Phase I Environmental Site Assessment

N. ST. MARY'S ST. MULTIFAMILY PROJECT
TRACT 1: 405 WEST JONES & TRACT 2: 1500 N. ST. MARY'S STREET
SAN ANTONIO, BEXAR COUNTY, TEXAS 78215

PREPARED FOR

ALAMO COMMUNITY GROUP
4100 E. PIEDRAS, SUITE 200
SAN ANTONIO, TEXAS 78228

&

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
P.O. BOX 13941
AUSTIN, TEXAS 78711-3941

FEBRUARY 1, 2018
PHASE I ENVIRONMENTAL SITE ASSESSMENT
N. ST. MARY'S ST. MULTIFAMILY PROJECT
TRACT 1: 405 WEST JONES & TRACT 2: 1500 N. ST. MARY’S STREET
SAN ANTONIO, BEXAR COUNTY, TEXAS 78215

This Assessment was prepared utilizing the current
ASTM Standard, E 1527-13
"Standard Practice for Environmental Site Assessments"
by

RG ENVIRONMENTAL SERVICES, LLC
P.O. BOX 6628
San Antonio, Texas 78209
TEL (210) 289-0981

Benjamin Hernandez, Environmental Professional
Ron Greenberg, Environmental Professional
**TABLE OF CONTENTS**

<table>
<thead>
<tr>
<th>Section</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>Section 1</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Summary</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td><strong>Section 2</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Introduction</td>
<td></td>
</tr>
<tr>
<td>2.1</td>
<td>Purpose</td>
<td>4</td>
</tr>
<tr>
<td>2.2</td>
<td>Scope of Work</td>
<td>5</td>
</tr>
<tr>
<td>2.3</td>
<td>Qualification and Limiting Factors</td>
<td>5</td>
</tr>
<tr>
<td>2.4</td>
<td>User's Responsibilities</td>
<td>6</td>
</tr>
<tr>
<td>2.5</td>
<td>Significant Assumptions</td>
<td>7</td>
</tr>
<tr>
<td>2.6</td>
<td>Reliance</td>
<td>7</td>
</tr>
<tr>
<td></td>
<td><strong>Section 3</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Site Description</td>
<td></td>
</tr>
<tr>
<td>3.1</td>
<td>Methodology and Limiting Conditions</td>
<td>7</td>
</tr>
<tr>
<td>3.2</td>
<td>Improvements</td>
<td>7</td>
</tr>
<tr>
<td>3.3</td>
<td>Site Description</td>
<td>8</td>
</tr>
<tr>
<td>3.4</td>
<td>Site Geology and Hydrology</td>
<td>8</td>
</tr>
<tr>
<td>3.5</td>
<td>Coastal Barrier Resource and Coastal Management Zone</td>
<td>9</td>
</tr>
<tr>
<td>3.6</td>
<td>Flood Plain</td>
<td>9</td>
</tr>
<tr>
<td>3.7</td>
<td>Wetlands</td>
<td>9</td>
</tr>
<tr>
<td>3.8</td>
<td>Sole Source Aquifer</td>
<td>10</td>
</tr>
<tr>
<td>3.9</td>
<td>Unique Natural Features and Areas</td>
<td>10</td>
</tr>
<tr>
<td>3.10</td>
<td>Site Suitability, Access, and Compatibility</td>
<td>10</td>
</tr>
<tr>
<td>3.11</td>
<td>Pits, Ponds, or Lagoons</td>
<td>10</td>
</tr>
<tr>
<td>3.12</td>
<td>Drums/Hazardous Substance and Petroleum Product Containers/Unidentified Substance Containers</td>
<td>11</td>
</tr>
<tr>
<td>3.13</td>
<td>Ground Staining/Corrosion</td>
<td>11</td>
</tr>
<tr>
<td>3.14</td>
<td>Natural Filled Areas</td>
<td>11</td>
</tr>
<tr>
<td></td>
<td><strong>Section 4</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Historical Investigation</td>
<td></td>
</tr>
<tr>
<td>4.1</td>
<td>Recorded Land Title Records, Lease and Environmental Lien Search</td>
<td>11</td>
</tr>
<tr>
<td>4.2</td>
<td>Historical Aerial Photographs</td>
<td>12</td>
</tr>
<tr>
<td>4.3</td>
<td>Historic Sanborn's Fire Insurance Maps</td>
<td>12</td>
</tr>
<tr>
<td>4.4</td>
<td>Historic City Directories</td>
<td>13</td>
</tr>
<tr>
<td>4.5</td>
<td>Historic Preservation</td>
<td>13</td>
</tr>
<tr>
<td>4.6</td>
<td>Historical Recognized Environmental Conditions</td>
<td>14</td>
</tr>
<tr>
<td>4.7</td>
<td>Other Historical Sources</td>
<td>14</td>
</tr>
<tr>
<td>4.8</td>
<td>Data Gaps in Historical Research</td>
<td>14</td>
</tr>
<tr>
<td></td>
<td><strong>Section 5</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Site Investigation and Test Results</td>
<td></td>
</tr>
<tr>
<td>5.1</td>
<td>Asbestos Containing Material</td>
<td>14</td>
</tr>
<tr>
<td>5.2</td>
<td>Radon</td>
<td>14</td>
</tr>
<tr>
<td>5.3</td>
<td>Lead Base Paint</td>
<td>15</td>
</tr>
<tr>
<td>5.4</td>
<td>Lead in Water</td>
<td>15</td>
</tr>
<tr>
<td>5.5</td>
<td>Polychlorinated Biphenyls</td>
<td>15</td>
</tr>
<tr>
<td>5.6</td>
<td>On Site Chemical Hazards</td>
<td>16</td>
</tr>
<tr>
<td></td>
<td><strong>Section 6</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Off Site Investigation</td>
<td></td>
</tr>
<tr>
<td>6.1</td>
<td>Adjoining Properties</td>
<td>16</td>
</tr>
<tr>
<td>6.2</td>
<td>Landfills</td>
<td>17</td>
</tr>
<tr>
<td>6.3</td>
<td>The Resource Conservation and Recovery Act (RCRA)</td>
<td>17</td>
</tr>
<tr>
<td>Section</td>
<td>Title</td>
<td>Page</td>
</tr>
<tr>
<td>---------</td>
<td>------------------------------------------------------------</td>
<td>------</td>
</tr>
<tr>
<td>6.4</td>
<td>The Comprehensive Environmental Response Compensation and Liability Act (CERCLA)</td>
<td>18</td>
</tr>
<tr>
<td>6.5</td>
<td>National Priorities List (NLP)</td>
<td>18</td>
</tr>
<tr>
<td>6.6</td>
<td>Emergency Response Notification System (ERNS)</td>
<td>19</td>
</tr>
<tr>
<td>6.7</td>
<td>US Engineering &amp; Institutional Controls</td>
<td>19</td>
</tr>
<tr>
<td>6.8</td>
<td>State Hazardous Waste Sites (SHWS)</td>
<td>19</td>
</tr>
<tr>
<td>6.9</td>
<td>State Landfill and/or Solid Waste Disposal Sites</td>
<td>20</td>
</tr>
<tr>
<td>6.10</td>
<td>State Voluntary Cleanup Sites</td>
<td>20</td>
</tr>
<tr>
<td>6.11</td>
<td>State Brownfield Sites</td>
<td>21</td>
</tr>
<tr>
<td>6.12</td>
<td>State Engineering &amp; Institutional Controls</td>
<td>22</td>
</tr>
<tr>
<td>6.13</td>
<td>Industrial and Hazardous Waste Site (IHW)</td>
<td>22</td>
</tr>
<tr>
<td>6.14</td>
<td>Municipal Solid Waste Facilities (TXMSWLF)</td>
<td>23</td>
</tr>
<tr>
<td>6.15</td>
<td>Petroleum Storage Tank List (PST/LPST)</td>
<td>23</td>
</tr>
<tr>
<td>6.16</td>
<td>Dry Cleaners</td>
<td>25</td>
</tr>
<tr>
<td>6.17</td>
<td>Vapor Encroachment Screen</td>
<td>25</td>
</tr>
<tr>
<td>6.18</td>
<td>Facility Index System/Facility Registry System</td>
<td>26</td>
</tr>
<tr>
<td>6.19</td>
<td>Orphan Sites</td>
<td>26</td>
</tr>
<tr>
<td>6.20</td>
<td>Electrical Sub Stations</td>
<td>26</td>
</tr>
<tr>
<td>6.21</td>
<td>Drinking Water Quality</td>
<td>27</td>
</tr>
<tr>
<td>6.22</td>
<td>Solid Waste Disposal</td>
<td>27</td>
</tr>
<tr>
<td>6.23</td>
<td>Sewage Discharge and Disposal</td>
<td>27</td>
</tr>
<tr>
<td>6.24</td>
<td>Heating and Cooling</td>
<td>27</td>
</tr>
<tr>
<td>6.25</td>
<td>Wells and Cisterns</td>
<td>27</td>
</tr>
<tr>
<td>6.26</td>
<td>Additional Site Observations</td>
<td>28</td>
</tr>
</tbody>
</table>

Section 7  Conclusions and Recommendations  28

Section 8  Attachments

1. Topographical Maps
2. Coastal Management Map
3. Flood Zone Maps
4. Wetlands Map
5. Sole Source Aquifer Map
6. Other Historical Documentation
7. Radon Map
8. Vapor Encroachment Screen
9. Other Maps and Plats
10. Aerial Photography
11. Photographs
12. Support Documentation
PHASE I ENVIRONMENTAL SITE ASSESSMENT
N. ST. MARY’S ST. MULTIFAMILY PROJECT
Tract 1: 405 WEST JONES & Tract 2: 1500 NORTH ST. MARY’S ST.
SAN ANTONIO, BEXAR COUNTY, TEXAS 78215

PHASE I ENVIRONMENTAL SITE ASSESSMENT

This Phase I Environmental Site Assessment (ESA) has been conducted at the developed subject property identified as follows:

- Tract 1: 405 West Jones Avenue
- Tract 2: 1500 North St. Mary's Street

Both located in San Antonio, Bexar County, Texas. This Phase I ESA was conducted in accordance with ASTM Standard, E 1527-13 and in adherence to Section 1.35 of the REA Rules and Guidelines and was conducted at the direction of and for the benefit of Alamo Community Group, 4100 E. Piedras, Suite 200, San Antonio, Texas 78228 & Texas Department of Housing and Community Affairs, P.O. Box 13941, Austin, Texas 78711-3941.

