Updated - Phase I Environmental Site Assessment
Edgemere Palms
El Paso, Texas 79938
Tropicana Building II, LLC
300 East Main Ste 1426
El Paso, Texas 79901

Attn: Mr. Demetrio Jimenez

Re: Updated – Phase I Environmental Site Assessment
   Edgemere Palms
   El Paso, Texas 79938

Soil Mechanics International is pleased to present Report SMI-18008-1 documenting the results of our Updated – Phase I Environmental Site Assessment for the proposed apartment complex in El Paso, Texas. This environmental study was prepared for Tropicana Building II, LLC and was conducted at the request of Mr. Demetrio Jimenez.

Soil Mechanics International has read, understood, and prepared its Phase I Environmental Site Assessment in accordance with the requirements of Section to 11.305 of the QAP (relating to Environmental Site Assessment Rules and Guidelines), prepared for the TDHCA conducted and reported in conformity with the standards of the American Society for Testing and Materials (ASTM®).

All persons who have a property interest in this report hereby acknowledge that the Department may publish the full report on the Department’s website, release the report in response to a request for public information and make other use of the report as authorized by law.

This report conforms with the Standard Practice for Environmental Site Assessments: Phase I Assessment Process (ASTM Standard Designation: E1527-13 or any subsequent standards as published). The Texas Department of Housing and Community Affairs can rely on the findings and conclusions of this Phase I Environmental Report. In addition, the report labeled Edgemere Palms was performed within the subject property’s boundaries and acreage of 10.00 ± Acres.
Soil Mechanics International appreciates the opportunity to be of service on this project. Please read this report thoroughly and carefully. If there are any questions regarding the contents of this report, please contact our office.

We appreciate the opportunity to be of service to you. If you have any questions concerning this report, or if we can assist you in any other matter, please feel free to contact us.

SOIL MECHANICS INTERNATIONAL

Carlos Figueroa, P.E.

Copies to: Above (1)
CF/le
REPORT SUBMITTED TO

Tropicana Building II, LLC
El Paso, Texas

February 14, 2019
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EXECUTIVE SUMMARY

Presented in this report are the principal findings of this Updated – Phase I Environmental Site Assessment performed by Soil Mechanics International for the site near the intersection of Edgemere Boulevard and Zaragoza Road in El Paso, Texas.

This Updated – Phase I Environmental Site Assessment includes site history, physical characteristics survey, site inspections, documents and database research.

As the result of our field investigations and research, Soil Mechanics International identified the following environmental information:

The subject property being the proposed Edgemere Palms is generally level and healthy desert vegetation. Adjacent to the property line, consists of visible 10-ft EPECo Easement (Inst No 20080018417 R.P.R.E.P.C.), residential homes and undeveloped land. A 5-ft easement to Continental Petroleum Pipeline was encountered along Zaragoza Road – which is approximately 300-ft away from the eastern perimeter of the property (Amended in Vol. 1513, Pg. 47 – R.P.R.E.P.C.). (See Plates 38 through 40 in the Appendix)

Legal Description: A total of 10.00 + Acres

A portion of Lot 1, Block 1, Tierra Commercial Unit I, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof recorded in clerks file No. 20080058430, Plat Records of El Paso County, Texas.

- Adjacent properties:
  - Northern Boundary – Undeveloped Parcels of Land
  - Southern Boundary – Edgemere Boulevard
  - Western Boundary – Ponding Area and Residential Homes
  - Eastern Boundary – Undeveloped Parcels of Land and Zaragoza Road

- Regulatory agencies have no records of major concern involving the referenced site.
INTRODUCTION

Presented in this report are the principal findings of this Updated – Phase I Environmental Site Assessment performed by Soil Mechanics International for the site near the intersection of Edgemere Boulevard and Zaragoza Road in El Paso, Texas.

Legal Description: A total of 10.00 + Acres
A portion of Lot 1, Block 1, Tierra Commercial Unit I, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof recorded in clerks file No. 20080058430, Plat Records of El Paso County, Texas.

