Phase I
Environmental Site Assessment

Conducted on:
Skyway Gardens
Lechuguilla Lane
Alpine, Texas 79830

Prepared for:
Investment Builders, Inc.
7400 Viscount, Suite 109
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Prepared by:
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CECI Project No. 18P1114

February 26, 2018
February 26, 2018

Investment Builders, Inc.
7400 Viscount, Suite 109
El Paso, Texas 79925

Subject: Phase I Environmental Site Assessment
Skyway Gardens, Lechuguilla Lane
Alpine, Texas 79830

Construction and Environmental Consultants, Inc. (CECI) is pleased to submit this report of our Phase I Environmental Site Assessment on a parcel of land legally described as: "A 5.475 acre Tract of land out of Section 102 in Block 9, G.H.&S.A. RY CO Survey being out of a 10.16 acre tract of land described in Book 210 at Page 472 and being all of a 1.0 acre tract of land described in Book 324 at Page 164 both recorded among the Official Public Records of Brewster County, Texas" as provided by the client herein referred to as the subject site. The purpose of our services was to characterize the general site and adjacent property conditions and to identify obvious, actual, and potential environmental concerns in accordance with the limitations of the ASTM Standard Practice for Environmental Site Assessments (E-1527-13) and the CECI proposal dated February 08, 2018. This Practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability. This report is in general conformance with the ASTM Standard (E-1527-13).

This report is intended for the use of Investment Builders, Inc. and the related entities involved with this transaction including but not limited to Lenders, Investors, Potential Purchasers, Legal Counsel and others. Our services have been performed under mutually agreed upon terms and conditions. If other parties wish to rely on this report, please have them contact us so that a mutual understanding and agreement of the terms and conditions for our services can be established prior to their use of this information.

The opinions and conclusions contained herein are based upon data that was reviewed and documented in this report along with our experience on similar projects. The discovery of any additional information concerning the environmental conditions at the subject site should be reported to us for our review so that we can reassess potential environmental impacts and modify our recommendations, if necessary.

We appreciate the opportunity to be of service to you. Please call us if you have any questions or if we may be of further assistance.

Sincerely,

Alec Felhaber
Environmental Consultant
Enclosure
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1.0 SUMMARY:
Skyway Gardens
Alpine, Texas 79830

On behalf of Investment Builders, Inc., Construction and Environmental Consultants, Inc. (CECI) performed a Phase I Environmental Site Assessment a parcel of land consisting of 5.475 acres legally described as: "A 5.475 acre Tract of land out of Section 102 in Block 9, G.H.&S.A. RY CO Survey being out of a 10.16 acre tract of land described in Book 210 at Page 472 and being all of a 1.0 acre tract of land described in Book 324 at Page 164 both recorded among the Official Public Records of Brewster County, Texas” as provided by the client herein referred to as the subject site. The objective of this report is to characterize the general site and adjacent property conditions and to identify obvious, actual, and potential environmental concerns in accordance with the limitations of the ASTM Standard Practice for Environmental Site Assessments (E-1527-13) and the CECI proposal dated February 08, 2018. This Practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability. This report is in general conformance with the ASTM Standard (E-1527-13).

The subject site is located southeast of the Lechuguilla Lane and S. Walker St. intersection in the City of Alpine, Brewster County, Texas. The subject site lies at an elevation of approximately 4,513 feet above sea level. The parcel consists of undeveloped land.

HISTORICAL REVIEW
Per the review of historical documentation provided by Banks Environmental Data, the environmental professional did not find evidence revealing prior industrial use for the subject site.

REGULATORY REVIEW
CECI reviewed Federal and State environmental regulatory lists, which were provided by Banks Environmental Data. The subject facility or activities of environmental concern were not identified on the regulatory lists for the subject site.

ON-SITE RECOGNIZED ENVIRONMENTAL CONCERNS
No significant on-site recognized environmental concerns were identified during this assessment.

OFF-SITE RECOGNIZED ENVIRONMENTAL CONCERNS
No significant off-site recognized environmental concerns were identified during this assessment.

OPINIONS AND CONCLUSIONS
On the basis of our observations and review of all available information obtained during our assessment, no recognized environmental concerns exist at the subject site at this time.

This executive summary is presented for convenience only. While the executive summary is an integral part of the report, it should not be used in lieu of reading the entire report including the appendices.

END OF SUMMARY
2.0 INTRODUCTION:

Investment Builders, Inc. contracted Construction and Environmental Consultants, Inc. (CECI) to perform a Phase I Environmental Site Assessment on a parcel of land consisting of 5.475 acres legally described as: "A 5.475 acre Tract of land out of Section 102 in Block 9, G.H.&S.A. RY CO Survey being out of a 10.16 acre tract of land described in Book 210 at Page 472 and being all of a 1.0 acre tract of land described in Book 324 at Page 164 both recorded among the Official Public Records of Brewster County, Texas” as provided by the client herein referred to as the subject site. This study was performed in accordance with the limitations of the ASTM Standard Practice for Environmental Site Assessments (E-1527-13) and the CECI proposal dated February 08, 2018.

2.1 PURPOSE

The purpose of our services was to identify obvious environmental concerns from practices and activities that have occurred on the site or adjacent sites that have or could have contaminated the site. It was not the purpose of this study to determine the actual presence, degree, or extent of contamination, if any, on the site. As such, this practice is intended to permit a user (client) to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability, that is to say this practice constitutes “all appropriate inquiry into the previous ownership and uses of the subject site consistent with good commercial or customary practice.”

2.2 DETAILED SCOPE OF SERVICES

The Phase I Environmental Site Assessment (ESA) is a general characterization of environmental concerns based on readily available information and on-site observations conducted by the environmental professional.

The services provided as part of this assessment are summarized below. These services will be conducted in accordance with ASTM Standard E-1527-13.

1. **Records Review** - CECI will obtain and review records that will help identify recognized environmental conditions in connection with the subject site. These records shall be publicly available, reasonably ascertainable, and from standard sources. They will be obtained utilizing reasonable time-cost constraints and must be practically reviewable. An environmental lien search will be conducted by Banks Environmental Data.

2. **Site Reconnaissance** - CECI will conduct a site visit and shall visually and physically observe the subject site and any structure(s) located on the subject site to the extent not obstructed by bodies of water, adjacent buildings, or other obstacles for the purposes of identifying recognized environmental conditions in connection with the property.

3. **Interviews** - CECI will conduct limited interviews with Owner(s), Occupants, and Local Government Officials for the purpose of obtaining information indicating recognized environmental conditions in connection with the property.
4. **Report** - CECI shall prepare a report that includes the following; CECI’s scope of services, findings, opinions, conclusions, and supporting documentation. The report will detail any identified recognized environmental conditions in connection with the property.

5. This report was prepared to document our findings, opinion, and conclusions. **Our scope of services did not include sampling of soil or ground water.**

### 2.3 **SIGNIFICANT ASSUMPTIONS**

Based on the user’s statements and the environmental professionals understanding, it is assumed that the purpose for conducting this Phase I Environmental Site Assessment is to qualify the client for Landowner Liability Protection to CERCLA liability.

### 2.4 **LIMITATIONS AND EXCEPTIONS**

This Phase I ESA does not include, and CECI did not conduct any testing or sampling of any materials including soil, water, air, or building materials. The findings and opinions are relevant to the dates of our site work and should not be relied on to represent conditions at substantially later dates. These findings are subject to the inherent limitations of the ASTM Standard E-1527-13.

The opinions and conclusions included herein are based on information obtained during the review of all available historical documentation and our experience. If additional information becomes available which might impact our environmental conclusions, we request the opportunity to review the information, reassess the potential concerns, and modify our opinion, if warranted.

Although this assessment has attempted to identify the potential for contamination of the subject site, potential sources of contamination may have escaped detection due to the following:

1. The limited scope of this assessment
2. The inaccuracy of public records
3. The presence of undetected waste debris and unreported environmental accidents

### 2.5 **SPECIAL TERMS AND CONDITIONS**

There are no Special Terms and Conditions as part of this assessment.

### 2.6 **USER RELIANCE**

This report is intended for the use of Investment Builders, Inc., and the related entities involved with this real estate transaction including but not limited to Lenders, Investors, Potential Purchasers, Legal Counsel and others. Our services have been performed under mutually agreed upon terms and conditions. If other parties wish to rely on this report, please have them contact us so that a mutual understanding and agreement of the terms and conditions for our services can be established prior to their use of this information.
3.0 SITE DESCRIPTION:

3.1 LOCATION AND LEGAL DESCRIPTION

The subject site consists of a parcel of land legally described as: "A 5.475 acre Tract of land out of Section 102 in Block 9, G.H.&S.A. RY CO Survey being out of a 10.16 acre tract of land described in Book 210 at Page 472 and being all of a 1.0 acre tract of land described in Book 324 at Page 164 both recorded among the Official Public Records of Brewster County, Texas" as provided by the client herein referred to as the subject site.

3.2 SITE AND VICINITY GENERAL CHARACTERISTICS

The area reconnaissance was performed to assist in evaluating if immediately adjacent land uses have or could have contaminated the site. The area reconnaissance was conducted by touring the area and viewing selected businesses or properties. Mr. Alec Felhaber an environmental professional meeting the education, training, and experience requirements as set forth in the 40 CFR Sect. 312.10(b) conducted the site reconnaissance. The findings of the area reconnaissance will be discussed according to the geographic relation to the site: North, South, East, and West.

NORTH
North of the subject site is partial residential development, and further North is residential and commercial development.

SOUTH
South of the subject site is undeveloped land, and further South is undeveloped land.

EAST
East of the subject site is residential development, and further East is residential development and undeveloped land.

WEST
Adjoining the subject site to the West is BAM automotive an automotive repair company, and further West is commercial development.

3.3 CURRENT USE OF THE PROPERTY

The subject site is currently an RV (recreational vehicle) park with unpaved roads, metal building and utilities.

3.4 DESCRIPTIONS OF STRUCTURES, ROADS, OTHER IMPROVEMENTS ON THE SITE (INCLUDING HEATING/COOLING SYSTEM, SEWAGE DISPOSAL, AND SOURCE OF POTABLE WATER)

The subject site is currently an RV (recreational vehicle) park with unpaved road, metal building and utilities (water, electricity and gas). Sewage systems appear to be septic tanks. Water is provided by the City of Alpine.

3.5 CURRENT USES OF THE ADJOINING PROPERTIES
During the site reconnaissance, the environmental professionals noted that the use of the immediately adjoining properties were residential and commercial developments.

### 4.0 USER PROVIDED INFORMATION:

#### 4.1 TITLE Records

A chain-of-ownership review was not performed as part of this assessment. A chain of title is an out of scope service per section 6.2 of the ASTM E1527-13 Standard Practice for Phase I ESA’s. The user (client) should engage a title company to undertake that review. Any environmental liens or activity and use limitations so identified should be reported to the environmental professional.

#### 4.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

CECI requested an Environmental Lien Search from the Banks Environmental Data based on the legal description provided by the Client. According to Banks Environmental Data, no environmental liens were recorded for the subject site.

#### 4.3 SPECIALIZED KNOWLEDGE

In the course of conducting interviews and reviewing publicly available records, no specialized knowledge concerning the subject site and its historical use(s) was discovered as part of this assessment.

#### 4.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

In the course of conducting interviews with the site contact, no commonly known or reasonably ascertainable information was able to be given to the environmental professional in regards to the past use of the subject site, any chemicals that are present or once were stored in the subject site, any chemical spills or releases that may have taken place, or any environmental clean ups that have taken place at the subject site.

#### 4.5 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

No valuation was conducted on the subject site, nor on any of the surrounding adjacent properties as part of this assessment. The user indicated that no specialized knowledge existed at the time of this assessment with relevance to contamination which would warrant a reduction in the purchase price of the subject site.

#### 4.6 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

According to the Metes and Bounds Description provided by the client, the subject site owners are listed as:

<table>
<thead>
<tr>
<th>Owner Name &amp; Mailing Address</th>
<th>Brad M. Obbink 3542 E. 2179th St. Ottawa, IL 61350</th>
</tr>
</thead>
</table>
4.7 **Reason for Performing Phase I**

A Phase I Environmental Site Assessment requested by Investment Builders, Inc. in order to obtain as much knowledge as the practice permits concerning the potential historical environmental concerns, if any, associated with the subject site. This due diligence effort along with others (by the client) will determine whether any additional investigations are required and will provide the client protection under limitations of liability to CERCLA.