RG Environmental Services, LLC (RGE) in preparing this Environmental Site Assessment report will not benefit from the Development in any other way than receiving a fee for performing the Environmental Site Assessment and the fee is not contingent upon the outcome of the Assessment. No prior environmental reports were provided for review during this assessment.

SECTION 1 - SUMMARY

Based on a review of local, State, and Federal databases Tract 1 (405 West Jones Avenue) of the subject property was listed as an EDR Historical service station known as Wigwam Service Station in 1941. The 1951 & 1952 Historical Certified Sanborn Maps show the site as an auto repair facility. The Historical City Directories identifies Tract 1 as Wigwam Service Station in 1941.

Tract 2 (1500 North St. Mary’s Street) was listed as an underground storage tank (UST) facility with one unknown capacity gasoline tank that was installed on 8/31/1987 and permanently removed from the ground on 06/17/1993.

RG Environmental Services has requested records on these two Tracts from the Texas Commission on Environmental Quality (TCEQ) through The Banks Group in Austin. As of February 15, 2018 no response has been received.

A review of local, State, and Federal databases revealed that there are no other indications of facilities, incidents, or problems that would pose a significant environmental impact on the subject property.

There are no indications of potential hazardous spills or other problems associated with this site and no hazardous materials were observed as being stored on the subject property.

RG ENVIRONMENTAL SERVICES, LLC
property. No unidentified substance containers were identified during this assessment. No unusual odors were detected and no stressed or dead vegetation was identified. According to the database provided by Environmental Data Resources (EDR) there are twelve (12) registered tank facilities reported on the Texas Commission on Environmental Quality (TCEQ) Petroleum Storage Tank (PST) list within the ASTM one-quarter (1/4) mile radius of the subject. Additionally there are twenty (20) Leaking Petroleum Storage Tank (LPST) sites located within the ASTM one-half (1/2) mile radius of the subject property. It's important to note that all LPST sites have been issued final concurrence and the State has closed all of the cases. Due to the nature and/or the spatial orientation of these UST and LPST sites, these facility will not be expected to have an environmental impact on the subject site.

Information from the City of San Antonio indicates that the water quality supplied to the subject property either meets or exceeds all federal and state standards for water quality.

The 1951 & 1952 Historical Certified Sanborn Maps show Tract 1 site as an auto repair facility. The Historical City Directories identifies Tract 1 as Wigwam Service Station in 1941. The historical aerial photography, historical Sanborn Maps and historical City Directories review did not identify any other unusual ownerships or past hazardous uses of the site. No obvious signs of contamination were found during this assessment.

A review of the EPA's Resource Conservation and Recovery Information System (RCRIS) list indicated that there is one (1) RCRA generator or facility within the ASTM of adjoining the subject and no (0) facilities were reported on the EPA's Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) list, within the one-half (1/2) mile radius, as of the day of the field investigation. Due to the nature and/or the spatial orientation of the RCRA site, this facility will not be expected to have an environmental impact on the subject site. The EPA's National Priority List (NPL) was reviewed and no (0) NPL sites were identified within a one (1) mile radius of the subject. The Emergency Response and Notification System (ERNS) data file was reviewed and no (0) ERNS incidents were reported within a one-eighth (1/8) mile radius of the subject. One (1) State Industrial and Hazardous Waste Site (IHV) were reported within a one-quarter (1/4) mile radius of the property. Due to the nature and/or the spatial orientation of this site, this facility will not be expected to have an environmental impact on the subject site. No (0) Municipal Solid Waste Landfill sites (TXMSWLF) were identified within the ASTM required radius of the subject property.

A review of the State and tribal Voluntary Cleanup Program Sites (VCPs) list indicated that there are three (3) VCP sites, one (1) Activity and Use Limitation (AUL) site and no (0) Groundwater Water Contamination (GCC) sites located within the a half of mile (0.5) ASTM Standard of the subject property. Due to the nature and/or the spatial orientation of these sites, these facilities will not be expected to have an environmental impact on the subject site.
A review of the Federal CERCLIS NFRAP site list revealed two SEMS-ARCHIVE (Superfund Enterprise Management System Archive) sites within 0.5 miles of the subject property. A SEM-ARCHIVE site are sites that have no further interest under the Federal Superfund Program based on available information. Due to the nature and/or the spatial orientation of these sites, these facilities will not be expected to have an environmental impact on the subject site.

A review of local Brownfield lists revealed two US Brownfields within 0.5 miles of the subject property. The EPA's listing of Brownfields properties from the Cleanup in My Community program, which provides information on Brownfield properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs. Due to the nature and/or the spatial orientation of these sites, these facilities will not be expected to have an environmental impact on the subject site.

Information from the Environmental Data Resources, Inc. (EDR) the EDR Radius Map™ Report with GeoCheck® database indicates that the subject property has not been the site of a legal or illegal landfill and that there are no landfills located within a one-half (1/2) mile radius of the subject. A review of the Solid Waste Facilities/Landfill Sites (SWF/LF) list indicated that there are no (0) sites within half of mile (0.5) of the subject property. There are no (0) Closed and Abandoned Landfills (CLI) within the ASTM Standard of half of mile (0.5) of the subject property.

This assessment revealed the following on-site recognized environmental conditions (RECs) in connection with the property.

- Based on a review of local, State, and Federal databases Tract 1 (405 West Jones Avenue) of the subject property was listed as an EDR Historical service station known as Wigwam Service Station in 1941. The 1951 & 1952 Historical Certified Sanborn Maps show the site as an auto repair facility. The Historical City Directories identifies Tract 1 as Wigwam Service Station in 1941.

Tract 2 (1500 North St. Mary's Street) was listed as an underground storage tank (UST) facility with one unknown capacity gasoline tank that was installed on 8/31/1987 and permanently removed from the ground on 06/17/1993.

Although no releases were reported in connection with USTs, they represent a potential for an undetected release of petroleum products into the subsurface and groundwater. Soil and groundwater sampling should be conducted to assess potential impacts from the former Wigwam Service Station on Tract 1 and the former UST on Tract 2 to document potential releases associated with USTs.

RG Environmental Services recommends that at least two sub-surface soil and groundwater samples (one on Tract 1 and the other on Tract 2) be collected and analyzed for BTEX, TPH, and RCRA 8 metals.
This assessment revealed the following on-site controlled recognized environmental conditions in connection with the property.

- NONE

This assessment revealed the following off-site recognized environmental conditions in connection with the property.

- NONE

This assessment revealed the following Historical RECs in connection with the property.

- NONE

SECTION 2 - INTRODUCTION

2.1 Purpose.

The purpose of this Assessment is to satisfy one of the requirements to qualify for the "Innocent Landowner Defense" under 107(b) (3) and 101 (350 A, B, and C) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA), as amended ("Superfund"), by (i) obtaining commonly known or reasonably ascertainable information about the current and prior ownership and uses of the Subject Property, and (ii) physically inspecting the Site to determine the presence or likely presence of recognized environmental conditions on the Site. This ESA is intended to provide documentation of the "appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice." This document is intended to develop a history of the previous uses and/or occupancies of the property and adjoining properties in order to identify those uses and/or occupancies that are likely to have contributed to "recognized environmental conditions" in connection with the Site.

"Recognized environmental conditions" as defined in ASTM Standard E 1527-13 and used in this report, means the presence or likely presence of any hazardous substances or petroleum products on the Site under conditions that indicate a release, a past release, or a threat of a release of any hazardous substances or petroleum products into structures on the Site or into the groundwater, surface water, or ground of the Site. This term does not include de minimus concentrations/conditions that generally do not present a material risk of harm to public health and the environment and that generally would not be subject of an enforcement action if brought to the attention of local, state, or federal government agencies.
2.2 Scope of Work

The assessment was performed according to guidelines set forth in the American Society for Testing and Materials (ASTM), Standard E 1527-13, Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

2.2.1 A visual inspection was conducted of the Site, Site improvements, and the adjoining properties to determine if evidence of the presence or likely presence of recognized environmental conditions (as defined by ASTM Standard E 1527-13) were present.

