REPORT OF PHASE I
ENVIRONMENTAL SITE ASSESSMENT
AND ADDITIONAL ENVIRONMENTAL SERVICES

GFH Circle F Ranch Lofts
5764 County Road 201
McKinney, Collin County, Texas 75071

Targus Project T18-3656A

January 23, 2018
January 23, 2018

Texas Department of Housing and Community Affairs and
GFH Circle F Ranch Lofts, Ltd.
6125 Luther Lane
Dallas, Texas 75225

Attention: Mr. Brandon Bolin

Subject: Report of Phase I Environmental Site Assessment
And Additional Environmental Services
GFH Circle F Ranch Lofts
5764 County Road 201
McKinney, Collin County, Texas 75071
Targus Project T18-3656A

Dear Mr. Bolin:

Targus Associates, LLC (Targus) is pleased to submit this report of the Phase I Environmental Site Assessment and Additional Environmental Services for the proposed GFH Circle F Ranch Lofts property, located at 5764 County Road 201 in McKinney, Collin County, Texas. This report discusses background information, purpose and scope of work, execution of work, and conclusions for the subject property.

ASTM E 1527-13 states that an ESA “meeting or exceeding” this practice and completed less than 180 days prior to the date of acquisition or intended transaction is presumed to be valid if the report is being relied on by the user for whom the assessment was originally prepared and the following components were completed: interviews, searches for recorded environmental cleanup liens, the regulatory review, site visit, and the declaration by the environmental professional responsible for the assessment. Based on this requirement, this report is presumed to be valid for 180 days after January 4, 2018.

We appreciate your selection of Targus for this project and look forward to assisting you further on other projects. If you have any questions, please do not hesitate to contact either of the undersigned.

Sincerely,

Targus Associates, LLC

Jeff Clifton
Associate Professional

Britt Blaylock
Principal
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1.0 SUMMARY
GFH Circle F Ranch Lofts
5764 County Road 201
McKinney, Collin County, Texas 75071

GFH Circle F Ranch Lofts, Ltd. (GFH) has engaged Targus Associates, LLC (Targus) to perform a Phase I Environmental Site Assessment (ESA) and Additional Services of the proposed GFH Circle F Ranch Lofts property located in McKinney, Collin County, Texas. The subject property is located generally at the northeast corner of the future Hardin Boulevard (FM 164) and the future Community Avenue (FM 201). The nearest current address for reference as used throughout this report is 5764 County Road 201. The subject property encompassed 78.85 acres of vacant, wooded land with one single-family residential rental property located in the southwest corner of the property. A collapsed, wooden barn and former feed bin were observed in the north-central portion of the subject property, as well as a dry pond in the southeast portion. The subject property was located in an area characterized by undeveloped land, sparse single-family residential homes, and Collin County municipal buildings.

Targus understands that a portion of the subject property is planned for improvement with a multifamily residential facility. A provided map of the approximate location of the GFH Circle F Ranch Lofts improvement is included in Appendix G.

Based on the information obtained to date, Targus’ findings, opinion, and conclusions are as follows:

- The results of Targus’ subject property and area reconnaissance did not indicate recognized environmental conditions associated with current subject property or surrounding land use. However, the following items warrant mention:
  - It appeared the occupant of the rental residence had conducted vehicle oil changes in the driveway and oil staining was observed during the site visit, as well as two containers (less than 5 gallons) of used oil. Targus considers the oil containers and small area of staining a de minimis condition and not a recognized environmental condition to the subject property.
  - An out-of-use private water well was noted approximately 500 feet north of the rental residence. According to interviews, the property is reportedly provided water and sewer services from the City of McKinney and the well has not been used for many years. No petroleum products of hazardous substances were noted in relation to the well on the day of the site reconnaissance and it is not considered to present a suspect recognized environmental condition to the subject property.

- Review of historical and regulatory agency information did not indicate on-site or off-site sources of recognized environmental conditions associated with current or historical subject property or surrounding land use.

- Targus conducted additional services in accordance with the proposed scope of work, including the assessment of those enumerated in section 8.0. Of note, the on-site residential structure was constructed prior to 1980 and it may contain asbestos and/or lead-based paint. Targus notes that there are no local, state, or federal regulations that require sampling for lead-based paint prior to demolition. However, state and/or federal
asbestos regulations would still apply. Based on the presence of suspect asbestos-containing materials (ACM), planned demolition of the structure, and the potential for increased costs that may be associated with the sampling and/or proper disposal of ACM at the subject property, asbestos is considered to be a business environmental risk to the subject property. Demolition and removal activities should be conducted in accordance with applicable regulations.

1.1 ASTM SERVICES

Targus has performed a Phase I ESA of the proposed GFH Circle F Ranch Lofts property, located at 5764 County Road 201 in McKinney, Collin County, Texas in general conformance with the scope and limitations of ASTM Practice E 1527-13 and the authorized scope of work. Exceptions to, or deletions from, this practice are described in Section 7.3 of this report.

Based upon the information obtained, as reflected in this report, this assessment has revealed no evidence of recognized environmental conditions in connection with the subject property.

The observed containers of used oil should be properly removed and disposed according to applicable regulations.

Targus observed household windblown debris around the residence, barn, and generally throughout the subject property. No hazardous substances or petroleum products were observed within or around the debris piles on the day of assessment and are not considered a suspect recognized environmental condition. However, the debris should be removed and disposed. Likewise, the private water well should be plugged or abandoned (if no longer to be used) in accordance with applicable regulations. In the event that buried debris, septic systems, additional wells, or other subsurface features are encountered during future site developments, they should also be removed or closed in accordance with applicable regulations.

1.2 NON-ASTM SERVICES

In accordance with the proposed scope of work, Targus conducted additional services as discussed in Section 8.0 of this report. Based on Targus' understanding of the Client's objectives, risk tolerance, and future plans for the subject property, this assessmentreview did not identify business environmental risk associated with the additional services performed except for asbestos as discussed above.

This summary is for convenience only and should not be relied upon without first reading the full contents of this report, including appendix materials.

1Irrespective of verb tense used in the text, this report is considered to be written and effective as of the date of the site visit.
2.0 INTRODUCTION

2.1 LOCATION AND LEGAL DESCRIPTION

The subject property was located at 5764 County Road 201 in McKinney, Collin County, Texas. Figures depicting the subject property are located in the appendices. A legal description and survey for the subject property was not provided by the Client. The site boundaries indicated on Targus’ site plan were identified on the Collin County tax appraisal district website and confirmed by the site contact specified by GFH.

2.1.1 Subject Property and Vicinity General Characteristics

The subject property and area reconnaissance, performed on January 17, 2018, consisted of visual observations made during a foot and vehicular tour of the subject property and adjoining land areas. The area reconnaissance was performed on foot within areas that were reasonably accessible and at Targus’ discretion by automobile along publicly accessible roads. Targus’ area reconnaissance observations are described in Section 2.1.4, and subject property observations are described in Section 5.0.

2.1.2 Current Use of the Property

The subject property was primarily vacant, wooded land with one single-family residential rental property located in the southwest corner of the property. A collapsed, wooden barn and former feed bin were observed to be located in the north-central portion of the subject property.

2.1.3 Descriptions of Structures, Roads, Other Improvements

The subject property encompassed 78.85 acres of vacant, wooded land. A one-story single-family residential rental property is located in the southwest corner of the property. A collapsed, wooden barn and former feed bin were observed in the north-central portion, and an out of use water well were observed to be located approximately 500 feet north of the residence. No paved roadways or other structures were located on-site; however, a dry pond was located in the southeast portion of the site and a municipal water line easement was oriented along the western property boundary. The water line appears to have been installed in approximately 2015.

2.1.4 Current Uses of the Adjoining Properties

Observed current uses of adjoining properties are discussed as follows according to their respective geographic relationship to the subject property. Historical use of the adjoining properties is discussed in Section 4.4.

North
The subject property was bordered to the north by undeveloped/wooded land and agricultural land.

East
The subject property was bordered to the east by wooded and vacant land as well as a single-family residence with a small barn.
South
The subject property was bordered to the south by County Road 201 followed by undeveloped land.

West
The subject property wasbordered to the west by wooded and vacant land.

2.2 CONTRACTUAL DETAILS

2.2.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to identify recognized environmental conditions in connection with the subject property. As defined by ASTM E 1527-13, “The term recognized environmental conditions means 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.” The presence of hazardous substances or petroleum products considers substances present in any form or phase, whether solid, liquid, or gas, at the surface or subsurface in soil, water, or vapor.

The term historical recognized environmental condition applies to “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 (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the environmental professional [EP] must determine whether the past release is a recognized environmental condition at the time the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria). If the EP considers the past release to be a recognized environmental condition at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition.”

Similarly, a controlled recognized environmental condition is “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 (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). A condition considered by the environmental professional to be a controlled recognized environmental condition shall be listed in the findings section of the Phase I Environmental Site Assessment report, and as a recognized environmental condition in the conclusions section of the Phase I Environmental Site Assessment report.”

A de minimis condition is “a condition that generally does not present a threat to human 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. Conditions determined to be de minimis conditions are not recognized environmental conditions nor controlled recognized environmental conditions.”
The term suspect recognized environmental condition as used throughout this report is cited from Section 12.5 of ASTM E 1527-13. Targus uses this term for conditions that have a potential to be known recognized environmental conditions, controlled recognized environmental conditions, historical recognized environmental conditions, or de minimis conditions and warrants further discussion as presented within the text of this report. Section 7.0 summarizes each of the known or suspect recognized environmental conditions associated with the subject property and presents Targus’ opinion of the potential impact a known or suspect recognized environmental condition has on the subject property and whether or not the suspect recognized environmental condition is currently a de minimis condition, a recognized environmental condition, a controlled recognized environmental condition or a historical recognized environmental condition, based on site-specific characteristics.

ASTM E 1527-13 states that an ESA “meeting or exceeding” this practice and completed less than 180 days prior to the date of acquisition or intended transaction is presumed to be valid if the report is being relied on by the user for whom the assessment was originally prepared. The components of the practice to be completed within 180 days include: interviews, searches for recorded environmental cleanup liens, the regulatory review, site visit and the declaration by the environmental professional responsible for the assessment. The ASTM E 1527-13 practice also states that within this 180 day period, if the assessment will be used by a user different than whom the assessment was originally prepared, the subsequent user must also satisfy the user’s responsibilities.

2.2.2 Detailed Scope-of-Services

The scope of services was performed in general conformance with the ASTM E 1527-13 document Standard Practice for Environmental Site Assessment: Phase I Environmental Site Assessment Process2 and Client-specified requirements (see Section 2.2.5).

The Phase I ESA consisted of a historical review of the subject property and area use, regulatory database review, assessment of the physical setting, subject property and area reconnaissance, and a report of Targus’ findings, opinions, and conclusions. Data gaps or deviations from this standard, if applicable, are described in Section 7.3.

Subject Property and Area Use

Using selected sources of reasonably ascertainable public information, Targus attempted to review the current and historical uses of the subject property. The Phase I ESA historical review extends back until 1940 or, for uses prior to that date, back to the time the subject property was undeveloped. Sources of historical use information relating to the subject property and its adjoining properties were acquired and reviewed according to the reasonable availability of the information, the time limits provided for data acquisition and review, as permitted, by the project schedule and cost, and Targus’ judgment of the likely value of the information for indicating environmental conditions. Historical sources reviewed by Targus are listed in Section 9.0 and typically include local city directories, aerial

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2ASTM E 1527-13 is incorporated by reference; Targus can assist the Client with obtaining a copy upon request. It should be noted that the ASTM standard is not intended to represent or replace the standard of care by which the adequacy of a given professional service must be judged, nor should the document be applied without consideration of a project’s many unique aspects. The word “Standard” in the title of the document means only that the document has been approved through the ASTM consensus process.
photographs, and a topographic map. If available through the database provider, the historical sources reviewed also included Fire Insurance Maps.

Regulatory Status Review
Targus reviewed a report of select regulatory databases published for the local area to identify facilities potentially constituting a suspect recognized environmental condition in regard to the subject property. Targus reviewed the databases to identify recorded facilities located on, or in proximity to, the subject property using the ASTM E 1527-13 standard environmental record sources and recommended approximate minimum search distances.

Targus attempted to obtain additional information regarding listed facilities that, in its professional judgment, may constitute recognized environmental conditions in connection with the subject property. In addition, local agencies were contacted regarding recorded information, incidents, or activities of environmental concern relating to the subject property and its immediate environs.

Subject Property Physical Setting
Targus obtained and reviewed reasonably ascertainable published subject property information to characterize the physical setting of the subject property. Sources reviewed are listed in Section 9.0 of this report. If reasonably ascertainable, Targus reviewed the current USGS 7.5 Minute Topographic Map showing the area on which the subject property is located. Targus reviewed one or more physical setting sources at the discretion of the environmental professional to obtain information about the geological, hydrogeological, hydrological, or topographical characteristics of the subject property. Discretionary physical setting sources may have been sought if (1) conditions had been identified in which hazardous substances or petroleum products are likely to be present on-site or to migrate to the subject property from off-site sources and (2) more information is generally obtained, pursuant to local good commercial or customary practice.

Subject Property and Area Reconnaissance
The subject property reconnaissance consisted of field observations of the subject property and adjoining land areas by Targus personnel experienced in environmental site assessments. Targus observed and documented current uses of the subject property and indicators of hazardous substances, petroleum products, storage tanks, odors, pools of liquid, drums, containers, liquid polychlorinated biphenyls (PCBs), heating and cooling systems, stains, corrosion, drains and sumps, pits, ponds, lagoons, stressed vegetation, wastes, wells, and septic systems. The area reconnaissance was performed on foot within areas that were reasonably accessible and at Targus’ discretion by automobile along publicly accessible roads.

Additional Services
As requested by the Client, Targus conducted certain specified additional services in an attempt to identify business environmental risk associated with the subject property. As defined by ASTM E 1527-13, the term business environmental risk is a potential environmental condition or environmentally-driven financial impact that could materially affect the current or planned use of the subject property. These conditions are not necessarily limited to those environmental issues required to be assessed under ASTM E 1527-13. Rather, consideration of business environmental risk typically is associated with one or more Client-specified, non-ASTM scope assessment activities such as described in Section 8.0 of this report.
Report
Targus has prepared this report, which includes the findings concerning known or suspect recognized environmental conditions and an opinion as to the potential impact those conditions would have on the subject property. Targus’ services also included assessment of recognized environmental conditions that may constitute potential business environmental risks at the time of the Phase I ESA. Finally, this report concludes whether or not the assessment revealed recognized environmental conditions, whether the recognized environmental conditions are considered a business environmental risk, and provides recommendations, if appropriate.

2.2.3 Significant Assumptions

Information obtained from the Client, the Client’s representative, individuals interviewed, and prior environmental reports were considered to be accurate unless Targus’ reasonable inquiries clearly revealed otherwise.

Conditions observed were considered to be representative of areas that were not observed unless otherwise indicated.

Explanation of our understanding of groundwater can be found in Section 4.2.

2.2.4 Limitations and Exceptions

The findings and opinions presented are relative to the dates the work was conducted and should not be relied on to represent conditions at later dates. The opinions included herein are based on information obtained during the assessment and Targus' experience. If additional information becomes available that may impact Targus’ environmental assessment findings, Targus requests the opportunity to review the information, reassess the potential concerns, and modify Targus’ opinions, if warranted.

This assessment included visual observations to identify obvious features or conditions indicative of recognized environmental conditions.

Although this assessment has attempted to identify recognized environmental conditions, Targus cannot eliminate all uncertainty as to recognized environmental conditions in connection with the subject property nor represent or warrant that the subject property contains no hazardous substances or petroleum products or other latent conditions beyond those identified through the scope of work identified herein. Other features, conditions, and constituents may have escaped detection due to: (1) the limited scope of this assessment as driven by Client objectives, (2) the inaccuracy of public records, (3) environmental incidents that may have gone undetected or unreported prior to this assessment, (4) inaccessible areas, and/or (5) deliberate concealment of detrimental information.

Although this assessment has attempted to identify business environmental risk, potential business environmental risk may have escaped detection due to: (1) the limited scope of this assessment, (2) the inaccuracy of public records, (3) the presence of undetected or unreported environmental incidents, (4) inaccessible areas, (5) deliberate concealment of detrimental information, (6) the subjective nature of materiality to the user with respect to business environmental risk, (7) a lack of understanding of the future use of the subject property, and/or (8) the limited degree of the current state of knowledge for certain non-ASTM scope items.
Targus' professional services have been performed using that degree of care and skill ordinarily exercised, under similar conditions, by reputable environmental consultants undertaking similar studies and practicing in this locality during the same timeframe. No other warranty, express or implied, is intended or made with respect to this report or Targus’ services. This assessment was not exhaustive and users of this report should consider the scope and limitations related to these services when developing opinions as to risks associated with the subject property. These potential risks may be more thoroughly evaluated as an additional service in an effort to further reduce, but not eliminate, uncertainty. Upon request Targus can provide options for additional research or assessment and anticipated additional cost and timing requirements.

