Texas Department of Housing and Community Affairs,
a public and official department of the State of Texas
221 East 11th Street
Austin, Texas 78701

Re: Phase Engineering, Inc. Phase I Environmental Site Assessment (ESA) Report No. 201801115
   Approximately 9.56 Acres Located along Stewart Road, San Juan, Hidalgo County, Texas 78589

To Whom It May Concern,

This letter is to certify that the Phase I Environmental Site Assessment (the “Report”) relating to the above referenced property completed by Phase Engineering, Inc. (the “Consultant”) may be conveyed to and relied upon by Texas Department of Housing and Community Affairs as if the Report had originally been prepared for them.

The report fee is Phase Engineering, Inc.’s sole benefit and findings are not contingent on compensation from the client or its affiliates. Phase Engineering has read and understands the department rules regarding this report as found in 2018 Real Estate Analysis rules as codified in Chapter 10, Subchapter D, §§10.301 - 10.307 Underwriting and Loan Policy of the Uniform Multifamily Rules, “Section 10.305: Environmental Site Assessment Rules and Guidelines.”

In addition to the conclusions and findings reported in the document, the report indicates any of the below undesirable neighborhood characteristics are within the ASTM search radius from the subject property, in accordance with the Site and Development Requirements and Restrictions listed in Subchapter B, §10.101 (a)(4)(B)(v) of the Uniform Multifamily Rules.

<table>
<thead>
<tr>
<th>Database</th>
<th>ASTM Search Radius</th>
<th>Sites Found</th>
</tr>
</thead>
<tbody>
<tr>
<td>Federal National Priorities List (NPL)</td>
<td>1 mile</td>
<td>None</td>
</tr>
<tr>
<td>Federal CERCLA</td>
<td>0.50 mile</td>
<td>None</td>
</tr>
<tr>
<td>Federal Institutional Control / Engineering Control Registries</td>
<td>Subject Property</td>
<td>None</td>
</tr>
<tr>
<td>RCRA CORRACTS Facilities</td>
<td>1 mile</td>
<td>None</td>
</tr>
<tr>
<td>RCRA Generators of Hazardous Wastes</td>
<td>0.125 mile</td>
<td>None</td>
</tr>
<tr>
<td>State Voluntary Cleanup Program (VCP)</td>
<td>0.50 mile</td>
<td>None</td>
</tr>
</tbody>
</table>

Thank you for using the professional environmental services of Phase Engineering, Inc. If you should have any questions, please contact me at 713-476-9844.

Sincerely,

James C. Dismukes, P.E.
President
Phase Engineering, Inc.
Phase I Environmental Site Assessment

Approximately 9.56 Acres Located along Stewart Road, San Juan, Hidalgo County, Texas 78589

February 19, 2018
PEI Project No.: 201801115

Prepared for:
Texas Grey Oaks, LLC

and
Texas Department of Housing and Community Affairs (TDHCA)

Prepared by:
Phase Engineering, Inc.
5524 Cornish Street
Houston, Texas 77007
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1.0 Executive Summary

1.1 Site Summary

<table>
<thead>
<tr>
<th>Site Element</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Subject Property Address</strong></td>
<td>Approximately 9.56 Acres Located along Stewart Road, San Juan, Hidalgo County, Texas 78589</td>
</tr>
<tr>
<td><strong>Current Use of Subject Property</strong></td>
<td>Undeveloped land</td>
</tr>
<tr>
<td><strong>Legal Description</strong></td>
<td>Lot 1, Stewarts Addition to the Conway Gardens; Lot 9, Block 31, Alamo Land and Sugar Company Subdivision (per client provided title commitment)</td>
</tr>
<tr>
<td><strong>Current Owner</strong></td>
<td>Alejandra and Jose Luis Contreras</td>
</tr>
<tr>
<td><strong>Current Uses of Adjoining Properties:</strong></td>
<td>North: Undeveloped land and single family residential property East: South Sterwart Road (FM 2557) and single family residential property South: Agricultural land West: City of San Juan Public Safety Building and undeveloped land</td>
</tr>
<tr>
<td><strong>Site Reconnaissance Date</strong></td>
<td>February 2, 2018</td>
</tr>
</tbody>
</table>

**Buildings / Structures**

- Summary of Structures: Storage garage

**Physical Setting**

- **Topography**: Elevation: Approximately 110 feet above mean sea level (msl)
- **General Area Topographic Downgradient**: To the east-southeast
- **Groundwater Flow Direction**: To the Assumed to be consistent with topographical gradient (See Section 5.3 for more information)
- **Depth to Groundwater**: Approximately 10 to 20 feet below ground surface (bgs)
- **Sub-Surface Geology**: Beaumont Formation (Qb-stipled)
- **Underlying Aquifer(s)**: Gulf Coast Aquifer
- **Near Surface Soils**: Hidalgo sandy clay loam, 0 to 1 percent slopes (28)

**Historical Use Subject Property**

<table>
<thead>
<tr>
<th>YEAR</th>
<th>PROPERTY USE</th>
<th>RESOURCE(S)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1916 - 1946</td>
<td>Assumed to be undeveloped land</td>
<td>1916 topographic map</td>
</tr>
<tr>
<td>1946 - 1949</td>
<td>Agricultural land</td>
<td>1946 aerial photograph</td>
</tr>
<tr>
<td>1949 - 2018</td>
<td>Undeveloped land</td>
<td>1955-2016 aerial photographs; 1949-2013 topographic maps, historical street directories, Hidalgo County tax records, interview, and site visit</td>
</tr>
</tbody>
</table>

**Historical Use Adjoining Properties**

<table>
<thead>
<tr>
<th>Direction</th>
<th>Historical Use Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Adjoining Property</td>
<td>Residential property and agricultural and undeveloped land</td>
</tr>
<tr>
<td>East Adjoining Property</td>
<td>Residential property and agricultural and undeveloped land</td>
</tr>
<tr>
<td>South Adjoining Property</td>
<td>Agricultural and undeveloped land</td>
</tr>
</tbody>
</table>
### 1.2 Project Summaries

#### ASTM Standard Considerations

<table>
<thead>
<tr>
<th>Report Section</th>
<th>No Further Action</th>
<th>REC</th>
<th>CREC</th>
<th>HREC</th>
<th>Other Environmental Considerations</th>
<th>Suggested Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.0 Current Use of Subject Property</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.0 Current Use of Adjoining Properties</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.0 User Provided Information</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.1 Standard Environmental Record Sources</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.4.1 Historical Information on Subject Property</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.4.3 Historical Information on Adjoining Properties</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6.0 Site Reconnaissance</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7.0 Interviews</td>
<td>✓</td>
<td></td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Non-ASTM Scope Considerations

<table>
<thead>
<tr>
<th>Report Section</th>
<th>No Further Action Necessary</th>
<th>Further Action Necessary</th>
<th>Suggested Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>15.1 Asbestos-Containing Building Materials</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>15.2 Cultural and Historical Resources</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>15.3 Endangered Species</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>15.4 Lead-Based Paint</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>15.5 Lead in Drinking Water</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>15.6 Radon</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>15.7 Wetlands</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>15.8 Vapor Encroachment Screening</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>15.9 Noise Study</td>
<td>✓</td>
<td></td>
<td>Noise mitigation required</td>
</tr>
<tr>
<td>Report Section</td>
<td>No Further Action Necessary</td>
<td>Further Action Necessary</td>
<td>Suggested Action</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>-----------------------------</td>
<td>--------------------------</td>
<td>------------------</td>
</tr>
<tr>
<td>15.10 Explosive and</td>
<td>![checkmark]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flammable Hazards</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
2.0 Introduction

2.1 Purpose of Assignment

The purpose of this assignment is to prepare a Phase I Environmental Site Assessment Report of Approximately 9.56 Acres Located along Stewart Road, San Juan, Hidalgo County, Texas 78589 and more fully described in this report; to conduct All Appropriate Inquiry as defined in EPA 40 CFR Part 312, to permit the user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on liability under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) as amended in 2002; and to identify, to the extent feasible pursuant to the processes prescribed in ASTM Standard E 1527-13 recognized environmental conditions in connection with the subject property. All migration pathways and environmental media (i.e. soil, groundwater, vapor) are considered in the determination of recognized environmental conditions.

2.2 Scope of Work

The Phase I Environmental Site Assessment was prepared in accordance with the ASTM Standard Practice E 1527-13 for Environmental Site Assessments and the EPA Rule on All Appropriate Inquiries and within any additional limitations and deviations noted in the report. The general scope of work includes:

- Interviews with past and present owners, operators and occupants;
- Interviews with local government officials;
- Review of historical sources of information;
- Review of federal, state, tribal and local government records;
- Visual inspections of the property and adjoining properties;
- Preparation of report.

The Phase I Environmental Site Assessment does not include:

- Soil, groundwater, or building material sampling;
- Chain of title or environmental lien search;
- Any non-scope considerations, unless specifically contracted for, as listed in the ASTM Standard E 1527-13 Sections 13.1.5.1 through 13.1.5.14 (see Section 15 of this report).

2.3 Significant Assumptions

Phase Engineering, Inc. assumes there are no hidden or unapparent environmental conditions of the property, subsoil, groundwater, structures or surroundings which would have an adverse effect on the property. Phase Engineering, Inc. assumes no responsibility for such conditions or for engineering or inspections which might be required to discover such conditions.

Record and interview information furnished to Phase Engineering, Inc., and contained in the report, were obtained from sources assumed to be reliable and believed to be true and correct. However, Phase Engineering, Inc. assumes no responsibility for any inaccuracies in such items which may be revealed as a result of subsequent action, either by Phase Engineering, Inc. or others. Accuracy or completeness of record information varies among information sources, including governmental sources. Record information is often inaccurate or incomplete. Numerous sites are considered unmapped because the federal or state databases do not adequately define the address and/or location to properly plot the site using standard geo-coding processes. Unmapped sites are generally reviewed using a zip code and street name search.
Phase Engineering, Inc. is not obligated to identify mistakes or insufficiencies in information provided. Phase Engineering, Inc. will make a reasonable effort to compensate for mistakes or insufficiencies in the information reviewed that are obvious in light of other information of which Phase Engineering, Inc. has actual knowledge at the time of preparation of the report.

Groundwater flow is assumed to be in the direction of surface topography unless otherwise noted in the report.

### 2.4 Limitations and Exceptions of Assessment

This report is prepared in general accordance to the ASTM Standard Practice for Environmental Site Assessments in accordance with Standard E 1527-13. No non-scope items as noted in the ASTM Standards of Practice taken into consideration, except as noted.

The findings and conclusions of this report are based on Phase Engineering, Inc. professional opinions of the environmental conditions identified using the methodology described in ASTM Standard E 1527-13. If greater certainty is desired by the user of the report, further investigation beyond the scope of the ASTM Standard E 1527-13 may be necessary.

Phase Engineering, Inc. has estimated neither the cost of the impact on the property nor the costs necessary to eliminate the recognized environmental conditions.

The report was limited to information concerning the observed physical characteristics of the site and adjoining properties, interviews, and standard environmental record sources.

No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of the ASTM Standard is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and the practice recognizes reasonable limits of time and cost. The time and cost constraints as agreed to by the user or his representative may deem certain information common to the Phase I Site Assessment process to not be reasonably ascertainable or practically reviewable.

Appropriate inquiry does not mean an exhaustive assessment of a property. There is a point at which the cost of information obtained or the time required to gather it outweighs the usefulness of the information and, in fact, may be a material detriment to the orderly completion of the transaction.

Any sketches, maps, aerial photographs, or similar documents in the report may show approximate locations, property boundaries, or similar information and are included to assist the reader in visualizing the property. Phase Engineering, Inc. has made no survey of the site.

Phase Engineering, Inc. is not required to give testimony or appear in court or in other hearings or formal discussions regarding the subject property or this assessment unless prior arrangements are made.

Phase Engineering, Inc. assumes there are no hidden or unapparent environmental conditions of the site, subsoil, structures or surroundings which would represent a recognized environmental condition. Phase Engineering, Inc. assumes no responsibility for such conditions or for actions which might be required to discover such conditions.

Information obtained from various sources is considered reliable and believed to be true and correct. Phase Engineering, Inc. will make a reasonable effort to compensate for mistakes or insufficiencies in the information reviewed that are obvious in light of other information of which Phase Engineering, Inc. has
actual knowledge. Phase Engineering, Inc. assumes no responsibility for any inaccuracies in such items which may be revealed as a result of subsequent action, either by Phase Engineering, Inc. or others.

This report is prepared for the sole benefit of the user of the report and may not be relied upon by any other person or entity without the written authorization of and payment of a fee to Phase Engineering, Inc.

The report is valid for a period of 180 days from the date issued. Validity for AAI liability protections may be less. The report may not be used or updated by a third party without written authorization of and payment of a fee to Phase Engineering, Inc.

Phase Engineering, Inc. provides no legal opinion or advice. Consult a qualified attorney for any items of a legal nature.

### 2.5 Special Terms and Conditions

No special terms or conditions were applicable to this report.

### 2.6 User Reliance

This report is prepared for the sole benefit of the user of the report as identified in Section 4.0 of this report and may not be relied upon by any other person or entity without the written authorization of Phase Engineering, Inc. Each subsequent user must satisfy the User’s Responsibilities set forth in Section 6 of the ASTM Standard E 1527-13 to qualify for the landowner liability protections under CERCLA.
3.0 Site Description

<table>
<thead>
<tr>
<th>Detail</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject Property Address</td>
<td>Approximately 9.56 Acres Located along Stewart Road, San Juan, Hidalgo County, Texas 78589</td>
</tr>
<tr>
<td>General Location</td>
<td>An area location map and a site sketch are located in Appendix I of this report.</td>
</tr>
<tr>
<td>Legal Description</td>
<td>Lot 1, Stewarts Addition to the Conway Gardens; Lot 9, Block 31, Alamo Land and Sugar Company Subdivision (per client provided title commitment)</td>
</tr>
<tr>
<td>Current Use of the Property</td>
<td>Undeveloped land</td>
</tr>
<tr>
<td>Current Owner(s)</td>
<td>Alejandra and Jose Luis Contreras</td>
</tr>
</tbody>
</table>

3.1 Current Uses of Adjoining Properties

<table>
<thead>
<tr>
<th>Direction</th>
<th>Property Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>To the North</td>
<td>Undeveloped land and single family residential property</td>
</tr>
<tr>
<td>To the East</td>
<td>South Stewart Road (FM 2557) and single family residential property</td>
</tr>
<tr>
<td>To the South</td>
<td>Agricultural land</td>
</tr>
<tr>
<td>To the West</td>
<td>City of San Juan Public Safety Building and undeveloped land</td>
</tr>
</tbody>
</table>

3.2 General Description of Onsite Buildings, Improvements and Roadways

<table>
<thead>
<tr>
<th>Feature</th>
<th>Feature Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Structure Name / Identification</td>
<td>Storage garage</td>
</tr>
<tr>
<td>Number of Floors</td>
<td>1</td>
</tr>
<tr>
<td>Exterior Finish Type(s)</td>
<td>Metal</td>
</tr>
<tr>
<td>Foundation Type(s)</td>
<td>No improved foundation</td>
</tr>
<tr>
<td>Roof Pitch</td>
<td>Metal</td>
</tr>
<tr>
<td>Approximate Age of Building</td>
<td>unknown</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Feature</th>
<th>Feature Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access / Egress Description</td>
<td>Driveway(s) off of the boundary street(s)</td>
</tr>
<tr>
<td>Onsite Improved Roadways</td>
<td>Driveway(s) off of the boundary street(s)</td>
</tr>
<tr>
<td>Improved Surface Cover</td>
<td>Vegetation</td>
</tr>
<tr>
<td>Other Improvements</td>
<td>No other improvements observed</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Feature</th>
<th>Feature Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Source of Potable Water</td>
<td>Municipal water system</td>
</tr>
<tr>
<td>Source of Sanitary Sewer</td>
<td>Municipal sanitary sewer</td>
</tr>
<tr>
<td>Heating / Cooling Fuel Source</td>
<td>None</td>
</tr>
<tr>
<td>Other Utilities</td>
<td>None</td>
</tr>
</tbody>
</table>
4.0 User Provided Information

4.1 User Responsibilities Information

User(s) of this report: Texas Grey Oaks, LLC; Texas Department of Housing and Community Affairs (TDHCA)

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the “Brownfields Amendments”) the user must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30 and 312.31. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. The user should provide the following information (if available) to the environmental professional. Failure to conduct these inquiries (or where the user has not provided conclusive answers) could result in a determination that “all appropriate inquiries” is not complete.

If any user of this report desires Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, the user should complete the “user responsibilities” included in Appendix IV.

The following information was provided by Steve Lollis, with Texas Grey Oaks, LLC:

<table>
<thead>
<tr>
<th>User Responsibilities Questionnaire</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Question</strong></td>
</tr>
<tr>
<td>1. Environmental cleanup liens that are filed or recorded against the property (40 CFR 312.25).</td>
</tr>
<tr>
<td>Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?</td>
</tr>
<tr>
<td>2. Activity and land use (AUL’s) limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26(a)(1)(v) and vi)).</td>
</tr>
<tr>
<td>Did a search of recorded land title records (or judicial records where appropriate) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place of the property and/or have been filed or recorded against the property under federal, tribal, state or local law?</td>
</tr>
<tr>
<td>3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).</td>
</tr>
<tr>
<td>Do you have any specialized knowledge or experience related to the property or nearby properties? 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?</td>
</tr>
<tr>
<td>Question</td>
</tr>
<tr>
<td>------------------------------------------------------------------------</td>
</tr>
<tr>
<td>4. Relationship to the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).</td>
</tr>
<tr>
<td>Does the purchase price being paid for this property reasonably reflect the fair market value of the property?</td>
</tr>
<tr>
<td>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?</td>
</tr>
</tbody>
</table>

5. 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 Phase Engineering, Inc. to identify conditions indicative of releases or threatened releases? For example, as user,

(a.) Do you know the past uses of the property?       No
(b.) Do you know of specific chemicals that are present or once were present at the property?    No
(c.) Do you know of spills or other chemical releases that have taken place at the property?     No
(d.) Do you know of any environmental cleanups that have taken place at the property?            No

6. 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? No

The user has provided the following information concerning the owner, property manager and occupant information:

• Owner: Alejandra Contrerras, 956-533-8833

<table>
<thead>
<tr>
<th>User Provided Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type of Information Provided</td>
</tr>
<tr>
<td>-----------------------------</td>
</tr>
<tr>
<td>Title Commitment</td>
</tr>
<tr>
<td>Survey</td>
</tr>
</tbody>
</table>

Comments on Provided Information:

• Title commitment prepared by Chicago Title Insurance Company.
4.2 Reason for Performing Phase I

As per ASTM Standard E 1527-13, it is the user's responsibility to identify the reason for performing the Environmental Site Assessment, which may include, among other reasons, the intention to satisfy one of the requirements to qualify for one of the landowner liability protections under CERCLA. If no reason for performing the Environmental Site Assessment is provided by the user, it is assumed the report is to conduct all appropriate inquiry to satisfy one of the landowner liability protections under CERCLA.
5.0 Records Review

5.1 Standard Environmental Record Sources, Federal, State & Tribal

The following federal, state and tribal environmental records were searched. This information was provided by AAI Environmental Data and is subject to the AAI Data Disclaimer. Full descriptions on the search and facilities located are included in the Appendix. The AAI Data summary is as follows:

<table>
<thead>
<tr>
<th>Source</th>
<th>Environmental Record</th>
<th>Updated</th>
<th>ASTM Search Distance (miles)</th>
<th>Subject Property</th>
<th>Adjoining Property</th>
<th>1/2 Mile</th>
<th>1 Mile</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Federal Sites</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>EPA</td>
<td>NPL</td>
<td>1.000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EPA</td>
<td>NPL (Delisted)</td>
<td>0.500</td>
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<td>0</td>
<td>0</td>
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<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EPA</td>
<td>CERCLIS</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EPA</td>
<td>CERCLIS INFRAP</td>
<td>Adjoining*</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EPA</td>
<td>RCRA</td>
<td>Adjoining*</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>-</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EPA</td>
<td>RCRA TSD</td>
<td>0.500</td>
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<td>0</td>
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<td>-</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EPA</td>
<td>RCRA CORRACTS</td>
<td>1.000</td>
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</tr>
<tr>
<td>EPA</td>
<td>IC/EC</td>
<td>Property</td>
<td>0</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>NRC</td>
<td>ERNS</td>
<td>Property</td>
<td>0</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>State and Tribal Sites</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TCEQ</td>
<td>SPL (NPL/CERCLIS)</td>
<td>1.000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>MSW</td>
<td>0.500</td>
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<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
<td>0</td>
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<td>CLI</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>AST</td>
<td>Adjoining*</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>-</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>UST</td>
<td>Adjoining*</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>-</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>LPST</td>
<td>0.500</td>
<td>0</td>
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<td>-</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>RDR</td>
<td>Adjoining*</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>IC/EC</td>
<td>Property</td>
<td>0</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>IOP</td>
<td>Adjoining*</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>VCP</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>RRC TX</td>
<td>RRC-VCP</td>
<td>0.5</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
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<tr>
<td>TCEQ</td>
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<td>0.500</td>
<td>0</td>
<td>0</td>
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<td>-</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>IHW</td>
<td>Adjoining*</td>
<td>0</td>
<td>0</td>
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<td>-</td>
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<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>IHWCA</td>
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<td>-</td>
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<td>0</td>
</tr>
<tr>
<td>RRC TX</td>
<td>RRC-BRP</td>
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<td>0</td>
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<td>-</td>
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</tr>
<tr>
<td><strong>Supplemental Databases</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TCEQ</td>
<td>MSD</td>
<td>1.000</td>
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<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>DCR</td>
<td>0.500</td>
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<td>0</td>
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<td>-</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>DCRP</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<td>0</td>
<td>-</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

*Adjoining properties are defined as being within a search radius of 0.25 mi. from the subject property boundaries.

### UNGEOCODED SITES

<table>
<thead>
<tr>
<th>Environmental Records</th>
<th>ASTM Search Distance (miles)</th>
<th>Total Identified</th>
</tr>
</thead>
<tbody>
<tr>
<td>Federal / State / Tribal</td>
<td>Subject Property - 1.0 mile</td>
<td>Twelve (12)</td>
</tr>
</tbody>
</table>
Ungeocoded Sites

Numerous sites / facilities are considered ungeocoded because the federal, state or local databases do not adequately define or represent the address and/or location to properly plot the site using standard geo-coding processes. Ungeocoded sites are generally reviewed using a zip code and street name search.

Based on additional research conducted, the ungeocoded sites do not appear to have environmentally impacted the subject property.

National Priority List (NPL)

List compiled by EPA pursuant to CERCLA 42 U.S.C. § 9605(a)(8)(B) of properties with the highest priority for cleanup pursuant to EPA’s Hazard Ranking System. See 40 C.F.R. Part 300.

Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)

The CERCLIS List contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL. The information on each site includes a history of all pre-remedial, remedial, removal and community relations activities or events at the site, financial funding information for the events, and unrestricted enforcement activities.

Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) / No Further Remedial Action Planned (NFRAP)

NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly, or the contamination was not serious enough to require Federal Superfund action, CERCLA or NPL consideration.

Resource Conservation and Recovery Act (RCRA) Corrective Action Facilities (CORRACTS)

Hazardous waste treatment, storage, or disposal facilities and other RCRA-regulated facilities (due to past interim status or storage of hazardous wastes beyond 90 days) that have been notified by the U.S. Environmental Protection Agency to undertake corrective action under RCRA. The CORRACTS list is a subset of the EPA database that manages RCRA data.

Resource Conservation and Recovery Act (RCRA) Non-CORRACTS Hazardous Waste Treatment, Storage, and Disposal Facilities (TSD)

Those facilities on which treatment, storage and / or disposal of hazardous wastes takes place, as defined and regulated by RCRA.

Resource Conservation and Recovery Act (RCRA) Generators of Hazardous Wastes

Those persons or entities that generate hazardous wastes, as defined by RCRA.

Emergency Response Notification System (ERNS)

EPA’s emergency response notification system list of reported CERCLA hazardous substance releases or spills in quantities greater than the reportable quantity, as maintained at the National Response Center. Notification requirements for such releases or spills are codified in 40 CFR Parts 302 and 355.
Federal Institutional Control / Engineering Control Registries

Engineering Controls (EC) – Physical modifications to a site or facility (for example, capping, slurry walls, or point of use water treatment) to reduce or eliminate the potential for exposure to hazardous substances or petroleum products in the soil or groundwater on the property. Engineering controls are a type of activity and use limitation (AUL).

Institutional Controls (IC) – A legal or administrative restriction (for example, “deed restrictions,” restrictive covenants, easements, or zoning) on the use of, or access to, a site or facility to (1) reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or ground water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. An institutional control is a type of Activity and Use Limitation (AUL).

IC / EC Registries – Databases of institutional controls or engineering controls that may be maintained by a federal, state or local environmental agency for purposes of tracking sites that may contain residual contamination and AULs. The names for these may vary from program to program and state to state.

State / Tribal Equivalent - National Priority List (NPL)

This list is the state / tribal equivalent to the EPA NPL list.

State / Tribal Equivalent Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) (SCL)

This list is the state / tribal equivalent to the EPA CERCLIS list.

State / Tribal Voluntary Cleanup Program Sites

List of state / tribal sites undergoing investigation, remediation and / or response action under the applicable state / tribal environmental regulatory agency.

Solid Waste Landfills (SWLF)

List of landfills, transfer stations, sludge application sites, illegal dump sites, recycling facilities, and medical waste generators and transporters.

Leaking Petroleum Storage Tank Sites (LPST)

State lists of leaking underground storage tank sites. RCRA gives EPA and states, under cooperative agreements with the EPA, authority to cleanup releases from UST systems or require owners and operators to do so. (42 U.S.C. § 6991b).

Registered Storage Tanks

Underground storage tanks (USTs) - Any tank, including underground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 10% or more beneath the surface of the ground.

Aboveground storage tanks (ASTs) - Any tank, including aboveground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 90% or more above the surface of the ground.
State / Tribal Institutional Control / Engineering Control Registries

Engineering Controls (EC) – Physical modifications to a site or facility (for example, capping, slurry walls, or point of use water treatment) to reduce or eliminate the potential for exposure to hazardous substances or petroleum products in the soil or groundwater on the property. Engineering controls are a type of activity and use limitation (AUL).

Institutional Controls (IC) – A legal or administrative restriction (for example, “deed restrictions,” restrictive covenants, easements, or zoning) on the use of, or access to, a site or facility to (1) reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or groundwater on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. An institutional control is a type of Activity and Use Limitation (AUL).

IC / EC Registries – Databases of institutional controls or engineering controls that may be maintained by a federal, state or local environmental agency for purposes of tracking sites that may contain residual contamination and AULs. The names for these may vary from program to program and state to state.

State / Tribal Brownfields

Brownfields are former industrial and commercial sites where redevelopment is complicated by real or perceived contamination.

Sites Found:

Summary of Critical Identified Sites

<table>
<thead>
<tr>
<th>Summary of Critical Identified Sites</th>
</tr>
</thead>
<tbody>
<tr>
<td>No sites of concern were identified by the AAI Environmental Data report reviewed as part of this assessment</td>
</tr>
</tbody>
</table>

Phase Engineering, Inc. has made an attempt to review regulatory agency files to determine if the subject property or any of the adjoining properties have been identified on one or more of the standard environmental record sources per ASTM Standard Practice E 1527-13 Section 8.2.1. The purpose of the regulatory file review is to obtain sufficient information to assist the environmental professional in determining if a recognized environmental condition, historical recognized environmental condition, controlled recognized environmental condition or a de minimis condition exists at the subject property in connection with the listing. Phase Engineering, Inc. has provided copies of the relevant reviewed regulatory agency file information in Appendix III of this report. If this information has been determined to be of a file size that is impractical to provide in Appendix III, then this information will be provided at the request of the user of this report under separate cover. Some of the regulatory documentation has been deemed not to be reasonably ascertainable due to (1) information that is not publically available, (2) information that is not obtainable from its source within reasonable time and cost constraints, and (3) information that is not practically reviewable (ASTM Standard Practice E 1527-13 Section 8.1.4). If a regulatory agency file review is not warranted or is not reasonably ascertainable, then Phase Engineering, Inc. has provided an explanation within this report for not conducting the applicable regulatory agency file review.

5.2 Additional Environmental Record Sources

To enhance and supplement the ASTM E1527-13 standard environmental record sources specified in 8.2.1, local records and/or additional state or tribal records shall be checked when, in the judgment of the environmental professional, such additional records (1) are reasonably ascertainable, (2) are sufficiently useful, accurate and complete in light of the objective of the records review (see 8.1.1), and (3) are
generally obtained, pursuant to local good commercial or customary practice, in initial environmental site assessments in the type of commercial real estate transaction involved. To the extent additional sources are used to supplement the same record types listed specified in 8.2.1, approximate minimum search distances should not be less than those specified above (adjusted as provided in 8.2.1 and 8.1.2.1). Phase Engineering has reviewed additional environmental record sources and has included these sources in this report when the record sources were reasonably ascertainable, sufficiently useful and generally obtained, pursuant to local good commercial or customary practice.

