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. 201801127
Approximately 11.03 Acres Located along Akins Drive, Portland, San Patricio County, Texas 78374

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 11.03 Acres Located along Akins Drive, Portland, San Patricio County, Texas 78374

February 21, 2018
PEI Project No.: 201801127

Prepared for:
Fish Pond Living at Portland, LP
and
Texas Department of Housing and Community Affairs (TDHCA)

Prepared by:
Phase Engineering, Inc.
5524 Cornish Street
Houston, Texas 77007
12.1 Scope of Services 37
12.2 Client Constraints 37

13.0 Qualifications 38

14.0 Environmental Professional Statement 39

15.0 Non-Scope Considerations 40
15.1 Asbestos-Containing Building Materials 40
15.2 Cultural and Historical Resources 41
15.3 Endangered Species 41
15.4 Lead-Based Paint 41
15.5 Lead in Drinking Water 41
15.6 Radon 42
15.7 Wetlands 42
15.8 Vapor Encroachment Screening 43
15.9 Noise Study 44
15.10 Explosive and Flammable Hazards 45

16.0 Common Acronyms 46
TABLE OF APPENDICES

APPENDIX I: CURRENT & HISTORICAL DOCUMENTATION
APPENDIX II: PHOTO GALLERY
APPENDIX III: OWNERSHIP & PUBLIC DOCUMENTATION
APPENDIX IV: REGULATORY INFORMATION
APPENDIX V: INTERVIEWS / ADDITIONAL INFORMATION
APPENDIX VI: LETTER OF ENGAGEMENT
APPENDIX VII: STATEMENT OF QUALIFICATIONS
APPENDIX VIII: REFERENCE SOURCES
## 1.0 Executive Summary

### 1.1 Site Summary

<table>
<thead>
<tr>
<th>Site Summary</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Subject Property Address</strong></td>
<td>Approximately 11.03 Acres Located along Akins Drive, Portland, San Patricio County, Texas 78374</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>Block C, Geo H. Paul of the Coleman Fulton Pasture Company Lands, Tract 2 (per client provided title commitment)</td>
</tr>
<tr>
<td><strong>Current Owner</strong></td>
<td>Portland Pasture Development, Ltd.</td>
</tr>
</tbody>
</table>
| **Current Uses of Adjoining Properties:** | North: Akins Drive, single-family residential property and undeveloped land  
East: Parkside Townhomes and undeveloped land  
South: Single family residential property  
West: Moore Avenue, Oak Manor Villas Portland and undeveloped land |
| **Site Reconnaissance Date** | February 09, 2018 |

### Buildings / Structures

| Summary of Structures | None |

### Physical Setting

| Topography | Elevation: Approximately 40 feet above mean sea level (msl)  
General Area Topographic Downgradient: To the Southwest |
| Groundwater Flow Direction | To the Assumed to be consistent with topographic direction (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) | None |
| Near Surface Soils | Victoria clay 0 to 1 percent slopes (VcA) |

### Historical Use Subject Property

<table>
<thead>
<tr>
<th>YEAR</th>
<th>PROPERTY USE</th>
<th>RESOURCE(S)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1920 - 1950</td>
<td>Assumed to be undeveloped land</td>
<td>1920-1949 topographic maps</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>Undeveloped land</td>
</tr>
<tr>
<td>Portland Municipal Park and</td>
<td>Portland Municipal Park, PPM Contractors Inc/Parkside Townhomes, and undeveloped land</td>
</tr>
<tr>
<td>South Adjoining Property</td>
<td>Residential property and undeveloped land</td>
</tr>
<tr>
<td>West Adjoining Property</td>
<td>Undeveloped land</td>
</tr>
</tbody>
</table>
1.2 Project Summaries

<table>
<thead>
<tr>
<th>Report Section</th>
<th>ASTM Standard Considerations</th>
<th>Non-ASTM Scope Considerations</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.0 Current Use of Subject Property</td>
<td></td>
<td>15.1 Asbestos-Containing Building Materials</td>
</tr>
<tr>
<td>1.0 Current Use of Adjoining Properties</td>
<td>✔</td>
<td>15.2 Cultural and Historical Resources</td>
</tr>
<tr>
<td>4.0 User Provided Information</td>
<td>✔</td>
<td>15.3 Endangered Species</td>
</tr>
<tr>
<td>5.1 Standard Environmental Record Sources</td>
<td>✔</td>
<td>15.4 Lead-Based Paint</td>
</tr>
<tr>
<td>5.4.1 Historical Information on Subject Property</td>
<td>✔</td>
<td>15.5 Lead in Drinking Water</td>
</tr>
<tr>
<td>5.4.3 Historical Information on Adjoining Properties</td>
<td>✔</td>
<td>15.6 Radon</td>
</tr>
<tr>
<td>6.0 Site Reconnaissance</td>
<td>✔</td>
<td>15.7 Wetlands</td>
</tr>
<tr>
<td>7.0 Interviews</td>
<td>✔</td>
<td>15.8 Vapor Encroachment Screening</td>
</tr>
<tr>
<td></td>
<td></td>
<td>15.9 Noise Study</td>
</tr>
<tr>
<td></td>
<td></td>
<td>15.10 Explosive and Flammable Hazards</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 11.03 Acres Located along Akins Drive, Portland, San Patricio County, Texas 78374 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>Subject Property Location and Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Detail</strong></td>
</tr>
<tr>
<td>Subject Property Address</td>
</tr>
<tr>
<td>General Location</td>
</tr>
<tr>
<td>Legal Description</td>
</tr>
<tr>
<td>Current Use of the Property</td>
</tr>
<tr>
<td>Current Owner(s)</td>
</tr>
</tbody>
</table>

3.1 Current Uses of Adjoining Properties

| To the North | Akins Drive, single-family residential property and undeveloped land |
| To the East | Parkside Townhomes and undeveloped land |
| To the South | Single family residential property |
| To the West | Moore Avenue, Oak Manor Villas Portland and undeveloped land |

3.2 General Description of Onsite Buildings, Improvements and Roadways

<table>
<thead>
<tr>
<th>Summary of Onsite Buildings / Structures</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Feature</strong></td>
</tr>
<tr>
<td>Structure Name / Identification</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Other Improvement and Roadway Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Feature</strong></td>
</tr>
<tr>
<td>Access / Egress Description</td>
</tr>
<tr>
<td>Onsite Improved Roadways</td>
</tr>
<tr>
<td>Improved Surface Cover</td>
</tr>
<tr>
<td>Other Improvements</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Utilities and Other Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Feature</strong></td>
</tr>
<tr>
<td>Source of Potable Water</td>
</tr>
<tr>
<td>Source of Sanitary Sewer</td>
</tr>
<tr>
<td>Heating / Cooling Fuel Source</td>
</tr>
<tr>
<td>Other Utilities</td>
</tr>
</tbody>
</table>
4.0 User Provided Information

4.1 User Responsibilities Information

User(s) of this report: Fish Pond Living at Portland, LP; 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 David Fournier, purchaser:

<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>
<tr>
<td>5. Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).</td>
</tr>
<tr>
<td>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,</td>
</tr>
<tr>
<td>(a.) Do you know the past uses of the property?</td>
</tr>
<tr>
<td>(b.) Do you know of specific chemicals that are present or once were present at the property?</td>
</tr>
<tr>
<td>(c.) Do you know of spills or other chemical releases that have taken place at the property?</td>
</tr>
<tr>
<td>(d.) Do you know of any environmental cleanups that have taken place at the property?</td>
</tr>
<tr>
<td>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).</td>
</tr>
<tr>
<td>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?</td>
</tr>
</tbody>
</table>

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

- Broker: Bridget Knower, knowerb@gmail.com

<table>
<thead>
<tr>
<th>User Provided Information</th>
<th>Document Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type of Information Provided</td>
<td></td>
</tr>
<tr>
<td>Title Commitment</td>
<td>01/08/18</td>
</tr>
<tr>
<td>Survey</td>
<td>11/28/12</td>
</tr>
</tbody>
</table>

Comments on Provided Information:

- Title commitment prepared by Fidelity National 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>EPA</td>
<td>NPL</td>
<td></td>
<td>1.00</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></td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EPA</td>
<td>CERCLIS</td>
<td></td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>EPA</td>
<td>CERCLIS INFRAP</td>
<td></td>
<td></td>
<td>Adjoining*</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>EPA</td>
<td>RCRA</td>
<td></td>
<td></td>
<td>Adjoining*</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>EPA</td>
<td>RCRA TSD</td>
<td></td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EPA</td>
<td>RCRA CORRACTS</td>
<td></td>
<td>1.000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EPA</td>
<td>IC/EC</td>
<td></td>
<td></td>
<td>Property</td>
<td>0</td>
<td>-</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>NRC</td>
<td>ERNS</td>
<td></td>
<td></td>
<td>Property</td>
<td>0</td>
<td>-</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>SPL (NPL/CERCLIS)</td>
<td></td>
<td>1.000</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></td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>CLI</td>
<td></td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>AST</td>
<td></td>
<td></td>
<td>Adjoining*</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>UST</td>
<td></td>
<td></td>
<td>Adjoining*</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>LPST</td>
<td></td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>2</td>
<td>-</td>
<td>2</td>
</tr>
<tr>
<td>TCEQ</td>
<td>RDR</td>
<td></td>
<td></td>
<td>Adjoining*</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>IC/EC</td>
<td></td>
<td></td>
<td>Property</td>
<td>0</td>
<td>-</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>IOP</td>
<td></td>
<td></td>
<td>Adjoining*</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>VCP</td>
<td></td>
<td>0.500</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></td>
<td>0.5</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>BROWNFIELD</td>
<td></td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>IHW</td>
<td></td>
<td></td>
<td>Adjoining*</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>TCEQ</td>
<td>IHWC</td>
<td></td>
<td>0.5</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>RRC TX</td>
<td>RRC-BRP</td>
<td></td>
<td>0.5</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>MSD</td>
<td></td>
<td>1.000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>DCR</td>
<td></td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>DCRP</td>
<td></td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EPA</td>
<td>ACRES</td>
<td></td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</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>Three (3)</td>
</tr>
</tbody>
</table>
Ungeocoded Sites

Numerous sites are considered ungeocoded 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. 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. No recognized environmental conditions appear to exist.

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 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 Brownfields

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

Sites Found:

<table>
<thead>
<tr>
<th>Map ID#</th>
<th>Type</th>
<th>Facility ID#</th>
<th>Facility Name</th>
<th>Address</th>
<th>Distance / Direction</th>
<th>Apparent Impact to Subject Property</th>
<th>Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>IHW</td>
<td>38802</td>
<td>TEXAS EASTERN TRANSMISS LP</td>
<td>1661 MOORE AVE PORTLAND,TX 78374</td>
<td>0.07 W</td>
<td>No</td>
<td>Distance, Direction and Status</td>
</tr>
<tr>
<td>2</td>
<td>LPST</td>
<td>115441</td>
<td>COASTAL MART 3055</td>
<td>1301 MOORE AVE PORTLAND,TX</td>
<td>0.44 S</td>
<td>No</td>
<td>Distance, Direction and Status</td>
</tr>
<tr>
<td>3</td>
<td>LPST</td>
<td>101776</td>
<td>MAVERICK MARKET 3055</td>
<td>1301 MOORE AVE PORTLAND,TX</td>
<td>0.44 S</td>
<td>No</td>
<td>Distance, Direction and Status</td>
</tr>
</tbody>
</table>

Summary of Critical Identified Sites

None of the sites listed on the database are the subject property or an adjoining property. There is no indication that the sites identified in the ASTM Standard Environmental Record Sources search have had or will have an environmental impact to the subject property. Phase Engineering, Inc. has the opinion that based on distance, direction, status or other justifications; it does not appear the subject property has been impacted from these facilities. No recognized environmental conditions appear to exist to the subject property.
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>Current USGS Topographic Map</td>
</tr>
<tr>
<td>Groundwater Information</td>
</tr>
<tr>
<td>Texas Water Development Board (TWDB) Submitted Driller's Database</td>
</tr>
</tbody>
</table>
**Geologic Formation**

<table>
<thead>
<tr>
<th>Formation Name</th>
<th>Formation Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beaumont Formation (Qb-stipled)</td>
<td>The Texas Geologic Map shows the subsurface geology of the property as Beaumont Formation (Qb-stipled). Mostly clay, silt, sand and gravel; includes mainly stream channel, point bar, natural levee, and backswamp deposits; concretions and massive accumulations of calcium carbonate (caliche) and concretions of iron oxide and iron-manganese oxides in zone of weathering. The stippled overprint shows areas that are &quot;Dominantly clay and mud of low permeability, high water-holding capacity, high compressibility, high to very high shrink-swell potential, poor drainage, level to depressed relief, low shear strength, and high plasticity; geologic units include interdistributary muds, abandoned channel-fill muds, and fluvial overbank muds.&quot; &quot;The nonstippled areas are &quot;Dominantly clayey sand and silt of low-moderate permeability, moderate drainage, level relief with local mounds and ridges, and high shear strength; geologic units include meanderbelt, levee, crevasse splay, and distributary sands.&quot; The lined overprint shows areas of floodplain deposits consisting of mud veneer over meanderbelt sand, little grain preserved, grass covered (source: Geologic Database of Texas compiled by the USGS, TWDB, BEG (2007) <a href="http://www.tnris.state.tx.us/datadownload/download.jsp">http://www.tnris.state.tx.us/datadownload/download.jsp</a> and Geologic Units in Texas USGS Mineral Resources On-line Spatial Data <a href="http://tin.er.usgs.gov/geology/state/fips-unit.php?state=TX">http://tin.er.usgs.gov/geology/state/fips-unit.php?state=TX</a>.</td>
</tr>
</tbody>
</table>