2.2.2 Historical aerial photographs, city directories, fire insurance maps (if available), and other readily available information were reviewed to determine the historical and current land uses of the Site and adjoining properties as they relate to potential environmental impacts on the Site.

2.2.3 An assessment of the surface gradient in the vicinity of the Site was conducted in order to determine the potential surface migration of contaminants from the Site or onto the Site from adjoining properties. Published documentation was reviewed to determine groundwater, soil, and geologic characteristics on or near the Site. A general assessment (without collecting soil and/or groundwater samples) of the potential for subsurface impact to the Site from identified off-site regulated facilities was also conducted.

2.2.4 Federal, state, and local agency databases and published reports of facilities known or that have the potential to impact the Site were reviewed to determine if the Site or adjoining properties have reported any “recognized environmental conditions.” The databases reviewed complied with the requirements in ASTM Standard E 1527-13.

2.2.5 Interviews with the current property owner representative, current and past Owners (if available), and city and county building officials were conducted to determine the prior uses of the property.

2.3 Qualifications and Limiting Factors

This report was prepared by Mr. Benjamin Hernandez with RGE. Over the last twenty plus years, he has completed hundreds of individual Phase I Environmental Site Assessments for properties throughout Texas, Louisiana, Mississippi, Tennessee, Florida, and New Mexico. He is also licensed to conduct lead and asbestos testing. He has 30 years’ experience in the environmental field, beginning his career in the United States Air Force.

No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of an ESA in accordance with the ASTM 1517-13 standard practice is
intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and the ASTM standard recognizes reasonable limits of time and cost.

RGEs efforts in this study have been to identify potential recognized environmental conditions in connection to the Site. Possible sources of contamination may have been omitted because of the limitations of this assessment, the inaccuracy of governmental records, or unreported or undetected situations of environmental concern. RGE recommendations and conclusions are based on our professional judgment concerning data obtained from various agencies, historical documents, and on-site observations and laboratory test data. RGE assumes that any and all information concerning the property furnished to us by or on behalf of the Client and other individuals is accurate and correct. RGE assumes no responsibility for the discovery of or elimination of any and all hazards that may cause bodily injury, death, accidents, loss of income, or physical damage. RGE does not have any responsibility with regard to the Client’s compliance with or fulfillment of its obligation under any law, ordinance, or regulation prevailing at any of the observed locations.

Recommendations regarding the property relate only to conditions observed while at the Site and any decision or action implemented by the Client as a result of the information presented in the Project is solely the decision of the Client.

This document is not intended to be an environmental and/or safety compliance audit, and will not substitute for a complete environmental and/or safety compliance inspection. Additionally this report is prepared without any opinion of compliance or lack of compliance with regulatory requirements that are applicable to the Site and is not to be considered as rendering a legal opinion and is subject to professional interpretation therefore other professionals could reach different conclusions.

2.3.1 Exceptions and Limitations. In addition to the limitations identified in ASTM Standard E 1527-13, the accuracy and completeness of this ESA was not impacted by any other access limitations, data failure or any outstanding information requests.

2.4 User’s Responsibilities

The Environmental Professional (EP) submitted and requested that the “user” (as defined by ASTM Standard E1527-13, Section 3, Paragraph 3.2.98) fill out a User Questionnaire to assist in identifying recognized environmental conditions. The filled out User Questionnaire was not received. It is the opinion of the EP that the User Questionnaire would not have identified recognized environmental conditions.
2.5 Significant Assumptions

RGE assumed that all information pertaining to the Subject Property provided in interviews with the current owner's representative and in historical information obtained from standard sources was as accurate and complete as possible.

2.6 Reliance

This assessment has been prepared for the exclusive use of Alamo Community Group, 4100 E. Piedras, Suite 200, San Antonio, Texas 78228 and Texas Department of Housing & Community Affairs, P.O. Box 13941, Austin, Texas 78711-3941 or assigns and his respective partners, investors, and/or lenders and RGE shall not be liable for any loss, liability, damages, or expense to any person or entity not a party to this agreement. This study and report have been prepared solely for use in environmental evaluation of the subject property and RGE is not liable for the independent conclusions, opinions, recommendations, or actions made by others based on the data and information presented in this report. RGE relied on third party sources of information for the regulatory review and it is possible for regulatory information to be inaccurate or incomplete. RGE has attempted to make a reasonable effort to compensate for inaccurate or insufficient information by verifying additional reasonably ascertainable standard sources of information.

SECTION 3 - SITE DESCRIPTION

3.1 Methodology and Limiting Conditions

Mr. Benjamin Hernandez, an Environmental Professional with RGE conducted this Assessment and all exterior areas of the property were inspected. The interior of the commercial building on Tract 1 and 2 of the subject property were not accessible during this assessment. No other limitations were noted. No one accompanied Mr. Hernandez during this assessment.

3.2 Improvements

The site was observed on February 1, 2018 by Mr. Benjamin Hernandez and the improvements consisted of the following:

- Tract 1: 405 West Jones Avenue – consists of a single-story, 6,724 square foot warehouse/office building formerly occupied by J.F. Hagan Distribution, Inc. (photo #6). The building was constructed in 1950.
PHASE I ENVIRONMENTAL SITE ASSESSMENT
N. ST. MARY'S ST. MULTIFAMILY PROJECT
Tract 1: 405 WEST JONES & Tract 2: 1500 NORTH ST. MARY'S ST.
SAN ANTONIO, BEXAR COUNTY, TEXAS 78215

- Tract 2: 1500 North St. Mary's Street – consists of a single-story, 9,762 square foot office building currently occupied by The Institute of Prosthetic Limb Design (photo #1). The building was constructed in 1954.

Approximately eighty percent of the subject property is covered by the current improvements.

The exterior on the building located on Tract 1 is red brick siding with a cantilevered roof on a concrete foundation (photos #7, #9, and #10).

The exterior on the building located on Tract 2 was concrete on a concrete foundation (photo #2).

The property lies within the City limits of San Antonio, Texas and receives all City services. Tract 1 of the subject property is currently unoccupied (photo #8) and Tract 2 is occupied by The Institute of Prosthetic Limb Design (photo #3).

3.3 Site Description

The subject site is irregularly shaped land that is basically flat with any gradient tending to the south, southwest towards the natural storm drainage systems along W. Jones Avenue, Dallas Street and N. St. Mary’s Street (photo #27). All City utilities and services, e.g. water, electricity, trash pickup etc. are provided to the subject site and ingress/egress is from St. Mary’s to the west, W. Jones Avenue to the east and Dallas Street to the south.

3.4 Site Geology and Hydrology

Information pertaining to soil characteristics in the project area was obtained from the United States Department of Agriculture, Soil Conservation Service and the District Conservationist stated that the soil in this area consist primarily of the Trinity and Frio soils, frequently flooded (0 to 1 percent slopes). The Trinity series consists of alluvial soils that are deep, dark colored, and nearly level. The surface layer is dark-gray, calcareous clay and is about 50 inches thick. It has medium, subangular blocky structure and is firm when moist. The subsurface layer is gray, calcareous clay and is about 15 inches thick. This layer has weak, subangular block structure. The underlying material is recent clayey alluvium washed from the clayey, upland soils. Trinity soils have slow surface drainage and slow internal drainage. Permeability is slow. The capacity to hold water is good.

3.4.1 Hydrology: The Site is located in a generally gently sloping area and the general topographic gradient on the subject site is towards the south, southwest and the subject site is approximately 653 feet above sea level. Surface water runoff flows into the storm drainage systems along N. St. Mary’s Street, Dallas Street and West Jones Avenue. The
subject site appears to be adequately drained and no indication of the significant accumulation of water was observed during the site inspection.

3.4.2 Site Specific Hydrogeology: Specific groundwater depth and flow information is not readily available for the Site. Shallow groundwater generally tends to follow local topography, but may be influenced by localized subsurface conditions. The groundwater flow direction used in this assessment to determine the relative potential for off-site facilities to impact the Site (or for activities conducted on the Site to impact off-site properties) is toward the south. However, additional investigation including the installation of groundwater monitoring wells or piezometers would be required to definitively establish the groundwater depth and gradient on the entire Site.

3.4.3 Current USGS 7.5 Minute Topographic Map: According to the USGS 7.5 Minute Topographic Map, San Antonio East, Texas 2013, the subject is approximately 653 feet above sea level and the general topographic gradient is to the south, southwest. See Attachment 1 for a copy of the topographic map.

3.5 Coastal Barrier Resource and Coastal Management Zone (CZM)

The subject property is not located within the designated coastal barriers of the Gulf of Mexico. According to the Texas Coastal Management Program Map provided by the Texas General Land Office the subject property is not located within a coastal zone boundary. No impacts on navigable waterways and coastal zones would occur as a result of the subject property. The subject property is currently developed. The subject property does not affect navigation and does not affect a coastal zone see Attachment 2 for a copy of the Coastal Management Maps.

3.6 Flood Plain

Based on Flood Plain information provided by the Federal Emergency Management Agency, Flood Insurance Rate Map Number 48029C0405G, Map Revised Date: September 29, 2010 the subject site is essentially in Zone X which are areas determined to be outside the 0.2% annual chance floodplain, see Attachment 3 for a copy of the flood zone map.