This report presents an assessment of the subject property as defined by information provided by the Client, Client’s representative, or Key Site Manager. Targus’ findings, opinions, conclusions, and recommendations are based on the locations and boundaries of the subject property as evident in the field and on maps or plats provided by the Client, Client’s representative, or Key Site Manager.

2.2.5 Special Terms and Conditions

Targus’ work was conducted in general conformance with Targus’ proposal No. P18-5315, dated January 2, 2018, and the terms and conditions established therein. The user is defined as the party seeking to use ASTM E 1527-13 to complete an ESA of the property. The user of this Phase I ESA is Targus’ Client, GFH Circle F Ranch Lofts, Ltd. (GFH) and the Texas Department of Housing and Community Affairs (TDHCA).

There are no special contractual conditions between the user and Environmental Professional. Neither Targus nor the professionals preparing this ESA will materially benefit from the development of the subject property in any other way than receiving a fee for performing the ESA, and the fee is no way contingent upon the outcome of the assessment. The Targus professionals who have prepared this report have read and understand the requirements of Title 10 of the Texas Administrative Code, Part 1, Chapter 10, Subchapter D, Rule §10.305.

2.2.6 User Reliance

This report represents Targus’ services as of the date hereof. As Targus’ final document, it may not be altered after final issuance. This assessment and report were prepared on behalf of and for the exclusive use of GFH and the TDHCA (collectively Client) solely for their use and reliance, subject to the terms and conditions agreed upon between Targus and GFH. The Client and Targus were solely involved in shaping the scope of services. Accordingly, reliance on this report by any other party may involve assumptions leading to an unintended interpretation of findings and opinions. As such, reliance by other parties on the contents of this document is not granted, and any such reliance shall be at the sole risk of the using party. With the consent of Targus and the Client and for a fee, Targus may offer reliance to third parties or contract with other parties to develop findings and opinions related to such party’s specific risk management objectives. Except as otherwise agreed in writing, any and all third party reliance upon this Phase I ESA shall be subject to the terms in Targus’ standard Terms and Conditions; the $50,000 liability limitation listed in Targus’ standard Terms and Conditions (available upon request) constitutes Targus’ aggregate liability to any and all relying third parties for any and all claims.
3.0 USER-PROVIDED INFORMATION

ASTM E 1527-13 requires that the environmental professional request from the user of the Phase I ESA, the Client, certain information (discussed as follows) concerning the subject property that will help identify the possibility of recognized environmental conditions in connection with the subject property or to request from the user the names of other individuals who can provide this information.

To meet the requirements of 40 CFR 312.20 and 312.25, a search for the existence of environmental liens and AULs that are filed or recorded against the property must be conducted. ASTM E 1527-13 assigns to the Client or its representative the responsibility to report to the environmental professional any environmental liens or AULs (including institutional controls, physical or engineered controls, land use restrictions, restrictive covenants, easements, etc.) known to it. That practice does not impose on the environmental professional the responsibility to undertake a review of recorded land title records and judicial records for environmental liens and AULs. The user should either (1) engage a title company, real estate attorney, or title professional to undertake a review of reasonably ascertainable recorded land title records and lien records for environmental liens and AULs currently recorded against or relating to the property, or (2) negotiate such an engagement of a title company, real estate attorney, or title professional as an addition to the scope of work of the environmental professional. The search for environmental liens and AULs is in addition to the environmental professional’s search of institutional control and engineering control registries.

Depending on available information and specific site conditions, Targus may conclude that the failure of the user to provide environmental lien/AUL search documentation does not present a significant Data Gap and therefore, can declare that Targus has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. However, failure of the user to provide the information or to engage the environmental consultant or others to obtain and consider that information may separately weaken a defense to CERCLA liability.

If the Client or its representative is aware of specialized knowledge or experience that is material to the identification of recognized environmental conditions, or if it has actual knowledge that the purchase price of the subject property is significantly less than the purchase price of comparable properties, ASTM E 1527-13 assigns to the Client the obligation to communicate that information to the environmental professional prior to the subject property reconnaissance. ASTM E 1527-13 requires that an explanation of a significant decrease in purchase price be provided in writing.

ASTM E 1527-13 assigns to the Client or its representative the responsibility to inform the environmental professional of the reason it wants the Phase I ESA performed and to provide commonly known, reasonably available information about the subject property that is material to recognized environmental conditions. Absent information to the contrary, the purpose for assessment is assumed to be in preparation for a commercial real estate transaction.

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3 See ASTM E2091 for additional information about activity and use limitations (AULs), their use and function, and standard means to check for existence and evaluate compliance with these controls. Targus can assist the Client with obtaining a copy on request.
As part of Targus' engagement to conduct this work, this information was requested from GFH or its representative. In addition, Targus has requested from GFH or its representative helpful documents such as those specified in Section 10.8 of ASTM E 1527-13 and as listed in the appendices. Finally, Targus inquired whether GFH or its representative was aware of (1) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property; (2) any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the subject property; or (3) any notices from governmental entities regarding possible violations of environmental laws or possible liabilities relating to hazardous substances or petroleum products.

Information known to and reported by the Client and provided at the time of authorization is discussed below in Sections 3.1 through 3.8. Information provided by others is discussed in Section 6.0. Information and excerpts from reports provided by GFH, its representative, or others are included in the Appendices of this report and are listed in Section 9.0.

3.1 TITLE RECORDS

Targus was not engaged by the Client to secure a title report as part of the Services. Unless notified to the contrary, Targus presumes that the Client has secured and considered this information separately from Targus' services.

3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

No information indicative of environmental liens, AULs, or governmental notification relating to past or recurrent violations of environmental laws with respect to the subject property was reported to Targus by the Client or its representative. However, at the request of the Client, Targus obtained an environmental lien/AUL search from Texas Environmental Research. According to the search, no environmental liens/AULs were identified for the subject property. A copy of the Texas Environmental Research environmental lien/AUL search has been included in the appendices.

3.3 SPECIALIZED KNOWLEDGE

No specialized environmental knowledge or experience indicative of recognized environmental conditions in connection with the subject property was reported to Targus at the project outset by the Client or its representative.

3.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

No information indicating that the purchase price of the subject property was significantly less than the purchase price of comparable properties was reported to Targus at the project outset by the Client or its representative.

3.5 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

No commonly known or reasonably ascertainable information about the subject property within the local community that was material to recognized environmental conditions was reported to Targus at the project outset by the Client or its representative.
3.6 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

The Client requested that Targus contact Mr. Martin Sanchez of Sanchez and Associates LLC to obtain information and access to the subject property. Mr. Sanchez indicated that he was with the firm planning to redevelop the subject property and was representing the owner. He indicated he had been associated with the subject property for approximately one year. Mr. Sanchez stated that he had fair knowledge of the uses and physical characteristics of the subject property and is therefore considered the Key Site Manager. Information obtained from interviews with the Key Site Manager is presented in Section 6.0.

The owner was identified by Mr. Sanchez and the Lien/AUL search as McKinney Ranch Ltd.

At the time of the subject property reconnaissance, Targus noted that the subject property was vacant, wooded land with a single-family rental residence, a collapsed wooden barn, and a dry pond.

3.7 REASON FOR PERFORMING PHASE I

Targus understands this assessment was required prior to the proposed acquisition of an interest in the subject property. Targus understands that the purpose of this assessment was to complete an evaluation that meets the applicable standard of “all appropriate inquiries into the previous ownership and uses of the subject property consistent with good commercial or customary practice” with the objective of assembling documentation that may help to support one of the threshold criteria for satisfying one or more defenses to CERCLA liability (landowner liability protections4) and to assist the Client in understanding potential environmental conditions that could materially impact the operation of the business associated with the subject property (business environmental risk).

3.8 OTHER

Other information that was provided is listed in Section 9.0 and is discussed throughout this report in applicable sections.

4.0 RECORDS REVIEW

4.1 STANDARD ENVIRONMENTAL RECORD SOURCES

Targus reviewed selected federal and state regulatory information in an attempt to identify recorded information concerning environmental impacts or conditions or concerns associated with the subject property. Targus reviewed the regulatory report included in the following table as obtained from Environmental Data Resources (EDR). Pertinent sections of the database report are attached in the appendices, including a listing of the databases, an explanation of each database, and figures depicting the approximate locations of regulated facilities in the near vicinity of the subject property.

4Landowner liability protections (LLPs) include the innocent landowner, contiguous property owner, and bona fide prospective purchaser limitations on CERCLA liability; see CERCLA (1980), SARA (1986), “Lender Liability Act” (1996), and “Brownfields Amendments” (2001).
Regulatory listings are limited and include only those facilities or incidents that are known to the regulatory agencies at the time of publication to be contaminated, in the process of evaluation for potential contamination, or to store/generate potentially hazardous substances, waste, or petroleum. Those listings are compiled by the third-party information services provider engaged by Targus, who is responsible for the accuracy and completeness of its work product.

4.1.1 Federal, State, and Tribal Lists

The following table includes the approximate minimum search distances and a list of the databases reviewed. These databases were selected based on minimum requirements of ASTM E 1527-13. The number of facilities indicates the number of regulated facilities identified by the database provider to be present within the approximate minimum search distance for a particular database.

<table>
<thead>
<tr>
<th>Database</th>
<th>Approximate Minimum Search Distance</th>
<th>*No. of Facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>NPL/Equivalents</td>
<td>One Mile</td>
<td>0</td>
</tr>
<tr>
<td>Delisted NPL</td>
<td>One-half Mile</td>
<td>0</td>
</tr>
<tr>
<td>SEMS (formerly CERCLIS)/ Equivalents</td>
<td>One-half Mile</td>
<td>0</td>
</tr>
<tr>
<td>SEMS-ARCHIVE (formerly CERC-NFRAP) Sites</td>
<td>One-half Mile</td>
<td>0</td>
</tr>
<tr>
<td>CORRACKTS or Violators/ Enforcement</td>
<td>One Mile</td>
<td>0</td>
</tr>
<tr>
<td>RCRA Generators/Equivalent (IHW)</td>
<td>Subject Property and Adjoining</td>
<td>0</td>
</tr>
<tr>
<td>RCRA TSD Facilities</td>
<td>One-half Mile</td>
<td>0</td>
</tr>
<tr>
<td>ERNS</td>
<td>Subject Property</td>
<td>0</td>
</tr>
<tr>
<td>SHWS</td>
<td>One Mile</td>
<td>0</td>
</tr>
<tr>
<td>SWF/LF Report (RGA LF)</td>
<td>One-half Mile</td>
<td>0</td>
</tr>
<tr>
<td>LUST List/Equivalents</td>
<td>One-half Mile</td>
<td>0</td>
</tr>
<tr>
<td>UST List</td>
<td>Subject Property and Adjoining</td>
<td>0</td>
</tr>
<tr>
<td>VCP List</td>
<td>One-half Mile</td>
<td>0</td>
</tr>
<tr>
<td>IOP</td>
<td>One-half Mile</td>
<td>0</td>
</tr>
<tr>
<td>ASTM</td>
<td>Subject Property and Adjoining</td>
<td>0</td>
</tr>
<tr>
<td>LIENS</td>
<td>Subject Property</td>
<td>0</td>
</tr>
<tr>
<td>Drycleaners</td>
<td>One-Quarter Mile</td>
<td>0</td>
</tr>
<tr>
<td>AUL</td>
<td>Subject Property and Adjoining</td>
<td>0</td>
</tr>
<tr>
<td>Institutional Control/Engineering Control Registries</td>
<td>Subject Property and Adjoining</td>
<td>0</td>
</tr>
<tr>
<td>Brownfields Sites</td>
<td>One-half Mile</td>
<td>0</td>
</tr>
</tbody>
</table>

*If a facility was listed more than once on a particular database, it was counted as one facility for the purposes of this table.

Targus reviewed the regulatory information provided in the database report to identify listed facilities located within the approximate minimum search distances. No regulated facilities were identified.

The database report listed one “orphan” facility (facilities that were not mapped in the database report due to poor or inadequate address information). Based on vicinity reconnaissance and review of available resources, the orphan facility did not appear to be present within the respective minimum search distances for the databases listed. Based upon Targus’ area reconnaissance, apparent distances of separation, type of regulatory listing identified for the facility, and/or conditions typical of the identified facility activities, the orphan facility does not present a suspect recognized environmental condition to the subject property.

EDR provides proprietary databases that may identify historical cleaners, auto stations, and manufactured gas plants that are known to EDR, typically based on city directory reviews
and/or Sanborn Maps. Facilities included on this database typically operated before current regulations requiring notification/registration. These facilities may not be listed on regulatory databases but may be suspect recognized environmental conditions due to proximity to the subject property. No facilities were identified on the proprietary databases.

4.1.2 Additional Environmental Record Sources

Targus conducted the following local inquiries to enhance and supplement the ASTM E 1527-13 standard environmental record sources when, in the judgment of the environmental professional, such additional records were deemed to be reasonably ascertainable; were sufficiently useful and accurate, and complete in light of the objective of the records review; and were generally obtained pursuant to local good commercial or customary practice.

<table>
<thead>
<tr>
<th>Database/Source</th>
<th>Entity</th>
<th>Facility</th>
<th>Response Received Y/N</th>
<th>Pertinent Information Available Y/N</th>
</tr>
</thead>
<tbody>
<tr>
<td>Municipal Inquiry</td>
<td>City of McKinney</td>
<td>Subject Property</td>
<td>N</td>
<td>N/A</td>
</tr>
<tr>
<td>County Inquiry</td>
<td>Collin County Public Records</td>
<td>Subject Property</td>
<td>Y</td>
<td>N</td>
</tr>
<tr>
<td>State Inquiry</td>
<td>TCEQ Central Office</td>
<td>Subject Property</td>
<td>N</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Based upon review of other regulatory information discussed above and in Section 4.1.1, findings indicating suspect recognized environmental conditions to the subject property were not anticipated from the local inquiry(s) presented above.

ASTM E 1527-13 requires regulatory agency files to be obtained and reviewed if the subject or any adjoining property is identified on one or more of the standard federal, state, or tribal environmental record sources as listed in Section 8.2.1 of the ASTM standard. Neither the subject property nor the adjoining properties were identified with regulatory listings and review of regulatory files was not warranted.

4.2 PHYSICAL SETTING SOURCE(S)

Physical setting sources specified in Section 9.0 of this report were reviewed to provide information about the geology and hydrogeology of the subject property.

Surface Drainage
Based upon the topographic map reviewed, the subject property sloped gently to the north-northeast toward Honey Creek, located approximately 500 feet north of the subject property (see the Topographic Map in the appendices). The subject property had an average surface elevation of approximately 600 feet above the National Geodetic Vertical Datum presented on the topographic map reviewed. Observation of the subject property topography corresponded with information presented on the topographic map.

Geologic Setting
Review of the referenced sources indicated that the northern approximately one-half of the site is located on alluvium; the south half on an outcrop area of the Austin Chalk Formation. According to the Bureau of Economic Geology, Sherman Sheet, Quaternary Alluvium consists of flood-plain deposits including gravel, sand, silt, silty clay and organic matter. The Upper Cretaceous Austin Chalk Group is divided into three informal members consisting of massive upper and lower chalk units and a middle, thinly bedded chalk and marl unit. This
formation ranges in thickness from approximately 300 to 500 feet in the site vicinity and dips into the subsurface in an easterly-southeasterly direction. The Austin Chalk crops out in a wide, generally north-south oriented belt across Dallas, Denton and Collin Counties. It is underlain by the Upper Cretaceous Eagle Ford Group. The Woodbine Formation lies below the Eagle Ford Group and is considered a minor aquifer in the subject area. The uppermost layers of the Austin Chalk weather to platy chips. The upper layers are often visible in creek bottoms and sides in areas of urban development. The Austin Chalk, although generally low in permeability, is fractured both vertically and horizontally and can exhibit moderate to high permeability for ground-water movement along fracture planes. Shallow (“perched”) groundwater may be encountered at, or near the top of the Austin Chalk.

Groundwater
Review of referenced sources indicated groundwater sources in the vicinity of the subject property are the Upper Cretaceous Woodbine Formation underlain by the Lower Cretaceous Paluxy and Twin Mountains Formations. The shallowest aquifer in the area is within the Woodbine Formation and typically is found at depths of approximately 600 to 800 feet below the ground surface (bgs). The Woodbine is classified as a minor aquifer in the north central Texas region. Based upon its irregular yield and water quality, it is used primarily for agricultural, industrial, and livestock purposes. The Woodbine has sufficient permeability to transport contaminants when present, laterally and vertically. Recharge to the aquifer is through surface infiltration of precipitation and from bodies of surface water. In the subject property area the exposed section is not in a position for recharge.

The aquifer within the Paluxy Formation typically is encountered within 2,000 to 2,500 feet bgs in the subject property area. The Twin Mountains aquifer typically is encountered between 2,500 to 3,000 feet bgs in the subject property area. These two aquifers, along with the Antlers Formation are collectively called the Trinity Group.