Purpose & Organization of Report

The purpose of this Updated – Phase I Environmental Site Assessment is to determine through interviews and correspondence whether the referenced sites have seen legal action taken upon them by any of the regulatory agencies, and to explore the property for signs of contamination therein. In conducting the environmental site assessment, our approach was to observe the property for visible signs of contamination while also checking for possible artifacts and to determine the need, if any, for additional environmental study or surveying. We accomplished this objective by touring and observing the site and reviewing available documents. As a part of our investigations, we researched public records and interviewed representatives of relevant public and private agencies to learn of the property’s history. Information obtained from these investigations is presented where available.
Site Description

The subject property the site near the intersection of Edgemere Boulevard and Zaragoza Road in El Paso, Texas, is generally level and healthy desert vegetation. Adjacent to the property line, consists of visible 0-ft EPECo Easement (Inst No 20080018417 R.P.R.E.P.C.), residential homes and undeveloped land. A 5-ft easement to Continental Petroleum Pipeline was encountered along Zaragoza Road – which is approximately 300-ft away from the eastern perimeter of the property (Amended in Vol. 1513, Pg. 47 – R.P.R.E.P.C.). (See Plates 38 through 40 in the Appendix)

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HISTORIC SITE CONDITIONS

Chain of Title
A review of the deed records of the sites was performed to determine previous land usage:

The site is a vacant parcel of land and is generally level with healthy desert vegetation. (See Plates 38 through 40 in the Appendix)

The following is a copy of Target Property Warranty Deed:

Legal Description: A total of 10.00 + Acres
A portion of Lot 1, Block 1, Tierra Commercial Unit I, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof recorded in clerks file No. 20080058430, Plat Records of El Paso County, Texas.
SMI

SMI-18008-1

WARRANTY DEED: Page 1 of 4

[Document contents redacted for privacy]
SMI

SMI-18008-1

WARRANTY DEED: Page 2 of 4

<table>
<thead>
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<th>Legal Description</th>
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Beings a tract of land situate in Travis County, Texas, being the land conveyed by the Deed of Trust and Security Agreement, dated September 30, 2008, between SMI and Texas Land, Inc., as more particularly described in said trust and security agreement.

METES AND BOUNDS DESCRIPTION

The land described in the said trust and security agreement is further bounded by:

The point of beginning is a point in the south line of Farmer Lane, as described in the said trust and security agreement.

Then, along the south line of Farmer Lane for a distance of 1,000 feet.

Then, along a line parallel to and 100 feet east of the south line of Farmer Lane for a distance of 1,000 feet.

Then, along a line parallel to and 100 feet west of the north line of Farmer Lane for a distance of 1,000 feet.

Then, along the north line of Farmer Lane for a distance of 1,000 feet.

The points of beginning and ending forming a square 1,000 feet on each side, being the tract of land conveyed by the Deed of Trust and Security Agreement, dated September 30, 2008, between SMI and Texas Land, Inc.

This describes the land conveyed by the Deed of Trust and Security Agreement, dated September 30, 2008, between SMI and Texas Land, Inc.
EASEMENT

STATE OF TEXAS
COUNTY OF EL PASO

For one dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, RIVER OAKS PROPERTIES, LTD., hereinafter called Grantor, grants unto El Paso Electric Company, hereinafter called Grantee, its successors and assigns, whose address is P.O. Box 982, El Paso, Texas 79960, the perpetual right, privilege, authority and easement to enter and erect, construct, operate, remove, inspect, access, and maintain a line of poles at any time with any and all necessary cables, lines, wires, crossarms, guys, and anchors for an above ground electric distribution and/or transmission system with any other usual appurtenances, pertaining thereto, together with the overhang of service wires, with the right of access, ingress, and egress thereto for the installation, construction, operation, inspection, repair, maintenance, replacement, renewal or removal thereof, for the distribution and/or transmission of electricity, for any and all purposes, including communications, for which same is or may hereafter be used, over, upon and along the following described premises and the adjoining roads, streets and highways, in the county named above, to wit:

A portion of Sections 35 & 38, Block 79, Township 2, El Paso County, Texas as shown on the attached print and made a part hereof

with the right to trim any trees and flora along and around said lines and electrical equipment so as to keep the lines and electrical equipment cleared, the right to erect and set the necessary brace poles, anchors and guy wires, and to do anything proper and necessary to operate and maintain same.

The authority granted herein includes the right to permit the attachment of the cables of any other company.

Buildings and structures of a permanent nature except fences, boundary walls, walkways and landscaping will not be built on or over the easement, or under any overhead electric lines, except with the prior written consent of the Grantee.

Executed as of the 8th day of February, 2008.

GRANTOR

River Oaks Properties, LTD.
By: River Oaks Asset Management, Inc.
Its General Partner

GRANTEE

EL PASO ELECTRIC COMPANY

By:

This instrument was acknowledged before me on this 8th day of February, 2008 by Adam Evans, Vice President of River Oaks Asset Management, Inc. who stated that (she) executed same for the purpose and consideration therein, expressed and in the capacity therein stated.