4.8 **Other**

No other User Provided Information was available as part of this assessment.

5.0 **Records Review**

5.1 **Standard Environmental Record Sources**

CECI contracted Banks Environmental Data for a review of regulatory lists published by state and federal regulatory agencies. The regulatory review is conducted to determine if the subject site or nearby properties are listed as having a past or present record of actual or potential environmental impact or are under investigation for an environmental impact. The radius of search was in conformance with ASTM E-1527-13 search radius parameters. The environmental professional expanded the parameters of the radius beyond the sites center to determine if findings in the surrounding area were present from the subject site boundaries to the established radius. The following is a summary of the regulatory information provided by Banks Environmental Data along with discussion. A copy of the regulatory report is included in this report.

**A. Facility Index System/Facility Registry System (FINDS):**

- The FINDS index system contains both facility information and ‘pointers’ to other sources that contain more detail.
  - The subject site does not appear on the FINDS index system.
  - According to the FINDS index system, there are no facilities located within 1.0 mile of the subject site.

**B. National Priority List (NPL):**

- The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) established the National Priorities List (NPL) of federal "superfund" sites. These are contaminated sites that have been assigned a high ranking, in terms of potential public health effects, by the EPA.
  - The subject site does not appear on the NPL list.
  - According to the NPL list, there are no facilities located within 1.0 mile of the subject site.

**C. Comprehensive Environmental Response Compensation Liability Information System (CERCLIS):**

- The CERCLIS lists and identifies suspected contamination sites throughout the nation. However, a facility or site on this list does not necessarily have environmental problems.
  - The subject site does not appear on the CERCLIS list.
  - According to the CERCLIS list, there are no facilities located within 0.5 mile of the subject site.
D. RESOURCE COMPENSATION RECOVERY ACT TREATMENT STORAGE AND DISPOSAL FACILITY (RCRA TSD):
   - TSD facilities are sites that treat, store, or dispose of hazardous waste as defined by RCRA.
     - The subject site does not appear on the RCRA TSD list.
     - According to the RCRA TSD list, there are no facilities located within 0.5 mile of the subject site.

E. RESOURCE COMPENSATION RECOVERY ACT CORRECTIVE ACTION FACILITIES (RCRA CORRACTS):
   - CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.
     - The subject site does not appear on the RCRA CORRACTS list.
     - According to the RCRA CORRACTS list, there are no facilities located within 1.0 mile of the subject site.

F. RCRA NON-CORRACTS TSD:
   - TSD facilities are sites that treat, store, or dispose of hazardous waste as defined by RCRA.
     - The subject site does not appear on the RCRA TSD list.
     - According to the RCRA TSD list, there are no facilities located within 0.5 miles of the subject site.

G. RCRA GENERATORS (LQG & SQG):
   - RCRIS, or RCRA Generators list, is the EPA database of facilities that generate hazardous waste.
     - The subject site does not appear on the RCRA-Large Quantity Generators (RCRA-LQG) list.
     - According to the RCRA-LQG list, there are no facilities located within 0.25 miles of the subject site.
     - The subject site does not appear on the RCRA-Small Quantity Generators (RCRA-SQG) list.
     - Per review of the RCRA (SQG) list, there are no facilities located within 0.25 miles of the subject site.

H. MANUFACTURED GAS PLANT:
   - The manufactured gas plant list identifies manufactured gas sites used from 1800 to 1950’s made and distributes fuel. Many of the byproducts of the gas production, which remain or spread slowly, serve as a continuous source of soil and groundwater contamination.
     - The subject site does not appear on the Manufactured Gas Plant list.
     - According to the Manufactured Gas Plant list, there are no facilities located within 1.0 mile of the subject site.

I. THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) LEAKING PETROLEUM STORAGE TANK (LPST) LIST IDENTIFIES PROPERTIES THAT HAVE BEEN REPORTED TO THE STATE AND TRIBAL:
   - The Leaking Petroleum Storage Tank (LPST) incident reports contain an inventory of reported LPST.
     - The subject site does not appear on the LPST list.
     - Per review of the LPST list, there are no facilities located within 0.5 miles of the subject site.
J. THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) UNDERGROUND STORAGE TANK (UST) LIST IDENTIFIES PROPERTIES THAT HAVE BEEN REPORTED TO THE STATE:
   • The Underground Storage Tank (UST) database contains registered USTs which are regulated under Subtitle I of the RCRA list.
     ➢ The subject site does not appear on the UST list.
     ➢ Per review of the UST list, there is no facilities located within 0.25 miles of the subject site.

K. THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) ABOVEGROUND STORAGE TANK (AST) LIST IDENTIFIES PROPERTIES THAT HAVE BEEN REPORTED TO THE STATE:
   • The Above Ground Storage Tank (AST) incident report contains an inventory of reported AST.
     ➢ The subject site does not appear on the AST list.
     ➢ Per review of the AST list, there are no facilities located within 0.25 miles of the subject site.

L. THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) STATE HAZARDOUS WASTE (SHW):
   • The State Hazardous Waste site list identifies properties in the State Superfund Registry, which are identified along with sites where cleanup will be paid for by potentially responsible parties:
     ➢ The subject site does not appear on the SHW list.
     ➢ According to the SHW list, there are no facilities located within 1.0 mile of the subject site.

M. INDUSTRIAL HAZARDOUS WASTE (IND HAZ WASTE):
   • The Industrial Hazardous Waste database contains summary reports by waste handlers, generators and shippers in Texas.
     ➢ The subject site does not appear on the Ind Haz Waste list.
     ➢ According to the Ind Haz Waste list, there no facilities located within 0.25 miles of the subject site.

N. LANDFILLS:
   • This database lists permitted and known un-permitted solid waste facilities and maintained by the State of Texas.
     ➢ The subject site does not appear on the Landfill list.
     ➢ According to the Landfill list, there are no facilities located within 0.5 miles of the subject site.

O. TCEQ VOLUNTARY CLEANUP OR US BROWNFIELDS:
   • The TCEQ Voluntary Cleanup Program (VCP) established to provide administrative, technical, and legal incentives to encourage the cleanup of contaminated sites.
     ➢ The subject site does not appear on the VCP list.
     ➢ According to the VCP list, there are no facilities located within 0.5 miles of the subject site.
     ➢ The subject site does not appear on the US Brownfields list.
     ➢ According to the US Brownfields list, there are no facilities located within 0.75 miles of the subject site.

P. EPA EMERGENCY RESPONSE NOTIFICATIONS SYSTEM (ERNS):
   • The EPA ERNS stores information on releases of oil and hazardous substances.
     ➢ The subject site does not appear on the ERN list.
According to the ERN list, there are no facilities located within 0.25 mile of the subject site.

Q. CERCLIS NO FURTHER REMEDIAL ACTION IS PLANNED (NFRAP) FACILITIES:
   - Archived sites are site that have been removed and archived from the inventory of CERCLIS sites and no further steps will be taken to list this site.
   - The subject site does not appear on the NFRAP list.
   - According to the CERC-NFRAP list, there are no facilities located within 0.5 miles of the subject site.

R. FTTS: FIFRA (FEDERAL INSECTICIDE, FUNGICIDE, & RODENTICIDE ACT)/TSCA (TOXIC SUBSTANCES CONTROL ACT) TRACKING SYSTEM
   - FTTS tracks administrative cases and pesticide enforcement actions and compliance activities relating to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act).
   - The subject site does not appear on the FTTS tracking system.
   - According to the FTTS tracking system, there are no facilities located within 0.5 miles of the subject site.

S. RCRA-NONGEN:
   - Non-Generators (NonGen) do not presently generate hazardous waste.
   - The subject site does not appear on the RCRA-NONGEN list.
   - According to the RCRA-NONGEN list, there are no facilities located within 0.25 miles of the subject site.

T. RCRA-CESQG:
   - Conditionally Exempt Small Quantity Generators (CESQG) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.
   - The subject site does not appear on the RCRA-CESQG list.
   - According to the RCRA-CESQG list, there are no facilities located within 0.25 miles of the subject site.

U. DRYCLEANERS:
   - Drycleaner Registration Database Listing.
   - The subject site does not appear on the DRYCLEANERS list.
   - According to the DRYCLEANERS list, there are no facilities located within 0.25 miles of the subject site.

V. RESOURCE COMPENSATION RECOVERY ACT (RCRA)
   - This database lists all sites that fall under the Resource Conservation and Recovery Act (RCRA) and are not classifiable as treatment, storage, disposers of hazardous material, hazardous waste generator or subject to corrective action activity.
   - The subject site does not appear on the RCRA list.
   - According to the RCRA list, there are no facilities located within 0.25 miles of the subject site.

5.2 PHYSICAL SETTING SOURCE(S)

Aerial Photograph and Topographical maps were obtained from Banks Environmental Data. The Aerial Photographs and Topographical maps were compiled from a variety of public and other sources that were reasonably available to Banks Environmental Data.

5.3 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

These additional environmental record sources were reviewed:
   - Aerial photograph review
In the 1954, 1971, 1980, 1984, 1991, 1995 and 2004 aerial photographs, the subject site appears as undeveloped land, the surrounding areas have light to moderate residential development.

In the 2008, 2012 & 2016 aerial photograph, the subject site appears as partially developed land. Additional residential and commercial development is seen in the surrounding areas in progressively higher concentrations.

**USGS TOPOGRAPHIC MAP REVIEW**

- CECI reviewed the 1972, 2010, 2012 and 2016 USGS historical topographic maps: Alpine South, TX Quadrangles. No significant changes are identified for the subject site.

**HYDROGEOLOGY:**

A consideration of surface and subsurface drainage and geology are of interest since they provide an indication of the direction that off-site contaminants, if present, could be transported to the subject site.

- CECI reviewed the following information with regards to the geology and hydrogeology of the site and surrounding area:
  - *Natural Resources Conservation Service, Soil Geographic (SSURGO) Database.*
  - *Geologic Atlas of Texas, Alpine South, TX Sheet,* Bureau of Economic Geology, University of Texas, revised 1983.

**GEOLOGY:**

*The Natural Resources Conservation Service* classifies the soils in the area as “Bigetty”, “Boracho-Espy”, “Brewster-Rock”, and “Musquiz” Association. The *Bigetty* soil has loam and clay-loam textures, with moderately high runoff potential, and is well drained. The *Boracho-Espy* soil has very gravelly loam, gravelly loam, and cemented material textures, with high runoff potential, is well drained, and has low corrosion potential. The *Brewster-Rock* soil has very cobbly loam and bedrock textures, with high runoff potential, is well drained, and has low corrosion potential. The *Musquiz* soil has clay-loam and clay soil textures, with moderately high runoff potential, is well drained, and has high corrosion potential.

**GROUND WATER:**

According to the City of Alpine Water Department (Mr. Jay Horry), depth to the water table is approximately 200–700 feet. The hydraulic gradient in the general area tends to flow to the South/Southwest, in the immediate vicinity it tends to be influenced by drawdown from city and domestic water wells, generally to the Northeast in the direction of the City of Alpine water well fields.

**SURFACE WATER:**

Based on our review of the USGS topographic map referenced above, the subject site is at an estimated elevation of 4513 feet above mean sea level. The surface topography of the general area slopes to the South/Southwest. The surface gradient of the subject site is irregular throughout. Surface water runoff at the subject site is expected to drain to the South/Southwest towards and into the Alpine Creek. CECI did not observe standing water at the subject site.

**5.4 HISTORICAL USE INFORMATION ON THE PROPERTY**
The available city directories were reviewed for additional information about the tenants that occupied the same address as the present day subject site. The historical use of the subject site as ascertained from the city directories is summarized in the following table. The environmental professional did not recognize that any of the current uses for the subject site to potentially have a negative environmental impact.

<table>
<thead>
<tr>
<th>Date of Occupancy</th>
<th>Subject Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>1954-2017</td>
<td>Skyway Gardens Alpine, Texas 79830 Subject Site Not Identified</td>
</tr>
</tbody>
</table>

### 5.5 HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES

The available city directories were reviewed for additional information about the suspect tenants that occupied adjacent properties that surround the present day subject site. The historical use of the adjacent properties as ascertained from the city directories is summarized in the following table. The environmental professional did not recognize that any of the current uses for the surrounding properties to the subject site potentially have a negative environmental impact.