Shallow (“perched”) groundwater may be encountered in the vicinity of the subject property but, as a result of low permeability and quality is not known to be used as a source of drinking water. Shallow water levels will vary depending upon seasonal moisture fluctuations and local waterway levels. Targus reviewed the Texas Water Development Board (TWDB) online well mapping database and the provided EDR Well Database information to obtain localized shallow groundwater measurements. Targus noted that water level information provided by these sources corresponded to well completion into the local aquifers with aquifer water depths (discussed above) and did not provide shallow groundwater measurements; however, based on Targus’ review of prior geotechnical reports from properties west and/or north of McKinney, a shallow groundwater often is encountered within approximately 20-30 feet bgs.

Shallow groundwater generally flows in directions subparallel to the ground surface slopes and under the influence of gravity toward points of discharge such as creeks, swamps, drainage swales, or pumped groundwater wells. Based upon review of the topographic map, it appeared that the primary groundwater flow direction in the uppermost water-bearing unit across the subject property was to the north-northeast, toward Honey Creek.

According to the referenced sources, no water wells were located within one-quarter mile of the subject property. Targus observed a private water well approximately 500 feet north of the on-site rental residence. The depth of the water well is unknown and it appeared to be abandoned/out of use. By observation, it appeared consistent with a private household or farm-use potable water well, likely associated with former farmstead use that may have
been present historically in that area of the subject property. No well records were identified for this well from public resources or the property owner representative Mr. Sanchez. Additionally, no evidence or petroleum product or hazardous substance storage or use was noted in the vicinity of the well on the day of assessment. The well does not present a suspect recognized environmental condition to the subject property. However, if the well is no longer to be used, it should be abandoned and plugged in accordance with local regulations.

4.3 HISTORICAL USE INFORMATION ON THE SUBJECT PROPERTY

Historical sources specified in Section 9.0 of this report were reviewed to assess on-site historical activities. Targus’ findings are presented in the following table. A 2017 aerial photograph of the subject property is appended to this report, as are additional aerial photographs reviewed.

<table>
<thead>
<tr>
<th>Current Use/Location</th>
<th>Prior Use</th>
<th>Source</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacant / Wooded Land and a Single-Family Residence 5764 County Road 201</td>
<td>Single-family farmsteads in north-and south-central portions; small barn in the southwest corner. Remaining areas pasture and agricultural land Prior to 1942 to late 1940s Small barn in southwest corner. North and south-central farmsteads razed. Remaining areas pasture and agricultural land. Pond constructed by 1951. Late 1940 to mid-1960s Residence in southwest corner, barn in north central portion, pond in southeast portion Mid-1960s to present Municipal Water line along western boundary 2015 to present</td>
<td>A, CD, I, T</td>
<td>Single-family farmsteads were historically located on the subject property from prior to 1942 to approximately the early 1950s. The barn in the north-central portion of the site was constructed in the mid-1960s and agricultural cultivation appears to have ceased by 1970. The barn in the north-central portion of the site was partially collapsed on the day of the assessment. No evidence of hazardous substances or petroleum products was observed in or near the barn. Additionally, it should be noted that during the time of the barns obvious use, the property was not under cultivation. By this information and its observed construction, it appears the barn would have been used primarily for hay storage for livestock and not in relation to chemical storage or mixing. The current residence occupied the southwest corner from the mid-1960s to the present. Based on the length of time since cultivation or the presence of structures likely to have stored chemicals, a lack of regulatory listings, and Targus’ observations, the historical use of the subject property is not considered to present a suspect recognized environmental condition.</td>
</tr>
</tbody>
</table>

\[5\] Targus reviewed an abstract of city directories in an attempt to identify prior occupants of the subject property or adjoining parcels. The abstract was obtained from a third-party service provider Environmental Data Resources (EDR) who is responsible for the accuracy and completeness of its work product.
In addition to the historical information presented in the preceding table, an assessment as to whether or not historical uses are considered to present a suspect recognized environmental condition to the subject property was based on whether or not addresses for the subject property were listed on the regulatory databases reviewed (Section 4.1.1), interviews with local agency personnel (Section 4.1.2), information obtained from prior reports (Section 4.5), Targus’ subject property reconnaissance observations (Section 5.0), or interviews with the Key Site Manager and/or owner’s representative (Sections 5.0 and 6.0). Based on information obtained by Targus and as presented in the previously-referenced sections, other than as previously discussed, historical uses of the subject property do not present suspect recognized environmental conditions to the subject property.

4.4 HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES

Nearby property usage could potentially impact the surface and subsurface conditions at a subject property. Developing a history of past uses or occupancies can provide an indication of the potential for recognized environmental conditions associated with the subject property. Historical information specified in Section 9.0 of this report was reviewed to assess off-site activities. Targus’ findings are presented in the following table.

<table>
<thead>
<tr>
<th>Current Use/Location</th>
<th>Prior Use</th>
<th>Source</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>North: Wooded and agricultural land</td>
<td>Wooded / Agricultural Land Prior to 1942 to present</td>
<td>A, CD, T</td>
<td>No suspect recognized environmental conditions were identified.</td>
</tr>
<tr>
<td>East (north to south): Wooded and vacant land</td>
<td>Undeveloped / Wooded / and/or Agricultural Land Prior to 1942 to present</td>
<td>A, CD, T</td>
<td>No suspect recognized environmental conditions were identified.</td>
</tr>
<tr>
<td>Single-Family Residence 5378 C.R. 201</td>
<td>Single-family residence or farmstead Prior to 1942 to present</td>
<td>A, CD, T</td>
<td>No suspect recognized environmental conditions were identified.</td>
</tr>
<tr>
<td>South: Undeveloped land</td>
<td>Undeveloped/Wooded Land Prior to 1942 to present</td>
<td>A, CD, T</td>
<td>No suspect recognized environmental conditions were identified.</td>
</tr>
<tr>
<td>West (south to north): Vacant, Wooded Land</td>
<td>Single-family farmstead Prior to 1942 to Early 1960s Vacant, wooded land Early 1960s to present</td>
<td>A, CD, T</td>
<td>No suspect recognized environmental conditions were identified.</td>
</tr>
<tr>
<td>Vacant, Wooded Land</td>
<td>Agricultural Land Prior to 1942 to Early 1960s Vacant, wooded land Early 1960s to present</td>
<td>A, CD, T</td>
<td>No suspect recognized environmental conditions were identified.</td>
</tr>
</tbody>
</table>

A - Aerial Photographs PR – Prior Reports CD - City Directory abstract⁶ T – Interviews T - Topographic Map

⁶Targus reviewed an abstract of city directories in an attempt to identify prior occupants of the subject property or adjoining parcels. The abstract was obtained from a third-party service provider Environmental Data Resources (EDR) who is responsible for the accuracy and completeness of its work product.
An assessment as to whether or not historical adjoining land use was considered to present a suspect recognized environmental condition to the subject property was based on whether or not the property or current and past occupants were listed on the regulatory databases reviewed (Section 4.1.1), interviews with local agency personnel (Section 4.1.2), information obtained from prior reports (Section 4.5), Targus’ area reconnaissance observations (Section 2.1.4), and interviews with the site contact and/or owner’s representative (Sections 5.0 and 6.0). Based on information obtained by Targus and as presented in the previously-referenced sections, other than discussed, prior historical surrounding land usage is not considered a suspect recognized environmental condition to the subject property.

4.5 REVIEW OF PREVIOUS REPORTS

Prior reports were not provided to Targus.

5.0 SUBJECT PROPERTY RECONNAISSANCE

5.1 METHODOLOGY AND LIMITING CONDITIONS

Targus visually and physically observed accessible areas of the subject property. The periphery of the subject property was visually and/or physically observed, as well as the periphery of structures on the subject property. The subject property was viewed from adjacent public thoroughfares. Limitations imposed by physical obstructions or other limiting conditions included:

- Heavy vegetation was present throughout the subject property that prevented complete observations.

5.2 GENERAL SUBJECT PROPERTY SETTING

The subject property reconnaissance was performed by Mr. Jeff S. Clifton, a professional experienced in environmental site assessments, in an attempt to identify apparent visual indications of present or past activities that have or could have contaminated the subject property. Targus was not accompanied during the subject property reconnaissance. A Site Plan has been included in the appendices.

The current use of the subject property was discussed in Section 2.1.2. A description of structures, roads, and other improvements on the subject property, if any, was presented in Section 2.1.3.

<table>
<thead>
<tr>
<th>General Subject Property Observations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description</strong></td>
</tr>
<tr>
<td>Hazardous Substances and Petroleum Products in Connection with Identified Uses</td>
</tr>
</tbody>
</table>
### General Subject Property Observations

<table>
<thead>
<tr>
<th>Description</th>
<th>Reported or Observed On-site (Y/N)</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>(Observations considered to be SRECs are further discussed after the table.)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>area of staining a <em>de minimis</em> condition and not a <em>recognized environmental condition</em> to the subject property.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Additional household cleaners and chemicals were noted to be stored for residential use. No additional spills, leaks, or evidence of improper disposal was noted on the day of the assessment.</td>
</tr>
<tr>
<td>Storage Tanks</td>
<td>Y</td>
<td>A reportedly empty 200-gallon propane AST was noted just north of the residence. Based on the gaseous nature of the former contents and that it is no longer in use, it is not considered an environmental concern.</td>
</tr>
<tr>
<td>Strong, Pungent, or Noxious Odors</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>Pools of Liquid</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>Drums</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>Hazardous Substances and Petroleum Products Containers Not in Connection with Identified Uses</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>Unidentified Substance Containers</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>Potential Polychlorinated Biphenyls (PCB)-Containing Equipment</td>
<td>Y</td>
<td>One pole-mounted transformer was noted southeast of the residence. No labeling regarding PCB-content was noted; however, the transformer visually appeared to be a recently installed unit. No stains or evidence of leakage were observed on the day of the assessment. Given observations and utility-ownership (Grayson-Collin Electric Co-op), the unit is not considered to present a suspect <em>recognized environmental condition</em>.</td>
</tr>
<tr>
<td>Hydraulic Equipment</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>Contracted Maintenance Services</td>
<td>N</td>
<td>Contracted maintenance services were not utilized on the subject property due to it being primarily wooded land. Mr. Sanchez indicated that clearing would take place as needed, but was not done often. No chemicals typically associated with large-scale contracted maintenance were observed by Targus during the site reconnaissance or reported to be present on site by the Key Site Manager.</td>
</tr>
<tr>
<td>Utilities and Stormwater Management</td>
<td>N</td>
<td>Electricity was available to be supplied to the subject property by Grayson-Collin Electric Co-op. Natural gas was not reportedly supplied to the subject property. The City of McKinney provides water and wastewater services to the subject property. Other than minor sheet flow, stormwater from surrounding properties was not expected to drain onto the subject property.</td>
</tr>
<tr>
<td>Other</td>
<td>Y</td>
<td>Several items of household debris, and windblown debris were observed throughout the subject property. No evidence of hazardous substances or petroleum product disposal was observed near the debris. Although not a suspect <em>recognized environmental condition</em>, the debris should be removed and disposed of in accordance with local regulations.</td>
</tr>
</tbody>
</table>
**Exterior Observations**

<table>
<thead>
<tr>
<th>Description</th>
<th>Reported or Observed On-site (Y/N)</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pits, Ponds, Lagoons, and Surface Waters</td>
<td>Y</td>
<td>A dry pond was observed in the southeast portion of the subject property.</td>
</tr>
<tr>
<td>Stained Soil or Pavement</td>
<td>Y</td>
<td>As noted above, it appeared the occupant of the rental residence had been conducting vehicle oil changes in the driveway, and <em>de minimis</em> oil staining was observed.</td>
</tr>
<tr>
<td>Stressed Vegetation</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>Solid Waste</td>
<td>Y</td>
<td>Several areas and items household debris were observed throughout the subject property as discussed above.</td>
</tr>
<tr>
<td>Process/industrial Wastewater Discharges</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>Wells</td>
<td>Y</td>
<td>Targus observed an out of use water well north of the residence as discussed in Section 4.2.</td>
</tr>
<tr>
<td>Septic Systems</td>
<td>N</td>
<td>No evidence of septic systems was identified or reported to be present on the subject property. Mr. Sanchez indicated that the home is serviced by the municipal sanitary sewer system. Although this information is provided, the former single-family residential homes in the north and south-central portions of the subject property were present as early as the 1940s and it is possible that they were serviced by a septic system prior to municipal hookups to the sanitary system were available. If a septic system is discovered on the subject property, it should be removed in accordance with local regulations.</td>
</tr>
</tbody>
</table>

6.0 INTERVIEWS

ASTM E 1527-13 requires that a reasonable attempt be made to interview past and present owners, operators, and occupants who are likely to have material information about uses and conditions that could present a suspect recognized environmental condition to the subject property. ASTM E 1527-13 requires that the owner or its representative be asked to identify a person with good knowledge of the uses and physical characteristics of the subject property who is defined as the Key Site Manager. The interviews were conducted in person, by telephone, or in writing and are discussed in the following table.

<table>
<thead>
<tr>
<th>Name/ Company</th>
<th>Title/ Position</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>McKinney Ranch Ltd</td>
<td>Owner</td>
<td>The owner of the subject property was not available. However, Targus interviewed a representative of the owner, as discussed below.</td>
</tr>
<tr>
<td>Mr. Sanchez Sanchez &amp; Associates</td>
<td>Developer</td>
<td>Targus interviewed the Key Site Manager. Information provided is included in relevant sections of this report. No information regarding environmental liens, AULs, or governmental notification relating to past or recurrent violations of environmental laws with respect to the subject property were reported to Targus during this interview. Targus inquired whether the Key Site Manager was aware of (1) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property; (2) any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the subject property; or (3) any notices from governmental entities regarding possible violations of environmental laws or possible liabilities relating to hazardous substances or petroleum products. Targus also requested whether the Key Site Manager could provide helpful documents such as those specified in Section 10.8 of ASTM E 1527-13 and as listed in the appendices.</td>
</tr>
</tbody>
</table>
Records of communication for the interviews conducted are provided in the appendices.

7.0 EVALUATION

This section documents the findings, opinions and conclusions of the Phase I Environmental Site Assessment.

7.1 FINDINGS AND OPINION

Based on the information obtained by Targus to date, no known or suspect recognized environmental conditions associated with the subject property including controlled recognized environmental conditions, historical recognized environmental conditions, de minimis conditions, and other environmental conditions, were identified. However, the following items warrant mention:

- It appeared the occupant of the rental residence had conducted vehicle oil changes in the driveway and oil staining was observed during the site visit, as well as two containers (less than 5 gallons) of used oil. Targus considers the oil containers and small area of staining a de minimis condition and not a recognized environmental condition to the subject property.

- An out-of-use private water well was noted approximately 500 feet north of the rental residence. According to interviews, the property is reportedly provided water and sewer services from the City of McKinney and the well has not been used for many years. No petroleum products of hazardous substances were noted in relation to the well on the day of the site reconnaissance and it is not considered to present a suspect recognized environmental condition to the subject property.

7.2 CONCLUSIONS

Targus has performed a Phase I Environmental Site Assessment of the proposed GFH Circle F Ranch Lofts property, located at 5764 County Road 201 in McKinney, Collin County, Texas in general conformance with the scope and limitations of ASTM Practice E 1527-13. Exceptions to, or deletions from, this practice are described in Section 7.3 of this report.

Based upon the information obtained, as reflected in this report, this assessment has revealed no evidence of recognized environmental conditions in connection with the subject property.

The observed containers of used oil should be properly removed and disposed according to applicable regulations.

Targus observed household windblown debris around the residence, barn, and generally throughout the subject property. No hazardous substances or petroleum products were observed within or around the debris piles on the day of assessment and are not considered a suspect recognized environmental condition. However, the debris should be removed and disposed. Likewise, the private water well should be plugged or abandoned (if no longer to be used) in accordance with applicable regulations. In the event that buried debris, septic
systems, additional wells, or other subsurface features are encountered during future site developments, they should also be removed or closed in accordance with applicable regulations.

7.3 DATA GAPS AND DELETIONS

Data gaps are defined as a lack of or inability to obtain information required by ASTM E 1527-13 despite good faith efforts. Data gaps identified are discussed below and were not considered to be significant data gaps that affected the ability of the environmental professional to identify recognized environmental conditions. Known deviations or deletions from the scope of work defined by ASTM E 1527-13 were not intentionally made.

- Data failure (a type of data gap) was encountered during the historical review of the subject property. The historical use and occupancy of the subject property could not be documented prior to 1942 and from the first developed use of the subject property. Historical data sources may have had gaps of greater than a five-year interval. Targus does not consider the data failure discussed above to present a significant data gap.

7.4 SIGNATURES AND QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL(S)

I declare that, to the best of my professional knowledge and belief, I meet the definition of an environmental professional as defined in Section 312.10 of 40 CFR 312, and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Britt A. Blaylock
Environmental Professional

In accordance with ASTM E 1527-13, this report includes the qualifications of the environmental professional, and the qualifications of the personnel conducting the site reconnaissance and interviews, if conducted by someone other than an environmental professional. These qualifications are documented in the appendices. A Statement of Qualifications for the company has not been included with this report but can be provided upon request.