5.3 Physical Setting Sources

The following physical setting sources were searched and no environmental problems due to geologic, hydrogeologic, hydrologic, or topographic characteristics of the subject property were noted nor were conditions identified in which hazardous substances or petroleum products were likely to migrate to the property or from or within the property into the ground water or soil except as noted. A copy of each source is included in Appendix I of this report.

<table>
<thead>
<tr>
<th>Topographic and Hydrogeologic Settings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Source Name</td>
</tr>
<tr>
<td>USGS 7.5 Minute Topographic Map</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Current USGS Topographic Map</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Groundwater Information</td>
</tr>
<tr>
<td>Texas Water Development Board (TWDB)</td>
</tr>
<tr>
<td>Submitted Driller's Database</td>
</tr>
<tr>
<td>Formation Name</td>
</tr>
<tr>
<td>-------------------------------</td>
</tr>
<tr>
<td>Beaumont Formation (Qb-stipled)</td>
</tr>
</tbody>
</table>

### Underlying Aquifer(s)

<table>
<thead>
<tr>
<th>Aquifer Name</th>
<th>Aquifer Description</th>
</tr>
</thead>
</table>
| Gulf Coast Aquifer| "The Gulf Coast Aquifer is a major aquifer paralleling the Gulf of Mexico coastline from the Louisiana border to the Mexican border. It consists of several aquifers, including the Jasper, Evangeline, and Chicot aquifers, which are composed of discontinuous sand, silt, clay, and gravel beds. The maximum total sand thickness for the Gulf Coast Aquifer ranges from 700 feet in the south to 1,300 feet in the north. Freshwater saturated thickness averages about 1,000 feet. Water quality varies with depth and locality: it is generally good in the central and northeastern parts of the aquifer where it contains less than 500 milligrams per liter of total dissolved solids but declines to the south where it typically contains 1,000 to more than 10,000 milligrams per liter of total dissolved solids and where the productivity of the aquifer decreases. High levels of radionuclides, believed mainly to be naturally occurring, are found in some wells in Harris County in the outcrop and in South Texas. The aquifer is used for municipal, industrial, and irrigation purposes. In Harris, Galveston, Fort Bend, Jasper, and Wharton counties, water level declines of up to 350 feet have led to land subsidence. The planning groups recommended several water management strategies that use the Gulf Coast Aquifer, including drilling more wells, pumping more water from existing wells, temporary overdrafting, constructing new or expanded treatment plants, desalinating brackish groundwater, developing conjunctive use projects, and reallocating supplies."
|                   | No minor aquifers underlie the subject property.                                                                                                                                                                                                                                                                                                     |

**Definition Source:** Texas Major Aquifers Geodatabase (Updated December, 2006): Texas Water Development Board (TWDB) GIS Data, [http://www.twdb.state.tx.us/mapping/gisdata](http://www.twdb.state.tx.us/mapping/gisdata) and Texas Water Development Board, Water for Texas 2007, Chapter 7 Groundwater Resources, pg. 176-238 [http://www.twdb.state.tx.us/wrpi/swp/swp.htm](http://www.twdb.state.tx.us/wrpi/swp/swp.htm)

### Flood Zone(s)

<table>
<thead>
<tr>
<th>Zone Designation</th>
<th>Zone Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zone X500</td>
<td>An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from 100-year flooding.</td>
</tr>
</tbody>
</table>

**This data was obtained from the most current FEMA information available online. Actual flood elevation should be obtained by a qualified survey or other professional.**

**During a flood event, the potential exists for the migration of hazardous substances and / or petroleum products to and / or from the subject property.**

**Source:** Flood Emergency Management Agency (FEMA) Hidalgo County, Texas Flood Insurance Rate Map (FIRM).
Near Surface Soils

<table>
<thead>
<tr>
<th>Soil Name(s)</th>
<th>Soil Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hidalgo sandy clay loam, 0 to 1 percent slopes (28)</td>
<td>Component: Hidalgo (85%) The Hidalgo component makes up 85 percent of the map unit. Slopes are 0 to 1 percent. This component is on terraces on relict delta plains. The parent material consists of calcareous loamy alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R083DY501TX Gray Sandy Loam 20-25&quot; Pz ecological site. Nonirrigated land capability classification is 2c. Irrigated land capability classification is 1 This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 23 percent. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 4 within 30 inches of the soil surface.</td>
</tr>
</tbody>
</table>


5.4 Historical Use Information

Historical sources were consulted to develop a history of the previous uses of the property and the surrounding area, in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the property. All obvious uses of the property were identified from the present, back to the property’s obvious first developed use, or back to 1940, whichever is earlier as per ASTM E 1527-13, Section 8.1.4, Reasonably Ascertainable / Standard Sources.

5.4.1 Summary of Historical Information on Subject Property

<table>
<thead>
<tr>
<th>Historical Use Subject Property</th>
</tr>
</thead>
<tbody>
<tr>
<td>YEAR</td>
</tr>
<tr>
<td>1916 - 1946</td>
</tr>
<tr>
<td>1946 - 1949</td>
</tr>
<tr>
<td>1949 - 2018</td>
</tr>
</tbody>
</table>

5.4.2 Summary of Historical Use Information on Adjoining Properties

Phase Engineering, Inc. has conducted thorough research including site observations, regulatory records review and review of reasonably ascertainable standard and other historical sources to determine current and past uses of adjoining properties. Standard and historical sources used to make these determinations include aerial photographs; topographic maps, city directories (if coverage is available); and / or, fire
insurance rate maps (if coverage is available). The following are summaries of each adjoining property use:

<table>
<thead>
<tr>
<th>Historical Use Adjoining Properties</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Direction</strong></td>
</tr>
<tr>
<td>North Adjoining Property</td>
</tr>
<tr>
<td>East Adjoining Property</td>
</tr>
<tr>
<td>South Adjoining Property</td>
</tr>
<tr>
<td>West Adjoining Property</td>
</tr>
</tbody>
</table>

### 5.4.3 Standard Historical Sources

The following historical sources were consulted to determine prior usage and potential areas of environmental problem areas:

#### 5.4.3.1 Aerial Photographs

Aerial photographs were reviewed for use which would indicate areas of environmental concern. The aerial photographs did not indicate any usage except as noted in this report and are included in Appendix I. The following aerial photographs were reviewed as part of this assessment:

<table>
<thead>
<tr>
<th>Property Identification</th>
<th>Improvement Description</th>
<th>Identified Areas of Environmental Concern</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2016 Aerial Photograph</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Subject Property</td>
<td>This photograph shows agricultural improvements at this property.</td>
<td>This photograph shows indications of agricultural related activity at this property.</td>
</tr>
<tr>
<td>North</td>
<td>This photograph shows residential improvements at this property.</td>
<td>No areas of environmental concern are shown at this property on this photograph.</td>
</tr>
<tr>
<td>East</td>
<td>This photograph shows residential improvements at this property.</td>
<td>No areas of environmental concern are shown at this property on this photograph.</td>
</tr>
<tr>
<td>South</td>
<td>This photograph shows agricultural improvements at this property.</td>
<td>This photograph shows indications of agricultural related activity at this property.</td>
</tr>
<tr>
<td>West</td>
<td>This photograph shows no improvements at this property.</td>
<td>No areas of environmental concern are shown at this property on this photograph.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Identification</th>
<th>Improvement Description</th>
<th>Identified Areas of Environmental Concern</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2015 Aerial Photograph</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Subject Property</td>
<td>This photograph shows agricultural improvements at this property.</td>
<td>This photograph shows indications of agricultural related activity at this property.</td>
</tr>
<tr>
<td>North</td>
<td>This photograph shows residential improvements at this property.</td>
<td>No areas of environmental concern are shown at this property on this photograph.</td>
</tr>
<tr>
<td>Property Identification</td>
<td>Improvement Description</td>
<td>Identified Areas of Environmental Concern</td>
</tr>
<tr>
<td>-------------------------</td>
<td>-------------------------------------------------------------</td>
<td>-------------------------------------------------------------</td>
</tr>
<tr>
<td>East</td>
<td>This photograph shows residential improvements at this property.</td>
<td>No areas of environmental concern are shown at this property on this photograph.</td>
</tr>
<tr>
<td>South</td>
<td>This photograph shows agricultural improvements at this property.</td>
<td>This photograph shows indications of agricultural related activity at this property.</td>
</tr>
<tr>
<td>West</td>
<td>This photograph shows no improvements at this property.</td>
<td>No areas of environmental concern are shown at this property on this photograph.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Identification</th>
<th>Improvement Description</th>
<th>Identified Areas of Environmental Concern</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject Property</td>
<td>This photograph shows agricultural improvements at this property.</td>
<td>This photograph shows indications of agricultural related activity at this property.</td>
</tr>
<tr>
<td>North</td>
<td>This photograph shows residential improvements at this property.</td>
<td>No areas of environmental concern are shown at this property on this photograph.</td>
</tr>
<tr>
<td>East</td>
<td>This photograph shows residential improvements at this property.</td>
<td>No areas of environmental concern are shown at this property on this photograph.</td>
</tr>
<tr>
<td>South</td>
<td>This photograph shows agricultural improvements at this property.</td>
<td>This photograph shows indications of agricultural related activity at this property.</td>
</tr>
<tr>
<td>West</td>
<td>This photograph shows no improvements at this property.</td>
<td>No areas of environmental concern are shown at this property on this photograph.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Identification</th>
<th>Improvement Description</th>
<th>Identified Areas of Environmental Concern</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject Property</td>
<td>This photograph shows agricultural improvements at this property.</td>
<td>This photograph shows indications of agricultural related activity at this property.</td>
</tr>
<tr>
<td>North</td>
<td>This photograph shows residential improvements at this property.</td>
<td>No areas of environmental concern are shown at this property on this photograph.</td>
</tr>
<tr>
<td>East</td>
<td>This photograph shows residential improvements at this property.</td>
<td>No areas of environmental concern are shown at this property on this photograph.</td>
</tr>
<tr>
<td>South</td>
<td>This photograph shows agricultural improvements at this property.</td>
<td>This photograph shows indications of agricultural related activity at this property.</td>
</tr>
<tr>
<td>Property Identification</td>
<td>Improvement Description</td>
<td>Identified Areas of Environmental Concern</td>
</tr>
<tr>
<td>-------------------------</td>
<td>-------------------------</td>
<td>------------------------------------------</td>
</tr>
<tr>
<td>West</td>
<td>This photograph shows no improvements at this property.</td>
<td>No areas of environmental concern are shown at this property on this photograph.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Identification</th>
<th>Improvement Description</th>
<th>Identified Areas of Environmental Concern</th>
</tr>
</thead>
<tbody>
<tr>
<td>1995 Aerial Photograph</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Subject Property</td>
<td>This photograph shows no improvements at this property.</td>
<td>No areas of environmental concern are shown at this property on this photograph.</td>
</tr>
<tr>
<td>North</td>
<td>This photograph shows residential improvements at this property.</td>
<td>No areas of environmental concern are shown at this property on this photograph.</td>
</tr>
<tr>
<td>East</td>
<td>This photograph shows residential improvements at this property.</td>
<td>No areas of environmental concern are shown at this property on this photograph.</td>
</tr>
<tr>
<td>South</td>
<td>This photograph shows agricultural improvements at this property.</td>
<td>This photograph shows indications of agricultural related activity at this property.</td>
</tr>
<tr>
<td>West</td>
<td>This photograph shows no improvements at this property.</td>
<td>No areas of environmental concern are shown at this property on this photograph.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Identification</th>
<th>Improvement Description</th>
<th>Identified Areas of Environmental Concern</th>
</tr>
</thead>
<tbody>
<tr>
<td>1983 Aerial Photograph</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Subject Property</td>
<td>This photograph shows no improvements at this property.</td>
<td>No areas of environmental concern are shown at this property on this photograph.</td>
</tr>
<tr>
<td>North</td>
<td>This photograph is of poor image quality; therefore specific interpretation of potential improvements at this property is limited.</td>
<td>This photograph is of poor image quality; therefore specific interpretation of potential improvements at this property is limited.</td>
</tr>
<tr>
<td>East</td>
<td>This photograph shows residential improvements at this property.</td>
<td>No areas of environmental concern are shown at this property on this photograph.</td>
</tr>
<tr>
<td>South</td>
<td>This photograph shows agricultural improvements at this property.</td>
<td>This photograph shows indications of agricultural related activity at this property.</td>
</tr>
<tr>
<td>West</td>
<td>This photograph shows no improvements at this property.</td>
<td>No areas of environmental concern are shown at this property on this photograph.</td>
</tr>
<tr>
<td>Property Identification</td>
<td>Improvement Description</td>
<td>Identified Areas of Environmental Concern</td>
</tr>
<tr>
<td>-------------------------</td>
<td>--------------------------</td>
<td>-------------------------------------------</td>
</tr>
<tr>
<td><strong>1980 Aerial Photograph</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Subject Property</td>
<td>This photograph shows no improvements at this property.</td>
<td>No areas of environmental concern are shown at this property on this photograph.</td>
</tr>
<tr>
<td>North</td>
<td>This photograph shows no improvements at this property.</td>
<td>No areas of environmental concern are shown at this property on this photograph.</td>
</tr>
<tr>
<td>East</td>
<td>This photograph shows agricultural and residential improvements at this property.</td>
<td>This photograph shows indications of agricultural related activity at this property.</td>
</tr>
<tr>
<td>South</td>
<td>This photograph shows agricultural improvements at this property.</td>
<td>This photograph shows indications of agricultural related activity at this property.</td>
</tr>
<tr>
<td>West</td>
<td>This photograph shows no improvements at this property.</td>
<td>No areas of environmental concern are shown at this property on this photograph.</td>
</tr>
<tr>
<td><strong>1973 Aerial Photograph</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Subject Property</td>
<td>This photograph shows no improvements at this property.</td>
<td>No areas of environmental concern are shown at this property on this photograph.</td>
</tr>
<tr>
<td>North</td>
<td>This photograph shows no improvements at this property.</td>
<td>No areas of environmental concern are shown at this property on this photograph.</td>
</tr>
<tr>
<td>East</td>
<td>This photograph shows agricultural and residential improvements at this property.</td>
<td>This photograph shows indications of agricultural related activity at this property.</td>
</tr>
<tr>
<td>South</td>
<td>This photograph shows agricultural improvements at this property.</td>
<td>This photograph shows indications of agricultural related activity at this property.</td>
</tr>
<tr>
<td>West</td>
<td>This photograph shows no improvements at this property.</td>
<td>No areas of environmental concern are shown at this property on this photograph.</td>
</tr>
<tr>
<td><strong>1961 Aerial Photograph</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Subject Property</td>
<td>This photograph shows no improvements at this property.</td>
<td>No areas of environmental concern are shown at this property on this photograph.</td>
</tr>
<tr>
<td>Property Identification</td>
<td>Improvement Description</td>
<td>Identified Areas of Environmental Concern</td>
</tr>
<tr>
<td>--------------------------</td>
<td>--------------------------</td>
<td>-------------------------------------------</td>
</tr>
<tr>
<td>North</td>
<td>This photograph shows no improvements at this property.</td>
<td>No areas of environmental concern are shown at this property on this photograph.</td>
</tr>
<tr>
<td>East</td>
<td>This photograph shows agricultural and residential improvements at this property.</td>
<td>This photograph shows indications of agricultural related activity at this property.</td>
</tr>
<tr>
<td>South</td>
<td>This photograph shows agricultural improvements at this property.</td>
<td>This photograph shows indications of agricultural related activity at this property.</td>
</tr>
<tr>
<td>West</td>
<td>This photograph shows agricultural improvements at this property.</td>
<td>This photograph shows indications of agricultural related activity at this property.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Identification</th>
<th>Improvement Description</th>
<th>Identified Areas of Environmental Concern</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1955 Aerial Photograph</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Subject Property</td>
<td>This photograph shows no improvements at this property.</td>
<td>No areas of environmental concern are shown at this property on this photograph.</td>
</tr>
<tr>
<td>North</td>
<td>This photograph shows no improvements at this property.</td>
<td>No areas of environmental concern are shown at this property on this photograph.</td>
</tr>
<tr>
<td>East</td>
<td>This photograph shows residential improvements at this property.</td>
<td>No areas of environmental concern are shown at this property on this photograph.</td>
</tr>
<tr>
<td>South</td>
<td>This photograph shows no improvements at this property.</td>
<td>No areas of environmental concern are shown at this property on this photograph.</td>
</tr>
<tr>
<td>West</td>
<td>This photograph shows agricultural improvements at this property.</td>
<td>This photograph shows indications of agricultural related activity at this property.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Identification</th>
<th>Improvement Description</th>
<th>Identified Areas of Environmental Concern</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1946 Aerial Photograph</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Subject Property</td>
<td>This photograph shows agricultural improvements at this property.</td>
<td>This photograph shows indications of agricultural related activity at this property.</td>
</tr>
<tr>
<td>North</td>
<td>This photograph shows agricultural improvements at this property.</td>
<td>This photograph shows indications of agricultural related activity at this property.</td>
</tr>
<tr>
<td>East</td>
<td>This photograph shows agricultural and residential improvements at this property.</td>
<td>This photograph shows indications of agricultural related activity at this property.</td>
</tr>
</tbody>
</table>
### 5.4.3.2 Fire Insurance Maps

In the late nineteenth century, private companies began preparing maps of central business districts for use by fire insurance companies. These maps were updated and expanded geographically periodically throughout the twentieth century. The maps often indicate construction materials of specific building structures and the location of gasoline storage tanks.

Fire insurance rate map coverage was not available for the subject property area.

### 5.4.3.3 Property Tax Files

Hidalgo County Appraisal District tax records show that the subject property is owned by Alejandra and Jose Luis Contreras. The property tax records are located in the Appendix.

### 5.4.3.4 Land Title Records & Environmental Lien Searches

A title commitment prepared by Chicago Title Insurance Company, dated January 05, 2018 was provided by the user of this report for review. No recorded environmental liens, environmentally related activity, use limitations (AULs) or other environmental concerns were noted in the title commitment. No recognized environmental conditions appear to exist. A portion of the title commitment is located in Appendix III.

### 5.4.3.5 USGS 7.5 Minute Topographic Map

Topographic maps were reviewed for use which would indicate areas of environmental concern. The topographic maps did not indicate any usage except as noted in this report and are included in Appendix I. The following topographic maps were reviewed for this assessment:

<table>
<thead>
<tr>
<th>Year</th>
<th>Scale</th>
<th>Indication of Environmental Concerns</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>7.5 Minute</td>
<td>A well is shown on the subject property.</td>
</tr>
<tr>
<td>2002</td>
<td>7.5 Minute</td>
<td>A well is shown on the subject property. Agricultural land is shown on the south adjoining property.</td>
</tr>
<tr>
<td>1983</td>
<td>7.5 Minute</td>
<td>A well is shown on the subject property. Agricultural land is shown on the east and south adjoining properties.</td>
</tr>
<tr>
<td>1963</td>
<td>7.5 Minute</td>
<td>A well is shown on the subject property. Agricultural land is shown on the east, south, and west adjoining properties.</td>
</tr>
<tr>
<td>1949</td>
<td>15 Minute</td>
<td>No areas of environmental concern were shown on the subject property or adjoining properties</td>
</tr>
<tr>
<td>1916</td>
<td>15 Minute</td>
<td>No areas of environmental concern were shown on the subject property or adjoining properties</td>
</tr>
</tbody>
</table>
5.4.3.6 Local Street Directories

Street directories were reviewed at a minimum of five year intervals and / or property use changes via Phone Disc, Cole, Kriss Kross, and Polk City Directories.

See Street directory summary table on the following page(s).
<table>
<thead>
<tr>
<th>Year</th>
<th>Subject Property</th>
<th>North Adjoining Property</th>
<th>East Adjoining Property</th>
<th>South Adjoining Property</th>
<th>West Adjoining Property</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>SWC of South Steward Road and Ridge Road/ Undeveloped Land</td>
<td>301 E Ridge Road</td>
<td>1609 South Stewart Road</td>
<td>Undeveloped Land</td>
<td>Undeveloped Land</td>
</tr>
<tr>
<td>2017</td>
<td>NL</td>
<td>NL</td>
<td>Residential</td>
<td>NL</td>
<td>NL</td>
</tr>
<tr>
<td></td>
<td></td>
<td>NL</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2010</td>
<td>NL</td>
<td>NL</td>
<td>Residential</td>
<td>NL</td>
<td>NL</td>
</tr>
<tr>
<td></td>
<td></td>
<td>NL</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2005</td>
<td>NL</td>
<td>NL</td>
<td>Residential</td>
<td>NL</td>
<td>NL</td>
</tr>
<tr>
<td></td>
<td></td>
<td>NL</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2001-2002</td>
<td>NL</td>
<td>NL</td>
<td>Residential</td>
<td>NL</td>
<td>NL</td>
</tr>
<tr>
<td></td>
<td></td>
<td>NL</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1995</td>
<td>NL</td>
<td>NL</td>
<td>Residential</td>
<td>NL</td>
<td>NL</td>
</tr>
<tr>
<td></td>
<td></td>
<td>NL</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1989-1990</td>
<td>NL</td>
<td>NL</td>
<td>Residential</td>
<td>NL</td>
<td>NL</td>
</tr>
<tr>
<td></td>
<td></td>
<td>NL</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1985</td>
<td>NL</td>
<td>NL</td>
<td>Residential</td>
<td>NL</td>
<td>NL</td>
</tr>
<tr>
<td></td>
<td></td>
<td>NL</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1980</td>
<td>NL</td>
<td>NL</td>
<td>Residential</td>
<td>NL</td>
<td>NL</td>
</tr>
<tr>
<td></td>
<td></td>
<td>NL</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1975</td>
<td>NL</td>
<td>NL</td>
<td>NL/ Undeveloped Land</td>
<td>NL</td>
<td>NL</td>
</tr>
<tr>
<td></td>
<td></td>
<td>NL</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1970</td>
<td>NL</td>
<td>NL</td>
<td>NL/ Undeveloped Land</td>
<td>NL</td>
<td>NL</td>
</tr>
<tr>
<td>Subject Property</td>
<td>North Adjoining Property</td>
<td>East Adjoining Property</td>
<td>South Adjoining Property</td>
<td>West Adjoining Property</td>
<td></td>
</tr>
<tr>
<td>------------------</td>
<td>--------------------------</td>
<td>-------------------------</td>
<td>--------------------------</td>
<td>-------------------------</td>
<td></td>
</tr>
<tr>
<td>NL/ Undeveloped Land</td>
<td>NL</td>
<td>NL/ Undeveloped Land</td>
<td>NL</td>
<td>NL</td>
<td></td>
</tr>
<tr>
<td>1966</td>
<td>NL</td>
<td>NL/ Undeveloped Land</td>
<td>NL</td>
<td>NL</td>
<td></td>
</tr>
<tr>
<td>NL/ Undeveloped Land</td>
<td>NL</td>
<td>NL/ Undeveloped Land</td>
<td>NL</td>
<td>NL</td>
<td></td>
</tr>
<tr>
<td>1962</td>
<td>NL</td>
<td>NL/ Undeveloped Land</td>
<td>NL</td>
<td>NL</td>
<td></td>
</tr>
</tbody>
</table>
5.4.3.7 Other Historical Records

According to ASTM E 1527-13, other historical sources not already addressed in the standard include but are not limited to: Miscellaneous maps, newspaper archives, internet sites, community organizations, local libraries, historical societies and current owners or occupants of neighboring properties. No other historical records were reviewed for subject property, except for the following:

- The Texas Railroad Commission Oil / Gas Well map reviewed for this assessment shows no oil / gas wells and one pipeline located at the subject property. See map in Appendix I.
- The Texas Water Development Board (TWDB) map was reviewed for this assessment. The map shows that no water wells are located on the subject property. Other water well map sources may be available for review, however, Phase Engineering, Inc. deems the Texas Water Development Board map the only reasonably ascertainable source available. See map in Appendix I.

<table>
<thead>
<tr>
<th>Summary of Environmental Concerns Identified During Historical and Other Records Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aerial photographs and topographic maps indicate, the subject property and adjoining properties are and/or have been agricultural land. Past use as agricultural land may have involved the storage and usage of pesticides, insecticides, herbicides, fungicides, fertilizers and / or other agricultural chemicals. No improvements such as hangers, runways, large barns or other areas that may have been utilized for storage or loading of these products were noted on historical information reviewed, interviews or during the site visit. These products are not considered a recognized environmental condition per Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) provided they were legally stored, processed and / or applied. Agricultural chemicals that may have been previously stored and / or applied at the subject property would likely have degraded due to surface runoff or atmospheric exposure since the subject property was last utilized for agricultural purposes. Additionally, contact to potentially remaining agricultural residual products would likely be limited during future anticipated development activities including import of engineered fill material and construction of onsite structures. Phase Engineering, Inc. has the opinion that based on lack of former onsite structures that may have potentially been utilized for storage or loading of agricultural chemicals, it does not appear past use as agricultural land has impacted the subject property.</td>
</tr>
<tr>
<td>Topographic maps indicate a well is located on the subject property. Phase Engineering, Inc. confirmed this well was a historical observation well and is not associated with oil / gas well exploration activities. See well documentation in Appendix I.</td>
</tr>
<tr>
<td>The Texas Railroad Commission Oil / Gas Well Map shows a pipeline in the western portion of the subject property. According to Pipeline Attributes, the pipeline is operated by Merit Energy Company and transports natural gas FWS. No spills or releases were on record with the Texas Commission on Environmental Quality (TCEQ) or with the Emergency Response Notification System (ERNS) for the pipeline. Phase Engineering, Inc. has the opinion that the subject property does not appear to have been impacted by this pipeline.</td>
</tr>
</tbody>
</table>

Phase Engineering, Inc. 201801115
6.0 Site Reconnaissance

6.1 Objective

The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the subject property.

6.2 Observation

As per the ASTM Standard E1527-13 Section 9:

The property shall be visually and/or physically observed and any structure(s) located on the property to the extent not obstructed by bodies of water, adjacent buildings, or other obstacles shall be observed.

The periphery of the property shall be visually and/or physically observed, as well as the periphery of all structures on the property, and the property shall be viewed from all adjacent public thoroughfares. If roads or paths with no apparent outlet are observed on the property, the use of the road or path shall be identified to determine whether it was likely to have been used as an avenue for disposal of hazardous substances or petroleum products.

On the interior of structures on the property, accessible common areas expected to be used by occupants or the public, maintenance and repair areas, including boiler rooms, and a representative sample of occupant spaces, shall be visually and/or physically observed. It is not necessary to look under floor, above ceilings, or behind walls.

On February 2, 2018, the subject property was visually and physically observed and walked by Bianca L Melito of Phase Engineering, Inc. The environmental professional(s) responsible for this report, or a trained and qualified individual under their responsible charge, visually and physically observed the property and any structure(s) located on the property to the extent not obstructed by dense vegetation, bodies of water, adjoining buildings, and other obstacles.

6.3 Methodology and Limiting Conditions

100% visual and physical observation to the extent required by the ASTM Standard E1527-13.

The following limiting conditions were identified during the site reconnaissance:

<table>
<thead>
<tr>
<th>Limiting Conditions</th>
<th>Type of Limiting Condition(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
<td></td>
</tr>
</tbody>
</table>

6.4 Frequency

A single site visit was performed in connection with the Phase I Environmental Site Assessment on February 2, 2018.

6.5 Uses and Conditions

The uses and conditions should be noted to the extent visually and/or physically observed during the site visit. The uses and conditions should also be the subject of questions asked as part of interviews of owners, operator, and occupants. Uses and condition shall be described in the report. The environmental professional(s) performing the Phase I Environmental Site Assessment are obligated to identify uses and conditions only to the extent that they may be visually and/or physically observed on a site visit or to the extent that they are identified by the interviews.
Photographs of the subject property, adjoining properties and other key observed features are located in
the appendix of this report.

The subject property was observed to be Approximately 9.56 Acres Located along Stewart Road, San
Juan, Texas and the current use(s) was / were observed to be Undeveloped land.

The following table summarizes addresses and general uses observed for the adjoining properties.