Commission Expires: SEPTEMBER 19, 2010

REYNOLDS MARTINELI, JR.
NOTARY PUBLIC
STATE OF TEXAS
My commission expires SEPTEMBER 19, 2010
THE STATE OF TEXAS §
COUNTY OF EL PASO §

This instrument was acknowledged before me on this 4 day of March 2008 by a Person or Persons) of El Paso Electric Company who stated that (is)he executed same for the purpose and consideration therein, expressed and in the capacity therein stated.

{Signature}

Notary Public in and for the State of Texas

Commission Expires: 3/31/2011

[Stamp]

[Diagram of the area with labels and measurements]
PIPE LINE EASEMENT NO. 1009

STATE OF TEXAS

COUNTY OF EL PASO

EXHIBIT TO DEED OF EASEMENT

THAT Wm. George C. French, Saviles Hoyer, Jr., and George H. Crawford, acting as duly elected Trustees of Texas Pacific Land Trust, each of the County of New York, State of New York, herein called Grantees, for and in consideration of the sum of Ten Dollars and other good and valuable considerations to be in hand paid by Continental Pipe Line Company, the receipt of which is hereby acknowledged, do hereby grant and convey unto Continental Pipe Line Company, its successors and assigns, herein called Grantees, the right and easement to lay, maintain, operate and remove a pipe line for the purpose of gathering and transportation of petroleum or petroleum products, or by-products thereof, over, across, and through Sec. 7, Top. 7, Mbk. 79, Sec. 35, 29 and 65, Top. 7, Mbk. 79; and Sec. 7, Top. 5, Mbk. 79, El Paso County, Texas, in which sections of land The Texas & Pacific Railway Company is the original grantor, the route hereby granted being as follows, to wit:

Section 35, Township 7, Block 79

Beginning at a point on the South line of Section 35, said point being 1032 feet South of the Southeast corner of said Section 35; thence North 35° 35' 13" East a distance of 75 feet to a point; thence South 62° 17' 00" West a distance of 29 feet to a point; thence South 88° 25' 45" West a distance of 30 feet to a point on the West line of said Section 35; thence North 29 feet South of the Northwest corner of said Section 35 for a total distance of 1.9 rods, more or less,

Section 7, Township 7, Block 79

Beginning at a point on the South line of Section 7, said point being two feet East of the Northwest corner of said Section 7; thence South 88° 25' 45" East a distance of 79 feet to a point; thence North 88° 25' 45" West a distance of 70 feet to a point on the Northwest corner of said Section 7; thence North 0° 00' 00" East a distance of 29 feet to a point on the South line of said Section 7; thence West 29 feet South of the Southeast corner of said Section 7 for a total distance of 1.9 rods, more or less.

Section 5, Township 7, Block 79

Beginning at a point on the East line of Section 5, said point being 1032 feet South of the Southeast corner of said Section 5; thence West 1032 feet to a point on the East line of said Section 5; thence South 62° 17' 00" West a distance of 29 feet to a point; thence South 88° 25' 45" West a distance of 39 feet to a point on the South line of said Section 5; thence North 29 feet East of the Northwest corner of said Section 5 for a total distance of 1.9 rods, more or less.
Section 55, Township 2, Block 79

Beginning at a point on the East line of Section 45 said point being 3,103 feet South of the Northeast corner of said Section 45 measured along the section line, and 2.5 feet Southeast of the Northwest right of way line of State Farm Road 659 measured at right angles to right of way line; thence South 42° 31' 38" West parallel to and 2.5 feet from said highway right of way line a distance of 4,322 feet to a point; thence South 30° 37' 14" West a distance of 23 feet to a point on the said right of way line, said point being 2,331 feet East of the Northeast corner of said Section 45 for a total of 26.0 rods, more or less.

Section 7, Township 3, Block 79

Beginning at a point on the East line of Section 7 said point being 630 feet South of the Northeast corner of the Southeast Quarter of said Section 7; thence South 39° 21' 21" East parallel to and 2.5 feet Southwesterly of the Northwest right of way line of State Farm Road 659 a distance of 206 feet to a point; thence North 79° 54' West a distance of 102 feet to a point; thence North 78° 13' East a distance of 2,422 feet to a point, said point being on the half-section line of said Section 7, North 2,336 feet from the South line of said Section 7, for a total distance of 122.1 rods, more or less.