8.0 Non-ASTM SERVICES

8.1 FINDINGS

In accordance with the proposed scope of work, Targus conducted additional services as discussed in Section 8.0 of this report. Based on Targus’ understanding of the Client’s risk tolerance and future plans for the subject property, this assessment/review did not identify business environmental risk associated with the additional services performed except for
asbestos as detailed in Section 8.2.3 below. Demolition and removal activities should be conducted in accordance with applicable asbestos regulations.

8.2 INDIVIDUAL SERVICES

8.2.1 Noise Survey

In accordance with the scope of work, a formal U.S. Department of Housing and Urban Development (HUD) noise assessment was not performed. HUD noise assessments consider major noise sources in the area including significant roads within 1,000 feet, railroads within 3,000 feet, and civil and military airports within five (5) and 15 miles of the subject property, respectively. Given area reconnaissance and review of available resources, major noise sources were not identified in the considered distances and a formal noise study is not recommended at this time.

8.2.2 Explosive/ Flammable Hazards

Based on information provided in the EDR database report and visual observations, the subject property does not appear to be near explosive or flammable hazards as defined by 24 CFR Subpart C §51.201 (Siting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels of an Explosive or Flammable Nature). Targus notes that the 200-gallon propane aboveground storage tank at the on-site residence was reported empty and out of use. Additionally, the residence and all its appurtenances are planned for removal during redevelopment.

8.2.3 Asbestos

The majority of the subject property was vacant / wooded land at the time of Targus’ subject property reconnaissance. A partially collapsed wooden barn and former feed bin were observed in the north-central portion of the site. No suspect asbestos-containing materials (ACMs) were observed in relation to the barn or feed bin on the day of the assessment.

The subject property was improved with one residential structure that according to Collin County tax records was constructed in 1965 and it is possible it may contain asbestos. A limited visual survey of the structure was performed during Targus' subject property reconnaissance but in accordance with the authorized scope of work, no sampling was performed. Suspect ACM observed were in generally good condition and consisted of wall and ceiling systems (including drywall, joint compound, and texture), floor tile and mastic, floor tile with grout, carpet mastic, and roofing materials. It is Targus' understanding that the structure will be demolished for property redevelopment in the near future.

This asbestos survey was not comprehensive and should not be relied upon in preparation of renovation or demolition projects. Prior to demolition/ renovation activities or other activities that could potentially disturb suspect ACM, sampling and analysis of the materials using protocols specified in AHERA (40 CFR 763) should be performed. Alternatively, the material can be assumed to contain asbestos and treated accordingly. Future activities that involve the disturbance or removal of confirmed or suspect ACM are required to be conducted in accordance with NESHAP and other applicable local, state, and federal regulations.
The presence of suspect materials and potential for increased costs that may be associated with the sampling and/or proper disposal of ACM at the subject property is considered to be a business environmental risk. Demolition and removal activities should be conducted in accordance with local, state, and federal regulations.

8.2.4 Radon

Radon (Rn\textsubscript{222}) is a naturally occurring inert, colorless, odorless radioactive gas derived from the decay of radium (Ra\textsubscript{226}). Radium occurs in geologic formations containing uranium, granite, shale, phosphate, or pitchblende and was commercially used in luminescent products. Radium decays into reactive, radioactive daughter particles that attach themselves to other particles such as dust and are a lung cancer risk. Radon can move through permeable rocks and soils and can eventually seep into buildings. The movement of radon into buildings is controlled largely by the soil permeability under a foundation and access to the interior of buildings through openings in the foundation.

According to the EPA Map of Radon Zones, Collin County was located in EPA Radon Zone 3 (average indoor level less than 2.0 picoCuries per liter [(pCi/L)]. Additionally, based on published Federal radon information (as reported by EDR), the average indoor radon level of 28 sites tested in Collin County was 1.2 pCi/L. Based upon published information, further assessment of radon does not appear warranted at this time.

8.2.5 Lead-Based Paint

The majority of the subject property was vacant / wooded land at the time of Targus’ subject property reconnaissance. A collapsed wooden barn and former feed bin were observed in the north-central portion of the site. No painted surfaces or debris were observed in relation to the barn or well house on the day of the assessment.

The on-site residence was constructed prior to 1978 and it is possible that painted surfaces contain lead-based paint. Painted surfaces were in generally good condition on the day of the assessment and Targus understands that the subject property structures are planned for demolition for future redevelopment. Testing for lead-based paint would not be required pursuant to local, state, or federal laws. However, contractors who may work at the subject property should be notified of the potential for the presence of LBP at the subject property. Demolition and removal activities should be conducted in accordance with local, state, and federal guidance regarding worker protection and wastes should be characterized with regard to lead for proper disposal.

8.2.6 Lead-in-Drinking Water

Drinking water for the subject property will reportedly be supplied by the City of McKinney. Targus reviewed the consumer confidence water system report for water distributed by this system. The most recent City of McKinney Annual Drinking Water Quality Report, dated 2017, did not identify health-based violations associated with lead-in-drinking water supplied by this system. The water well observed on-site was not in use at the time of site reconnaissance and it is Targus’ understanding that it will not be used in the future. No lead-in-drinking water testing was called for in the scope of work or required per local, state, or federal regulations and no testing was conducted.
8.2.7 Flood Plain

Based on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel Number 48085C0145J (dated June 2, 2009) and FEMA's Letter of Map Revision dated December 21, 2012, the majority of the subject property (including the specific portion of the site planned to be improved with the GFH Circle F Ranch Lofts) is located in Zone X, unshaded. The unshaded Zone X represents an area determined to be outside the 0.2% annual chance floodplain. Due to the location of Honey Creek approximately 400 feet north of the subject property, northern portions of the subject property appear to be in Zone AE. Zone AE is an area of 100-year flood where the base flood elevations have been determined. As mentioned above, it is Targus’ understanding that the planned multifamily development will be outside the depicted floodplain. Figures are included in Appendix H.

8.2.8 Tier I Vapor Encroachment Screening

In accordance with the proposed scope of work, Targus conducted a Vapor Encroachment Screening (VES) at the target property (herein referred to as the “subject property”). The American Society for Testing Materials (ASTM) has published a Standard Guide for Vapor Encroachment Screening\(^7\) that is implemented by some for evaluating potential business environmental risk associated with volatile compounds in the subsurface. The practices laid out in the guide\(^8\) provide useful information for evaluation of the potential condition using terminology that is clearly defined and widely recognized. Additionally, the guide presents assessment approaches that are beyond the scope of this section of Targus’ report. The Client engaged Targus to conduct services limited to a Tier 1 level screening assessment.

The general purpose of a VES is to conduct an evaluation into the likelihood of a VEC in connection with the subject property. ASTM E 2600-10 defines a VEC as “the presence or likely presence of COC vapors in the sub-surface of the target property caused by the release of vapors from contaminated soil or groundwater either on or near the target property”.

In the event that a Tier 1 assessment indicates a VEC at the subject property, the Client may wish to obtain additional data through a Tier 2 assessment to potentially screen out the identified VEC. If the potential for vapor intrusion cannot be screened out following a Tier 1 or Tier 2 assessment, vapor mitigation may be considered.

**Limitations and Assumptions**

ASTM 2600-10 does not address requirements of federal, state, or local laws with respect to vapor intrusion. Users are cautioned that federal, state, and local laws, regulations or policies may impose vapor intrusion obligations that are beyond the scope of the ASTM practice.

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\(^7\) Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions. Designation E2600-10. Note that this document replaces the prior guide of the same designation that was previously titled Standard Practice for Assessment of Vapor Intrusion into Structures on Property Involved in Real Estate Transactions. Designation E2600-10.

\(^8\) The copyrighted guide is available for purchase; Targus can assist the client in obtaining a copy for its review and edification.
No vapor screening can wholly eliminate uncertainty regarding the potential for identifying a VEC in connection with a subject property. Screening is intended to reduce, but not eliminate, uncertainty regarding the potential for a VEC to exist in connection with a subject property. The screening is not meant to be an exhaustive assessment. The appropriate level of assessment was guided by the type of property subject to assessment, the risk tolerance of the user, and the information already available or developed in the course of the inquiry.

ASTM 2600-10 states that the VES must be “evaluated based on the reasonableness of judgments made at the time and under the circumstances in which they were made. Subsequent VESs should not be considered valid bases to judge the appropriateness of any prior screening if based on hindsight, new information, use of developing technology or analytical techniques, or similar factors”.

A VES conducted according to the procedures presented in this guide and completed less than 180 days before the date of acquisition of the property or, for transactions not involving an acquisition, the date of the intended use of the VES, is presumed to be valid.

**User’s Responsibilities**

Relevant and useful information about the subject property is often obtained from the property owner (seller), operator, and/or occupants. As assigned by ASTM E2600-10, it is the responsibility of the user to obtain such relevant information and provide it to the environmental professional to help in identifying a VEC. If the user is unable to obtain such relevant information, the user shall instruct the environmental professional to collect the information, if available, through an interview process with the property owner, manager, operator, or occupants as appropriate. Relevant information to be obtained at a minimum is presented below.

If the user has been made aware of any specialized knowledge or experience, or is aware of any commonly known or reasonably ascertainable information within the local community about the subject property that is material to the assessment of a VEC in connection with the property, it is the user’s responsibility to communicate such information to the environmental professional. The user should do so before the environmental professional conducts the VES.

Either the user shall make known to the environmental professional the reason why the user wants to have the VES performed or, if the user does not identify the purpose of the VES, the environmental professional shall assume the purpose is to evaluate for a VEC that could adversely impact persons living or working in existing or planned structures on the subject property.

User information was provided as discussed in Section 3.

**Tier 1 Screening Assessment**

The objective of the Tier 1 assessment is to screen for a VEC in connection with the subject property.

**Data Review**

The Tier 1 screening was conducted in conjunction with the Phase I ESA and relied on the review of a minimum set of information collected for evaluation during the Phase I ESA.
Pertinent data from the ESA was evaluated through the use of search distance and COC tests as deemed appropriate by the environmental professional and in accordance with the minimum standards defined in ASTM E2600-10 for the screening of a VEC in connection with the subject property.

**Search Distance and COC Tests**

Where identified, known and suspect contaminated sites were further assessed through the application of search distance and COCs tests. These tests include consideration of certain regulatory facilities emphasizing the presence of known or suspect contaminated sites with COCs (as defined in ASTM E2600-10) likely to be present within the area of concern.

The following table presents the approximate minimum search distance for Standard Environmental Record Sources for petroleum and non-petroleum COCs to identify potential areas of concern. These record sources were selected based on minimum requirements of ASTM E2600-10 and were augmented to include facilities that are commonly encountered and identified through other sources considered in a Phase I ESA. The number of facilities indicates the number of known or suspect contaminated sites identified during review of the standard record sources.

<table>
<thead>
<tr>
<th>Area of Concern</th>
<th>Standard Environmental Record Sources</th>
<th>Chlorinated VOC (Miles)</th>
<th>No. of Facilities Identified</th>
<th>Petroleum Hydrocarbon COC (Miles)</th>
<th>No. of Facilities Identified</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Federal NPL</td>
<td>1/3</td>
<td>0</td>
<td>1/10</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>Federal CERCLIS</td>
<td>1/3</td>
<td>0</td>
<td>1/10</td>
<td>0</td>
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<tr>
<td></td>
<td>Federal RCRA CORRACTS</td>
<td>1/3</td>
<td>0</td>
<td>1/10</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>Federal RCRA non-CORRACTS TSD</td>
<td>1/3</td>
<td>0</td>
<td>1/10</td>
<td>0</td>
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<tr>
<td></td>
<td>Federal RCRA generators</td>
<td>Subject Property Only</td>
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<td>Subject Property Only</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>Federal institutional control/engineering control registries</td>
<td>Subject Property Only</td>
<td>0</td>
<td>Subject Property Only</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>Federal ERNS</td>
<td>Subject Property Only</td>
<td>0</td>
<td>Subject Property Only</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>State- and tribal-equivalent NPL</td>
<td>1/3</td>
<td>0</td>
<td>1/10</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>State- and tribal-equivalent CERCLIS</td>
<td>1/3</td>
<td>0</td>
<td>1/10</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>State and tribal landfill and/or solid waste disposal site</td>
<td>1/3</td>
<td>0</td>
<td>1/10</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>State and tribal leaking storage tank</td>
<td>1/3</td>
<td>0</td>
<td>1/10</td>
<td>0</td>
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<tr>
<td></td>
<td>State and tribal registered storage tank</td>
<td>Subject Property Only</td>
<td>0</td>
<td>Subject Property Only</td>
<td>0</td>
</tr>
</tbody>
</table>

9The term approximate minimum search distance is measured from the subject property to a known or suspect source of soil and/or groundwater contamination.
### Area of Concern

<table>
<thead>
<tr>
<th>Standard Environmental Record Sources</th>
<th>Chlorinated VOC (Miles)</th>
<th>No. of Facilities Identified</th>
<th>Petroleum Hydrocarbon COC (Miles)</th>
<th>No. of Facilities Identified</th>
</tr>
</thead>
<tbody>
<tr>
<td>State and tribal institutional control/engineering control registries</td>
<td>Subject Property Only</td>
<td>0</td>
<td>Subject Property Only</td>
<td>0</td>
</tr>
<tr>
<td>State and tribal voluntary cleanup</td>
<td>1/3</td>
<td>0</td>
<td>1/10</td>
<td>0</td>
</tr>
<tr>
<td>State and tribal Brownfield sites</td>
<td>1/3</td>
<td>0</td>
<td>1/10</td>
<td>0</td>
</tr>
<tr>
<td>Suspected users of chlorinated organic solvents (i.e. dry cleaner, dyer, auto paint and body, commercial laundry or linen service).</td>
<td>1/3</td>
<td>0</td>
<td>1/10</td>
<td>0</td>
</tr>
<tr>
<td>Suspected users of volatile petroleum products (i.e. historical gas stations, paint suppliers, commercial printers) not identified in the standard record sources.</td>
<td>1/3</td>
<td>0</td>
<td>1/10</td>
<td>0</td>
</tr>
</tbody>
</table>

1/3 mile = 1,760 feet  
1/10 mile = 528 feet

Based on review of current and historical subject property and surrounding property operations previously discussed in the Phase I portion of this report, Targus did not identify suspect facilities within the approximate minimum search distance. Targus has identified no facilities that pose a VEC at this time.

### 9.0 REFERENCES

- **McKinney, Texas Quadrangle**, U.S. Geological Survey (USGS) 7.5 minute series Topographic Map, photorevised 2016;
- **Web Soil Survey**, United States Department of Agriculture, Natural Resources Conservation Service website;
- **Geologic Atlas of Texas, Dallas Sheet (on-line)**, Bureau of Economic Geology, University of Texas, Austin, Texas, dated 1972;
- **EDR-Radius Map with GeoCheck, 5764 County Road 201**, Inquiry Number 5150185.2s, dated January 4, 2018;
- Aerial photograph obtained from Google Earth, dated 2017;
• **EDR-City Directory Abstract, GFH Circle F Ranch, 5764 County Road 201, McKinney, Texas 75071, Inquiry Number 5150185.5, dated January 4, 2018;**

• Historical Fire Insurance Maps were requested from EDR. According to EDR, no Historical Fire Insurance Maps were available for the subject property;

• Environmental Lien Search performed by Texas Environmental Research, dated January 4, 2018;

• Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel Number 48085C0145J (dated June 2, 2009) and FEMA’s Letter of Map Revision dated December 21, 2012;

• EPA Map of Radon Zones, viewed online at [http://www.epa.gov/radon/zonemap.html](http://www.epa.gov/radon/zonemap.html);


• Interview with Mr. Martin Sanchez of Sanchez & Associates.
Appendices

This copy of the report is not exhaustive. The full version of this assessment may include additional appendix materials that are not contained herein due to practical or technological limitations. Those additional materials are available to the Client and relying parties on request and are hereby incorporated by reference.
Subject Property

Source: Weston, Anna, McKinney East, McKinney West Quadrangle, USGS 7.5 minute series Topographic Map, Photo-revised 2013
Not to Scale

TOPOGRAPHIC MAP
GFH CIRCLE F RANCH LOFTS
5764 COUNTY ROAD 201
MCKINNEY, TEXAS 75071
Targus Project T18-3656A
SITE (VICINITY) MAP

GFH CIRCLE F RANCH LOFTS
5764 COUNTY ROAD 201
MCKINNEY, TEXAS 75071

Targus Project T18-3656A
Appendix B
Photographs
1. On-site residence

2. Pole transformer serving the subject property

3. Interior of residence

4. Interior of residence

5. Interior of residence

6. Trash receptacle
7. De minimis oil staining at residence

8. Propane AST behind residence

9. Used oil containers and de minimis staining behind residence

10. Marker for buried cathodic protection cables of municipal water line along west border of subject property

11. Typical undeveloped land on site, northwest corner

12. Typical undeveloped land on site, west portion
13. Onsite water valves and hydrant, north of residence

14. Abandoned water well, north of residence

15. Old abandoned barn on site, central portion

16. Dry pond on site, southeast portion

17. Undeveloped wooded land on site, northeast portion

18. Undeveloped wooded land on site, south portion
19. Agricultural property to the north-northwest

20. Undeveloped land to the north-northeast

21. Residence to the east

22. Undeveloped land to the south

23. Undeveloped land to the south

24. Undeveloped wooded land to the west
AERIAL - 2012
GFH Circle F Ranch Lofts
5764 County Road 201
McKinney, Texas 75071
Not to Scale
GFH Circle F Ranch
5764 County Road 201
Mckinney, TX 75071

Inquiry Number:  5150185.3
January 04, 2018
The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Targus Associates were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 8957-4297-8F34
PO # T18-3656
Project GFH Circle F Ranch

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

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NOTE: THIS SEARCH REPRESENTS SURFACE CONVEYANCES ONLY. TOTAL LIABILITY OF TEXAS ENVIRONMENTAL RESEARCH COMPANY IS LIMITED TO THE AMOUNT PAID FOR THIS REPORT.

