PHASE I ENVIRONMENTAL SITE ASSESSMENT
on
60.02 Acre Tract
Memorial Apartments
501 E. Jasmine Avenue
McAllen, Texas 78501

MAS-D ENVIRONMENTAL REPORT NO. MA1801150
February 16, 2018

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1.0 EXECUTIVE SUMMARY

The subject property is an approximately 60 acre, rectangular shaped, multi-family developed tract of land located at 501 East Jasmine Avenue in the City of McAllen, Hidalgo County, Texas, known as the “Memorial Apartments”, owned/operated by the Hidalgo County Housing Authority (hereinafter, the "Site", or the "Subject Site"). MAS-D Environmental and Associates Inc. (MAS-D) scope of work includes observation of readily accessible areas of the Site and adjoining nearby properties, review of government environmental database records, review of historical information, review of available National Environmental Policy Act (NEPA) records, and interviews with the current property management, property owners and/or perspective buyers.

A cursory summary of findings is provided below. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

- MAS-D performed interviews with the User of this assessment and contacted select city offices pertaining to the Site. The interviews and city contacts revealed no known prior history of recognized environmental conditions (RECs) or environmental liens associated with the Site.

- Based on a review of historical information, no evidence of RECs was revealed in association with the Site.

- Based on a review of state and federal regulatory databases, no facilities were revealed that might present a REC to the Site.

- The Site was developed for single-family residential from at least 1950, and based on the historic aerial photographs and topographic maps, the single-family residences were demolished and replaced with the current Memorial Apartment complex between 1975 and 1983. Based on the age of the apartment complex, MAS-D conducted an asbestos-containing building materials (ACBM) survey which identified asbestos within the ceiling and wall systems throughout the apartment complex (additional information provided in Section 8.1 of this report). Please refer to the Asbestos Inspection Report provided under separate cover report.

- The adjoining properties reconnaissance did not appear to present any RECs regarding the Site at this time.

- MAS-D conducted a lead-based paint survey which did not identify the presence of lead in the lead samples collected. (See Section 8.3 of this report) Please refer to the lead-based paint report provided under separate cover report.
In addition, the apartment complex is located adjacent to N. McCall Road and E. Hackberry Avenue, and within 300 feet E. Pecan Boulevard. The nearest railroad line is the Southern Pacific Railroad located approximately 2,500 feet south of the site and the McAllen International Airport is located approximately 1.2-miles south-southwest of the site.

The McAllen International Airport is located approximately 1.2-miles south-southwest of the Site. The runways run from east to west which is parallel to the subject site. Therefore the noise from incoming and outgoing flights does not impact the property and therefore not REC.

MAS-D conducted a noise study to assess the impact of noise levels generated from ground sources/traffic systems around the Memorial Apartments. The results of the analysis were within acceptable levels. (See section 8.6)

MAS-D has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 for a 60 acre, rectangular shaped, multi-family developed tract of land located at 501 E. Jasmine Avenue in the City of McAllen, Hidalgo County, Texas. Any exceptions to, or deletions from, this practice are described in Section 2.5 of this report. This assessment has revealed evidence of RECs in connection with the Site regarding ACBMs and limited noise.

*MAS-D Environmental and any of its professionals involved in the preparation of this report will not materially benefit from the development in any way other than receiving a fee for performing this ESA. And that this fee is in no way contingent upon the outcome of the assessment. MAS-D Environmental as preparer of this report has read and understands the section 10.305 of the Uniform Multifamily Rules.*
2.0 INTRODUCTION

2.1 Purpose

The purpose of the Phase I ESA is to provide “all appropriate inquiry” in accordance to the U.S. Environmental Protection Agency (EPA) 40 Code of Federal Regulations CFR Part 312 to meet all appropriate inquiry provisions necessary to qualify for certain landowner liability protections under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). MAS-D performed this Phase I ESA in general accordance with the terms and provisions of the "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process", ASTM Standard 1527-13 (the ASTM Standard) published by the American Society for Testing and Materials to identify recognized environmental conditions.

Recognized environmental conditions (REC) is defined by ASTM Standard 1527-13 as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions.

2.2 Scope of Services

In order to accomplish the purposes of this assessment, the following scope of services was provided to obtain current information to evaluate recognized environmental conditions in connection with the Site.

- An evaluation of the physical setting characteristics of the Subject Site through a review of referenced sources such as topographic maps, geologic, soils and hydrologic reports.

- An evaluation of the historical usage of the subject Site, adjoining properties and surrounding area through a review of referenced historical sources such as land title records, fire insurance maps, city directories, aerial photographs, prior reports and interviews.

- Observations and interviews regarding current subject Site usage and conditions including the use, treatment, storage, disposal or generation of hazardous, non-hazardous, solid and wastewater wastes.
• An evaluation of the usage of adjoining and surrounding area properties and the likely impact of known or suspected releases of hazardous substances or petroleum products from those properties on the subject Site.

• A review of information in referenced local, state, federal and tribal environmental agency databases and records.

2.3 Limitations and Exceptions

MAS-D has prepared this Phase I ESA using reasonable efforts to identify recognized environmental conditions (REC) associated with hazardous substances or petroleum products at the subject Site. Findings in this report are based on information collected from observations made on the day(s) of the site reconnaissance and from reasonably ascertainable information obtained from certain public agencies and other referenced sources. Performance of this Phase I ESA is intended to reduce, but not eliminate, such uncertainty. This assessment is limited to the environmental conditions of the Site.

The findings of this Phase I ESA are not intended to serve as an audit of health and safety or compliance issues pertaining to improvements or activities on-site. MAS-D is not responsible or liable for the discovery and elimination of hazards that may potentially cause damage, accidents, or injuries.

The ASTM Practice E 1527-13 recognizes inherent limitations for Phase I ESAs that apply to this report, including:

• No Phase I ESA can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property.

• A Phase I ESA is not an exhaustive investigation.

• Review of standard historical sources at less than five (5) year intervals is not required.

Users of this report may refer to ASTM E 1527-13 for further information regarding these and other limitations.

This report is not definitive and should not be assumed to be a complete or specific definition of all conditions above or below grade. Current subsurface conditions may differ from the conditions implied by surface observations, interviews or historical sources and can be most reliably evaluated through intrusive techniques that were beyond the scope of this report. Information in this report is not intended to be used as a construction document and should not be used for demolition, renovation or other subject Site construction purposes.

MAS-D makes no representation or warranty that the past or current operations at the subject Site are, or have been, in compliance with all applicable federal, state and local laws,
regulations and codes. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated. Regardless of the findings stated in this report, MAS-D is not responsible for consequences or conditions arising from facts that were not fully disclosed to MAS-D during the assessment.

An independent data research company provided the government agency database referenced in this report. Information on surrounding area properties was requested from approximate minimum search distances and was assumed to be correct and complete unless obviously contradicted by MAS-D’s observations or other credible referenced sources reviewed during the assessment.

Documents and data provided by the Client, designated representatives of the Client, or other interested parties consulted and/or data reviewed in the preparation of this report have been reviewed and may be referenced herein, with the understanding that MAS-D assumes no responsibility or liability for their accuracy.

Reasonable efforts were made to identify evidence of aboveground and underground storage tanks and ancillary equipment on the subject Site during the assessment. “Reasonable efforts” were limited to observation of accessible areas, review of referenced public records and interviews. These methods may not identify subsurface equipment or evidence hidden from view by things such as, but not limited to, wooded areas, snow cover, paving, construction activities, stored materials and landscaping.