The easement hereinafore granted is to be limited to a total width of five feet (5'), being two and one-half feet (2½') on each side of the center line described above.

Grantors hereby reserve unto themselves, or to their successors, the right to pave over the pipe line easement hereinafore granted.

The pipe line which is to be located on the above described easement shall be buried to a minimum depth of thirty (30) inches and no part of the said pipe line or any appurtenances (valves, fittings, etc.) are to be above the ground. Grantors further reserve the right to require Grantee to pay the cost of raising the line in the ground if required by a change in the grade of the land covered by the easement.

By acceptance of this grant the Grantee hereby covenants that within sixty (60) days after written notice is given to it by Grantors, requesting that the pipe line laid under the above described easement be removed, Grantee will remove said pipe line at Grantee's own expense and will restore and level said premises. It is further agreed that in case such removal be requested that the line shall be relocated on property belonging to the Grantors herein at a location designated by Grantors.

Grantors reserve the right to use and fully enjoy the above described premises except as to the right hereinafore granted, and Grantee
hereby agrees to pay to Grantee any damages to the crops, timber, or land of Grantee, and to indemnify and save Grantee harmless from any and all claims of whatever character arising out of Grantee's exercise of rights under or by virtue of this instrument.

Cessation of use of the pipe line located on the right of way heretofore granted for any continuous period of one year, or failure to lay the pipe line thereon within one year from the date hereof, shall be conclusively deemed to be an abandonment of same or of any rights and privileges thereunder, and all rights of Grantee under this instrument shall ipso facto terminate.

This agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, Grantees have hereunto set their hands, on this 1st day of November, 1979.

[Signatures]

STATE OF NEW YORK
COUNTY OF NEW YORK

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of New York, County of New York, on this day personally appeared George C. Fraser, Maurice Hearn, Jr., and George M. Crawford, known to me to be the parties whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 1st day of December, 1979.

[Notary Public]

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Easement to Petroleum Pipe Line: Page 4 of 6

The State of Texas
SECRETARY OF STATE

Please return to:
CONREX INC
PO BOX 2197
HOUSTON, TX 77252

The undersigned, as Secretary of State of the State of Texas, HEREBY CERTIFIES that the attached is a true and correct copy of the following described instrument on file in this Office:

CONTINENTAL PIPE LINE COMPANY
Formerly: CONTINENTAL PIPE LINE COMPANY
Application for Amended Certificate of Authority March 4, 1987

IN TESTIMONY WHEREOF, I have hereunto signed my name officially and caused to be impressed herein the Seal of State at my office in the City of Austin, this 24th day of March, A.D. 1987.

[Signature]
Secretary of State

17SS 0047
APPLICATION FOR AMENDED CERTIFICATE OF AUTHORITY

1. The name of the corporation as it currently appears on the records of the Secretary of State of Texas is CONVENTIONAL PIPE LINE COMPANY

2. (If the corporation's name was previously unavailable and has elected to use an assumed name in Texas, complete the following.) The assumed name of the corporation as it currently appears on the records of the Secretary of State is

3. A Certificate of Authority was issued to the corporation on

4. The corporation's name has been changed to CONVENTIONAL PIPE LINE COMPANY

5. The name which it elects to use hereafter in the State of Texas is CONVENTIONAL PIPE LINE COMPANY

6. It desires to pursue in Texas purposes other than, or in addition to, those authorized by its Certificate of Authority, as follows:

7. It is authorized to pursue such purpose or purposes in the state or country under the laws of which it is incorporated.

8. It desires to change the statement(s) contained in item(s) number of the original or amended certificate of authority to read as follows:

N. B. Harris
President
(Title of Officer)

17S8 0048
Sanborn Map
Sanborn Map findings depicting the target property at the specified address was not identified. There was no coverage reported. (See Page 41 in Appendix of this report)

Aerial Photograph
Please see Pages 1 through 9 in Appendix of this report

USGS Quad Map
Please see Pages 10 through 19 in Appendix of this report

City Directories
Target Property has always been an undeveloped parcel of land. The site is generally level and healthy desert vegetation. Adjacent to the property line, consists of visible electrical power line transmission poles, residential homes and undeveloped land. City directory is included in the Appendix for surrounding properties.

Interviews with locals

- Texas Commission on Environmental Quality (TCEQ) (See Plate 20)

  The Texas Commission on Environmental Quality (TCEQ) has no record on file, which involves litigation or agency action against the property, which would indicate a spill or contamination. An email from Ms. Marie Boren, Custom Service Rep / Information Resources Division, confirmed this.