<table>
<thead>
<tr>
<th>Adjoining Property Details</th>
<th>Adjoining Property Details</th>
<th>General Observed Use(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>1700 South Stewart Road</td>
<td>Residential</td>
</tr>
<tr>
<td>East</td>
<td>None observed</td>
<td>Residential</td>
</tr>
<tr>
<td>South</td>
<td>None observed</td>
<td>Orange Grove</td>
</tr>
<tr>
<td>West</td>
<td>301 East Ridge Road</td>
<td>Public Safety Building</td>
</tr>
</tbody>
</table>

6.5.1 Surrounding Property Uses

The current uses of properties in the surrounding area were observed to have included the following
general categories:

<table>
<thead>
<tr>
<th>Surrounding Area Property Types</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type of Property</td>
</tr>
<tr>
<td>Agricultural land</td>
</tr>
<tr>
<td>Roadways</td>
</tr>
<tr>
<td>Single family residential property</td>
</tr>
</tbody>
</table>

6.6 Summary of Observations

The following is a summary of observations identified during the site reconnaissance:

<table>
<thead>
<tr>
<th>Observation Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Item of Concern</td>
</tr>
<tr>
<td>---------------------</td>
</tr>
<tr>
<td>Hazardous Substances / Petroleum Products in Connection with Present Use(s)</td>
</tr>
<tr>
<td>Hazardous Substances / Petroleum Products in Connection with Prior Use(s)</td>
</tr>
<tr>
<td>Geologic, Hydrogeologic and / or Topographic Conditions</td>
</tr>
<tr>
<td>Underground Storage Tanks (USTs)</td>
</tr>
<tr>
<td>Aboveground Storage Tanks (ASTs)</td>
</tr>
<tr>
<td>Indications of Underground Storage Tanks</td>
</tr>
<tr>
<td>Item of Concern</td>
</tr>
<tr>
<td>-----------------------------------------------------</td>
</tr>
<tr>
<td>Sumps, Floor Drains or Storm Water Drains</td>
</tr>
<tr>
<td>Odors</td>
</tr>
<tr>
<td>Pools of Liquid</td>
</tr>
<tr>
<td>Drums</td>
</tr>
<tr>
<td>Hazardous Substance and Petroleum Product Containers</td>
</tr>
<tr>
<td>Unidentified Substance Containers</td>
</tr>
<tr>
<td>Potential PCB Containing Equipment</td>
</tr>
<tr>
<td>Clarifiers</td>
</tr>
<tr>
<td>Pits, Ponds or Lagoons</td>
</tr>
<tr>
<td>Stained Soil or Pavement</td>
</tr>
<tr>
<td>Stressed Vegetation</td>
</tr>
<tr>
<td>Solid Waste</td>
</tr>
<tr>
<td>Mounds, Stockpiled Soils, Filled or Graded Areas and Depressions</td>
</tr>
<tr>
<td>Waste Water</td>
</tr>
<tr>
<td>Water Wells</td>
</tr>
<tr>
<td>Oil and Gas Wells</td>
</tr>
<tr>
<td>Monitoring Wells</td>
</tr>
<tr>
<td>Observation Wells</td>
</tr>
<tr>
<td>Injection Wells</td>
</tr>
<tr>
<td>Pipelines</td>
</tr>
<tr>
<td>Septic Systems</td>
</tr>
<tr>
<td>Other</td>
</tr>
</tbody>
</table>

**Summary of Critical Observed Areas of Environmental Concern**

One aboveground storage tank (AST) was observed on the north adjoining property. The AST is not required to be registered with the TCEQ. There were no areas of stressed vegetation or stained soil that would indicated contamination in the vicinity of the AST. The AST does not appear to be in use. Phase Engineering, Inc. has the opinion that the subject property does not appear to have been impacted by the AST.

Two gallon drums were observed on the north adjoining property. There were no areas of stressed vegetation or stained soil that would indicated contamination in the vicinity of the drums. Phase Engineering, Inc. has the opinion that the subject property does not appear to have been impacted by these drums.
7.0 Interviews

7.1 Owner, Key Property Manager and / or Occupant Interviews

<table>
<thead>
<tr>
<th>Interview Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date</td>
</tr>
<tr>
<td>Current / Past Owner(s)</td>
</tr>
<tr>
<td>02/02/18</td>
</tr>
</tbody>
</table>

Comments on interviews from items above:

Ms. Contrerras informed Phase Engineering, Inc. of the following:
• She stated the current use of the property is farmland.
• She stated that the past use of the subject property was farmland.
• She was not aware of any current or previous hazardous substance or petroleum product release(s) at the subject property or adjoining properties.
• She was not aware of any current or historical USTs or ASTs located at the subject property or adjoining properties.
• She stated that the current/historical water and sanitary service sources to the subject property are municipal.
• When asked if there are environmentally related documentation or reports known to exist in connection with the subject property, Ms. Contrerras stated no.
• Ms. Contrerras has been associated with the subject property for 10 years.

See interviews, questionnaires and / or records of communication in the Appendix of this report.

7.2 State and / or Local Agency Official Interviews

<table>
<thead>
<tr>
<th>Interview Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date</td>
</tr>
<tr>
<td>02/03/18</td>
</tr>
<tr>
<td>02/03/18</td>
</tr>
<tr>
<td>02/03/18</td>
</tr>
</tbody>
</table>

Comments on interviews from items above:

Zoning information have been requested from City of San Juan, Planning Department. No response has been received. This is considered a data gap. Any information received after the issuance of this report that would affect the Findings and Conclusions of this assessment will be forwarded to the user of this report.

Fire department records have been requested from City of San Juan, City Hall. No response has been received. This is considered a data gap. Any information received after the issuance of this report that would affect the Findings and Conclusions of this assessment will be forwarded to the user of this report.

Health / Environmental department records have been requested from City of San Juan, City Hall. No response has been received. This is considered a data gap. Any information received after the issuance of
this report that would affect the Findings and Conclusions of this assessment will be forwarded to the user of this report.

| **Summary of Environmental Concerns Noted During Interviews / Inquiries** |
| Ms Contrerras indicated, the subject property is currently and has been historically agricultural land. See section 8.2 for more information. |
8.0 Findings with Opinions

Known or suspect environmental conditions associated with the subject property and the environmental professional’s opinion(s) of the impact on the property of known or suspect environmental conditions identified are as follows:

8.1 Regulatory Agency Findings / Opinions

The following is a summary of results associated with regulatory agency records review in accordance with ASTM E1527-13 Sections 8.2.1 through 8.2.3:

<table>
<thead>
<tr>
<th>Summary of Critical Identified Sites</th>
</tr>
</thead>
<tbody>
<tr>
<td>No sites of concern were identified by the AAI Environmental Data report reviewed as part of this assessment</td>
</tr>
</tbody>
</table>

8.2 Other Records Review Findings / Opinions

The following is a summary of results associated with standard historical sources in accordance with ASTM E1527-13 Sections 8.3.4.1 through 8.3.4.6 and 8.3.4.9:

<table>
<thead>
<tr>
<th>Summary of Environmental Concerns Identified During Historical and Other Records Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aerial photographs and topographic maps indicate, the subject property and adjoining properties are and/or have been agricultural land. Past use as agricultural land may have involved the storage and usage of pesticides, insecticides, herbicides, fungicides, fertilizers and / or other agricultural chemicals. No improvements such as hangers, runways, large barns or other areas that may have been utilized for storage or loading of these products were noted on historical information reviewed, interviews or during the site visit. These products are not considered a recognized environmental condition per Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) provided they were legally stored, processed and / or applied. Agricultural chemicals that may have been previously stored and / or applied at the subject property would likely have degraded due to surface runoff or atmospheric exposure since the subject property was last utilized for agricultural purposes. Additionally, contact to potentially remaining agricultural residual products would likely be limited during future anticipated development activities including import of engineered fill material and construction of onsite structures. Phase Engineering, Inc. has the opinion that based on lack of former onsite structures that may have potentially been utilized for storage or loading of agricultural chemicals, it does not appear past use as agricultural land has impacted the subject property.</td>
</tr>
<tr>
<td>Topographic maps indicate a well is located on the subject property. Phase Engineering, Inc. confirmed this well was a historical observation well and is not associated with oil / gas well exploration activities. See well documentation in Appendix I.</td>
</tr>
<tr>
<td>The Texas Railroad Commission Oil / Gas Well Map shows a pipeline in the western portion of the subject property. According to Pipeline Attributes, the pipeline is operated by Merit Energy Company and transports natural gas FWS. No spills or releases were on record with the Texas Commission on Environmental Quality (TCEQ) or with the Emergency Response Notification System (ERNS) for the pipeline. Phase Engineering, Inc. has the opinion that the subject property does not appear to have been impacted by this pipeline.</td>
</tr>
</tbody>
</table>

8.3 Site Reconnaissance Findings / Opinions

The following is a summary of results associated with observations noted during the site reconnaissance in accordance with ASTM E1527-13 Sections 9.4.1 through 9.4.4.7:
**Summary of Critical Observed Areas of Environmental Concern**

One aboveground storage tank (AST) was observed on the north adjoining property. The AST is not required to be registered with the TCEQ. There were no areas of stressed vegetation or stained soil that would indicated contamination in the vicinity of the AST. The AST does not appear to be in use. Phase Engineering, Inc. has the opinion that the subject property does not appear to have been impacted by the AST.

Two gallon drums were observed on the north adjoining property. There were no areas of stressed vegetation or stained soil that would indicated contamination in the vicinity of the drums. Phase Engineering, Inc. has the opinion that the subject property does not appear to have been impacted by these drums.

### 8.4 Interview Findings / Opinions

The following is a summary of results associated with interviews and other inquiries in accordance with ASTM E1527-13 Sections 8.3.4.7, 8.3.4.8 and 10.5:

**Summary of Environmental Concerns Noted During Interviews / Inquiries**

Ms Contrerras indicated, the subject property is currently and has been historically agricultural land. See section 8.2 for more information.
9.0 Recommendations

The following recommendation is made with respect to the environmental aspects of the subject property:

No further investigation is required to identify a recognized environmental condition.
10.0 Data Gaps

There were no significant data gaps that affected the ability of the Environmental Professional to identify recognized environmental conditions. A data gap is only significant if other information and/or professional experience raises reasonable concerns involving the data gap.

Certain information, such as interview responses, regulatory and historical information, present and past owners names and/or contact information, title and lien searches, and other information, may not have been available to Phase Engineering, Inc. at the time of the report. Each of these, as addressed in the appropriate report section, represents data failure and, in the opinion of Phase Engineering, Inc., does not represent a significant data gap unless otherwise noted.
11.0 Conclusions

Phase Engineering, Inc. has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the property located at Approximately 9.56 Acres Located along Stewart Road, San Juan, Hidalgo County, Texas 78589 and more fully described within the report. Any exception to, or deletions from, this practice are described in Section 2.0 of the report.

**Recognized Environmental Conditions**
Recognized environmental condition is defined in ASTM Standard E 1527-13 as “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.” Phase Engineering, Inc. has considered all migration pathways including soil, groundwater and vapor during evaluation of all identified environmental conditions. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

**Controlled Recognized Environmental Conditions**
A controlled recognized environmental condition (CREC) is defined in ASTM Standard E 1527-13 as “a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.” Controlled recognized environmental conditions are recognized environmental conditions. This assessment has revealed no evidence of controlled recognized environmental conditions in connection with the property.

**Historical Recognized Environmental Conditions**
A historical recognized environmental condition (HREC) is defined in ASTM Standard E 1527-13 as “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.” A historical recognized environmental condition is not a recognized environmental condition. This assessment has revealed no evidence of historical recognized environmental conditions in connection with the property.

**De minimis Conditions**
De minimis conditions are defined in ASTM Standard E 1527-13 as conditions “that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.” De minimis conditions are not recognized environmental conditions. This assessment has revealed no evidence of de minimis conditions in connection with the property.
12.0 Deviations

12.1 Scope of Services

There were no significant deletions or deviations from the ASTM Standard E 1527-13 scope of services.

12.2 Client Constraints

Client and/or user imposed constraints consisted of the following:

- There were no user constraints.
13.0 Qualifications

The statement of qualifications of the environmental professionals responsible for the Environmental Site Assessment is included in the Appendix of this report.
14.0 Environmental Professional Statement

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professionals as defined in §312.10 of 40 CFR 312.

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

Janis Franklin, P.G.
Environmental Professional

Tracy Watson
Environmental Professional
15.0 Non-Scope Considerations

The ASTM Standard E 1527-13 Section 13.1.5 has identified several non-scope considerations that persons may want to assess in connection with commercial real estate. No implication is intended as to the relative importance or inquiry into such non-scope considerations, and this list of non-scope considerations is not intended to be all inclusive:

- Asbestos-containing building materials
- Biological agents
- Cultural and historic resources
- Ecological resources
- Endangered species
- Health and safety
- Indoor air quality unrelated to release of hazardous substances or petroleum products into the environment
- Industrial hygiene
- Lead-based paint
- Lead in drinking water
- Mold
- Radon
- Regulatory compliance
- Wetlands

Additional non-scope issues that are not addressed in this report are:

- Activity and use limitations compliance
- Controlled substances unless this report was prepared as part of an EPA Brownfields Assessment and Characterization Grant awarded under CERCLA 42 U.S.C. §9604(k)(2)(B) and contracted for as such in the letter of engagement
- Earthquake and Fault Zones
- Vapor intrusion/encroachment screening as provided for in ASTM Standard E 2600

A discussion of certain non-scope items are included below for guidance for a user of this report to determine is additional inquiry may be appropriate. There may be standards or protocols for assessment of potential hazards and conditions associated with non-scope conditions developed by governmental entities, professional organizations, or other private entities. No implication is intended as to the relative importance of inquiry into such non-scope considerations.

15.1 Asbestos-Containing Building Materials

Asbestos is a commercial term for a group of silicate minerals that readily separate into thin, strong fibers that are flexible, heat resistant, and chemically inert, and are used in a wide variety of industrial products. Of the six asbestos minerals, chrysotile, amosite, and crocidolite have been most commonly used in building products. When inhaled or ingested, it has been determined that asbestos fibers can cause serious health problems. A building owner and/or manager is required to follow all federal, state, and local rules and regulations pertaining to asbestos containing building materials (ACBM).

Due to the fact that the subject property consists of predominately undeveloped land and no structures with suspect ACBMs are present at the subject property, an asbestos inspection is not recommended nor conducted as part of this assessment.
15.2 Cultural and Historical Resources

When projects are funded in whole or in part through federal programs, such as HUD or USDA, a Section 106 consultation process in compliance with the National Historic Preservation Act must be completed. In July 2014, a memorandum between the Texas State Historic Preservation Officer (SHPO) and HUD was released providing guidelines for consulting with the SHPO to meet Section 106 requirements.

For the purposes of this review the Area of Potential Effects (APE) has been defined as the boundaries of the subject property and adjacent properties. Phase Engineering, Inc. reviewed the Texas Historic Sites Atlas on the Texas Historical Commission (THC) website for potential historic properties or districts located within the project’s APE. In addition, any properties identified as older than 45-years or local historic districts within the APE were noted during the site reconnaissance. See Historical and Archaeological Sites Map in the Appendix.

If funding or permitting through a federal agency is anticipated, a Section 106 Consultation form with supporting documentation can be submitted to the SHPO in addition to this review. The Section 106 consultation will also include an invitation to comment submitted to a local historic preservation office and Native American Tribes. A Section 106 Consultation was not conducted as part of this assessment.

<table>
<thead>
<tr>
<th>Cultural and Historical Resources Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Located within Historical District</td>
</tr>
<tr>
<td>Yes</td>
</tr>
</tbody>
</table>

15.3 Endangered Species

The Endangered Species Act of 1973 was established to provide protection and recovery for a list of specific species and their ecosystems. An endangered species is defined as an animal or plant species which are in danger of extinction throughout all or a significant portion of its range. A threatened species is one which is likely to become endangered in the foreseeable future. A review of the listed species for the project area and assessment of the potential impacts of the proposed project to these species was not completed as part of this review.

Critical Habitat is a specific geographic area(s) that has been designated by the United States Fish and Wildlife Service (USFW) which is essential for the conservation of a listed threatened or endangered species and may require special management and protection. The subject property does not contain an area determined to be critical habitat according to our review of the USFW Critical Habitat Portal.

See Critical Habitat Map in the Appendix.

15.4 Lead-Based Paint

Lead is a metal that is highly toxic to humans, particularly children, and was used for many years in products found in construction. Lead may cause a range of health effects, from behavioral problems and learning disabilities, to seizures and death. Children six years old and under are most at risk. Human contamination usually occurs by oral ingestion or respiratory inhalation of dust or chips of paint made with lead pigment in both interior and exterior paints and finishes. A building owner and/or manager is required to follow all federal, state, and local rules and regulations pertaining to lead-based paint.
Due to the fact that the subject property consists of undeveloped land and no painted structures are present, a visual lead based paint inspection is not recommended nor conducted as part of this assessment.

15.5 Lead in Drinking Water

Lead is a toxic metal found in natural deposits and is commonly used in plumbing materials and water service lines. Construction built before 1986 is more likely to have lead pipes, fixtures and solder. Lead is rarely found in source water, but enters tap water through corrosion of plumbing materials. All public water systems must test for lead within their distribution system in compliance with the EPA’s Lead and Copper Rule. Phase Engineering, Inc. reviewed the 2016 Annual Drinking Water Quality Report for the City of San Juan. According to the report, lead is not reported above the maximum contamination level (MCL) in the samples tested.

There are currently no buildings with plumbing located at the subject property. Phase Engineering, Inc. has the opinion that based on lack of an on-site plumbing system, tests to determine lead in the drinking water at the subject property would not be necessary. See Drinking Water Quality Report in the appendix.

15.6 Radon

The U.S. EPA and the U.S. Geological Survey evaluated the radon potential in the U.S. and developed a map to assist National, State and local organizations to target their resources and to assist building code officials in deciding whether radon-resistant features are applicable in new construction. The map assigns each of the 3,141 counties in the U.S. to one of three zones based on radon potential. Each zone designation reflects the average short-term radon measurement that can be expected to be measured in a building without the implementation of radon control methods. See the Texas Radon Map located in the Appendix.

In 1994, a statewide survey of indoor residential radon was conducted by the Texas Department of Health and Southwest Texas State University. The report identified several areas of Texas where the local geology is suspected to contribute to elevated levels of indoor radon. See Texas Indoor Radon Survey in the Appendix.

Projects funded by FHA Multifamily Insured mortgage applications must comply with the HUD Mortgagee Letter 2013-07, which requires a radon assessment as a supplement to the Environmental review requirements of Chapter 9 of the Multifamily Accelerated Processing (MAP) Guide. In accordance with Section III.IV.D of the HUD letter, post-construction radon testing is required for all new construction projects located within Radon Zone 3. The radon testing must be performed in accordance to the ANSI/AARST protocol for conducting radon and radon decay product measurements in multi-family buildings.

See preliminary findings and requirement for radon testing from the EPA Radon Map and Texas Statewide Survey in the table below:

<table>
<thead>
<tr>
<th>Preliminary Radon Results Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EPA Radon Zone Designation</strong></td>
</tr>
<tr>
<td>Hidalgo County</td>
</tr>
</tbody>
</table>
### Preliminary Radon Results Summary

<table>
<thead>
<tr>
<th>EPA Radon Zone Designation</th>
<th>Percent of Properties &gt;4.0 pCi/L per Statewide Survey</th>
<th>Maximum Reported Level per Statewide Survey pCi/L</th>
<th>Requirement for Radon Testing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zone 3 - Low Potential (&lt;2 pCi/L)</td>
<td>0</td>
<td>1.9</td>
<td>Marginal (0-10% of properties surveyed &gt;4.0 pCi/L)</td>
</tr>
</tbody>
</table>

### 15.7 Wetlands

The U.S. Army Corps of Engineers (USCOE) requires permitting prior to the filling of certain jurisdictional wetland areas and other waters of the U.S. Geospatial wetland data is managed by the U.S. Fish and Wildlife Service and presented in maps known as the National Wetland Inventory (NWI). A review of the NWI map for the subject property does not indicate mapped wetlands at the subject property. An on-site wetlands determination assessment is not recommended to determine if all characteristics for a wetland are present at the subject property.

The USCOE and the U.S. Environmental Protection Agency use three characteristics as indicators of wetlands. These characteristics are: Vegetation, Soil, and Hydrology. The final determination of whether an area is a wetland and whether the activity requires a permit must be made by the appropriate Corps District Office (source: Corps of Engineers Wetlands Delineation Manual). A wetlands determination was not conducted as part of this assessment.

See NWI Map in the Appendix.

### 15.8 Vapor Encroachment Screening

A vapor encroachment condition (VEC) is the presence or likely presence of hazardous substances or petroleum products vapors in the sub-surface of a property caused by the release of vapors from contaminated soil or groundwater either on or near the property. Vapor intrusion is the presence of such vapors in a building or structure located on a property. Although the vapor migration pathway is considered in the identification of recognized environmental conditions under ASTM Standard E 1527-13 and in this report, a Tier 1 Vapor Encroachment Screening (VES) assessment was conducted as part of this report. The VES was conducted in accordance with ASTM E2600-10, Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions.

The following table includes an evaluation of Standard Environmental Record Sources and the approximate minimum search distances as listed in subsection 8.3.2, of ASTM E2600:

<table>
<thead>
<tr>
<th>Vapor Encroachment Regulatory Database Search Results</th>
</tr>
</thead>
<tbody>
<tr>
<td>Databases</td>
</tr>
<tr>
<td>------------</td>
</tr>
<tr>
<td>FEDERAL SITES</td>
</tr>
<tr>
<td>Federal NPL (Superfund)</td>
</tr>
<tr>
<td>Federal CERCLA (Active)</td>
</tr>
<tr>
<td>Federal Resource Conservation and Recovery Act (RCRA) CORRACTS facilities</td>
</tr>
</tbody>
</table>
### Vapor Encroachment Regulatory Database Search Results

<table>
<thead>
<tr>
<th>Databases</th>
<th>Radius Searched (Miles)</th>
<th>Sites Found</th>
</tr>
</thead>
<tbody>
<tr>
<td>Federal RCRA Non-CORRACTS Treatment, Storage and Disposal facilities (TSD)</td>
<td>1/3</td>
<td>0</td>
</tr>
<tr>
<td>Federal RCRA Generators of Hazardous Wastes</td>
<td>Subject Property Only</td>
<td>0</td>
</tr>
<tr>
<td>Federal Institutional Control / Engineering Control Registries</td>
<td>Subject Property Only</td>
<td>0</td>
</tr>
<tr>
<td>Federal ERNS (Reported Spill Incidents)</td>
<td>Subject Property Only</td>
<td>0</td>
</tr>
<tr>
<td><strong>STATE AND TRIBAL SITES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>State / Tribal Equivalent NPL</td>
<td>1/3</td>
<td>0</td>
</tr>
<tr>
<td>State / Tribal Equivalent CERCLIS Sites</td>
<td>1/3</td>
<td>0</td>
</tr>
<tr>
<td>Landfills or Solid Waste Disposal Sites</td>
<td>1/3</td>
<td>0</td>
</tr>
<tr>
<td>Leaking Storage Tank Sites</td>
<td>1/3</td>
<td>0</td>
</tr>
<tr>
<td>Registered Storage Tanks</td>
<td>Subject Property Only</td>
<td>0</td>
</tr>
<tr>
<td>State / Tribal Institutional Control / Engineering Control Registries</td>
<td>Subject Property Only</td>
<td>0</td>
</tr>
<tr>
<td>Voluntary Cleanup Program (VCP)</td>
<td>1/3</td>
<td>0</td>
</tr>
<tr>
<td>Brownfield</td>
<td>1/3</td>
<td>0</td>
</tr>
</tbody>
</table>

No sites were identified during the regulatory database search that would pose a VEC to the subject property, based on the critical distance evaluation.

Based on resources reviewed, it is the opinion of Phase Engineering, Inc. there is no evidence of a VEC that included presence or likely presence of COC vapors in the subsurface of the target property caused by a release of vapors from contaminated soil or groundwater or both either on or near the target property (TP) as identified by the Tier 1 VES procedures. Additional Vapor Encroachment Screening procedures are not warranted at this time.

### 15.9 Noise Study

Phase Engineering, Inc. has conducted a noise survey for the subject property in accordance with the Noise Assessment Guidelines provided by the U.S. Department of Housing and Urban Development (HUD). Noise Assessment Locations (NALs) were selected on the property based on proximity to the noise sources and identified on the Noise Sources Map provided in the Appendix.

The noise sources within the prescribed distances include the following:

<table>
<thead>
<tr>
<th>Identified Noise Sources</th>
</tr>
</thead>
<tbody>
<tr>
<td>Source Name</td>
</tr>
<tr>
<td><strong>Major Road(s)</strong></td>
</tr>
<tr>
<td>Major roads identified within 1,000 feet from the subject property: S. Stewart Rd.</td>
</tr>
<tr>
<td><strong>Railroad(s)</strong></td>
</tr>
<tr>
<td>No railroads were identified within 3,000 feet from the subject property</td>
</tr>
</tbody>
</table>
Identified Noise Sources

<table>
<thead>
<tr>
<th>Source Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Airport(s)</td>
</tr>
<tr>
<td>McAllen Miller Airport</td>
</tr>
</tbody>
</table>

Although McAllen Miller Airport is identified within 15 miles of the subject property, further review of the noise contours for this facility indicated that the subject property is beyond the 65 decibel noise contour line. Therefore, this airport was not included in this assessment.

The combined projected Day/Night Noise Level (DNL) for each NAL was calculated based on the effective distance from each of the noise sources and provided in the below table. The 10-year projected DNL is provided based on a 4% annual growth in traffic counts.

<table>
<thead>
<tr>
<th>Description of Noise Assessment Location (NAL)</th>
<th>Projected DNL (dB)</th>
</tr>
</thead>
<tbody>
<tr>
<td>NAL 1</td>
<td>75.0666</td>
</tr>
</tbody>
</table>

All the calculated noise values fall within the range of 65-75 dB, and considered “Normally Unacceptable” based on the HUD guidelines. The results of the assessment found the greatest contributor of noise to the subject property is S. Stewart Rd. located just to the east. Noise mitigation will be required to establish a noise environment below 65 dB in proposed noise sensitive locations of the new development.

Various types of noise mitigation can be utilized in order to decrease the noise environment, especially in the more noise sensitive locations such as interior spaces and outdoor recreational areas. Most notable examples include when practicable, modifying the building configuration, moving the buildings farther away from the noise source, and incorporating noise attenuation in the building materials. See Noise Study Results in the Appendix.

15.10 Explosive and Flammable Hazards

Under Section 2 of the Housing Act of 1949 (42 U.S.C. 1441) and the subsequent Housing and Community Development Acts of 1968, 1969, and 1974, the Department of Housing and Urban Development is mandated to assure the goal of a “decent home and a suitable (safe and healthy) living environment.” The Regulation, “Siting of HUD-Assisted Projects Near Hazardous Operations Handling Petroleum Products or Chemicals of an Explosive or Flammable Nature” (24 CFR Part 51 Subpart C) and the Guidebook represent another step by the Department toward the objective. Although the Regulation and Guidebook apply specifically to all HUD-assisted projects, the application of these standards can be used by anyone concerned with the safe siting of new residential development.

Per 24 CFR Part 51, a hazard is defined as any stationary container which stores, handles or processes hazardous substances of an explosive or fire prone nature. The term “hazard” does not include pipelines for the transmission of hazardous substances, if such pipelines are located underground or comply with applicable Federal, State and local safety standards. Also excepted are: (1) Containers with a capacity of 100 gallons or less when they contain common liquid industrial fuels, such as gasoline, fuel oil, kerosene and crude oil since they generally would pose no danger in terms of thermal radiation of blast overpressure to a project; and (2) facilities which are shielded from a proposed HUD-assisted project by the topography, because these topographic features effectively provide a mitigating measure already in place.
A natural gas gathering pipeline, operated by the Merit Energy Company, traverses the far western portion of the subject property. Based on information reported to the Texas Railroad Commission, the commodity transported within this pipeline is natural gas, which is not a highly volatile liquid (HVL), therefore the pipeline does not represent a hazard to the subject property. The location of the pipeline is shown on the Digital Well Location and Pipeline Mapping exhibit found in the Appendix.