3.7 Wetlands

No water features, streams, tanks, ponds or other areas of water were observed or identified and no other excessively wet areas were observed, noted or believed to be present on the subject tract. A National Wetlands inventory map from the United States Department of Interior for this specific area was reviewed at the time of the field investigation and it was determined that the subject property has no designated wetlands. The U.S. Fish and Wildlife Service designated wetland areas are determined primarily by aerial photographs and typically reflect conditions during the specific year and season.
when they were taken therefore; there is a margin of error inherent in the use of aerial photographs. Vascular plant and hydrophytic vegetation that normally occur in wetlands were not identified on the subject property. The U.S. Fish and Wildlife Service define wetlands as areas where water is the primary factor controlling the environment and the associated plant and animal life. These transitional habitats occur between upland and aquatic environments where the water table is at or near the surface of the land, or where the land is covered by shallow water that may be up to six feet deep, see Attachment 4 for a copy of the wetlands map.

3.8 Sole Source Aquifer

According to the United States Environmental Protection Agency, Sole Source Aquifer Protection Program, National Summary of Sole Source Aquifer Designations, and the only designated sole source aquifer in Texas is the Edwards Aquifer in the San Marcos/ South Texas area therefore this property does lie over a sole source aquifer, see Attachment 5 for a copy of the Sole Source Aquifer map.

3.9 Unique Natural Features and Areas

There are areas that need special attention such as unique geological features. The geological features may vary from one place to another and may include cliffs, waterfalls, or unusual rock formations and colors. Natural areas may include heavily wooded areas that might pose a fire hazard to some projects in the event of a forest fire. No unique natural features or areas were identified on the subject property.

3.10 Site Suitability, Access, and Compatibility of Surrounding Development

Generally the community’s zoning land use controls, which carry out its Master Plan, are sufficient to ensure land use compatibility. This assessment did not identify surrounding land uses that would be a nuisance or hazard to the subject property. According to the City of San Antonio the subject site is located within the Form Base Zoning T5 River Improvement Overly District (FBZ T5 1, RIO 2). The subject site is compatible with the surrounding area in terms of land use, height, bulk, and mass. In addition, there are no air pollution generators nearby which would adversely affect the subject site.

3.11 Pits, Ponds, or Lagoons.

There are no man-made or natural pits, ponds, or lagoons that are likely to hold liquids or sludge containing hazardous substances or petroleum products on the subject property. There was no visual evidence of pools or sumps containing liquids to be hazardous substances or petroleum products on the subject property.
3.12 Drums/Hazardous Substance and Petroleum Products Containers/
Unidentified Substance Containers.
A visual inspection of the subject property revealed drums containing hazardous
substances. No unidentified substance containers were identified during this
assessment.

3.13 Ground Staining/Corrosion.
A visual inspection of the subject property revealed no ground stains or corrosion.

3.14 Natural Filled Areas.
A visual inspection of the subject property revealed no dirt, soil, sand, or other earth that
was obtained off-site that was used to fill holes or depressions, create mounds, or
otherwise artificially change the grade or elevation of the subject property. This does not
include material that is used in limited quantities for normal landscaping activities.

SECTION 4 - HISTORICAL INVESTIGATION

4.1 Recorded Land Title Records, Lease and Environmental Lien Search

According to the Bexar County Central Appraisal District, Tract 1 (405 West Jones
Avenue) is currently owned by Robert L. Hagan and Susan Marie Kinney. Tract 2 (1500
N. St. Mary’s Street) is currently owned by Myers Riverwalk Investments, LLC. Although
RGE did not prepare a historic deed search other historical use sources were searched
and no unusual or hazardous users were identified. The legal description is as follows:

Tract 1:

East 126.2 feet of Lot C on A-14 and A-15 of Block G, New City Block 997, San
Antonio, Bexar County, Texas.

Tract 2:

A 15,242 square foot or 0.350 acre tract of land out of Lots A-9, A-10, and A-11,
New City Block 997, San Antonio, Bexar County, Texas.

No recorded environmental cleanup liens or any other environmental liens or activity and
use limitations were on file at the Bexar County Courthouse for this property.
4.2 Historical Aerial Photographs

Historic aerial photography for the years 1938, 1950, 1966, 1973, 1982, 1990, 1995, 2005, 2010 and 2014 were reviewed and revealed the following:

1938  This photo depicts the subject property as a tract of undeveloped land. No improvements are evident in the photographs. N. St. Mary’s Street appears to the west and W. Jones Avenue to the east. Dallas Street is to the south. Other tracts of undeveloped land appear to surround the subject property.

1950  This photo depicts Tract 1 of the subject property improved with an automotive repair facility. Tract 2 of the subject property appears to be improved with three to four smaller structures. To the immediate north appears undeveloped land. To the east and across West Jones Avenue are several commercial buildings. Extensive commercial development appears to the south and across Dallas Street. To the immediate west is a tract of undeveloped land and commercial development.

1966  This photo depicts Tract 1 of the subject property improved with the current building that was occupied by J.F. Hagan an auto upholstery and trim supply company. Tract 2 appears to be undeveloped land. Extensive commercial development surrounds the subject property.

1973-2014  These photographs depict the subject property improved with the current buildings. The subject property is surrounded by extensive commercial development.

The 1950 depicts Tract 1 (405 West Jones) improved with an automotive repair facility. None of these photos indicate other hazardous uses or development. No obvious signs of contamination were found during this assessment.

4.3 Sanborn’s Historic Fire Insurance Maps

Sanborn’s Historic Fire Insurance Maps the years 1904, 1912, 1951, 1952, 1969 and 1971were reviewed and revealed the following:

1904  This photo depicts Tract 1 of the subject property developed with two single-family dwellings. Tract 2 is shown as a tract of undeveloped land. Undeveloped land appears to the north, immediate east and south. Other single-family dwellings are located to the immediate west. North St. Mary’s Street did not exist during this time.

1912  This photo depicts Tract 1 & 2 of the subject property developed with four single-family dwellings. Other single-family dwellings are located to the immediate north, east and west. To the immediate south and across Dallas Street is undeveloped land.
1951 & 1952 These photos depict Tract 1 of the subject property improved with an automotive repair and office facility. Tract 2 of the subject property is improved with a multi-family apartment building. Undeveloped land and small commercial development appears to the immediate north. To the east appears to CPS building with other commercial development beyond. Single-family dwellings and commercial development appear to the immediate south. To the immediate west is Shade & Blind Factory with numerous single-family dwellings beyond. N. St. Mary’s appears in these photos.

1969 & 1971 These photos depict Tract 1 of the subject property improved with auto supply company. Tract 2 is improved with radio and TV sales and repair facility. Undeveloped land and commercial development appear to the immediate north. CPS facility and other commercial developments appears to the immediate east across W. Jones Avenue. A fire station and auto repair facilities appear to the south across Dallas Street. Numerous commercial buildings are located to the immediate west. (see Attachment 6).

4.4 Historic City Directories

Historic City Directories were reviewed for the subject property and revealed the following:

Tract 1 (405 West Jones Avenue):

1935 Vacant
1941 Wigwam Service Station
1946 Vacant
1951 Sietbs Auto Service
1956-2014 Hagan JF Distributor (auto upholstery & trim)

Tract 2 (1500 N. St. Mary’s Street):

1992 Vacant
2005 San Antonio Currently
2010-2014 Gulf Biomechanical Laboratory; Gulf Prosthetic & Orthotics, Kathleen G. Koehler, LPC

4.5 Historic Preservation

A review of the National Register of Historic Places for Bexar County was reviewed and it appears that the subject property is not listed on the National Register.
4.6 Historical Recognized Environmental Conditions

A historical recognized environmental condition is a past release of any hazardous substances or petroleum products that has occurred in connection with the subject 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 (i.e. property use restrictions, activity and use limitations, institutional controls, or engineering controls). No past environmental conditions were found during this assessment.

4.7 Other Historical Sources

No other historical sources were available during this assessment.

4.8 Data Gaps in Historical Research

None

SECTION 5 - SITE INVESTIGATION AND TEST RESULTS

5.1 Asbestos Containing Material

Asbestos is a naturally occurring mineral that is distinguished from other minerals by the fact that it occurs in long, thin fibers. Its characteristics are that it does not burn, it is strong, it conducts heat and electricity poorly, and it is impervious to chemical corrosion, therefore, asbestos was utilized in numerous construction materials. Typically, asbestos-containing materials (ACM) can be found as: fireproofing material on the steel beams of multi-stored buildings; roofing shingles, felts, and tars; floor tiles and mastic, acoustic ceiling and wall textures; joint compound; and Thermal System Insulation (TSI) for pipes, duct, and joints. Over a period of years these asbestos-containing materials may become friable, that is pulverized by hand pressure, thus releasing fibers into the air.

An asbestos survey was not within the scope of work during this assessment. No debris piles with suspect asbestos-containing materials were identified.

5.2 Radon

Radon is an odorless, colorless, tasteless, naturally occurring radioactive gas that results from the decay of uranium in soil and rock. Radon is a noble gas (chemically unreactive) that can readily migrate through permeable rocks and soils and eventually seep into buildings or be released into the atmosphere. The movement of radon into buildings is controlled largely by the soil permeability under a foundation and access to the interior through cracks in the foundations, openings around drainage pipes, plumbing
penetrations in the slab, or any other openings in foundations and walls. Radon further decays, resulting in the release of subatomic alpha particles. These alpha particles can attach themselves to other particles such as dust in the building environment. If inhaled, these radioactive particles may cause damage to the occupants' lung tissues and increase the risk of lung cancer.