<table>
<thead>
<tr>
<th>Date of Occupancy</th>
<th>Subject Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>1954-2017</td>
<td>Adjoining Properties Subject Site Not Identified</td>
</tr>
</tbody>
</table>

### 5.6 VAPOR ENCROACHMENT SCREEN

CECI performed a Vapor Encroachment Screening (VES) in accordance with the ASTM Method-Vapor Intrusion E2600-10. This method requires a Tier 1 screening at a minimum to determine if onsite or offsite Chemicals of Concern (COC) may migrate as vapors into the vadose zone of a property as a result of contaminated soil and/or groundwater on or near the property. The Area of Concern (AOC) includes the area inside the boundaries of the subject site and a search radius of 1/3 of a mile from the boundaries. Groundwater flow direction in the general vicinity tends to flow to the South/Southwest along the creek. According to the historical data, Banks Environmental Data Resources Gas and Oil Well Report (See appendix 16.9), records review and user provided information, no sites with a potential for COC contamination were present within the AOC.

It is CECI’s opinion that the presence or potential presence of vapor intrusion does not exist within the subject site, nor within the AOC search radius area.

CECI concludes that a Tier 1 Vapor Encroachment Condition does not exist at the subject site or Area of Concern and that this Vapor Encroachment Screen is complete, no further screening is recommended at this time.

### 6.0 SITE RECONNAISSANCE
6.1 **METHODOLOGY AND LIMITING CONDITIONS**

This study was performed in accordance with the ASTM Standard Practice for Environmental Site Assessments (E-1527-13). No limiting conditions such as building, fences, bodies of water or other conditions limiting access to the site were encountered.

6.2 **GENERAL SITE SETTINGS**

The site reconnaissance was performed to identify obvious visual indications of past or present activities that have or could have contaminated the site. A site plan, with information describing the boundaries of the subject site was available at the time of the assessment.

- The site reconnaissance was conducted on February 21, 2018 by Mr. Alec Felhaber.

6.3 **EXTERIOR OBSERVATIONS**

The following additional observations were identified from the site reconnaissance:

- Odors - No odors were noticeable.
- Pools of Liquid - No pools of liquid were observed.
- Drains and sumps - No sump/drains were observed during the site visit.
- Pits - No pits were observed during the site visit.
- Ponds - No ponds were seen during the site visit.
- Lagoons - No lagoons were seen during the site visit.
- Stained Pavement - Pavement or asphalt stains were not observed at the subject site.
- Transformers - No transformers were located throughout the site.

7.0 **INTERVIEWS**

7.1 **INTERVIEW WITH OWNER**

An interview with the subject site owner’s representative, Ms. Brad Obbink was obtained on February 19, 2018. The interviewee does not express any knowledge of historical environmental concerns at the subject site.

7.2 **INTERVIEW WITH SITE MANAGER**

An interview with the site manager was not necessary, see Section 7.1.

7.3 **INTERVIEW WITH OCCUPANTS**

An interview with the subject site occupants was not necessary, see Section 7.1.

7.4 **INTERVIEW WITH LOCAL GOVERNMENT OFFICIALS**

Per ASTM Standard E-1527-13 Section 7.2.3.2, CECI contacted the City County Health Department of Alpine, the City of Alpine Fire Department, Hazardous Materials Division, and the El Paso Electric Company to determine if the subject site or nearby properties are known as
having a past or present record of actual or potential environmental impact or are under investigation for an environmental impact. A site map was provided to the above mentioned government agencies to indicate the location of the subject site. Information from city and county representatives is outlined below. Copies of correspondence are provided as Appendix C.

- CECI inquired the City of Alpine Health Department by webpage public information access on February 23, 2018 and requested site information. A **response has not been received**.
- CECI inquired the City of Alpine Fire Department by webpage public information access on February 23, 2018 and requested site information. A **response has not been received**.
- CECI inquired El Paso Electric by webpage public information access on February 23, 2018 and requested site information. A **response has been received and there are no records regarding environmental concerns at the subject site**.

7.5 **INTERVIEW WITH OTHERS**

An interview with others was not necessary see Section 7.1.

8.0 **FINDINGS:**

On the basis of our observations and review of publicly available information obtained during our assessment, no recognized environmental conditions, or historical environmental conditions were identified for the subject site.

9.0 **OPINIONS:**

Based on information obtained to date and our on-site reconnaissance observations, it is our professional opinions that the potential for recognized environmental conditions, historical environmental conditions, or de minimis conditions **does not exist at the subject site**.

10.0 **CONCLUSIONS:**

CECI has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E-1527-13 on a parcel of land consisting of 5.475 acres legally described as: "A 5.475 acre tract of land out of Section 102 in Block 9, G.H.&S.A. RY CO Survey being out of a 10.16 acre tract of land described in Book 210 at Page 472 being all of a 1.0 acre tract of land described in Book 324 at Page 164 both recorded among the Official Public Records of in Brewster County, Texas” as provided by the client herein referred to as the subject site. Any exception to, or deletions from, this practice are described in Section 11.0 of this report. This assessment has revealed **no evidence of recognized environmental conditions** in connection with the subject site. Based on our opinion that the potential for recognized environmental conditions, historical environmental conditions, or de minimis conditions do not exist on the subject site at this time, we **conclude that no further investigation is warranted**.

11.0 **DEVIATIONS:**
This study was performed in accordance with the Environmental Protection Agency’s (EPA) Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) and ASTM Standard Practice for Environmental Site Assessments (E-1527-13). Any exceptions to, or data gaps are as follows: None.

A chain-of-ownership review was not performed as part of this assessment, Section 4.1. No valuation was conducted on the subject site, nor on any of the surrounding adjacent properties as part of this assessment, Section 4.4.

12.0 ADDITIONAL SERVICES:

In addition to the ASTM requirements, Investment Builders Inc. requested review and comment for the following out of scope items, as they relate to the Housing Tax Credit Development:

1. State if a noise study is recommended. -Response: Yes, A Noise Study is recommended due to the proximity of the subject site to Airports (15 mile radius-subject site is approx. 3.2 miles from the Alpine Casparis Municipal Airport (See Section 16.4)) and major roads (1000 ft. radius - subject site is compliant). Railroads (3000 ft. radius - subject site is approx. 3,696 ft. from railroad).

2. Provide a copy of the Current FEMA flood insurance rate map. A copy is attached in Section 16.8. -Response: The subject site lies within Flood Zone C - Minimal risk areas outside the 1-percent and .2-percent-annual-chance floodplains. No BFEs or base flood depths are shown within these zones. (Zone X (unshaded) is used on new and revised maps in place of Zone C.)

3. State if asbestos testing is recommended. -Response: An asbestos inspection is not recommended due to the lack of buildings structures.

4. State if a Lead Based Paint inspection is recommended. -Response: A lead inspection is not recommended due to the lack of target housing.

5. State if Lead in Drinking water is recommended. -Response: Not if the proposed water is provided by the City of Alpine Water Department.

6. Assess the potential for the presence of Radon Gas. The State of Texas has conducted testing of all counties. -Response: CECI reviewed the Final Report of Texas Indoor Radon Survey, dated June 1994, by the Texas Department of Public Health. Survey results were grouped by counties in Texas. The survey indicated that 63 Radon gas samples were collected in the Brewster County area. According to the test results, Radon was detected at levels ranging from less than 0.5 PicoCuries per Liter (pCi/L) with an average of 2.4 pCi/L. However, this information does not represent site specific Radon levels and no samples were collected or analyzed at the subject site as part of this assessment. The Texas Department of Health in 1991 conducted statewide study of radon levels per county. The County of Brewster based on random testing was found to be in "Zone 2- Moderate Potential (between 2pCi/L and 4pCi/L). Therefore testing is recommended.

13.0 REFERENCES:

- Texas Commission on Environmental Quality (TECQ), El Paso, Texas office.
• Banks Environmental Data, 1601 Rio Grande Suite 500, Austin, Texas 78701, 512.478.1433
• Natural Resources Conservation Service, Soil Geographic (SSURGO) Database
• Geologic Atlas of Texas, Alpine South, TX Sheet, Bureau of Economic Geology, University of Texas, revised 1983
• City of Alpine Water Department
• City of Alpine Information Center

14.0 SIGNATURES(S) OF ENVIRONMENTAL PROFESSIONAL(S):

I, Alec Felhaber have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property, I have developed and performed all the appropriate inquiries in conformance with the standard and practices set forth in 40 CFR Part 312.

Respectfully submitted,
Construction & Environmental Consultants, Inc.

Prepared by:

\[Signature\]

Alec Felhaber
Environmental Professional Date: February 26, 2018
15.0 QUALIFICATION(S) OF

ENVIRONMENTAL PROFESSIONAL(S)
ALEC FELHABER

Is Awarded 2.1 CEU’S

for successful completion of the course on

Phase I and Phase II Environmental Site Assessments for Commercial Real Estate

September 20-22, 2005

San Diego, CA

James A. Thomas
President

Scott W. Murphy
Director, Education Services
ALEC FELHABER

EDUCATION

1989  Texas A&M University – College Station, TX
      Bachelors of Science – Construction Science
1993  University of Texas at El Paso – El Paso, TX
      Masters Coursework (16c.h.) Environmental Engineering

PROFESSIONAL EXPERIENCE

1997-Present  Construction and Environmental Consultants, Inc.
           Owner/President

Environmental Engineering and Construction Management firm Licensed in Asbestos Consulting, Lead Based Paint Consulting, and Environmental Site Assessments. Extensive experience in Construction Management from initial site selection, A/E selection, bidding, and project oversight to occupancy and warranty coordination.

Our thirteen-employee company has extensive experience on Federal, State and Local government projects. Our past work on EPA, Department of Defense, TCEQ, University, School District, and Private Sector projects provide a varied background in many fields of environmental engineering.

Our firm currently holds licenses and certifications in the states of Texas and New Mexico in:

ASBESTOS CONSULTING
• Asbestos Consultant Agency, Texas Dept. of State Health Services (DSHS) (Lic.No.10-02472)
• Asbestos Consultant, Texas, New Mexico
• Asbestos Inspector, Texas, New Mexico
• Project Designer, Texas, New Mexico
• Project Management, Texas, New Mexico
• Project Air Monitoring, Texas, New Mexico
ASBESTOS PCM ANALYTICAL LABORATORY
- AIHA-PAT Program Participant # 101523
- Texas DSHS, Asbestos PCM Laboratory (Lic.# 30-0244)

LEAD CONSULTING
- Texas DSHS Lead Firm (Lic.# 2110180)
- EPA Certification for the State of New Mexico (Cert.# NM-11241-1)
- Lead Inspector, Texas, New Mexico
- Lead Risk Assessor, Texas, New Mexico
- Lead Abatement Project Designer, Texas, New Mexico

ENVIRONMENTAL SITE ASSESSMENTS
- Environmental Site Assessments – Phase I and Phase II – ASTM Certification

OTHER FIELDS OF EXPERTISE
- Indoor Air Quality (IAQ) Investigations
- Construction/Demolition Management
- Hazardous Waste Management
- Underground Storage Tank (UST) Removal
- Fuel Analysis

1993-1997 Housing Authority of the City of El Paso
   Contract Technician
   Responsible for the development of construction projects for competitive bidding under
   the U.S. Department of Housing and Urban Development guidelines. Project
   Management from point of design through Contract Award, Submittal Review,
   Scheduling, Pay Estimates, Specifications and Code Compliance, Project Closeout,
   and Warranty Compliance. Responsible for compliance with U.S. Army Corps of Engineers
   Interagency Project Inspection. Responsible for the Environmental Compliance of all
   Housing Authority projects in reference to Asbestos, Lead, and Phase I/II local, state, and
   federal regulations. Attended and maintained annual HUD Asbestos and Lead
   training/refresher training.