**Underlying Aquifer(s)**

<table>
<thead>
<tr>
<th>Aquifer Name</th>
<th>Aquifer Description</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>No major aquifers underlie the subject property.</td>
</tr>
<tr>
<td></td>
<td>No minor aquifers underlie the subject property.</td>
</tr>
</tbody>
</table>


**Flood Zone(s)**

<table>
<thead>
<tr>
<th>Zone Designation</th>
<th>Zone Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zone C (X-Unshaded)</td>
<td>Minimal risk areas outside the 1-percent and .2-percent-annual-chance floodplains. No BFEs or base flood depths are shown within these zones. (Zone X (unshaded) is used on new and revised maps in place of Zone C.)</td>
</tr>
</tbody>
</table>
### Flood Zone(s)

<table>
<thead>
<tr>
<th>Zone Designation</th>
<th>Zone Description</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>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) San Patricio County, Texas Flood Insurance Rate Map (FIRM).</td>
</tr>
</tbody>
</table>

### Near Surface Soils

<table>
<thead>
<tr>
<th>Soil Name(s)</th>
<th>Soil Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Victoria clay 0 to 1 percent slopes (VcA)</td>
<td>Component: Victoria (97%) The Victoria component makes up 97 percent of the map unit. Slopes are 0 to 1 percent. This component is on gilgai on flats on coastal plains. The parent material consists of clayey fluviomarine deposits derived from igneous, metamorphic and sedimentary rock. 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 low. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is very high. 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 R150AY526TX Blackland 24-44” Pz ecological site. Nonirrigated land capability classification is 2s. Irrigated land capability classification is 2s. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 6 percent. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 6 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>YEAR</th>
<th>PROPERTY USE</th>
<th>RESOURCE(S)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1920 - 1950</td>
<td>Assumed to be undeveloped land</td>
<td>1920-1949 topographic maps</td>
</tr>
<tr>
<td>YEAR</td>
<td>PROPERTY USE</td>
<td>RESOURCE(S)</td>
</tr>
<tr>
<td>-------------</td>
<td>--------------------</td>
<td>----------------------------------------------------------------------------</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>Direction</th>
<th>Historical Use Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Adjoining Property</td>
<td>Undeveloped land</td>
</tr>
<tr>
<td>Portland Municipal Park and</td>
<td>Portland Municipal Park, PPM Contractors Inc/Parkside Townhomes, and undeveloped land</td>
</tr>
<tr>
<td>South Adjoining Property</td>
<td>Residential property and undeveloped land</td>
</tr>
<tr>
<td>West Adjoining Property</td>
<td>Undeveloped land</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>Subject Property</td>
<td>This photograph shows no 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 no 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 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>South</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>West</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>
</tbody>
</table>

### 2015 Aerial Photograph

<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 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 residential 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 residential improvements at this property.</td>
<td>No areas of environmental concern are shown at this property on this photograph.</td>
</tr>
</tbody>
</table>

### 2010 Aerial Photograph

<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 no 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 no 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 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 residential 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 no 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><strong>2004 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>This photograph shows indications of agricultural related activity at this property.</td>
</tr>
<tr>
<td>North</td>
<td>This photograph shows no 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 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 residential 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 no improvements at this property.</td>
<td>This photograph shows indications of agricultural related activity at this property.</td>
</tr>
<tr>
<td><strong>1995 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>This photograph shows indications of agricultural related activity at this property.</td>
</tr>
<tr>
<td>North</td>
<td>This photograph shows no 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 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 residential 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 no improvements at this property.</td>
<td>This photograph shows indications of agricultural related activity at this property.</td>
</tr>
<tr>
<td><strong>1983 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>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>North</td>
<td>This photograph shows no 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 no 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 residential 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 no 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>1979 Aerial Photograph</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Subject Property</td>
<td>This photograph shows no 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 no 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 no 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 residential 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 no 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>1972 Aerial Photograph</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Subject Property</td>
<td>This photograph shows no 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 no 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 no 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>South</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>West</td>
<td>This photograph shows no 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>1968 Aerial Photograph</strong></td>
<td>This photograph shows no improvements at this property.</td>
<td>This photograph shows indications of agricultural related activity at this property.</td>
</tr>
<tr>
<td>Subject Property</td>
<td>This photograph shows no 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 no 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 no 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 residential 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 no 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>1961 Aerial Photograph</strong></td>
<td>This photograph shows no improvements at this property.</td>
<td>This photograph shows indications of agricultural related activity at this property.</td>
</tr>
<tr>
<td>Subject Property</td>
<td>This photograph shows no 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 no 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 no 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 residential 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 no 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>1950 Aerial Photograph</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Subject Property</td>
<td>This photograph shows no 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 no 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 no 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 no 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>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

San Patricio County Appraisal District tax records show that the subject property is owned by Portland Pasture Development, Ltd.. The property tax records are located in the Appendix.

5.4.3.4 Land Title Records & Environmental Lien Searches

A title commitment prepared by Fidelity National Title Insurance Company, dated January 08, 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>TOPOGRAPHIC MAPS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Year</strong></td>
</tr>
<tr>
<td>2013</td>
</tr>
</tbody>
</table>
## TOPOGRAPHIC MAPS

<table>
<thead>
<tr>
<th>Year</th>
<th>Scale</th>
<th>Indication of Environmental Concerns</th>
</tr>
</thead>
<tbody>
<tr>
<td>1975</td>
<td>7.5 Minute</td>
<td>A water tank is indicated on the northwest adjoining property</td>
</tr>
<tr>
<td>1969</td>
<td>7.5 Minute</td>
<td>A water tank is indicated on the northwest adjoining property</td>
</tr>
<tr>
<td>1951</td>
<td>15 Minute</td>
<td>A pipeline is indicated as traversing the subject property.</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>1925</td>
<td>15 Minute</td>
<td>No areas of environmental concern were shown on the subject property or adjoining properties.</td>
</tr>
<tr>
<td>1920</td>
<td>30 Minute</td>
<td>Agricultural land shown on the south adjoining property.</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>2016</td>
<td>11.03 Acres Along Akins Drive/Undeveloped Land</td>
<td>Undeveloped Land</td>
<td>1815 Memorial Parkway</td>
<td>101-141 Walker Avenue</td>
<td>Undeveloped Land</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>201 Walker Avenue</td>
<td></td>
<td>1601 Moore Avenue</td>
</tr>
<tr>
<td>2014</td>
<td>NL</td>
<td>NL</td>
<td>Portland Municipal Park</td>
<td>Residential</td>
<td>NL</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>PPM Contractors Inc/</td>
<td></td>
<td>NL</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parkside Townhomes</td>
<td></td>
<td>NL</td>
</tr>
<tr>
<td>2012</td>
<td>NL</td>
<td>NL</td>
<td>Portland Municipal Park</td>
<td>Residential</td>
<td>NL</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parkside Townhomes</td>
<td></td>
<td>NL</td>
</tr>
<tr>
<td>2010</td>
<td>NL</td>
<td>NL</td>
<td>Portland Municipal Park</td>
<td>Residential</td>
<td>NL</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parkside Townhomes</td>
<td></td>
<td>NL</td>
</tr>
<tr>
<td>2004</td>
<td>NL</td>
<td>NL</td>
<td>Portland Municipal Park</td>
<td>Residential</td>
<td>NL</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parkside Townhomes</td>
<td></td>
<td>NL</td>
</tr>
<tr>
<td>1995</td>
<td>NL</td>
<td>NL</td>
<td>Portland Municipal Park</td>
<td>Residential</td>
<td>NL</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parkside Townhomes</td>
<td></td>
<td>NL</td>
</tr>
<tr>
<td>1983</td>
<td>NL</td>
<td>NL</td>
<td>Portland Municipal Park</td>
<td>Residential</td>
<td>NL</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parkside Townhomes</td>
<td></td>
<td>NL</td>
</tr>
<tr>
<td>1979</td>
<td>NL</td>
<td>NL</td>
<td>Portland Municipal Park</td>
<td>Residential</td>
<td>NL</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>NL</td>
<td></td>
<td>NL</td>
</tr>
<tr>
<td>1972</td>
<td>NL</td>
<td>NL</td>
<td>NL</td>
<td>Residential</td>
<td>NL</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>NL</td>
<td></td>
<td>NL</td>
</tr>
<tr>
<td>1968</td>
<td>NL</td>
<td>NL</td>
<td>NL</td>
<td>Residential</td>
<td>NL</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>NL</td>
<td></td>
<td>NL</td>
</tr>
<tr>
<td>1961</td>
<td>NL</td>
<td>NL</td>
<td>NL</td>
<td>Residential</td>
<td>NL</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>NL</td>
<td></td>
<td>NL</td>
</tr>
<tr>
<td>1950</td>
<td>NL</td>
<td>NL</td>
<td>NL</td>
<td>NL</td>
<td>NL</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>NL</td>
<td></td>
<td>NL</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 pipelines 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.

### Summary of Environmental Concerns Identified During Historical and Other Records Review

| The Texas Railroad Commission Oil / Gas Well map and the 1951 topographic map reviewed for this assessment show a pipeline traversing the subject property. 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 based on lack of reported spills or releases, the subject property has not been impacted by the pipeline. 
| Historically, the subject property was 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 hangars, 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 and length of time since the subject property was utilized for agricultural purposes, it does not appear past use as agricultural land has impacted the subject property. |

Phase Engineering, Inc. 201801127
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 09, 2018, the subject property was visually and physically observed and walked by Holly Fry 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>Vegetation Cover</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 09, 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 11.03 Acres Located along Akins Drive, Portland, 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.

### Adjoining Property Details

<table>
<thead>
<tr>
<th>Direction</th>
<th>Observed Address / Address Range</th>
<th>General Observed Use(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>No address observed.</td>
<td>Undeveloped land</td>
</tr>
<tr>
<td>North</td>
<td>No address observed.</td>
<td>City of Portland water tower</td>
</tr>
<tr>
<td>North</td>
<td>along Chesapeake Bay Drive</td>
<td>Single family residences</td>
</tr>
<tr>
<td>East</td>
<td>201 Walker Street</td>
<td>Parkside Town homes (multi-family residence)</td>
</tr>
<tr>
<td>East</td>
<td>1815 Memorial Parkway</td>
<td>Municipal Park</td>
</tr>
<tr>
<td>South</td>
<td>101-141 Walker Street</td>
<td>Single family residences</td>
</tr>
<tr>
<td>West</td>
<td>1601 Moore Avenue</td>
<td>Oak Manor Villas (multi-family residence)</td>
</tr>
<tr>
<td>West</td>
<td>No address observed.</td>
<td>Undeveloped land</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:

#### Surrounding Area Property Types

<table>
<thead>
<tr>
<th>Type of Property</th>
</tr>
</thead>
<tbody>
<tr>
<td>Undeveloped land</td>
</tr>
<tr>
<td>Single family residential property</td>
</tr>
<tr>
<td>Multi-family residential property</td>
</tr>
<tr>
<td>Recreational property</td>
</tr>
<tr>
<td>School property</td>
</tr>
</tbody>
</table>

### 6.6 Summary of Observations

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

#### Observation Summary

<table>
<thead>
<tr>
<th>Item of Concern</th>
<th>Observed Onsite</th>
<th>Observed Offsite</th>
<th>Release Indicated</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hazardous Substances / Petroleum Products in Connection with Present Use(s)</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Hazardous Substances / Petroleum Products in Connection with Prior Use(s)</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Item of Concern</td>
<td>Observed Onsite</td>
<td>Observed Offsite</td>
<td>Release Indicated</td>
<td>Comments</td>
</tr>
<tr>
<td>-----------------------------------------------------</td>
<td>-----------------</td>
<td>------------------</td>
<td>-------------------</td>
<td>------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Geologic, Hydrogeologic and / or Topographic Conditions</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Underground Storage Tanks (USTs)</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Aboveground Storage Tanks (ASTs)</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
<td>The City of Portland water tower was observed north of the subject property. No staining/leaking was observed in the vicinity of the water tower.</td>
</tr>
<tr>
<td>Indications of Underground Storage Tanks</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Sumps, Floor Drains or Storm Water Drains</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
<td>Storm drains were observed along Akins Drive and Moore Avenue. No staining/leaking was observed in the vicinity of the storm drains.</td>
</tr>
<tr>
<td>Odors</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Pools of Liquid</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Drums</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Hazardous Substance and Petroleum Product Containers</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Unidentified Substance Containers</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Potential PCB Containing Equipment</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
<td>Pole-mounted transformers were observed along Akins Drive and Moore Avenue. No staining/leaking was observed in the vicinity of the transformers.</td>
</tr>
<tr>
<td>Clarifiers</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Pits, Ponds or Lagoons</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Stained Soil or Pavement</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Stressed Vegetation</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Solid Waste</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Mounds, Stockpiled Soils, Filled or Graded Areas and Depressions</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Waste Water</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Water Wells</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Oil and Gas Wells</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Monitoring Wells</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Observation Wells</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Injection Wells</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Pipelines</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Septic Systems</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>Other</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
</tbody>
</table>
Summary of Critical Observed Areas of Environmental Concern

Pole mounted transformers were observed at the subject property. The transformers appeared to be in good condition, and staining that would indicate leakage was not observed on the transformers, the pole or the surrounding ground.