In the United States, the average outdoor radon concentration is 0.4 pCi/L and the average indoor radon concentration is 1.3 pCi/L. According to the EPA Map of Radon Zones, radon concentrations across the United States can be described as belonging to one of three Zones. Zone 1 is the zone of highest potential radon concentrations. This Zone has a predicted average indoor radon screening level greater than 4 pCi/L. Zone 2 is a moderate potential zone and has a predicted average indoor radon screening level of between 2 and 4 pCi/L. Zone 3 is the area of lowest potential radon concentration and has a predicted average indoor radon screening level of less than 2 pCi/L. Roughly 85% of the counties in Texas fall under Zone 3, the lowest level of radon concentration. The remaining 15% of the counties fall under Zone 2. There are no Zone 1 areas in Texas. (See Texas-EPA Map of Radon Zones in Attachment 7).

Bexar County, where the subject site is located, is identified on the EPA Map of Radon Zones as being a Zone 3 location with low risk of radon. Since the property exists in an area of low risk of radon no physical sampling was deemed necessary and no further action should be required prior to demolition.

5.3 Lead Based Paint (LBP)

Physical testing for lead based paint was not part of the Scope of Work for this assessment.

5.4 Lead-in-Water

Physical sampling for lead in water was not within the Scope of Work for this Assessment.

5.5 Polychlorinated Biphenyls (PCBs)

PCBs are toxic coolant or lubricating oils used in some electrical transformers, light ballasts, electrical panels or other similar equipment. The Federal Government has broken down PCB content in electrical transformers into three (3) categories. Those units that contain less than 50 parts per million (ppm) of PCBs are defined as NON-PCB. Units that contain between 50 ppm and 500 ppm of PCBs are defined as PCB-CONTAMINATED. Units with a PCB content of greater than 500 ppm are classified as PCB-CONTAINING.

Electric service to the site is provided by a pole-mounted transformers (photo #4) owned and operated by the City Public Service Energy and as owners of the equipment remain
liable for repair, replacement or cleanup caused by this equipment. The transformers were not observed to be leaking on the day of the field investigation.

5.6 On Site Chemical Hazards

No hazardous materials were indicated to be at the site on the day of the inspection and none appear to ever have been on the site. The inspector noted no spills, obvious discoloration or unexplained sunken areas within the building area. No odors were detected and no areas where used motor oil or other discharges had occurred were noted.

SECTION 6 - OFF SITE INVESTIGATION

6.1 Adjoining properties

The adjoining properties to the site were noted to be:

North To the immediate north of the subject and the intersection of N. St. Mary's Street and West Jones Boulevard are several commercial properties including El Nogal Mexican Restaurant, Industry 1 Staffing, a parking lot and a tract of undeveloped land (photos #22 & #23).

East To the immediate east of the subject and across West Jones Avenue are vacant commercial buildings once occupied by City Public Service (photos #24, #25 and #26).

South To the immediate south of the subject property and across Dallas Street are numerous commercial buildings including Crossfit, a painting and body work business and Fire Station #4 with KSAT TV 12 beyond (photos #28, #29 and #30).

West To the immediate west of the subject is a parking lot and San Antonio Current (photo #15) and office buildings (photos #32 and #33).

The adjoining property located east of the subject property across West Jones Avenue (326 West Jones) was registered as an underground storage tank (UST) facility by the State. There was one 4,000 gallon unknown substance tank that was installed in 1991 and removed from the ground in 2017. There was also one 5,000 gallon diesel tank that was installed in 1970 and removed from the ground in 1986. There was one 12,000 gallon gasoline tank that was installed in 1970 and removed from the ground in 1990. In addition, there were two 12,000 gallon unknown substance tanks that were installed in
1990 and removed from the ground in 2016. This facility was also listed as a leaking petroleum storage tank facility with a priority of soil contamination only with the State issuing final concurrence and closing the case. This facility was also registered as a RCRA NonGen. Non-generators do not presently generate hazardous waste.

The adjoining site to the south currently occupied by the City of San Antonio Fire Station #4 was listed as a UST facility with one 500 gallon diesel tank that was installed in 1962 and permanently removed from the ground in 1989. This facility was also listed as a leaking petroleum storage tank facility with a priority of soil contamination only with the State issuing final concurrence and closing the case.

None of the other adjoining properties are classified as hazardous uses and none should have an environmental impact on the subject property.

### 6.2 Landfills

There are no permitted landfills located within a one-half (1/2) mile radius of the subject and none have previously existed on the subject site or in the immediate area. A review of regulatory databases indicated that no Texas Commission on Environmental Quality (TCEQ) Solid Waste Facilities were listed within a one (1) mile radius of the subject property.

### 6.3 The Resource Conservation and Recovery Act (USRCRAC)

Enacted in 1976, RCRA provides the basic regulations for the generation, transportation, treatment, storage, and disposal of hazardous waste through a comprehensive "cradle to grave" system of management and requirements. These requirements include strict manifesting and record keeping, specific handling and storage practices, emergency preparedness plans, disposal practices, and financial responsibility measures.

RCRIS - Resource Conservation and Recovery Information System serves to track the status of registrations, permits, reports, inspections, enforcement activities, and financial data of those regulated under the Resource Conservation and Recovery Act (RCRA).

Tract 2 of the subject property was listed as a RCRA generator or facility. The designation is described as follows:

- **Name:** Muller Printing
- **Address:** 1500 N. St. Mary's
- **EPA ID:** TXD000014241
- **Classification:** Non-Generator
- **Description:** Handler. Non-Generators do not presently generate hazardous waste.
In addition, one (1) RCRA NonGenerator or facility was identified adjoining the subject property. The facility is described as follows:

Name: Jones Avenue Service Center
Address: 326 West Jones Avenue
Distance/Direction: 86 feet, northeast of the subject property.
Elevation: Higher elevation than that of the subject property.
EPA ID: TXD981585193
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste.
Violations Status: No violations found.
Other Registrations: PADS, FINDS, ECHO, Asbestos, Industrial Hazardous Waste Site

Due to the nature and/or the spatial orientation of this site, this facility will not be expected to have an environmental impact on the subject site.

6.4 The Comprehensive Environmental Response, Compensation, and Liability Act (USCERCIS)

Enacted by Congress in 1980, and subsequently amended and strengthened by the Superfund Amendments and Re-authorization Act (SARA) of 1986, CERCLA is intended to identify and ensure the cleanup of contaminated hazardous waste sites. CERCLA, as amended by SARA, principally encompasses abandoned sites, however, liability can also be imposed for the contamination of active facilities and properties. These acts create a reporting scheme to ensure adequate emergency response and to provide standards and financial assistance to contain and clean up hazardous waste sites and to impose liability on responsible parties for the contamination.

CERCLIS - Comprehensive Environmental Response, Compensation and Liability Information System (Superfund) is a national database of uncontrolled or abandoned hazardous waste sites identified for priority remedial action. A review of the CERCLIS list indicates that there are no (0) USCERCLIS NFRAP sites located within the ASTM required one-half (1/2) mile radius of the subject.

6.5 National Priorities List (USNPL)

NPL is a national database compiled of sites that the EPA has investigated or is currently investigating for a release of hazardous substances. No (0) USNPL sites were located within a one (1) mile radius of the subject.
6.6 Emergency Response Notification System (ERNS)

ERNS is a national database used to collect and disseminate information on reported releases of oils and hazardous substances. A review of the ERNS data file indicates that there were no (0) ERNS incidents at the subject property.

6.7 US Engineering & Institutional Controls

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls. The property was not listed in the US Engineering and Institutional Controls list.

6.8 State Hazardous Waste Site (SHWS)

SHWS is the State equivalent of CERCLIS/NPL list. Sites on this list may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds are identified along with sites where cleanup will be paid for by potentially responsible parties. No (0) SHWS site equivalent CERCLIS were identified within one-half (1/2) mile radius of the subject property. SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. Two SEMS-ARCHIVE sites were identified within 0.5 miles of the subject property. The sites are described as follows:

1. Name: Pearl Container Company
   Address: 245 Newell Avenue
   Distance/Direction: 1,191 feet, northeast from the subject property.
   Elevation: Higher than that of the subject property.
   Site ID: 602208
   EPA ID: TXD069461747

2. Name: Pearl Brewery
   Address: 312 Pearl Parkway
   Distance/Direction: 1,789 feet, north, northeast from the subject property.
   Elevation: Higher than that of the subject property.
   Site ID: 601745
   EPA ID: TXD008115248
6.9 State Landfill and/or Solid Waste Disposal Sites

This includes Permitted Solid Waste Facilities (SWF/LF) and Closed Landfill Inventory (CLI). SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites. There are no (0) (SWF/LF) sites within one-half (1/2) miles of the subject property. CLI is a list of closed and abandoned landfills (permitted as well as unauthorized) across the State of Texas. There were no (0) closed and abandoned landfills identified within a one-half (1/2) mile radius of the subject property.