- El Paso Fire Department (See Plate 21)

  The El Paso Fire Department has no record on file, which involves litigation or agency action against property, which would indicate a spill or contamination. An email from Ms. Enid Coutino of the El Paso Fire Department, confirmed this.

- City Attorney (See Plate 22)

  The Office of the City Attorney has no record on file, which involves litigation or agency action against the property, which would indicate a spill or contamination. An email from Ms. Sandra L. Flores, Public Records Coordinator, City of El Paso, Office of City Attorney, confirmed this.
SMI-18008-1

**Historical Society**
This property has not been declared historical.

**SITE'S GENERAL PHYSICAL CHARACTERISTICS**

**SCS Soil Surveys – 1 Soil Component Encountered**

**Soil Map ID: 1**
Component Name: HUECO --- Soil Surface Texture: loamy fine sand --- 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: LOW. (Information obtained from page A-6 in EDR Radius Map report)

**Hydrogeological Survey**
No data was found within a 1.25-mile radius.

**USGS Quad Maps**
Please see Pages 10 through 19 in Appendix of this report

**Flood Hazards Map and Information Sheet**
Please see map in Pages 23 and 24 in the Appendix of this report.

The Flood Zone for this site is Zone X. Zone X is areas of low flood risk. (No shading)

*PANEL 480212 0175 B*

**Physical Setting Map – (Page 25)**

**DETAILED VISUAL SITE INSPECTION**

**Suspect Site Uses**
Target Property has always been an undeveloped parcel of land. The site is generally level and healthy desert vegetation. Adjacent to the property line, consists of visible 0-ft EPECo Easement (Inst No 20080018417 R.P.R.E.P.C.), residential homes and undeveloped land. A 5-ft easement to Continental Petroleum Pipeline was encountered along Zaragoza Road – which is approximately 300-ft away from the eastern perimeter of the property (Amended in Vol. 1513, Pg. 47 – R.P.R.E.P.C.). (See Plates 38 through 40 in the Appendix) There is no visible contamination at the site.

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Suspect Tenant Activities
The site is vacant desert land that will be used for future construction.

Hazardous Materials
Target Property has always been an undeveloped parcel of land and we believe that no hazardous materials have been stored at the referenced site.

LIMITED VISUAL INSPECTION OF NEIGHBORING SITES

- Adjacent properties:
  - Northern Boundary – Undeveloped Parcels of Land
  - Southern Boundary – Edgemere Boulevard
  - Western Boundary – Ponding Area and Residential Homes
  - Eastern Boundary – Undeveloped Parcels of Land and Zaragoza Road

DOCUMENTS AND DATABASE RESEARCH (Provided by EDR (Environmental Data Resources, Inc.))

Federal NPL site list
  - NPL – No data was found within a 1.0-mile radius.
  - Proposed NPL – No data was found within a 1.0-mile radius.
  - NPL Liens – No data was found for Target Property

Federal Delisted NPL site list
  - Delisted NPL – No data was found within a 1.0-mile radius.

Federal CERCLIS list
  - CERCLIS – No data was found within a 0.5-mile radius.
  - Federal Facility – No data was found within a 0.5-mile radius.

Federal CERCLIS NFRAP site list
  - CERC-NFRAP – No data was found within a 0.5-mile radius.

Federal RCRA CORRACCTS facilities list
  - CORRATS – No data was found within a 1.0-mile radius.

Federal RCRA non-CORRACCTS TSD facilities list
  - RCRA-TSDF – No data was found within a 0.5-mile radius.
SMI

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Federal RCRA generators list
- RCRA-LQG – No data was found within a 0.25-mile radius.
- RCRA-SQG – No data was found within a 0.25-mile radius.
- RCRA-CESQG – No data was found within a 0.25-mile radius.

Federal institutional controls / engineering controls registries
- US ENG CONTROLS – No data was found within a 0.5-mile radius.
- US INST CONTROLS – No data was found within a 0.5-mile radius.
- LUCIS – No data was found within a 0.5-mile radius.

Federal ERNS List
- ERNS – No data was found at target property.

State and Tribal equivalent NPL
- SHWS – No data was found within a 1.0-mile radius.

State and tribal landfill and/or solid waste disposal site lists
- SWF/LF – No data was found within a 0.500-mile radius.
- CLI – No data was found within a 0.5-mile radius.
- WasteMgt – No data was found at Target Property.

State and Tribal leaking storage tank lists
- LPST – No data was found within a 0.500-mile radius.