Any estimates of costs or quantities in this report are approximations based on findings that are limited by the scope of this assessment, schedule demands, cost constraints, accessibility limitation and other factors associated with performing a Phase I ESA. Subsequent determinations of costs or quantities may vary from the estimates in this report.

MAS-D is not a professional title insurance or land surveyor firm and makes no guarantee, explicit or implied, that any land title records acquired or reviewed in this report, or any physical descriptions or depictions of the subject Site in this report, represent a comprehensive definition or precise delineation of subject Site ownership or boundaries.

The Environmental Professional Statement in Section 10.0 of this report does not “certify” the results of this report and is not a legal opinion. The Environmental Professional Statement certifies that an individual meeting the qualifications of an Environmental Professional was involved in the conduct of the assessment and that the activities performed by, or under the supervision of, the Environmental Professional were performed in conformance with the standards and practice set forth in 40 CFR Part 312 per the methodology in ASTM E 1527-13 and the scope of work for this assessment.

Per ASTM E 1527-13, Section 4.0, User Responsibilities, the User of this assessment has specific obligations for performing tasks during this assessment that will help identify the possibility of recognized environmental conditions in connection with the subject Site.
Failure by the User to fully comply with the requirements may impact their ability to use this report to help qualify for Landowner Liability Protections (LLPs) under CERCLA.

2.4 **Special Terms and Conditions**

MAS-D has observed the degree of care and skill generally exercised by the profession under similar circumstances and conditions in performing this Phase I ESA. Observations and findings developed by MAS-D must be considered as opinions and conclusions based on our professional judgment concerning the significance of the limited data gathered during the course of the assessment. Specifically, MAS-D does not and cannot represent the Site as containing no hazardous or toxic materials, products, or other latent conditions beyond those observed by MAS-D during this assessment. Further, the services herein shall in no way be construed, designed or intended to be relied upon as legal interpretation or advice. Regardless of the findings stated in this report, MAS-D is not responsible for consequences or conditions arising from facts that were concealed, withheld, or not fully disclosed at the time the assessment was conducted.

This assessment and report have been prepared on behalf of and for the reliance of Rise Residential, LP (the Client) solely for use in an environmental evaluation of the Site and limited to the scope of work outlined in this report. The scope of services performed in execution of this assessment may not be appropriate to satisfy the needs of other users, and any use or re-use of this document regarding the findings, conclusions, or recommendations will be at the risk of the said user. No other warranties are made to any third party, either expressed or implied.

2.5 **Data Gaps and Data Failure**

There are no exclusions from ASTM Standard Practice E 1527-13 in this report, and there are no data gaps/failures encountered during the completion of this assessment.

An evaluation of the significance of limitations and missing information (if applicable) with respect to our findings has been conducted, and where appropriate, significant data gaps are identified and discussed in the text of this report. However, it should be recognized that an evaluation of significant data gaps is based on the information available at the time of report issuance, and an evaluation of information received after the report issuance date may result in an alteration of our conclusions, recommendations, or opinions. We have no obligation to provide information obtained or discovered by us after the issuance date of the report, or to perform any additional services, regardless of whether the information would affect any conclusions, recommendations or opinions in the report. This disclaimer specifically applies to any information that has not been provided by Client.
3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The property consists of an approximately 60 acre, rectangular shaped, multi-family developed tract of land located at 501 East Jasmine Avenue in the City of McAllen, Hidalgo County, Texas. Access to the Site is from N McCell Road, located along the east Site boundary, from N. Cynthia Street, located along the west Site boundary and from E. Jasmine Avenue, which crosses through the middle of the Memorial Apartment Complex in an east/west direction. According to information obtained from the Hidalgo County Appraisal District, an abbreviated legal description of the Site is as follows:

- Property ID: 290132 – Legal: Steele & Pershing S ½ Lot2 & all Lot 5, Blk 11

The general location of the Site is shown on a portion of the Pharr, Texas USGS 7.5-minute quadrangle maps and detailed in the Site Topographic Map identified as Figure 1 in Appendix A to this report. A copy of the Hidalgo County Central Appraisal District legal description is included in Appendix F.

3.2 Site and Vicinity General Characteristics

The Site and vicinity are located in the western portion of the City of McAllen. This area is populated by developed urban portions of the City of McAllen consisting primarily of single-family residential, mobile home parks, light commercial/industrial, schools and churches, retail strip centers, and multi-family residential. Federal offices/buildings i.e. FBI, US Labor Department, US Post Office and the Veterans Administration / Hospital and Interstate Highway 2 (Hwy 83) are also in the Vicinity. The City of McAllen and the vicinity are located in far South Texas, near the US/Mexico border, where the climate is located in a temperate zone, and is typically warm, subtropical, and humid. Summers are hot, with an average temperature of 90 degrees F, and winters are cool, with an average temperature of 52 degrees F. Average precipitation in the South Texas area is approximately 35 inches per annum. An aerial “Site Vicinity Map” is included as Figure 2 in Appendix A to this report.

3.3 Current Use of the Subject Property

The Site is currently developed with an income subsidized, multi-family housing complex known as the “Memorial Apartments”, owned and operated by the Hidalgo County Housing Authority. As mentioned earlier in this report, the Memorial Apartments were constructed sometime between 1975 and 1983. The apartment complex consist of 82-triplex single-story buildings, with 246 tenant units (82 two bedroom/one bath and 164 three bedroom/one bath) one (1) leasing office, one (1) laundry facility building and one (1) maintenance shop building.

It should be noted here that the Charles E. Curtis County Park (Hidalgo County Precinct 2 and/or 3) and Palmer Pavilion (which can be rented out for private or public gatherings and
events) is located along the south portion of the Site (approximately 10 +/- acres). This portion of the Site is planned to remain Hidalgo County and/or City of McAllen property as a recreational public park and pavilion.

3.4 Descriptions of Structures, Roads, and Other Improvements

As mentioned above, the Site is currently improved with 82-triplex single-story buildings, with 246 tenant units (82 two bedroom/one bath and 164 three bedroom/one bath) one (1) leasing office, one (1) laundry facility building and one (1) maintenance shop building. Entrance drives/roads located on the Site consist of E. Jasmine Avenue, E. Nyssa Avenue, N. C Street, E. Kindlewood Avenue and E. Ivy Ave. A drainage water holding pond (currently a depressed grassy area) is located on the north-central portion of the Site. Also, as mentioned in the previous paragraph, approximately 10 +/- acres along the south Site boundary is currently utilized as the Charles E. Curtis County Park (Hidalgo County Precinct 2 and/or 3) Palmer Pavilion (which can be rented out for private or public gatherings and events). No other structures, roads, or other improvements were noted on the Site the day of the Site reconnaissance.

3.5 Current Uses of Adjoining Properties

The uses of the adjoining properties were determined based on physical observations made at the time of the on-site reconnaissance by both walking and driving the vicinity of the subject Site.

**NORTH** - The United States Post Office (620 E. Pecan Blvd), American Postal Workers Union (620 E. Pecan Blvd), Aztec Realty (500 E. Pecan Blvd), Movetti Furniture (400 E. Pecan Blvd), Sucree Cake Shop (304 E. Pecan Blvd) and the Marroquin Law Firm (300 E. Pecan Blvd) followed by E. Pecan Boulevard border the subject property on the north. The properties to the north appear to be topographically down-gradient to the Site.

**SOUTH** - E. Hackberry Avenue followed by Paradise Mobile Home Park (100 E. Hackberry Ave), Hidalgo County Health Department (300 E. Hackberry Ave), Texas Workforce Commission (400 E. Hackberry Ave), Mc Allen Nursing Center (600 N. Cynthia Street), RGV Low Cost Spay/Neuter Clinic (500 E. Hackberry Ave), Stripes/Valero retail gas station and convenience store (721 N. McColl Road) border the subject property on the south. The properties to the south appear to be topographically cross-gradient to the Site.