6.10 State Voluntary Cleanup Sites

This includes the Voluntary Cleanup Program Database (VCP TCEQ) and Voluntary Cleanup Program Sites (VCP RRC). The Texas Voluntary Cleanup Program was established to provide administrative, technical, and legal incentives to encourage the cleanup of contaminated sites in Texas. The Voluntary Cleanup Program (RRC-VCP) provides an incentive to remEDIATE Oil & Gas related pollution by participants as long as they did not cause or contribute to the contamination. Applicants to the program receive a release of liability to the State in exchange for a successful cleanup. Three (3) State Voluntary Cleanup sites were identified within a one-half (1/2) mile radius of the subject property. The sites are identified as follows:

(1) Name: 111 West Jones Avenue Site
   Address: 111 West Jones Avenue
   Distance/Direction: 1,024 feet, southeast of the subject property.
   Elevation: Higher elevation than that of the subject property.
   Facility ID: 2790
   Facility Type: Vacant
   VCP Received: 11/13/2015
   Phase: Investigation
   Contaminant Categories: heavy metals
   Media Affected: soil
   Acres at Site: 1.2974

(2) Name: Patrinely Buildings
   Address: 401 Pearl Parkway
   Distance/Direction: 2,348 feet, northeast of the subject property.
   Elevation: Higher elevation than that of the subject property.
   Facility ID: 0307
   Facility Type: Beer distribution and sales center.
   VCP Received: 8/6/1996
   Phase: Completed
   Contaminant Categories: TPH
   Media Affected: soil
Acres at Site: 0.75

(3) Name: Slater White Cleaners - Josephine
Address: 110 West Josephine
Distance/Direction: 2,483 feet, north, northeast of the subject property.
Elevation: Higher elevation than that of the subject property.
Facility ID: 1437
Facility Type: Dry cleaners
VCP Received: 2/4/2002
Phase: Investigation
Contaminant Categories: VOCs, SVOCs, Chlorinated Solvents, TPH
Media Affected: soil/groundwater
Acres at Site: 0.5

Due to the nature and/or the spatial orientation of these sites, these facilities will not be expected to have an environmental impact on the subject site.

6.11 State Brownfield Sites

Brownfield sites are site assessments that are being cleaned under EPA grant monies. There were two (2) Brownfield sites identified within a one-half (1/2) mile radius of the subject property. The sites are identified as follows:

(1) Name: Old Lone Star Brewery
Address: 200 W. Jones Avenue
Distance/Direction: 793 feet, southeast of the subject property.
Elevation: Higher than that of the subject property.
Recipient Name: City of San Antonio
Completed Date: not reported
Acres Clean Up: not reported
Cleanup Required: Yes
Other Information: None.

(2) Name: Pearl Brewery
Address: 250 E. Grayson Street
Distance/Direction: 2,413 feet, northeast of the subject property.
Elevation: Higher than that of the subject property.
Recipient Name: City of San Antonio
Completed Date: not reported
Acres Clean Up: not reported
Cleanup Required: No
Other Information: None.

Due to the nature and/or the spatial orientation of these sites, these facilities will not be expected to have an environmental impact on the subject site.
6.12 State Engineering & Institutional Controls

State Engineering & Institutional Controls is a listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls. A review of the State Engineering and Institutional Controls list indicates that the subject property was not listed.

6.13 Industrial and Hazardous Waste Site (IHW)

IHW is the State equivalent of CERCLIS/NPL list. Sites on this list may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds are identified along with sites where cleanup will be paid for by potentially responsible parties. Six (6) IHW sites were identified within one-quarter (1/4) mile radius of the subject property. The sites will not impact the subject property. The sites are described as follows:

<table>
<thead>
<tr>
<th>EPA I.D.</th>
<th>Facility Name</th>
<th>Address/ Approx. Location/ Relative Elevation</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>TXD981585193</td>
<td>Jones Avenue Service Center</td>
<td>326 West Jones Avenue 86 feet, northeast of the subject property Higher Elevation</td>
<td>Type of Generator: Non-Industrial; conditionally exempt small quantity generator.</td>
</tr>
<tr>
<td>Not reported</td>
<td>San Antonio Drive Shaft</td>
<td>1203 Camden Street 513 feet, north, northeast Lower elevation</td>
<td>Type of Generator: Industrial; conditionally exempt small quantity generator.</td>
</tr>
<tr>
<td>TXD089601835</td>
<td>Lone Star Body and Paint</td>
<td>207 W. Jones Road 831 feet, southeast         Higher elevation</td>
<td>Type of Generator: Non-Industrial; conditionally exempt small quantity generator.</td>
</tr>
<tr>
<td>Not reported</td>
<td>Pletz</td>
<td>818 Brooklyn Avenue 1,244 feet, west, southwest Higher elevation</td>
<td>Type of Generator: Class 1</td>
</tr>
<tr>
<td>TXD069461747</td>
<td>Pearl Container</td>
<td>245 Newell Avenue 1,244 feet, east, northeaster Higher elevation</td>
<td>Type of Generator: Industrial; small quantity generator.</td>
</tr>
<tr>
<td>TXD069461747</td>
<td>Pear Brewery</td>
<td>245 Newell Avenue 1,244 feet, east, northeaster Higher elevation</td>
<td>Type of Generator: Industrial; large quantity generator.</td>
</tr>
</tbody>
</table>
Due to the nature and/or the spatial orientation of these sites, these facilities will not be expected to have an environmental impact on the subject site.

6.14 Municipal Solid Waste Facilities (TXMSWLF)

The TXMSWLF database serves to track permits and registrations for landfills and transfer stations. Archived sites for illegal dumps, closed landfills and sludge disposal sites have been added to the database. No (0) TXMSWLF sites were identified within a one-half (1/2) mile radius of the subject property.

6.15 Petroleum Storage Tanks

On the day of the field investigation, there were no observed aboveground storage tanks (AST) or visual evidence of underground storage tanks (UST) at the site (e.g., vents, fill spouts, low areas in the asphalt, etc.). The Texas Commission for Environmental Quality (TCEQ) Database of registered petroleum tanks was reviewed along with a visual reconnaissance of the area that indicated that there are twelve (12) registered sites with USTs/ASTs identified within one-quarter of a mile from the subject. Because of the nature and distance, these facilities will not have an environmental impact on the subject property. The facilities are described below and in the Appendix of this report.

<table>
<thead>
<tr>
<th>Agency I.D.</th>
<th>Facility Name</th>
<th>Address/ Approx. Location/Relative Elevation</th>
<th>Tank Detail</th>
</tr>
</thead>
<tbody>
<tr>
<td>0060703</td>
<td>Central Catholic Marianist HS</td>
<td>1403 N. St. Mary's 540 feet, south, southwest. Lower Elevation.</td>
<td>Two 1,000 gallon gasoline tanks, installed in 1978 &amp; removed from the ground in 1994.</td>
</tr>
<tr>
<td>0023369</td>
<td>Not reported</td>
<td>1726 N. St. Mary's 788 feet, north, northwest. Higher Elevation.</td>
<td>One 550 gallon used oil tank, installed in 1956. One 3,000 gallon gasoline tank, installed in 1956. One 4,000 gallon gasoline tank, installed in 1956. One</td>
</tr>
</tbody>
</table>
### PHASE I ENVIRONMENTAL SITE ASSESSMENT

**N. ST. MARY’S ST. MULTIFAMILY PROJECT**

Tract 1: 405 WEST JONES & Tract 2: 1500 NORTH ST. MARY’S ST.
SAN ANTONIO, BEXAR COUNTY, TEXAS 78215

<table>
<thead>
<tr>
<th>Agency I.D.</th>
<th>Facility Name</th>
<th>Address/ Approx. Location/Relative Elevation</th>
<th>Tank Detail</th>
</tr>
</thead>
<tbody>
<tr>
<td>0047718</td>
<td>Warehouse</td>
<td>1120 E. Quincy 829 feet, north, northeast. Higher Elevation.</td>
<td>4,000 gallon gasoline tank, installed in 1971. All tanks were removed from the ground in 1987.</td>
</tr>
<tr>
<td>0063659</td>
<td>Advanced Body &amp; Paint</td>
<td>212 Newell Ave. 1,031 feet, northeast. Higher Elevation.</td>
<td>One 1,000 gallon gasoline tank, installed in 1987 &amp; removed from the ground in 1997.</td>
</tr>
<tr>
<td>0046526</td>
<td>Diaz Brothers Texaco</td>
<td>705 E. Elmir 1,120 feet, west, northwest Higher Elevation.</td>
<td>One 1,000 gallon unknown substance tank &amp; one 12,000 gallon gasoline tank. Both installed in 1987 &amp; removed from the ground in 1993 &amp; 1992 respectively.</td>
</tr>
<tr>
<td>0064638</td>
<td>Tune Wholesale Florist</td>
<td>1828 N. St. Mary’s 1,120 feet, north. northwest Higher Elevation.</td>
<td>Unknown capacity &amp; unknown substance tank installed in 1987 &amp; removed from the ground in 1993.</td>
</tr>
<tr>
<td>0025097</td>
<td>Pearl Container Company</td>
<td>245 Newell 1,191 feet, northeast. Higher Elevation.</td>
<td>One 4,000 gallon used oil tank, installed in 1975. One 8,000 gallon water tank, installed in 1975. Two 12,000 gallon unknown substance tanks, installed in 1970. All tanks removed from the ground in 1993.</td>
</tr>
<tr>
<td>0016657</td>
<td>Samuels Glass</td>
<td>221 Newell 1,282 feet, northeast. Higher Elevation.</td>
<td>Two 1,000 gallon gasoline tanks, installed in 1987 &amp; removed from the ground in 1993.</td>
</tr>
</tbody>
</table>