1989-1993 Sletten Construction of Nevada Inc. – Las Vegas, NV
   Project Manager/Estimator
   An ENR Top 200 Firm specializing in Industrial/Institutional projects. Position
   responsibilities included Estimating, Bidding, Writing Subcontracts, Submittal/Approval,
   Payment Requests/Estimates, and Specification Compliance. Responsible for Project
   Coordination with Architect, Owner, and Field Personnel with Office Management
   Team.
16.0 APPENDICES
16.1 SITE (VICINITY) MAP
NOTE: THE APPROXIMATE LOCATION OF THE 100 YEAR FLOOD LIMITS LINE SHOWN ON THIS PLAT OF SURVEY IS SHOWN BASED UPON FLOOD INFORMATION PUBLISHED IN THE FLOOD INSURANCE RATE MAP (FIRM) MAPS OF THE NATIONAL FLOOD INSURANCE PROGRAM. THE FIRM MAPS ARE UPDATED REGULARLY AND THE LOCATION OF THE 100 YEAR FLOOD LIMITS LINE SHOWN ON THIS PLAT OF SURVEY IS APPROXIMATE AND MAY AFFECT THE ACTUAL FLOOD LIMIT LINES ALONG THE NORTH END OF MOSS CREEK AND ALONG THE SOUTH BOUNDARY OF THIS PROPERTY.

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY REPRESENTS THE INTEREST IN AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE LINES AND CONTINUATION THEREOF, AS SHOWN AND CONNECTED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

K WEST
PROFESSIONAL LAND SURVEYOR
FEB 27, 2021

WEST TEXAS SURVEYS
PO BOX 884
ALPINE, TEXAS 79831
kwest.surveys@gmail.com
432-637-7104
FIRM No 10050100
16.2 SITE PLAN
16.3 SITE PHOTOGRAPHS
Photographic Log

**Project:** Skyway Garden
**Project No.:** 18P1114  
**Date:** February 15, 2018

**Project Address:** Lechuguilla Road, Alpine, Texas 79830

---

View to the Southwest

View to the Northwest

---

View of Subject Site to the East

View to the Southeast
Project: Skyway Garden
Project No.: 18P1114
Date: February 15, 2018
Project Address: Lechuguilla Road, Alpine, Texas 79830
View of Unpaved Roads

View of RV spaces and Occupants

View of Water tank, transformer

View of One Acre Property Adjoining BAM Automotive
16.4 HISTORICAL RESEARCH

DOCUMENTATION
16.4A AERIAL PHOTOGRAPHS
Historical Aerial Photographs

Skyway Gardens
Lechuguilla Road
Alpine, TX 79830
ES-127289
Tuesday, February 20, 2018
<table>
<thead>
<tr>
<th>Acronym</th>
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<tr>
<td>AerialOK</td>
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<tr>
<td>AMS</td>
<td>Army Mapping Service</td>
</tr>
<tr>
<td>ASCS</td>
<td>Agricultural Stabilization &amp; Conservation Service</td>
</tr>
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<td>EDAC</td>
<td>Earth Data Analysis Center</td>
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<td>Fairchild</td>
<td>Fairchild Aerial Surveys</td>
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<tr>
<td>LDOT</td>
<td>Louisiana Department of Transportation</td>
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<tr>
<td>TXDOT</td>
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<tr>
<td>USNavy</td>
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<td>USAF</td>
<td>United States Air Force</td>
</tr>
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<td>USCOE</td>
<td>United States Corps of Engineers</td>
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<tr>
<td>USDA</td>
<td>United States Department of Agriculture</td>
</tr>
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<td>USGS</td>
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<td>WSDOT</td>
<td>Washington State Department of Transportation</td>
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This report is solely for the limited use of the client and its customers. Banks Environmental Data, Inc. makes no warranties as to accuracy, validity, completeness, merchantability, quality, condition, suitability or fitness for a particular use or purpose in respect to this report and any information contained herein. All risk is assumed by the user. Banks Environmental Data, Inc. assumes no liability to any party for loss or damage whether rising out of errors or omissions, negligence, accident, or any other cause. In no event shall Banks Environmental Data, Inc., its affiliates or agents, be liable to anyone for special incidental, consequential or exemplary damages.
16.4B FIRE INSURANCE MAPS
Historical Fire Insurance Map Research

Skyway Gardens
Lechuguilla Road
Alpine, TX 79830
ES-127289
Tuesday, February 20, 2018
Banks Environmental Data, Inc. (Banks) has completed your research request to ascertain the likelihood of Fire Insurance Map coverage for the above site. This document reports that Digital Fire Insurance Maps at the Library of Congress have been reviewed based on client-supplied information. The Library of Congress' collection includes all maps submitted to the Library through copyright deposit and a set of maps transferred to the Library from the Bureau of the Census. Maps from the Bureau of the Census include corrections issued by the Sanborn Company that were pasted over the original map sheet. Maps acquired through copyright deposit remain in their original form.

No Fire Insurance Maps depicting the target property were identified.
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16.4C HISTORICAL TOPOGRAPHICAL MAPS
Historical Topographic Maps

Skyway Gardens
Lechuguilla Road
Alpine, TX 79830
ES-127289
Tuesday, February 20, 2018
This report is solely for the limited use of the client and its customers. Banks Environmental Data, Inc. makes no warranties as to accuracy, validity, completeness, merchantability, quality, condition, suitability or fitness for a particular use or purpose in respect to this report and any information contained herein. All risk is assumed by the user. Banks Environmental Data, Inc. assumes no liability to any party for loss or damage whether rising out of errors or omissions, negligence, accident, or any other cause. In no event shall Banks Environmental Data, Inc., its affiliates or agents, be liable to anyone for special incidental, consequential or exemplary damages.
16.5 REGULATORY RECORDS

DOCUMENTATION
16.5A RADIUS MAPS
Regulatory Database Report

ASTM E1527-13/AAI Compliant
Skyway Gardens
Lechuguilla Road
Alpine, TX 79830
ES-127289
Tuesday, February 20, 2018
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<td>Database Summary</td>
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<td><strong>Maps</strong></td>
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<td>Topographic Overlay Map - 1 Mile Buffer</td>
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<td>Mapped Sites Summary</td>
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<td>Unmapped Sites Summary</td>
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<td><strong>Disclaimer</strong></td>
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## Geographic Summary

### Location

**TX**

Target location is 0.44 miles in length

### Coordinates

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### Elevation

NA

### Zip Codes Searched

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### Topos Searched

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<td>ERNS List (ERNS)</td>
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### State - ASTM 1527-13/AAI Required

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<tr>
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<td>State/Tribal Hazardous Waste (HW)</td>
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### Non-ASTM/AAI Required Databases

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<th># Not Mapped</th>
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</thead>
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<td>RCRA (RCRA)</td>
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<tr>
<td>Dry Cleaners (DRYC)</td>
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<tr>
<td>State/Tribal Municipal Settings Designation (MS)</td>
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### Total Sites Found

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<td></td>
<td>0</td>
<td>2</td>
<td>2</td>
</tr>
</tbody>
</table>
Topographic Overlay Map - 1 Mile Buffer

Skyway Gardens

Target Property Quad Name(s)
Alpine South (1975)

1 : 21,000
1 inch = 0.331 miles
1 inch = 1750 feet

Lambert Conformal Conic Projection
1983 North American Datum
First Standard Parallel: 33° North
Second Standard Parallel: 45° North
Central Meridian: 96° West
Latitude of Origin: 39° North
### Soils Types Found

<table>
<thead>
<tr>
<th>Target Property</th>
<th>MZA</th>
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<tbody>
<tr>
<td>Within 0.25 miles of Target Property</td>
<td>BCA, BRF, MZA, BOB</td>
</tr>
</tbody>
</table>

### Soil Type Descriptions

#### BCA - Bigetty loam, moist, 0 to 1 percent slopes, occasionally flooded

- **Percent Hydric**: 0
- **Minimum Depth to Bedrock**: 8 cm

<table>
<thead>
<tr>
<th>Soil Texture</th>
<th>Upper Boundary</th>
<th>Lower Boundary</th>
<th>AASHTO</th>
<th>Unified</th>
</tr>
</thead>
<tbody>
<tr>
<td>Loam</td>
<td>0 cm</td>
<td>8 cm</td>
<td>A-6</td>
<td>CL</td>
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</tbody>
</table>

**Unnamed, minor components (25 percent)**

#### BOB - Boracho-Espy complex, 1 to 8 percent slopes

- **Percent Hydric**: 0
- **Minimum Depth to Bedrock**: 203 cm

<table>
<thead>
<tr>
<th>Horizon</th>
<th>Soil Texture</th>
<th>Upper Boundary</th>
<th>Lower Boundary</th>
<th>AASHTO</th>
<th>Unified</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Very gravelly loam</td>
<td>0 cm</td>
<td>8 cm</td>
<td>A-6</td>
<td>CL</td>
</tr>
<tr>
<td>Bw</td>
<td>Clay loam</td>
<td>8 cm</td>
<td>203 cm</td>
<td>A-6</td>
<td>CL</td>
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</table>

#### Espy (20 percent)

<table>
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<th>Lower Boundary</th>
<th>AASHTO</th>
<th>Unified</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Gravelly loam</td>
<td>0 cm</td>
<td>18 cm</td>
<td>A-2-6, A-6</td>
<td>CL, GC, GM</td>
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<tr>
<td>Bck</td>
<td>Very gravelly loam</td>
<td>55 cm</td>
<td>200 cm</td>
<td>A-1-a, A-2-6, A-2-7</td>
<td>GC, GP-GC</td>
</tr>
<tr>
<td>Bk</td>
<td>Very gravelly loam</td>
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<td>GC, GP-GC</td>
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<tr>
<td>Bkkm</td>
<td>Cemented material</td>
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<td>55 cm</td>
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#### Chilimol (10 percent)

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<th>Lower Boundary</th>
<th>AASHTO</th>
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</thead>
<tbody>
<tr>
<td>A</td>
<td>Gravelly loam</td>
<td>0 cm</td>
<td>18 cm</td>
<td>A-2-6, A-6</td>
<td>CL, GC, GM</td>
</tr>
<tr>
<td>Bck</td>
<td>Very gravelly loam</td>
<td>66 cm</td>
<td>200 cm</td>
<td>A-2-6, A-7-6</td>
<td>GC, GC-GM</td>
</tr>
<tr>
<td>Bk</td>
<td>Gravelly loam</td>
<td>18 cm</td>
<td>36 cm</td>
<td>A-2-6, A-7-6</td>
<td>CL, GC</td>
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<tr>
<td>Bkkm</td>
<td>Cemented material</td>
<td>36 cm</td>
<td>66 cm</td>
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</table>

#### Murray (5 percent)

<table>
<thead>
<tr>
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<th>Soil Texture</th>
<th>Upper Boundary</th>
<th>Lower Boundary</th>
<th>AASHTO</th>
<th>Unified</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Gravelly loam</td>
<td>0 cm</td>
<td>18 cm</td>
<td>A-2-6, A-6</td>
<td>CL, GC, GM</td>
</tr>
<tr>
<td>Bck</td>
<td>Very gravelly loam</td>
<td>66 cm</td>
<td>200 cm</td>
<td>A-2-6, A-7-6</td>
<td>GC, GC-GM</td>
</tr>
<tr>
<td>Bk</td>
<td>Gravelly loam</td>
<td>18 cm</td>
<td>36 cm</td>
<td>A-2-6, A-7-6</td>
<td>CL, GC</td>
</tr>
<tr>
<td>Bkkm</td>
<td>Cemented material</td>
<td>36 cm</td>
<td>66 cm</td>
<td></td>
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</tbody>
</table>
### Soils

**Pardo (5 percent)**
- **Hydrologic Group**: High runoff potential
- **Soil Drainage Class**: Well drained
- **Corrosion Potential - Uncoated Steel**: Moderate
- **Depth to Restrictive Feature**: 20 to 81 cm to Lithic bedrock; 15 to 46 cm to Petrocalcic

**BRF - Brewster-Rock outcrop complex, 20 to 45 percent slopes**
- **Percent Hydric**: 0
- **Minimum Depth to Bedrock**: 0 cm

**Brewster (50 percent)**
- **Hydrologic Group**: High runoff potential
- **Soil Drainage Class**: Well drained
- **Corrosion Potential - Uncoated Steel**: Low
- **Depth to Restrictive Feature**: 10 to 50 cm to Lithic bedrock