**EAST** - North McColl Road followed by the VA Affairs Hospital (901 E. Hackberry Ave), Upbring New Hope Church (1000 N. McColl Rd), a vacant tract of cropland, Federal Bureau of Investigation (1200 N. McColl Rd), and the NAI Rio Grande Valley real estate office (1400
N. McColl Rd). The properties to the east appear to be topographically cross-gradient to the Site.

**WEST** - North Cynthia Street, followed by Memorial High School (101 E. Hackberry Ave) and a single-family residential subdivision border the subject property on the west. The properties to the west appear to be topographically cross-gradient to the Site.

Based on observations made of the adjoining properties and data reviewed, the adjoining properties to the Site are not considered to present a recognized environmental condition (REC) for the Site.

### 4.0 USER PROVIDED INFORMATION

According to ASTM E 1527-13, the "user" is the party seeking to use the ASTM Practice to complete an environmental site assessment of a property. The “user” for this assessment is Rise Residential, LP, represented by Ms. Melissa Adami. The following section summarizes information (if any) included on the “User Questionnaire” completed by Rise Residential, LP with regard to the Phase I ESA. A copy of the completed User Questionnaire received from Rise Residential, LP is included in Appendix H to this report.

#### 4.1 Title Records

Rise Residential, LP did not provide title records for the Site; however, according to available information from the Hidalgo County Appraisal District website, the Site is currently owned by the Hidalgo County Housing Authority.

#### 4.2 Environmental Liens or Activity and Land Use Limitations

Rise Residential, LP has no knowledge of any environmental liens against the Site that are filed or recorded under federal, tribal, state or local law.

Rise Residential, LP is unaware of any activity, land use limitations such as engineering controls, land use restrictions or institutional controls that are in place at the Site and/or have been filed or recorded in a registry under federal, tribal, state or local law.

#### 4.3 Specialized Knowledge

Rise Residential, LP has no specialized knowledge regarding the properties previous use.

#### 4.4 Commonly Known or Reasonably Ascertainable Information

Rise Residential, LP is unaware of any other commonly known or reasonably ascertainable information about the Site that would help to identify conditions indicative of releases or threatened releases.
4.5 Valuation Reduction for Environmental Issues

Rise Residential, LP did not provide any information that would indicate a change to fair market value of the property.

4.6 Owner, Property Manager and Occupant Information

According to available Hidalgo County Appraisal District information, the Site is currently owned by Hidalgo County Housing Authority. The current property manager is Ms. Evy Balensiefen. For privacy reasons no tenants or residents were interviewed.

4.7 Reason for Performing Phase I ESA

Rise Residential, LP indicated the Phase I ESA was being performed to satisfy municipal lender requirements (due diligence) for planned construction of public housing.

4.8 Other User Provided Documents

Rise Residential, LP provided MAS-D with a site plat detailing the boundaries of the Site, which is provided in Appendix H.

5.0 RECORDS REVIEW

5.1 Historical Use Information

Historical background information for the Site was obtained by a review of reasonably available historical data.

5.1.1 Aerial Photographs


1939 – The Site, adjoining properties and surrounding properties (beyond adjoining) appear as vacant farm/ranch land. The current N. McColl Road can be seen traversing the east Site boundary in a general north/south direction. The current E. Pecan Blvd. can be seen traversing the north adjoining property in a general east/west direction. Single-family farm/ranch homesteads can be seen on the adjoining properties to the east and south of the Site. A drainage canal can be seen traversing the south Site boundary in a general east/west direction. A second drainage canal can be seen traversing the west side of the west adjoining property boundaries in a general north/south direction alongside an apparent unpaved road (currently North
Col Rowe Blvd).

**1950, 1955 and 1961** – The Site appears under development with single-family housing. The adjoining properties and surrounding properties (beyond adjoining) appear relatively unchanged from the previous aerial photograph, with the exception of the current E. Hackberry Avenue can be seen traversing the south adjoining properties in a general east/west direction, which appears to have taken the place of the afore mentioned drainage canal, which appears to have been filled in.

**1975** – The Site appears relatively unchanged from the previous aerial photographs with the exception of some grading activities in the western vicinity of the Site and what appears to be the current Charles E. Curtis Park county pavilion building located on the southwest corner of the Site. The currently Memorial High School can be seen on the west and southwest adjoining properties and mobile home parks can be seen on the south-southwest adjoining properties, the south-southeast adjoining properties and to the east-southeast adjoining properties. The current US Post Office facility can be seen on the north-northeast adjoining property and scattered developments of apparent commercial, retail and single-family residential can be seen on the surrounding properties (beyond adjoining) to the north, east, south and west of the Site.

**1983, 1995, 2002, 2006, 2010 and 2014** – The single-family housing development previously seen on the Subject Site appears to have been demolished and replaced by the current Memorial Apartment complex. A depressed area can be seen on the north-central portion of the Site (designed as a water retention/collection area). Additional improvements/developments to roads and streets, commercial and residential can be seen surrounding the Site on the adjoining properties and surrounding properties (beyond adjoining) in all directions from the Site.

No potential RECs were observed on the historical aerial photographs. Copies of the historical aerial photographs are presented in Appendix C to this report.

### 5.1.2 Topographic Maps

MAS-D reviewed a historic San Juan, Texas USGS 15-minute topographic quadrangle map of the Site for the year 1916 and historic Pharr, Texas USGS 7.5-minute topographic quadrangle maps of the Site for the years 1963, 1983, 2002 and 2013. A review of the topographic maps are presented below:

**1916** – The Site, adjoining properties and surrounding properties (beyond adjoining) appear as vacant land or farm/ranch land. The current N. McColl Road can be seen traversing the east Site boundary in a general north/south direction. The current E. Pecan Boulevard can be seen traversing the north adjoining properties in a general east/west direction. As mentioned earlier in this report, a drainage canal can be seen traversing the south Site boundary in a general east/west direction and a second canal...
can be seen traversing the west side of the west adjoining properties in a general north/south direction alongside an apparent unpaved road (currently North Col Rowe Blvd). The Southern Pacific Railroad line can be seen traversing the south surrounding properties (beyond adjoining) in a general east/west direction (approximately ½-mile south of the Site). In addition, the town of McAllen can be seen developing across the surrounding properties (beyond adjoining) to the southwest of the Site and the town of Pharr can be seen developing across the surrounding properties (beyond adjoining) to the southeast of the Site. Several scattered unpaved roads, paved roads and homesteads can be seen on the adjoining properties and surrounding properties (beyond adjoining) to the north, east, south and west of the Site.

1963 – The Site appears developed with single-family housing. The adjoining properties appear relatively unchanged with the following exceptions; the south adjacent drainage canal has been replaced/filled in by the current E. Hackberry Avenue. Improvements can be seen to the west adjacent McColl Road and the current Pecan Avenue (across the north adjoining properties). The City of McAllen (urban population development) can be seen across the surrounding properties (beyond adjoining) to the west, southwest and northwest as indicated in pink highlight. The City of Pharr (urban population development) can also be seen across the surrounding properties (beyond adjoining) to the southeast as indicated in pink highlight. In addition, the early development of Highway 83 (current Interstate Highway 2) can be seen crossing between the two cities, traversing the surrounding properties (beyond adjoining) to the east, southeast and south of the Site.