Twenty (20) facilities were listed on the TCEQ leaking petroleum storage tank list within a one-half (1/2) mile radius. These sites will not have an impact on the subject property and the nearest facilities are listed on Table 2 of the Appendix and detailed below:

<table>
<thead>
<tr>
<th>Leak I.D.</th>
<th>Facility Name</th>
<th>Address/ Approx. Location</th>
<th>Status/Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>98608</td>
<td>Jones Avenue Service Center</td>
<td>326 W. Jones 86 feet, northeast of the subject property. Higher Elevation</td>
<td>Priority: Soil contamination only requires full site assessment RAP. <strong>Status:</strong> Final Concurrence Issued, Case Closed.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>92817</td>
<td>San Antonio Fire Station 4</td>
<td>1430 N. St. Mary’s 187 feet, south. Lower Elevation</td>
<td>Priority: Soil contamination only requires full site assessment RAP. <strong>Status:</strong> Final Concurrence Issued, Case Closed.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>105118</td>
<td>Advanced Body &amp; Paint</td>
<td>212 Newell 1,031 feet.</td>
<td>Priority: Impacted groundwater discharge to surface water used by human &amp;</td>
</tr>
</tbody>
</table>

RG ENVIRONMENTAL SERVICES, LLC
Due to the nature and distance of the LPSTs these facilities will not have an environmental impact on the subject site.

6.16 Dry Cleaners

On the day of the field investigation, there were no observed dry cleaners adjoining the subject property. A review of the DRYCLEANERS list as provided by Environmental Data Resources, Inc. (EDR) has revealed that there are no (0) DRYCLEANERS sites within approximately 0.50 miles of the subject property. EDR database also revealed that there are no (0) EDR US Historical Cleaners sites and no (0) DRYCLEANERS sites within approximately 0.25 miles of the subject property.

6.17 Vapor Encroachment Screen

On February 13, 2018, Mr. Benjamin Hernandez conducted a vapor intrusion assessment of the subject property according to ASTM Standard Practice for Assessment of Vapor Intrusion into Structures on Property Involved in Real Estate Transactions (E2600-10). An indoor air quality issue, vapor intrusion develops when rapidly evaporating (volatile) chemicals found in polluted soil and groundwater make their way into the air of overlying buildings, similar to the way that naturally occurring radon gas seeps into homes.

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report was designed to meet the search requirements of the ASTM Standard E2600. Thirteen (13) sources were found within 1/3 of a mile of the subject site.

Based on a review of local, State, and Federal databases Tract 1 (405 West Jones Avenue) of the subject property was listed as an EDR Historical service station known as Wigwam Service Station in 1941. The 1951 & 1952 Historical Certified Sanborn Maps show the site as an auto repair facility. The Historical City Directories identifies Tract 1 as Wigwam Service Station in 1941. Impact on the subject property is undetermined at this time.

Tract 2 (1500 North St. Mary’s Street) was listed as an underground storage tank (UST) facility with one unknown capacity gasoline tank that was installed on 8/31/1987 and
permanently removed from the ground on 06/17/1993. Impact on the subject property is undetermined at this time.

Although no releases were reported in connection with USTs, they represent a potential for an undetected release of petroleum products into the subsurface and groundwater. Soil and groundwater sampling should be conducted to assess potential impacts from the former Wigwam Service Station on Tract 1 and the former UST on Tract 2 to document potential releases associated with USTs.

RG Environmental Services recommends that at least two sub-surface soil and groundwater samples (one on Tract 1 and the other on Tract 2) be collected and analyzed for BTEX, TPH, and RCRA 8 metals.

There are no inherent risks or compelling reasons why the subject property has any other vapor encroachment conditions. At this time a vapor encroachment condition can be ruled out because a vapor encroachment condition does not or is not likely to exist. See Attachment 8.

6.18 Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System). The subject property was not listed under the FINDS database.

6.19 Orphan Sites

RGE reviewed EDR's Orphan Summary, which is a listing of sites that have not been geo-coded (coded and plotted on EDR maps) based on lack of sufficient data regarding their exact location within the general area. The property was not identified as an Unmapped Site. One (1) Unmapped Site was identified on the Orphan Summary. The site does not appear to be located within the ASTM-designated radii of the subject property therefore RGE has no evidence that this site will negatively impact on the subject property.

6.20 Electrical Sub Stations

On the day of inspection there were no electrical sub-stations identified adjoining to the subject property.
6.21 Drinking Water Quality

The City of San Antonio receives its water solely from groundwater sources, specifically the Edwards Aquifer, an exceptionally pure, deep limestone system and the subject property sits over the Artesian Zone of the Edwards. The City of San Antonio either meets or exceeds State and Federal minimum standards for drinking water quality and no high levels of lead, copper, or other metals or pollutants have been found.

It should be noted that the water quality discussed above refers to the water from the treatment facility to the subject itself and does not refer to the water quality within the property itself.

6.22 Solid Waste Disposal

Tract 1 of the subject site is currently unoccupied, but, Tract 2 is occupied. Solid waste disposal services is provided by the City of San Antonio (photos #20 & #21).

6.23 Sewage Discharge and Disposal

No (0) on-site wastewater processing facilities were observed during the site inspection and there were indications of septic tank systems on the subject site. No evidence of septic tanks were found on the subject property. No cesspools were identified on the subject site. The subject property is connected to the City of San Antonio wastewater treatment system.

6.24 Heating and Cooling

Tract 1 (405 W. Jones) building was not occupied during this assessment. Only a window unit was identified and no central HVAC systems were identified. Tract 2 (1500 N. St. Mary’s) was identified as having a central HVAC system. No fuel source (heating oil or gas) for heating and cooling was identified during this assessment and there was no evidence that oil or gas has even been utilized on-site.

6.25 Wells and Cisterns

No water supply wells were identified on the subject site during the site inspection and one (1) groundwater monitoring well was identified during the site inspection (photos #12 & #13). The monitoring well is located southeast of Tract 1 of the subject property along a public sidewalk. The exact origin and purpose of the monitoring well was not determined during this site assessment. The monitoring well is still under investigation and findings, if any, will be presented under a separate cover letter.
6.26 Additional Site Observations:

6.26.1 Buried utilities: The location of the underground utilities was not determined for this Assessment.

6.26.2 Waste Piles and Unauthorized Dumping: No waste piles or unauthorized dumping were observed on the Site during the site inspection.

6.26.3 Air Emissions: No activities were observed on the subject site at the time of the site inspection that would generate regulated air emissions.

6.26.4 Oil/Gas Well Exploration or Refining Activities: No indications of oil and/or gas exploration or production activities were observed on the subject property as of the day of the site inspection. The general area of the subject site is historically not an oil and/or gas exploration and production area.

6.26.5 No strong, pungent, or noxious odors were detected during this assessment.

6.26.6 No drains or sumps were identified during this assessment. There was no evidence of petroleum contamination, i.e. stained soil or petroleum odors, within the soil in the system.

6.26.7 A search for Code Compliance violations was conducted for both Tracts 1 & 2 of the subject property. No records were found for Tract 1 and Tract 2 was issued a violation of dumpster maintenance and sanitation 2013. The case was closed. See Attachment 12 Support Documentation.

6.26.8 A search for permits was conducted for both Tracts 1 & 2 of the subject property. Tract 1 was issued a gas permit under Permit Number 603373. The current status was closed. Tract 2 was issued seven 97) permits in 2009 which deal primarily with general permits, plumbing, certificate of occupancy and sign permit application. See Attachment 12 Support Documentation.

SECTION 7 - CONCLUSIONS AND RECOMMENDATIONS

Based on a review of local, State, and Federal databases Tract 1 (405 West Jones Avenue) of the subject property was listed as an EDR Historical service station known as Wigwam Service Station in 1941. The 1951 & 1952 Historical Certified Sanborn Maps show the site as an auto repair facility. The Historical City Directories identifies Tract 1 as Wigwam Service Station in 1941.

Tract 2 (1500 North St. Mary's Street) was listed as an underground storage tank (UST) facility with one unknown capacity gasoline tank that was installed on 8/31/1987 and permanently removed from the ground on 06/17/1993.
RG Environmental Services has requested records on these two Tracts from the Texas Commission on Environmental Quality (TCEQ) via The Banks Group in Austin. On February 2 and 9, 2018, RG Environmental Services also requested information from the TCEQ office in San Antonio. As of February 13, 2018 no response has been received.

A review of local, State, and Federal databases revealed that there are no other indications of facilities, incidents, or problems that would pose a significant environmental impact on the subject property.

There are no indications of potential hazardous spills or other problems associated with this site and no hazardous materials were observed as being stored on the subject property. No unidentified substance containers were identified during this assessment. No unusual odors were detected and no stressed or dead vegetation was identified.