Polychlorinated Biphenyl (PCB) containing transformers are regulated under the Environmental Protection Agency (EPA) Toxic Substance Control Act (TSCA) if they contain greater than 50 parts per million PCBs. If greater certainty is necessary regarding PCB content of the observed on site transformers, then the local utility company should be contacted to determine actual PCB content. It should be noted that local utility companies may require a fee (including deployment of personnel, de-energizing the equipment and laboratory analysis of the oils) to test the observed transformers for PCB content.
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>Key Property Manager(s)</td>
</tr>
<tr>
<td>02/08/18</td>
</tr>
</tbody>
</table>

Comments on interviews from items above:

Ms. Knower informed Phase Engineering, Inc. of the following:

- She stated the current use of the property is undeveloped land.
- She stated that she was not aware of the past use of the subject property.
- 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 not improved on the subject property.
- When asked if there are environmentally related documentation or reports known to exist in connection with the subject property, Ms. Knower stated she was not aware of any.
- Ms. Knower has been associated with the subject property for less than one year.

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>02/10/18</td>
</tr>
<tr>
<td>02/10/18</td>
</tr>
<tr>
<td>02/10/18</td>
</tr>
<tr>
<td>02/10/18</td>
</tr>
</tbody>
</table>

Comments on interviews from items above:

The subject property is zoned R-6 Single Family Residential District.

Fire department records have been requested from City of Portland, Fire 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.

Health / Environmental department records have been requested from City of Portland, City Secretary. No response has been received. This is considered a data gap. Any information received after the issuance of
Building department records have been requested from City of Portland, City Secretary. 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.

<table>
<thead>
<tr>
<th>Summary of Environmental Concerns Noted During Interviews / Inquiries</th>
</tr>
</thead>
<tbody>
<tr>
<td>No environmental concerns were identified during interviews or inquiries conducted as part of this assessment.</td>
</tr>
</tbody>
</table>
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:

Summary of Critical Identified Sites

<table>
<thead>
<tr>
<th>Summary of Critical Identified Sites</th>
</tr>
</thead>
<tbody>
<tr>
<td>None of the sites listed on the database are the subject property or an adjoining property. There is no indication that the sites identified in the ASTM Standard Environmental Record Sources search have had or will have an environmental impact to the subject property. Phase Engineering, Inc. has the opinion that based on distance, direction, status or other justifications; it does not appear the subject property has been impacted from these facilities. No recognized environmental conditions appear to exist to the subject property.</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:

Summary of Environmental Concerns Identified During Historical and Other Records Review

<table>
<thead>
<tr>
<th>Summary of Environmental Concerns Identified During Historical and Other Records Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Texas Railroad Commission Oil / Gas Well map and the 1951 topographic map reviewed for this assessment show a pipeline traversing the subject property. 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 based on lack of reported spills or releases, the subject property has not been impacted by the pipeline. Historically, the subject property was 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 hangars, 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 and length of time since the subject property was utilized for agricultural purposes, it does not appear past use as agricultural land has impacted the subject property.</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**

Pole mounted transformers were observed at the subject property. The transformers appeared to be in good condition, and staining that would indicate leakage was not observed on the transformers, the pole or the surrounding ground.

Polychlorinated Biphenyl (PCB) containing transformers are regulated under the Environmental Protection Agency (EPA) Toxic Substance Control Act (TSCA) if they contain greater than 50 parts per million PCBs. If greater certainty is necessary regarding PCB content of the observed on site transformers, then the local utility company should be contacted to determine actual PCB content. It should be noted that local utility companies may require a fee (including deployment of personnel, de-energizing the equipment and laboratory analysis of the oils) to test the observed transformers for PCB content.

<table>
<thead>
<tr>
<th><strong>8.4 Interview Findings / Opinions</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>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:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Summary of Environmental Concerns Noted During Interviews / Inquiries</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>No environmental concerns were identified during interviews or inquiries conducted as part of this assessment.</td>
</tr>
</tbody>
</table>
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 11.03 Acres Located along Akins Drive, Portland, San Patricio County, Texas 78374 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.

Due to the fact that the subject property consists of undeveloped land and no structures 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.

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 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 Portland. According to the report, lead is not reported above the maximum contamination level (MCL) in the samples tested.

There are currently no buildings located at the subject property. Phase Engineering, Inc. has the opinion that based on lack of on-site buildings, 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>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>San Patricio County</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zone 3 - Low Potential (&lt;2 pCi/L)</td>
<td>0</td>
<td>3.1</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>Databases</th>
<th>Radius Searched (Miles)</th>
<th>Sites Found</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>FEDERAL SITES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Federal NPL (Superfund)</td>
<td>1/3</td>
<td></td>
</tr>
<tr>
<td>Federal CERCLA (Active)</td>
<td>1/3</td>
<td></td>
</tr>
<tr>
<td>Federal Resource Conservation and Recovery Act (RCRA) CORRACTS facilities</td>
<td>1/3</td>
<td></td>
</tr>
<tr>
<td>Federal RCRA Non-CORRACTS Treatment, Storage and Disposal facilities (TSD)</td>
<td>1/3</td>
<td></td>
</tr>
<tr>
<td>Federal RCRA Generators of Hazardous Wastes</td>
<td>Subject Property Only</td>
<td></td>
</tr>
<tr>
<td>Federal Institutional Control / Engineering Control Registries</td>
<td>Subject Property Only</td>
<td></td>
</tr>
<tr>
<td>Federal ERNS (Reported Spill Incidents)</td>
<td>Subject Property Only</td>
<td></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></td>
</tr>
<tr>
<td>State / Tribal Equivalent CERCLIS Sites</td>
<td>1/3</td>
<td></td>
</tr>
<tr>
<td>Landfills or Solid Waste Disposal Sites</td>
<td>1/3</td>
<td></td>
</tr>
<tr>
<td>Leaking Storage Tank Sites</td>
<td>1/3</td>
<td></td>
</tr>
<tr>
<td>Registered Storage Tanks</td>
<td>Subject Property Only</td>
<td></td>
</tr>
<tr>
<td>State / Tribal Institutional Control / Engineering Control Registries</td>
<td>Subject Property Only</td>
<td></td>
</tr>
<tr>
<td>Voluntary Cleanup Program (VCP)</td>
<td>1/3</td>
<td></td>
</tr>
</tbody>
</table>
Vapor Encroachment Regulatory Database Search Results

<table>
<thead>
<tr>
<th>Databases</th>
<th>Radius Searched (Miles) Chemicals of Concern</th>
<th>Radius Searched (Miles) Petroleum Hydrocarbon Chemicals of Concern</th>
<th>Sites Found</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brownfield</td>
<td>1/3</td>
<td>1/10</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>
<th>Source Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Major Road(s)</td>
<td>No major roads were identified within 1,000 feet from the subject property</td>
</tr>
<tr>
<td>Railroad(s)</td>
<td>No railroads were identified within 3,000 feet from the subject property</td>
</tr>
<tr>
<td>Airport(s)</td>
<td>Major civil or military airports were identified within 15 miles from the subject property: Corpus Christi International Airport and Corpus Christi Naval Air Station Air Fields</td>
</tr>
</tbody>
</table>

Although the air fields and airport were identified within 15 miles of the subject property, further review of the noise contours for indicated that the subject property is beyond the 65 decibel noise contour line per facility. Therefore, the airports were 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.

HUD allows for a 1-decibel grace in completing noise surveys due to inaccuracies of the calculations. All the calculated noise values fall below 65 dB, and are therefore considered “acceptable” based on the HUD guidelines. No additional action is recommended.
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.

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
Location Map

Location: 11.03 Acres along Akins Drive
Portland, TX 78374

PEI Project No: 201801127
SITE SKETCH

Subject Property

Location: 11.03 Acres along Akins Drive
Portland, TX 78374

PEI Project No: 2201801127
2016 NAIP Orthoimagery

Source: TNRIS

Copyright ©2016 Phase Engineering, Inc.

Property boundary and locations are representative only.
2015 TOP Orthoimagery
1995 Digital Orthophoto Mosaic
1979 Aerial Photograph

Source: USGS Earth Explorer

Copyright ©2016 Phase Engineering, Inc.
1972 Aerial Photograph
1968 Aerial Photograph
Source: TNRIS

Copyright ©2016 Phase Engineering, Inc.

1961 Aerial Photograph
Geologic Database of Texas

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.

Sources: NRCS, USGS NWIS

USDA NRCS SSURGO Database of Texas

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.

Sources: NRCS, USGS NWIS

Copyright ©2016 Phase Engineering, Inc.

PEI Project No: 201801127
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
Gregory, 2013

Source: The National Map
Copyright ©2016 Phase Engineering, Inc.
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 7.5 Minute Topographic Series
Gregory, 1975
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 7.5 Minute Topographic Series
Gregory, 1969
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
Corpus Christi, 1951
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
Corpus Christi, 1949

Source: The National Map
Copyright ©2016 Phase Engineering, Inc.
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
Corpus Christi, 1925

PEI Project No: 201801127
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 30 Minute Topographic Series
Corpus Christi, 1920
Texas Aquifer Zones - TWDB 2017 State Water Plan (adopted May 19, 2016)

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.
FEMA Q3 Flood Data

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.

**Zones A, AE, AH, V and VE**

Special Flood Hazard Areas subject to inundation by the 1% Annual Chance Flood Event. The 1% annual chance is also known as the 100-year flood or base flood and has a 1% chance of being equaled or exceeded in any given year.

**Zone X500**

Other Flood Areas - Areas of 0.2% (500-year) annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than less than 1 square mile; and areas protected by levees from 1% annual chance flood.

**Zone X**

Other Areas - Areas determined to be outside the 0.2% (500-year) annual chance floodplain.

**Floodway**

Floodway Areas in Zone AE - The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

**Zone D**

Undetermined Risk Areas - Areas with possible but undetermined flood hazards. No flood hazard analysis has been conducted. Flood insurance rates are commensurate with the uncertainty of the flood risk.

**Area Not Included**
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."
## GIS Identify Results - Pipeline Attributes

<table>
<thead>
<tr>
<th>COUNTY_FIPS</th>
<th>409</th>
</tr>
</thead>
<tbody>
<tr>
<td>OPERATOR</td>
<td>HOUSTON PIPE LINE COMPANY LP</td>
</tr>
<tr>
<td>COMMODITY</td>
<td>NATURAL GAS</td>
</tr>
<tr>
<td>COMMODITY DESCRIPTION</td>
<td>NATURAL GAS</td>
</tr>
<tr>
<td>SYSTEM TYPE</td>
<td>Gas Transmission</td>
</tr>
<tr>
<td>SYSTEM NAME</td>
<td>3553 REYNOLDS METALS TRANSMISSION</td>
</tr>
<tr>
<td>DIAMETER</td>
<td>14</td>
</tr>
<tr>
<td>P5 NUMBER</td>
<td>404520</td>
</tr>
<tr>
<td>T4PERMIT</td>
<td>00749</td>
</tr>
<tr>
<td>T4PERMIT MILES</td>
<td>3</td>
</tr>
<tr>
<td>STATUS</td>
<td>In Service</td>
</tr>
<tr>
<td>INTERSTATE</td>
<td>No</td>
</tr>
</tbody>
</table>
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 well water, 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 Drillers 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.
APPENDIX II

PHOTO GALLERY
1. North portion of subject property (2901)

2. East portion of the subject property (2919)
3. East portion of subject property (2895)

4. South portion of subject property (2899)
5. West portion of subject property (2900)

6. Northeast corner of subject property (2916)
7. Southeast corner of subject property (2917)

8. Central portion of subject property along Akins avenue (2880)
9. Central portion of subject property (2875)

10. Central portion of subject property (2878)
11. North adjacent properties, City of Portland water tower, undeveloped land and single-family residences (2902)

12. East adjoining property, Parkside Town Homes (2891)
13. East adjacent property, Municipal Park (2892)

14. South adjoining property, single-family residences (2887)
15. West adjacent property, Oak Manor Villas (2870)
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.