THIS REPORT WAS PREPARED FOR THE PURPOSE OF ASSISTING IN AN ENVIRONMENTAL HAZARD INSPECTION OF THE FOLLOWING DESCRIBED PROPERTY.
LEGAL DESCRIPTION


CURRENT OWNER

Mckinney Ranch Limited.

<table>
<thead>
<tr>
<th>DATE</th>
<th>GRANTOR</th>
<th>GRANTEE</th>
<th>DOCUMENT TYPE</th>
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</table>
ENVIRONMENTAL LIEN AND AUL SEARCH

AFTER COMPLETING AN ENVIRONMENTAL LIEN AND OTHER ACTIVITY AND USE LIMITATION SEARCH A FINDING THAT NO ENVIRONMENTAL LIENS OR AUL’S HAVE BEEN FILED OF PUBLIC RECORD AND THAT IT HAS BEEN DETERMINED THAT THE PROPERTY RESEARCHED IN THIS REPORT COMPLIES WITH ASTM E 1527-13-SEC. 8.3.4.4 AND SECTION 6.2

GFH Circle F Ranch
5764 County Road 201
Mckinney, TX  75071

Inquiry Number: 5150185.2s
January 04, 2018
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*Thank you for your business.*
Please contact EDR at 1-800-352-0050 with any questions or comments.

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**TARGET PROPERTY INFORMATION**

**ADDRESS**

5764 COUNTY ROAD 201  
MCKINNEY, TX 75071

**COORDINATES**

- Latitude (North): 33.2547320 - 33˚ 15' 17.03''
- Longitude (West): 96.6410820 - 96˚ 38' 27.89''
- Universal Tranverse Mercator: Zone 14
- UTM X (Meters): 719754.7
- UTM Y (Meters): 3681816.8
- Elevation: 593 ft. above sea level

**USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY**

- Target Property Map: 5939277 WESTON, TX  
  Version Date: 2013
- Northeast Map: 5939209 ANNA, TX  
  Version Date: 2013
- Southeast Map: 5939255 MCKINNEY EAST, TX  
  Version Date: 2013
- Southwest Map: 5939257 MCKINNEY WEST, TX  
  Version Date: 2013

**AERIAL PHOTOGRAPHY IN THIS REPORT**

- Portions of Photo from: 20140724
- Source: USDA
Target Property Address:
5764 COUNTY ROAD 201
MCKINNEY, TX  75071

Click on Map ID to see full detail.

<table>
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<tr>
<th>MAP ID</th>
<th>SITE NAME</th>
<th>ADDRESS</th>
<th>DATABASE ACRONYMS</th>
<th>RELATIVE DIST (ft. &amp; mi.)</th>
<th>ELEVATION</th>
<th>DIRECTION</th>
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</table>

NO MAPPED SITES FOUND
TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR’s search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list
- NPL National Priority List
- Proposed NPL Proposed National Priority List Sites
- NPL LIENS Federal Superfund Liens

Federal Delisted NPL site list
- Delisted NPL National Priority List Deletions

Federal CERCLIS list
- FEDERAL FACILITY Federal Facility Site Information listing
- SEMS Superfund Enterprise Management System

Federal CERCLIS NFRAP site list
- SEMS-ARCHIVE Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list
- CORRACTS Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list
- RCRA-TSDF RCRA - Treatment, Storage and Disposal

Federal RCRA generators list
- RCRA-LQG RCRA - Large Quantity Generators
- RCRA-SQG RCRA - Small Quantity Generators
- RCRA-CESQG RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries
- LUCIS Land Use Control Information System
- US ENG CONTROLS Engineering Controls Sites List
EXECUTIVE SUMMARY

US INST CONTROL, Sites with Institutional Controls

Federal ERNS list
ERNS, Emergency Response Notification System

State- and tribal - equivalent NPL
SHWS, State Superfund Registry

State and tribal landfill and/or solid waste disposal site lists
SWF/LF, Permitted Solid Waste Facilities
CLI, Closed Landfill Inventory
WasteMgt, Commercial Hazardous & Solid Waste Management Facilities

State and tribal leaking storage tank lists
INDIAN LUST, Leaking Underground Storage Tanks on Indian Land
LPST, Leaking Petroleum Storage Tank Listing

State and tribal registered storage tank lists
FEMA UST, Underground Storage Tank Listing
UST, Petroleum Storage Tank Database
AST, Petroleum Storage Tank Database
INDIAN UST, Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries
AUL, Sites with Controls

State and tribal voluntary cleanup sites
VCP, Voluntary Cleanup Program Database
INDIAN VCP, Voluntary Cleanup Priority Listing

State and tribal Brownfields sites
BROWNFIELDS, Brownfields Site Assessments

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists
US BROWNFIELDS, A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites
SWRCY, Recycling Facility Listing
INDIAN ODI, Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9, Torres Martinez Reservation Illegal Dump Site Locations
ODI, Open Dump Inventory
IHS OPEN DUMPS, Open Dumps on Indian Land
**Local Lists of Hazardous waste / Contaminated Sites**
- US HIST CDL: Delisted National Clandestine Laboratory Register
- PRIORITY CLEANERS: Dry Cleaner Remediation Program Prioritization List
- DEL SHWS: Deleted Superfund Registry Sites
- US CDL: National Clandestine Laboratory Register

**Local Land Records**
- HIST LIENS: Environmental Liens Listing
- LIENS: Environmental Liens Listing
- LIENS 2: CERCLA Lien Information

**Records of Emergency Release Reports**
- HMIRS: Hazardous Materials Information Reporting System
- SPILLS: Spills Database

**Other Ascertainable Records**
- ROD: Records Of Decision
- RMP: Risk Management Plans
- RAATS: RCRA Administrative Action Tracking System
- PRP: Potentially Responsible Parties
- PADS: PCB Activity Database System
- ICIS: Integrated Compliance Information System
- FTTS: FIFRA/TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
- MLTS: Material Licensing Tracking System
- COAL ASH DOE: Steam-Electric Plant Operation Data
- COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
- PCB TRANSFORMER: PCB Transformer Registration Database
- RADINFO: Radiation Information Database
- HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
- DOTTOPS: Incident and Accident Data
- CONSENT: Superfund (CERCLA) Consent Decrees
- INDIAN RESERV: Indian Reservations
- FINDS: Facility Index System/Facility Registry System
UXO. .......................... Unexploded Ordnance Sites
ECHO. .......................... Enforcement & Compliance History Information
DOCKET HWC. .................. Hazardous Waste Compliance Docket Listing
FUELS PROGRAM. .......... EPA Fuels Program Registered Listing
AIRS. .......................... Current Emission Inventory Data
APAR. .......................... Affected Property Assessment Report Site Listing
ASBESTOS. ..................... ASBESTOS
COAL ASH. ..................... Coal Ash Disposal Sites
DRYCLEANERS. ............. Drycleaner Registration Database Listing
ED AQUIF. ..................... Edwards Aquifer Permits
ENF. ............................ Notice of Violations Listing
Financial Assurance. ........ Financial Assurance Information Listing
GCC. ............................ Groundwater Contamination Cases
Ind. Haz Waste. .......... Industrial & Hazardous Waste Database
IHW CORR ACTION .......... IHW CORR ACTION
IOP. ............................. Innocent Owner/Operator Program
MSD. ............................ Municipal Settings Designations Database
NPDES. ......................... NPDES Facility List
RWS. ............................ Radioactive Waste Sites
TIER 2. .......................... Tier 2 Chemical Inventory Reports
UIC. .............................. Underground Injection Wells Database Listing

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records
EDR MGP. ....................... EDR Proprietary Manufactured Gas Plants
EDR Hist Auto. ............... EDR Exclusive Historical Auto Stations
EDR Hist Cleaner. .......... EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives
RGA HWS. ..................... Recovered Government Archive State Hazardous Waste Facilities List
RGA LF. ......................... Recovered Government Archive Solid Waste Facilities List

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were not identified.

Unmappable (orphan) sites are not considered in the foregoing analysis.
Due to poor or inadequate address information, the following sites were not mapped. Count: 1 records.

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## MAP FINDINGS SUMMARY

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### EDR HIGH RISK HISTORICAL RECORDS

#### EDR Exclusive Records

- **EDR MGP**: 1.000 miles
  - < 1/8: 0
  - 1/8 - 1/4: 0
  - 1/4 - 1/2: 0
  - 1/2 - 1: 0
  - > 1: NR
  - Total Plotted: 0
- **EDR Hist Auto**: 0.250 miles
  - < 1/8: 0
  - 1/8 - 1/4: 0
  - 1/4 - 1/2: NR
  - 1/2 - 1: NR
  - > 1: NR
  - Total Plotted: 0
- **EDR Hist Cleaner**: 0.250 miles
  - < 1/8: 0
  - 1/8 - 1/4: 0
  - 1/4 - 1/2: NR
  - 1/2 - 1: NR
  - > 1: NR
  - Total Plotted: 0

### EDR RECOVERED GOVERNMENT ARCHIVES

#### Exclusive Recovered Govt. Archives

- **RGA HWS**: 1.000 miles
  - < 1/8: 0
  - 1/8 - 1/4: 0
  - 1/4 - 1/2: 0
  - 1/2 - 1: 0
  - > 1: NR
  - Total Plotted: 0
- **RGA LF**: 0.500 miles
  - < 1/8: 0
  - 1/8 - 1/4: 0
  - 1/4 - 1/2: 0
  - 1/2 - 1: NR
  - > 1: NR
  - Total Plotted: 0

- Totals: 0

### NOTES:

- **TP** = Target Property
- **NR** = Not Requested at this Search Distance
- Sites may be listed in more than one database
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NO SITES FOUND
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Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.
GROUNDWATER FLOW DIRECTION INFORMATION
Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

TOPOGRAPHIC INFORMATION
Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY
General Topographic Gradient: General NNE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES

Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.
HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

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Additional Panels in search area:

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NATIONAL WETLAND INVENTORY

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HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

- Search Radius: 1.25 miles
- Status: Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

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*©1996 Site-specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.
GROUNDWATER FLOW VELOCITY INFORMATION
Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY
Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

<table>
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<tr>
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<th>Mesozoic</th>
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<tbody>
<tr>
<td>System:</td>
<td>Cretaceous</td>
</tr>
<tr>
<td>Series:</td>
<td>Austin and Eagle Ford Groups</td>
</tr>
<tr>
<td>Code:</td>
<td>uK2</td>
</tr>
</tbody>
</table>

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

(decoded above as Era, System & Series)

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture’s (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Altoga
Soil Surface Texture: silty clay
Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.
Soil Drainage Class: Well drained
Hydric Status: Not hydric
Corrosion Potential - Uncoated Steel: High
Depth to Bedrock Min: > 0 inches
Depth to Watertable Min: > 0 inches

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<tr>
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<th>Upper</th>
<th>Lower</th>
<th>Soil Texture Class</th>
<th>Classification</th>
<th>Saturated hydraulic conductivity micro m/sec</th>
<th>Soil Reaction (pH)</th>
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<tbody>
<tr>
<td>1</td>
<td>0 inches</td>
<td>7 inches</td>
<td>silty clay</td>
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<td>Max: 14 Min: 4</td>
<td>Max: 8.4 Min: 7.9</td>
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<tr>
<td>2</td>
<td>7 inches</td>
<td>25 inches</td>
<td>silty clay</td>
<td>Not reported</td>
<td>Max: 14 Min: 4</td>
<td>Max: 8.4 Min: 7.9</td>
</tr>
<tr>
<td>3</td>
<td>25 inches</td>
<td>79 inches</td>
<td>silty clay</td>
<td>Not reported</td>
<td>Max: 14 Min: 4</td>
<td>Max: 8.4 Min: 7.9</td>
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</tbody>
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Soil Map ID: 2

Soil Component Name: Eddy
Soil Surface Texture: gravelly clay loam
Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.
Soil Drainage Class: Well drained
Hydric Status: Not hydric
Corrosion Potential - Uncoated Steel: High
Depth to Bedrock Min: > 0 inches
Depth to Watertable Min: > 0 inches

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<thead>
<tr>
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<th>Upper</th>
<th>Lower</th>
<th>Soil Texture Class</th>
<th>AASHTO Group</th>
<th>Unified Soil</th>
<th>Saturated hydraulic conductivity micro m/sec</th>
<th>Soil Reaction (pH)</th>
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<tbody>
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<td>3 inches</td>
<td>gravelly clay loam</td>
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<td>2</td>
<td>3 inches</td>
<td>5 inches</td>
<td>very gravelly clay loam</td>
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<tr>
<td>3</td>
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<td>Max: Min:</td>
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Soil Map ID: 3

Soil Component Name: Lewisville
Soil Surface Texture: silty clay
Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.
Soil Drainage Class: Well drained
Hydric Status: Not hydric
Corrosion Potential - Uncoated Steel: High
Depth to Bedrock Min: > 0 inches
Depth to Watertable Min: > 0 inches

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<th>Soil Texture Class</th>
<th>AASHTO Group</th>
<th>Unified Soil</th>
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<td>silty clay</td>
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<th>Soil Reaction (pH)</th>
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<tr>
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<td>33 inches</td>
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<td>Not reported</td>
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<td>3</td>
<td>33 inches</td>
<td>79 inches</td>
<td>silky clay</td>
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<td>Not reported</td>
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#### Soil Map ID: 4

Soil Component Name: Frio
Soil Surface Texture: clay loam
Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.
Soil Drainage Class: Well drained
Hydric Status: Not hydric
Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches
Depth to Watertable Min: > 0 inches

### Soil Layer Information

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<td>20 inches</td>
<td>79 inches</td>
<td>clay loam</td>
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<td>Not reported</td>
<td>Max: 4 Min: 1.4</td>
<td>Max: 8.4 Min: 7.9</td>
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</table>

#### Soil Map ID: 5

Soil Component Name: Tinn
Soil Surface Texture: clay
Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.
Soil Drainage Class: Moderately well drained
### Soil Layer Information

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<th>Saturated hydraulic conductivity (μm/sec)</th>
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<tbody>
<tr>
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<td>0 inches</td>
<td>20 inches</td>
<td>clay</td>
<td>Not reported</td>
<td>Not reported</td>
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<td>Not reported</td>
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**Soil Map ID:** 6

**Soil Component Name:** Austin

**Soil Surface Texture:** silty clay

**Hydrologic Group:** Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

**Soil Drainage Class:** Well drained

**Hydric Status:** Not hydric

**Corrosion Potential - Uncoated Steel:** High

**Depth to Bedrock Min:** > 0 inches

**Depth to Watertable Min:** > 0 inches
### Soil Map ID: 7

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<td>38 inches</td>
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<td>Max: Min:</td>
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</table>

#### Soil Layer Information

- **Boundary Classification**: Saturated
- **Hydraulic Conductivity (micro m/sec)**: Min: 7.9 Max: 8.4
- **Min: 4 Max: 14 Not reported Not reported**
- **Soil Texture**: Silty clay
- **Min: 16 Max: 55 inches**
- **Depth to Bedrock Min: > 0 inches**
- **Hydraulic Conductivity (micro m/sec)**: Min: 4 Max: 7.9
- **Min: > 0 inches**
- **Hydrologic Group**: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.
- **Soil Drainage Class**: Well drained
- **Hydric Status**: Not hydric
- **Corrosion Potential - Uncoated Steel**: High
- **Depth to Watertable Min: > 0 inches**

### Soil Layer Information

<table>
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<tr>
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<th>Soil Texture Class</th>
<th>AASHTO Group</th>
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<td>16 inches</td>
<td>33 inches</td>
<td>Silty clay</td>
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<td>Not reported</td>
<td>Max: 14 Min: 4</td>
<td>Max: 8.4 Min: 7.9</td>
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<tr>
<td>3</td>
<td>33 inches</td>
<td>79 inches</td>
<td>Silty clay</td>
<td>Not reported</td>
<td>Not reported</td>
<td>Max: 14 Min: 4</td>
<td>Max: 8.4 Min: 7.9</td>
</tr>
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### LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.
### WELL SEARCH DISTANCE INFORMATION

<table>
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<tr>
<td>Federal FRDS PWS</td>
<td>Nearest PWS within 1 mile</td>
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<tr>
<td>State Database</td>
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### FEDERAL USGS WELL INFORMATION

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No Wells Found

### FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

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No PWS System Found

Note: PWS System location is not always the same as well location.