State and Tribal leaking storage tank lists
- LPST – No data was found within a 0.500-mile radius.
- INDIAN LUST – No data was found within a 0.5-mile radius.

State and Tribal registered storage tank lists
- UST – 1-Site Plotted
  Murphy Express 8805 – 3591 N. Zaragoza Road, El Paso, Texas, 79936
  Facility Status: ACTIVE  Facility ID: 88603 Facility No: 133717
  AI Number: 6653052620116195 –
  Total Distance: SSE 0 – 1/8 (0.117mi) Map ID No 1 Page 8
- AST – No data was found within a 0.250-mile radius
- INDIAN UST – No data was found within a 0.25-mile radius.
- FEMA UST – No data was found within a 0.25-mile radius.
State and Tribal institutional control/engineering control registries
   AUL – No data was found within a 0.5-mile radius.

State and Tribal voluntary cleanup sites
   VCP – No data was found within a 0.5-mile radius.
   INDIAN VCP – No data was found within a 0.5-mile radius.

State and Tribal Brownfield sites
   BROWNFIELDS – No data was found within a 0.5-mile radius.

Local Brownfield Lists
   US BROWNFIELDS – No data was found within a 0.5-mile radius.

Local Lists of Landfill / Solid Waste Disposal Sites
   ODI – No data was found within a 0.5-mile radius.
   DEBRIS REGION 9 – No data was found within a 0.5-mile radius.
   SWRCY – No data was found within a 0.5-mile radius.
   INDIAN ODI – No data was found within a 0.5-mile radius.

Local Lists of Hazardous Waste / Contaminated Sites
   US CDL – No data was found at Target Property.
   DEL SHWS – No data was found within a 1.0-mile radius.
   PRIORITY CLEANERS – No data was found within a 0.5-mile radius.
   US HIST CDL – No data was found at Target Property.

Local Land Records
   LIENS 2 – No data was found at Target Property.
   LIENS – No data was found at Target Property.
   HIST LIENS – No data was found at Target Property.

Records of Emergency Release Reports
   HMIRS – No data was found at Target Property.
   SPILLS – No data was found at Target Property.
   SPILLS 80 – No data was found at Target Property.
   SPILLS 90 – No data was found at Target Property.
SMI

SMI-18008-1

Other Ascertainable Records
RCRA Nongenre / NLR – No data was found at Target Property.
US MINES – No data was found at Target Property.
ABANDONED MINES – No data was found at Target Property.

Industrial Hazard Waste List
No data was found

Misc EDR Exclusive Records
HIST AUTO – No data was found within a 0.500-mile radius.

None-Scope Considerations:

Section 13.1.5.3 – Cultural and Historic Resources
No data was found within the subject property.

Section 13.1.5.4 – Ecological Resources
No data was found within the subject property.

Section 13.1.5.5 – Endangered Species
No data was found within the subject property.

Section 13.1.5.14 – Wetlands
Evidence of wetlands was not found on the target property. The target property is in a Zone X which is defined as a low flood risk.

Landfills, spills, releases, leaks, etc.
No water discharge sources were found on the property during our inspection.

It is our understanding that the site has never been legally used as a sanitary landfill.

Tier 1 - Vapor Encroachment Screening

Based on our review of available documents and historical records, there are no potentially contaminated sources having chemicals of concern located on the target property. A Vapor Encroachment Condition (VEC) does not exist on the property.
Potential Occupant Hazards

There is no suspected asbestos containing materials (ACMs) at the site or suspected Polychlorinated biphenyl (PCB).

A radon evaluation indicates that the referenced site that the indoor average level is <2pCiL for the first floor which is Zone 3. The numbers of sites tested were 84 in El Paso County, Texas. This radon level will not pose any hazard to future occupants for the proposed construction site. No specific testing is required. The maximum radon for El Paso County, Texas is 21.6.

Evaluation

While our study found no conclusive evidence that the sites are contaminated or that they contain contamination, we recommend that the property be monitored closely during the excavation process in the construction phase. Our Environmental Phase I Report calls for a subsurface visual exploration only and does not include any explorations beneath the surface, please contact our office if you have any questions.

Testing for asbestos containing ACMs, lead based paint, or lead in drinking water is not required for the target property.

The property is not in close proximity to any industrial zones, major highways, active rail lines, civil and military airfields or other potential sources of excessive noise, therefore, a noise study is not recommended for the property. (In accordance with current HUD guidelines)

Limitations

This environmental site assessment was prepared to assist you in identifying environmental conditions at the subject site and is for your sole benefit. This report may not contain sufficient information for other parties or purposes.