COMMITMENT FOR TITLE INSURANCE   T-7

ISSUED BY

FIDELITY NATIONAL TITLE INSURANCE COMPANY

We FIDELITY NATIONAL TITLE INSURANCE COMPANY 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.

Countersigned:

By: Carla Kraft
Authorized Officer or Agent
Corridor Title, LLC
171 Benney Lane, Bldg. I
Dripping Springs, TX 78620-5269
Tel: 512-894-0187
Fax: 512-894-3502

FIDELITY NATIONAL TITLE INSURANCE COMPANY

By: Raymond Urich
President

Attest:

Secretory
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: $300,000.00
      PROPOSED INSURED: Fish Pond Development, 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: $300,000.00
      PROPOSED INSURED:
      Proposed Borrower: Fish Pond Development, LLC
   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)
      Binder 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:
   Portland Pasture Development, Ltd., a Texas limited partnership
4. Legal description of land:

Being a portion out of an 11.03 acre tract of land out of Block C, Geo H. Paul of the Coleman Fulton Pasture Company Lands, a map of which is recorded in Volume 1, Page 32, Map Records of San Patricio County, Texas, and being out of that called Tract No. Two in Deed recorded Clerk's File No. 547750, Official Public Records of San Patricio County, Texas, to be more particularly described by metes and bounds. SUBJECT TO SCHEDULE C REQUIREMENT

NOTE: The company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.

SCHEDULE B

EXCEPTIONS FROM COVERAGE

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

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

   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's Policy only.)

4. Any titles 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 of 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's Policy only.)

5. Standby fees, taxes and assessments by any taxing authority for the year 2017, 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 year. (If Texas Short Form Residential Loan 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 _____ 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 Loan 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 Loan Policy (T-2) only.)

9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan 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 Loan 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. (Owner’s Policy Only) This exception may be deleted at the request of the proposed insured, upon a physical inspection by the Title Company and payment of its reasonable and actual costs thereof.

   b. Visible and/or apparent easements on or across the property. (Owner’s Policy Only)

   c. 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.

   d. 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. The term "encroachment" includes encroachment of existing improvements located on the Land onto adjoining land, and encroachments on the Land of existing improvements located on adjoining land. In the event of a conflict between this exception and Covered Risk ‘1.(c)', this exception shall control. (Applies to Owner’s Policy only)

   e. Rights of tenants in possession under unrecorded leases or rental agreements.


   h. Terms, Conditions, and Stipulations in that certain Right of Way Agreement dated July 19, 1955, by and between J.R. Murphy and wife, M. J. Murphy, and Southern Coast Corporation, recorded under Clerk’s File No. 105160, Volume 204, Page 278, Official Public Records of San Patricio County, Texas.
Continuation of Schedule B

County, Texas.


q. Terms, provisions, reservations of easements and conditions as contained in Special Warranty Deed dated December 19, 1997, executed by Lev Hunt, as his separate property and Yobra Oil Company, Ltd., a California Limited Partnership to West Wood Owners, LLC recorded under Clerk's File No. 457711, Official Public Records of San Patricio County, Texas.

r. Oil, Gas and Mineral Lease dated January 16, 1962 between J.R. Murphy and wife, Martha J. Murphy, as Lessor, and Charles L. Mauch, as Lessee, recorded under Clerk's File No. 148266, Volume 151, Page 531, Oil and Gas Records of San Patricio County County, Texas, together with all rights incident thereto. 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).

s. Oil, Gas and Mineral Lease dated November 23, 1963, between J.R. Murphy and wife, Martha J. Murphy, as Lessor, to D.A. Burton, as Lessee, recorded under Clerk's File No. 162905, Volume 168, Page 69, Oil and Gas Records of San Patricio County, Texas, together with all rights incident thereto. 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).

Oil, Gas and Mineral Lease dated October 27, 1956, between J.R. Murphy and wife, Martha J. Murphy, as Lessor, to Jack Little, as Lessee, recorded under Clerk's File No. 113336, Volume 118, Page 644, Oil and Gas Records of San Patricio County, Texas, together with all rights incident thereto. 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).

Oil, Gas and Mineral Lease dated March 27, 1990, between U.E. Ray, Rolor Ray and Alice Ray, as Lessors, to Coastal Oil and Gas Corporation, as Lessee, recorded under Clerk's File No. 387408, Official Public Records of San Patricio County, Texas, together with all rights incident thereto. 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).

Undivided interest in and to all oil, gas and other minerals in, on, under or that may be produced from the herein described property, together with all rights relating thereto, express or implied, conveyed in Mineral Deed dated June 3, 1977, executed by United California Bank, a California Corporation, as Executor under the Will of J.R. Murphy (also known as James R. Murphy), and United California Bank, as Trustee under Agreement dated December 22, 1966, and amended July 30, 1971, to Continental National Bank of Fort Worth, recorded under Clerk's File No. 259763, Volume 279, Page 35, Deed Records of San Patricio County, Texas. 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 owner or holder of such interest(s).

Undivided interest in and to all oil, gas and other minerals in, on, under or that may be produced from the herein described property, together with all rights relating thereto, express or implied, conveyed in Mineral Deed dated October 29, 1984, executed by MBank Fort Worth, N.A. (Formerly Continental National Bank of Fort Worth) to Mrs. Mary Roberts, et al, recorded under Clerk's File No. 333180, Official Public Records of San Patricio County, Texas. 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 owner or holder of such interest(s).

Undivided interest in and to all oil, gas and other minerals in, on, under or that may be produced from the herein described property, together with all rights relating thereto, express or implied, conveyed in Mineral Deed dated July 27, 1988, executed by Jessie Davis to Hubert L. Hays and wife, Phyllis Irene Hays, recorded under Clerk's File No. 372967, Official Public Records of San Patricio County, Texas. 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 owner or holder of such interest(s).

Undivided interest in and to all oil, gas and other minerals in, on, under or that may be produced from the herein described property, together with all rights relating thereto, express or implied, conveyed in Quitclaim Deed dated July 30, 2001, executed by Joyce Mencke to Diane Darr, recorded under Clerk's File No. 503159, Official Public Records of San Patricio County, Texas. 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 owner or holder of such interest(s).
aa. Undivided interest in and to all oil, gas and other minerals in, on, under or that may be produced from the herein described property, together with all rights relating thereto, express or implied, reserved in Deed dated August 15, 1973, executed by J.R. Murphy Trustee to Stockholders Oil Company, Stellar Oil Company and Lev Hunt, recorded under Clerk’s File No. 230871, Volume 473, Page 92, Deed Records of San Patricio 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).
SCHEDULE C

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 Loan 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. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

6. We must be furnished with a survey plat, with correct metes and bounds description of the property to be insured, by a Licensed Public Surveyor acceptable to this Company. When same is submitted, it is to be returned to the examiner for inspection and approval and possible further requirements.

7. Company requires submission of following documentation to determine who has authority to act on behalf of Portland Pasture Development, Ltd.
   1. true and correct copies of its governing documents (including its certificate of formation and limited partnership agreement), together with all amendments thereto,
   2. a Certificate of Status from the Secretary of State evidencing that the limited partnership is in lawful existence or, if a foreign limited partnership, that the limited partnership is qualified to do business in the state of Texas,
   3. a Certificate of Account Status from the Comptroller of Public Accounts evidencing that the limited partnership is in good standing,
   4. resolutions of the limited partners which authorize the subject transaction and instruct the general partner to execute the closing documents on behalf of the limited partnership, supported by a Secretary's Certificate.
5. In addition, if the entity is a foreign limited partnership, Company requires a Certificate of Status and Certificate of Good Standing from the appropriate governmental agencies of the state in which the limited partnership was created.

6. If the general partner of the limited partnership is a business entity, the additional documents should be obtained (i) true and correct copies of its governing documents (including its certificate of formation and operating agreement), together with all amendments thereto, (ii) a Certificate of Status from the Secretary of State evidencing that the general partner is in lawful existence or, if a foreign entity, that the general partner is qualified to do business in the state of Texas, (iii) a Certificate of Account Status from the Comptroller of Public Accounts evidencing that the general partner is in good standing, and (iv) resolutions of the governing body of the general partner which designates an individual representative, by name and office held, to execute the closing documents on behalf of the general partner as the general partner of the limited partnership, supported by a Secretary's Certificate.

8. We must be furnished with a properly executed Affidavit of Debts and Liens, executed by the record owner and/or seller.

9. We must be furnished with a properly executed Waiver of Inspection executed by the Purchaser(s).

10. This file must be updated prior to closing.

11. FOR INFORMATIONAL PURPOSES ONLY: The following conveyances involving the subject property were recorded within the last 24 months: Warranty Deed dated August 12, 2005, recorded under Clerk's File No. 547750, Official Public Records of San Patricio County, Texas.
COMMITMENT FOR TITLE INSURANCE
SCHEDULE D

GF No. 17-2377-D                          Effective Date: December 18, 2017, 8:00 am

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 following individuals are directors and/or officers, as indicated, of the Title Insurance Company issuing this Commitment:

2. The following disclosures are made by the Title Insurance Agent issuing this Commitment: CORRIDOR TITLE, LLC
   a. The names 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 are as follows:
      Patrick M. Rose, F. Walter Penn, Lewis Little, Jr., Rex G. Baker III Gift Trust.
   b. Each shareholder, owner, partner or other person having, owning or controlling ten 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 are as follows: None.
   c. The following persons are managers and officers of the Title Insurance Agent:
      MANAGERS OFFICERS
      Patrick M. Rose Patrick M. Rose, President

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:

   Owner's Policy                                   $1,983.00
   Loan Policy                                      $100.00
   Endorsement Charges                              $495.75
   Other                                             $0.00
   Total                                            $2,578.75

   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:

<table>
<thead>
<tr>
<th>Amount</th>
<th>To Whom</th>
<th>For Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>50.00%</td>
<td>San Jacinto Title Services of Texas, LLC</td>
<td>Title Evidence</td>
</tr>
</tbody>
</table>

   * "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."
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 Titulo 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 of 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, ensure 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 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.
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
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.

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.

TEXAS TITLE INSURANCE INFORMATION

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, ensure 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 parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction."

_____________________________
Signature

_____________________________
Date
CORRIDOR TITLE LLC

Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of Corridor Title Company.

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you such as on applications or other forms.
- Information about your transactions we secure from our files, or from [our affiliates or] others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your personal information.
FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE

Fidelity National Financial, Inc. and its majority-owned subsidiary companies providing real estate- and loan-related services (collectively, “FNF”, “our” or “we”) respect and are committed to protecting your privacy. This Privacy Notice lets you know how and for what purposes your Personal Information (as defined herein) is being collected, processed and used by FNF. We pledge that we will take reasonable steps to ensure that your Personal Information will only be used in ways that are in compliance with this Privacy Notice.

This Privacy Notice is only in effect for any generic information and Personal Information collected and/or owned by FNF, including collection through any FNF website and any online features, services and/or programs offered by FNF (collectively, the “Website”). This Privacy Notice is not applicable to any other web pages, mobile applications, social media sites, email lists, generic information or Personal Information collected and/or owned by any entity other than FNF.

Collection and Use of Information

The types of personal information FNF collects may include, among other things (collectively, “Personal Information”): (1) contact information (e.g., name, address, phone number, email address); (2) demographic information (e.g., date of birth, gender marital status); (3) Internet protocol (or IP) address or device ID/UDID; (4) social security number (SSN), student ID (SID), driver’s license, passport, and other government ID numbers; (5) financial account information; and (6) information related to offenses or criminal convictions.

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;
- Information we receive from you through the Website;
- Information about your transactions with or services performed by us, our affiliates, or others; and
- From consumer or other reporting agencies and public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others.

Information collected by FNF is used for three main purposes:

- To provide products and services to you or one or more third party service providers (collectively, “Third Parties”) who are obtaining services on your behalf or in connection with a transaction involving you;
- To improve our products and services that we perform for you or for Third Parties;
- To communicate with you and to inform you about FNF’s, FNF’s affiliates and third parties’ products and services.

Additional Ways Information is Collected Through the Website

Browser Log Files. Our servers automatically log each visitor to the Website and collect and record certain information about each visitor. This information may include IP address, browser language, browser type, operating system, domain names, browsing history (including time spent at a domain, time and date of your visit), referring/exit web pages and URLs, and number of clicks. The domain name and IP address reveal nothing personal about the user other than the IP address from which the user has accessed the Website.

Cookies. From time to time, FNF or other third parties may send a “cookie” 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 and that can be re-sent to the serving website on subsequent visits. A cookie, by itself, cannot read other data from your hard disk or read other cookie files already on your computer. A cookie, by itself, does not damage your system. We, our advertisers and other third parties may use cookies to identify and keep track of; among other things, those areas of the Website and third party websites that you have visited in the past in order to enhance your next visit to the Website. You can choose whether or not to accept cookies by changing the settings of your Internet browser, but some functionality of the Website may be impaired or not function as intended. See the Third Party Opt Out section below.