No oil, gas or chemical pipelines, processing facilities, storage facilities or other potentially hazardous explosive activities on-site or in the general area of the site that could potentially adversely impact the subject property were noted on historical information reviewed, interviews or during the site visit.
16.0 Common Acronyms

AAI – All Appropriate Inquiry  
ACBM – Asbestos Containing Building Material  
AST – Aboveground Storage Tank  
AUL – Activity and Usage Limitation  
BF – Brownfield  
BTEX – Benzene, Toluene, Ethyl benzene and Xylenes  
CDC – Certified Development Corporation  
CERCLA – Comprehensive Environmental Response, Compensation and Liability Act  
CERCLIS – Comprehensive Environmental Response, Compensation and Liability Information System  
CERCLIS NFRAP - Comprehensive Environmental Response, Compensation and Liability Information System with No Further Remedial Action Planned  
CLI – Closed Landfill Inventory  
CORRACTS – Corrective Action (RCRA)  
CREC – Controlled recognized environmental condition  
EC – Engineering Control  
EPA – Environmental Protection Agency  
ERNS – Emergency Response Notification System  
FOIA – Freedom of Information Act  
GWBZ – Groundwater Bearing Zone  
HREC – Historical recognized environmental condition  
IC – Institutional Control  
IHW – Industrial Hazardous Waste  
IOP – Innocent Owner / Operator Program  
LPST – Leaking Petroleum Storage Tank  
MUD – Municipal Utility District  
MSD – Municipal Settings Designation  
MSL – Mean Sea Level  
MTBE – Methyl tert butyl ether  
NAPL – Non-aqueous Phase Liquids  
NPL – National Priority List  
NRCS – Natural Resource Conservation Service  
OSHA – Occupational Safety and Health Administration  
PAH – Polycyclic Aromatic Hydrocarbons  
PCB – Polychlorinated Biphenyls  
PCE – Perchloroethene (Tetrachloroethene)  
PPM – Parts Per Million  
PSH – Phase Separated Hydrocarbons  
PUD – Public Utility District  
RCRA – Resource Conservation and Recovery Act  
REC – Recognized environmental condition  
SBA – Small Business Administration  
SCL – State CERCLIS List  
SPL – State Priority List  
SVOC – Semi-Volatile Organic Compounds  
SWLF – Solid Waste Landfill  
TCEQ – Texas Commission on Environmental Quality  
TDSHS – Texas Department of State Health Services
TNRCC – Texas Natural Resource Conservation Commission
TNRIS – Texas Natural Resource Information System
TPH – Total Petroleum Hydrocarbons
TSD – Treatment, Storage and Disposal (RCRA)
TWC - Texas Water Commission
TWDB - Texas Water Development Board
USACOE – United State Army Corps of Engineers
USDA – United States Department of Agriculture
UST – Underground Storage Tank
USGS – United States Geological Survey
VCP – Voluntary Cleanup Program
VEC – Vapor Encroachment Condition
VOC – Volatile Organic Compounds
WMU – Waste Management Unit
APPENDIX I

CURRENT & HISTORICAL DOCUMENTATION
Location: 9.56 Acres along South Stewart Road
San Juan, TX 78589

PEI Project No: 201801115
SITE SKETCH

Subject Property

Location: 9.56 Acres along South Stewart Road
San Juan, TX 78589

PEI Project No: 20180115
2016 NAIP Orthoimagery
2010 NAIP Orthoimagery
1995 Digital Orthophoto Mosaic
1973 Aerial Photograph

Source: USGS Earth Explorer

Property boundary and locations are representative only.

Copyright ©2016 Phase Engineering, Inc.
1961 Aerial Photograph

Source: USGS Earth Explorer

Copyright ©2016 Phase Engineering, Inc.
1955 Aerial Photograph
The Geologic Database of Texas was produced in cooperation with the US Geological Survey (USGS), and the Texas Water Development Board (TWDB) utilizing the 28 Geologic Atlas of Texas sheets (Texas Bureau of Economic Geology, Virgil Barnes, editor). These were compiled into separate geodatabases and then into a single Statewide Digital Geologic Atlas of Texas. This dataset is distributed through TNRIS.
The U.S. Geological Survey (USGS) produced its first topographic map in 1879, the same year it was established. Today, more than 100 years and millions of map copies later, topographic mapping is still a central activity for the USGS. The topographic map remains an indispensable tool for government, science, industry, and leisure.

Topographic maps usually portray both natural and manmade features. They show and name works of nature including mountains, valleys, plains, lakes, rivers, and vegetation. They also identify the principal works of man, such as roads, boundaries, transmission lines, and major buildings. The colors represent the following: Contours - brown, Hydrography - blue, Public Land Survey System and other surveys - red, Updates - purple/magenta, Miscellaneous - black, and Vegetation - green.

USGS 7.5 Minute Topographic Series
Pharr, 2013
Topographic Map

The U.S. Geological Survey (USGS) produced its first topographic map in 1879, the same year it was established. Today, more than 100 years and millions of map copies later, topographic mapping is still a central activity for the USGS. The topographic map remains an indispensable tool for government, science, industry, and leisure.

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USGS 7.5 Minute Topographic Series
Pharr, 2002
Topographic Map

The U.S. Geological Survey (USGS) produced its first topographic map in 1879, the same year it was established. Today, more than 100 years and millions of map copies later, topographic mapping is still a central activity for the USGS. The topographic map remains an indispensable tool for government, science, industry, and leisure.

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USGS 7.5 Minute Topographic Series
Pharr, 1983
Topographic Map

The U.S. Geological Survey (USGS) produced its first topographic map in 1879, the same year it was established. Today, more than 100 years and millions of map copies later, topographic mapping is still a central activity for the USGS. The topographic map remains an indispensable tool for government, science, industry, and leisure.

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USGS 7.5 Minute Topographic Series
Pharr, 1963
Topographic Map

The U.S. Geological Survey (USGS) produced its first topographic map in 1879, the same year it was established. Today, more than 100 years and millions of map copies later, topographic mapping is still a central activity for the USGS. The topographic map remains an indispensable tool for government, science, industry, and leisure.

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USGS 15 Minute Topographic Series
San Juan, 1949
Topographic Map

The U.S. Geological Survey (USGS) produced its first topographic map in 1879, the same year it was established. Today, more than 100 years and millions of map copies later, topographic mapping is still a central activity for the USGS. The topographic map remains an indispensable tool for government, science, industry, and leisure.

Topographic maps usually portray both natural and manmade features. They show and name works of nature including mountains, valleys, plains, lakes, rivers, and vegetation. They also identify the principal works of man, such as roads, boundaries, transmission lines, and major buildings. The colors represent the following: Contours - brown, Hydrography - blue, Public Land Survey System and other surveys - red, Updates - purple/magenta, Miscellaneous - black, and Vegetation - green.

USGS 15 Minute Topographic Series
San Juan, 1916

Source: The National Map

Property boundary and locations are representative only.

1:24,000

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PEI Project No: 201801115
The "Gridded Soil Survey Geographic (gSSURGO) Database State-tile Package" product is derived from the Soil Survey Geographic Database. SSURGO is generally the most detailed level of soil geographic data developed by the National Cooperative Soil Survey (NCSS) in accordance with NCSS mapping standards. SSURGO is designed to be used for broad planning and management uses.

National Hydrography Dataset based on 1:24,000-scale USGS Topographic Map Content

**NHL Waterbody**
- Playa
- Lake/Pond
- Reservoir
- Swamp/Marsh

**NHL Flowline**
- Stream/River
- Artificial Path
- Canal/Ditch
- Pipeline
- Connector
- Coastline
- Undefined

**Area of Complex Channels**
- Area to be Submerged
- Bay/Inlet
- Bridge
- Canal/Ditch
- Dam/Weir
- Flume

**NHD Area**
- Foreshore
- Hazard Zone
- Inundation Area
- Levee
- Lock Chamber
- Rapids
- Sea/Ocean
- Special Use Zone
- Spillway
- Stream/River
- Submerged Stream
- Wash
- Water Intake/Outflow

Sources: NRCS SSURGO, USGS NHD

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Property boundary and locations are representative only.

PEI Project No: 201801115
The Texas Water Development Board (TWDB) has identified and characterized 9 major and 21 minor aquifers in the state based on the quality of water supplied by each. A major aquifer is generally defined as supplying large quantities of water in small areas or relatively small quantities in large areas. The major and minor aquifers, as presently defined, underlie approximately 81 percent of the state. Lesser quantities of water may also be found in the remainder of the state.
The FEMA Q3 Flood data were developed by scanning the existing FIRM hardcopies that were generated in the mid 1980s. Most have never been updated. Only 133 out of 254 counties in Texas were mapped. The maps should be considered an advisory tool for general hazard awareness, education, and flood plain management.

Source: TNRIS

FEMA Q3 Flood Data

High Risk Areas
- A: Estimated to be in a 100-year floodplain
- AE: Estimated to be in a 100-year floodplain, determined by detailed study
- AH: Estimated to be in a 100-year special flood area - usually an area of ponding

High Risk - Coastal Areas
- VE: In 100-year floodplain coastal wave area, determined by study
- V: In 100-year floodplain coastal wave area, no BFES have been determined

Moderate to Low Risk Areas
- X500: An area inundated by 500-year flooding
- X: Out of any floodplain

Undetermined Risk Areas
- UNDES: Area of Undesignated Flood Hazard
- D: An area of undetermined but possible flood hazards

Other SFHA Designation
- ANI: An area that is located within a community of county that is not mapped on any published FIRM

Source: TNRIS

FIRM PANEL

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PEI Project No: 201801115
Texas Railroad Commission Digital Well Location and Pipeline Mapping

Oil and gas well data and pipeline datasets were generated by the Geographic Information System of the Railroad Commission of Texas from public records at the Railroad Commission of Texas (the Commission). The Commission makes no representation, guarantee or warranty as to the accuracy, completeness, currency, or suitability of these data sets, which are provided "AS IS."

Source: TxDOT, USGS NHD, ESRI

Copyright ©2016 Phase Engineering, Inc.

PEI Project No: 201801115
### GIS Identify Results - Pipeline Attributes

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<th>Value</th>
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Texas Water Wells with MSD and Superfund Site Boundaries

- **TCEQ Public Water Supply Wells (PWS)**
  The public water systems data was developed to support the TCEQ's Source Water Assessment and Protection Program (SWAP). The locations were obtained by the Water Supply Division as recorded from various sources. This layer was built using the best existing location data available but some errors still remain.

- **USGS National Water Inventory System (NWIS)**
  The National Water Information System (NWIS) provides access to USGS water data at over 1.5 million sites. This extensive database for the nation includes the occurrence, quantity, quality, distribution and movement of surface and underground waters.

- **TWDB Groundwater Database (GWDB)**
  The Groundwater Database (GWDB) of the Texas Water Development Board (TWDB) contains information about more than 130,000 water well, spring, and oil/gas test sites in Texas including associated water level and water quality data. Because data collection methods and data maintenance have varied and evolved over the years, the information in the GWDB has a range of accuracy.

- **TWDB Brackish Groundwater (BRACS)**
  The Brackish Resources Aquifer Characterization System (BRACS) Database was designed to store well and geology information in support of projects to characterize the brackish groundwater resources of Texas. Brackish groundwater contains dissolved minerals in the range of 1,000 to 9,999 milligrams per liter (mg/L).

- **TWDB Submitted Driller’s Reports Database (SDRDB)**
  The Submitted Driller’s Report Database is populated from the online Texas Well Report Submission and Retrieval System which is a cooperative Texas Department of Licensing and Regulation (TDLR) and Texas Water Development Board (TWDB) application that registered water well drillers use to submit their required reports. This system was started 2/5/2001 and began collecting all reports in 2003.

- **TCEQ MSD Boundary**
  An MSD is an official state designation given to 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.

- **State and Federal Superfund Sites**
  TCEQ Superfund Sites includes both State and Federal sites in the State of Texas that have been designated as Superfund cleanup sites. Federal Superfund sites have a Hazardous Ranking System score of 28.5 or above and are also on the NPL.
<table>
<thead>
<tr>
<th>GWDB Reports and Downloads</th>
<th>Well Basic Details</th>
<th>Scanned Documents</th>
</tr>
</thead>
</table>

**State Well Number**: 8755601  
**County**: Hidalgo  
**River Basin**: Nueces-Rio Grande  
**Groundwater Management Area**: 16  
**Regional Water Planning Area**: M - Rio Grande  
**Groundwater Conservation District**:  

**Latitude** (decimal degrees): 26.174167  
**Latitude** (degrees minutes seconds): 26° 10' 27" N  
**Longitude** (decimal degrees): -98.152778  
**Longitude** (degrees minutes seconds): 098° 09' 10" W  
**Coordinate Source**: +/- 5 Seconds  
**Aquifer Code**: 112BMLG - Beaumont Clay, Lissie Formation and Goliad Sand  
**Aquifer**: Gulf Coast  
**Aquifer Pick Method**:  
**Land Surface Elevation** (feet above sea level): 110  
**Land Surface Elevation Method**: Interpolated From Topo Map  
**Well Depth** (feet below land surface): 378  
**Well Depth Source**: Owner  
**Drilling Start Date**: 1/0/1952  
**Drilling End Date**: 1/0/1952  
**Drilling Method**:  
**Borehole Completion**:  


### Casing

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**Well Tests - No Data**

**Lithology - No Data**

**Annular Seal Range - No Data**

**Borehole - No Data**  
**Plugged Back - No Data**  
**Filter Pack - No Data**  
**Packers - No Data**
### Water Level Measurements

**Measurement Year (with decimal months)**

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<td>Status Code</td>
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<td>Change value in ( ) indicates rise in level</td>
<td>Water Elevation (ft. above sea level)</td>
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<td>22</td>
<td>Tape hangs before reaching water level</td>
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<td></td>
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<td></td>
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<td>23</td>
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<tr>
<td></td>
<td></td>
<td>30</td>
<td>Well site temporarily inaccessible due to impassable roads, locked gate, etc.</td>
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<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>32</td>
<td>Access to well temporarily blocked due to winterization or debris</td>
<td></td>
<td></td>
<td></td>
<td></td>
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Water Quality Analysis - No Data Available

GWDB DISCLAIMER: Except where noted, all of the information provided in the Texas Water Development Board (TWDB) Groundwater Database (http://www.twdb.texas.gov/groundwater/data/gwdbrpt.asp) is believed to be accurate and reliable; however, the TWDB assumes no responsibility for any errors appearing in rules or otherwise. Further, TWDB assumes no responsibility for the use of the information provided. PLEASE NOTE that users of these data are responsible for checking the accuracy, completeness, currency and/or suitability of all information themselves. TWDB makes no guarantees or warranties as to the accuracy, completeness, currency, or suitability of the information provided via the Groundwater Database (GWDB). TWDB specifically disclaims any and all liability for any claims or damages that may result from providing GWDB data or the information it contains. For additional information or answers to questions concerning the TWDB GWDB, contact the Groundwater Data Team at GroundwaterData@twdb.texas.gov.
Texas Water Development Board

Well Schedule

Aquifer: 
Field No.: 11-76
Owner's Well No.: 
County: 
State Well No.: 42-55-601

1. Location: 1/4, 1/4 Sec., Block, Survey
   Address: San Juan, Tex.

2. Owner: Arthur Reichart
   Address: San Juan, Tex.
   Tenant: 
   Address: 
   Driller: B. L. Crosby, Inc.
   Address: Edinburg, Tex.

3. Elevation of: 650 ft. above sea level, determined by 544 (topo)

4. Drilled: 75 ft., Auger, Cable Tool, Rotary


6. Completion: Open Hole, Straight Wall, Underreamed, Gravel Pack

7. Pump: Type: 
   No. Stages: 3
   Bowl Dia.: 14 in.
   Setting: 200 ft.
   Column Dia.: 14 in.
   Length Tallpipe: 1 ft.
   Motor: Fuel: 
   Make & Model: 
   RPM: 

8. Flow: 
   gpm: 16
   Pumping Level: 0 ft.
   Drawdown: 378 ft.
   Production: 1 gpm
   Specific Capacity: 7 gpm/ft.

9. Water Levels: 
   ft. above mean: 10 ft.
   ft. below mean: 10 ft.

10. Performance Test: Date: 
    Length of Test: 
    Made by: 

11. Quality: Remarks on taste, odor, color, etc. 
    Temp.: °F, Date sampled for analysis
    Lab.
    Temp.: °F, Date sampled for analysis
    Lab.
    Temp.: °F, Date sampled for analysis
    Lab.


13. Screens:
    Screen Openings: 
    Diameter: 

14. Other data available: Drillers Log, Radioactivity Log, Electric Log, Core, Core, Core, Core

15. Record by:
   Date: 10-10-1966
   Source: 

16. Remarks:

Sketch:

Well Screen:

Well Depth:

MP = Top of cone foundation

(mm. length in pump base) = 0.01

87-55-601

 Obsv Well
TEXAS WATER DEVELOPMENT BOARD
WELL SCHEDULE

Aquifer: Goliad Sand
Lisse Sand
Beaumount Clay
Alluvium

Field No.: M-76
Owner's Well No.: 691
State Well No.: 8755601
County: Hidalgo (08)

1. Location: 1/4, 1/4 Sec., Block, Survey

2. Owner: J.D. Drivibilius
   Address: San Juan
   Tenant: Pursley Drug Co.
   Address: Edinburg

3. Elevation of 1st Drilled: 110 ft. above sea, determined by topo

4. Drilled: 105' to Dog, Cable Tool, Rotary


6. Completions: Open Hole, Straight Wall, Underreamed, Gravel Packed

7. Pump: Mig. Western Land Roller Type Turbine
   No. Stages: 3

8. Motor: Fuel
   Make & Model: None
   HP:

9. Field: Flow

10. Performance Test: Date, Length of Test, Made by
    Production: gpm Specific Capacity: gpm/ft.


13. Quality: Remarks on taste, odor, color, etc.
   Temp.: "F, Date sampled for analysis
   Temp.: "F, Date sampled for analysis
   Laboratory
   Laboratory

14. Other data available as circled: Driller's Log, Radioactivity Log, Electric Log

15. Record by: Cole
   Source of Data: TWCS (56), TWDB (66) R-6014
   Date: 8-7-76

16. Remarks:

Casings & Makes Pipe:

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<th>Type</th>
<th>Setting, ft. from</th>
<th>to</th>
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<td></td>
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Screen Openings:

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<th>Type</th>
<th>Setting, ft. from</th>
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<td>16</td>
<td>slotted</td>
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<td>378</td>
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</table>

M.P. + 0.00
Top of Conc. Foundation
Remove lid in pumpbase.
Top of pumpbase
Sewage Plate
87-55-601

(Top)
1. On Site Storage Garage

2. View West Along North Property Boundary
3. View South Along On Site Canal

4. Concrete Irrigation Structures
5. Valve Related to Irrigation Structures

6. View East Across Subject Property
7. View East Along South Property Boundary

8. West Adjoining Property
9. South Adjoining Orange Grove

10. East Adjoining Residence
11. Concrete Irrigation Structure

12. East Adjoining Residence
13. North Adjoining Property AST and Drum

14. North Adjoining Property Propane AST (out of use)
15. West Adjoining Property

16. View South Along South Stewart Road
17. North Adjoining Residence
APPENDIX III

OWNERSHIP & PUBLIC DOCUMENTATION
Commitment

COMMITMENT FOR TITLE INSURANCE (T-7)

Issued By:

Chicago Title Insurance Company

Commitment Number:

CTT17688580

THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN SCHEDULE A, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

We (Chicago Title Insurance Company, a Florida corporation) will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

Chicago Title Insurance Company

By:

[Signature]

President

Attest:

[Signature]

Secretary

CONDITIONS AND STIPULATIONS

1. If you have actual knowledge of any matter which may affect the title or mortgage covered by this Commitment that is not shown in Schedule B you must notify us in writing. If you do not notify us in writing, our liability to you is ended or reduced to the extent that your failure to notify us affects our liability. If you do notify us, or we learn of such matter, we may amend Schedule B, but we will not be relieved of liability already incurred.

2. Our liability is only to you, and others who are included in the definition of Insured in the Policy to be issued. Our liability is only for actual loss incurred in your reliance on this Commitment to comply with its requirements, or to acquire the interest in the land. Our liability is limited to the amount shown in Schedule A of this Commitment and will be subject to the following terms of the Policy: Insuring Provisions, Conditions and Stipulations, and Exclusions.
SCHEDULE A

Effective Date: December 27, 2017 at 8:00 AM
Commitment No.: CTT17688580-Commitment for Title Insurance (T-7) - 2014

1. The policy or policies to be issued are:
   a. OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
      (Not applicable for improved one-to-four family residential real estate)
      Policy Amount: $650,000.00
      PROPOSED INSURED: Texas Grey Oaks, LLC
   b. TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE
      ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
      Policy Amount: 
      PROPOSED INSURED: 
   c. LOAN POLICY OF TITLE INSURANCE (Form T-2)
      Policy Amount: 
      PROPOSED INSURED: 
      Proposed Borrower: 
   d. TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)
      Policy Amount: 
      PROPOSED INSURED: 
      Proposed Borrower: 
   e. LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
      Policy Amount: 
      PROPOSED INSURED: 
      Proposed Borrower: 
   f. OTHER
      Policy Amount: 
      PROPOSED INSURED: 

2. The interest in the land covered by this Commitment is:
   Fee Simple

3. Record title to the land on the Effective Date appears to be vested in:
   Alejandro Contreras (As to Tract I)
   Jose Luis Contreras (As to Tract II)
4. Legal description of land:

TRACT I:

A 5.0 acre tract of land out of the North 7.06 acres of Lot 1, STEWARTS ADDITION TO THE CONWAY GARDENS, Hidalgo County, Texas, according to map thereof recorded in Volume 0, Page 43, Map Records of Hidalgo County, Texas; said 5.0 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 60-d nail set at the East line of Lot 1, Stewarts Addition to the Conway Gardens for the Northeast corner of this tract of land, said Northeast corner bears South 08 degrees 29 minutes West, 687.0 feet from a 60-d nail found at the Northeast corner of Lot 9, Block 31, Alamo Land and Sugar Company Subdivision;

THENENCE, continuing South 08 degrees 29 minutes West, with the East line of said Lot 1, a distance of 165.0 feet to a 60-nail set for the Southeast corner of this tract of land;

THENENCE North 81 degrees 31 minutes West, at 30.0 feet pass a one-half (1/2) inch iron rod found at the West R.O.W. of Stewart Road, at 1195.0 feet pass a one-half (1/2) inch iron rod found for reference, at 1320.0 feet in all to a point on the West line of said Lot 1 for the Southwest corner of this tract of land;

THENENCE North 08 degrees 29 minutes East, with the West line of said Lot 1, a distance of 165.0 feet to the Northwest corner of this tract of land;

THENENCE South 81 degrees 31 minutes East, at 125.0 feet pass a one-half (1/2) inch iron rod set for the reference, at 1290.0 feet pass a one-half (1/2) inch iron rod set at the West R.O.W. of said Stewart Road, 1320.0 feet in all to the PLACE OF BEGINNING, containing 5.0 acres of land, more or less.

NOTE: This Company does not represent that the above acreage or square footage calculations are correct.

TRACT II:

A 4.56 acre tract of land out of Lot 1, Stewarts Addition to the Conway Gardens, Hidalgo County, Texas, as per map recorded in Volume 0, Page 43, Map Records of Hidalgo County, Texas, and Lot 9, Block 31, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas, as per map recorded in Volume 1, Pages 24-26, Map Records of Hidalgo County, Texas, said 4.56 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 60-d nail set at the East line of Lot 9, Block 31, Alamo Land and Sugar Company Subdivision for the Northeast corner of this tract of land, said Northeast corner bears South 08 Degrees 29' West, 536.4 feet from a 60-d nail found at the Northeast corner of Lot 9, Block 31;

THENENCE continuing South 08 Degrees 29' West, with the East line of said Lot 9, at 113.25 feet pass the Southeast corner of said Lot 9, also being the Northeast corner of Lot 1, Stewarts Addition to the Conway Gardens, at 150.6 feet in all to a 60-d nail set for the Southeast corner of this tract of land;

THENENCE North 81 Degrees 31' West, at 30.0 feet pass a half (1/2) inch iron rod set at the West R.O.W. of Stewart Road, at 1195.0 feet pass a half (1/2) inch iron rod set for reference, at 1320.0 feet in all to a point on the West line of said Lot 1 for the Southwest corner of this tract of land;

THENENCE North 08 Degrees 29' East, with the West line of said Lot 1, at 98.49 feet pass the Northwest corner of said Lot 1, also being the Southwest corner of said Lot 9, Block 31, at 150.6 feet in all to the
SCHEDULE A

(continued)

Northwest corner of this tract of land;

THENCE South 81 Degrees 31' East, at 125.0 feet pass a half (1/2) inch iron rod set for reference, at 1290.0 feet pass a one (1) inch pipe found at the West R.O.W. of said Stewart Road, at 1320.0 feet in all to the PLACE OF BEGINNING, containing 4.56 acres, more or less.

NOTE: This Company does not represent that the above acreage or square footage calculations are correct.

END OF SCHEDULE A
CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO.: CTT17688580

SCHEDULE B
EXCEPTIONS FROM COVERAGE

Commitment No.: CTT17688580

GF No.: CTH-COM-CTT17688580JK

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney’s fees, and expenses resulting from:

1. Deleted.

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.

3. Homestead or community property or survivorship rights, if any of any spouse of any insured.

   (Applies to the Owner Policy only.)

4. Any title or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
   a. to tidelands, or lands comprising the shores or beds or navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
   b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
   c. to filled-in lands, or artificial islands, or
   d. to statutory water rights, including riparian rights, or
   e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.

   (Applies to the Owner Policy only.)

5. Standby fees, taxes and assessments by any taxing authority for the year 2018 and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax years. (If Texas Short Form Residential Mortgagee Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year 2018 and subsequent years.")

6. The terms and conditions of the documents creating your interest in the land.

7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Mortgagee Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)

8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage.

   (Applies to Mortgagee Policy (T-2) only.)

9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Mortgagee Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Mortgagee Policy of Title Insurance (T-2R) only. Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Mortgagee Policy of Title Insurance (T-2R).)
10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):

a. Rights of parties in possession.

b. The following exception will appear in any policy issued (other than the T-1R Residential Owner Policy of Title Insurance and the T-2R Short-Form Residential Mortgagee Policy) if the Company is not provided a survey of the Land, acceptable to the Company, for review at or prior to closing:

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.

Note: Upon receipt of a survey acceptable to the Title Company, this exception will be deleted. The Company reserves the right to except additional items and/or make additional requirements after reviewing said survey.

c. Any visible and apparent unrecorded easements on the insured property. (Owner's Policy Only)

d. Rights of the Public in and to any portion of subject property lying within a public road. (To be deleted upon receipt and review of a current on the ground survey, eliminating portion, if any, from metes and bounds description).

e. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation District No. 2, pursuant to applicable sections of the Texas Water Code. (Blanket)

f. Rights or claims by Hidalgo County Irrigation District No. 2 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property

g. Easements and reservations as shown according to the map or plat thereof recorded in Volume 0, Page 43 and Volume 1, Pages 24-26. Map Records of Hidalgo County, Texas.

h. Right of Way Easement dated August 23, 1951 from Elmer e Reichert and wife, Irene Reichert to Hidalgo County, recorded in Volume 727, Page 512, Deed Records of Hidalgo County, Texas.


j. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 2, 1948, by and between E.H. Reichert, as Lessor, and Coastal Refineries, Inc. and Mayfair Minerals, Inc., as Lessee, recorded April 29, 1948 at Volume 77, Page 423, Oil and Gas Lease Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

k. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated February 21, 1980, recorded February 25, 1980 at Volume 1661, Page 311, Deed Records of Hidalgo County, Texas, which document contains the following language. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

l. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in
SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

instrument dated August 12, 1981, recorded August 19, 1981 at Volume 1739, Page 506, Deed of the
Official Records of Hidalgo County, Texas, which document contains the following language "Save and
Except all oil, gas and other minerals on, in and under the above described tract of land and the royalty
thereon, all of which are excluded from this conveyance." Reference to which instrument is here made for
full particulars. No further search of title has been made as to the interest(s) evidenced by this instrument,
and the Company makes no representation as to the ownership or holder of such interest(s).

m. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all
rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in
Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are
not listed.

n. Building, Zoning, Platting and/or Regulatory Laws and/or Ordinances of any Municipal and/or other
Governmental Authority.

o. If any portion of the proposed loan and/or the Owner's Title Policy coverage amount includes funds for
immediately contemplated improvements, the following exceptions will appear in Schedule B of any policy
issued as indicated:

Owner and Loan Policy(ies): Any and all liens arising by reason of unpaid bills or claims for work
performed or materials furnished in connection with improvements placed, or to be placed, upon the
subject land. However, the Company does insure the insured against loss, if any, sustained by the Insured
under this policy if such liens have been filed with the County Clerk of County, Texas, prior to the date
hereof.

Owner Policy(ies) Only: Liability hereunder at the date hereof is limited to $0.00. Liability shall increase
as contemplated improvements are made, so that any loss payable hereunder shall be limited to said sum
plus the amount actually expended by the insured in improvements at the time the loss occurs. Any
expenditures made for improvements, subsequent to the date of this policy, will be deemed made as of
the date of this policy. In no event shall the liability of the Company hereunder exceed the face amount of
this policy. Nothing contained in this paragraph shall be construed as limiting any exception or any printed
provision of this policy.