During the study, we relied upon interviews with regulatory officials and official records. We presume that the information collected therein, and the information collected from the site exploration, we believe the site is free of contamination.
SMI

SMI-18008-1

Soil Mechanics International is not responsible for the conclusions or recommendations made by others based in the data provided in this report. The information in this report is intended exclusively for the client to use in addition to their representatives. No selective group other than our client is allowed to use or entrust upon the report unless they have received written consent from Soil Mechanics International. If such group uses this information they are bound to the limitations and liabilities contained including potential fees for the report.

Recommendations shown in this report cannot be used for other projects except for those specified and described in this report. If there are additional services requested given that it is provided in all areas of this report it will be assumed that such request have not been made if they’re not shown by a written document accepted by Soil Mechanics International.

We recommend contacting our office if the construction of the project takes more than half a year after the report is completed. Not following this requirement releases Soil Mechanics International from any liability.

All of our recommendations mentioned on this report are based on information and interpretation provided by the client. Any deviation from the recommendations of this report, the client should contact our office. Soil Mechanics Int. recommends our clients to keep qualified personnel to oversee and supervise these recommendations.

Conclusion

We have performed an Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 and with the understanding of the requirements of Section 11.305 Environmental Site Assessment Rules and Guidelines. This assessment revealed no evidence of recognized environmental conditions in connection with the property.

The conclusions and recommendations describe only the conditions present at the time of our survey, in the area that was observed. The scope of this report is limited to matters expressly covered. The assessment was performed in general accordance with the standards of care and diligence normally practiced by recognized consulting firms in performing services of a similar nature.
I declare that, to the best of our professional knowledge and belief, I meet the definition of Environmental professional as defined in §312.10 of 40 CFR 312” and 12.13.2. 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.

In addition, Soil Mechanics International will not materially benefit from the Development in any other way than receiving a fee for performing the ESA, and that the fee is in no way contingent upon the outcome of the assessment.

We appreciate the opportunity to assist you in the assessment of said property’s environmental correctness. If you have questions concerning this report, or if we can be of further engineering assistance, please feel free to contact us.

Respectfully Submitted

SOIL MECHANICS INTERNATIONAL

Carlos Figueroa, P.E.
This report includes information from the following map sheet(s).

TP, Nations South Well, 2012, 7.5-minute
W, Fort Bliss SE, 2012, 7.5-minute

SITE NAME: Edgemere Palms
ADDRESS: 14000 Edgemere Boulevard
El Paso, TX 79938

CLIENT: Soil Mechanics International
This report includes information from the following map sheet(s):

- TP, Nations South Well, 1995, 7.5-minute
- W, Fort Bliss SE, 1994, 7.5-minute

**SITE NAME:** Edgemere Palms
**ADDRESS:** 14000 Edgemere Boulevard
El Paso, TX 79938
**CLIENT:** Soil Mechanics International
This report includes information from the following map sheet(s).

TP, HUECO TANKS, 1976, 15-minute
NW, FORT BLISS, 1976, 15-minute

SITE NAME: Edgemere Palms
ADDRESS: 14000 Edgemere Boulevard
El Paso, TX 79938

CLIENT: Soil Mechanics International
This report includes information from the following map sheet(s).

- TP, Nations South Well, 1955, 7.5-minute
- W, Fort Bliss SE, 1955, 7.5-minute

SITE NAME: Edgemere Palms
ADDRESS: 14000 Edgemere Boulevard
El Paso, TX 79938
CLIENT: Soil Mechanics International
This report includes information from the following map sheet(s).

SITE NAME: Edgemere Palms
ADDRESS: 14000 Edgemere Boulevard
El Paso, TX 79938
CLIENT: Soil Mechanics International
This report includes information from the following map sheet(s):

TP, Heuco Tanks, 1944, 15-minute

SITE NAME: Edgemere Palms
ADDRESS: 14000 Edgemere Boulevard
El Paso, TX 79938
CLIENT: Soil Mechanics International
This report includes information from the following map sheet(s).

TP, Heuco Tanks, 1940, 15-minute
NW, Fort Bliss, 1942, 15-minute

SITE NAME: Edgemere Palms
ADDRESS: 14000 Edgemere Boulevard
El Paso, TX 79938
CLIENT: Soil Mechanics International
This report includes information from the following map sheet(s).