Web Beacons. Some of our web pages and electronic communications may contain images, which may or may not be visible to you, known as Web Beacons (sometimes referred to as “clear gifs”). Web Beacons collect only limited information that includes a cookie number; time and date of a page view; and a description of the page on which the Web Beacon resides. We may also carry Web Beacons placed by third party advertisers. These Web Beacons do not carry any Personal Information and are only used to track usage of the Website and activities associated with the Website. See the Third Party Opt Out section below.

Unique Identifier. We may assign you a unique internal identifier to help keep track of your future visits. We may use this information to gather aggregate demographic information about our visitors, and we may use it to personalize the information you see on the Website and some of the electronic communications you receive from us. We keep this information for our internal use, and this information is not shared with others.

Third Party Opt Out. Although we do not presently, in the future we may allow third-party companies to serve advertisements and/or collect certain anonymous information when you visit the Website. These companies may use non-personally identifiable information (e.g., click stream information, browser type, time and date, subject of advertisements clicked or scrolled over) during your visits to the Website in order to provide advertisements about products and services likely to be of greater interest to you. These companies typically use a cookie or third party Web Beacon to collect this information, as further described above. Through these technologies, the third party may have access to and use non-personalized information about your online usage activity.

You can opt-out of online behavioral services through any one of the ways described below. After you opt-out, you may continue to receive advertisements, but those advertisements will no longer be as relevant to you.

- You can opt-out via the Network Advertising Initiative industry opt-out at http://www.networkadvertising.org/
- You can opt-out via the Consumer Choice Page at www.aboutads.info
- For those in the U.K., you can opt-out via the IAB UK’s industry opt-out at www.youronlinesettings.com
- You can configure your web browser (Chrome, Firefox, Internet Explorer, Safari, etc.) to delete and/or control the use of cookies.

More information can be found in the Help system of your browser. Note: If you opt-out as described above, you should not delete your cookies. If you delete your cookies, you will need to opt-out again.

Privacy Notice
Effective: January 24, 2014
When Information Is Disclosed By FNF

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Disclosures may include, without limitation, the following:

- To agents, brokers, representatives, or others to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connection with an insurance transaction;
- To third-party contractors or service providers who provide services or perform marketing services or other functions on our behalf;
- To law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders; and/or
- To lenders, lien holders, judgment creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

In addition to the other times when we might disclose information about you, we might also disclose information when required by law or in the good-faith belief that such disclosure is necessary to: (1) comply with a legal process or applicable laws; (2) enforce this Privacy Notice; (3) respond to claims that any materials, documents, images, graphics, logos, designs, audio, video and any other information provided by you violates the rights of third parties; or (4) protect the rights, property or personal safety of FNF, its users or the public.

We maintain reasonable safeguards to keep the Personal Information that is disclosed to us secure. We provide Personal Information and non-Personal Information to our subsidiaries, affiliated companies, and other businesses or persons for the purposes of processing such information on our behalf and promoting the services of our trusted business partners, some or all of which may store your information on servers outside of the United States. We require that these parties agree to process such information in compliance with our Privacy Notice or in a similar, industry-standard manner, and we use reasonable efforts to limit their use of such information and to use other appropriate confidentiality and security measures. The use of your information by one of our trusted business partners may be subject to that party’s own Privacy Notice. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

We also reserve the right to disclose Personal Information and/or non-Personal Information to take precautions against liability, investigate and defend against any third-party claims or allegations, assist government enforcement agencies, protect the security or integrity of the Website, and protect the rights, property, or personal safety of FNF, our users or others.

We reserve the right to transfer your Personal Information, as well as any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets. We also cannot make any representations regarding the use or transfer of your Personal Information or other information that we may have in the event of our bankruptcy, reorganization, insolvency, receivership or an assignment for the benefit of creditors, and you expressly agree and consent to the use and/or transfer of your Personal Information or other information in connection with a sale or transfer of some or all of our assets in any of the above described proceedings. Furthermore, we cannot and will not be responsible for any breach of security by any third parties or for any actions of any third parties that receive any of the information that is disclosed to us.

Information from Children

We do not collect Personal Information from any person that we know to be under the age of thirteen (13). Specifically, the Website is not intended or designed to attract children under the age of thirteen (13). You affirm that you are either more than 18 years of age, or an emancipated minor, or possess legal parental or guardian consent, and are fully able and competent to enter into the terms, conditions, obligations, affirmations, representations, and warranties set forth in this Privacy Notice, and to abide by and comply with this Privacy Notice. In any case, you affirm that you are over the age of 13, as THIS WEBSITE IS NOT INTENDED FOR CHILDREN UNDER 13 THAT ARE UNACCOMPANIED BY HIS OR HER PARENT OR LEGAL GUARDIAN.

Parents should be aware that FNF’s Privacy Notice will govern our use of Personal Information, but also that information that is voluntarily given by children — or others — in email exchanges, bulletin boards or the like may be used by other parties to generate unsolicited communications. FNF encourages all parents to instruct their children in the safe and responsible use of their Personal Information while using the Internet.

Privacy Outside the Website

The Website may contain various links to other websites, including links to various third party service providers. FNF is not and cannot be responsible for the privacy practices or the content of any of those other websites. Other than under agreements with certain reputable organizations and companies, and except for third party service providers whose services either we use or you voluntarily elect to utilize, we do not share any of the Personal Information that you provide to us with any of the websites to which the Website links, although we may share aggregate, non-Personal Information with those other third parties. Please check with those websites in order to determine their privacy policies and your rights under them.

European Union Users

If you are a citizen of the European Union, please note that we may transfer your Personal Information outside the European Union for use for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information, you consent to both our collection and such transfer of your Personal Information in accordance with this Privacy Notice.

Choices with Your Personal Information

Whether you submit Personal Information to FNF is entirely up to you. You may decide not to submit Personal Information, in which case FNF may not be able to provide certain services or products to you.

You may choose to prevent FNF from disclosing or using your Personal Information under certain circumstances ("opt out"). You may opt out of any disclosure or use of your Personal Information for purposes that are incompatible with the purpose(s) for which it was originally collected or for which you subsequently gave authorization by notifying us by one of the methods at the end of this Privacy Notice. Furthermore, even where your Personal Information is to be disclosed and used in accordance with the stated purposes in this Privacy Notice, you may elect to opt out of such disclosure and use by a third party that is not acting as an agent of FNF. As described above, there are some uses from which you cannot opt-out.

Please note that opting out of the disclosure and use of your Personal Information as a prospective employee may prevent you from being hired as an employee by FNF to the extent that provision of your Personal Information is required to apply for an open position.

Privacy Notice

Effective: January 24, 2014
If FNF collects Personal Information from you, such information will not be disclosed or used by FNF for purposes that are incompatible with the purpose(s) for which it was originally collected or for which you subsequently gave authorization unless you affirmatively consent to such disclosure and use.

You may opt out of online behavioral advertising by following the instructions set forth above under the above section “Additional Ways That Information Is Collected Through the Website,” subsection “Third Party Opt Out.”

**Access and Correction**

To access your Personal Information in the possession of FNF and correct inaccuracies of that information in our records, please contact us in the manner specified at the end of this Privacy Notice. We ask individuals to identify themselves and the information requested to be accessed and amended before processing such requests, and we may decline to process requests in limited circumstances as permitted by applicable privacy legislation.

**Your California Privacy Rights**

Under California’s “Shine the Light” law, California residents who provide certain personally identifiable information in connection with obtaining products or services for personal, family or household use are entitled to request and obtain from us once a calendar year information about the customer information we shared, if any, with other businesses for their own direct marketing uses. If applicable, this information would include the categories of customer information and the names and addresses of those businesses with which we shared customer information for the immediately prior calendar year (e.g., requests made in 2013 will receive information regarding 2012 sharing activities).

To obtain this information on behalf of FNF, please send an email message to privacy@fnf.com with “Request for California Privacy Information” in the subject line and in the body of your message. We will provide the requested information to you at your email address in response.

Please be aware that not all information sharing is covered by the “Shine the Light” requirements and only information on covered sharing will be included in our response.

Additionally, because we may collect your Personal Information from time to time, California's Online Privacy Protection Act requires us to disclose how we respond to “do not track” requests and other similar mechanisms. Currently, our policy is that we do not recognize “do not track” requests from Internet browsers and similar devices.

**Your Consent to This Privacy Notice**

By submitting Personal Information to FNF, you consent to the collection and use of information by us as specified above or as we otherwise see fit, in compliance with this Privacy Notice, unless you inform us otherwise by means of the procedure identified below. If we decide to change this Privacy Notice, we will make an effort to post those changes on the Website. Each time we collect information from 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 may submit in any manner that we may choose without notice or compensation to you.

If you have additional questions or comments, please let us know by sending your comments or requests to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer
(888) 934-3354
privacy@fnf.com

Copyright © 2014, Fidelity National Financial, Inc. All Rights Reserved.

EFFECTIVE AS OF: JANUARY 24, 2014
LAST UPDATED: JANUARY 24, 2014
### Property Details

<table>
<thead>
<tr>
<th>Account</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Property ID:</td>
<td>57101</td>
</tr>
<tr>
<td>Legal Description:</td>
<td>PART LOT 6 SEC C PAUL SUB CFP ACRES 12.589</td>
</tr>
<tr>
<td>Geographic ID:</td>
<td>1314-2302-0006-001</td>
</tr>
<tr>
<td>Agent Code:</td>
<td></td>
</tr>
<tr>
<td>Type:</td>
<td>Real</td>
</tr>
<tr>
<td>Location</td>
<td></td>
</tr>
<tr>
<td>Address:</td>
<td>LANG RD (CR 2144) PORTLAND, TX 78374</td>
</tr>
<tr>
<td>Map ID:</td>
<td>R-10-</td>
</tr>
<tr>
<td>Neighborhood CD:</td>
<td>PIMARA</td>
</tr>
<tr>
<td>Owner</td>
<td></td>
</tr>
<tr>
<td>Owner ID:</td>
<td>24590</td>
</tr>
<tr>
<td>Name:</td>
<td>PORTLAND PASTURE DEVL LTD</td>
</tr>
<tr>
<td>Mailing Address:</td>
<td>204 SHORE DR  PORTLAND, TX 78374</td>
</tr>
<tr>
<td>% Ownership:</td>
<td>100.0%</td>
</tr>
<tr>
<td>Exemptions:</td>
<td>For privacy reasons not all exemptions are shown online.</td>
</tr>
</tbody>
</table>
### Property Values

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Improvement Homesite Value:</td>
<td>N/A</td>
</tr>
<tr>
<td>Improvement Non-Homesite Value:</td>
<td>N/A</td>
</tr>
<tr>
<td>Land Homesite Value:</td>
<td>N/A</td>
</tr>
<tr>
<td>Land Non-Homesite Value:</td>
<td>N/A</td>
</tr>
<tr>
<td>Agricultural Market Valuation:</td>
<td>N/A</td>
</tr>
<tr>
<td>Market Value:</td>
<td>N/A</td>
</tr>
<tr>
<td>Ag Use Value:</td>
<td>N/A</td>
</tr>
<tr>
<td>Appraised Value:</td>
<td>N/A</td>
</tr>
<tr>
<td>Cap Loss:</td>
<td>N/A</td>
</tr>
<tr>
<td>Assessed Value:</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

### Property Taxing Jurisdiction

<table>
<thead>
<tr>
<th>Entity</th>
<th>Description</th>
<th>Tax Rate</th>
<th>Market Value</th>
<th>Taxable Value</th>
<th>Estimated Tax</th>
<th>Freeze Ceiling</th>
</tr>
</thead>
<tbody>
<tr>
<td>CAD</td>
<td>San Patricio CAD</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>CPO</td>
<td>aCity of Portland</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>GSP</td>
<td>aSan Patricio County</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>MUD</td>
<td>aSan Patricio Co Drain Dist</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>RSP</td>
<td>aSan Patricio County Road</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>SGP</td>
<td>aISD Gregory-Portland</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Total Tax Rate: N/A  Estimated Taxes With Exemptions: N/A  Estimated Taxes Without Exemptions: N/A
### Property Land

<table>
<thead>
<tr>
<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>
</tr>
</thead>
<tbody>
<tr>
<td>DLCP-ADRYLAND CROPLAND CLASS A</td>
<td></td>
<td>12.589</td>
<td>548,420.40</td>
<td>0.00</td>
<td>0.00</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### Property Roll Value History