Loan Policy(ies) Only: Pending disbursement of the full proceeds of the loan secured by the lien
instrument set forth under Schedule A hereof, this policy insures only to the extent of the amount actually
disbursed, but increase as each disbursement is made in good faith and without knowledge of any defect
in, or objections to, the title up to the face amount of the policy. Nothing contained in this paragraph shall
be construed as limiting any exception under Schedule B, or any printed provision of this policy.
SCHEDULE C

Commitment No.: CTT17688580

GF No.: CTH-COM-CTT17688580JK

Your Policy will not cover loss, costs, attorneys' fees, and expenses resulting from the following requirements that will appear as Exceptions in Schedule B of the Policy, unless you dispose of these matters to our satisfaction, before the date the Policy is issued:

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.

2. Satisfactory evidence must be provided that:
   a. no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
   b. all standby fees, taxes, assessments and charges against the property have been paid,
   c. all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, sub-contractors, laborers and suppliers have been fully paid, and that no mechanic's, laborer's or materialmen's liens have attached to the property,
   d. there is legal right of access to and from the land,
   e. (on a Mortgagee Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.

3. You must pay the seller or borrower the agreed amount for your property or interest.

4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.

5. A deed of trust to secure an indebtedness in the amount shown below,

   Amount: $144,000.00
   Dated: September 20, 2006
   Trustor/Grantor: Alejandro Contreras
   Trustee: Paul S. Morely
   Beneficiary: Texas State Bank
   Loan No.: 
   Recording Date: October 6, 2006
   Recording No: 1672575, Official Records of Hidalgo County, Texas

A substitution of trustee under said deed of trust which names, as the substituted trustee, the following

   Trustee: Jesus Barba, Jr.
   Recording Date: October 15, 2012
   Recording No: 2351168, Official Records of Hidalgo County, Texas

Second Amendment Agreement to Forbear Enforcement of Judgment, style Compass Banks vs. OMRI Development Corporation, Andre Noe Munoz, Eduardo Suarez, Jr. and Alejandro Contreras, filed under Clerk's File No. 2612437, Official Records of Hidalgo County, Texas.
SCHEDULE C
(continued)

6. The following described government lien(s) is/are filed against persons of the same or similar names as JOSE LUIS CONTRERAS. This Company requires a release or satisfactory evidence that record title holder is not the same person named in said liens. Should closer ascertain they are not the same person, have them execute an "Affidavit Not the Same Person" which should include the affiant's Driver's License No, Social Security No. and Address, to be kept in file at closing.

Notice of Child Support Lien
Amount: $4,140.00
Against: Jose Contreras (xxx-xx-9221)
Recording No.: 999708, Official Records of Hidalgo County, Texas.

Notice of Child Support Lien
Amount: $6,899.99
Against: Jose Luis Contreras (xxx-xx-1483)
Recording No.: 1071797, Official Records of Hidalgo County, Texas.

Notice of Child Support Lien
Amount: $2,799.56
Against: Jose Contreras (xxx-xx-9221)
Recording No.: 1477265, Official Records of Hidalgo County, Texas.

A judgment, for the amount shown below, and any other amounts due:

Amount: $1,837.25
Debtor: Jose Luis Contreras
Creditor: Edelsteins' Better Furniture, Ltd.
Date entered: August 29, 2007
County: Hidalgo
Court: Justice of the Peace Pet 2, Pl 1
Cause No.: C-075-07-21
Recording Date: December 17, 2007
Recording No.: 1837147, Official Records of Hidalgo County, Texas

A judgment, for the amount shown below, and any other amounts due:

Amount: $3,925.17
Debtor: Luis Contreras and Hilda Trevino
Creditor: Conn's Appliances, Inc.
Date entered: July 19, 2012
County: Hidalgo
Court: Justice of the Peace Pl 2, Pl 2
Cause No.: C717-11-2
Recording Date: November 2, 2012
Recording No.: 2355986, Official Records of Hidalgo County, Texas.

RELEASE OR SATISFACTION OF OUTSTANDING LIEN(S)

7. The Company will require, for its review, an insurable legal description for the Land the subject of this transaction. If a survey is being furnished, the survey must be prepared by a licensed State of TEXAS registered land surveyor.

The Company reserves the right to add additional items or make further requirements after review of the
requested documentation.

8. The Company must be furnished with a marital affidavit from each record owner from the date of his/her acquisition of subject property to the present time. The spouse of each record owner must join in any conveyance of subject property.

9. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: TEXAS GREY OAKS, LLC

a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.

b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.

c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.

d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

10. Except in an exempt transaction, the Company must be furnished with Seller’s Social Security Number or Tax Identification Number and all other information necessary to complete IRS Form 1099-S.
SCHEDULE C
(continued)

11. Note – Important Notice

You have the right to have your funds deposited in an interest-bearing account.

If you choose to establish an interest-bearing account for your deposit, notify your escrow officer immediately. Thereafter you will be provided with a Notice of Election form which you should complete in writing by completing and returning the form, along with your taxpayer identification information, not later than five (5) days before the scheduled closing. If you choose to establish an interest-bearing account for your deposit, an additional charge of $50.00 will be required. This charge may exceed the amount of interest to be earned on the deposit, depending on the amount, applicable interest rate, and the duration of the deposit.

As an example, the amount of interest you can earn on a deposit of $1000.00 for a thirty-day period at an interest rate of 0.5% is $0.42. Interest earned is dependent on the amount of deposit, time of deposit and the applicable interest rate.

If you do not choose to establish an interest-bearing account for your deposit, your funds will be deposited with other escrow funds in your escrow agent’s general escrow account with an authorized financial institution and may be transferred to another general escrow account or accounts. By reason of the banking relationship between our Company and the financial institution, the Company may receive an array of bank services, accommodations or other benefits. The escrow funds will not be affected by such services, accommodations or other benefits.

Failure to notify your escrow officer and complete the additional required investment authorization form shall constitute waiver of any intention of establishing an interest-bearing account for your deposit(s).
SCHEDULE D

Commitment No.: CTT17688580
GF No.: CTH-COM-CTT17688580.JK

Pursuant to the requirements of Rule P-21, Basic Manual of Rules, Rates and Forms for the writing of Title Insurance in the State of Texas, the following disclosures are made:

1. The issuing Title Insurance Company, Chicago Title Insurance Company, is a corporation whose shareholders owning or controlling, directly or indirectly, 10% of said corporation, directors and officers are listed below:
   Shareholders: Fidelity National Title Group, Inc. which is owned 100% by FNTG Holdings, LLC which is owned 100% by Fidelity National Financial, Inc.
   Officers: Raymond Randall Quirk (President), Anthony John Park (Executive Vice President), Michael Louis Gravelle (Secretary), Daniel Kennedy Murphy (Treasurer)

2. The following disclosures are made by the Title Insurance Agent issuing this Commitment:
   Chicago Title of Texas, LLC
   (a) A listing of each shareholder, owner, partner, or other person having, owning or controlling one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium.
      Owners: FNTS Holdings, LLC owns 100% of Alamo Title Holding Company, which owns 100% of Chicago Title of Texas, LLC
   (b) A listing of each shareholder, owner, partner, or other person having, owning or controlling 10 percent (10%) or more of an entity that has, owns or controls one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium.
      Owners: FNTG Holdings, LLC owns 100% of FNTS Holdings, LLC
   (c) If the Agent is a corporation: (i) the name of each director of the Title Insurance Agent, and (ii) the names of the President, the Executive or Senior Vice-President, the Secretary and the Treasurer of the Title Insurance Agent.
      Officers/Directors: Raymond Randall Quirk (President), Michael Louis Gravelle (Corporate Secretary), Joseph William Greash (Executive Vice President), Daniel Kennedy Murphy (Treasurer), John Tannous (President and County Manager), Gayle Brand (President and County Manager), Brian K. Baize (President and County Manager), Carlos E. Valdes (President and County Manager), Robert B. Kuhn (President and County Manager)
   (d) The name of any person who is not a full-time employee of the Title Insurance Agent and who receives any portion of the title insurance premium for services performed on behalf of the Title Insurance Agent in connection with the issuance of a title insurance form; and, the amount of premium that any such person shall receive.
   (e) For purposes of this paragraph 2, “having, owning or controlling” includes the right to receive of a percentage of net income, gross income, or cash flow of the Agent or entity in the percentage stated in subparagraphs (a) or (b).

3. You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving a portion of the premium from the settlement of this transaction will be disclosed on the closing or settlement statement.

You are further advised that the estimated title premium* is:

<table>
<thead>
<tr>
<th>Owner’s Policy</th>
<th>$ 3,922.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>$ 3,922.00</td>
</tr>
</tbody>
</table>

Of this total amount: 15% will be paid to the policy issuing Title Insurance Company; 85% will be retained by the issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

Percent/Amount To Whom For Services
TBD San Jacinto Title Services of Texas, LLC Hidalgo E X A M

*The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance.
AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT  
(Exhibit D in 24 CFR §3500)

Date:  
To: Jose L. Contreras, Berta Contreras and Alejandra Contreras  
Property: 10 +/- acres near SWC of S. Stewart Road and Ridge Road, San Juan, TX 78589

This is to give you notice that Chicago Title of Texas, LLC, a subsidiary of Fidelity National Financial, Inc. has a business relationship with the settlement service providers listed below to which you have been referred. Each of the companies listed below is One-Hundred Percent (100%) owned directly or indirectly by Fidelity National Financial, Inc. Because of this relationship, this referral may provide Chicago Title of Texas, LLC with a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed providers as a condition for the consummation of the transaction involving the above referenced property.

<table>
<thead>
<tr>
<th>Settlement Service Provider:</th>
<th>Type of Settlement Provided:</th>
<th>Range of Charges:</th>
</tr>
</thead>
<tbody>
<tr>
<td>National TaxNet</td>
<td>Tax Information</td>
<td>$50 to $100 including sales tax and $5 for each additional parcel over 3 parcels</td>
</tr>
</tbody>
</table>

There are frequently other settlement service providers available who offer similar services. You are free to shop around to determine that you are receiving the best services and the best rate for these services.

Acknowledgment

I/we have read this disclosure form and understand that Chicago Title of Texas, LLC is referring me/us to purchase the above described settlement services and may receive a financial or other benefit as the result of this referral.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

_________________________________  ______________________________________
Jose L. Contreras                      Date

_________________________________  ______________________________________
Berta Contreras                        Date

_________________________________  ______________________________________
Alejandra Contreras                   Date
TEXAS TITLE INSURANCE INFORMATION

Title insurance insures you against loss resulting from certain risks to your title.

The commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy. The commitment is a legal document. You should review it carefully to completely understand it before your closing date.

El seguro de título le asegura en relación a pérdidas resultantes de ciertos riesgos que pueden afectar el título de su propiedad.

El Compromiso para Seguro de Título es la promesa de la compañía aseguradora de títulos de emitir la póliza de seguro de título. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y entenderlo completamente antes de la fecha para finalizar su transacción.

Your Commitment for Title insurance is a legal contract between you and us. The Commitment is not an opinion or report of your title. It is a contract to issue you a policy subject to the Commitment's terms and requirements.

Before issuing a Commitment for Title Insurance (the Commitment) or a Title Insurance Policy (the Policy), the Title Insurance Company (the Company) determines whether the title is insurable. This determination has already been made. Part of that determination involves the Company's decision to insure the title except for certain risks that will not be covered by the Policy. Some of these risks are listed in Schedule B of the attached Commitment as Exceptions. Other risks are stated in the Policy as Exclusions. These risks will not be covered by the Policy. The Policy is not an abstract of title nor does a Company have an obligation to determine the ownership of any mineral interest.

-MINERALS AND MINERAL RIGHTS may not be covered by the Policy. The Company may be unwilling to insure title unless there is an exclusion or an exception as to Minerals and Mineral Rights in the Policy. Optional endorsements insuring certain risks involving minerals, and the use of improvements (excluding lawns, shrubbery and trees) and permanent buildings may be available for purchase. If the title insurer issues the title policy with an exclusion or exception to the minerals and mineral rights, neither this Policy, nor the optional endorsements, insure that the purchaser has title to the mineral rights related to the surface estate.

Another part of the determination involves whether the promise to insure is conditioned upon certain requirements being met. Schedule C of the Commitment lists these requirements that must be satisfied or the Company will refuse to cover them. You may want to discuss any matters shown in Schedules B and C of the Commitment with an attorney. These matters will affect your title and your use of the land.

When your Policy is issued, the coverage will be limited by the Policy's Exceptions, Exclusions and Conditions, defined below.

---EXCEPTIONS are title risks that a Policy generally covers but does not cover in a particular instance. Exceptions are shown on Schedule B or discussed in Schedule C of the Commitment. They can also be added if you do not comply with the Conditions section of the Commitment. When the Policy is issued, all Exceptions will be on Schedule B of the Policy.

---EXCLUSIONS are title risks that a Policy generally does not cover. Exclusions are contained in the Policy but not shown or discussed in the Commitment.

---CONDITIONS are additional provisions that qualify or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.
You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at 1-800-442-7067 or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time.

You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-252-3439.

Before the Policy is issued, you may request changes in the policy. Some of the changes to consider are:

---Request amendment of the "area and boundary" exception (Schedule B, paragraph 2). To get this amendment, you must furnish a survey and comply with other requirements of the Company. On the Owner's Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company and if the Company's other requirements are met, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy. Whether or not you request amendment of the "area and boundary" exception, you should determine whether you want to purchase and review a survey if a survey is not being provided to you.

---Allow the Company to add an exception to "rights of parties in possession." If you refuse this exception, the Company or the title insurance agent may inspect the property. The Company may except to and not insure you against the rights of specific persons, such as renters, adverse owners or easement holders who occupy the land. The Company may charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy.

The entire premium for a Policy must be paid when the Policy is issued. You will not owe any additional premiums unless you want to increase your coverage at a later date and the Company agrees to add an Increased Value Endorsement.
DELETION OF ARBITRATION PROVISION
(Not applicable to the Texas Residential Owner’s Policy)

ARBITRATION is a common form of alternative dispute resolution. It can be a quicker and cheaper means to settle a dispute with your Title Insurance Company. However, if you agree to arbitrate, you give up your right to take the Title Insurance Company to court and your rights to discovery of evidence may be limited in the arbitration process. In addition, you cannot usually appeal an arbitrator’s award.

Your policy contains an arbitration provision (shown below). It allows you or the Company to require arbitration if the amount of insurance is $2,000,000 or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision before the policy is issued. You can do this by signing this form and returning it to the Company at or before the closing of your real estate transaction or by writing to the Company.

The arbitration provision in the Policy is as follows:

“Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is $2,000,000 or less shall be arbitrated at the option of either the Company or the Insured, unless the Insured is an individual person (as distinguished from an Entity). All arbitrable matters when the Amount of Insurance is in excess of $2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.”

_____________________________  _______________________
Signature                          Date
FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE
Effective: May 1, 2015; Last Updated: March 1, 2017

At Fidelity National Financial, Inc., we respect and believe it is important to protect the privacy of consumers and our customers. This Privacy Notice explains how we collect, use, and protect any information that we collect from you, when and to whom we disclose such information, and the choices you have about the use of that information. A summary of the Privacy Notice is below, and we encourage you to review the entirety of the Privacy Notice following this summary. You can opt-out of certain disclosures by following our opt-out procedure set forth at the end of this Privacy Notice.

<table>
<thead>
<tr>
<th>Types of Information Collected</th>
<th>How Information is Collected</th>
</tr>
</thead>
<tbody>
<tr>
<td>You may provide us with certain personal information about you, like your contact information, address demographic information, social security number (SSN), driver's license, passport, other government ID numbers and/or financial information. We may also receive browsing information from your Internet browser, computer and/or mobile device if you visit or use our websites or applications.</td>
<td>We may collect personal information from you via applications, forms, and correspondence we receive from you and others related to our transactions with you. When you visit our websites from your computer or mobile device, we automatically collect and store certain information available to us through your Internet browser or computer equipment to optimize your website experience.</td>
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<table>
<thead>
<tr>
<th>Use of Collected Information</th>
<th>When Information Is Disclosed</th>
</tr>
</thead>
<tbody>
<tr>
<td>We request and use your personal information to provide products and services to you, to improve our products and services, and to communicate with you about these products and services. We may also share your contact information with our affiliates for marketing purposes.</td>
<td>We may disclose your information to our affiliates and/or nonaffiliated parties providing services for you or us, to law enforcement agencies or governmental authorities, as required by law, and to parties whose interest in title must be determined.</td>
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<tr>
<th>Choices With Your Information</th>
<th>Information From Children</th>
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<tbody>
<tr>
<td>Your decision to submit information to us is entirely up to you. You can opt-out of certain disclosure or use of your information or choose to not provide any personal information to us.</td>
<td>We do not knowingly collect information from children who are under the age of 13, and our website is not intended to attract children.</td>
</tr>
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<tr>
<th>Privacy Outside the Website</th>
<th>International Users</th>
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<tbody>
<tr>
<td>We are not responsible for the privacy practices of third parties, even if our website links to those parties' websites.</td>
<td>By providing us with your information, you consent to its transfer, processing and storage outside of your country of residence, as well as the fact that we will handle such information consistent with this Privacy Notice.</td>
</tr>
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<thead>
<tr>
<th>The California Online Privacy Protection Act</th>
<th>Your Consent To This Privacy Notice</th>
</tr>
</thead>
<tbody>
<tr>
<td>Some FNF companies provide services to mortgage loan servicers and, in some cases, their websites collect information on behalf of mortgage loan servicers. The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through those websites.</td>
<td>By submitting information to us or by using our website, you are accepting and agreeing to the terms of this Privacy Notice.</td>
</tr>
</tbody>
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<tr>
<th>Access and Correction: Contact Us</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>If you desire to contact us regarding this notice or your information, please contact us at <a href="mailto:privacy@fnf.com">privacy@fnf.com</a> or as directed at the end of this Privacy Notice.</td>
<td></td>
</tr>
</tbody>
</table>
FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE
Effective: May 1, 2015; Last Updated: March 1, 2017

Fidelity National Financial, Inc. and its majority-owned subsidiary companies providing title insurance, real estate- and loan-related services (collectively, "FNF", "our" or "we") respect and are committed to protecting your privacy. We will take reasonable steps to ensure that your Personal Information and Browsing Information will only be used in compliance with this Privacy Notice and applicable laws. This Privacy Notice is only in effect for Personal Information and Browsing Information collected and/or owned by or on behalf of FNF, including Personal Information and Browsing Information collected through any FNF website, online service or application (collectively, the "Website").

Types of Information Collected
We may collect two types of information from you: Personal Information and Browsing Information.

Personal Information. FNF may collect the following categories of Personal Information:
- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- social security number (SSN), driver's license, passport, and other government ID numbers;
- financial account information; and
- other personal information needed from you to provide title insurance, real estate- and loan-related services to you.

Browsing Information. FNF may collect the following categories of Browsing Information:
- Internet Protocol (or IP) address or device ID/UDID, protocol and sequence information;
- browser language and type;
- domain name system requests;
- browsing history, such as time spent at a domain, time and date of your visit and number of clicks;
- http headers, application client and server banners; and
- operating system and fingerprinting data.

How Information is Collected
In the course of our business, we may collect Personal Information about you from the following sources:
- applications or other forms we receive from you or your authorized representative;
- the correspondence you and others send to us;
- information we receive through the Website;
- information about your transactions with, or services performed by, us, our affiliates or nonaffiliated third parties; and
- information from consumer or other reporting agencies and public records maintained by governmental entities that we obtain directly from those entities, our affiliates or others.

If you visit or use our Website, we may collect Browsing Information from you as follows:
- Browser Log Files. Our servers automatically log each visitor to the Website and collect and record certain browsing information about each visitor. The Browsing Information includes generic information and reveals nothing personal about the user.
- Cookies. When you visit our Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. When you visit a website again, the cookie allows the website to recognize your computer. Cookies may store user preferences and other information. You can choose whether or not to accept cookies by changing your Internet browser settings, which may impair or limit some functionality of the Website.

Use of Collected Information
Information collected by FNF is used for three main purposes:
- To provide products and services to you or any affiliate or third party who is obtaining services on your behalf or in connection with a transaction involving you.
- To improve our products and services.
• To communicate with you and to inform you about our, our affiliates' and third parties' products and services, jointly or independently.

**When Information Is Disclosed**

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) and Browsing Information to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Please see the section "Choices With Your Personal Information" to learn how to limit the discretionary disclosure of your Personal Information and Browsing Information.

Disclosures of your Personal Information may be made to the following categories of affiliates and nonaffiliated third parties:
• to third parties to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
• to our affiliate financial service providers for their use to market their products or services to you;
• to nonaffiliated third party service providers who provide or perform services on our behalf and use the disclosed information only in connection with such services;
• to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to market financial products or services to you;
• to law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoena or court order;
• to lenders, lien holders, judgment creditors, or other parties claiming an interest in title whose claim or interest must be determined, settled, paid, or released prior to closing; and
• other third parties for whom you have given us written authorization to disclose your Personal Information.

We may disclose Personal Information and/or Browsing Information when required by law or in the good-faith belief that such disclosure is necessary to:
• comply with a legal process or applicable laws;
• enforce this Privacy Notice;
• investigate or respond to claims that any material, document, image, graphic, logo, design, audio, video or any other information provided by you violates the rights of a third party; or
• protect the rights, property or personal safety of FNF, its users or the public.

We maintain reasonable safeguards to keep your Personal Information secure. When we provide Personal Information to our affiliates or third party service providers as discussed in this Privacy Notice, we expect that these parties process such information in compliance with our Privacy Notice and in a manner that is in compliance with applicable privacy laws. The use of your information by a business partner may be subject to that party's own Privacy Notice. Unless permitted by law, we do not disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNFB business and/or assets, or in the event of our bankruptcy, reorganization, insolvency, receivership or an assignment for the benefit of creditors. You expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings. We cannot and will not be responsible for any breach of security by a third party or for any actions of any third party that receives any of the information that is disclosed to us.

**Choices With Your Information**

Whether you submit Personal Information or Browsing Information to FNFB is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNFB may not be able to provide certain services or products to you. The uses of your Personal Information and/or Browsing Information that, by law, you cannot limit, include:
• for our everyday business purposes — to process your transactions, maintain your account(s), to respond to law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders, or report to credit bureaus;
• for our own marketing purposes;
• for joint marketing with financial companies; and
for our affiliates’ everyday business purposes – information about your transactions and experiences.

You may choose to prevent FNF from disclosing or using your Personal Information and/or Browsing Information under the following circumstances ("opt-out"): 
for our affiliates’ everyday business purposes – information about your creditworthiness; and 
for our affiliates to market to you.

To the extent permitted above, you may opt-out of disclosure or use of your Personal Information and Browsing Information by notifying us by one of the methods at the end of this Privacy Notice. We do not share your personal information with non-affiliates for their direct marketing purposes.

For California Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by California law. Currently, our policy is that we do not recognize "do not track" requests from Internet browsers and similar devices.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

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The Website is meant for adults and is not intended or designed to attract children under the age of thirteen (13). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian. By using the Website, you affirm that you are over the age of 13 and will abide by the terms of this Privacy Notice.

Privacy Outside the Website
The Website may contain links to other websites. FNF is not and cannot be responsible for the privacy practices or the content of any of those other websites.

International Users
FNF’s headquarters is located within the United States. If you reside outside the United States or are a citizen of the European Union, please note that we may transfer your Personal Information and/or Browsing Information outside of your country of residence or the European Union for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection and transfer of such information in accordance with this Privacy Notice.

The California Online Privacy Protection Act
For some FNF websites, such as the Customer CareNet (“CCN”), FNF is acting as a third party service provider to a mortgage loan servicer. In those instances, we may collect certain information on behalf of that mortgage loan servicer via the website. The information which we may collect on behalf of the mortgage loan servicer is as follows:
- first and last name;
- property address;
- user name and password;
- loan number;
- social security number - masked upon entry;
- email address;
• three security questions and answers; and
• IP address.

The information you submit through the website is then transferred to your mortgage loan servicer by way of CCN.

The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through this website. For example, if you believe that your payment or user information is incorrect, you must contact your mortgage loan servicer.

CCN does not share consumer information with third parties, other than (1) those with which the mortgage loan servicer has contracted to interface with the CCN application, or (2) law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders. All sections of this Privacy Notice apply to your interaction with CCN, except for the sections titled "Choices with Your Information" and "Access and Correction." If you have questions regarding the choices you have with regard to your personal information or how to access or correct your personal information, you should contact your mortgage loan servicer.

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By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information by us in compliance with this Privacy Notice. Amendments to the Privacy Notice will be posted on the Website. Each time you provide information to us, or we receive information about you, following any amendment of this Privacy Notice will signify your assent to and acceptance of its revised terms for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you submit to us in any manner that we may choose without notice or compensation to you.

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If you have questions, would like to access or correct your Personal Information, or want to opt-out of information sharing with our affiliates for their marketing purposes, please send your requests to privacy@fnf.com or by mail or phone to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer
(888) 934-3354
A 5.0 ACRE TRACT OF LAND OUT OF THE NORTH 7.06 ACRES OF LOT 1, STEWART'S ADDITION TO THE CONWAY GARDENS, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 0, PAGE 43, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

A 4.56 ACRE TRACT OF LAND OUT OF LOT 1, STEWART'S ADDITION TO CONWAY GARDENS, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 0, PAGE 43, MAP RECORDS OF HIDALGO COUNTY, TEXAS AND LOT 9, BLOCK 31, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SURVEYED: FEBRUARY 9, 1998
REQUESTED BY: PEDRO CONTRERAS
FLOOD ZONE DESIGNATION: ZONE "B"
COMMUNITY-PANEL NUMBER: 460334 0425 C
MAP REVISED: NOVEMBER 16, 1992

I, PABLO SOTO JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

PABLO SOTO JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4541 2/11/98

J. E. SAENZ AND ASSOCIATES, INC.
P.O. BOX 3293 EDINBURG, TEXAS 78540
(210) 383-2984
Property Search Results > 540789 CONTRERAS JOSE LUIS for Year 2018

Property

Account

Property ID: 540789  Legal Description: ALAMO LAND & SUGAR CO E1.16AC-S2.51AC LOT 9 BLK 31 1.08AC NET

Geographic ID: A1800-00-031-0009-15  Agent Code:

Type: Real

Property Use Code:

Property Use Description:

Location

Address: S STEWART RD TX  Mapsco:

Neighborhood: Map ID: CSJ

Neighborhood CD:

Owner

Name: CONTRERAS JOSE LUIS  Owner ID: 128368

Mailing Address: 1700 S STEWART RD SAN JUAN, TX 78589-5135  % Ownership: 100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value: + $0
(+) Improvement Non-Homesite Value: + $0
(+) Land Homesite Value: + $0
(+) Land Non-Homesite Value: + $17,505  Ag / Timber Use Value
(+) Agricultural Market Valuation: + $0 $0
(+) Timber Market Valuation: + $0 $0

--------------------------

(=) Market Value: = $17,505
(–) Ag or Timber Use Value Reduction: – $0

--------------------------

(=) Appraised Value: = $17,505
(–) HS Cap: – $0

--------------------------

(=) Assessed Value: = $17,505

Taxing Jurisdiction

Owner: CONTRERAS JOSE LUIS

% Ownership: 100.0000000000%
Total Value: $17,505

<table>
<thead>
<tr>
<th>Entity</th>
<th>Description</th>
<th>Tax Rate</th>
<th>Appraised Value</th>
<th>Taxable Value</th>
<th>Estimated Tax</th>
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<td>$8.61</td>
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</table>

Total Tax Rate: 2.997800
Taxes w/Current Exemptions: $524.76
Taxes w/o Exemptions: $524.76

**Improvement / Building**

No improvements exist for this property.