1983, 1995 and 2013 – The previous housing development located on the Site has been replaced by the current Memorial Apartments. The current county Charles E. Curtis Park pavilion can be seen on the southwest corner of the Site and the public park area on the southeast corner of the Site. Several single-family trailer parks are identified on the topographic maps located on the southwest, southeast and east adjoining properties, and additional trailer parks are located on the north and northeast surrounding properties (beyond adjoining). The current Memorial High School can be seen on the west-southwest adjoining property and the current US Post Office can be seen on the north and northeast adjoining property. Additional improvements/developments to area roads and streets, commercial, retail and residential developments can be seen across adjoining properties and surrounding properties (beyond adjoining) in all directions from the Site.

No potential RECs were observed on the historic topographic quadrangle maps. Copies of the historical topographic maps are presented in Appendix D to this report.

5.1.3 Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps identify historic land use, property structure type and utilization, and the presence of aboveground and underground storage tanks. Sanborn Maps
typically cover only the central business districts. No apparent Sanborn Maps exist for the Site.

5.1.4 Property Tax Files

A review of the Hidalgo County Appraisal District official internet website indicates the Site is currently owned by Hidalgo County Housing Authority.

5.1.5 Title Records

No title records were provided by the Client. However, based on review of the Environmental Lien and Activity and Use Limitations (AULs) search provided by EDR, the current owner of the Site is Hidalgo County Housing Authority, acquired prior to 1980. No Environmental Liens or AULs were identified.

5.1.6 City Directories

Cole and other private city directories list businesses and residences by street address and aid in determining former site occupants. Typically, these sources record addresses in towns and cities and not unincorporated county areas. MAS-D reviewed available city directories for the Site as provided by EDR. A review of available listings did not indicate companies within the Site vicinity which would present an REC for the Site. All listings are residential regarding the Site target property and light commercial/retail regarding adjoining properties along East Jasmine Avenue, east of the Site. A copy of the EDR City Directory Image Report can be found in Appendix F.

5.1.7 Building Department Records

MAS-D obtained a search of the City of McAllen Building Permit Department records regarding the Site and adjoining properties. A review of the Building Permit records indicated an apartment unit did have minor plumbing, mechanical/electrical repairs due to an electrical fire in 2012 and building remodel, mechanical/electrical and plumbing permits were issued between mid-2007 through 2010. Prior to 2006, permits were historically issued regarding certificate of occupancy, maintenance and repair work to individual apartment units, HVAC systems, electrical, plumbing, and/or improvements. No evidence of environmental hazardous impact, materials or substances are indicated in the records provided. Copies of the City of McAllen Building Permit Department can be found in Appendix F.

5.1.8 Zoning/Land Use Records

According to information obtained from the City of McAllen Zoning Department, the Site is currently zoned (R-3A) Apartments. A copy of the City of McAllen Zoning Department map for the Site can be found in Appendix F.
5.1.9 Prior Reports

Previous ESA or geotechnical reports of environmental significance for the Site were not obtained/ provided for review.

5.2 Physical Setting

5.2.1 Topography

The Pharr, Texas USGS 7.5-minute quadrangle map, dated 2013, indicates the Site is located approximately 116 feet above mean sea level.

5.2.2 Geology

The geology at the Site as reported by Environmental Data Resource, Inc. (EDR) indicates the Site is situated on the Pleistocene Series, Quaternary System, Cenozoic Era (Qp).

5.2.3 Soils

According to the Soil Conservation Service SSURGO database provided by EDR, the soil at the Site is comprised of the Hidalgo fine sandy loam. The Hidalgo fine sandy loam is a Class B soil with moderate infiltration rates. The soil is deep and moderately deep, moderately well and well drained, with moderately coarse textures. This soil has a high corrosion potential for uncoated steel.

5.2.4 Hydrology

The uppermost groundwater on the Site is likely to occur (if at all) in discontinuous "perched" water bearing units, which may be seasonal and occur when water migrates down through desiccation cracks in clayey soils or migrates along seams of more permeable sandy soils. Recharge areas for these units are typically local and can be influenced by surface development of impervious cover (buildings, parking lots, roads), major road construction (underpasses, utility trenches) and variations in annual rainfall. These shallow units and local creeks and streams are the water bearing zones most likely to be impacted by releases from underground storage tank facilities or surface spills. The groundwater flow direction in these unconfined aquifer units is highly variable but is generally toward the nearest down-gradient water body (lakes, creeks, rivers) and can be approximated by observing the surface topography. Using the assumptions outlined above, the groundwater flow (if any) direction at the Site appears to be to the north and east.

5.3 Standard Environmental Record Sources

MAS-D obtained a regulatory agency database report from Environmental Data Resource, Inc. (EDR) which was reviewed for information regarding notifications, registrations and documented environmental incidents/releases on or near the subject Site. The information provided in this report was obtained from publicly available sources. The information
obtained by reviewing these records is subject to the accuracy of the information provided by these sources, which are done periodically. The locations of the sites listed in this report are plotted with a geographic information system utilizing geocoding of site addresses, which is subject to the accuracy of the database report provider. MAS-D Environmental attempted to confirm the locations of the listings located on or adjoining to the subject Site during the field reconnaissance. Some sites cannot be accurately located by geocoding, and therefore, are noted as “location unknown sites” (LUs). The scope of work herein did not include confirmation of facilities listed as LUs by the database report. Copies of the regulatory information are presented in Appendix E to this report.

### 5.3.1 Federal Regulatory Agencies

<table>
<thead>
<tr>
<th>Database</th>
<th>Description</th>
<th>ASTM Search Radius (Miles)</th>
<th>Facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Federal</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NPL</td>
<td>The National Priorities List (NPL) is the USEPA’s database of uncontrolled or abandoned hazardous waste facilities that have been listed for priority remedial actions under the Superfund Program.</td>
<td>1.0</td>
<td>0</td>
</tr>
<tr>
<td>Delisted NPL</td>
<td>The Delisted NPL is the USEPA’s database of sites that were originally listed on the NPL, but have been deleted or “delisted” because remedial action has been completed as ordered by the USEPA.</td>
<td>0.5</td>
<td>0</td>
</tr>
<tr>
<td>CERCLIS</td>
<td>The Comprehensive Environmental Response, Compensation and Liability Act (CERCLIS) database is a compilation of facilities that the USEPA has investigated or is currently investigating for a release or threatened release of hazardous substances pursuant to the CERCLA of 1980.</td>
<td>0.5</td>
<td>0</td>
</tr>
<tr>
<td>CERCLIS NFRAP</td>
<td>The CERCLIS No Further Remedial Action Planned (NFRAP) database is a list of facilities that have been removed and archived from its inventory of CERCLA sites.</td>
<td>0.5</td>
<td>0</td>
</tr>
<tr>
<td>RCRA CORRACTS</td>
<td>The USEPA maintains a database of Resource Conservation and Recovery Act (RCRA) facilities that are undergoing “corrective action”. A “corrective action” order is issued when there has been a release of hazardous waste or constituents into the environment from a RCRA facility.</td>
<td>1.0</td>
<td>1</td>
</tr>
<tr>
<td>RCRA Non-CORRACTS TSD</td>
<td>The USEPA maintains a database of RCRA facilities associated with the treatment, storage, and disposal (TSD) of hazardous materials.</td>
<td>0.5</td>
<td>0</td>
</tr>
<tr>
<td>RCRA Generators</td>
<td>The USEPA maintains a database of facilities that generate hazardous waste as part of their normal business practices. Generators are listed as large, small, or conditionally exempt. Large quantity generators (LQG) produce at least 1,000 kg/month of non-acutely hazardous waste or 1 kg/month of acutely hazardous waste. Small quantity generators (SQG) produce 100-1,000 kg/month of non-acutely hazardous waste. Conditionally exempt small quantity generators (CESQG) are those that generate less than 100 kg/month of non-acutely hazardous waste.</td>
<td>Site &amp; Adjoining</td>
<td>0</td>
</tr>
<tr>
<td>IECEPA</td>
<td>The USEPA maintains a database of facilities that have either “institutional controls” or “engineering controls” (IEC).</td>
<td>Site</td>
<td>0</td>
</tr>
<tr>
<td>ERNS</td>
<td>The Emergency Response Notification System (ERNS) is a listing compiled by the USEPA on reported releases of petroleum and hazardous substances to the air, soil and/or water from 1986 to 2000.</td>
<td>Site</td>
<td>0</td>
</tr>
<tr>
<td>NRS</td>
<td>The National Response System (NRS) is a listing compiled by the USEPA on reported releases of petroleum and hazardous substances to the air, soil and/or water from 2000 to the present.</td>
<td>Site</td>
<td>0</td>
</tr>
</tbody>
</table>
A review of the U.S. Environmental Protection Agency (EPA) Resource Conservation and Recovery Act (RCRA) database of hazardous waste corrective action (CORRACTS) facilities revealed no RCRA CORRACTS facilities located at the Site or on adjoining properties; however, one (1) RCRA CORRACTS facility was identified within a 1-mile (0.762-miles) northeast of the Site.