According to the database provided by Environmental Data Resources (EDR) there are twelve (12) registered tank facilities reported on the Texas Commission on Environmental Quality (TCEQ) Petroleum Storage Tank (PST) list within the ASTM one-quarter (1/4) mile radius of the subject. Additionally there are twenty (20) Leaking Petroleum Storage Tank (LPST) sites located within the ASTM one-half (1/2) mile radius of the subject property. It’s important to note that all LPST sites have been issued final concurrence and the State has closed all of the cases. Due to the nature and/or the spatial orientation of these UST and LPST sites, these facility will not be expected to have an environmental impact on the subject site.

Information from the City of San Antonio indicates that the water quality supplied to the subject property either meets or exceeds all federal and state standards for water quality.

The 1951 & 1952 Historical Certified Sanborn Maps show Tract 1 site as an auto repair facility. The Historical City Directories identifies Tract 1 as Wigwam Service Station in 1941. The historical aerial photography, historical Sanborn Maps and historical City Directories review did not identify any other unusual ownerships or past hazardous uses of the site. No obvious signs of contamination were found during this assessment.

A review of the EPA’s Resource Conservation and Recovery Information System (RCRIS) list indicated that there is one (1) RCRA generator or facility within the ASTM of adjoining the subject and no (0) facilities were reported on the EPA’s Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) list, within the one-half (1/2) mile radius, as of the day of the field investigation. Due to the nature and/or the spatial orientation of the RCRA site, this facility will not be expected to have an environmental impact on the subject site. The EPA’s National Priority List (NPL) was reviewed and no (0) NPL sites were identified within a one (1) mile radius of the subject. The Emergency Response and Notification System (ERNS) data file was reviewed and no (0) ERNS incidents were reported within a one-eighth (1/8) mile radius of the subject. One (1) State Industrial and Hazardous Waste Site (IHW) were reported
within a one-quarter (1/4) mile radius of the property. Due to the nature and/or the spatial orientation of this site, this facility will not be expected to have an environmental impact on the subject site. No (0) Municipal Solid Waste Landfill sites (TXMSWLF) were identified within the ASTM required radius of the subject property.

A review of the State and tribal Voluntary Cleanup Program Sites (VCPs) list indicated that there are three (3) VCP sites, one (1) Activity and Use Limitation (AUL) site and no (0) Groundwater Water Contamination (GCC) sites located within the a half of mile (0.5) ASTM Standard of the subject property. Due to the nature and/or the spatial orientation of these sites, these facilities will not be expected to have an environmental impact on the subject site.

A review of the Federal CERCLIS NFRAP site list revealed two SEMS-ARCHIVE (Superfund Enterprise Management System Archive) sites within 0.5 miles of the subject property. A SEM-ARCHIVE site are sites that have no further interest under the Federal Superfund Program based on available information. Due to the nature and/or the spatial orientation of these sites, these facilities will not be expected to have an environmental impact on the subject site.

A review of local Brownfield lists revealed two US Brownfields within 0.5 miles of the subject property. The EPA’s listing of Brownfields properties from the Cleanup in My Community program, which provides information on Brownfield properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs. Due to the nature and/or the spatial orientation of these sites, these facilities will not be expected to have an environmental impact on the subject site.

Information from the Environmental Data Resources, Inc. (EDR) the EDR Radius Map™ Report with GeoCheck® database indicates that the subject property has not been the site of a legal or illegal landfill and that there are no landfills located within a one-half (1/2) mile radius of the subject. A review of the Solid Waste Facilities/Landfill Sites (SWF/LF) list indicated that there are no (0) sites within half of mile (0.5) of the subject property. There are no (0) Closed and Abandoned Landfills (CLI) within the ASTM Standard of half of mile (0.5) of the subject property.

This assessment revealed the following on-site recognized environmental conditions (RECs) in connection with the property.

- Based on a review of local, State, and Federal databases Tract 1 (405 West Jones Avenue) of the subject property was listed as an EDR Historical service station known as Wigwam Service Station in 1941. The 1951 & 1952 Historical Certified Sanborn Maps show the site as an auto repair facility. The Historical City Directories identifies Tract 1 as Wigwam Service Station in 1941.
Tract 2 (1500 North St. Mary's Street) was listed as an underground storage tank (UST) facility with one unknown capacity gasoline tank that was installed on 8/31/1987 and permanently removed from the ground on 06/17/1993.

Although no releases were reported in connection with USTs, they represent a potential for an undetected release of petroleum products into the subsurface and groundwater. Soil and groundwater sampling should be conducted to assess potential impacts from the former Wigwam Service Station on Tract 1 and the former UST on Tract 2 to document potential releases associated with USTs.

RG Environmental Services recommends that at least two sub-surface soil and groundwater samples (one on Tract 1 and the other on Tract 2) be collected and analyzed for BTEX, TPH, and RCRA 8 metals.

This assessment revealed the following on-site controlled recognized environmental conditions in connection with the property.

- NONE

This assessment revealed the following off-site recognized environmental conditions in connection with the property.

- NONE

This assessment revealed the following Historical RECs in connection with the property.

- NONE

Environmental Professional Statement: I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §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.
PHASE I ENVIRONMENTAL SITE ASSESSMENT
N. ST. MARY'S ST. MULTIFAMILY PROJECT
Tract 1: 405 WEST JONES & Tract 2: 1500 NORTH ST. MARY'S ST.
SAN ANTONIO, BEXAR COUNTY, TEXAS 78215

Dated this 13th day of February, 2018

Ron Greenberg, Environmental Professional
Chief Operations Officer

Benjamin Hernandez, Environmental Professional
SECTION 8 - ATTACHMENTS

Test results and Tables follow
TABLE 1

TEXAS COMMISSION FOR ENVIRONMENTAL QUALITY (TCEQ) REGISTERED PETROLEUM STORAGE TANK (PST) FACILITIES

<table>
<thead>
<tr>
<th>Distance</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Facilities &lt;0.125 mile</td>
<td>4</td>
</tr>
<tr>
<td>Facilities &gt;0.125 mile and &lt;0.25 mile</td>
<td>8</td>
</tr>
<tr>
<td>Facilities &gt;0.25 mile and &lt;0.50 mile</td>
<td>n/a</td>
</tr>
<tr>
<td>Facilities &gt;0.50 mile and &lt;1.0 mile</td>
<td>n/a</td>
</tr>
<tr>
<td>Total number of facilities</td>
<td>12</td>
</tr>
</tbody>
</table>
TABLE 2

TEXAS COMMISSION FOR ENVIRONMENTAL QUALITY (TCEQ) LEAKING PETROLEUM STORAGE TANK (LPST) LIST

<table>
<thead>
<tr>
<th>Facilities &lt;0.125 mile</th>
<th>2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Facilities &gt;0.125 mile and &lt;0.25 mile</td>
<td>2</td>
</tr>
<tr>
<td>Facilities &gt;0.25 mile and &lt;0.50 mile</td>
<td>16</td>
</tr>
<tr>
<td>Facilities &gt;0.50 mile and &lt;1.0 mile</td>
<td>n/a</td>
</tr>
<tr>
<td>Total number of facilities</td>
<td>20</td>
</tr>
</tbody>
</table>
### TABLE 3

ENVIRONMENTAL PROTECTION AGENCY  
RESOURCE CONSERVATION & RECOVERY ACT (RCRA) LIST

<table>
<thead>
<tr>
<th>Facilities</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;0.125 mile</td>
<td>0</td>
</tr>
<tr>
<td>&gt;0.125 mile and &lt;0.25 mile</td>
<td>0</td>
</tr>
<tr>
<td>&gt;0.25 mile and &lt;0.50 mile</td>
<td>0</td>
</tr>
<tr>
<td>&gt;0.50 mile and &lt;1.0 mile</td>
<td>0</td>
</tr>
<tr>
<td>Total number of facilities</td>
<td>0</td>
</tr>
</tbody>
</table>
### TABLE 4

ENVIRONMENTAL PROTECTION AGENCY
COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION
AND LIABILITY INFORMATION SYSTEM (USCERCLIS) LIST

<table>
<thead>
<tr>
<th>Facilities &lt;0.125 mile</th>
<th>0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Facilities &gt;0.125 mile and &lt;0.25 mile</td>
<td>0</td>
</tr>
<tr>
<td>Facilities &gt;0.25 mile and &lt;0.50 mile</td>
<td>0</td>
</tr>
<tr>
<td>Facilities &gt;0.50 mile and &lt;1.0 mile</td>
<td>n/a</td>
</tr>
<tr>
<td>Total number of facilities</td>
<td>0</td>
</tr>
<tr>
<td>Facilities</td>
<td>Count</td>
</tr>
<tr>
<td>------------</td>
<td>-------</td>
</tr>
<tr>
<td>&lt;0.125 mile</td>
<td>0</td>
</tr>
<tr>
<td>&gt;0.125 mile and &lt;0.25 mile</td>
<td>n/a</td>
</tr>
<tr>
<td>&gt;0.25 mile and &lt;0.50 mile</td>
<td>n/a</td>
</tr>
<tr>
<td>&gt;0.50 mile and &lt;1.0 mile</td>
<td>n/a</td>
</tr>
<tr>
<td>Total number of facilities</td>
<td>0</td>
</tr>
</tbody>
</table>
TABLE 6

POTENTIALLY HAZARDOUS MATERIALS

No hazardous chemicals were observed on the site at the time of this investigation. No unidentified substance containers were identified during this assessment. There was no evidence to indicate a release of any hazardous substances or petroleum products from these drums and tank.