<table>
<thead>
<tr>
<th>Year</th>
<th>Improvements</th>
<th>Land Market</th>
<th>Ag Valuation</th>
<th>Appraised</th>
<th>Cap Loss</th>
<th>Assessed</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>2017</td>
<td>$0</td>
<td>$380,886</td>
<td>$5,496</td>
<td>$5,496</td>
<td>$0</td>
<td>$5,496</td>
</tr>
<tr>
<td>2016</td>
<td>$0</td>
<td>$380,886</td>
<td>$5,496</td>
<td>$5,496</td>
<td>$0</td>
<td>$5,496</td>
</tr>
<tr>
<td>2015</td>
<td>$0</td>
<td>$380,886</td>
<td>$5,936</td>
<td>$5,936</td>
<td>$0</td>
<td>$5,936</td>
</tr>
<tr>
<td>2014</td>
<td>$0</td>
<td>$48,782</td>
<td>$5,187</td>
<td>$5,187</td>
<td>$0</td>
<td>$5,187</td>
</tr>
<tr>
<td>2013</td>
<td>$0</td>
<td>$48,782</td>
<td>$5,187</td>
<td>$5,187</td>
<td>$0</td>
<td>$5,187</td>
</tr>
<tr>
<td>2012</td>
<td>$0</td>
<td>$180,532</td>
<td>$18,636</td>
<td>$18,636</td>
<td>$0</td>
<td>$18,636</td>
</tr>
<tr>
<td>2011</td>
<td>$0</td>
<td>$202,186</td>
<td>$22,175</td>
<td>$22,175</td>
<td>$0</td>
<td>$22,175</td>
</tr>
</tbody>
</table>

### Property Deed History

<table>
<thead>
<tr>
<th>Deed Date</th>
<th>Type</th>
<th>Description</th>
<th>Grantor</th>
<th>Grantee</th>
<th>Volume</th>
<th>Page</th>
<th>Number</th>
</tr>
</thead>
</table>

**Disclaimer**

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.
APPENDIX IV
REGULATORY INFORMATION
Regulatory Database Search

Job Number: 201801127
Report Date: February 7, 2018

Property:
201801127
-
Portland, TX 78374

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

Prepared By:
AAI Environmental Data
P.O. Box 70438
Houston, TX 77270
Site Location: Portland, TX 78374
Job Number: 201801127

Scale: 1:21,181

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

1/2 Mile

Site
Location: Portland, TX 78374
Job Number: 201801127

Scale: 1:11,755

Note: Property location and boundaries are representative only.
<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>EPA</td>
<td>NPL</td>
<td>03/2015</td>
<td>1.000</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>03/2015</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EPA</td>
<td>CERCLIS</td>
<td>03/2015</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EPA</td>
<td>CERCLIS NFRAP</td>
<td>03/2015</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EPA</td>
<td>RCRA</td>
<td>03/2015</td>
<td>Adjoining*</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>EPA</td>
<td>RCRA TSD</td>
<td>03/2015</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EPA</td>
<td>RCRA CORRACTS</td>
<td>03/2015</td>
<td>1.000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EPA</td>
<td>IC/EC</td>
<td>04/2015</td>
<td>Property</td>
<td>0</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>NRC</td>
<td>ERNS</td>
<td>03/2015</td>
<td>Property</td>
<td>0</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>0</td>
</tr>
</tbody>
</table>

**Federal Sites**

**State and Tribal Sites**

| TCEQ   | SPL (NPL/CERCLIS)    | 12/2015 | 1.000                         | 0                | 0                 | 0        | 0      | 0     |
| TCEQ   | MSW                  | 03/2015 | 0.500                         | 0                | 0                 | 0        | 0      | 0     |
| TCEQ   | CLI                  | 03/2015 | 0.500                         | 0                | 0                 | 0        | 0      | 0     |
| TCEQ   | AST                  | 03/2015 | Adjoining*                    | 0                | 0                 | -        | -      | 0     |
| TCEQ   | UST                  | 03/2015 | Adjoining*                    | 0                | 0                 | -        | -      | 0     |
| TCEQ   | LPST                 | 03/2015 | 0.500                         | 0                | 0                 | 2        | 2      | 0     |
| TCEQ   | RDR                  | 04/2015 | 0.500                         | 0                | 0                 | 0        | 0      | 0     |
| TCEQ   | IC/EC                | 03/2015 | Property                      | 0                | -                 | -        | -      | 0     |
| TCEQ   | IOP                  | 03/2015 | 0.500                         | 0                | 0                 | 0        | 0      | 0     |
| TCEQ   | VCP                  | 03/2015 | 0.500                         | 0                | 0                 | 0        | 0      | 0     |
| RRC TX | RRC-VCP              | 03/2015 | 0.500                         | 0                | 0                 | 0        | 0      | 0     |
| TCEQ   | BROWNFIELD           | 03/2015 | 0.500                         | 0                | 0                 | 0        | 0      | 0     |
| TCEQ   | IHW                  | 03/2015 | Adjoining*                    | 0                | 1                 | 0        | -      | 1     |
| TCEQ   | IHWCA                | 03/2015 | 0.500                         | 0                | 0                 | 0        | 0      | 0     |
| RRC TX | RRC-BRP              | 04/2015 | 0.500                         | 0                | 0                 | 0        | 0      | 0     |

**Supplemental Databases**

| TCEQ   | MSD                  | 03/2015 | 1.000                         | 0                | 0                 | 0        | 0      | 0     |
| TCEQ   | DCR                  | 03/2016 | 0.500                         | 0                | 0                 | 0        | 0      | 0     |
| TCEQ   | DCRP                 | 03/2016 | 0.500                         | 0                | 0                 | 0        | 0      | 0     |
| EPA    | ACRES                | 03/2015 | 0.500                         | 0                | 0                 | 0        | 0      | 0     |

*Adjoining properties are defined as being within a search radius of 0.25 mi. from the subject property boundaries.*
<table>
<thead>
<tr>
<th>Map ID</th>
<th>Type</th>
<th>Facility ID</th>
<th>Facility Name</th>
<th>Address</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>IHW</td>
<td>38802</td>
<td>TEXAS EASTERN TRANSMISSION LP</td>
<td>1661 MOORE AVE PORTLAND, TX 78374</td>
<td>W</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>0.074</td>
</tr>
<tr>
<td>2</td>
<td>LPST</td>
<td>115441</td>
<td>COASTAL MART 3055</td>
<td>1301 MOORE AVE PORTLAND, TX</td>
<td>S</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>0.440</td>
</tr>
<tr>
<td>3</td>
<td>LPST</td>
<td>101776</td>
<td>MAVERICK MARKET 3055</td>
<td>1301 MOORE AVE PORTLAND, TX</td>
<td>S</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>0.440</td>
</tr>
</tbody>
</table>
### Facility Information:
- **Registration Number:** 38802
- **Facility Site Name:** TEXAS EASTERN TRANSMISSION
- **Initial Notification Date:** 19890308
- **Last Amendment Date:** 20030925
- **EPA ID:** TCEQ Hazardous Waste permit
- **Generator Class:** CLASS1
- **Type of Generator:** RRC
- **Facility Status:** INACTIVE
- **Physical Location:** 1661 Moore Ave, Portland, TX
- **TCEQ Facility ID:** 15417

### Transport Waste Type:
1: N Medical Waste: N
2: N Other: N
3: N Sludge: N
H: N Used Oil: N
MSW: N Used Tires: N

### Owner Information:
- **Registration Number:** 38802
- **Owner Name:** TEXAS EASTERN TRANSMISSION LP
- **Phone Number:** 1-713-9897000

### Operator Information:
- **Registration Number:**
- **Operator Name:** TEXAS EASTERN TRANSMISSION LP
- **Phone Number:** 1-713-9897000

### Waste Information:
- **Waste ID:**
- **Texas Waste Code:**
- **Waste Code Status:**
- **Generator Description:** Not Reported
<table>
<thead>
<tr>
<th>MAP ID</th>
<th>HAZARD TYPE:</th>
<th>FACILITY ADDRESS:</th>
<th>DISTANCE:</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>LPST</td>
<td>1301 MOORE AVE</td>
<td>0.440 S</td>
</tr>
<tr>
<td></td>
<td></td>
<td>PORTLAND, TX</td>
<td></td>
</tr>
</tbody>
</table>

**LPST INFORMATION:**

- **LPST ID:** 115441
- **Priority Code:** 3.2 - IMPACTED GW W/IN 500ft-0.25mi TO SW USED BY HUMANENDGR SPEC
- **Reported:** 8/15/2001
- **Status Code:** 6A - FINAL CONCURRENCE ISSUED
- **Date Entered:** 5/1/2002
- **Closure Date:** 6/20/2003
- **Facility Name:** COASTAL MART 3055
- **TCEQ Region:** 14
- **Program Area:** 1 - RPR
<table>
<thead>
<tr>
<th>FACILITY ADDRESS: 1301 MOORE AVE PORTLAND, TX</th>
</tr>
</thead>
<tbody>
<tr>
<td>MAP ID</td>
</tr>
<tr>
<td>3</td>
</tr>
</tbody>
</table>

**LPST INFORMATION:**

- **LPST ID:** 101776
- **Priority Code:** 4A - SOIL CONTAMINATION ONLY REQUIRES FULL SITE ASSESSMENT RAP
- **Reported:** 1/31/1992
- **Status Code:** 6A - FINAL CONCURRENCE ISSUED
- **Date Entered:** 3/10/1992
- ** Closure Date:** 8/12/1992
- **Facility Name:** MAVERICK MARKET 3055
- **TCEQ Region:** 14
- **Program Area:** 2 - REGION
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: 78374

<table>
<thead>
<tr>
<th>Facility ID</th>
<th>Type</th>
<th>Facility Name</th>
<th>Street Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>36458</td>
<td>IHW</td>
<td>COASTAL CHEMICAL</td>
<td>900 FLOERKE RD</td>
</tr>
<tr>
<td>37909</td>
<td>IHW</td>
<td>HUNT FLYING SERVICE</td>
<td>FM 693</td>
</tr>
<tr>
<td>36458</td>
<td>IHWCA</td>
<td>COASTAL CHEMICAL PORTLAND</td>
<td>900 FLOERKE RD</td>
</tr>
</tbody>
</table>
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 – is 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.
establishes a prioritization list of dry cleaner sites and administers the Dry Cleaning Remediation fund.

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.

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 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 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 investigate.

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 Innocent Owner / Operator Program (IOP) The Texas IOP created by House Bill 2776 of the 75th Legislature, provides a certificate to an innocent owner or operator if their property is contaminated as a result of a release or migration of contaminants from a source or sources not located on the property, and they did not cause or contribute to the source or sources of contamination.

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. ERNS 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).

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-VCPC) - 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 #: 201801127

Job Address: Approximately 11.03 acres along Akins Drive, Portland, TX 78374

Contact: Bridget Knower, Broker
knowerb@gmail.com

Comments:

Phase Engineering Inc. interviewed Bridget Knower prior to the site visit. Ms. Knower informed Phase Engineering, Inc. of the following:

- She stated the current use of the property is undeveloped land.
- She stated that she was not aware of the past use of the subject property.
- 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 not improved on the subject property.
- When asked if there are environmentally related documentation or reports known to exist in connection with the subject property, Ms. Knower stated she was not aware of any.
- Ms. Knower has been associated with the subject property for less than one year.

___________________
Date: 02/08/18

Inspected By: Holly Fry.
Phase Engineering, Inc.
5524 Cornish Street, Houston, Texas 77007
holly@phaseengineering.com
832-463-9090
Date: 2/10/18

To: City of Portland, Fire Department
Phone: 361-643-0155
Fax: 361-643-0369
Email: lyle.lombard@portlandpd.com

From: Phase Engineering, Inc.
5524 Cornish Street
Houston, TX 77007
713-476-9844

RE: Open Records Request
For: Phase Engineering Job: 201801127

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

1. Address: 11.03 Acres along Akins Dr (nearby 1601 Moore Ave)
2. Owner Name:
3. Property ID:

We would like to request the following based upon the Freedom of Information Act:

Fire Department Records - Any record of responses, underground storage tank (UST) presence, encounters with hazardous materials, violations and inspections.

Please notify us of any charges before proceeding.

Reply as soon as possible to: jessica@PhaseEngineering.com or (832) 485-2253

Thank you very much for your assistance!
Date: 2/10/18

To: City of Portland, City Secretary
Phone: (361) 777-4513
Email: annette.hall@portlandtx.com

From: Phase Engineering, Inc.
5524 Cornish Street
Houston, TX 77007
713-476-9844

RE: Open Records Request
For: Phase Engineering Job: 201801127

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

1. Address: 11.03 Acres along Akins Dr (nearby 1601 Moore Ave)
2. Owner Name:
3. Property ID:

We would like to request the following based upon the Freedom of Information Act:

Building Department - Submitted/approved building permits, zoning, certificates of occupancy, UST’s development permits, site plan and subdivision files and review, EV Inspection and red tags, Spills inspection, complaints and violations, floodplain matters, erosion control, creek/other water management, research, mapping and other items related to development.

Health Department Records - Any environmentally-related information, including, but not limited to notices of violation, complaints, fuel tank storage facilities, sample wells, grease traps, etc.