Safety Kleen Systems appears to have been a historical Small to Large Quantity Generator, treatment/recycler, transporter and disposer of regulated hazardous waste (registered since 2011). As listed above this facility appears to collect, transport, recycle and dispose of hazardous materials such as metals (arsenic, barium chromium, lead, silver, etc.) and other chemical wastes such as spent solvents, oil products, chloroform, benzenes, petroleum hydrocarbons, chlorinated hydrocarbons and vinyl chlorides. The facility was put on a low priority “corrective action” in 2017 to monitor current controls for human/employee exposure at this facility. These activities/actions currently appear to be on-going.

Based on distance (approximately ¾-mile from the Site) and topographic location to the Site (down-gradient), the Safety Kleen Systems facility is not considered to present a REC for the Site.

The review of the NPL, Delisted NPL, CERCLIS, CERCLIS NFRAP, RCRIS Non-CORRACTS TSD, RCRA Generators, IECEPA, ERNS, NRS and TRST databases did not identify regulated facilities within the specified ASTM search radius.
5.3.2 State and Tribal Regulatory Agencies

<table>
<thead>
<tr>
<th>Database</th>
<th>Description</th>
<th>ASTM Search Radius (Miles)</th>
<th>Facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>SPL</td>
<td>The TCEQ maintains a database of state equivalent national priority list (SPL) facilities in the State of Texas, which are abandoned or inactive sites within the state that pose an unacceptable risk to public health and safety or the environment and do not qualify for action under the federal Superfund program.</td>
<td>1.0</td>
<td>0</td>
</tr>
<tr>
<td>MSWLF</td>
<td>The TCEQ maintains a database of municipal solid waste landfill facilities (MSWLF) located in the State of Texas. The database information may include the facility name, class, operation type, area, estimated operational life, and owner.</td>
<td>0.5</td>
<td>0</td>
</tr>
<tr>
<td>CLI</td>
<td>The TCEQ maintains a database of closed/abandoned municipal solid waste landfills located in the State of Texas. The database information may include the facility name, class, operation type, area, estimated operational life, and owner.</td>
<td>0.5</td>
<td>0</td>
</tr>
<tr>
<td>UST/PST</td>
<td>The TCEQ maintains a database of registered petroleum storage tanks (PSTs) in the State of Texas, which may includes applicable aboveground storage tanks (ASTs) and underground storage tanks (USTs).</td>
<td>Site &amp; Adjoining</td>
<td>2</td>
</tr>
<tr>
<td>LPST</td>
<td>The TCEQ maintains a database of the leaking petroleum storage tanks (LPSTs) in the State of Texas.</td>
<td>0.5</td>
<td>3</td>
</tr>
<tr>
<td>IHW</td>
<td>The TCEQ maintains a database of Industrial and Hazardous Waste (IHW) facilities that store, process or dispose of applicable hazardous waste.</td>
<td>Site &amp; Adjoining</td>
<td>0</td>
</tr>
<tr>
<td>DC</td>
<td>The TCEQ maintains a database of registered dry cleaning and clothing drop-off (DC) facilities located in the State of Texas.</td>
<td>0.25</td>
<td>0</td>
</tr>
<tr>
<td>VCP</td>
<td>The TCEQ maintains a database of registered Voluntary Cleanup Program (VCP) sites in the State of Texas. The Texas 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 environmental 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.</td>
<td>0.5</td>
<td>0</td>
</tr>
<tr>
<td>IOP</td>
<td>The TCEQ maintains a database of registered Innocent Owner/Operator Program (IOP) sites in the State of Texas. The Texas IOP provides a release of environmental liability (to the State of Texas) certificate to an innocent owner or operator if their property has become contaminated as a result of a release or migration of contaminants from a source or sources not located on the property, and they did not cause or contribute to the source or sources of contamination.</td>
<td>0.25</td>
<td>0</td>
</tr>
<tr>
<td>MSD</td>
<td>The TCEQ maintains a database of registered sites, which have received a state municipal setting designation (MSD). An MSD is an official state designation given to a property within a municipality or its extraterritorial jurisdiction that certifies that designated groundwater at the property is not used as potable water, and is prohibited from future use as potable water because that groundwater is contaminated in excess of the applicable potable-water protective concentration levels. The prohibition must be in the form of a city ordinance, or a restrictive covenant that is enforceable by the city and filed in the property records.</td>
<td>0.25</td>
<td>0</td>
</tr>
<tr>
<td>BSE</td>
<td>The TCEQ maintains a database of sites registered with the Brownfields Redevelopment Initiative program. This program provides for the cleanup of contaminated Brownfield properties to aid in transferability and revitalization.</td>
<td>0.5</td>
<td>0</td>
</tr>
<tr>
<td>SPILLS</td>
<td>The TCEQ maintains a database of reported spills, discharges, or releases of</td>
<td>Site</td>
<td>0</td>
</tr>
</tbody>
</table>
A review of the TCEQ listing for registered petroleum storage tank (PST) facilities revealed no PST facilities located at the Site; however, two (2) PST facilities were identified on adjacent properties.

<table>
<thead>
<tr>
<th>Facility</th>
<th>Distance/Direction/Gradient</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>FBI Office</td>
<td>100-Feet/East-Northeast/</td>
<td>AST: 1,200-Gallon Diesel Tank</td>
</tr>
<tr>
<td></td>
<td>Cross-Gradient</td>
<td>Installed: March 2002</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Status: In Use</td>
</tr>
<tr>
<td>Stripes 9625</td>
<td>100-Feet/South-Southeast</td>
<td>UST: Two (2) 9,816-Gallon Gasoline Tanks and one (1) 9,816-Gallon</td>
</tr>
<tr>
<td></td>
<td>Cross-Gradient</td>
<td>Diesel Tank</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Installed: January 1987</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Status: In Use</td>
</tr>
<tr>
<td></td>
<td></td>
<td>UST: One (1) 10,000-Gallon Gasoline Tank and one (1) 8,000-Gallon</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Gasoline Tank</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Installed: January 1976</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Status: Removed from the Ground December 1987</td>
</tr>
</tbody>
</table>

The UST database indicates the FBI Office facility currently operates a 1,200-gallon diesel above-ground storage tank. The AST is most likely for an emergency back-up generator. To date, there are no reported leaks, spills, or contamination from the AST noted in the regulatory databases; therefore, the FBI Office facility does not appear to present a REC for the Site.