**Rock outcrop (20 percent)**
- **Hydrologic Group**: High runoff potential
- **Soil Drainage Class**: Well drained
- **Corrosion Potential - Uncoated Steel**: Low
- **Depth to Restrictive Feature**: 0 to 5 cm to Lithic bedrock

**Boracho (5 percent)**
- **Hydrologic Group**: High runoff potential
- **Soil Drainage Class**: Well drained
- **Corrosion Potential - Uncoated Steel**: Low
- **Depth to Restrictive Feature**: 0 to 5 cm to Lithic bedrock

**Espy (5 percent)**
- **Hydrologic Group**: High runoff potential
- **Soil Drainage Class**: Well drained
- **Corrosion Potential - Uncoated Steel**: Low
- **Depth to Restrictive Feature**: 0 to 5 cm to Lithic bedrock

**Liv (5 percent)**
- **Hydrologic Group**: High runoff potential
- **Soil Drainage Class**: Well drained
- **Corrosion Potential - Uncoated Steel**: Low
- **Depth to Restrictive Feature**: 0 to 5 cm to Lithic bedrock

**Mainstay (5 percent)**
- **Hydrologic Group**: High runoff potential
- **Soil Drainage Class**: Well drained
- **Corrosion Potential - Uncoated Steel**: Low
- **Depth to Restrictive Feature**: 0 to 5 cm to Lithic bedrock

**Unnamed, minor components (5 percent)**
- **Hydrologic Group**: High runoff potential
- **Soil Drainage Class**: Well drained
- **Corrosion Potential - Uncoated Steel**: Low
- **Depth to Restrictive Feature**: 0 to 5 cm to Lithic bedrock

**Volco (5 percent)**
- **Hydrologic Group**: High runoff potential
- **Soil Drainage Class**: Well drained
- **Corrosion Potential - Uncoated Steel**: Low
- **Depth to Restrictive Feature**: 0 to 5 cm to Lithic bedrock

<table>
<thead>
<tr>
<th>Horizon</th>
<th>Soil Texture</th>
<th>Upper Boundary</th>
<th>Lower Boundary</th>
<th>AASHTO</th>
<th>Unified</th>
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</thead>
<tbody>
<tr>
<td>A</td>
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<td>0 cm</td>
<td>27 cm</td>
<td>A-2-6, A-4, A-6</td>
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<tr>
<td>R</td>
<td>Bedrock</td>
<td>27 cm</td>
<td>52 cm</td>
<td>AASHTO</td>
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<table>
<thead>
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<th>Soil Texture</th>
<th>Upper Boundary</th>
<th>Lower Boundary</th>
<th>AASHTO</th>
<th>Unified</th>
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<tbody>
<tr>
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### Soils

**MZA - Musquiz clay loam, 0 to 3 percent slopes**

**Percent Hydric**

0

**Minimum Depth to Bedrock**

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<th>Soil Texture</th>
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<th>AASHTO</th>
<th>Unified</th>
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<tbody>
<tr>
<td>A</td>
<td>Clay loam</td>
<td>0 cm</td>
<td>18 cm</td>
<td>A-7-6</td>
<td>CH, CL, SC</td>
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<td>Bt</td>
<td>Clay</td>
<td>18 cm</td>
<td>89 cm</td>
<td>A-7-6</td>
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<td>Btk</td>
<td>Clay</td>
<td>89 cm</td>
<td>200 cm</td>
<td>A-6, A-7-6</td>
<td>CH, CL, SC</td>
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**Depth to Restrictive Feature**

- **Hydrologic Group**: Moderately high runoff potential
- **Soil Drainage Class**: Well drained
- **Corrosion Potential - Uncoated Steel**: High

### Berrend (10 percent)

**Hydrologic Group**: Moderately high runoff potential

**Soil Drainage Class**: Well drained

**Corrosion Potential - Uncoated Steel**: Moderate

### Murray (5 percent)

**Hydrologic Group**: Moderately low runoff potential

**Soil Drainage Class**: Well drained

**Corrosion Potential - Uncoated Steel**: Moderate

### Phantom (5 percent)

**Hydrologic Group**: Moderately high runoff potential

**Soil Drainage Class**: Well drained

**Corrosion Potential - Uncoated Steel**: High
### AASHTO Classification Definitions

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<th>Description</th>
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<td>A-1, A-1-a, A-1-b</td>
<td>Granular materials (35% or less passing No. 200 sieve), some fragments, gravel and sand</td>
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<td>A-2, A-2-4, A-2-5, A-2-6, A-2-7</td>
<td>Granular materials (35% or less passing No. 200 sieve), silty or clayey gravel and sand</td>
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<td>A-3</td>
<td>Granular materials (35% or less passing No. 200 sieve), fine sand</td>
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<td>A-4</td>
<td>Silt-Clay materials (more than 35% passing No. 200 sieve), silty soils</td>
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<td>A-5</td>
<td>Silt-Clay materials (more than 35% passing No. 200 sieve), clayey soils</td>
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<td>Silt-Clay materials (more than 35% passing No. 200 sieve), clayey soils</td>
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<td>A-7, A-7-5, A-7-6</td>
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<td>A-8</td>
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### Unified Classification Definitions

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<td>GC, GC-GM</td>
<td>Coarse-grained soils, Gravels, gravel with fines, Clayey Gravel</td>
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<tr>
<td>GM</td>
<td>Coarse-grained soils, Gravels, gravel with fines, Silty Gravel</td>
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<tr>
<td>GP, GP-GC, GP-GM</td>
<td>Coarse-grained soils, Gravels, clean gravels, Poorly Graded Gravel</td>
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<tr>
<td>GW, GW-GC, GW-GM</td>
<td>Coarse-grained soils, Gravels, clean gravels, Well-Graded Gravel</td>
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<td>MH, MH-A, MH-K, MH-O, MH-T</td>
<td>Fine-grained soils, silts and clays (liquid limit is 50% or more), Elastic Silt</td>
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<td>Fine-grained soils, silts and clays (liquid limit is less than 50%), Silt</td>
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<td>OL</td>
<td>Fine-grained soils, silts and clays (liquid limit is less than 50%), Organic Clay or Organic Silt</td>
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<td>PT</td>
<td>Highly organic soils, Peat</td>
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<td>SC, SC-SM</td>
<td>Coarse-grained soils, Sands, sands with fines, Clayey Sand</td>
</tr>
<tr>
<td>SM</td>
<td>Coarse-grained soils, Sands, sands with fines, Silty Sand</td>
</tr>
<tr>
<td>SP, SP-SC, SP-SM</td>
<td>Coarse-grained soils, Sands, clean sands, Poorly Graded Sand</td>
</tr>
<tr>
<td>SW, SW-SC, SW-SM</td>
<td>Coarse-grained soils, Sands, clean sands, Well-Graded Sand</td>
</tr>
</tbody>
</table>

### Source

Natural Resources Conservation Service, Soil Survey Geographic (SSURGO) Database.

### Disclaimer

This Soils Survey from Banks Environmental Data, Inc. has searched Natural Resources Conservation Service (NRCS) and the Soil Survey Geographic Database (SSURGO). All soil data presented on the map and in the details section are based on information obtained from NRCS. Although Banks performs quality assurance and quality control on all data, inaccuracies of the data and mapped locations could possibly be traced to the source. Banks Environmental Data, Inc. cannot fully guarantee the accuracy of the SSURGO database maintained by NRCS.
### Water & Oil/Gas Wells

<table>
<thead>
<tr>
<th>Map ID</th>
<th>Well ID</th>
<th>Owner</th>
<th>Well Type</th>
<th>Elevation</th>
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<td>OBBINK, BRAD</td>
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<td>2</td>
<td>264453</td>
<td>Brad OBBink</td>
<td>Water: Domestic</td>
<td>4537 ft</td>
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<tr>
<td>3</td>
<td>94443</td>
<td>John &amp; Lorraine Tout</td>
<td>Water: Domestic</td>
<td>4526 ft</td>
</tr>
<tr>
<td>4</td>
<td>52-43-309</td>
<td>City of Alpine Moss well</td>
<td>Water: Unused</td>
<td>4563 ft</td>
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<tr>
<td>5</td>
<td>46488</td>
<td>John S. Boling</td>
<td>Water: Domestic</td>
<td>4522 ft</td>
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<tr>
<td>6</td>
<td>52-43-315</td>
<td>Not Reported</td>
<td>Water: n/a</td>
<td>4547 ft</td>
</tr>
</tbody>
</table>

### Source

U.S. Geological Survey, Texas Water Development Board (GW and Submitted Driller's Report), Texas Commission of Environmental Quality (PWS), Railroad Commission of Texas (Production Data)

### Disclaimer

This well scan from Banks Environmental Data, Inc. has included a digital search of state and federal wells currently digitized in our geospatial database. Since this scan includes only well data that is currently mapped in our geospatial database, more wells could exist within the search area. For a complete well search or to locate more details, please contact Banks to obtain a full Water Well Report or Oil & Gas Well/Pipeline Search Report. More detailed individual well records can also be obtained from Banks for an additional cost, please reference a Well ID # from this well scan.

All well locations are based on information obtained from state and federal sources. Although Banks performs quality assurance and quality control on all data, inaccuracies of the records and mapped locations could possibly be traced to the specific regulatory authority or individual well driller. Banks Environmental Data, Inc. cannot fully guarantee the accuracy of the data or well location(s) of the maps and records maintained by the state and federal agencies.
Banks Environmental Data performed a thorough search and no mapped sites were found.
### Unmapped Sites Summary

<table>
<thead>
<tr>
<th>Database</th>
<th>Facility Site Name</th>
<th>Facility Site Address</th>
<th>Site Details Page #</th>
</tr>
</thead>
<tbody>
<tr>
<td>PST</td>
<td>SUNLAND DISTRIBUTORS</td>
<td>HWY 118, ALPINE, TX 79830</td>
<td>20</td>
</tr>
<tr>
<td>PST</td>
<td>DOUBLE DIAMOND STORE</td>
<td>HWY 118, ALPINE, TX 79830</td>
<td>21</td>
</tr>
</tbody>
</table>

*Sites are sorted by database tier and database.*
Skyway Gardens

Zip Code Map - 1 Mile Buffer

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NSCC, © OpenStreetMap contributors, and the GIS User Community

1 : 21,000
1 inch = 0.331 miles
1 inch = 1750 feet
1 centimeter = 0.210 kilometers
1 centimeter = 210 meters

Lambert Conformal Conic Projection
First Standard Parallel: 33 ° 0' 00" North
Second Standard Parallel: 45 ° 0' 00" North
Central Meridian: 96 ° 0' 00" West
Latitude of Origin: 39 ° 0' 00" North

Target Property
Search Buffer
Zip Code Boundary
## PST - State/Tribal Storage Tank

### Facility Details
- **Facility #:** 0053464
- **TCEQ Customer ID:** 079813
- **Banks ID:** 0053464
- **Source:** TCEQ
- **Facility Name:** SUNLAND DISTRIBUTORS
- **Address:** HWY 118, ALPINE, TX 79830
- **Contact Name:** LEROY BAEZA
- **Contact Phone:** 432-426-3812
- **Status:** ACTIVE
- **Type:** WHOLESALE
- **Number of ASTs:** 1
- **Number of USTs:** 0

### Tank Details
- **Tank #:** #1
- **Status:**
- **Status Date:** 1/1/1989
- **Capacity:** 2000
- **Install Date:** 1/1/1989
- **Above or Below Ground Tank:** above
- **Unit ID:** 160545
- **Construction Material:** Steel
- **Piping Material:**
- **Tank Contents:** GASOLINE
- **Tank Release Vapor Monitor Status Stage 1:**
- **Corrosion Protection:**
- **Piping Corrosion Protection:**
Unmapped Sites Details: PST (0053465)

<table>
<thead>
<tr>
<th>PST - State/Tribal Storage Tank</th>
<th>Source: TCEQ</th>
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<tr>
<td>Facility #: 0053465</td>
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<tr>
<td></td>
<td>Banks ID: 0053465</td>
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DOUBLE DIAMOND STORE
HWY 118, ALPINE, TX 79830