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 very much for your assistance!
Zoning Districts

- R-2 - Single-Family Residential District
- R-6 - Single-Family Residential District
- R-7 - Single-Family Residential District
- R-8 - Single-Family Residential District
- R-8D - Two-Family Residential District
- R-15 - Townhouse Residential District
- RMH - Manufactured Housing District
- R-20 - Low-Rise Multi-Family District
- RST - Multi-Family Resort District
- OT1 - Old Town Residential District
- OT2 - Old Town Mixed Use District
- P - Professional Office District
- C-R - Retail Commercial District
- C-G - General Commercial District
- I - Industrial District
- PUD - Planned Development District
- CUP - Community Unit Plan
- SP - Special Permit
- Portland City Limits
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 312.28 (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 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).
   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) 200-0060. To submit this form via email, please send to: Diana@PhaseEngineering.com. If you have any questions, please call (832) 485-2225.

Property Address or Description:

Print Name: DAVID FOURNIER Company: Fish Pond Living at Portland L P

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

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

201801127
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 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 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.)

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

Subject Property
One-Quarter Mile Area of Interest

Texas Historical Commission
Cemeteries, County Courthouses, Museums, Historic Sites, and Historic Markers

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

Subject Property
One-Quarter Mile Area of Interest
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 afor older surveys were determined by address geocoding. The locations for some of the more recent surveys were determined by GPS.

- Neighborhood Survey

---

Copyright ©2016 Phase Engineering, Inc.

PEI Project No: 201801127
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”.

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: 201801127
Required Additional Health Information for Lead

*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. This water supply is responsible for providing high quality drinking water, but 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.*

<table>
<thead>
<tr>
<th>Year</th>
<th>Contaminant</th>
<th>The 90th Percentile</th>
<th>Number of Tests Exceeding Action Level</th>
<th>Action Level</th>
<th>Unit of Measure</th>
<th>Source of Contaminant</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>Lead</td>
<td>0.0033</td>
<td>0</td>
<td>0.015 ppm</td>
<td>ppm</td>
<td>Corrosion of household plumbing systems; erosion of natural deposits.</td>
</tr>
<tr>
<td>2016</td>
<td>Copper</td>
<td>0.13</td>
<td>0</td>
<td>1.3 ppm</td>
<td>ppm</td>
<td>Corrosion of household plumbing systems; erosion of natural deposits; leaching from wood preservatives.</td>
</tr>
</tbody>
</table>

**Total Coliform**

Total coliform bacteria are used as indicators of microbial contamination of drinking water because testing for them is easy. While not disease-causing organisms themselves, they are often found in association with other microbes that are capable of causing disease. Coliform bacteria are heartier than many disease-causing organisms; therefore, their absence from water is a good indication that the water is microbiologically safe for human consumption.

<table>
<thead>
<tr>
<th>Year</th>
<th>Contaminant</th>
<th>Highest Monthly Number of Positive Samples</th>
<th>MCL</th>
<th>Unit of Measure</th>
<th>Source of Contaminant</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>Total Coliform Bacteria</td>
<td>1</td>
<td>NA</td>
<td>Presence</td>
<td>Naturally present in the environment.</td>
</tr>
</tbody>
</table>

**Fecal Coliform**

Fecal coliform reported monthly tests found no fecal coliform bacteria.

**Turbidity**

Turbidity has no health effects. However, turbidity can interfere with disinfection and provide a medium for microbial growth. Turbidity may indicate the presence of disease-causing organisms. These organisms include viruses, parasites, and protozoa that can cause symptoms such as nausea, cramps, and diarrhea and associated headaches.

<table>
<thead>
<tr>
<th>Year</th>
<th>Contaminant</th>
<th>Highest Single Measurement</th>
<th>Lowest Monthly % of Samples Meeting Limits</th>
<th>Turbidity Limits</th>
<th>Unit of Measure</th>
<th>Source of Contaminant</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>Turbidity</td>
<td>0.23</td>
<td>100</td>
<td>0.3 NTU</td>
<td>Soil Runoff.</td>
<td></td>
</tr>
</tbody>
</table>

**ALL drinking water may contain contaminants.**

When drinking water meets federal standards there may not be any health based benefits to purchasing bottled water or point of use devices. Drinking water, including bottled water, may reasonably be expected to contain small amounts of some contaminants. The presence of contaminants does not necessarily indicate that the water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the EPAs Safe Drinking Water Hotline (1-800-426-4791).

**Secondary Constituents**

Many contaminants (such as calcium, sodium, or iron), which are often found in drinking water, can cause taste, color, and odor problems. The taste and odor constituents are called secondary constituents and are regulated by the State of Texas, not the EPA. These contaminants are not causes for health concerns. Therefore, secondary constituents are not required to be reported in this document, but they may greatly affect the appearance and taste of your water.

---

**2016 Annual Drinking Water Quality Report**

(City of Portland)

**SPECIAL NOTICE**

**Required language for all community public water supplies:**

You may be more vulnerable than the general population to certain microbial contaminants, such as Cryptosporidium, in drinking water. Infants, some elderly or immune-compromised persons such as those undergoing chemotherapy for cancer; those 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 provider. Additional guidelines on appropriate means to lessen the risk of infection by Cryptosporidium are available from the Safe Drinking Water Hotline at (800) 426-4791.

**Public Participation Opportunities**

Date: Every First and Third Tuesday of Every Month

Time: 7:00 PM

Location: City Hall Council Chambers

1900 Billy G. Webb

Portland, TX 78374

Phone Number: (361) 777-4500

To learn about future public meetings (concerning your drinking water), or to request to schedule one, please call us.

**En Espanol**

Este informe incluye informacion importante sobre el agua potable. Si tiene preguntas o comentarios sobre este informe en espanol, favor de llamar al tel. (361) 777-4601 para hablar con una persona bilingue en espanol.

---

**About The Following Pages**

The pages that follow list all of the federally regulated or monitored contaminants which have been found in your drinking water. The U.S. EPA requires water systems to test for up to 97 contaminants.

**Our Drinking Water Meets or Exceeds All Federal (EPA) Drinking Water Requirements**

This report is a summary of the quality of the water we provide our customers. The analysis was made by using the data from the most recent U.S. Environmental Protection Agency (EPA) required tests and is presented in the attached pages. We hope this information helps you become more knowledgeable about what's in your drinking water.

**Water Sources:** The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals, in some cases radioactive material, and can pick up substances resulting from the presence of animals or from human activity. Contaminants that may be present in source water before treatment include: microbes, inorganic contaminants, pesticides, herbicides, radioactive contaminants, and organic chemical contaminants.

**Where do we get our drinking water?**

Our drinking water is obtained from SAN PATRICIO MWD TERMINAL RES 2. The surface water comes from the following Lake Corpus Christi, Choke Canyon, and Lake Texana. A Source Water Susceptibility Assessment for your drinking water source(s) is currently being updated by the Texas Commission on Environmental Quality. This information describes the susceptibility and types of contaminants 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. Some of this source water assessment information will be available later this year on Texas Drinking Water Watch at http://www.twca.state.tx.us/dbw. For more information on source water assessments and protection efforts at our system, please contact us.
### San Patricio Municipal Water District Inorganic Constituents

<table>
<thead>
<tr>
<th>Year/Constituent</th>
<th>Average</th>
<th>Range</th>
<th>MCL</th>
<th>MCLG</th>
<th>Likely Source of Contaminant</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016 Barium (ppm)</td>
<td>0.108</td>
<td>NA</td>
<td>2</td>
<td>2</td>
<td>Discharge of drilling waste, erosion of natural deposits</td>
</tr>
<tr>
<td>2016 Fluoride (ppm)</td>
<td>0.5</td>
<td>0.14-0.83</td>
<td>4</td>
<td>4</td>
<td>Erosion of natural deposits, water additive</td>
</tr>
<tr>
<td>2016 Nitrate (ppm)</td>
<td>3.09</td>
<td>2.5-3.6</td>
<td>10</td>
<td>10</td>
<td>Petroleum/metal discharge, erosion of natural deposits</td>
</tr>
<tr>
<td>2016 Gross Beta Emitters (pCi/L)</td>
<td>8.60</td>
<td>NA</td>
<td>50</td>
<td>0</td>
<td>Radioactive decomposition of natural/man-made deposits</td>
</tr>
<tr>
<td>2016 Selenium (ppb)</td>
<td>-0.003</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Erosion of natural deposits</td>
</tr>
</tbody>
</table>

### San Patricio Municipal Water District Organic Constituents

<table>
<thead>
<tr>
<th>Year/Constituent</th>
<th>Average</th>
<th>Min</th>
<th>MCL</th>
<th>MCLG</th>
<th>Likely Source of Contaminant</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016 Atrazine (ppb)</td>
<td>0.37</td>
<td>NA</td>
<td>3</td>
<td>3</td>
<td>Runoff from herbicide or row crops</td>
</tr>
</tbody>
</table>

### San Patricio Municipal Water District Unregulated Contaminants

<table>
<thead>
<tr>
<th>Year/Constituent</th>
<th>Average</th>
<th>MCL</th>
<th>MCLG</th>
<th>Likely Source of Contaminant</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016 Chloroform</td>
<td>4.1</td>
<td>1.2</td>
<td>7.3</td>
<td>Byproduct of drinking water disinfection</td>
</tr>
<tr>
<td>2016 Bromoform</td>
<td>5.2</td>
<td>0.5</td>
<td>20.0</td>
<td>Byproduct of drinking water disinfection</td>
</tr>
<tr>
<td>2016 Bromodichloromethane</td>
<td>7.3</td>
<td>4.8</td>
<td>12.0</td>
<td>Byproduct of drinking water disinfection</td>
</tr>
<tr>
<td>2016 Dibromochloromethane</td>
<td>7.9</td>
<td>2.8</td>
<td>13.0</td>
<td>Byproduct of drinking water disinfection</td>
</tr>
</tbody>
</table>

### San Patricio Municipal Water District Maximum Residual Disinfectant Level

<table>
<thead>
<tr>
<th>Year</th>
<th>Disinfectant</th>
<th>Average</th>
<th>Minimum Level</th>
<th>Maximum Level</th>
<th>MRDL</th>
<th>MRDLG</th>
<th>Unit of Measure</th>
<th>Source of Disinfectant</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015</td>
<td>Chlorine Residual</td>
<td>4.3</td>
<td>3.1</td>
<td>5.6</td>
<td>4</td>
<td>&lt;4</td>
<td>ppm</td>
<td>Disinfectant used to control pathogens</td>
</tr>
</tbody>
</table>

### City of Portland Disinfectant Byproducts

<table>
<thead>
<tr>
<th>Year</th>
<th>Contaminant</th>
<th>Average</th>
<th>Minimum Level</th>
<th>Maximum Level</th>
<th>MCL</th>
<th>Unit of Measure</th>
<th>Source of Contaminant</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>Total Halocarbon Acids</td>
<td>21.0</td>
<td>17.7</td>
<td>25.1</td>
<td>80</td>
<td>ppb</td>
<td>Byproduct of drinking water disinfection</td>
</tr>
<tr>
<td>2016</td>
<td>Total Trihalomethanes</td>
<td>22.7</td>
<td>14.3</td>
<td>36.4</td>
<td>60</td>
<td>ppb</td>
<td>Byproduct of drinking water disinfection</td>
</tr>
</tbody>
</table>

### City of Portland Inorganics Constituents

<table>
<thead>
<tr>
<th>Year/Constituent</th>
<th>Average</th>
<th>Range</th>
<th>MCL</th>
<th>MCLG</th>
<th>Likely Source of Contaminant</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016 Nitrate (ppm)</td>
<td>.31</td>
<td>.03-0.32</td>
<td>10</td>
<td>10</td>
<td>Petroleum/metal discharge, erosion of natural deposits</td>
</tr>
</tbody>
</table>

## Definitions

Many constituents, such as calcium, sodium, or iron, which are often found in drinking water, can cause taste, color and odor problems. The taste and odor constituents are called secondary constituents and are regulated by the State of Texas, not the USEPA. These constituents are not causes for health concern. Therefore, secondary constituents are not required to be reported in this document, but they may greatly affect the appearance and taste of your water.

### City of Portland Disinfectant Byproducts

<table>
<thead>
<tr>
<th>Constituent</th>
<th>Average</th>
<th>Range</th>
<th>MCL</th>
<th>MCLG</th>
<th>Likely Source of Contaminant</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016 Chloroform</td>
<td>4.1</td>
<td>1.2</td>
<td>7.3</td>
<td>ppm</td>
<td>Byproduct of drinking water disinfection</td>
</tr>
<tr>
<td>2016 Bromoform</td>
<td>5.2</td>
<td>0.5</td>
<td>20.0</td>
<td>ppm</td>
<td>Byproduct of drinking water disinfection</td>
</tr>
</tbody>
</table>

## Abbreviations

- **ppb**: parts per billion, or micrograms per liter (μg/L)
- **ppm**: parts per million, or milligrams per liter (mg/L)
- **ppq**: parts per quadrillion, or picograms per liter (pg/L)
- **NTU**: nephelometric turbidity units
- **MFL**: million fibers per liter (a measure of asbestos)
- **GPF**: grains per gallon

## Special Dates

Many constituents, such as calcium, sodium, or iron, which are often found in drinking water, can cause taste, color and odor problems. The taste and odor constituents are called secondary constituents and are regulated by the State of Texas, not the USEPA. These constituents are not causes for health concern. Therefore, secondary constituents are not required to be reported in this document, but they may greatly affect the appearance and taste of your water.
US F&WS 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 tuberificid 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.
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.
Noise Sources Map

Subject Property
1000 foot radius
3000 foot radius

Copyright ©2016 Phase Engineering, Inc.