The current Stripes 9625 facility (formerly Circle K Store 3625) operates two (2) 9,816-gallon gasoline USTs and one (1) 9,816-gallon diesel UST installed in 1987. The database also indicates that one (1) 10,000-gallon gasoline UST and one (1) 8,000-gallon gasoline UST were removed from the ground (removed from service) also in 1987. Most likely, the USTs “removed from service” in 1987 are from the previous Circle K Store operations which is listed and discussed in the LPST database section below. Again, there are no reported leaks, spills, or contamination from the current UST system noted in the regulatory database; therefore, the Stripes 9625 facility does not appear to present a REC for the Site.

Based on current regulatory status of the two (2) above listed PST facilities and no reports of current leaks, spills, or contamination associated with the current PST facilities; the FBI Office and the Stripes 9625 facilities are not considered to present a REC for the Site.
A review of the TCEQ listing for registered leaking petroleum storage tank (LPST) facilities revealed no LPST facilities located at the Site; however, three (3) LPST facilities were identified within ½-mile radius of the subject Site.

<table>
<thead>
<tr>
<th>Facility</th>
<th>Distance/Direction/Gradient</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Circle K Store 3625</td>
<td>0.323-Miles/South-Southwest/Cross-Gradient</td>
<td>Date Reported: April 24, 2006 Priority Code: 4.1 – Groundwater impacted, no apparent threats or impacts to receptors. Status Code: 6A - Final Concurrence Issued, Case Closed</td>
</tr>
<tr>
<td>Former FFP 282 (Bestway 7)</td>
<td>0.351-Miles/North-Northwest/Up-Gradient</td>
<td>Date Reported: March 9, 2010 Priority Code: 4.1 – Groundwater impacted, no apparent threats or impacts to receptors. Status Code: 6A - Final Concurrence Issued, Case Closed</td>
</tr>
<tr>
<td>Jiffy Store Kerr McGee</td>
<td>0.349-Miles/Northeast/Down-Gradient</td>
<td>Date Reported: February 29, 1996 Priority Code: 2A - Groundwater other than 1-B Site characterization incomplete Status Code: 6A - Final Concurrence Issued, Case Closed</td>
</tr>
</tbody>
</table>

The three (3) above listed LPST facilities appear to have reported releases from their associated UST systems resulting in impact to groundwater; however, the database indicates all three (3) facilities completed assessments and/or clean-up levels to the satisfaction of the State (no longer a threat to human health or the environment), which subsequently issued “Final Concurrences – Case Closed” status for each facility.

Based on distance from the Site (over a ¼-mile) and/or topographic gradient (cross-gradient or down-gradient) and “Final Concurrence – Case Closed” status of the above listed facilities, the Former Circle K Store, Former FFP 282 (Bestway 7) and the Jiffy Store Kerr McGee facilities are not considered to present a REC for the Site.

The review of the SPL, MSWLF, CLI, IHW, DC, VCP IOP, MSD, BSE, SPILLS and IECAER databases did not identify regulated facilities within the specified ASTM search radius.

5.3.3 Additional Regulatory Sources

MAS-D reviewed the Railroad Commission of Texas (RRC) Public GIS Map Viewer, which plots registered oil/gas wells and pipelines. A review of the Public GIS Map Viewer did not reveal oil/gas wells or oil pipelines located at the Site. However, the GIS Map Viewer did reveal one (1) plugged gas well and two (2) abandoned natural gas pipelines on the adjoining properties.
<table>
<thead>
<tr>
<th>Operator</th>
<th>Distance/Direction/Gradient</th>
<th>Details</th>
</tr>
</thead>
</table>
| Fina Oil & Chemical Co.  | On the Eastern Site Boundary (Across N. McColl Road) Cross-gradient | API # 21532105  
Well # 52  
Natural Gas Well  
Depth: 10,920  
Status: Plugged December 2002 |
| Merit Energy Company     | On the Eastern Site Boundary (Across N. McColl Road) Cross-gradient | Natural Gas Gathering,  
2.38” Diameter  
Status: Abandoned |
| Merit Energy Company     | On the South Site Boundary (Across Hackberry Ave.) Cross-gradient | Two (2) Natural Gas Gathering (apparent Twin Lines)  
4.5” Diameters  
Status: Abandoned |

Based on conditions observed at the Site, no well or pipeline markers in these locations, and the current plugged and abandoned status of the gas well and gas pipelines, the former natural gas well and gas pipelines are not considered to present a REC for the Site.

6.0 SITE RECONNAISSANCE

The Site reconnaissance was performed on February 10, 2018 by Mr. Deason O’Neal, Senior Project Manager, with MAS-D Environmental and Associates. The purpose of the Site visit was to observe visual or detect olfactory evidence of potential environmental concerns. Additionally, surrounding land use was noted for review of potential Site impact. At the time of the reconnaissance, the weather was sunny and approximately 74 degrees Fahrenheit. The ground surface was dry. Photographs from the Site reconnaissance are included in Appendix B to this report.

6.1 Methodology and Limiting Conditions

The Site reconnaissance was performed by observing the interior and perimeter of the Site to document the presence of potential environmental concerns. The Site reconnaissance consisted of visual and/or physical observations of the Site, adjoining properties (as viewed from the Site), and the surrounding area (based on visual observations made during the trip to and from the Site). Unimproved portions of the Site were observed along the perimeter and in a general grid pattern in safely accessible areas. Building exteriors were inspected along the perimeter from the ground and no REC was observed. Building interiors were inspected and no REC was observed. A Site Plan of the subject Site (Aerial Photograph) indicating the shape of the property and relevant features observed during the property visit is included as Figure 2 in Appendix A to this report.

The following table summarizes Site observations. Affirmative responses (designated by an “X”) are discussed in more detail in the subsections following the table.
<table>
<thead>
<tr>
<th>Category</th>
<th>Item or Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Chemical, Petroleum or Waste Storage</strong></td>
<td>Evidence of underground storage tanks or ancillary UST equipment</td>
</tr>
<tr>
<td></td>
<td>Evidence of aboveground storage tanks</td>
</tr>
<tr>
<td></td>
<td>Drums, barrels and/or containers ≥ 5 gallons</td>
</tr>
<tr>
<td></td>
<td>Unidentified Substance Containers</td>
</tr>
<tr>
<td></td>
<td>Cleaning and/or similar supplies</td>
</tr>
<tr>
<td></td>
<td>Pipeline markers</td>
</tr>
<tr>
<td><strong>Drainage or Collection Systems</strong></td>
<td>Sumps, sand traps, cisterns, catch basins and/or dry wells</td>
</tr>
<tr>
<td></td>
<td>Septic tanks and/or leach fields</td>
</tr>
<tr>
<td><strong>Electrical Transformers/PCBs</strong></td>
<td>Pad or pole mounted transformers</td>
</tr>
<tr>
<td></td>
<td>Other Equipment</td>
</tr>
<tr>
<td><strong>Evidence of Releases or Potential Releases</strong></td>
<td>Distressed vegetation</td>
</tr>
<tr>
<td></td>
<td>Stained soil</td>
</tr>
<tr>
<td></td>
<td>Stained pavement or similar surface</td>
</tr>
<tr>
<td></td>
<td>Leachate and/or waste seeps</td>
</tr>
<tr>
<td></td>
<td>Surface water discoloration, odor, sheen, and/or free floating product</td>
</tr>
<tr>
<td></td>
<td>Strong, pungent or noxious odors</td>
</tr>
<tr>
<td><strong>Solid Waste Disposal Areas</strong></td>
<td>Trash, debris and/or other waste materials</td>
</tr>
<tr>
<td></td>
<td>Dumping or disposal areas</td>
</tr>
<tr>
<td></td>
<td>Construction/demolition debris and/or dumped fill dirt</td>
</tr>
<tr>
<td><strong>Other Notable Site Features</strong></td>
<td>Surface water bodies</td>
</tr>
<tr>
<td></td>
<td>Quarries or pits</td>
</tr>
<tr>
<td></td>
<td>Wells</td>
</tr>
<tr>
<td></td>
<td>Stormwater Features</td>
</tr>
</tbody>
</table>

Those entries above designated by an “X” indicate that the Item or Feature was observed during the Site reconnaissance. These are discussed in more detail in the following sections. If no “X” designation appears above, then the Item or Feature was not observed on the date of the Site reconnaissance.