<table>
<thead>
<tr>
<th>Facility Contact Name:</th>
<th>9153642400</th>
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</thead>
<tbody>
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<tr>
<td>Facility Status:</td>
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<td>6/1/1990 6/1/1990</td>
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<td>160547 160546</td>
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<td>Piping Material:</td>
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<td>Tank Contents:</td>
<td>GASOLINE GASOLINE</td>
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<td>Tank Release Vapor Monitor Status Stage 1:</td>
<td></td>
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<td>Corrosion Protection:</td>
<td></td>
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<td>Piping Corrosion Protection:</td>
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End of PST Sites Section
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<tr>
<th>Dataset</th>
<th>Source</th>
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<th>Data Requested</th>
<th>Data Obtained</th>
<th>Data Updated</th>
<th>Source Updated</th>
</tr>
</thead>
<tbody>
<tr>
<td>NPL -- National Priority List</td>
<td>EPA</td>
<td>NPL is the list of high priority hazardous waste sites in the United States eligible for long-term remedial action financed under the federal Superfund program or SEMS database (formerly known as the CERCLIS database). The EPA will only add sites to the NPL list based upon completion of the Hazard Ranking System (HRS) screening, public solicitation of comments about the proposed site, and after all comments have been addressed.</td>
<td>Quarterly</td>
<td>02/09/2018</td>
<td>11/07/2017</td>
<td>11/19/2017</td>
<td>10/17/2017</td>
</tr>
<tr>
<td>DNPL -- Delisted National Priority List</td>
<td>EPA</td>
<td>DNPL is a list of all sites that have been deleted from the EPA NPL list (SEMS database). These sites are taken off the NPL list usually due to no further response or remedial action being required on them. Notices to delete NPL sites are published in the Federal Register and become effective unless the EPA receives significant adverse or critical comments during the 30-day public comment period.</td>
<td>Quarterly</td>
<td>02/09/2018</td>
<td>11/07/2017</td>
<td>11/19/2017</td>
<td>10/17/2017</td>
</tr>
<tr>
<td>CER SEMS -- SEMS</td>
<td>EPA</td>
<td>The EPA maintains the SEMS database to track sites under the Comprehensive Environmental Response, Compensation, and Liability Act, a federal law designed to clean up abandoned hazardous waste sites. These sites are either proposed, listed or under review currently to be a part of the National Priority List.</td>
<td>Quarterly</td>
<td>02/09/2018</td>
<td>11/07/2017</td>
<td>11/19/2017</td>
<td>10/17/2017</td>
</tr>
<tr>
<td>CER SEMS NFRAP -- SEMS NFRAP</td>
<td>EPA</td>
<td>From the Superfund Enterprise Management System (SEMS) database No Further Remedial Action Planned or NFRAP have been removed from the listing. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the site being placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.</td>
<td>Quarterly</td>
<td>02/09/2018</td>
<td>11/07/2017</td>
<td>11/19/2017</td>
<td>10/17/2017</td>
</tr>
<tr>
<td>RCRA COR -- RCRA CORRACTS</td>
<td>EPA</td>
<td>These sites are registered hazardous waste generators or handlers that fall under the Resource Conservation and Recovery Act (RCRA) and subject to corrective action activity.</td>
<td>Quarterly</td>
<td>02/09/2018</td>
<td>02/09/2018</td>
<td>02/09/2018</td>
<td>01/24/2018</td>
</tr>
<tr>
<td>RCRA TSD -- RCRA non-CORRACTS TSD</td>
<td>EPA</td>
<td>This database lists all treatment, storage and disposal of hazardous material sites that fall under the Resource Conservation and Recovery Act (RCRA). All hazardous waste TSD facilities are required to notify EPA of their existence.</td>
<td>Quarterly</td>
<td>02/09/2018</td>
<td>02/09/2018</td>
<td>02/09/2018</td>
<td>01/24/2018</td>
</tr>
<tr>
<td>RCRA GEN -- RCRA Generators</td>
<td>EPA</td>
<td>The EPA regulates all Hazardous Waste Generators subject to the Resource Conservation and Recovery Act (RCRA). They are classified by the quantity of hazardous waste generated. A Small Quantity Generator (SQG) generates between 100kg and 1,000 kg of waste per month. A Large Quantity Generator (LQG) generates over 1,000 kg of waste per month. A Conditionally Exempt SQG (CEG) generates less than 100 kg of waste per month.</td>
<td>Quarterly</td>
<td>02/09/2018</td>
<td>02/09/2018</td>
<td>02/18/2018</td>
<td>01/24/2018</td>
</tr>
<tr>
<td>FED BWN -- Federal Brownfields</td>
<td>EPA</td>
<td>A listing of sites that assist the EPA in collecting, tracking, and updating information of sites in relation to the Small Business Liability Relief and Brownfields Revitalization Act. These sites are real property that is either abandoned or underutilized where redevelopment or expansion is complicated by real or perceived environmental contamination.</td>
<td>Quarterly</td>
<td>02/07/2018</td>
<td>11/07/2017</td>
<td>11/20/2017</td>
<td>09/10/2017</td>
</tr>
<tr>
<td>FED IC -- Federal Institutional Control</td>
<td>EPA</td>
<td>This is a listing of Brownfield Management System (BMS) sites that have had Institutional Controls (ICs) placed on them. ICs are administrative restrictions, such as legal controls, that help minimize the potential for human exposure to known contamination by ensuring appropriate land or resource use. ICs are meant to supplement Engineering Controls and will rarely be the sole remedy at a site. ICs are a type of Activity and Use Limitation (AUL).</td>
<td>Quarterly</td>
<td>02/07/2018</td>
<td>11/07/2017</td>
<td>11/20/2017</td>
<td>09/10/2017</td>
</tr>
<tr>
<td>FED EC -- Federal Engineering Control</td>
<td>EPA</td>
<td>This is a listing of Brownfield Management System (BMS) sites that have had Engineering Controls (ECs) placed on them. ECs are physical methods or modifications put into place on a site to reduce or eliminate the possibility of human exposure to known contamination. ECs are a type of Activity and Use Limitation (AUL).</td>
<td>Quarterly</td>
<td>02/07/2018</td>
<td>11/07/2017</td>
<td>11/20/2017</td>
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<tr>
<td>ERNS -- ERNS List</td>
<td>EPA/National Response Center</td>
<td>ERNS is a national database used to store information on unauthorized releases of oil and hazardous substances that have been reported to the National Response Center since 2001. The NRC is the sole federal point of contact for reporting oil and chemical spills. Prior to 2001 this information was maintained by the EPA.</td>
<td>Annually</td>
<td>01/02/2018</td>
<td>01/05/2018</td>
<td>01/23/2018</td>
<td>01/05/2018</td>
</tr>
<tr>
<td>ST NPL -- State/Tribal Equivalent NPL (TX)</td>
<td>TCEQ</td>
<td>This database contains sites determined by the TCEQ that may constitute an imminent and substantial endangerment to public health and safety or to the environment due to a release or threatened release of hazardous substances into the environment.</td>
<td>Quarterly</td>
<td>02/12/2018</td>
<td>02/12/2018</td>
<td>02/18/2018</td>
<td>02/12/2018</td>
</tr>
<tr>
<td>ST CER -- State/Tribal Equivalent CERCLIS (TX)</td>
<td>NA</td>
<td>This database is not currently available from this state. If this state does make this database available in the future, Banks Environmental Data will obtain it for reporting purposes.</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>SWLF -- State/Tribal Disposal or Landfill (TX)</td>
<td>TCEQ</td>
<td>The SWLF database contains records of municipal solid waste facilities that may accept various types of municipal solid waste for processing or disposal, depending on the type of facility. A Municipal Solid Waste facility may also accept certain special wastes and non-hazardous industrial solid wastes if approved by the TCEQ executive director.</td>
<td>Quarterly</td>
<td>02/06/2018</td>
<td>02/06/2018</td>
<td>02/13/2018</td>
<td>02/02/2018</td>
</tr>
<tr>
<td>SWLF -- State/Tribal Disposal or Landfill (TX)</td>
<td>TCEQ</td>
<td>This database is a listing of closed and abandoned municipal solid waste landfills. The sites included are either unauthorized (UNUM_) or permitted (PERMAPP_).</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>LPST -- State/Tribal Leaking Storage Tank (TX)</td>
<td>TCEQ</td>
<td>This database contains information on leaking storage tanks, equipment failures, compliance, and releases in the state.</td>
<td>Quarterly</td>
<td>02/07/2018</td>
<td>02/07/2018</td>
<td>02/14/2018</td>
<td>01/23/2018</td>
</tr>
<tr>
<td>LPST -- State/Tribal Leaking Storage Tank (TX)</td>
<td>EPA</td>
<td>The Tribal LUST database (maintained by EPA Region 6) provides information on leaking underground storage tank on tribal lands in Louisiana, Arkansas, Oklahoma, New Mexico and Tribal Nations.</td>
<td>Quarterly</td>
<td>01/22/2018</td>
<td>01/22/2018</td>
<td>02/12/2018</td>
<td>10/06/2017</td>
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<tr>
<td>PST -- State/Tribal Storage Tank (TX)</td>
<td>TCEQ</td>
<td>This database contains information on above and underground storage tanks, compliance, and releases in the state.</td>
<td>Quarterly</td>
<td>01/22/2018</td>
<td>01/22/2018</td>
<td>02/13/2018</td>
<td>01/03/2018</td>
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<tr>
<td>PST -- State/Tribal Storage Tank (TX)</td>
<td>EPA</td>
<td>The Tribal UST database (maintained by EPA Region 6) provides underground storage tank information on tribal lands in Louisiana, Arkansas, Oklahoma, New Mexico and Tribal Nations.</td>
<td>Quarterly</td>
<td>02/08/2018</td>
<td>02/09/2018</td>
<td>02/12/2018</td>
<td>10/16/2017</td>
</tr>
<tr>
<td>ST IC -- State/Tribal Institutional Control (TX)</td>
<td>TCEQ</td>
<td>This database includes Voluntary Cleanup Program (VCP) or Innocent Operator Program (IOP) sites that have been remediated and have had Institutional Controls (ICs) placed on them. ICs are administrative restrictions, such as legal controls, that help minimize the potential for human exposure to known contamination by ensuring appropriate land or resource use.</td>
<td>Quarterly</td>
<td>01/17/2018</td>
<td>01/22/2018</td>
<td>02/13/2018</td>
<td>01/22/2018</td>
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<tr>
<td>ST IC -- State/Tribal Institutional Control (TX)</td>
<td>RRC</td>
<td>The Railroad Commission of Texas Voluntary Cleanup Program provides an incentive to remediate Oil &amp; Gas related pollution by participants as long as they did not cause or contribute to the contamination.</td>
<td>Quarterly</td>
<td>01/17/2018</td>
<td>01/22/2018</td>
<td>02/13/2018</td>
<td>01/22/2018</td>
</tr>
<tr>
<td>ST EC -- State/Tribal Engineering Control (TX)</td>
<td>TCEQ</td>
<td>This database includes Voluntary Cleanup Program (VCP) or Innocent Operator Program (IOP) sites that have been remediated and have had Engineering Controls (ECs) placed on them. ECs are physical methods or modifications put into place on a site to reduce or eliminate the possibility of human exposure to known contamination.</td>
<td>Quarterly</td>
<td>01/17/2018</td>
<td>01/22/2018</td>
<td>02/13/2018</td>
<td>01/22/2018</td>
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<td>Dataset Description</td>
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<td>Source Updated</td>
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</tr>
<tr>
<td>VCP -- State/Tribal Voluntary Cleanup (TX)</td>
<td>TCEQ</td>
<td>This database contains sites from both the Voluntary Cleanup Program (VCP) and the Innocent Operator Program (IOP). The VCP records contain information on contaminated sites that private parties have cleaned up through assistance from the State in the form of administrative, technical, and legal incentives. The IOP records are sites that have received certificates from the State acknowledging that their property is contaminated as a result of a release or migration of contaminants from a source or sources not located on the property, and they did not cause or contribute to the source or sources of contamination.</td>
<td>Quarterly</td>
<td>01/17/2018</td>
<td>01/22/2018</td>
<td>02/13/2018</td>
<td>01/22/2018</td>
</tr>
<tr>
<td>VCP -- State/Tribal Voluntary Cleanup (TX)</td>
<td>RRC</td>
<td>The Railroad Commission of Texas Voluntary Cleanup Program provides an incentive to remediate Oil &amp; Gas related pollution by participants as long as they did not cause or contribute to the contamination.</td>
<td>Quarterly</td>
<td>01/17/2018</td>
<td>01/22/2018</td>
<td>02/13/2018</td>
<td>01/22/2018</td>
</tr>
<tr>
<td>ST BWN -- State/Tribal Brownfield (TX)</td>
<td>TCEQ</td>
<td>Brownfield sites are former industrial properties that lie dormant or underutilized due to liability associated with real or perceived contamination. In Texas, the TCEQ, in close partnership with the EPA and other federal, state, and local redevelopment agencies, and stakeholders, is facilitating cleanup, transferability, and revitalization of Brownfield's through the development of regulatory, tax, and technical assistance tools.</td>
<td>Quarterly</td>
<td>02/15/2018</td>
<td>11/09/2017</td>
<td>11/14/2017</td>
<td>10/31/2017</td>
</tr>
<tr>
<td>ST BWN -- State/Tribal Brownfield (TX)</td>
<td>RRC</td>
<td>The Railroad Commission of Texas’ Voluntary Cleanup Program (RRC-VCP) provides an incentive to remediate Oil &amp; Gas related pollution by participants as long as they did not cause or contribute to the contamination. Applicants to the program receive a release of liability to the state in exchange for a successful cleanup.</td>
<td>Quarterly</td>
<td>01/17/2018</td>
<td>01/22/2018</td>
<td>02/13/2018</td>
<td>01/22/2018</td>
</tr>
<tr>
<td>HW -- State/Tribal Hazardous Waste (TX)</td>
<td>TCEQ</td>
<td>This database contains information on facilities which store, process, or dispose of hazardous waste as maintained by the Industrial and Hazardous Waste Permits section of the TCEQ.</td>
<td>Quarterly</td>
<td>01/22/2018</td>
<td>11/09/2017</td>
<td>11/09/2017</td>
<td>10/06/2017</td>
</tr>
<tr>
<td>RCRA -- RCRA</td>
<td>EPA</td>
<td>This database lists all sites that fall under the Resource Conservation and Recovery Act (RCRA) and are not classifiable as treatment, storage, disposers of hazardous material, hazardous waste generator or subject to corrective action activity.</td>
<td>Quarterly</td>
<td>02/09/2018</td>
<td>02/09/2018</td>
<td>02/18/2018</td>
<td>01/24/2018</td>
</tr>
<tr>
<td>DRYC -- Dry Cleaners (TX)</td>
<td>TCEQ</td>
<td>Dry Cleaner data houses both the DCRP Program information and PERC information released by the TCEQ. The DCRP database contains records funded for state-lead clean up of dry cleaner related contaminated sites. The DCRP administers the Dry Cleaning Facility Release Fund to assist with remediation of contamination caused by dry cleaning solvents. There are two listings from this program. LIST#1 - A historic listing of any facility that registerd with the DCRP indicating whether or not the facility has used Perchloroethylene (PERC) in the past. LIST#2 - A Prioritization list of dry cleaner sites. Facilities on this list will be investigated in order to determine the existence and or extent of possible contamination. Facilities which are not current on their DCRP payments get dropped from the program. Banks Environmental Data DOES NOT REMOVE these listings from our database so that we may present a more complete historical listing of facilities that may or may not have used PERC in the past.</td>
<td>Quarterly</td>
<td>01/17/2018</td>
<td>09/20/2017</td>
<td>11/11/2017</td>
<td>09/01/2017</td>
</tr>
<tr>
<td>MS -- State/Tribal Municipal Settings Designation (TX)</td>
<td>TCEQ</td>
<td>TCEQ defines a Municipal Settings Designation (MSD) as an official state designation given to a property within a municipality or its extraterritorial jurisdiction that certifies that designated groundwater at the property is not used as potable water, and is prohibited from future use as potable water because that groundwater is contaminated in excess of the applicable potable-water protective concentration level. The prohibition must be in the form of a city ordinance, or a restrictive covenant that is enforceable by the city and filed in the property records.</td>
<td>Quarterly</td>
<td>01/05/2018</td>
<td>01/05/2018</td>
<td>01/24/2018</td>
<td>11/30/2017</td>
</tr>
</tbody>
</table>
The Banks Environmental Data Regulatory Database Report was prepared based upon data obtained from State, Tribal, and Federal sources known to Banks Environmental Data at the time the data was obtained. Great care has been taken by Banks in obtaining the best available data from the best available sources. However, there is a possibility that there are sources of data applicable or pertaining to this report's target property, and/or surrounding properties, to which Banks does not have access or has not accessed. Furthermore, although Banks Environmental Data performs quality assurance and quality control on all data, including data it obtains, Banks recognizes that inaccuracies in data from these sources may, and do, exist; accordingly, inaccurate data may have been used or relied upon in the preparation of this report. Even though Banks Environmental Data performs a thorough and diligent search to locate and fix any inaccuracies in the data relied upon in the preparation of this report, Banks cannot guarantee or warrant the accuracy of the locations, information, data, or report. The purchaser of this report accepts this report "as is" and assumes all risk related to any potential in accuracy contained in the report or not reported in it, whether due to a reliance by Banks Environmental Data on inaccurate data, or for any other reason [including but not limited to the negligence or express negligence of Banks Environmental Data]. If this report is being used for the Records Review section of a Phase I Site Assessment according to the ASTM 1527-13, for EPA's All Appropriate Inquiry, or for any other purpose (public or private), all liability and responsibility is assumed by the Environmental Professional or other individual or entity acquiring the report.
16.5B CITY DIRECTORY
City Directory Report