### STATE DATABASE WELL INFORMATION

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<td>TX WELLS</td>
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**Map ID**
- A1
- SW

**Direction**
- 1/2 - 1 Mile

**Distance**
- Higher

**Elevation**

**Date enter:**
- 10-NOV-06

**Own name:**
- Timber Creek Development

**Own street:**
- CR 164 and CR 1007

**Own city:**
- McKinney

**Own zip:**
- 75071

**Well street:**
- Same

**Well city:**
- Not Reported

**Well zip:**
- Not Reported

**Own:**
- MW 3

**Lat dec:**
- 33.246944

**Long dec:**
- -96.650555

**Elev:**
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**Brand model:**
- Magellan

**Gn:**
- 18

**Gn25:**
- 3

**Twmd:**
- 0

**Twwp:**
- 0

**Um:**
- 1

**Ud:**
- 0

**Uir:**
- 0

**Uij:**
- 0

**Us:**
- 0

**Pby:**
- 0

**Date start:**
- 09-NOV-06

**Date comp:**
- 09-NOV-06

**Dia1:**
- 7

**Dia1to:**
- 16

**Dia2:**
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- Not Reported

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**Dm m roto r:**
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- 0

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- 0

**Dmother:**
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- 0

**Bc o:**
- 20/40 Sand

**Gpt:**
- 1

**Cem from1:**
- 16

**Cem mto1:**
- 2

**Nosacks1:**
- 4 Sand

**Cem from2:**
- 2

**Nosacks2:**
- 1

**Cem from3:**
- 1

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**Cement by:**
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- 75071

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<td>Plugopic:</td>
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<tr>
<td>Plugmeth1:</td>
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<tr>
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<td>0</td>
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<tr>
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<td>Cto1:</td>
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<td>Cto2:</td>
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**TX WELLS**
**TXPLU30000036260**
<table>
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<tr>
<th>Well depth code</th>
<th>Well name</th>
<th>Well completion</th>
<th>Well type</th>
<th>Well status</th>
<th>Well completion date</th>
<th>Well location</th>
</tr>
</thead>
</table>
| 2              | A3        | Timber Creek Development | MW-3 | Not Reported | 07-MAR-07            | Collin County 33.246944, -96.650555 |}

**Well Details:**
- **Well depth:** 16 ft
- **Well name:** A3
- **Well completion:** Timber Creek Development
- **Well type:** MW-3
- **Well status:** Not Reported
- **Well completion date:** 07-MAR-07
- **Well location:** Collin County 33.246944, -96.650555
## GECheckpoint® - Physical Setting Source Map Findings

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<thead>
<tr>
<th>Field</th>
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<tr>
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### Site Information

- **Logo:** GEOCHECK®
- **Location:** A4 SW 1/2 - 1 Mile Higher

### Well Details

- **Dateenter:** 10-NOV-06
- **Ownstreet:** CR 164 and CR 1007
- **County:** Collin
- **Owner:** McCorkell
- **County:** Collin
- **Elev:** 0
- **Brandmodel:** Magellan
- **Gn:** 18513
- **Gn1:** 18
- **Gn25:** 3
- **Twd:** 0
- **Twrp:** 0
- **U:** 1
- **Uj:** 0
- **Ud:** 0
- **Us:** 0
- **Pby:** 0
- **Datestart:** 09-NOV-06
- **Dia1:** 7
- **Dia2:** Not Reported
- **Dia3to:** Not Reported
- **Dia3:** Not Reported
- **Dia3from:** Not Reported
- **Dmdriven:** 0
- **Dmbored:** 0
- **Dmairham:** 0
- **Dmjettet:** 0
- **Dmrevcirc:** 0
- **Dmother:** Flight Auger
- **Bcs:** 0
- **Bcg:** 0
- **Bcc:** 0
- **Bc:** 0
- **Gp:** Not Reported
- **Gpt:** Not Reported
- **Cemfrom1:** 10
- **Cemfrom2:** 2
- **Cemto1:** 2
- **Cemto2:** 1
- **Cemto3:** 0
- **Nosacks1:** 8 Sand
- **Nosacks2:** 1 Bentonite
- **Cementby:** SCI
- **Ds:** Not Reported
- **Dsv:** Not Reported
- **Appvar:** Not Reported
- **Scs:** 1
- **Scp:** 0
- **Sca:** 0
- **Watllevdate:** Not Reported
- **Artflow:** Not Reported
- **Wellplug48:** 0

### Additional Information

- **Tx Wells:** TXMON3000096054
- **Datecomp:** 09-NOV-06
- **Own:** Fort Worth
- **Ownstate:** TX
- **Wellcity:** Not Reported
- **Wellstreet:** Same
- **Ownzip:** 75071
- **Own:** MW 1.2
- **Long dec:** -96.650555
- **Lat dec:** 33.246944
- **Elev:** 0
- **Brandmodel:** Magellan
- **Gn:** 18513
- **Gn1:** 18
- **Gn25:** 3
- **Twd:** 0
- **Twrp:** 0
- **U:** 1
- **Uj:** 0
- **Ud:** 0
- **Us:** 0
- **Pby:** 0
- **Datestart:** 09-NOV-06
- **Dia1:** 7
- **Dia2:** Not Reported
- **Dia3to:** Not Reported
- **Dia3:** Not Reported
- **Dia3from:** Not Reported
- **Dmdriven:** 0
- **Dmbored:** 0
- **Dmairham:** 0
- **Dmjettet:** 0
- **Dmrevcirc:** 0
- **Dmother:** Flight Auger
- **Bcs:** 0
- **Bcg:** 0
- **Bcc:** 0
- **Bc:** 0
- **Gp:** Not Reported
- **Gpt:** Not Reported
- **Cemfrom1:** 10
- **Cemfrom2:** 2
- **Cemto1:** 2
- **Cemto2:** 1
- **Cemto3:** 0
- **Nosacks1:** 8 Sand
- **Nosacks2:** 1 Bentonite
- **Cementby:** SCI
- **Ds:** Not Reported
- **Dsv:** Not Reported
- **Appvar:** Not Reported
- **Scs:** 1
- **Scp:** 0
- **Sca:** 0
- **Watllevdate:** Not Reported
- **Artflow:** Not Reported
- **Wellplug48:** 0
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<tr>
<th>First Interval</th>
<th>Second Interval</th>
<th>Third Interval</th>
</tr>
</thead>
<tbody>
<tr>
<td>From 16 ft to 2 ft with 4 Sand (#sacks and material)</td>
<td>From 2 ft to 1 ft with 1 Bentonite (#sacks and material)</td>
<td>From 1 ft to 0 ft with 2 Cement (#sacks and material)</td>
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</table>

Used method: Mix  
Cemented by: SCI

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<thead>
<tr>
<th>Diameter</th>
<th>From Surface To</th>
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<tr>
<td>7 in</td>
<td>33° 49' 0&quot; N</td>
<td>33.246944</td>
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<tr>
<td></td>
<td>96° 02' 0&quot; W</td>
<td>-96.650555</td>
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<td></td>
<td>Ft. Worth</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Collin</td>
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</tr>
<tr>
<td></td>
<td>New Well</td>
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**GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS**

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<th>Property:</th>
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<td>Surface:</td>
<td>Surface Slab Installed</td>
<td>Staticleve:</td>
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<td>Pumpbowl:</td>
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<td>Welltests:</td>
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<td>Address:</td>
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<td>From 10 ft to 2 ft with 8 Sand</td>
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<tr>
<td>Second Interval:</td>
<td>From 2 ft to 1 ft with 1 Bentonite</td>
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<td>Third Interval:</td>
<td>From 1 ft to 0 ft with 2 Cement</td>
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<td>Mix</td>
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<td>Chemicalma:</td>
<td>No Data</td>
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© GEOCHECK - PHYSICAL SETTING SOURCE MAP FINDINGS

TC5150185.2s  Page A-18
Area Radon Information

State Database: TX Radon

Radon Test Results

<table>
<thead>
<tr>
<th>County</th>
<th>Mean</th>
<th>Total Sites</th>
<th>% &gt; 4 pCi/L</th>
<th>% &gt; 20 pCi/L</th>
<th>Min pCi/L</th>
<th>Max pCi/L</th>
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<tr>
<td>COLLIN</td>
<td>1.0</td>
<td>37</td>
<td>2.7</td>
<td>.0</td>
<td>&lt;.5</td>
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Federal EPA Radon Zone for COLLIN County: 3

Note: Zone 1 indoor average level > 4 pCi/L.
Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for COLLIN COUNTY, TX

Number of sites tested: 28

<table>
<thead>
<tr>
<th>Area</th>
<th>Average Activity</th>
<th>% &lt; 4 pCi/L</th>
<th>% 4-20 pCi/L</th>
<th>% &gt; 20 pCi/L</th>
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<tbody>
<tr>
<td>Living Area - 1st Floor</td>
<td>1.157 pCi/L</td>
<td>96%</td>
<td>4%</td>
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<tr>
<td>Living Area - 2nd Floor</td>
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<td>Not Reported</td>
<td>Not Reported</td>
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<tr>
<td>Basement</td>
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<td>Not Reported</td>
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TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Texas General Land Office
Telephone: 512-463-0745

HYDROGEOLOGIC INFORMATION

AQUIFLOW® Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture’s (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.
LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Public Water Supply Sources Databases
Source: Texas Commission on Environmental Quality
Telephone: 512-239-6199
Locations of public drinking water sources maintained by the TCEQ

Groundwater Database
Source: Texas Water Development Board
Telephone: 512-936-0837

Well Report Database
Source: Department of Licensing and Regulation
Telephone: 512-936-0833

Water Well Database
Source: Harris-Galveston Coastal Subsidence District
Telephone: 281-486-1105

Submitted Driller’s Reports Database
Source: Texas Water Development Board
Telephone: 512-936-0833
The Submitted Driller’s Reports 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.

Brackish Resources Aquifer Characterization System Database
Source: Texas Water Development Board
TWDB’s Brackish Resources Aquifer Characterization System (BRACS) designed to map and characterize the brackish aquifers of Texas in greater detail than previous studies. The information is contained in the BRACS Database and project data are summarized in a project report with companion geographic information system data files.

OTHER STATE DATABASE INFORMATION

Texas Oil and Gas Wells:
Source: Texas Railroad Commission
Telephone: 512-463-6882
Oil and gas well locations
RADON

State Database: TX Radon  
Source: Department of Health  
Telephone: 512-834-6688  
Rinal Report of the Texas Indoor Radon Survey

Area Radon Information  
Source: USGS  
Telephone: 703-356-4020  
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones  
Source: EPA  
Telephone: 703-356-4020  
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities  
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater  
Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

STREET AND ADDRESS INFORMATION

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Targus interviewed Mr. Sanchez, future developer for the subject property. Mr. Sanchez indicated that he had been associated with the subject property for approximately the past year. Mr. Sanchez indicated that he had good knowledge of the uses and physical characteristics of the subject property and is, therefore, considered the Key Site Manager.

According to Mr. Sanchez, he was not aware of information regarding environmental liens, AULs, or governmental notification relating to past or recurrent violations of environmental laws with respect to the subject property. Targus inquired whether the Key Site Manager was aware of: (1) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property; (2) any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or (3) any notices from governmental entities regarding possible violations of environmental laws or possible liabilities relating to hazardous substances or petroleum products. Mr. Sanchez replied that he was not aware of litigation, proceedings, or notices of these types.

No significant hazardous storage or releases were reported. Mr. Sanchez reported that the on-site residences is serviced by municipal water and sewer from the City of McKinney. No natural gas is provided to the house. Mr. Sanchez was unaware of the former use of the on-site water well and had no records. Additional interview information from the KSM is presented in the report.
Britt Blaylock

Subject: FW: Public Information Request - McKinney Property

Begin forwarded message:

From: Tim Wyatt <twyatt@co.collin.tx.us>
Date: January 16, 2018 at 4:03:54 PM CST
To: 'Tommy Kim' <tkim@targusassociates.com>
Subject: RE: Public Information Request - McKinney Property

Mr. Kim,

The county has no records for this request on file. Please note, we can only search street address locations, not parcels, tracts or any other description of the property involved. When individuals or companies file Tier II reports into our system, if a street address does not exist at the time of filing, it is assigned one so that first-responders have knowledge of the presence of tanks of stored chemicals.

Regards,

Tim Wyatt
Public Information Officer

Collin County | Commissioners Court | Administrative Services
972.548.4673 (O) | 972.548.4699 (F)
2300 Bloomdale Rd., Suite 4196 | McKinney, TX 75071

From: Tommy Kim [mailto:TKim@targusassociates.com]
Sent: Monday, January 8, 2018 4:33 PM
To: Tim Wyatt <twyatt@co.collin.tx.us>
Subject: Public Information Request - McKinney Property

To Whom It May Concern:

Targus Associates, LLC is conducting a Phase I Environmental Site Assessment on the Site referenced below. We would like to request any records (including case files, permits, notices, etc.) pertaining to hazardous substances, petroleum products, storage tanks, contamination, environmental remediation, violations, and/or other environmental concerns/issues for the referenced Site.

- Approx. 79 acres of land located at the NE Corner of County Rd. 201 and County Rd. 164 intersection in McKinney, Texas. (see attached map)

The Collin County Assessor ID Nos. are 1062156, 1062183, 1062174, and 2121037. According to the county assessor information, the address for Parcel No. 2121037 is 5746 County Rd. 201. No addresses are listed for the remaining parcels.

Please feel free to contact me if you have questions. Thank you in advance for your time and assistance.
Sincerely,

Tommy R. Kim  
Project Professional  
1900 Diplomat Drive  
Dallas, Texas 75234  
www.targusassociates.com

PLEASE NOTE: This message, including any attachments, may include privileged, confidential and/or inside information. Any distribution or use of this communication by anyone other than the intended recipient is strictly prohibited and may be unlawful. If you are not the intended recipient, please notify the sender by replying to this message and then delete it from your system.
PIR Request submitted on 01/08/2018 04:21 PM

PIR Code: 18-37991-PIR
Due Date: 01/24/2018

Page One

Name Prefix: Mr.
Name: Tommy Kim
Company/Organization: Targus Associates
Requestor Type: Consultant
Mailing Address 1:
Mailing Address 2:
City:
State/Province/Region:
Zip/Postal Code:
Country: United States
E-mail Address: tkim@targusassociates.com
Phone Number: (972) 808-7040
FAX Number:

Page Two

Sites/Facilities : No data found
Area Description: Approx. 79 acres of land located at the NE Corner of County Rd. 201 and County Rd. 164 intersection in McKinney, Texas. (see attached map) Collin County ID Nos. 1062156, 1062183, 1062174, and 2121037. According to the county assessor information, the address for Parcel No. 2121037 is 5746 County Rd. 201. No addresses are listed for the remaining parcels.

Page Three

Date Range: all
Agency Programs: EXEC (EXEC), Pollution Prevention (EXEC), Compliance (OCE), Emergency Response (OCE), Enforcement (OCE), Waste - Complaints (OCE), Waste - Investigations (OCE), Water - Complaints (OCE), Water - Edwards Aquifer (OCE), Water - Investigations (OCE), Water - On Site Sewage Facility (OCE), Water - Public Water System Complaints (OCE), Drycleaner - Registration (OOW), Remediation (OOW), Waste - (MSW) Landfill (OOW), Waste - Dry Cleaner Remediation (DCRP) (OOW), Waste - IHW Permits (OOW), Waste - IHW Registration (OOW), Waste - LPST (OOW), Waste - Medical Waste (OOW), Waste - PST Registration (OOW), Waste - Permitting (OOW), Waste - Radioactive Materials (OOW), Waste - Recycling (OOW), Waste - Remediation (OOW), Waste - Superfund (OOW), Waste - Tires (OOW), Waste - Underground Injection Control (OOW), Waste - Used Oil (OOW), Waste - VCP & IHWCA (OOW), Water - CAFO (OW), Water - Public Water Supply (OW), Water - Sludge (OW), Water - Stormwater (OW), Water - Utilities (OW), Water - Waste Water (OW), Water - Waste Water General Permit (OW) and Water - Water Rights (OW)
Addition Record Search: Targus Associates, LLC is conducting a Phase I Environmental Site Assessment. We would like to request any records (including case files, permits, notices, etc.) pertaining to hazardous substances, petroleum products, storage tanks, contamination, environmental remediation, violations, and/or other environmental concerns/issues for the referenced Site.
Data Only: No
Confidential Information: No  
Certified Information: No  
Request Documents:

<table>
<thead>
<tr>
<th>Document</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel Map.pdf</td>
<td>Map/Area File</td>
</tr>
</tbody>
</table>
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Collin Co. ID No. 1062156 / No Address

Collin Co. ID No. 2121037 / 6764 County Rd. 201, McKinney, Texas 75071

Collin Co. ID No. 1062183 / No Address

Collin Co. ID No. 1062174 / No Address
Appendix F
Qualifications of Environmental Professionals
EDUCATION
Bachelor of Science in Environmental Soil & Water Science, University of Arkansas, 2001

PROFESSIONAL REGISTRATIONS, CERTIFICATIONS AND TRAINING
Texas Certified Asbestos Inspector #09179
Oklahoma Licensed Asbestos Inspector #159704

CAREER SUMMARY
Mr. Clifton is a seasoned Environmental Professional possessing eight years of experience, and having conducted Real Estate Due Diligence Assessments all over the United States for large national & global clients. Projects have included over 600 Phase I Environmental Site Assessments, over 30 Phase II Subsurface Investigations, over 200 Property Condition Assessments, and over 50 FDIC Environmental Checklists.