### 6.2 Hazardous Chemicals, Petroleum Substances, and Waste Storage

No evidence of underground storage tanks (USTs), aboveground storage tanks (ASTs) or ancillary piping, hazardous substances, chemical or petroleum usage/storage, unidentified substance containers, hazardous waste generation/storage or pipeline markers were observed on the Site.

However, it should be noted that the Memorial Apartments does have an associated maintenance shop/facility on-Site. Mas-D observed typical equipment associated with ground maintenance i.e. lawn-mowers, riding mowers, weed-eaters, leaf-blowers etc. and several types of cans, aerosols, spray-bottles, tubs, plastic containers with products such as oil, oil mix, gas, lubricants, paint, spray paint, caulks, putty, spackling, pesticides/herbicides etc. All equipment/materials appeared in neat order, and stored in clear, clean, dry areas on the ground or on tables/shelves inside the facility. Based on observations conducted at the
Site, the maintenance shop/facility equipment and supplies do not present an REC for the Site.

6.3 Drainage or Collection Systems

No evidence of sumps, sand traps, cisterns, catch basins, dry wells, septic tanks or leach fields was observed on the Site.

6.4 Indications of PCB Equipment

Several pad-mounted electrical transformers were observed across the Site. The transformers looked to be in very good condition, no leaks or staining was observed.

No evidence of pole-mounted or other PCB-related equipment was observed at the Site. However, several pole-mounted transformers were observed along the property boundaries.

The transformers do not appear to present an REC for the Site at this time.

6.5 Evidence of Releases or Potential Releases

No evidence of distressed vegetation, stained surfaces, surface migration of petroleum releases or hazardous materials onto or off of the property or suspect odors was observed at the Site.

6.6 Solid Wastes Disposal

MAS-D observed areas of general municipal solid waste collection (dumpster style) trash bins located across the Site. No evidence of illegal dumping or other disposal areas were observed on the Site. However, a fenced off area (to access the maintenance shop/facility) did have general apartment and/or construction type debris across the yard. Debris observed in the maintenance yard consisted of bed frames, mattresses, box-springs, wood slats, tires, washers/dryers, refrigerators, shelving, tables, doors, screen doors, piles of sand, etc.

Most all of the materials observed in the maintenance yard appeared to be inert in nature and does not present an REC for the Site.

6.7 Other Notable Site Features

No evidence of other notable Site features including surface water bodies (e.g. lagoons, ponds or other bodies of water), quarries, pits or water wells was observed at the Site.

However, as mentioned earlier in this report, a large drainage water holding/retention pond (currently a depressed grassy area) is located on the north-central portion of the Site.

No surface impoundments, concrete swales or dry wells were observed on the Site. Surface and storm water runoff at the Site would likely travel via sheet flow toward the
north holding pond, and/or toward the east. The surface of the Site and adjoining properties is fairly flat with a general elevation of approximately 116 feet above mean sea level Site and adjoining properties wide.

7.0 INTERVIEWS

The following interviews were conducted to obtain information regarding recognized environmental conditions in connection with the Site. The interviews (including failed attempts to interview) are documented on Record of Communication forms, and included in Appendix H to this report.

7.1 Site Owner

For the purpose of this assessment, the current property owner/s has not been contacted for interview.

7.2 Site Manager

MAS-D was unable to reach Ms. Evy Balensiefen (current property manager); however, MAS-D did conduct an interview with the current maintenance coordinator Mr. Jerry Garcia. Mr. Garcia has been in charge of maintenance at the Memorial Apartments for the past 10 years, and believes the apartment complex was constructed sometime in 1974-75. Mr. Garcia indicated the apartments consist of 82-triplex buildings, 246-units, a leasing office, a laundry facility and a maintenance/shop building. Water and sewer are supplied by the City of McAllen. Mr. Garcia indicated that during his 10-year period, one (1) fire broke out some time in 2012, where emergency services responded, which caused significant damage to the apartment (unit # 429) and the building, resulting is approximately $37,000 in damages. Mr. Garcia indicated that they have no hazardous materials, no above-ground or underground storage tanks, and he is not aware of any environmental hazards, potential for environmental hazards concerning the Site.

7.3 Occupants

Tenants and/or residences at the Site were not interviewed as part of the scope of services for this assessment.

7.4 Local Government Officials

The City of McAllen requires an Open Records Request to be submitted to obtain city information regarding properties, and does not provide available information by personal or telephone interview. MAS-D has submitted an Open Record Request to the City of McAllen regarding fires, hazardous material spills, hazardous material storage, underground and/or aboveground storage tank installations/removals, or other environmental incidents documented for the Site. This request is pending and in the event a response alters the conclusion put forth in this report, an addendum will be submitted to the Client.
Records of communication with local government officials are included in Appendix H to this report.

8.0 ADDITIONAL SERVICES

8.1 Asbestos

MAS-D performed an Asbestos Inspection at the Site on February 10, 2018. Based on laboratory analysis, the pop ceiling and wall texture systems were found to contain asbestos. Asbestos is considered an REC for the Site. The asbestos report is provided under a separate report. It is MAS-D’s understanding that the client will conduct abatement activities prior to renovation activities. The cost for the asbestos remediation is estimated at Eight hundred twenty six thousand four hundred and forty six dollars ($826,446.00).

8.2 Mold

MAS-D performed a visual and olfactory Mold Inspection at the Site on February 10, 2018. MAS-D did not observe any Mold issues regarding the Subject Site.

8.3 Lead-Based Paint

MAS-D performed a lead-based paint survey at the Site on February 15, 2018. Results of the lead-based paint survey did not indicate the presence of lead in the samples collected. Lead-based paint is not an REC for the Site. The Lead-Based Paint is under a separate report.

8.4 Lead in Drinking Water

The Site is currently supplied water by the City of McAllen. Cities are required to conduct periodic testing of the City’s drinking water supply to maintain applicable levels for safe drinking water in accordance with EPA standards. These reports can be found typically on the City/County website. Unless otherwise indicated, lead in drinking water does not appear to present an REC for the Site.

8.5 Radon

According to information provided by EDR’s Geocheck report regarding Radon, the Federal EPA Radon allocation for Hidalgo County is Zone 3. A “Zone 3” indicates areas where the average indoor radon levels are typically < 2 picocuries per liter (pCi/L). This zone is considered below the US EPA action level of 4 pCi/L. Therefore, Radon does not appear to present an REC for the Site.
8.6 **Noise Analysis**

MAS-D conducted a noise study to assess the impact of noise levels generated from ground sources/traffic systems around the Memorial Apartments. The receptors recorded sound levels ranging from 48dB-61dB with a weighted average of 58.62dBA. HUD guidelines are (65dB or less) acceptable; (above 65dBA but less than 75dBA); Normally Unacceptable … special approval; (Above 75dB) Unacceptable. Based on the results of the study, noise is not an REC.