Skyway Gardens
Lechuguilla Road
Alpine, TX 79830
ES-127289
Thursday, February 22, 2018
Banks Environmental Data, Inc. (Banks) has completed your request for a historical tenant search for the above site. The information in this report was developed to aid the Environmental Engineer/Consultant in determining a history of previous uses of a subject property in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with a subject property as specified by ASTM 1527-13. Banks has researched Haines, Coles and Polk crisscross directories back to 1940 or to the earliest year available at the Allen County Public Library in Fort Wayne, IN for any occurrences of the above address. The findings are listed in the table below.

Dear Alec,

Pursuant of your request on February 22, 2018, Banks Environmental Data, Inc. (Banks) has concluded your Historical Tenant Search for the above referenced site to be a NEGATIVE SEARCH. This means that Banks was unable to locate information on your site due to the reason(s) explained below.

NO LISTING: Banks was unable to find the streets in the search area listed in the available Alpine (Brewster County) TX directories.

If you have any questions or require further assistance, please contact me at 1-800-531-5255. Thank you.

Sincerely,

Hannah Weaver
Program Manager

The information contained in this report has been obtained from publicly available sources and other secondary sources of information produced by entities other than Banks Environmental Data, Inc. (Banks). Although great care has been taken by Banks in compiling and checking the information contained in this report to insure that it is current and accurate, Banks disclaims any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence or otherwise, and for any consequences arising therefrom. The data provided hereunder neither purports to be nor constitutes legal or medical advice. It is further understood that Banks makes no representations or warranties of any kind, including, but not limited to, the warranties of fitness for a particular purpose of merchantability, nor any such representations or warranties to be implied with respect to the data furnished, and banks assumes no responsibility with respect to our customer’s, its employees’, clients’, or customers’ use thereof. Banks shall not be liable for any special, consequential, or exemplary damages resulting in whole or in part, from customer’s use of the data. Liability on the part of Banks is limited to the monetary value paid for this report. The report is valid only for the geographical parameters specified on the cover page of this report, and any alteration or deviation from this description will require a new report. This report does not constitute a legal or licensed opinion.
16.5C ENVIRONMENTAL LIENSEARCH REPORT
Grantee: SAMUEL EUGENE DAVIS, joined herein pro forma by his wife, KATHARINE A. DAVIS

Grantee's Mailing Address: 300 E. Harlot St.
Alpine, TX 79830-2010
Brewster County, Texas

Grantee: BRAD M. O'BRIENK

Grantee's Mailing Address: 3512 E. 217th Rd
Ottawa, IL 61350-3830
La Salle County, Illinois

Consideration: Cash and a Note of even date that is in the principal amount of SEVENTY-FIVE THOUSAND FIVE HUNDRED FIFTY AND NO/100 DOLLARS ($75,550.00), executed by Grantor, and payable to the order of Grantee. The Note is secured by a vendor's lien retained in this Deed and by a Deed of Trust of even date from Grantor to Joseph P. James, Trustee.

Property (including any improvements):

A 10.16 acre tract of land out of a 105.6 acre tract described in Vol. 228, Pg. 221, Deed Records, out of Section One Hundred Two (102), Block Nine (9), G. H. & S. A. Ry., Co. Survey, located in Brewster County, Texas. Said 10.16 acre tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated by reference herein for all purposes.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Easement and Right of Way Deed dated October 4, 1984, from Samuel Eugene Davis and Katharine Ann Davis to Brewster County, Texas, filed for record on October 5, 1984, and recorded in Vol. 249, Pg. 143, Deed Records of Brewster County, Texas.

Liens described as part of the Consideration; validly existing easements and rights-of-way, whether of record or not; all presently recorded and validly existing reservations, covenants, conditions, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface free estate, that affect the Property; and taxes for 2007, which have been prorated and adjusted in each of the same hereof and which Grantee assumes and agrees to pay.

Grantee, for the consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantor's heirs, executors, administrators, successors, or assigns forever. Grantor, for the consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantor's heirs, executors, administrators, successors, or assigns forever.
MATES AND BOARDS

THE STATE OF TEXAS
THE COUNTY OF BROWNSVILLE

Mates and bounds description of a 10.16 acre tract of land out of a 106.8 acre tract described in Vol. 229, P. 222, Real Estate Records, out of Survey 101, Block 9, C.H.

A. Ry. Co. Surveys, Brewster County, Texas, said 10.16 acre tract being more particularly described as follows:

BEGINNING at a point on the cornerline of a 10.0 foot wide road easement described in Vol. 171, P. 435, Official Public Records, for the Northeast corner of this tract, from which a 1/2 iron rod thence for the Northwest corner of said easement北ward North 89° 12' East 191.85 feet, then North 15° 30' East 10.05 feet,

THENCE North 89° 12' East 191.85 feet with the centerline of said easement to a point for the Northeast corner of this tract;

THENCE South 15° 30' East 10.05 feet, pass a 1/2 iron rod and cap marked "WALKER 4423" set in the South line of said easement, 752.17 feet in all to a 1/2 iron rod and cap marked "WALKER 4428" set in the South line of a 10.76 acre tract described in Vol. 171, P. 435, Official Public Records, for the Southeast corner of this tract;

THENCE South 89° 12' East 191.85 feet to a 1/2 iron rod and cap marked "WALKER 4428" set;

THENCE North 15° 30' East 10.05 feet, pass a 1/2 iron rod and cap marked "WALKER 4423" set in the South line of said easement, 752.17 feet in all to the point of beginning.

Bearings and distances are based on the Texas Coordinate System, South Central Zone, NAD 1927.

A plat of this survey accompanies this description.

I hereby certify that the foregoing description represents the results of an actual survey on the ground made by me or under my direct supervision and that the lines and corners found or set are true and correct to the best of my knowledge and belief.

Steven J. Walker
Registered Professional Land Surveyor #6625
Licensed State Land Surveyor
Browns County Surveyor
Date: June 11, 2006

Exhibit 'A'
The vendor’s lien against and superior title to the property are reserved until each item described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

[Signatures]

Samuel Eugene Davis
Katharine A. Davis

(Acknowledged)

STATE OF TEXAS
COUNTY OF BREWSTER

This instrument was acknowledged before me on the 2nd day of February, 2003, by SAMUEL EUGENE DAVIS and wife, KATHARINE A. DAVIS.