PEI Project No: 201801127
FIGURE 6-1
EXISTING NOISE CONTOURS

ST HWY 44

FM 763 - Joe Mireur Rd.

McGloin Rd.

65 DNL
70 DNL
75 DNL

EXISTING LAND USE

Source: City of Corpus Christi
PB Aviation

CORPUS CHRISTI INTERNATIONAL AIRPORT
MASTER PLAN UPDATE
Figure 6-3
PAL 2 Noise Contours

Future Land Use

- Noise Contours
- Airport Property
- Low Density Residential
- Multi-Family
- Public Use
- Commercial/Office
- Light Industrial
- Heavy Industrial
- Vacant
- ROW
- Park/Open Space
- Drainage Corridor

Source: City of Corpus Christi
PB Aviation
APPENDIX VI

LETTER OF ENGAGEMENT
Phase Engineering, Inc.

Environmental Consultants

Fish Pond Living at Portland, LP
David Fournier
Address: 9702 ANHEWYLDPE
Austin, TX Zip: 78732
Phone: (512) 970-3889 Fax: Email: fournieren@fishpondliving.com dfournier@fishpondliving.com

Current Use: Land - Undeveloped - Approximately 11.0 Acres
Address/ Property Location: Along Akins Drive near Lang Road
City: Portland  County: San Patricio  State: TX  Zip: 78374

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 inquires to state and federal agencies to initiate compliance with the statues 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 regulators for information that may not be readily available for review within the time frame requested for the scheduled delivery date. Responses to the NEPA inquires 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.
Phase Engineering, Inc.

Environmental Consultants

January 25, 2018

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.

Fish Pond Living at Portland, LP
David Fournier

Austin, TX
Phone: (512) 970-3889 Fax: Email: fourfiveima@gmail.com

dfournier@fishpondliving.com

Property/Borrower Name or Reference #:
Current Use: Land - Undeveloped - Approximately 11.0 Acres
Address/ Property Location: Along Akins Drive near Lang Road
City: Portland County: San Patricio State: TX Zip: 78374

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: ___________________________ Date: 1/25/18
Print Name: ________________
AGREEMENT FOR PROFESSIONAL ENVIRONMENTAL CONSULTING SERVICES

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 bill 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 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 1.19. 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 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 EXPRESSLY 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.
1.15.3. TO THE FULLEST EXTENT PERMITTED BY LAW, THE TOTAL AGGREGATE LIABILITY OF PEI (AND ITS DIRECTORS, EMPLOYEES, AGENTS AND AFFILIATES) TO CLIENT AND THIRD PARTIES GRANTED RELIANCE IS LIMITED TO THE GREATER OF $50,000 OR PEI’S FEE FOR ANY AND ALL INJURIES, DAMAGES, CLAIMS, LOSSES, OR EXPENSES (INCLUDING ATTORNEY AND EXPERT FEES) ARISING OUT OF PEI’S SERVICES OR THIS AGREEMENT. THIS LIMITATION SHALL APPLY REGARDLESS OF AVAILABLE PROFESSIONAL LIABILITY INSURANCE COVERAGE, CAUSE OR THE THEORY OF LIABILITY, INCLUDING NEGLIGENCE, INDEMNITY, OR OTHER RECOVERY; PROVIDED, HOWEVER, THAT THIS LIMITATION SHALL NOT APPLY TO THE EXTENT OF ANY AVAILABLE COVERAGE UNDER PEI’S COMMERCIAL GENERAL LIABILITY POLICY.

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 Business Day (excluding each day during which there exists any interruption of postal services due to strike, lockout or other cause) following the mailing thereof, if so mailed, and on the day that notice was sent by Transmission, provided such day is a Business Day (a Business Day being any 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. No single or partial exercise of any such right shall preclude any other or further exercise of such right or the exercise of any other right.

2.6 Applicable Law:
This Agreement shall be governed by, and interpreted and enforced in accordance with, the laws in the State of Texas and the laws of The United States of America, as applicable.

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

www.PhaseEngineering.com
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

www.PhaseEngineering.com
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.</td>
<td>Texas Registered Professional Engineer (43553)</td>
</tr>
<tr>
<td></td>
<td>University of Houston, MBA</td>
<td>LPST Corretive Action Project Manager (CAPM00766)</td>
</tr>
<tr>
<td></td>
<td>University of Houston, BS-Mechanical Engineering</td>
<td>Certified Preparer of SWPPP (CPSWPPP) and (CCIS) (2253)</td>
</tr>
<tr>
<td></td>
<td>Cameron University, BS-Business</td>
<td></td>
</tr>
<tr>
<td>Melanie Edmundson, P.G., Principal</td>
<td>25 years in the environmental field.</td>
<td>Texas Professional Geoscientist-Geology (4358)</td>
</tr>
<tr>
<td></td>
<td>University of Maryland- College Park, BS-Geology</td>
<td>Asbestos Consultant (10-5470)</td>
</tr>
<tr>
<td></td>
<td>University of Maryland-Munich, Germany, AA</td>
<td>Lead Risk Assessor (2070147)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Mold Assessment Consultant (MAC0246)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>HAZWOPER OSHA 1910.120/1926.6540 Hour Training</td>
</tr>
<tr>
<td>Experience and Education</td>
<td>Professional Licenses / Registrations</td>
<td></td>
</tr>
<tr>
<td>--------------------------</td>
<td>--------------------------------------</td>
<td></td>
</tr>
<tr>
<td>Matthew Broadaway</td>
<td></td>
<td></td>
</tr>
<tr>
<td>12 years in the environmental field.</td>
<td>Hazwoper OSHA Training</td>
<td></td>
</tr>
<tr>
<td>Texas State University-San Marcos, BS-Geography</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cornelius L. Crockett, II</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18 years in the environmental field.</td>
<td>LPST Corrective Action Project (0014)</td>
<td></td>
</tr>
<tr>
<td>University of Phoenix, MBA Prairie View A &amp; M University, BS-Criminal Justice/Law Enforcement</td>
<td>Texas Professional Geoscientist-Geology (2767)</td>
<td></td>
</tr>
<tr>
<td>Ross Doctoroff, P.G.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>15 years in the environmental field.</td>
<td>Texas Professional Geoscientist (1254)</td>
<td></td>
</tr>
<tr>
<td>Southwest Texas State University, BS-Geography, Resource and Environmental Studies Minor-Applied Geography</td>
<td>Tennessee Professional Geologist (TN4132)</td>
<td></td>
</tr>
<tr>
<td>Janis Franklin, P.G.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>22 years in the environmental field.</td>
<td>Texas Professional Geoscientist (1254)</td>
<td></td>
</tr>
<tr>
<td>University of Houston, MS-Environmental Management Austin Peay State University, BS-Geology University of Houston, MS-Safety (ongoing)</td>
<td>Tennessee Professional Geologist (TN4132)</td>
<td></td>
</tr>
<tr>
<td>Karly Gibbs</td>
<td></td>
<td></td>
</tr>
<tr>
<td>16 years in the environmental field.</td>
<td>Hazwoper OSHA Training</td>
<td></td>
</tr>
<tr>
<td>Tulane University, MS- Risk Assessment and Regulatory Toxicology Barry University, BS-Biology</td>
<td>PCB Cleanup (Mega Rule)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>USEPA Region 6 QA/QC Training</td>
<td></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>
</tr>
</thead>
<tbody>
<tr>
<td>Jennifer Horan</td>
<td>15 years in the environmental field.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Southwest Texas State University, BS-Geography, Resource and Environmental Studies</td>
<td></td>
</tr>
<tr>
<td>Zahir Jamal</td>
<td>17 years in the environmental field.</td>
<td>HAZWOPER OSHA 1910.120/1926.65 40 Hour Training (22308)</td>
</tr>
<tr>
<td></td>
<td>University of Windsor, Ontario, Canada, MS-Environmental Engineering</td>
<td>Asbestos Inspector License (603282)</td>
</tr>
<tr>
<td>Scott Lindsay</td>
<td>5 years in the environmental field.</td>
<td>OSHA 24 Hour HAZWOPER Training (1508092137587)</td>
</tr>
<tr>
<td></td>
<td>University of Houston-Downtown, MBA in Finance (In progress)</td>
<td>Asbestos Inspector License (21339343)</td>
</tr>
<tr>
<td></td>
<td>Texas State University, San Marcos, BS- Geography – Geographic Information Science</td>
<td></td>
</tr>
<tr>
<td>Darcey Philipp</td>
<td>16 years in the environmental field.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>University of Houston, BS-Psychology</td>
<td></td>
</tr>
<tr>
<td></td>
<td>University of Texas at Austin, BA-Economics</td>
<td></td>
</tr>
<tr>
<td>Kay Philipp, CEI, CEM</td>
<td>20 years in the environmental field.</td>
<td>Certified Environmental Inspector (CEI)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Certified Environmental Manager (CEM)</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>
</tr>
</thead>
<tbody>
<tr>
<td>Claire Snavely, 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 (WO0029615)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Asbestos Inspector License (603452)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>OSHA 40 Hour HAZWOPER Training</td>
</tr>
</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
## COVERSAGES

**CERTIFICATE NUMBER:** 562621696  
**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.

### INSURER(S) AFFORDING COVERAGE

<table>
<thead>
<tr>
<th>INSURER A</th>
<th>NAIC #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rockhill Insurance Company</td>
<td>28053</td>
</tr>
</tbody>
</table>

### POLICY LIMITS

<table>
<thead>
<tr>
<th>LIMITS</th>
<th>LIMITS</th>
</tr>
</thead>
<tbody>
<tr>
<td>EACH OCCURRENCE (Ea accident)</td>
<td>3,000,000</td>
</tr>
<tr>
<td>DAMAGE TO RENTED PREMISES (Ea occurrence)</td>
<td>50,000</td>
</tr>
<tr>
<td>MED EXP (Any one person)</td>
<td>5,000</td>
</tr>
<tr>
<td>PERSONAL &amp; ADV INJURY</td>
<td>3,000,000</td>
</tr>
<tr>
<td>GENERAL AGGREGATE</td>
<td>5,000,000</td>
</tr>
<tr>
<td>PRODUCTS - COMPOP AGG</td>
<td>5,000,000</td>
</tr>
<tr>
<td>Deductible</td>
<td>25,000</td>
</tr>
</tbody>
</table>

### 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...

### CERTIFICATE HOLDER

For Information Purposes Only

### 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.

### AUTHORIZE REPRESENTATIVE

[Signature]

Edith G. Schnee
CERTIFICATE OF LIABILITY INSURANCE

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

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFRS 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
Aon Risk Services, Inc of Florida
PHONE: 800-743-8130
(T/C, No, Ext): 800-522-7514
EMAIL ADDRESS: ADP.COI.Center@Aon.com

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

ALTERNATE EMPLOYER
Phase Engineering Inc
5524 Comish Street
Houston, TX 77007

INSURER(S) AFFORDING COVERAGE NAIC #
INSURER A : New Hampshire Ins Co 23841

COVERAGES

<table>
<thead>
<tr>
<th>TYPE OF INSURANCE</th>
<th>ADL/INSR</th>
<th>W/VD</th>
<th>POLICY NUMBER</th>
<th>POLICY EFF (MM/DD/YYYY)</th>
<th>POLICY EXP (MM/DD/YYYY)</th>
<th>LIMITS</th>
</tr>
</thead>
<tbody>
<tr>
<td>COMMERCIAL GENERAL LIABILITY (CLAIMS-MADE)</td>
<td>OCCUR</td>
<td></td>
<td></td>
<td></td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>GEN'L AGGREGATE LIMIT APPLIES PER:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>POLICY</td>
<td>PROJECT</td>
<td>LOC</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>AUTOMOBILE LIABILITY</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ANY AUTO OWNED AUTOs ONLY</td>
<td>SCHEDULED</td>
<td></td>
<td></td>
<td></td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>HIRED AUTOs ONLY</td>
<td>NON-OWNED AUTOs ONLY</td>
<td></td>
<td></td>
<td></td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>UMBRELLA LIAB</td>
<td>OCCUR</td>
<td></td>
<td></td>
<td></td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>EXCESS LIAB</td>
<td>CLAIMS-MADE</td>
<td></td>
<td></td>
<td></td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>DEC</td>
<td>RETENTION $</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

A WORKERS COMPENSATION AND EMPLOYERS' LIABILITY

| ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? | Y/N | | | | |
| (Mandatory in NH) | | | | | |
| Y | | | | | |

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
Phase Engineering Inc
5524 Comish Street
Houston, TX 77007

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.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.
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