The McAllen International Airport is located approximately 1.2-miles south-southwest of the Site. The runways run from east to west which is parallel to the subject site. Therefore the noise from incoming and outgoing flights does not impact the property and therefore not REC.

8.7 **National Wetlands Inventory**

MAS-D reviewed a National Wetlands Inventory Map for the Site obtained from the U.S. Fish and Wildlife Service website. A review of the map revealed that there are no wetland allocations for the Site or adjoining properties. A copy of the National Wetlands Inventory Map can be found in Appendix A, Figure 4.

8.8 **Flood Plain**

MAS-D obtained flood plain information for the Site from the FEMA Flood Insurance Rate Map (FIRM) website and reviewed the Flood Plain Map provided by EDR’s NEPA Check database report. A review of the FIRM website and the NEPA Check database depicts the Site is within “Zone B”, which is between limits of the 100-year flood and 500-year flood plain. A copy of the FEMA FIRM Map can be found in Appendix A, Figure 3.

8.9 **Endangered Species**

MAS-D reviewed a Natural Areas Map provided by EDR’s NEPA Check database report, which includes a review of the US Federal Lands and the Texas Threatened or Endangered Species or Critical Habitat. A review of the NEPA Check database did not indicate threatened or endangered species or critical habitats at the Site; however, one (1) Texas endangered Species was identified “Black-spotted Newt” within a ½-mile radius of the Site. Three (3) Texas endangered Species were identified within a 1-mile radius of the Site (the South Texas Siren, Black-spotted Newt and the Mexican mud-plantain).

It should be noted that these sightings are rare and the Site and vicinity is an established City urban area. These species are not located on site and it is highly unlikely these species still exist or would even be impacted by the Site activities. Therefore, Endangered Species does not present an REC for the Site. A copy of the Natural Areas Map and NEPA Check database report can be found in Appendix G.
8.10 Vapor Screen

MAS-D reviewed available data regarding Vapor Encroachment at the Site as provided by EDRs Vapor Encroachment Screen. This database tool compares all available state and federal database records, topographic maps, and known groundwater gradient to calculate the likelihood of potential hazardous vapors either existing on Site or encroaching onto the Site from adjacent properties. Based on available information regarding the Site and up to 1/3-mile surrounding the Site, there are no documented releases, leaks, or spills. Nor are there any industrial, commercial or retail facilities on the Site or within a 1/3-mile proximity which use, create or dispose of any hazardous liquids or materials that would lead to a possible environmental impact. Therefore, based on the results of the Vapor Encroachment Screen, Vapor does not present an REC for the Site.

8.11 Oil, Gas, Chemical Pipelines, Storage and Facilities

MAS-D reviewed available regulatory agency database report from Environmental Data Resource, Inc. (EDR) which was reviewed for information regarding notifications, registrations, documented environmental incidents/releases, and registered hazardous or chemical facilities on or near the subject Site. MAS-D also reviewed the Railroad Commission of Texas (RRC) Public GIS Map Viewer, which plots registered oil/gas wells and pipelines. Based on available information regarding the Site and up to 1/4-mile surrounding the Site, there are no “In Service” or “Active” oil or chemical pipelines, oil/gas wells, storage or facilities identified, and no documented releases, leaks or spills (refer to Section 5.3.3 for information on registered plugged and abandoned gas well and pipelines adjacent to the Site). MAS-D did not observe evidence of underground storage tanks (USTs), aboveground storage tanks (ASTs) or ancillary piping, hazardous substances, chemical or petroleum usage/storage, unidentified substance containers or hazardous waste generation/storage on the Site or adjoining properties during our Site Reconnaissance. Therefore, based on the results of our assessment, oil, gas or chemical pipelines, storage and/or facilities do not present an REC for the Site at this time.

9.0 FINDINGS AND CONCLUSIONS

MAS-D has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 for a 60 acre, rectangular shaped, multi-family developed tract of land, known as the Memorial Apartments, located at 501 East Jasmine Avenue in the City of McAllen, Hidalgo County, Texas. This assessment has revealed evidence of RECs in connection with the Site regarding ACBMs. It is MAS-D’s understanding that the client’s intention is to renovate at the Site. MAS-D did not find any other RECs in connection with the Site.
SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

The Phase I Environmental Site Assessment for the referenced subject property has been performed and reviewed by the undersigned environmental professionals possessing the training and experience necessary to conduct a Phase I ESA. The scope of the Phase I ESA was consistent with ASTM Practice E 1527-13. Resumes for the following environmental professionals are included in Appendix J.

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined by §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.

MAS-D Environmental and any of its professionals involved in the preparation of this report will not materially benefit from the development in any way other than receiving a fee for performing this ESA. And that this fee is in no way contingent upon the outcome of the assessment. MAS-D Environmental as preparer of this report has read and understands the section 10.305 of the Uniform Multifamily Rules.

Maurice Dinka, IAC, CES, TEP
Senior Vice President

Deason O’Neal, CES, IAMP
Senior Environmental Project Manager
APPENDIX A

FIGURES
Environmental Site Assessment
Memorial Apartments
501 E. Jasmine Avenue
McAllen, Texas
Mas-D Project # MA1801150

MAS-D Environmental & Associates, Inc.

FIGURE 1: SITE TOPOGRAPHIC MAP
Pharr,
Texas 2013
Scale: 1" = 2,000 ft.
Environmental Site Assessment
Memorial Apartments
501 E. Jasmine Avenue
McAllen, Texas
Mas-D Project # MA1801150

MAS-D Environmental & Associates, Inc.

FIGURE 2: SITE VICINITY MAP
Aerial Photograph 2014
Approximate Scale

0  500
FIGURE 4: SITE WETLANDS INVENTORY MAP

Source: U.S. Fish and Wildlife Service
National Wetlands Inventory
APPENDIX B
SITE PHOTOGRAPHS
1. Photo of Memorial Apartments entrance sign.

2. Representative photo of Memorial Apartments as seen along E. Jasmine Ave. View is facing west.
3. Photo of the Memorial Apartments Leasing Office.

4. Photo of covered mail center, playground and laundry facility across from the leasing office.
5. Representative view across middle portion of the Site. View is facing east near E. Jasmine Ave.

6. Representative photo across E. Jasmine Avenue from leasing office parking lot. View is facing west.
7. Representative photo across northwest portion of the Site. View is facing west.

8. Representative photo of back courtyard area of apartments.
9. Representative photo of trash bins, service provided by the City of McAllen.

11. Photo of the drainage water holding pond area located on the north-central portion of the Site as seen on the day of the Site reconnaissance. View is facing north.

12. Photo of Drainage Water Holding Pond warning sign.
13. Representative photo of typical kitchen in apartment unit.

14. Representative photo of “popcorn” ceiling texturing throughout apartments.
15. Representative photo of typical bathroom and tile flooring in apartments.

16. Representative photo of typical apartment bedroom and closet.
17. Photo of bed frames, box-springs, mattresses and debris located in the maintenance/shop yard.

18. Another photo of various materials, debris, sand & appliance located in maintenance yard.
19. Representative photo of equipment inside maintenance shop.

20. Photo of pavilion buildings located in park area on the south portion of the Site.
21. Photo of main Pavilion building located on the southwest corner of the Site.

22. Representative view of the Charles E. Curtis Park located on the southeast corner of the Site as seen from the intersection of E. Hackberry Avenue and N. McColl Road.
APPENDIX C

HISTORICAL AERIAL PHOTOGRAPHS