REPRESENTATIVE PROJECTS
Mixed-Use Redevelopment of Auto Service Facility, Marina Del Rey, CA – Phase I and II ESA, extensive regulatory agency file review and peer review of prior and ongoing assessment and risk assessment services. Conditions evaluated included soil and groundwater contamination with chlorinated solvents and petroleum constituents, associated remediation, human health risk associated with potential future indoor vapor inhalation, and closure under oversight by local state regulatory agencies.

35 Site Redeveloped Gas Station Portfolio, Texas and Arkansas – Managed Phase I ESAs and IAQ screening of a 35 Site portfolio of former gasoline stations converted to bank branches throughout Texas and Arkansas. Phase I ESAs and IAQ. Extensive research into Site regulatory histories, obtain closure documentation, and in some cases, ongoing monitoring activities.

40 Site Cell tower ESA Portfolio, Texas – Managed Phase I ESAs of a 40 Site cell tower portfolio throughout Texas. Extremely short turnaround time project with some Sites involving remediation.

Mixed-Use Redevelopment of old Printing Press, Austin, TX – Phase I and II ESA, extensive regulatory agency file review and historical review. Conditions evaluated included soil and groundwater contamination with petroleum constituents, associated remediation, human health risk associated with potential future indoor vapor inhalation.
BRITT BLAYLOCK  
Principal, Senior Professional

EDUCATION
Bachelor of Science in Rangeland Ecology & Management, Texas A&M University, 1995

CAREER SUMMARY
Mr. Blaylock has 20 years of experience in environmental science and consulting. He began his career performing emergency response for hazardous material incidents. Since, he has completed/managed numerous assessments in 30-plus states. These projects have been conducted for commercial, legal, lending, and other institutional clients. Services have included Phase I Environmental Site Assessments (ESAs), Phase II subsurface assessments, UST removals, and remediation project planning and implementation. Mr. Blaylock’s experience also includes asbestos surveys, NEPA investigations, and multifamily property assessments per the U.S. Department of Housing and Urban Development (HUD) Multifamily Accelerated Processing guidelines. Additional duties include training and supervision of staff and development of client relationships. Project management skills and client relations associated with the above activities have lead to the successful completion of multi-site and multi-tasked portfolios across the United States.

REPRESENTATIVE PROJECTS

JP Morgan, Nationwide – Successfully managed the completion of multiple portfolios of commercial, light industrial, and multifamily residential properties. Assessment activities included Phase I and II ESAs, Asbestos Surveys, Lead-in-Drinking Water Surveys, Radon Surveys, Mold Surveys, and similar scope of work items.

Heitman Capital Management, Nationwide – Successfully managed and performed environmental site assessments on 42 storage facilities in 13 states. These projects were performed under an expedited completion schedule of 5 weeks for final reports and included visual asbestos and lead paint surveys as well as additional services such as wetlands and floodplain research. Responsibilities included technical oversight, project coordination, and regulatory agency interaction in several states.

Dougherty Mortgage LLC, Nationwide – Successfully manage the completion of approximately 20 to 30 Phase I Environmental Site Assessment and HUD 4128 projects annually. Assessment activities include additional services such as historic preservation, floodplain hazard, wetlands, endangered species, and noise assessments.

Wasteline Engineering / City of Tahoka, Texas
Principal over environmental assessment (per 31 TAC 363.14 of the TWDB rules) to evaluate potential environmental issues/contamination and the potential impact of such issues on a state-funded water line replacement for the City. Required consideration of alternatives to the project and document preparation.

Industrial Park, Houston, TX – Performed Phase II Environmental Site Assessment on a 25-acre multi-tenant industrial warehouse property. Assessment included the installation of approximately 60 soil borings and 14 groundwater monitoring wells. Soil and groundwater sampling events occurred over an extended period of time resulting in the division of the property into three impacted sections that were entered into the Texas Commission on Environmental Quality and Texas Railroad Commission Voluntary Cleanup Programs individually.
Appendix G

Information Requested From Client
Excerpts from Documents Provided by Client or Others
APPENDIX B
USER INFORMATION REQUEST

In accordance with ASTM E1527-13 (All Appropriate Inquiry) 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 USER OF THE ASSESSMENT REPORT MUST provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete. The Key Site Manager has good knowledge of the uses and physical characteristics of the property.

Property Name: McKinney Ranch Ltd. Land / Circle F Ranch Lots
Address: Approx. 80 Acres at NE Corner of Future Hardin Blvd (FM164) and Community Avenue (FM 201), McKinney, 75071
Contact for Site Access: Martin Sanchez - 214-544-5841
Contact for Key Site Manager: Martin Sanchez - 214-544-5841

User/Client Contact Info:
Name: Brandon Bolin Phone No: 214-991-8331
Address: 6125 Luther Lane, Dallas, Texas 75225

AAI-Required Information:
1. Is the USER aware of environmental liens (federal, state, tribal, or local) associated with the property?
   \[\square \text{No} \quad \square \text{Yes} \]
   If yes, please attach an explanation and copies of environmental lien information.

2. Is the USER aware of deed restrictions, engineering or institutional controls, or other Activity and Use Limitations (AULs) filed under federal, state, tribal, or local law?
   \[\square \text{No} \quad \square \text{Yes} \]
   If yes, please attach an explanation and copies of AUL information.

3. Does the USER possess actual or specialized knowledge or experience that is material to potential recognized environmental conditions?
   \[\square \text{No} \quad \square \text{Yes} \]
   If yes, please attach an explanation.

4. If the property is being purchased, is the purchase price...
   \[\square \text{less than fair market value?} \quad \square \text{more than fair market value?} \quad \square \text{the same as fair market value?} \quad \square \text{relationship to fair market value unknown?} \]
   (NOTE: You do not have to disclose the purchase price.)
   If the purchase price is less than fair market value, is the USER aware of reasons, environmental or otherwise, that would explain the differential?
   \[\square \text{No} \quad \square \text{Yes} \]
   If yes, please attach an explanation.
5. Is the USER aware of commonly known or reasonably ascertainable information that is material to potential recognized environmental conditions?

For example: Do you know the past uses of the property?
Do you know of specific chemicals that are present or once were present at the property?
Do you know of spills or other chemical releases that have occurred at the property?
Do you know of chemical cleanups that have occurred at the property?)

X No □ Yes If yes, please attach an explanation.

6. Does the USER possess knowledge of (1) pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property; (2) pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property; or (3) notices from governmental entity regarding possible violations of environmental laws or possible liability relating to hazardous substances or petroleum products?

X No □ Yes If yes, please attach an explanation.

Additional Requested Information:

7. What is the USER’S reason for having the Phase I Environmental Site Assessment performed?

X Purchase □ Lease □ Other (please attach explanation)
□ Sale □ Loan

In addition, the following information is needed for the assessment process. Please attach if available.

(a) Owners name and contact information
(b) Legal description of property
(c) Site contact name and phone number
(d) Tenant list
(e) Chain-of-title
(f) Plans and specifications
(g) Environmental site assessment reports or environmental audit reports
(h) Environmental permits; underground and above ground storage tank registrations
(i) Material Safety Data Sheets
(j) Community right to know plan
(k) Hazardous waste generator permits, notices, reports
(l) Asbestos surveys, ACM abatement documentation, O&M Plans
(m) Geotechnical Studies
(n) The scope of services desired for the Phase I (including whether parties to the property transaction may have a required standard scope of services on whether considerations beyond the requirements of Practice E 1527 are to be considered
APPENDIX B SUPPLEMENT
USER INFORMATION REQUEST FOR VAPOR INTRUSION ASSESSMENT

Information Pertinent to Vapor Intrusion Assessment (ASTM E 2600-10, Appendix X3):
(if the scope of work is to include a Vapor Intrusion Assessment)

Certain information, if available, should be provided to the environmental professional
selected to conduct the VIA. This information is intended to assist the environmental
professional in conducting the VIA. X3.2 The following information should be collected
from the prospective purchaser of the property.

1. the reason why the VIA is required,
2. current or planned use of the property,
3. the type of property, for example, industrial, commercial or residential, and type of
   property transaction, for example, sale, purchase, exchange, etc.,
4. the complete and correct address for the property (a map or other documentation
   showing property location and boundaries is helpful),
5. the scope of services desired for the VIA (including whether it is part of an ASTM
   E 1527 Phase I ESA),
6. identification of all parties who will rely on the VIA report, such a lender,
7. identification of the site contact and how the contact can be reached,
8. any special terms and conditions (such as confidentiality) which must be agreed
   upon by the environmental professional, and
9. any other knowledge or experience with the property that may be pertinent to the
   environmental professional (for example, copies of any available prior Phase I
   ESA reports, VIA reports, documents, correspondence, etc., concerning the
   property and its environmental condition).

The information on the following Questionnaire should be collected by the prospective
property purchaser (user) or environmental professional from the property owner or
operator, or property manager. Questions should be answered to the best of the
respondent’s actual knowledge and in good faith.

<table>
<thead>
<tr>
<th>Property type</th>
<th>[ ] Commercial [ ] Industrial [ ] Multi-Tenant [X] Vacant Land [ ] Farmland</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are there any buildings/structures on the property?</td>
<td>Yes [X] No [ ] Unknown [ ] If yes, type construction: Single-Family Home</td>
</tr>
<tr>
<td>Will buildings/structures be constructed on the property in the future?</td>
<td>Yes [X] No [ ] Unknown [ ] If yes, type construction: Multifamily</td>
</tr>
<tr>
<td>How many levels/floors above grade (existing or proposed)?</td>
<td>Existing - single story / Proposed - Up to 3-Stories</td>
</tr>
<tr>
<td>If buildings exist or are proposed, do/will they have elevators?</td>
<td>Yes [ ] No [X]</td>
</tr>
<tr>
<td>Type of level below grade (existing or proposed)?</td>
<td>[ ] Full Basement [X] Crawl Space [ ] Slab on Grade [ ] Parking Garage, Proposed Multi-level</td>
</tr>
<tr>
<td>Ventilation in level below grade?</td>
<td>Yes [ ] No [ ] Unknown [ ] NA as Proposed</td>
</tr>
<tr>
<td>Construction of basement floor (existing or proposed)?</td>
<td>[ ] Concrete [ ] Soil [ ] Floating [ ] Stone [ ] Other NA as Proposed</td>
</tr>
<tr>
<td>Sump pumps, floor drains, or trenches (existing or proposed)?</td>
<td>Yes [X] No [ ] Unknown [ ] Floor drains, yes, most likely as Proposed</td>
</tr>
<tr>
<td>Radon or methane mitigation system installed?</td>
<td>Yes [X] No [ ] Unknown [ ] Radon vents, yes, most likely as Proposed</td>
</tr>
<tr>
<td><strong>Type of fuel energy (existing or proposed)?</strong></td>
<td>(CHECK ALL THAT APPLY) [ ] Natural Gas [ ] Propane [ ] Kerosene [ ] Coal [ ] Electric [ ] Fuel Oil [ ] Wood [ ] Solar [ ] Other</td>
</tr>
<tr>
<td><strong>Ventilation system type (existing or proposed)?</strong></td>
<td>(CHECK ALL THAT APPLY) [ ] Central Air Conditioning [ ] Bathroom Ventilation Fans [ ] Mechanical Fans [ ] Outside Air Intake [ ] Kitchen Range Hood Fan [ ] Window Air Conditioning [ ] Evaporative Cooling [ ] Other</td>
</tr>
<tr>
<td>Is building maintained under positive or negative pressure?</td>
<td>[ ] Positive [ ] Negative</td>
</tr>
<tr>
<td>Are basement walls and/or floors sealed or proposed to be sealed with water proof paint or epoxy coating?</td>
<td>Yes [ ] No [ ] Unknown [ ]</td>
</tr>
<tr>
<td>Percentage of paved ground surrounding the building(s)?</td>
<td>Approx. 75% as Proposed</td>
</tr>
<tr>
<td>Will any existing paved or landscaped areas be altered?</td>
<td>Yes [ ] No [ ] Unknown [ ]</td>
</tr>
<tr>
<td>Have there ever been any environmental problems at the property?</td>
<td>Yes [ ] No [ ] Unknown [ ]</td>
</tr>
<tr>
<td>Does/will a gas station or dry cleaner operate anywhere on the property?</td>
<td>Yes [ ] No [ ] Unknown [ ]</td>
</tr>
<tr>
<td>Do any tenants use hazardous chemicals in relatively large quantities on the property?</td>
<td>Yes [ ] No [ ] Unknown [ ]</td>
</tr>
<tr>
<td>Have any tenants ever complained about odors in the building or experienced health-related problems that may have been associated with the building?</td>
<td>Yes [ ] No [ ] Unknown [ ]</td>
</tr>
<tr>
<td>Are the operations (or proposed operations to be performed) on the property OSHA regulated?</td>
<td>Yes [ ] No [ ] Unknown [ ]</td>
</tr>
<tr>
<td>Are there any existing or proposed underground storage tanks (USTs) or above ground storage tanks (ASTs)?</td>
<td>Yes [ ] No [ ] Unknown [ ]</td>
</tr>
<tr>
<td>Are there any sensitive receptors (e.g., children, elderly, people in poor health, etc.) that occupy or will occupy the property?</td>
<td>Yes [ ] No [ ] Unknown [ ]</td>
</tr>
</tbody>
</table>

**Additional Notes:**

- **Existing house demo’d, but mostly vacant or farm land**
- **Mostly vacant, or farm land**
- **Central Elec. HVAC as Proposed**
- **NA - No basement as Proposed**
LETTER OF MAP REVISION
DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION

<table>
<thead>
<tr>
<th>COMMUNITY</th>
<th>Project Description</th>
<th>Basis of Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of McKinney Collin County Texas</td>
<td>NO PROJECT</td>
<td>HYDRAULIC ANALYSIS HYDROLOGIC ANALYSIS NEW TOPOGRAPHIC DATA</td>
</tr>
</tbody>
</table>

COMMUNITY NO.: 480135

IDENTIFIER Cross F Ranch

Table: Approximate Latitude and Longitude: 33.273, -96.653
Source: Precision Mapping Streets Datum: NAD 83

<table>
<thead>
<tr>
<th>Annotated Mapping Enclosures</th>
<th>Annotated Study Enclosures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date: June 2, 2009 NO.: 48085C0145J</td>
<td>Date of Effective Flood Insurance Study: June 2, 2009</td>
</tr>
<tr>
<td>Profiles: 271P, 272P, 273P, 274P and 275P</td>
<td>Summary of Discharges Table: 3 Stillwater Elevations Table: 7</td>
</tr>
</tbody>
</table>

Enclosures reflect changes to flooding sources affected by this revision.

* FIRM - Flood Insurance Rate Map

FLOODING SOURCES AND REVISED REACHES

See Page 2 for Additional Flooding Sources

Honey Creek Tributary 2 - from the confluence with Honey Creek to approximately 4,450 feet upstream of the confluence with Honey Creek.
Honey Creek Tributary 3 - from the confluence with Honey Creek to approximately 3,600 feet upstream of NRCS Lake No. 15.

SUMMARY OF REVISIONS

<table>
<thead>
<tr>
<th>Flooding Source</th>
<th>Effective Flooding</th>
<th>Revised Flooding</th>
<th>Increases</th>
<th>Decreases</th>
</tr>
</thead>
<tbody>
<tr>
<td>Honey Creek Tributary 2</td>
<td>Zone A</td>
<td>Zone AE</td>
<td>NONE</td>
<td>YES</td>
</tr>
<tr>
<td>No BFEs*</td>
<td>BFEs</td>
<td>YES</td>
<td>NONE</td>
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<tr>
<td>Honey Creek Tributary 3</td>
<td>Zone A</td>
<td>Zone AE</td>
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<tr>
<td>No BFEs</td>
<td>BFEs</td>
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<td>NONE</td>
<td></td>
</tr>
</tbody>
</table>

* BFEs - Base Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll-free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Steet, Alexandria, VA 22304. Additional Information about the NFIP is available on our Web site at http://www.fema.gov/business/nfip.

Stuart W. Rooney, CFM, PMP, Program Specialist
Engineering Management Branch
Federal Insurance and Mitigation Administration
## LETTER OF MAP REVISION
### DETERMINATION DOCUMENT (CONTINUED)

### OTHER FLOODING SOURCES AFFECTED BY THIS REVISION

#### FLOODING SOURCE AND REVISED REACH

Honey Creek - from approximately 4,900 feet downstream of County Road 201 to approximately 150 feet upstream of County Road 168.