**Land**

<table>
<thead>
<tr>
<th>#</th>
<th>Type</th>
<th>Description</th>
<th>Acres</th>
<th>Sqft</th>
<th>Eff Front</th>
<th>Eff Depth</th>
<th>Market Value</th>
<th>Prod. Value</th>
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**Roll Value History**

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<th>Land Market</th>
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<th>Appraised</th>
<th>HS Cap</th>
<th>Assessed</th>
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<tbody>
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<td>0</td>
<td>17,505</td>
<td>$0</td>
<td>$17,505</td>
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**Deed History - (Last 3 Deed Transactions)**

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<th>Type</th>
<th>Description</th>
<th>Grantor Description</th>
<th>Grantee Description</th>
<th>Volume</th>
<th>Page</th>
<th>Deed Number</th>
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<td>WARRANTY DEED</td>
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<td>CONTRERAS JOSE LUIS</td>
<td>558483</td>
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<tr>
<td>2</td>
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<td>WD</td>
<td>WARRANTY DEED</td>
<td>MARTINEZ ALMA MIRELLA</td>
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<td>776</td>
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<td>WD</td>
<td>WARRANTY DEED</td>
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<td>CONTRERAS ALEJANDRA TRT</td>
<td>2579</td>
<td>878</td>
<td></td>
</tr>
</tbody>
</table>

**Tax Due**

Property Tax Information as of 02/03/2018

Amount Due if Paid on: 🎯
NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (956) 381-8466
### Property Search Results > 111780 CONTRERAS JOSE LUIS for Year 2018

#### Property

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<td>Geographic ID: A1800-00-031-0009-03</td>
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<tr>
<td>Type: Real</td>
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<tr>
<td>Property Use Description:</td>
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</table>

#### Location

| Address: S STEWART RD TX |
| Neighborhood: | Mapsco: |
| Neighborhood CD: | Map ID: VOL 1 PG 24-26 |

#### Owner

| Name: CONTRERAS JOSE LUIS | Owner ID: 128368 |
| Mailing Address: 1700 S STEWART RD SAN JUAN, TX 78589-5135 | % Ownership: 100.0000000000% |

#### Values

| (+) Improvement Homesite Value: + | $0 |
| (+) Improvement Non-Homesite Value: + | $0 |
| (+) Land Homesite Value: + | $0 |
| (+) Land Non-Homesite Value: + | $0 |
| (+) Agricultural Market Valuation: + | $21,881 $570 |
| (+) Timber Market Valuation: + | $0 $0 |

| (=) Market Value: = | $21,881 |
| (~) Ag or Timber Use Value Reduction: – | $21,311 |

| (=) Appraised Value: = | $570 |
| (~) HS Cap: – | $0 |

| (=) Assessed Value: = | $570 |

#### Taxing Jurisdiction

| Owner: CONTRERAS JOSE LUIS |
| % Ownership: 100.0000000000% |
Total Value: $21,881

Improvement / Building
No improvements exist for this property.

Land

<table>
<thead>
<tr>
<th>#</th>
<th>Type</th>
<th>Description</th>
<th>Acres</th>
<th>Sqft</th>
<th>Eff Front</th>
<th>Eff Depth</th>
<th>Market Value</th>
<th>Prod. Value</th>
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Roll Value History

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<th>Land</th>
<th>Market</th>
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<th>Appraised</th>
<th>HS Cap</th>
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Deed History - (Last 3 Deed Transactions)

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<th>Type</th>
<th>Description</th>
<th>Grantor</th>
<th>Grantee</th>
<th>Volume</th>
<th>Page</th>
<th>Deed Number</th>
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<tbody>
<tr>
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<td>2/27/1998</td>
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<td>CONV</td>
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<td>CONTRERAS PEDRO MA FLORA CONTRERAS</td>
<td>CONTRERAS ALEJANDRA</td>
<td>2579</td>
<td>878</td>
<td></td>
</tr>
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</table>

Tax Due

Property Tax Information as of 02/03/2018

Amount Due if Paid on:  

| Year | Taxing | Taxable | Base | Base | Base | Discount / | Attorney | Amount |
|------|--------|---------|------|------|------|------------|----------|--------|--------|
NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (956) 381-8466
# Hidalgo CAD

## Property Search Results > 290791 CONTRERAS ALEJANDRA for Year 2018

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<td>Property Use Description:</td>
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### Location

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<th>Address:</th>
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<tbody>
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<tr>
<td>TX</td>
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<table>
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<td>Map ID:</td>
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<td>VOL 0 PG 43</td>
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### Owner

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<tr>
<th>Name:</th>
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<tbody>
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<table>
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<tr>
<th>Mailing Address:</th>
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<tr>
<td>MCALLEN, TX 78504-3909</td>
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<table>
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<table>
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<th>% Ownership:</th>
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<td>100.0000000000%</td>
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### Values

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<td>(+) Improvement Homesite Value: + $0</td>
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<tr>
<td>(+) Improvement Non-Homesite Value: + $0</td>
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<tr>
<td>(+) Land Homesite Value: + $0</td>
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<tr>
<td>(+) Land Non-Homesite Value: + $0</td>
</tr>
<tr>
<td>(+) Agricultural Market Valuation: + $43,540</td>
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<tr>
<td>(+) Timber Market Valuation: + $0</td>
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</table>

= $43,540

(–) Ag or Timber Use Value Reduction: – $42,228

= $1,312

### Taxing Jurisdiction

<table>
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<tbody>
<tr>
<td>CONTRERAS ALEJANDRA</td>
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</table>
% Ownership: 100.0000000000%
Total Value: $43,540

<table>
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<th>Entity</th>
<th>Description</th>
<th>Tax Rate</th>
<th>Appraised Value</th>
<th>Taxable Value</th>
<th>Estimated Tax</th>
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Taxes w/Current Exemptions: $30.50
Taxes w/o Exemptions: $30.49

Improvement / Building

No improvements exist for this property.

Land

<table>
<thead>
<tr>
<th>#</th>
<th>Type</th>
<th>Description</th>
<th>Acres</th>
<th>Sqft</th>
<th>Eff Front</th>
<th>Eff Depth</th>
<th>Market Value</th>
<th>Prod. Value</th>
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Roll Value History

<table>
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<tr>
<th>Year</th>
<th>Improvements</th>
<th>Land Market</th>
<th>Ag Valuation</th>
<th>Appraised Value</th>
<th>HS Cap</th>
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Deed History - (Last 3 Deed Transactions)

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<td>1/25/1989</td>
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Tax Due

Property Tax Information as of 02/03/2018

Amount Due if Paid on: [Date]
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<th>Taxes Paid</th>
<th>Tax Due</th>
<th>Penalty &amp; Interest</th>
<th>Fees</th>
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**NOTE:** Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

**Questions Please Call (956) 381-8466**
Regulatory Database Search

Job Number: 201801115
Report Date: February 12, 2018

Property:
201801115
San Juan, TX 78589

Prepared For:
Phase Engineering, Inc.
5524 Cornish St.
Houston, TX 77007

Prepared By:
AAI Environmental Data
P.O. Box 70438
Houston, TX 77270
Location Map

Site
Location: San Juan, TX 78589
Job Number: 201801115

Scale: 1:11,764

Note: Property location and boundaries are representative only.
Hazard Map

Site Location: San Juan, TX 78589
Job Number: 201801115

Scale: 1:21,137

Note: Property location and boundaries are representative only.
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*Adjoining properties are defined as being within a search radius of 0.25 mi. from the subject property boundaries.
Ungeocodables

The following sites were not geocoded due to mapping and/or database limitations. These sites are believed to be within the subject sites zip code or in an adjacent zip code within 1/2 mile of the subject property, but due to database inaccuracies, no guarantees can be made that these sites actually exist within the zip code nor can it be guaranteed that the listed sites are the only sites in the zip code.

The following ZIP codes have been searched for ungeocodables: 78516 78589

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<td>EAST END OF RANCHO BLANCO</td>
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<td>32974</td>
<td>IHW</td>
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<td>HWY 83</td>
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<td>IHW</td>
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<td>IHW</td>
<td>C E VANDERPOOL FARM</td>
<td>7 MILES SOUTH</td>
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<td>1000 E FRONTAGE RD</td>
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DATA SOURCES

CERCLIS Comprehensive Environmental Response, Compensation and Liability Information System – CERCLA, also known as the Superfund Program (enacted by Congress in 1980) is administered by the EPA to locate, investigate, and clean-up uncontrolled hazardous waste sites throughout the United States. CERCLIS is the national database and management system the EPA uses to track activities at abandoned, inactive, or uncontrolled hazardous waste sites regulated under the Comprehensive Environmental Response, Compensation and Liability Act, and is the contains the official inventory of Superfund sites. This database contains information for site inspections, preliminary assessments and remediation activities at hazardous waste sites on the National Priorities List. CERCLIS contains the official inventory of Superfund sites and supports EPA’s site planning and tracking functions. Effective January 31, 2014, the Superfund program decommissioned CERCLIS and is transitioning to the Superfund Enterprise Management System, or SEMS. SEMS will include the same data and content as CERCLIS. The final CERCLIS dataset (dated November 12, 2013) which reflects official end of Fiscal Year 2013 Program progress for public reporting is the last update until a complete and accurate SEMS data set is available from the EPA.

NPL National Priorities List – a list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. The NPL is information and management tool intended primarily to guide the EPA in determining which sites warrant further investigation. The National Priorities List is updated periodically, as mandated by CERCLA.

NPL Delisted (Deleted) – Deletion of sites from the National Priorities List (NPL) may occur once all response actions are complete and all cleanup goals have been achieved. The EPA has the responsibility for processing deletions with concurrence from the State. Deleted sites may still require five-year reviews to assess protectiveness. Also, if future site conditions warrant, additional response actions can be taken, using the Trust Fund or by Potential Responsible Parties. Sites can be restored to the NPL if extensive response work is required.

NFRAP – is a status code assigned to Non-NPL sites. No Further Remedial Action Planned means that, to the best of the EPA’s knowledge, site assessment work is complete and no further steps will be taken to list the site on the National Priorities (NPL) unless new information warranting such action is received by EPA. NFRAP does not necessarily mean that there is no hazard associated with the site; it only means that the location is not deemed to be a potential NPL site based on available information.

Land Use Controls (LUCs) - Land use controls may consist of Institutional Controls (ICs) and Engineering Controls (ECs). LUCs help to minimize the potential for exposure to contamination and/or protect the integrity of a response action and are typically designed to work by limiting land and/or resource use or by providing information that helps modify or guide human behavior at a site. Institutional Controls (ICs) are non-engineering measures and are almost always used in conjunction with, or as a supplement to, other measures such as waste treatment or containment. There are four categories of ICs: Governmental Controls (zoning restrictions, ordinances, statues, building permits or other provisions that restrict land or resource use at a site), Proprietary Controls (easements, covenants, Deed Restrictions), Enforcement and Permit Tools (consent decrees, administrative orders), and Informational Devices (State Registries of contaminated sites, deed notices and advisories). ICs are used when contamination is first discovered, when remedies are ongoing and when residual contamination remains onsite at a level that does not allow for unlimited use and unrestricted exposure after cleanup. Engineering Controls (ECs) encompass a variety of engineered and constructed physical barriers to contain and/or prevent exposure to contamination on a property. ECs are often installed during cleanup as a condition of a no further action determination and are generally intended to be in place for long periods of time.

RCRA Resource Conservation and Recovery Act Information - RCRAInfo is the EPA's comprehensive information system that supports the RCRA (1976) and HSWA (1984) through the tracking of events and activities related to facilities that generate, treat, store or dispose of hazardous waste. Information on cleaning up after accidents or other activities that result in a release of hazardous materials to the water, air or land must also be reported through RCRAInfo.

Hazardous Waste Generator – is any person or site whose processes and actions create hazardous waste. Generators are divided into three categories based upon the quantity of waste they produce: Large Quantity Generators (LQG), Small Quantity Generators (SQG), and Conditionally Exempt Small Quantity Generators (CESQG).

TSD - The RCRA hazardous waste permitting program helps ensure the safe treatment, storage, and disposal of hazardous waste by establishing specific requirements that must be followed when managing wastes. Permits for the treatment, storage, or disposal of hazardous wastes are issued by Authorized States or by the EPA Regional Offices.

Corrective Action/Hazardous Waste Cleanup – RCRA requires TSD facilities owners and operators to investigate and cleanup hazardous waste releases at hazardous waste facilities. The RCRA Corrective Action Program allows these facilities to address the investigation and cleanup of these hazardous releases themselves. Cleanup at closed or abandoned RCRA sites can also take place under the Superfund program. The EPA created the 2020 Corrective Action Universe which gives access to the facilities expected to need corrective action. Some properties are heavily contaminated while others were contaminated but have since been cleaned up, or have not been fully investigated yet, and may require little or no remediation. The 2020 Corrective Action Baseline Facilities List data was retrieved from RCRAInfo as of April 22, 2013.

ACRES Assessment, Cleanup and Redevelopment Exchange System (EPA Brownfield) - The EPA’s ACRES stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. The EPA's Brownfields Program is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields.
DATA SOURCES

ERNS Emergency Response Notification System – is the database used to store information on notifications of oil discharges and hazardous substances release. The ERNS program is a cooperative data sharing effort among the Environmental Protection Agency (EPA) Headquarters, the Department of Transportation (DOT), National Transportation Systems Center (NTSC), the ten EPA Regions, the U.S. Coast Guard (USCG), and the National Response Center (NRC). ERNS provide the most comprehensive data compiled on notifications of oil discharges and hazardous substances releases in the United States. The types of release reports that are available in ERNS fall into three major categories: substances designated as hazardous substances under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA), as amended; oil and petroleum products (Clean Water Act of 1972), as amended by the Oil Pollution Act of 1990; and all other types of materials. EARNs is a database of initial notifications and not incidents, so there are limitations to the data. There may be multiple reports for a single incident, and because reports are taken over the phone, misspellings, and locational information limit the quality of some data.

State Superfund Registry in Texas was established by the 69th Texas Legislature in 1985 and administered by TCEQ lists those abandoned or inactive sites that have serious contamination but do not qualify for the federal program, and therefore are cleaned up under the state program. The state must comply with federal guidelines in administering the state Superfund program, but EPA approval of the state Superfund actions is not required. The Remediation Division manages Superfund sites, or provides management assistance to EPA on RP-lead Superfund sites, after the site is identified as being eligible for listing on either the state Superfund registry or the federal National Priorities List (NPL).

TCEQ Petroleum Storage Tank Program (PST) – regulates underground storage tanks (USTs), and to a lesser extent, aboveground storage tanks (ASTs), containing petroleum or hazardous substances. The PST Program has established action levels and screening criteria for PST chemicals of concern (COCs), to help determine whether sites must be assigned an LPST number and further investigation.

TCEQ Leaking Petroleum Storage Tanks (LPST) data – is maintained the Remediation Division oversees the cleanup of petroleum substance and hazardous releases from regulated aboveground and underground storage tanks.

TCEQ Release Determination Reports (RDR) – are reported to the PST Program and maintained by the Remediation Division. These are used to report the results from an investigation of a suspected or confirmed release. A RDR is not always associated with a registered LPST or PST site. The RDR dataset included in this search is limited.

TCEQ Voluntary Cleanup Program (VCP) - provides administrative, technical, and legal incentives to encourage the cleanup of contaminated sites in Texas. Since all non-responsible parties, including future lenders and landowners, receive protection from liability to the state of Texas for cleanup of sites under the VCP, most of the constraints for completing real estate transactions at those sites are eliminated. As a result, many unused or under used properties may be restored to economically productive or community beneficial use. Also under the VCP, site cleanups follow a streamlined approach to reduce future human and environmental risk to safe levels. The Texas Voluntary Cleanup Program (VCP) Database provides general information on contaminated sites addressed under the Texas VCP. Institutional and Engineering Controls (IC) are included in the VCP database.

TCEQ Brownfields Site Assessments (BSA) – The BSA Program administers a grant provided by the EPA to perform Brownfields site assessment for local governments and non-profit organizations who are not responsible parties. TCEQ works in close partnership with the EPA and other federal, state, and local redevelopment agencies, and stakeholders, to facilitate cleanup, transfer and revitalization of Brownfields through the development of regulatory, tax, and technical assistance tools.

TCEQ Industrial and Hazardous Waste Program (IHW) – The Texas Commission on Environmental Quality (TCEQ) oversees both wastes generated in Texas and those generated outside the state and sent to Texas for treatment, storage, and/or disposal. A hazardous waste is one that is listed as such by the EPA or that exhibits one or more hazardous characteristics (ignitability, reactivity, corrosiveness, or toxicity). Owners or operators of hazardous waste management units must have permits during the active life (including the closure period) of the unit and are subject to both state and federal requirements. The Industrial and Hazardous Waste Datasets are statewide files from the TRACs-IHW system that include the permitting and annual reporting of industrial and hazardous wastes to the TCEQ.

TCEQ Industrial and Hazardous Waste Corrective Action Program (IHWCA) - The Remediation Division of the TCEQ oversees the Corrective Action Program. Corrective Action is triggered when there is a documented release of hazardous waste constituents to the environment; these releases are the result of the past and present activities at RCRA-regulated facilities. The Corrective Action process includes the investigation/evaluation, and if necessary remediation and cleanup of any contaminated air, groundwater, surface water, or soil of hazardous waste management spills or releases from waste management units and release areas, to ensure protection of human health and the environment. Corrective action requirements apply to all solid waste management units and areas of concern at a facility requiring regulatory agency permitting or closure.

Dry Cleaner Registration (DCR) - State law requires that all dry cleaning drop stations and facilities register annually with the TCEQ, which implements performance standards at these facilities as appropriate.

TCEQ Dry Cleaner Remediation Program (DCRP) - was established under House Bill 1366 (Sept. 1, 2003) which established new environmental standards for dry cleaners and a remediation fund to assist with remediation of contamination caused by dry cleaning solvents. The program establishes a prioritization list of dry cleaner sites and administers the Dry Cleaning Remediation fund.
DATA SOURCES

Municipal Setting Designations (MSD) - is an official state designation given to 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 application 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. MSD is managed by the Remediation Division.

Railroad Commission of Texas Brownfields Response Program (BRP) - The Railroad Commission of Texas (RRC) regulates the exploration, production and transportation of oil and natural gas in Texas. The Brownfields response program (BRP) is designed to identify brownfields associated with oil and gas activities and to promote voluntary cleanup by providing federal grant funding for environmental site assessments. The objective of the BRP is to restore brownfields properties in communities across Texas by increasing the redevelopment potential of abandoned oil and gas sites.

Railroad Commission of Texas Voluntary Cleanup Program (RRC-VCP) - The purpose of the voluntary cleanup program is to provide an incentive to cleanup property contaminated by activities under Railroad Commission jurisdiction by removing the liability to the state of lenders, developers, owners, and operators who did not cause or contribute to contamination (a waste, pollutant or other substance or material regulated by or that results from an activity under the jurisdiction of the RRC) released at the site. The program is restricted to voluntary actions but does not replace other voluntary actions.

Tribal Databases – The United States has a unique legal relationship with federally-recognized Indian tribes based on the Constitution, treaties, statutes, executive orders and court decisions. The EPA became the first federal agency to adopt a formal Indian Policy (1984) of working with tribes on a government-to-government basis. There are 561 federally-recognized tribes within the United States. Each tribe is an independent, sovereign nation, responsible for setting standards, making environmental policy, and managing environmental programs for its people; in Texas, these include the Alabama-Coushatta Tribe of Texas, Kickapoo Traditional Tribe of Texas, and the Ysleta Del Sur Pueblo of Texas. The EPA Region 6 Tribal Team members work as liaisons and partner with Tribes on a government-to-government basis, consistent with their inherent sovereignty, assisting other EPA Divisions to resolve environmental issues, consult, and support the development of tribal environmental protection programs. The American Indian Environmental Office manages the Tribal Air, Compliance Enforcement, Waste, Solid Waste and Emergency Response (OSWER), Underground Storage Tanks, Water programs, Brownfields Land Revitalization, Emergency Management, Federal Facilities Restoration and Reuse Office, Office of Resource Conservation and Recovery, Office of Superfund Remediation and Technology Innovation and Office of Underground Storage Tanks (OUST) have tribal response programs or coordinate with Indian tribes. Tribal facility information within these programs is reported through the EPA.

Tribal Open Dumps 2014 - OMDS - Indian Health Service, Office of Environmental and Health Engineering Division of Sanitation Facilities Construction administers a nationwide Sanitation Facilities Construction Program that is responsible for the delivery of environmental engineering services and sanitation facilities to American Indians and Alaska Natives. The SFC Program for Texas is administered through the Nashville Area Office.
APPENDIX V

INTERVIEWS / ADDITIONAL INFORMATION
RECORD OF COMMUNICATION

Job #: 201801115

Job Address: 9.56 Acres along South Stewart Road San Juan, TX 78589

Contact: Alejandra Contrerras, Owner 956-533-8833

Comments:

Phase Engineering Inc. interviewed Steven Kuper via telephone site after the site visit. Ms. Contrerras informed Phase Engineering, Inc. of the following:

- She stated the current use of the property is farmland.
- She stated that the past use of the subject property was farmland.
- She was not aware of any current or previous hazardous substance or petroleum product release(s) at the subject property or adjoining properties.
- She was not aware of any current or historical USTs or ASTs located at the subject property or adjoining properties.
- She stated that the current/historical water and sanitary service sources to the subject property are municipal.
- When asked if there are environmentally related documentation or reports known to exist in connection with the subject property, Ms. Contrerras stated no.
- Ms. Contrerras has been associated with the subject property for 10 years.

Bianca Melito
Date: 2/2/18

Bianca Melito
Phase Engineering, Inc.
5524 Cornish Street, Houston, Texas 77007
Bianca@phaseengineering.com
Date: 2/3/18

To: City of San Juan City Hall  
Public Information Request  
Fire Department  
Phone: 956-783-3485  
Email: 956-787-5978

From: Phase Engineering, Inc.  
5524 Cornish Street  
Houston, TX 77008  
713-476-9844

RE: Records Request  
For: Phase Engineering Job: 201801115

Phase Engineering Inc. is currently working on a Phase I Environmental Assessment of the property located at:

1. Address: 9.56 Acres along South Stewart Rd., San Juan, TX (nearby 1 S. 5th ST)
2. Owner Name: CONTRERAS JOSE LUIS
3. Property ID#: 540789, 111780, 290791,

We are requesting any information you may have concerning the storage, use, handling or dispensing of flammable liquid storage tanks, hazardous materials, or liquefied petroleum gas storage or incidents of environmental concern, at the above location or adjacent properties. Please notify us of any charges before proceeding.

Reply as soon as possible to: Jessica@PhaseEngineering.com or Fax 713-476-9797
Thank you very much for your assistance!
Date: 2/3/18

To: City of San Juan City Hall
Public Information Request
Code Enforcement

Phone: 956-702-6400
Email: 956-787-5978

From: Phase Engineering, Inc.
5524 Cornish Street
Houston, TX  77008
713-476-9844

RE: Records Request
For: Phase Engineering Job: 201801115

Phase Engineering Inc. is currently working on a Phase I Environmental Assessment of the property located at:

   1. Address: 9.56 Acres along South Stewart Rd., San Juan, TX  (nearby 1 S. 5th ST)
   2. Owner Name: CONTRERAS JOSE LUIS
   3. Property ID#:  540789, 111780, 290791,

We would like to request any and all environmentally-related information, including, but not limited to notices of violation, complaints, fuel tank storage facilities, sample wells, grease traps, etc., based upon the Freedom of Information Act for this property. Please notify us of any charges before proceeding.

Please reply as soon as possible to: Jessica@PhaseEngineering.com or Fax 713-476-9797.

Thank you!
COMMUNICATION RECORD

Job #: 201801115

Job Address: 9.56 Acres along South Stewart Rd., San Juan, TX

Contact: Monica Gomez; Planning Department

Phone: 956-702-6400

Comments: Phase Engineering, Inc. contacted the City of San Juan on February 3, 2018 regarding the zoning designation for the subject property. As of the time of this writing, no response has been received. Any pertinent information received will be forwarded to the user of this report.

Date: 2/3/2018

Jessica Martinez
Phase Engineering, Inc.
5524 Cornish Street, Houston, Texas 77008
jessica@phaseengineering.com
Texas Historical Commission

Archaeological Projects

Areas surveys to locate archaeological sites. Includes project areas, transmission lines and pipelines. Includes projects mapped since 2001.

> Archeological Projects - Linear
> Archeological Projects - Polygon

Texas Historical Commission

Neighborhood Surveys

Point data showing locations of resources located by any of several resources surveys. Most of the locations for older surveys were determined by address geocoding. The locations for some of the more recent surveys were determined by GPS.

> Neighborhood Survey

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PEI Project No: 201801115
Texas Historical Commission

National Register of Historic Places

Properties in Texas located on the National Register of Historic Places maintained by the National Park Service.

- Historic Places - Point
- Historic Places - Properties

Data showing locations of official Texas Historical Markers, historic highways as determined by surveys, and cemeteries that have received the Historic Texas Cemetery designation or have been located during surveys by the THC staff:

- Museums
- County_Courthouse
- Cemeteries
- StateHistoricSites
- HistoricHighwaysRoutes

Texas Historical Commission

Cemeteries, County Courthouses, Museums, Historic Sites, and Historic Markers

PHASE ENGINEERING, INC.

ENVIRONMENTAL CONSULTANTS

PEI Project No: 201801115
U.S. FWS Threatened & Endangered Species Active Critical Habitats

Critical habitat is a term defined and used in the Act. It is a specific geographic area(s) that is essential for the conservation of a threatened or endangered species and that may require special management and protection. Critical habitat may include an area that is not currently occupied by the species but that will be needed for its recovery. An area is designated as “critical habitat” if...

An area designated as critical habitat is not a refuge or sanctuary for the species. Listed species and their habitat are protected by the Act whether or not they are in an area designated as critical habitat.

- Critical Habitat - Final - Linear Features
- Critical Habitat - Final - Polygonal Features
- Critical Habitat - Proposed - Linear Features
- Critical Habitat - Proposed - Polygonal Features

Source: USF&W ECOS Environmental Conservation Online System, ESRI

Copyright ©2016 Phase Engineering, Inc.

PEI Project No: 201801115
2016 Annual Drinking Water Quality Report

(Consumer Confidence Report)

Annual Water Quality Report for the period of January 1, 2016 to December 31, 2016.

This report is intended to provide you with important information about your drinking water and the efforts made by the water system to provide safe drinking water.

The City of San Juan is required to report to the Texas Water Development Board. All of the water use, water conservation and all water that is unaccounted or reported as loss from the period January 1, 2016 to December 31, 2016. The City of San Juan could not accurately account for 47,244,399 gallons of water during this period. Approximately 5.6% of the total water treated and pumped to the city for everyday use.

For more information regarding this report contact:
Name: David Salinas
Phone: (956) 223-2300

Este reporte incluye información importante sobre el agua para tomar. Para asistencia en español, favor de llamar al teléfono (956) 223-2300

---

### Regulated Contaminants

<table>
<thead>
<tr>
<th>Collection Date</th>
<th>Highest Level</th>
<th>Range of Levels</th>
<th>MCLG</th>
<th>MCL</th>
<th>Units</th>
<th>Violation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Disinfection/Disinfection by Products</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chlorite</td>
<td>2016</td>
<td>0.79</td>
<td>0-0.79</td>
<td>0.8</td>
<td>1 ppm</td>
<td>N</td>
</tr>
<tr>
<td>Haloacetic Acids (HAAS)</td>
<td>2016</td>
<td>12</td>
<td>8-15.6</td>
<td>60</td>
<td>80 ppb</td>
<td>N</td>
</tr>
<tr>
<td>Total Trihalomethane (TTHM)</td>
<td>2016</td>
<td>22</td>
<td>9.2-31.4</td>
<td>60</td>
<td>80 ppb</td>
<td>N</td>
</tr>
<tr>
<td>Inorganic Contaminants</td>
<td>Collection Date</td>
<td>Highest Level</td>
<td>Detected</td>
<td>Detected</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Barium</td>
<td>2016</td>
<td>0.104</td>
<td>0.013-0.104</td>
<td>2</td>
<td>2 ppm</td>
<td>N</td>
</tr>
<tr>
<td>Cyanide</td>
<td>2016</td>
<td>200</td>
<td>100-200</td>
<td>200</td>
<td>200 ppm</td>
<td>N</td>
</tr>
<tr>
<td>Fluoride</td>
<td>2016</td>
<td>0.6</td>
<td>0.43-0.59</td>
<td>4</td>
<td>4 ppm</td>
<td>N</td>
</tr>
<tr>
<td>Nitrate (measured as Nitrogen)</td>
<td>2016</td>
<td>0.12</td>
<td>0.1-0.12</td>
<td>10</td>
<td>10 ppm</td>
<td>N</td>
</tr>
<tr>
<td>Selenium</td>
<td>2016</td>
<td>3.7</td>
<td>0.3-3.7</td>
<td>50</td>
<td>50 ppb</td>
<td>N</td>
</tr>
<tr>
<td>Radioactive Contaminants</td>
<td>Collection Date</td>
<td>Highest Level</td>
<td>Detected</td>
<td>Detected</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Beta/Photon emitters</td>
<td>2/21/2011</td>
<td>7.8</td>
<td>0.78</td>
<td>0</td>
<td>50 pCi/L</td>
<td>N</td>
</tr>
<tr>
<td>Combined Radium</td>
<td>2/21/2011</td>
<td>1</td>
<td>0-1</td>
<td>0</td>
<td>5 pCi/L</td>
<td>N</td>
</tr>
<tr>
<td>Uranium</td>
<td>2/21/2011</td>
<td>4.4</td>
<td>0-4.4</td>
<td>15</td>
<td>15 pCi/L</td>
<td>N</td>
</tr>
<tr>
<td>Turbidity</td>
<td>Limit (Treatment Level)</td>
<td>Technique</td>
<td>Detected</td>
<td>Soil Runoff</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Highest Single Measurement</td>
<td>1 NTU</td>
<td>0.35 NTU</td>
<td></td>
<td>Soil Runoff</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lowest monthly % meeting limit</td>
<td>0.3 NTU</td>
<td>99%</td>
<td></td>
<td>Soil Runoff</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Likely Source of Contamination

Discharge of drilling wastes,
Discharges from metal refineries,
Erosion of natural deposits
Discharge from plastic and fertilizer factories;
Discharge from steel/metal factories
Erosion of natural deposits; water additive which promotes strong teeth;
discharge from fertilizer and aluminum factories
Erosion of natural deposits; water additive which promotes strong teeth;
discharge from fertilizer and aluminum factories
Runoff from fertilizer use;
Leaching from septic tanks;
Erosion of natural deposits
Discharge form petroleum and metal refineries; Erosion of natural deposits; Discharge from mines

* EPA considers 50 pCi/L to be level of concern for beta particles.