Mara D. Livingston
Notary Public, State of Texas

[Notary Public Seal]

AFTER RECORDING RETURN TO:

FREMONT COUNTY ABSTRACT
P.O. BOX 1257
MARFA, TX 79843
(432) 269-77

PREPARED IN THE LAW OFFICE OF

Joseph P. James
ATTORNEY AT LAW
P.O. BOX 3163
FORT DAVIS, TX 79734
Brewster County
Berta Rios-Martinez
P.O. Drawer 119
Alpine, TX, 79831
432.837.3366

Date: 02/26/2018 08:43:32 PM
Receipt #: 4996
Transaction #: 54071
Order Type...
  Print Image
Comment...
  Online Credit Card Transaction
Receipted By: Public Website

  Print Image (Website) $4.00
Surcharge (Website)   $1.50
---------------------
Total Fees:            $5.50

Payments Received:
Website CC $5.50

Change $0.00

Printed: 02/26/2018 08:44:19 PM
16.6 INTERVIEW DOCUMENTATION
User Questionnaire E1527-05

PROJECT NAME: Skyway Gardens  PROJECT NO. 18P1114

PROJECT LOCATION: Lechuguilla Rd, Alpine, TX  DATE: February 19, 2018

1. CECI Representative: Alec Felhaber

2. Name, Title and Tenure of Interviewee: Bean Obdink

3. Number of Structures: NONE  Date of Construction: NA

4. Site Acreage: 6 ACRES  Square Footage of Structure: NA

5. Was the Property Undeveloped Prior To Construction of Current Facility: YES

6. Dates of Major Renovations: NA

7. Site Plans Available: YES  Copies Obtained:

8. Have Previous Phase I ESA's or Asbestos Surveys Been Performed for the Subject Property? N/O

9. Do You Have Knowledge of Any Past or Present Dry-Cleaning Operations, Commercial Printing Facilities, Gas Stations, Photo Developing Operations, or Recycling Facilities Located On-Site?
   □ YES  □ NO

10. Are You Aware of Any Facilities of the Above Nature on Adjacent Properties?
    □ YES  □ NO

11. Are You Aware of Any Pits, Sumps, Dry Wells, Waste Streams, (Unidentified) Drums/Containers, UST's or Groundwater Monitoring Wells Located On-Site?
    □ YES  □ NO

12. Does This Facility Store, Handle, or Regenerate Hazardous Materials/Waste or Biohazards?
    □ YES  □ NO

13. Does This Facility Have Any Environmental Permits That Support Operations?
    □ YES  □ NO

14. Do You Have Knowledge of Past Material Spills or Releases (Environmental Violations as a Result)?
    □ YES  □ NO
15. Are Material Safety Data Sheets (MSDS) Available for the Chemicals That Are Used and Stored By
   Maintenance/Housekeeping? □ YES □ NO
   Visual Review Performed: □ YES □ NO

16. Do You Employ Off-Site Contractors for Additional Services Such as Landscaping? NO
   Housekeeping: __________________________  Pest Control: __________________________
   Materials / Chemical Removal: __________________________

17. What Utility Companies Provide:
   Water: CITY OF APTA ALAINA
   Electricity: RELIANT
   Gas: WEG

18. Have You Had Complaints From Employees and/or Tenants Regarding Their Health In Relation to Their
    Environment? (Example: Unusual or Noxious Odors, Pollution, Standing Water, Etc.) □ YES □ NO

19. Are There Any Areas Within the Buildings That Are Known to Have Contaminants Such As Lead, Asbestos or
    Radon? □ YES □ NO

20. Are You Aware of Neighbors On Adjacent Properties Which Have Released/Spilled Hazardous Materials?
    □ YES □ NO

21. Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).
    Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal,
    state or local law? NONE

22. Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40
    CFR 312.26).
    Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in
    place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local
    law? NONE

23. Specialized knowledge or experience of the person seeking to qualify for the Limited Liability Protection (LLP)
    (40 CFR 312.28).
    As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby
    properties? NONE
For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? \( \text{NA} \) \( \text{NONE} \)

(24.) Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? \( \text{EMV} \)

(25.) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user,

(a.) Do you know the past uses of the property? \( \text{UNUSED WILD LAND} \)

(b.) Do you know of specific chemicals that are present or once were present at the property? \( \text{NONE} \)

(c.) Do you know of spills or other chemical releases that have taken place at the property? \( \text{NONE} \)

(d.) Do you know of any environmental cleanups that have taken place at the property? \( \text{NONE} \)

(26.) The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?

**X3.1** In addition, certain information should be collected, if available, and provided to the environmental professional selected to conduct the Phase I. This information is intended to assist the environmental professional but is not necessarily required to qualify for one of the LLPs.

The information includes:

(a) the reason why the Phase I is required;

(b) the type of property and type of property transaction, for example, sale, purchase, exchange, etc.,

(c) the complete and correct address for the property (a map or other documentation showing property location and
boundaries is helpful).

(d) the scope of services desired for the Phase I (including whether any parties to the property transaction may have a required standard scope of services on whether any considerations beyond the requirements of Practice E 1527 are to be considered).

(e) identification of all parties who will rely on the Phase I report,

(f) identification of the site contact and how the contact can be reached,

(g) any special terms and conditions which must be agreed upon by the environmental professional, and

(h) any other knowledge or experience with the property that may be pertinent to the environmental professional.

(For example: copies of any available prior environmental site assessment reports, documents, correspondence, etc., concerning the property and its environmental conditions.)
16.7 SPECIAL CONTRACTUAL CONDITIONS
16.8 FEMA FLOOD
INSURANCE RATE MAP
Oil and Gas
Well Report

Skyway Gardens
Lechuguilla Road
Alpine, TX 79830
ES-127397
Wednesday, February 28, 2018
<table>
<thead>
<tr>
<th>Table of Contents</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Geographic Summary</td>
<td>3</td>
</tr>
<tr>
<td>Maps</td>
<td></td>
</tr>
<tr>
<td>Summary Map - 0.5 Mile Buffer</td>
<td>4</td>
</tr>
<tr>
<td>Topographic Overlay Map - 0.5 Mile Buffer</td>
<td>5</td>
</tr>
<tr>
<td>Current Imagery Overlay Map - 0.5 Mile Buffer</td>
<td>6</td>
</tr>
<tr>
<td>Oil &amp; Gas Well Details</td>
<td>7</td>
</tr>
<tr>
<td>Pipelines Sub-Report</td>
<td></td>
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<tr>
<td>Pipeline Map - 0.5 Mile Buffer</td>
<td>8</td>
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<tr>
<td>Pipeline Details</td>
<td>9</td>
</tr>
<tr>
<td>Database Definitions and Sources</td>
<td>11</td>
</tr>
<tr>
<td>Disclaimer</td>
<td>12</td>
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### Geographic Summary

<table>
<thead>
<tr>
<th>Location</th>
<th>TX</th>
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<tbody>
<tr>
<td>Target location is 0.009 square miles and has a 0.44 mile perimeter</td>
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<table>
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<tr>
<th>Coordinates</th>
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<tbody>
<tr>
<td>Longitude &amp; Latitude in Degrees Minutes Seconds</td>
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</tr>
<tr>
<td>Longitude &amp; Latitude in Decimal Degrees</td>
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<td>X and Y in UTM</td>
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<table>
<thead>
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<th>Elevation</th>
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<tbody>
<tr>
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<table>
<thead>
<tr>
<th>Zip Codes Searched</th>
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<tbody>
<tr>
<td>Search Distance</td>
<td>Zip Codes (historical zip codes included)</td>
</tr>
<tr>
<td>Target Property</td>
<td>79830, 79831, 79832, 79842, 79852</td>
</tr>
<tr>
<td>0.5 miles</td>
<td>79830, 79831, 79832, 79842, 79852</td>
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</table>

<table>
<thead>
<tr>
<th>Topos Searched</th>
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</thead>
<tbody>
<tr>
<td>Search Distance</td>
<td>Topo Name</td>
</tr>
<tr>
<td>Target Property</td>
<td>Alpine South (1975)</td>
</tr>
<tr>
<td>0.5 miles</td>
<td>Alpine South (1975)</td>
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</table>
Banks Environmental Data performed a thorough search and no oil or gas wells were found.
Banks Environmental Data performed a thorough search and no pipelines were found.

<table>
<thead>
<tr>
<th>Source</th>
</tr>
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<tbody>
<tr>
<td>Railroad Commission of Texas</td>
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</tbody>
</table>

**Disclaimer**

Banks Environmental Data has performed a thorough and diligent search for pipelines recorded with various sources including but not limited to state regulatory authorities, federal regulatory authorities and private sources. All mapped locations are based on information obtained from these sources. Although Banks performs quality assurance and quality control on all research projects, we recognize that any inaccuracies of the records and mapped pipeline locations could possibly be traced to one of the above sources. Pipeline modifications may have never been submitted by the operator and, thus, may explain the possible unaccountability of privately owned pipelines. It is uncertain if the above listing provides 100% of the existing pipelines within the area of review. Therefore, Banks Environmental Data cannot guarantee the accuracy of the data or pipeline location(s) of those maps and records maintained by regulatory authorities or private sources. Banks recommends obtaining the actual copies of maps submitted from the appropriate oil and gas regulatory agency to identify possible discrepancies in locations of pipeline. Obtaining the actual pipeline records can provide clarity to a number of questions including verification of locations, or obtain missing information for many of the historical pipelines.
## Status Field Values

<table>
<thead>
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<th>Value</th>
<th>Definition</th>
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<tbody>
<tr>
<td>B</td>
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<tr>
<td>I</td>
<td>In Service</td>
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## Type Field Values

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<tr>
<td>B</td>
<td>Apartment Complexes</td>
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<tr>
<td>C</td>
<td>Compressor Station</td>
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<tr>
<td>D</td>
<td>Distribution</td>
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<td>E</td>
<td>Interstate Transmission Gas</td>
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<tr>
<td>F</td>
<td>Non-Jurisdictional Gathering</td>
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<tr>
<td>G</td>
<td>Gas Gathering</td>
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<tr>
<td>H</td>
<td>Government (Housing Authority)</td>
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<tr>
<td>I</td>
<td>LP Gas Distribution</td>
</tr>
<tr>
<td>J</td>
<td>Direct Sales Customer</td>
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<tr>
<td>K</td>
<td>Carbon Dioxide Pipelines</td>
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<tr>
<td>L</td>
<td>Crude Gathering</td>
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<tr>
<td>M</td>
<td>Municipal Distribution</td>
</tr>
<tr>
<td>N</td>
<td>City Not Served</td>
</tr>
<tr>
<td>O</td>
<td>Crude Transmission</td>
</tr>
<tr>
<td>P</td>
<td>Product Lines (NOT Highly Volatile)</td>
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<tr>
<td>Q</td>
<td>Other Liquid Lines (Highly Volatile)</td>
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<tr>
<td>S</td>
<td>Municipal Supply Line</td>
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<tr>
<td>T</td>
<td>Transmission</td>
</tr>
<tr>
<td>U</td>
<td>Underground Liquid Storage</td>
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<tr>
<td>V</td>
<td>Underground Gas Storage</td>
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<tr>
<td>W</td>
<td>Mobile Home Parks</td>
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<tr>
<td>X</td>
<td>Liquefied Natural Gas</td>
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<tr>
<td>Y</td>
<td>Brine</td>
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<tr>
<td>Z</td>
<td>Offshore (Gas) Gathering</td>
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## Dataset Descriptions and Sources

<table>
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<th>Data Updated</th>
<th>Source Updated</th>
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<tbody>
<tr>
<td>Railroad Commission of Texas (Production Data), Texas Comptroller of Public Accounts</td>
<td>Monthly</td>
<td>10/18/2017</td>
<td>08/01/2017</td>
</tr>
</tbody>
</table>
The Banks Environmental Data Oil and Gas Well Report was prepared from existing state databases compiled by HPDI. Banks recommends obtaining the actual construction and abandonment records from the appropriate oil and gas regulatory agency to identify possible sources of surface or below surface contamination and/or identify any improperly plugged or abandoned wells that can contribute to the possible upward migration of subsurface drilling fluids. Obtaining the actual well records can provide closure for plugging questions, verify locations, or obtain missing information for many of the historical wells. Banks Environmental Data provides mapping data sets for informational purposes only. These data sets are continually being updated and refined. Although Banks performs quality assurance and quality control on all research projects, we recognize that any inaccuracies of the well locations and well data could possibly be traced to the appropriate regulatory authority. Therefore, Banks cannot guarantee the accuracy of the data or well location(s) of those maps and records maintained by the oil and gas regulatory agencies.