### SUMMARY OF REVISIONS

<table>
<thead>
<tr>
<th>Flooding Source</th>
<th>Effective Flooding</th>
<th>Revised Flooding</th>
<th>Increases</th>
<th>Decreases</th>
</tr>
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<tbody>
<tr>
<td>Honey Creek</td>
<td>Zone A</td>
<td>Zone AE</td>
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<td>YES</td>
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<tr>
<td></td>
<td>No BFEs*</td>
<td>BFEs</td>
<td>YES</td>
<td>NONE</td>
</tr>
</tbody>
</table>

* BFEs - Base Flood Elevations

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LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

OTHER COMMUNITIES AFFECTED BY THIS REVISION

<table>
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<tr>
<th>CID Number: 480130</th>
<th>Name: Collin County, Texas</th>
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<tr>
<td><strong>AFFECTED MAP PANELS</strong></td>
<td><strong>AFFECTED PORTIONS OF THE FLOOD INSURANCE STUDY REPORT</strong></td>
</tr>
<tr>
<td>TYPE: FIRM*</td>
<td>NO.: 48085C0145J</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>CID Number: 481324</th>
<th>Name: City of Weston, Texas</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>AFFECTED MAP PANELS</strong></td>
<td><strong>AFFECTED PORTIONS OF THE FLOOD INSURANCE STUDY REPORT</strong></td>
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<tr>
<td>TYPE: FIRM*</td>
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LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance discharges computed in the submitted hydrologic model. Future development of projects upstream could cause increased discharges, which could cause increased flood hazards. A comprehensive restudy of your community’s flood hazards would consider the cumulative effects of development on discharges and could, therefore, indicate that greater flood hazards exist in this area.

Your community must regulate all proposed floodplain development and ensure that any permits required by Federal or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304. Additional Information about the NFIP is available on our Web site at http://www.fema.gov/business/nfip.
We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Mr. Frank Pagano  
Director, Mitigation Division  
Federal Emergency Management Agency, Region VI  
Federal Regional Center, Room 206  
800 North Loop 288  
Denton, TX 76209  
(940) 898-5127

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.
LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

PUBLIC NOTIFICATION OF REVISION

A notice of changes will be published in the Federal Register. This information also will be published in your local newspaper on or about the dates listed below and through FEMA’s Flood Hazard Mapping Web site at https://www.floodmaps.fema.gov/fhm/Scripts/bfe_main.asp.

THE LOCAL NEWSPAPER Name: McKinney Courier-Gazette
Dates: 08/16/2012 and 08/23/2012

Within 90 days of the second publication in the local newspaper, a citizen may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised BFEs presented in this LOMR may be changed.
### TABLE 3 - SUMMARY OF DISCHARGES

<table>
<thead>
<tr>
<th>FLOODING SOURCE AND LOCATION</th>
<th>DRAINAGE AREA (sq. miles)</th>
<th>PEAK DISCHARGES (cfs)</th>
<th>10-PERCENT</th>
<th>2-PERCENT</th>
<th>1-PERCENT</th>
<th>0.2-PERCENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>HONEY CREEK</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Just upstream of</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Confluence of Honey Creek</td>
<td>42.9</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>9,630</td>
<td>*</td>
</tr>
<tr>
<td>Tributary 2</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Just upstream of</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Confluence of Honey Creek</td>
<td>37.6</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>9,199</td>
<td>*</td>
</tr>
<tr>
<td>Tributary 3</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HONEY CREEK TRIBUTARY 2</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Downstream of NRCS Lake No.16</td>
<td>1.5</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>496</td>
<td>*</td>
</tr>
<tr>
<td>HONEY CREEK TRIBUTARY 3</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Upstream of NRCS Lake No.15</td>
<td>1.2</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>2,262</td>
<td>*</td>
</tr>
</tbody>
</table>

### TABLE 7 - SUMMARY OF STILLWATER ELEVATIONS

<table>
<thead>
<tr>
<th>FLOODING SOURCE AND LOCATION</th>
<th>ELEVATION IN FEET (NAVD 88)</th>
<th>10-PERCENT</th>
<th>2-PERCENT</th>
<th>1-PERCENT</th>
<th>0.2-PERCENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>NRCS LAKE NO. 15</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(Honey Creek Tributary 3)</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td></td>
<td></td>
</tr>
<tr>
<td>NRCS LAKE NO. 16</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(Honey Creek Tributary 2)</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* Data Not Available
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. (Data collected for calendar year 2016)

### Inorganic Contaminants

<table>
<thead>
<tr>
<th>Inorganic Contaminants</th>
<th>Collection Date</th>
<th>Highest Level Detected</th>
<th>Range of Levels Detected</th>
<th>MCLG</th>
<th>MCL</th>
<th>Units</th>
<th>Violation</th>
<th>Likely Source of Contamination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Antimony</td>
<td>2016</td>
<td>Levels lower than detect level</td>
<td>0 - 0.0</td>
<td>6</td>
<td>6</td>
<td>ppb</td>
<td>No</td>
<td>Discharge from petroleum refineries; fire retardants; ceramics; electronics; solder; and test addition.</td>
</tr>
<tr>
<td>Arsenic</td>
<td>2016</td>
<td>0.9</td>
<td>0.0 - 0.9</td>
<td>0</td>
<td>10</td>
<td>ppb</td>
<td>No</td>
<td>Erosion of natural deposits; runoff from orchards; runoff from glass and electronics production wastes.</td>
</tr>
<tr>
<td>Barium</td>
<td>2016</td>
<td>0.061</td>
<td>0.042 - 0.061</td>
<td>2</td>
<td>2</td>
<td>ppm</td>
<td>No</td>
<td>Discharge of drilling wastes; discharge from metal refineries; erosion of natural deposits.</td>
</tr>
<tr>
<td>Chromium</td>
<td>2016</td>
<td>1.2</td>
<td>0.52 - 1.20</td>
<td>100</td>
<td>100</td>
<td>ppb</td>
<td>No</td>
<td>Erosion of steel and pulp mills; erosion of natural deposits.</td>
</tr>
<tr>
<td>Fluoride</td>
<td>2016</td>
<td>0.93</td>
<td>0.13 - 0.93</td>
<td>4</td>
<td>4</td>
<td>ppm</td>
<td>No</td>
<td>No erosion of natural deposits; water additive which promotes strong teeth; discharge from fertilizer and aluminum factories.</td>
</tr>
<tr>
<td>Nitrate (measured as Nitrogen)</td>
<td>2016</td>
<td>0.79</td>
<td>0.05 - 0.79</td>
<td>10</td>
<td>10</td>
<td>ppm</td>
<td>No</td>
<td>Runoff from fertilizer use; leaching from septic tanks; sewage; erosion of natural deposits.</td>
</tr>
<tr>
<td>Selenium</td>
<td>2016</td>
<td>3.4</td>
<td>1.4 - 3.4</td>
<td>50</td>
<td>50</td>
<td>ppb</td>
<td>No</td>
<td>Discharge from petroleum and metal refineries; erosion of natural deposits; discharge from mines.</td>
</tr>
</tbody>
</table>

*NITRATE ADVISORY: Nitrate in drinking water at levels above 10 ppm is a health risk for infants of less than six months of age. High nitrate levels in drinking water can cause blue baby syndrome. Nitrate levels may rise quickly for short periods of time because of rainfall or agricultural runoff.*

### Radioactive Contaminants

<table>
<thead>
<tr>
<th>Radioactive Contaminants</th>
<th>Collection Date</th>
<th>Highest Level Detected</th>
<th>Range of Levels Detected</th>
<th>MCLG</th>
<th>MCL</th>
<th>Units</th>
<th>Violation</th>
<th>Likely Source of Contamination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beta/photon emitters</td>
<td>5/2/2016</td>
<td>5.6</td>
<td>5.6 - 5.6</td>
<td>0</td>
<td>50</td>
<td>pCi/L</td>
<td>No</td>
<td>Decay of natural and man-made deposits.</td>
</tr>
<tr>
<td>Gross alpha excluding radon and uranium</td>
<td>5/2/2016</td>
<td>Levels lower than detect level</td>
<td>0 - 0</td>
<td>0</td>
<td>15</td>
<td>pCi/L</td>
<td>No</td>
<td>Erosion of natural deposits.</td>
</tr>
</tbody>
</table>

### Organic Contaminants

<table>
<thead>
<tr>
<th>Organic Contaminants</th>
<th>Collection Date</th>
<th>Highest Level Detected</th>
<th>Range of Levels Detected</th>
<th>MCLG</th>
<th>MCL</th>
<th>Units</th>
<th>Violation</th>
<th>Likely Source of Contamination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Atrazine</td>
<td>2016</td>
<td>0.61</td>
<td>0.31 - 0.61</td>
<td>3</td>
<td>3</td>
<td>ppb</td>
<td>No</td>
<td>Runoff from herbicide used on row crops.</td>
</tr>
<tr>
<td>Di (2-ethylhexyl) adipate</td>
<td>2016</td>
<td>Levels lower than detect level</td>
<td>0 - 0</td>
<td>400</td>
<td>400</td>
<td>ppb</td>
<td>No</td>
<td>Discharge from chemical factories.</td>
</tr>
<tr>
<td>Simazine</td>
<td>2016</td>
<td>Levels lower than detect level</td>
<td>0 - 0</td>
<td>4</td>
<td>4</td>
<td>ppb</td>
<td>No</td>
<td>Runoff from herbicide used on row crops.</td>
</tr>
</tbody>
</table>

### Maximum Residual Disinfectant Level

<table>
<thead>
<tr>
<th>Chemical Used</th>
<th>Year</th>
<th>Average Level of Quarterly Data</th>
<th>Lowest Result of Single Sample</th>
<th>Highest Result of Single Sample</th>
<th>MRDL</th>
<th>MRDLG</th>
<th>Units</th>
<th>Source of Chemical</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chlorine Residual (Chloramines)</td>
<td>2016</td>
<td>2.96</td>
<td>4.5</td>
<td>4.0</td>
<td>&lt;4.0</td>
<td>ppm</td>
<td>Disinfectant used to control microbes.</td>
<td></td>
</tr>
<tr>
<td>Chlorine Dioxide</td>
<td>2016</td>
<td>0</td>
<td>0.00</td>
<td>0.8</td>
<td>0.8</td>
<td>ppm</td>
<td>Disinfectant.</td>
<td></td>
</tr>
<tr>
<td>Chlorite</td>
<td>2016</td>
<td>0</td>
<td>0.115</td>
<td>1.0</td>
<td>N/A</td>
<td>ppm</td>
<td>Disinfectant.</td>
<td></td>
</tr>
</tbody>
</table>
### Unregulated Contaminants

<table>
<thead>
<tr>
<th>Contaminant</th>
<th>Collection Date</th>
<th>Average Level</th>
<th>Range of Levels Detected</th>
<th>Units</th>
<th>Likely Source of Contamination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chloroform</td>
<td>2016</td>
<td>13.12</td>
<td>8.35 - 18.50</td>
<td>ppb</td>
<td>By-product of drinking water disinfection.</td>
</tr>
<tr>
<td>Bromoform</td>
<td>2016</td>
<td>1.38</td>
<td>1.08 - 1.59</td>
<td>ppb</td>
<td>By-product of drinking water disinfection.</td>
</tr>
<tr>
<td>Bromodichloromethane</td>
<td>2016</td>
<td>8.98</td>
<td>5.51 - 14.00</td>
<td>ppb</td>
<td>By-product of drinking water disinfection.</td>
</tr>
<tr>
<td>Dibromochloromethane</td>
<td>2016</td>
<td>4.43</td>
<td>2.44 - 9.01</td>
<td>ppb</td>
<td>By-product of drinking water disinfection.</td>
</tr>
</tbody>
</table>

Unregulated contaminants are those for which the EPA has not established drinking water standards. The purpose of unregulated contaminant monitoring is to assist EPA in determining the occurrence of unregulated contaminants in drinking water and whether future regulations are warranted.

### Lead and Copper

<table>
<thead>
<tr>
<th>Lead and Copper</th>
<th>Date Sampled</th>
<th>Action Level (AL)</th>
<th>90th Percentile</th>
<th>Units</th>
<th># Sites Exceeding AL</th>
<th>Violation</th>
<th>Likely Source of Contamination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Copper</td>
<td>2016*</td>
<td>13</td>
<td>0.6848</td>
<td>ppm</td>
<td>0</td>
<td>No</td>
<td>Erosion of natural deposits; leaching from wood preservatives; corrosion of household plumbing systems.</td>
</tr>
<tr>
<td>Lead</td>
<td>2016*</td>
<td>15</td>
<td>1.33</td>
<td>ppb</td>
<td>0</td>
<td>No</td>
<td>Erosion of natural deposits, Corrosion of household plumbing systems;</td>
</tr>
</tbody>
</table>

*Lead & Copper Tests are performed every 3 year. 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. City of McKinney 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](http://www.epa.gov/safewater/lead).

### Turbidity

<table>
<thead>
<tr>
<th>Turbidity</th>
<th>Year</th>
<th>Limit (TT)</th>
<th>Level Detected</th>
<th>Violation</th>
<th>Likely Source of Contamination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Highest single measurement</td>
<td>2016</td>
<td>1 NTU</td>
<td>0.78 NTU</td>
<td>No</td>
<td>Soil runoff</td>
</tr>
<tr>
<td>Lowest monthly percentage (%) meeting limit</td>
<td>2016</td>
<td>0.3 NTU</td>
<td>96.20%</td>
<td>No</td>
<td>Soil runoff</td>
</tr>
</tbody>
</table>

**NOTE:** Turbidity has no health effects and it is a measurement of the cloudiness of the water caused by suspended particles. We monitor it because it is a good indicator of water quality and the effectiveness of our filtration.

### Disinfectant By-Products

<table>
<thead>
<tr>
<th>Disinfection By-Products</th>
<th>Collection Date</th>
<th>Highest Locational Running Annual Average</th>
<th>Range of Levels Detected</th>
<th>MCLG</th>
<th>MCL</th>
<th>Units</th>
<th>Violation</th>
<th>Likely Source of Contamination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Haloacetic Acids (HAAS)</td>
<td>2016</td>
<td>23</td>
<td>11.8 - 29.2</td>
<td>No goal for the total</td>
<td>60</td>
<td>ppb</td>
<td>No</td>
<td>By-product of drinking water disinfection.</td>
</tr>
<tr>
<td>Total Trihalomethanes (TTHM)</td>
<td>2016</td>
<td>32</td>
<td>16.5 - 40.2</td>
<td>No goal for the total</td>
<td>80</td>
<td>ppb</td>
<td>No</td>
<td>By-product of drinking water disinfection.</td>
</tr>
<tr>
<td>Bromate</td>
<td>2016</td>
<td>6</td>
<td>0.0 - 6.0</td>
<td>5</td>
<td>10</td>
<td>ppb</td>
<td>No</td>
<td>By-product of drinking water ozonation.</td>
</tr>
</tbody>
</table>

**NOTE:** Haloacetic acids and trihalomethanes form as by-products of the chlorination process that is used to kill or inactivate disease-causing microbes. The TTHM and HAAS results are from the eight locations which are monitored to determine compliance with current regulations.

### Total Organic Carbon

<table>
<thead>
<tr>
<th>Total Organic Carbon</th>
<th>Collection Date</th>
<th>Highest Level Detected</th>
<th>Range of Levels Detected</th>
<th>Units</th>
<th>Violation</th>
<th>Likely Source of Contamination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Source Water</td>
<td>2016</td>
<td>4.23</td>
<td>3.14 - 4.23</td>
<td>ppm</td>
<td>No</td>
<td>Naturally present in the environment.</td>
</tr>
<tr>
<td>Drinking Water</td>
<td>2016</td>
<td>2.8</td>
<td>1.37 - 2.80</td>
<td>ppm</td>
<td>No</td>
<td>Naturally present in the environment.</td>
</tr>
<tr>
<td>Removal Ratio</td>
<td>2016</td>
<td>63.9%</td>
<td>25.7 - 63.9</td>
<td>% removal *</td>
<td>No</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**NOTE:** Total organic carbon (TOC) has no health effects. The disinfectant can combine with TOC to form disinfection by-products. Disinfection is necessary to ensure that water does not have unacceptable levels of pathogens. By-products of disinfection include trihalomethanes (THMs) and haloacetic acids (HAA) which are reported elsewhere in this report.

*Removal ratio is the percent of TOC removed by the treatment process divided by the percent of TOC required by TCEQ to be removed.

### Coliform Bacteria

<table>
<thead>
<tr>
<th>Maximum Contaminant Level Goal</th>
<th>Total Coliform Maximum Contaminant Level</th>
<th>Highest No. of Positive E. coli or Fecal Coliform Level</th>
<th>Total No. of Positive E. coli or Fecal Coliform Samples</th>
<th>Violation</th>
<th>Likely Source of Contamination</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>5% of monthly</td>
<td>3.7</td>
<td>0</td>
<td>0</td>
<td>No naturally present in the environment.</td>
</tr>
</tbody>
</table>

**NOTE:** Reported monthly tests found no fecal coliform bacteria. Coliforms are bacteria that are naturally present in the environment and are used as an indicator that other, potentially harmful, bacteria may be present.