We monitor it because it is a good indicator of water quality and the effectiveness of our filtration.
Lead and Copper

Action Level Goal (ALG) The level of a contaminant in drinking water below which there is no known or expected risk to health. ALGs allow for a margin of safety.

Action Level: The concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.

<table>
<thead>
<tr>
<th>Lead and Copper</th>
<th>Date Sampled</th>
<th>MCLG</th>
<th>Action Level (AL)</th>
<th>90th Percentile</th>
<th># Sites over AL</th>
<th>Units</th>
<th>Violation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Copper (29 samples)</td>
<td>2016</td>
<td>1.3</td>
<td>1.3</td>
<td>0.06</td>
<td>0</td>
<td>ppm</td>
<td>N</td>
</tr>
<tr>
<td>Lead (29 samples)</td>
<td>2016</td>
<td>0</td>
<td>0.15</td>
<td>0</td>
<td>0</td>
<td>ppb</td>
<td>N</td>
</tr>
</tbody>
</table>

**VIOLATIONS TABLE**

**LEAD AND COPPER RULE**

The lead and copper rule protects public health by minimizing lead and copper levels in drinking water, primarily by reducing water corrosivity. Lead and copper enter drinking water mainly from corrosion of lead and copper containing plumbing materials.

FOLLOW UP OR ROUTINE TAP M/R (LCR) 10/1/2016 2016 We failed to test our drinking water for the contaminant and period indicated.

1 of 30 samples was not on certified sampling list

**SURFACE WATER TREATMENT RULE**

The Surface Water Treatment Rule (SWTR) seeks to prevent waterborne diseases caused by viruses, Legionella, and Giardia Lamblia. The rule requires that water systems filter and disinfect water from surface water sources to reduce the occurrence of unsafe levels of these microbes.

**Likely Source of Contamination**

- Erosion of natural deposits
- Leaching from wood preservatives
- Corrosion of household plumbing systems

**Likely Source of Contamination**

- Erosion of natural deposits
- Corrosion of household plumbing systems

**VIOLATION TYPE**

- MONITORING, RTN/RPT MAJOR
- MAJOR (SWTR-FILTER)

We did not record Chlorine samples in distribution system
We did not record Chlorine samples in distribution system. 

Violation type Violation Begin Violation End 

filter and disinfect water from surface water sources to reduce the occurrence of unsafe levels of these microbes. 

certified sampling list

1 of 30 samples was not on 

FOLLOW UP OR ROUTINE TAP M/R (LCR) 10/1/2016 2016 We failed to test our drinking water for the contanminant and period indicated.

enter drinking water mainly from corrosion of lead and copper containing plumbing materials.

The lead  and copper rule protects public health by minimizing lead and copper levels in drinking water, primarily by reducing water corrosivity. Lead and copper

LEAD AND COPPER RULE

VIOLATIONS TABLE

Action Level: The concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.

Action Level Goal (ALG) The level of a contaminant in drinking water below which there is no known or expected risk to health. ALGs allow for a margin of safety.

Because of this failure we cannot be sure of the quality of our drinking water of household plumbing systems 

Erosion of natural deposits; Corrossion

Erosion of natural deposits; Leaching

Contaminants that may be present in source water include:- Microbial contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.- Inorganic contaminants, such as salts and metals, which can be naturally-occurring or result from urban storm water runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.- Pesticides and herbicides, which may come from a variety of sources such as agriculture, urban storm water runoff, and residential us-

- Organic chemical contaminants, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and can also come from gas stations, urban storm water runoff, and septic systems.- Radioactive contaminants, which can be naturally-occurring or be the result of oil and gas production and mining activities. In order to ensure that tap water is safe to drink, EPA prescribes regulations which limit the amount of certain contaminants in water provided by public water systems. FDA regulations establish limits for contaminants in bottled water which must provide the same protection for public health. water that may cause taste, color, or odor problems. These types of problems are not necessarily causes for health concerns. For more information on taste, odor, or color of drinking water, please contact the system's business office. You may be more vulnerable than the general population to certain microbial contaminants, such as Cryptosporidium, in drinking water. Infants, some elderly, or immunocompromised persons such as those undergoing chemotherapy for cancer; those persons who have undergone organ transplants; those who are undergoing treatment with steroids; and people with HIV/AIDS or other immune system disorders, can be particularly at risk from infections. You should seek advice about drinking water from your physician or health care providers. Additional guidelines on appropriate means to lessen the risk of infection by Cryptosporidium are available from the Safe Drinking Water Hotline (800-426-4791).

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. We are responsible for providing high quality drinking water, but we cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at http://www.epa.gov/safewater/lead.

A Source Water Assessment for your drinking water source(s) is currently being conducted by the TCEQ and should be provided to us this year. The report will describe the susceptibility and types of constituents that may come into contact with your drinking water source based on human activities and natural conditions. The information in this assessment will allow us to focus our source water protection strategies.

Information about Source Water Assessments

A Source Water Susceptibility Assessment for your drinking water source is currently being updated by the Texas Commission on Environmental Quality. This information describes the susceptibility and types of constituents that may come into contact with your drinking water source based on human activities and natural conditions. The information contained in the assessment allows us to focus our source water protection strategies. For more information about your source water, please refer to the Source Water Assessment

https://www.tceq.texas.gov/gis/swaview

Definitions: The following tables contain scientific terms and measures, some of which may require explanation.

- MFL: nephelometric turbidity units (a measure of turbidity)
- pCi/L: picocuries per liter (a measure of radioactivity)
- ppb: micrograms per liter or parts per billion - or one ounce in 7,350,000 gallons of water.
- ppm: milligrams per liter or parts per million - or one ounce in 7,350 gallons of water.
- ppt: parts per trillion, or nanograms per liter (ng/L)
- ppq: parts per quadrillion, or picograms per liter (pg/L)

Further details about sources and source-water assessments are available in Drinking Water Watch at the following URL: http://dww2.tceq.texas.gov/DWW/
The purpose of this map is to assist National, State and local organizations to target their resources and to implement radon-resistant building codes. This map is not intended to determine if a home in a given zone should be tested for radon. Homes with elevated levels of radon have been found in all three zones.

Sections 307 and 309 of the Indoor Radon Abatement Act of 1988 (IRAA) directed the EPA to list and identify areas of the U.S. with the potential for elevated indoor radon levels. EPA’s Map of Radon Zones assigns each of the 3,141 counties in the U.S. to one of three zones based on radon potential using the five factors to determine radon potential: 1) indoor radon measurements; 2) geology; 3) aerial radioactivity; 4) soil permeability; and 5) foundation type. For more information, refer to Preliminary Geologic Radon Potential Assessment of Texas from USGS Geologic Radon Potential of EPA Region 6, Open-File Report 93-292-F.

**USEPA Map of Radon Zones in Texas**

- **High Potential**
  - Zone 1: Counties have a predicted average indoor radon screening level greater than 4 pCi/L (pico curies/liter).

- **Moderate Potential**
  - Zone 2: Counties have a predicted average indoor radon screening level between 2 and 4 pCi/L (pico curies/liter).

- **Low Potential**
  - Zone 3: Counties have a predicted average indoor radon screening level less than 2 pCi/L (pico curies/liter).
US FWS National Wetlands Inventory and Riparian Habitats

The U.S. Fish and Wildlife Service is the principal Federal agency that provides information to the public on the extent and status of the Nation's wetlands. These data delineate the areal extent of wetlands and surface waters as defined by Cowardin et al. (1979). Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation, some deepwater reef communities (coral or tuberficid worm reefs), and certain types of "farmed wetlands". Riparian areas are lands that occur along watercourses and water bodies. Typical examples include flood plains and streambanks. They are distinctly different from surrounding lands because of unique soil and vegetation characteristics that are strongly influenced by the presence of water.

**Wetland and Deepwater Habitats**

- Riverine
- Lake
- Estuarine and Marine Deepwater
- Other Freshwater Wetland

**Riparian Habitats**

- Forested/Shrub Riparian
- Herbaceous Riparian
- Other
## 201801115: Noise Calculation Data

### Projected 4% Annual Growth

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>S. Stewart Rd (FM 2557) Gross Total ADT</td>
<td></td>
<td>10783</td>
<td>11214</td>
<td>11663</td>
<td>12129</td>
<td>12615</td>
<td>13119</td>
<td>13644</td>
<td>14190</td>
<td>14757</td>
<td>15348</td>
<td>15961</td>
</tr>
<tr>
<td>45 mph</td>
<td>Total Cars</td>
<td></td>
<td>90%</td>
<td>9737</td>
<td>10127</td>
<td>10532</td>
<td>10953</td>
<td>11391</td>
<td>11847</td>
<td>12320</td>
<td>12813</td>
<td>13326</td>
</tr>
<tr>
<td>Truck Traffic(^1) =</td>
<td>Total Medium Trucks</td>
<td>7%</td>
<td>784</td>
<td>816</td>
<td>848</td>
<td>882</td>
<td>918</td>
<td>954</td>
<td>993</td>
<td>1032</td>
<td>1074</td>
<td>1117</td>
</tr>
<tr>
<td></td>
<td>Total Heavy Trucks</td>
<td>2%</td>
<td>261</td>
<td>272</td>
<td>283</td>
<td>294</td>
<td>306</td>
<td>318</td>
<td>331</td>
<td>344</td>
<td>358</td>
<td>372</td>
</tr>
</tbody>
</table>

### Railroad

<table>
<thead>
<tr>
<th>Railroad</th>
<th>Train ATO</th>
<th>% Night Traffic</th>
<th>Typical Speed Over Crossing</th>
<th>Within 1/4 Mile of At-Grade Crossing?</th>
<th>Bolted Tracks?</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Airport

<table>
<thead>
<tr>
<th>Airport</th>
<th>Distance Outside Noise Countours</th>
</tr>
</thead>
<tbody>
<tr>
<td>McAllen Miller International Airport</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Noise Assessment Locations (NAL)

<table>
<thead>
<tr>
<th>Noise Sources</th>
<th>Effective Distance (feet)</th>
<th>10-year DNL</th>
</tr>
</thead>
<tbody>
<tr>
<td>S. Stewart Rd (FM 2557)</td>
<td>40</td>
<td>75.0666</td>
</tr>
</tbody>
</table>

**NAL Combined DNL:** 75.0666

---

ADT = Average Daily Traffic Count

DNL = Day/Night Noise Level

1 = Percent of Truck Traffic is obtained from the TxDOT Statewide Planning Map

2 = Breakdown of Truck Traffic is assumed, 75% Medium Trucks and 25% Heavy Trucks

Note: When percentage of truck traffic is not available, the default is 15% Medium Trucks and 5% Heavy Trucks of the total ADT

---

Criteria

Acceptable: 65 or less

Normally Not Acceptable: 66-75

Not Acceptable: 75 or greater
DNL Calculator

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the Day/Night Noise Level Calculator Electronic Assessment Tool Overview (/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/).

**Note:** HUD updated the Calculator December 12, 2017. If you used the Calculator prior to December 12, you may need to clear your cache to perform an accurate calculation. View instructions to clear your cache (https://support.google.com/accounts/answer/32050).

Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.
<table>
<thead>
<tr>
<th>Site ID</th>
<th>201801115 (NAL 1)</th>
</tr>
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<tbody>
<tr>
<td>Record Date</td>
<td>02 / 12 / 2018</td>
</tr>
<tr>
<td>User's Name</td>
<td>Phase JM</td>
</tr>
<tr>
<td>Road # 1 Name:</td>
<td>S. Stewart Rd (FM 2557)</td>
</tr>
<tr>
<td></td>
<td><strong>Road #1</strong></td>
</tr>
<tr>
<td></td>
<td><strong>Vehicle Type</strong></td>
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<td><strong>Cars</strong></td>
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<td></td>
<td><strong>Medium Trucks</strong></td>
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<td></td>
<td><strong>Heavy Trucks</strong></td>
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<tr>
<td>Effective Distance</td>
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<td>Distance to Stop Sign</td>
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<tr>
<td>Average Daily Trips (ADT)</td>
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<tr>
<td></td>
<td>1161</td>
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<td>Night Fraction of ADT</td>
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<tr>
<td>Road Gradient (%)</td>
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<td></td>
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<td>Vehicle DNL</td>
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<tr>
<td>Calculate Road #1 DNL</td>
<td>75.0666</td>
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<td></td>
<td>Reset</td>
</tr>
</tbody>
</table>

**Add Road Source**
**Add Rail Source**

Airport Noise Level

Loud Impulse Sounds?  Yes  No

Combined DNL for all Road and Rail sources  75.0666
Mitigation Options
If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative**: Cancel the project at this location
- **Other Reasonable Alternatives**: Choose an alternate site
- **Mitigation**
  - Contact your Field or Regional Environmental Officer (/programs/environmental-review/hud-environmental-staff-contacts/)
  - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
  - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
  - Incorporate natural or man-made barriers. See The Noise Guidebook (/resource/313/hud-noise-guidebook/)
  - Construct noise barrier. See the Barrier Performance Module (/programs/environmental-review/bpm-calculator/)

Tools and Guidance
Day/Night Noise Level Assessment Tool User Guide (/resource/3822/day-night-noise-level-assessment-tool-user-guide/)

Day/Night Noise Level Assessment Tool Flowcharts (/resource/3823/day-night-noise-level-assessment-tool-flowcharts/)
Section 6. User Responsibilities

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 all users must provide the following information (if available) to Phase Engineering, Inc. Failure to provide this information could result in a determination that “all appropriate inquiries” is not complete.

1) Environmental liens that are filed or recorded against the property (40 CFR 312.25).
   Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law? □ Yes □ No

2) Activity and use limitations that are in place on the property or that have been filed or recorded against the property (40 CFR 312.26(a)(1)(v) and vii)).
   Did a search of recorded land title records (or judicial records where appropriate) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law? □ Yes □ No

3) Specialized knowledge or experience of the person seeking to qualify for the 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? 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? □ Yes □ No

4) Relationship to 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? □ Yes □ No
   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? □ Yes □ No

5) 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 Phase Engineering, Inc. to identify conditions indicative of releases or threatened releases? For example, as user,
   a. Do you know the past uses of the property? □ Yes □ No
   b. Do you know of specific chemicals that are present or once were present at the property? □ Yes □ No
   c. Do you know of spills or other chemical releases that have taken place at the property? □ Yes □ No
   d. Do you know of any environmental cleanups that have taken place at the property? □ Yes □ No

6) 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? □ Yes □ No

Comments from Questions 1-6:
_____________________________________________________________________________________________
_____________________________________________________________________________________________
_____________________________________________________________________________________________
_____________________________________________________________________________________________
_____________________________________________________________________________________________
_____________________________________________________________________________________________
_____________________________________________________________________________________________

Please have the user(s) of the Phase I report answer and return this page with the signed letter of engagement.

Property Address or Description:
_____________________________________________________________________________________________

Print Name: ________________________________ Company: _______________________ Date: ____________

Signature: _________________________________ Relation to property: ________________________________
(purchaser, lender, owner, lessee, etc.)
User Responsibilities Questionnaire

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 all users must provide the following information (if available) to Phase Engineering, Inc. Failure to provide this information could result in a determination that “all appropriate inquiries” is not complete.

1) Environmental cleanup liens that are filed or recorded against the property (40 CFR 312.25).
Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law? □ Yes □ No

2) Activity and land use (AUL’s) limitations that are in place on the property or that have been filed or recorded in a registry (40 CFR 312.26 (a)(1)(V) and (VI)).
Did a search of recorded land title records (or judicial records where appropriate) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place on the property and/or have been filed or recorded against the property under federal, tribal, state or local law? □ Yes □ No

3) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).
Do you have any specialized knowledge or experience related to the property or nearby properties? 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? □ Yes □ No

4) Relationship to 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? □ Yes □ No
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? □ Yes □ No

5) 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 Phase Engineering, Inc. to identify conditions indicative of releases or threatened releases? For example, as user,
a. Do you know the past uses of the property? □ Yes □ No
b. Do you know of specific chemicals that are present or once were present at the property? □ Yes □ No
c. Do you know of spills or other releases that have taken place at the property? □ Yes □ No
d. Do you know of any environmental cleanups that have taken place at the property? □ Yes □ No

6) 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).
Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the property? □ Yes □ No

Comments from Questions 1-6:

Please have the user(s) of the Phase I report answer and return this page with the signed letter of engagement. Please fax completed form back to Ruben at (281) 200-0080. To submit this form via email, please send to: Diane@PhaseEngineering.com. If you have any questions, please call (932) 486-2225.

Property Address or Description:

Print Name: S. Lee L. L. S  Company: T&G Date: 11/23/2018

Signature:  Relation to property: (purchaser, lender, owner, lessee, etc.)

© Phase Engineering, Inc. 5524 Cornish Street, Houston, TX 77007 (713) 476-9844

201801115
Phase Engineering, Inc.

Texas Grey Oaks, LLC
Steve Lollis
710 North Post Oak Road, Suite 400
Houston, TX 77024
Phone: (713) 560-0088 Fax: (713) 583-8858 Email: Steve@TexasGreyOaks.com

Current Use: Land - Undeveloped - Approximately 10.0 Acres
Address/Property Location: SWC of South Stewart Road and Ridge Road
City: San Juan County: Hidalgo State: TX Zip: 78589

Perform a Phase I Environmental Site Assessment (ESA) to comply with the ASTM E 1527-13 Standard and §10.305 Subchapter D of the TDHCA 2017 Uniform Multifamily Application, including ASTM Non Scope Considerations: Vapor Encroachment Screening, a Noise Assessment, an opinion for testing of asbestos, lead based paint, and lead in drinking water. The report will be applicable to the attached Agreement for Environmental Professional Services.

Quoted Price For Phase I ESA:

OPTIONAL – NEPA Addendum
In many cases, a project applying for Low Income Housing Tax Credits (LIHTC) may also apply for a HOME grant or other HUD funding which requires additional environmental compliance under the National Environmental Policy Act (NEPA). If authorized, an addendum to the ESA may be provided to include inquiries to state and federal agencies to initiate compliance with the statutes and regulations cited at 24 CFR §58.5. Depending on the location and nature of the project the addendum may include: Section 106 Review to the State Historic Preservation Officer (SHPO), Tribal Consultations, Wetland Determination, Coastal Zone Management Review to the GLO, Endangered Species Review, NEPA review to the TCEQ, and Farmland Protection. Responses from the regulatory agencies may take up to 2 months, so beginning the NEPA process early may save valuable time later when the funding application is submitted. Please note that the addendum is intended to support NEPA compliance and will not meet the full requirements of an Environmental Assessment.

NEPA Addendum, Quoted Price:
To engage this additional service, please initial here: ______________

- Includes: Electronic version in PDF with findings, opinions, conclusions and recommendations. Originals @ $125.00 each.
- Delivery: Final ESA report approximately 15 business days from signed letter of engagement. We rely on state regulations for information that may not be readily available for review within the time frame requested for the scheduled delivery date. Responses to the NEPA inquiries will be provided to the client when received. Delivery charges may apply, not to exceed $30.00 per delivery, unless client arranges for pick-up at their own expense.
- Terms: Net due prior to receipt of final report.
- $125/hour for additional hours of consulting beyond the scope of work, if required.

If the above terms and attached Agreement for Professional Environmental Consulting Services (General Terms & Conditions) are acceptable, please sign and fax (eFax 281-200-0060) or email (proposals@phaseengineering.com) a copy of this letter to serve as a letter of engagement and notification to proceed. The following information is needed to complete by scheduled delivery date:

1. Current owner of the property and telephone number.
2. Contact name and telephone number.
3. Access to the property, which may include keys or combinations, if applicable.
4. All complete environmental reports.
5. Survey and legal description. Survey does not have to be new if it reflects the property correctly.
6. Detailed project description and proposed site plan.
7. All entities for which the report will be addressed and invoicing information. If this information is not given to Phase Engineering, Inc. in a legible format, the above named will be identified as user of the report and will be invoiced directly.

Texas Grey Oaks, LLC
Steve Loillis
710 North Post Oak Road, Suite 400
Houston, TX 77024
Phone: (713) 560-0088  Fax: (713) 583-8858  Email: Steve@TexasGreyOaks.com

Property/Borrower Name or Reference #:
Current Use: Land - Undeveloped - Approximately 10.0 Acres
Address/Property Location: SWC of South Stewart Road and Ridge Road
City: San Juan  County: Hidalgo  State: TX  Zip: 78589

Thank you for the opportunity to work with you and your environmental needs. If you have any questions, please call me at (210) 997-4056.

Tracy Watson

Accepted By: [Signature]  Date: 11/20/2018
Print Name: [Signature]
Section 1 – General Terms and Conditions

1.1 Definitions
“Agreement” means this Agreement for Professional Environmental Consulting Services.
“Party” (or collectively, “Parties”) means PEI and Client, unless expressly stated otherwise in this Agreement.
“PEI” means Phase Engineering, Inc.
“Engagement Letter” the instrument delivered by PEI to the Parties
“Services” has the meaning set forth in Section 1.2 below.
Any capitalized terms not otherwise defined in this Agreement have the meanings given to them under the Engagement Letter.

1.2 Services
The professional environmental consulting services to be provided by PEI for the Client are set forth in the Engagement Letter, and such services, including subsequent services, changed, altered or additional services are hereinafter called the “Services”.

1.3 Standard of Care
PEI shall perform the services under this agreement with that degree of care, skill and diligence generally accepted as typical of the industry in the performance of such services as contemplated by the Agreement at the time and location such services are rendered. PEI shall employ only competent staff and sub-contractors who will be under the supervision of a senior member of PEI’s staff.

1.4 Rights of Entry, Site Information and Utilities
The Client shall provide right of entry for PEI and its subcontractors to carry out the Services, unless specified otherwise in the Engagement Letter. The Client warrants that it has furnished to PEI all information known to, or in possession or control of, the Client relating to the past and existing conditions of the site, including but not limited to soil and geologic data, contaminants, wastes, petroleum products, controlled substances, hazardous materials, and subsurface utilities. The Client shall extend use and reliance of this information to PEI, unless stated otherwise and to the extent permitted by law. Such information shall be and remain confidential as between the Client and PEI and PEI shall not disclose same to any third party unless required by law.

1.5 Safety
1.5.1 PEI maintains a General Health and Safety Plan, a copy of which will be provided to the Client on written request and will fall under Section 1.8 Subsequent Changes of this Agreement unless this service is included in the Engagement Letter.
1.5.2 PEI shall take every precaution reasonable in the circumstances for the protection of the workers providing any of the Services. When required and prior to any field work being carried out, PEI shall provide the Client with a comprehensive site-specific safety plan for providing the Services. Such request must be made in writing by the Client prior to commencement of the Services by PEI and will fall under Section 1.9 Subsequent Changes of this Agreement unless included in the Engagement Letter.

1.6 Investigations and Reports
1.6.1 Findings: The findings of any investigation undertaken as part of the Services will be based upon information generated as a result of the specific scope of the Services as described in the Engagement Letter.
1.6.2 Restoration: The Client accepts that in the normal course of the Services some damage to existing ground or other surface finishes may occur, the restoration of which shall be the responsibility of the client or as specified in the Engagement Letter.
1.6.3 Investigations: The parties acknowledge and accept that unique risks exist whenever engineering or related disciplines are applied to identify environmental conditions and even a comprehensive sampling and testing program may fail to detect certain conditions. Because of the inherent uncertainties in environmental evaluations, changed or unanticipated conditions may occur or become known subsequent to PEI’s investigation that could affect conclusions, recommendations, total Project cost and/or execution. Changes in conditions are subject to amendments to the Scope of Services.
1.6.4 Confidentiality and Reliance: Any Final Report or draft reports and the information contained therein shall be treated as confidential and, unless otherwise agreed to by PEI and the Client, the information, sampling data, analysis, findings, conclusions and recommendations (if any), may be used and relied upon only by the Client, its officers, directors and employees and professional advisors in the performance of their obligations for or on behalf of the Client. Any such use and reliance shall be subject to the limitations set forth in this agreement. In addition, the Client may submit any report to a regulatory authority or lender for the purpose of obtaining financing on a property.
1.6.5 Third Party Reliance: This Agreement and the Services provided are for Consultant and Client’s sole benefit and exclusive use with no third party beneficiaries intended. Reliance upon the Services and any work product is limited to Client, and is not intended for third parties. In the event PEI agrees, in its sole and absolute discretion, to make the Report available to a third party not mentioned in Paragraph 1.6.4, the Third Party shall be required to obtain the original Clients release, sign PEI’s standard Authorized User Agreement (AUA) and pay PEI a fee of not less than $350.00. Any such use shall be subject to the terms, conditions and limitations set forth in this Agreement, the Report and the AUA.

1.7 Ownership of Records/Reports:
All documents or records created or prepared by PEI in the performance of the Services are considered PEI’s professional work product and shall remain the copyright property of PEI, subject to any reasonable disclosure request from the Client as may be necessary and for which reasonable reimbursement for copies is provided.

1.8 Disposal and Samples
1.8.1 Disposal of all wastes generated from the subject property shall be the responsibility of the Client.
1.8.2 PEI shall be responsible for appropriate disposal of sample material and sample residuals after 30 days following submission of the Final Report unless the Client specifically requests otherwise.
1.9 Subsequent Changes
With the consent of PEI, the Client may in writing at any time after the execution of this Agreement or the commencement of the Services delete, extend, increase, vary or otherwise alter the Services. The Parties further agree that such changes shall alter the Services, schedule and/or the costs. Any such changes shall be made in writing with reference to this Agreement, and accepted in writing by both Parties.

1.10 Delays
Neither Party shall be liable or penalized for delays or failure to perform its Services if the same is caused directly or indirectly by circumstances beyond a Party’s reasonable control. The Client shall not hold PEI responsible for damages or delays in performance caused by the Client, acts of God, acts and/or omissions of governmental authorities and regulatory agencies or other events which are beyond the reasonable control of the Parties.

1.11 Payment
1.11.1 The PEI shall invoice the Client in accordance with the provisions set forth in the Engagement Letter. Except as stated in the Engagement Letter, the Client shall pay to PEI at its corporate office each invoice within 30 days of the date of the invoice without holdback. Interest at a rate of 1.5% per month or the maximum rate allowed by law, whichever is lower, may be charged on all overdue amounts.
1.11.2 In the event of a disputed billing, only the disputed portion will be withheld from payment, and the undisputed portion will be paid. The Client shall exercise reasonableness in disputing any bill or portion thereof. No interest will accrue on any disputed portion of the billing until mutually resolved.
1.11.3 If the Client fails to make payment of any sum due hereunder within a reasonable time period, Client acknowledges and agrees that the subject Invoice will be referred to legal collections, and any amount in aggregate less than Ten Thousand Dollars U.S. ($10,000) will be referred to small claims court in Harris County, Texas.

1.12 Suspension or Termination
The Client may at any time by notice in writing to PEI, suspend or terminate the Services or any portion thereof at any stage of the Project. Upon receipt of such written notice by the Client, PEI shall perform no further Services other than those reasonably necessary to close out its Services. In such an event, PEI shall invoice the Client for the portion of the Services completed and shall be entitled to payment in accordance with Section 1.9. Once the Services are completed the Client assumes the risk of Frustration of Purpose.

1.13 Insurance
1.13.1 PEI agrees to carry and maintain the following minimum insurance coverages for the term of this Agreement:
   - Worker’s Compensation Insurance: Statutory requirement amounts
   - Commercial General Liability: $1,000,000 per occurrence
   - Automobile Liability Insurance: $1,000,000 per occurrence for both owned and non-owned vehicles
   - Professional Liability and Contractors Professional Insurance: $1,000,000 per occurrence
1.13.2 PEI’s current Certificate of Insurance is provided with the Engagement Letter. If the Client requests to be a named as a certificate holder, this request must be made in writing to PEI prior to commencement of the Services.
1.13.3 PEI will renew the Professional Liability Insurance at or above the minimum coverage for period of two (2) years after completion of the Services.
1.13.4 If the Client requests that PEI increase the amount of insurance coverage or obtain other special insurance for the Project, PEI shall endeavor forthwith to obtain such increased or special insurance at the Client's expense.
1.13.5 Each of PEI and Client waive all claims, losses, damages and rights of recovery against the other to extent of the limits of coverage under any commercial general liability or property insurance policy actually obtained by a Party to this Agreement (or, in the case of PEI, to the extent obtained or required to be obtained by PEI under this Agreement). In addition, each Party shall exercise commercially reasonable efforts to cause to waive subrogation under its commercial general liability and property insurance policies and provide any necessary endorsements thereto.

1.14 Indemnity/Statute of Limitations.
EACH OF PEI AND CLIENT SHALL INDEMNIFY AND HOLD HARMLESS THE OTHER AND THEIR RESPECTIVE AGENTS, EMPLOYEES, SUCCESSORS AND ASSIGNS FROM AND AGAINST LEGAL LIABILITY FOR CLAIMS, LOSSES, DAMAGES, AND EXPENSES TO THE EXTENT SUCH CLAIMS, LOSSES, DAMAGES, OR EXPENSES ARE LEGALLY DETERMINED TO BE CAUSED BY THEIR NEGLIGENT ACTS, ERRORS, OR OMISSIONS. IN THE EVENT SUCH CLAIMS, LOSSES, DAMAGES, OR EXPENSES ARE LEGALLY DETERMINED TO BE CAUSED BY THE JOINT OR CONCURRENT NEGLIGENCE OF PEI AND CLIENT, THE PARTIES SHALL BEAR LIABILITY IN PROPORTION TO ITS OWN NEGLIGENCE UNDER COMPARATIVE FAULT PRINCIPLES. NEITHER PARTY SHALL HAVE A DUTY TO DEFEND THE OTHER PARTY, AND NO DUTY TO DEFEND IS HEREBY CREATED BY THIS INDEMNITY PROVISION AND SUCH DUTY IS EXPLICITLY WAIVED UNDER THIS AGREEMENT. CAUSES OF ACTION ARISING OUT OF PEI'S SERVICES OR THIS AGREEMENT, REGARDLESS OF CAUSE OR THE THEORY OF LIABILITY, INCLUDING NEGLIGENCE, INDEMNITY OR OTHER RECOVERY, SHALL BE DEEMED TO HAVE ACCRUED AND THE APPLICABLE STATUTE OF LIMITATIONS SHALL COMMENCE TO RUN NO LATER THAN THE DATE OF PEI'S SUBSTANTIAL COMPLETION OF SERVICES ON THE PROJECT.

1.15 Limitation of Liability.
1.15.1 Notwithstanding any other provisions contained herein, it is understood and agreed that PEI’s liability to the Client for all claims arising out of this Agreement, or in any way relating to the Services, will be limited to direct damages and/or to the specific performance of any Services not meeting the Standard of Care set forth herein and such liability will, in the aggregate, not exceed the sum of the coverages shown on PEI’s Certificate of Insurance in effect at the time of the claim.
1.15.2 No claim may be brought against PEI more than Two (2) years after the Services were completed under this Agreement, or as negotiated between PEI and the Client.
1.16 Consequential Damages.
EXCEPT AS EXPRESSLY PROVIDED IN THIS AGREEMENT, NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR LOSS OF PROFITS OR REVENUE, LOSS OF USE OR OPPORTUNITY, LOSS OF GOOD WILL, COST OF SUBSTITUTE FACILITIES, GOODS, OR SERVICES, COST OF CAPITAL, OR FOR ANY SPECIAL, CONSEQUENTIAL, INDIRECT, PUNITIVE, OR EXEMPLARY DAMAGES.

1.17 Regulatory Reporting Requirements
Client recognizes that hazardous substances or contaminants may be discovered at the subject property in the course of provision of the Services by PEI under conditions that may be reportable to Federal or State environmental regulatory agencies. The “duty to report” is ultimately the responsibility of the landowner unless the condition represents an acute threat to human health or the environment. PEI will notify the Client of any such reportable condition. The Client will notify the Landowner, or under mutual agreement, authorize PEI to perform such notification to the landowner.

Section 2 – MISCELLANEOUS PROVISIONS

2.1 Notices:
All notices under this Agreement shall be in writing. It shall be sufficient in all respects if the Notice is delivered by hand, sent by any electronic means, including email or facsimile transmission, with confirmation (“Transmission”) during normal business hours, or sent by registered mail, postage prepaid, addressed to the Parties shown on the Engagement Letter or to such other address as either Party shall designate by written notice to the other Party. Any notice so given shall be deemed to have been given and to have been received on the day of delivery, if so delivered, on the third day of the week save and except for Saturday and Sunday) and if not, on the first Business Day thereafter.

2.2 Entire Agreement, Modifications, Headings, Severability:
The Parties acknowledge that this Agreement and the Engagement Letter constitutes the entire agreement between them and supersedes all prior representations, warranties, agreements, and understandings, oral or written, between the Parties with respect to its subject matter. Unless stated otherwise in this Agreement, this Agreement may not be modified except in writing signed by both Parties. The headings to this Agreement are for convenience and reference purposes only and shall not constitute a part of the Agreement. If any element of this Agreement is later held to violate the law or a regulation, it shall be deemed void, and all remaining provisions shall continue in force.

2.3 Effect:
This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns provided that it may not be assigned by either Party without the consent of the other, which consent shall not be unreasonably withheld.

2.4 Survival:
All representations and obligations (including without limitation the mutual obligations of indemnification) shall survive the termination of this Agreement and expire five (5) years from the date of completion of Services.

2.5 Waiver of Rights:
Any waiver of, or consent to depart from, the requirements of any provision of this Agreement shall be effective only if made in writing and signed by the Party granting such waiver or consent, and is valid only in the specific instance and for the specific purpose for which it has been granted. No failure on the part of any Party to exercise, and no delay in exercising, any right under this Agreement shall operate as a waiver of such right or the exercise of any other right.

2.6 Applicable Law:
2.7 Dispute Resolution:
Excepting Section 1.11 for the purpose of this Agreement, any disagreement arising between the Parties to this Agreement with reference to the interpretation of this Agreement or any matter arising hereunder and upon which the Parties cannot agree shall be referred to mediation. Reference to mediation shall be to a single mediator and in accordance with the laws of mediation in the State of Texas. The costs of the mediator shall be shared equally by the Parties on an interim basis as may be necessary provided however that the mediator shall have the discretion to award costs of the proceeding, including costs of the mediator. The venue for such mediation is agreed to be Harris County, Texas

2.8 Contract Documents:
The Contract Documents consist of the documents listed. If there is a conflict with the Contract Documents, the conflicting terms will be governed in the order of priority set forth as follows: 1. Agreement 2. Engagement Letter
APPENDIX VII

STATEMENT OF QUALIFICATIONS
It is our goal to provide quality Environmental Site Assessments and Related Professional Services at a fair price within the clients’ required delivery date.

Since 1993 our in-house licensed and certified Environmental Professionals team continues to provide consistent quality, detailed attention to our client’s requests, and full service environmental reports which set Phase Engineering, Inc. apart. Phase Engineering, Inc. has provided over 20,000 nationwide professional quality and timely Environmental Assessments and Property Condition Assessments for the private and public commercial real estate industries.

Whether you are a lender, a broker, an attorney, a buyer/seller, a property manager, a developer, or a property owner; Phase Engineering has the right service at the right price point for you. We work diligently to meet our clients timing and unique requirements. As any qualified Environmental Consultant knows, Environmental Site Assessments are not created equal. Phase Engineering is qualified to ensure your reports are done to the highest standards and regulations to help to protect the client’s interest. Please check out our “Dare to Compare” website page for more information on how you can qualify your environmental vendors.

We pride ourselves in keeping current our licenses and certifications to give the client a more informed and educated solution. The following are among our company’s licenses and certifications:

- Professional Engineering Firm
- Professional Geoscientist Firm
- Licensed Asbestos Consultant Agency
- Licensed Mold Assessment Company
- Certified Lead Firm
- Leaking Petroleum Storage Tank (LPST) Corrective Action Specialist (CAS)
- Wetlands United States Army Corp of Engineers Delineation Course Certified
- Storm Water & Pollution Prevention Certified Preparer of SWPPP (CPSWPPP) and (CCIS)
- Radon
Professional Services

The professional licensed and technical staff at Phase Engineering, Inc. are annually involved nationwide in over 1000 environmental site assessments, Property Condition Assessments and related services. Our professional services include all aspects of the environmental due diligence for all types of commercial real estate clients. Phase Engineering is qualified to ensure your reports are done to the highest standards and regulations to help to protect the client’s interest. Phase Engineering, Inc. provides a full range of professional environmental services for the real estate transaction business world as listed below:

Environmental Site Assessments

- Phase I Environmental Site Assessments include site assessments prepared to: EPA “All Appropriate Inquiries” (AAI) rule, Phase I Environmental Site Assessments as per ASTM Standard E 1527, Small Business Administration (SBA) SOP 50 10 5, etc.
- Client specific requirements such as Fannie Mae, FDIC, Freddie Mac, HUD, DHCA, NEPA, USDA, FDIC, TDHCA, Oil & Gas, etc.
- Transaction Screens per ASTM Standard E 1528
- Wetlands Determination, Delineations, Mitigation Plans, and Permitting
- Endangered Species Reviews
- Record Search with Risk Assessment Reports
- Desktop Reviews
- Environmental Data Services
- Prior Environmental Report Reviews (Third Party Reviews)

Phase II Environmental Site Assessments / Consulting

- Phase II Environmental Site Assessments are specific to the nature of the project. A typical example is an investigation of an underground storage tank site. This requires sampling of soil and groundwater.
- Leaking Petroleum Storage Tank Corrective Action Project Management (CAPM) and Corrective Action Specialist (CAS) Services
- Voluntary Cleanup Program (VCP) (TCEQ) and (RRC) Consulting
- Innocent Owner Program (IOP) Consulting
- Resource Conservation and Recovery Act (RCRA) Corrective Action Site Project Management
- Dry Cleaning Remediation Program Consulting Services
- Vapor Assessments
- Municipal Settings Designation (MSD) Services
- Brownfields Site Assessment and Advisory Services
- Operation Cleanup Program (RRC) Consulting Services
Professional Services (continued)

- Oil & Gas Due Diligence
- Underground Injection and Control (UIC) Permits and Registrations for Remediation Applications
- Remediation Feasibility, Design, and Implementation
- Monitoring and Post-Closure Care
- Groundwater Monitoring
- Prior Environmental Report Reviews
- RCRA Corrective Action Site Project Management
- Litigation Support

Waste Management and Compliance

- Industrial and Hazardous Waste Registration, Permitting, and Reporting
- Waste Management Unit Closures

Building and Facilities Assessments

- Property Condition Assessments per ASTM E 2018
- Asbestos Inspections, Management & Consulting
- Lead Based Paint and Lead in Water Inspections, Risk Assessments & Consulting
- Mold Assessments & Consulting
- Indoor Air Quality Assessments
- Storm Water Pollution Prevention (SWPPP) Plans, Audits & Inspections
- Spill Prevention, Control and Counter measure (SPCC) Plans
- Client Specific Compliance Services
Professional Services (continued)

National Environmental Policy Act (NEPA)

- Categorical Exclusions
- Environmental Assessments
- Housing and Urban Development (HUD) 24 CFR Part 58 Reviews (CDBG, HOME, NSP, Disaster Recovery, Public Housing Programs, etc.)
- Part 50 compliance – HUD Form 4128 Environmental Review Checklist
- USDA Rural Development Environmental Reviews per 7 CFR Part 1970 policies and procedures
- Federal Communications Commission (FCC) NEPA compliance for communication or transmission towers and facilities
- TxDOT NEPA compliance
- Section 106 Historic Preservation
- Noise Surveys and Mitigation
- Explosive Hazards Assessments
- Wetland Delineation and Mitigation
- HUD’s 8-Step Decision-Making Process for Developing in a Floodplain or Wetland (24 CFR Part 55)
- Environmental Justice Assessments
Licenses & Certifications

Phase Engineering, Inc. and the staff at Phase Engineering, Inc. are licensed and certified in all related areas to give the client a more informed and educated solution.

Registered Professional Engineering Firm

Licensed Professional Geoscientist Firm

Asbestos
- Consultant Agency
- Consultant
- Project Designer
- Management Planner
- Air Monitoring
- Inspector

Indoor Air Quality
- Mold Assessment Company
- Mold Assessment Consultant
- Mold Assessment Technician

Lead
- Lead Firm
- Risk Assessor
- Inspector

Storage Tanks
- Corrective Action Specialist (CAS)
- LPST Corrective Action Manager (CAPM)

Wetlands
- United States Army Corp of Engineers Delineation Course Certified

Storm Water & Pollution Prevention
- Certified Preparer of SWPPP (CPSWPPP) and (CCIS)

 Radon
- Residential Radon Measurement Provider
Recognized Associations

Keeping with the latest rules and regulations in the environmental field, Phase Engineering, Inc. and its staff are dedicated to current standards and legal issues by being involved with several professional associations:

- **ASTM** Committee Environmental Site Assessments for Commercial Real Estate Transactions & ASTM Phase II Task Force
- **ASTM** Teaching Staff - Phase I & Phase II Environmental Site Assessments
- Risk Management Association Board (RMA)
- Society of Wetland Scientists (SWS)
- Certified Commercial Investment Member (CCIM)
- Commercial Real Estate Women (CREW)
- Environmental Bankers Association (EBA)
- Houston Geological Society (HGS)
- Association of Commercial Real Estate Professionals (ACRP)
- Commercial Real Estate Network (CREN)
- Society of Industrial and Office Realtors (SIOR)
- Institute of Real Estate Management (IREM)
- Urban Land Institute (ULI)
- National Association of Government Guaranteed Lenders (NAGGL)
- Houston Association of Government Guaranteed Lenders (HAGGL)
- North Texas Association of Government Guaranteed Lenders (NTAGGL)
- Central Texas Association of Government Guaranteed Lenders (CTAGGL)
- El Paso Texas Association of Government Guaranteed Lenders (EPAGGL)
- Texas Bankers Association (TBA)
- Independent Bankers Association of Texas (IBAT)
- National Registry of Environmental Professionals (NREP)
- Texas Association of Environmental Professionals (TAEP)
- Commercial Real Estate Association of Montgomery County (CREAM)
- Houston Realty Business Coalition (HRBC)
- Texas Affiliation Of Affordable Housing Providers (TAAHP)
- **ASTM** Committee D18 on Soil and Rock, Subcommittee on Geospatial Technology
- Geological Association of America (GSA), South-Central Section, Environmental & Engineering Geology Division
- Houston Geological Society (HGS), Environmental and Engineering Group
- Urban and Regional Information Systems Association (URISA)
Recognized Associations (continued)

- Texas Association of Environmental Professionals (TAEP)
- Texas Association Professional Geoscientists (TAPG)
- Texas Board of Professional Geoscientists (TBPG)
- American Institute of Professional Geologists (AIPG), Texas Section, AIPG District IV – Southeast Texas
Environmental Professionals pursuant to 40 CFR 312.10

The final rule defines an environmental professional as someone who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases of hazardous substances on, at, in, or to a property, sufficient to meet the objectives and performance factors of the rule. In addition, an environmental professional must have:

- A state or tribal issued certification or license and three years of relevant full-time work experience; or
- A Baccalaureate degree or higher in science or engineering and five years of relevant full-time work experience; or
- Ten years of relevant full-time work experience.

Phase Engineering, Inc. has additional “In House” qualified staff that supports the Environmental Professionals listed below:

<table>
<thead>
<tr>
<th>Principals</th>
<th>Experience and Education</th>
<th>Professional Licenses / Registrations</th>
</tr>
</thead>
<tbody>
<tr>
<td>James C. Dismukes, P.E., Principal</td>
<td>33 years in the environmental field. University of Houston, MBA University of Houston, BS-Mechanical Engineering Cameron University, BS-Business</td>
<td>Texas Registered Professional Engineer (43553) LPST Corretive Action Project Manager (CAPM00766) Certified Preparer of SWPPP (CPSWPPP) and (CCIS) (2253)</td>
</tr>
<tr>
<td>Melanie Edmundson, P.G., Principal</td>
<td>25 years in the environmental field. University of Maryland-College Park, BS-Geology University of Maryland-Munich, Germany, AA</td>
<td>Texas Professional Geoscientist-Geology (4358) Asbestos Consultant (10-5470) Lead Risk Assessor (2070147) Mold Assessment Consultant (MAC0246) HAZWOPER OSHA 1910.120/1926.6540 Hour Training</td>
</tr>
</tbody>
</table>
### Environmental Professionals pursuant to 40 CFR 312.10 (continued)

<table>
<thead>
<tr>
<th>Name</th>
<th>Experience and Education</th>
<th>Professional Licenses / Registrations</th>
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<tbody>
<tr>
<td>Matthew Broadaway</td>
<td>12 years in the environmental field.</td>
<td>Hazwoper OSHA Training</td>
</tr>
<tr>
<td></td>
<td>Texas State University-San Marcos, BS-Geography</td>
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</tr>
<tr>
<td>Cornelius L. Crockett, II</td>
<td>18 years in the environmental field.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>University of Phoenix, MBA Prairie View A &amp; M University, BS-Criminal Justice/Law Enforcement</td>
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<tr>
<td>Ross Doctoroff, P.G.</td>
<td>15 years in the environmental field.</td>
<td>LPST Corrective Action Project (0014)</td>
</tr>
<tr>
<td></td>
<td>Southwest Texas State University, BS-Geography, Resource and Environmental Studies Minor-Applied Geography</td>
<td>Texas Professional Geoscientist-Geology (2767)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Asbestos Inspector (601289)</td>
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<td></td>
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<td>USACOE Certified Wetland Delineator</td>
</tr>
<tr>
<td>Janis Franklin, P.G.</td>
<td>22 years in the environmental field.</td>
<td>Texas Professional Geoscientist (1254)</td>
</tr>
<tr>
<td></td>
<td>University of Houston, MS-Environmental Management</td>
<td>Tennessee Professional Geologist (TN4132)</td>
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<tr>
<td></td>
<td>Austin Peay State University, BS-Geology</td>
<td>Lead Inspector (2060233)</td>
</tr>
<tr>
<td></td>
<td>University of Houston, MS-Safety (ongoing)</td>
<td>LPST Corrective Action Project Manager (01209)</td>
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<tr>
<td></td>
<td></td>
<td>Asbestos Inspector License (603137)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Hazwoper OSHA Training</td>
</tr>
<tr>
<td>Karly Gibbs</td>
<td>16 years in the environmental field.</td>
<td>Hazwoper OSHA Training</td>
</tr>
<tr>
<td></td>
<td>Tulane University, MS- Risk Assessment and Regulatory Toxicology</td>
<td>PCB Cleanup (Mega Rule)</td>
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<tr>
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<td>Barry University, BS-Biology</td>
<td>USEPA Region 6 QA/QC Training</td>
</tr>
<tr>
<td>Environmental Professionals pursuant to 40 CFR 312.10 (continued)</td>
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</tr>
<tr>
<td><strong>Experience and Education</strong></td>
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<tr>
<td><strong>Jennifer Horan</strong></td>
<td></td>
<td></td>
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<tr>
<td>15 years in the environmental field.</td>
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<tr>
<td>Southwest Texas State University, BS-Geography, Resource and Environmental Studies</td>
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<td></td>
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<tr>
<td><strong>Zahir Jamal</strong></td>
<td></td>
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<tr>
<td>17 years in the environmental field.</td>
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</tr>
<tr>
<td>University of Windsor, Ontario, Canada, MS-Environmental Engineering</td>
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<tr>
<td><strong>Scott Lindsay</strong></td>
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<tr>
<td>5 years in the environmental field.</td>
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<tr>
<td>University of Houston-Downtown, MBA in Finance (In progress)</td>
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<tr>
<td>Texas State University, San Marcos, BS- Geography –</td>
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<td></td>
</tr>
<tr>
<td>Geographic Information Science</td>
<td></td>
<td></td>
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<tr>
<td><strong>Darcey Philipp</strong></td>
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</tr>
<tr>
<td>16 years in the environmental field.</td>
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</tr>
<tr>
<td>University of Houston, BS- Psychology</td>
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<tr>
<td>University of Texas at Austin, BA- Economics</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Kay Philipp, CEI, CEM</strong></td>
<td></td>
<td></td>
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<tr>
<td>20 years in the environmental field.</td>
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<tr>
<td><strong>Professional Licenses / Registrations</strong></td>
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<tr>
<td>HAZWOPER OSHA 1910.120/1926.65 40 Hour Training (22308)</td>
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<td>Asbestos Inspector License (603282)</td>
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<td>OSHA 24 Hour HAZWOPER Training (1508092137587)</td>
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<td>Asbestos Inspector License (21339343)</td>
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<tr>
<td>Certified Environmental Inspector (CEI)</td>
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<td>Certified Environmental Manager (CEM)</td>
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Environmental Professionals pursuant to 40 CFR 312.10 (continued)

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<th>Name</th>
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</tr>
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<tbody>
<tr>
<td>Claire Snively, P.G.</td>
<td>9 years in the environmental field.</td>
<td>Texas Professional Geoscientist (11420)</td>
</tr>
<tr>
<td></td>
<td>San Jose State University, BS-Geology</td>
<td>Geographical Information Systems Technician</td>
</tr>
<tr>
<td></td>
<td>Foothill College, AS-Geology</td>
<td>Geographical Information Systems Analyst</td>
</tr>
<tr>
<td>Tracy Watson</td>
<td>9 years in the environmental field.</td>
<td>USACOE Certified Wetland Delineator</td>
</tr>
<tr>
<td></td>
<td>University of Mary-Hardin Baylor, BS-Chemistry &amp; Biology</td>
<td>TCEQ Licensed Water Operator</td>
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<td></td>
<td></td>
<td>(WO0029615)</td>
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<tr>
<td></td>
<td></td>
<td>Asbestos Inspector License (603452)</td>
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<tr>
<td></td>
<td></td>
<td>OSHA 40 Hour HAZWOPER Training</td>
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</tbody>
</table>
Online Proposal Request

Our online proposal request system is designed with you in mind to streamline the proposal request process in order to efficiently and quickly get your proposal to you when submitted online by you.

Your success is our success, and this online process helps expedite getting your project underway and completed on time.

Proposal requests may be submitted online at www.PhaseEngineering.com.

1. Begin at our website at www.PhaseEngineering.com to set up your own account.

2. At the bottom of the homepage, there is a section called "Request for Proposal". Below this heading (and below the log in username/password), you will see a link to create a "New user? Create an account here".

3. When you click on the link, your browser will take you to a new login page. On this page, you will see a section called "New Users".

4. Create your own username (preferably something that you will remember like your name [i.e. first initial and last name]) and your own password and insert your contact information.

5. Finally, click "Create Account".

Your account should be created, and you can go back to our homepage and order a proposal.

If you have any questions or comments, please contact Ruben Jauregui, Jr. at Ruben@PhaseEngineering.com or Melanie Edmundson at Melanie@PhaseEngineering.com.

Phase Engineering’s quoted delivery for completed Phase I Environmental Site Assessments is approximately two weeks. Phase Engineering, Inc. does realize that there are circumstances when the client needs results faster and will work to accommodate. Rush reports can be prepared in approximately one week with an added rush fee (rush delivery may result in data gaps due to time constraints).

All pricing and delivery of services is generally on a site specific basis depending on the scope of the assignment with the clients required guidelines.

Pricing differentials may apply for large acreage or difficult properties.

www.PhaseEngineering.com
CERTIFICATE OF LIABILITY INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFER NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
BancorpSouth Insurance Services, Inc.
3355 W Alabama Street
Ste 850
Houston TX 77098

INSURED
Phase Engineering, Inc
5524 Cornish Street
Houston TX 77007

COVERAGES

<table>
<thead>
<tr>
<th>INSURER A</th>
<th>INSURER B</th>
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<th>INSURER D</th>
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<tr>
<td>United Fire &amp; Casualty Company</td>
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<td>F:</td>
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<td>PHONE</td>
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<td>713-622-2053</td>
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<tr>
<td>ADDRESS</td>
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<td></td>
</tr>
<tr>
<td><a href="mailto:linda.terry@bxsi.com">linda.terry@bxsi.com</a></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CONTACT NAME</td>
<td>Linda Terry, CIC, CISR, ACSR</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

CERTIFICATE NUMBER: 562621696

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR TYPE OF INSURANCE ADDL INSU SUB- SUB- POLICY NUMBER POLICY EFF POLICY EXP INSURER(S) AFFORDING COVERAGE NAIC #

A X COMMERCIAL GENERAL LIABILITY ENVPO10052-02 6/30/2017 6/30/2018 EACH OCCURRENCE $3,000,000 DAMAGE TO HEIR/RENTED PREMISES (Ea occurrence) $50,000

B X AUTOMOBILE LIABILITY 12308113 6/30/2017 6/30/2018 COMBINED SINGLE LIMIT (Ea accident) $1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

General liability policy includes a blanket additional insured endorsement when required by written contract but only with respect to liability arising out of a named insured’s work for additional insured including Products/Completed Operations coverage and in no way will the additional insured status exceed the limits, terms or conditions of the policy. Primary & Non-Contributory wording is included when required by written contract, but only with respect to coverage provided by this policy.

Auto liability policy includes certificate holder as an additional insured when required by written contract but only with respect to the legal See Attached...

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

CERTIFICATE HOLDER
For Information Purposes Only

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.
CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 06/30/17

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Aon Risk Services, Inc of Florida
1001 Brickell Bay Drive, Suite #1100
Miami, FL 33131-4937

CONTACT NAME: Aon Risk Services, Inc of Florida
PHONE (A/C, No, Ext): 800-743-8130
TAX (A/C, No): 800-522-7514
EMAIL ADDRESS: ADP.COI.Center@Aon.com

INSURED
ADP TotalSource FL XIX, Inc.
10200 Sunset Drive
Miami, FL 33173

INSURER(S) AFFORDING COVERAGE NAIC #

INSURER A: New Hampshire Ins Co 23841

COVERAGES CERTIFICATE NUMBER: 1656249 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. LIMITS SHOWN ARE AS REQUESTED.

INSR LTR TYPE OF INSURANCE ADDL SUBR INSR WVD POLICY NUMBER POLICY EFF (MM/DD/YYYY) POLICY EXP (MM/DD/YYYY) LIMITS

COMMERCIAL GENERAL LIABILITY

CLAIMS-MADE

OCCUR

GEN'L AGGREGATE LIMIT APPLIES PER:

POLICY

PROJECT

LOC

OTHER

AUTOMOBILE LIABILITY

ANY AUTO

OWNED AUTOS ONLY

SCHEDULED AUTOS

HIRED AUTOS ONLY

NON-OWNED AUTOS ONLY

UMBRELLA LIAB

OCCUR

EXCESS LIAB

CLAIMS-MADE

DEC RETENTION $ WC 026160333 TX 07/01/17 07/01/18

X PER STATUTE OTH ER

E.L. EACH ACCIDENT $ 2,000,000

E.L. DISEASE - EA EMPLOYEE $ 2,000,000

E.L. DISEASE - POLICY LIMIT $ 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

All worksite employees working for PHASE ENGINEERING INC, paid under ADP TOTALSOURCE, INC.’s payroll, are covered under the above stated policy. PHASE ENGINEERING INC is an alternate employer under this policy.

CERTIFICATE HOLDER CANCELLATION

Phase Engineering Inc
5524 Cornish Street
Houston, TX 77007

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Aon Risk Services, Inc of Florida

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ACORD 25 (2016/03) The ACORD name and logo are registered marks of ACORD
APPENDIX VIII

REFERENCE SOURCES
REFERENCE SOURCES

- Site Sketch Maps: http://services.arcgisonline.com/arcgis/services.
- Texas Major & Minor Aquifers Geodatabase (Updated December, 2006): Texas Water Development Board (TWDB) GIS Data, http://www.twdb.state.tx.us/mapping/gisdata
- The Railroad Commission of Texas, Geographic Information System – Oil and Gas Well Digital Data Acquisition. Oil and gas well data and pipeline data were obtained from public records at the Railroad Commission of Texas (the Commission). http://www.rrc.state.tx.us.
- Certified Sanborn Map Report from Environmental Data Resources, Inc., 440 Wheelers Farms Road, Milford, Connecticut 06461
- AAI Environmental Data, 5524 Cornish Street, Houston, Texas 77007, http://aaidata.com/
- Texas Commission on Environmental Quality (TCEQ) Central Registry Database Search http://www12.tceq.state.tx.us/crpub/
- EPA Enforcement & Compliance History Online (ECHO) http://www.epa-echo.gov/echo