SITE NAME: Edgemere Palms
ADDRESS: 14000 Edgemere Boulevard
El Paso, TX 79938
CLIENT: Soil Mechanics International
This report includes information from the following map sheet(s).

SITE NAME: Edgemere Palms
ADDRESS: 14000 Edgemere Boulevard
El Paso, TX 79938
CLIENT: Soil Mechanics International

Historical Topo Map

0 Miles 0.25 0.5 1 1.5

TP, El Paso, 1908, 30-minute
This report includes information from the following map sheet(s):

SITE NAME: Edgemere Palms
ADDRESS: 14000 Edgemere Boulevard
          El Paso, TX 79938
CLIENT: Soil Mechanics International
Via E-Mail

Lorenza Escareno
Soil Mechanics International
3431 Durazno Avenue
El Paso, TX 79905

Re: TCEQ Public Information Request number 45341

Dear Lorenza Escareno:

The Texas Commission on Environmental Quality (TCEQ) received your request for information under the Texas Public Information Act. After reviewing the appropriate resources of the TCEQ, we were unable to locate any responsive information in the possession of the TCEQ concerning the above referenced request.

If you have any questions concerning this matter, you may contact me at 512/239-3282 or by e-mail at openrecs@tceq.texas.gov.

Sincerely,

Marie Boren
Customer Service Rep
Information Resources Division
Greetings, the El Paso Fire Department is in receipt of your request. Please be advised there are no records and/or environmental concerns at this address. Please be advised due to record retention there were only 12 years available to search. Prior 2007 records have been destroyed. Thank you

Respectfully,

Enid Coutino
El Paso Fire Department
416 N Stanton, Ste 200
El Paso, TX 79901
PH: 212-5602
FAX: 212-5633
There are no results. Please redefine your search criteria.

<table>
<thead>
<tr>
<th>Report Filters</th>
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<tbody>
<tr>
<td>Basic Incident Date Time: is between '10/31/2016' and 'Today'</td>
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<tr>
<td>Basic Incident Street Number (Fdl.10): contains '14000'</td>
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<tr>
<td>Basic Incident Street Name (Fdl.12): contains 'Edgemere'</td>
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### Incident Log For Address

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<th>Type</th>
<th>Description</th>
<th>Incident Address</th>
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<tbody>
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<td>06/22/2016 19:57:30</td>
<td>622</td>
<td>No incident found on arrival at dispatch address</td>
<td>14000 EDGEMERE EB BL</td>
<td>TIERRA CALIDA DR</td>
<td>20:05:44</td>
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**Report Parameters**

- **Begin Date**: 01/01/2007 00:00:00
- **End Date**: 10/31/2016 00:00:00
- **Search Address**: 14000 Edgemere

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ADIDelaTrinidadEC

Page 1 of 1
## Incident Log For Address

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<thead>
<tr>
<th>Number</th>
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</tr>
</tbody>
</table>

Report Parameters
- Begin Date: 01/01/2007 00:00:00
- End Date: 10/31/2016 00:00:00
- Search Address: 14000 Edgemere
January 28, 2019

VIA ELECTRONIC MAIL (design3431@aol.com)

Ms. Lorenza Escareno
3431 Durazno Avenue
El Paso, TX 79905

Re: Open Records Request #W058544-012819

Dear Ms. Escareno:

Your request, received January 28, 2019, has been forwarded to me and is being treated as a request for records under the Texas Public Information Act (Tex. Gov't Code Ann. §552.001 et seq.). You requested the following information:

"...I would like to submit this open records request. I seek your assistance in conducting an inquiry of the aforementioned portion of land in the surveyed section located in City of Socorro, El Paso County, Texas. I am interested in seeing whether your agency has responded to any hazardous materials spill or any other environmental enforcement issues.

14000 Block of Edgemere Boulevard
El Paso, Texas 79938".

Please be advised that I have been informed that there are no responsive documents pertaining to your request. As no responsive documents have been located, there is no charge associated with this response and your request is now considered closed. The address you provided is outside our jurisdiction please contact the El Paso County at www.epcounty.com or the City of Socorro at www.ci.socorro.tx.us. Thank-you

Sincerely,

Sandra L. Flores
Public Records Coordinator
City of El Paso
Office of the City Attorney
(915) 212-1118
SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

LEGEND

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<tr>
<th>ZONE A</th>
<th>No base flood elevations determined.</th>
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<tr>
<td>ZONE AE</td>
<td>Base flood elevations determined.</td>
</tr>
<tr>
<td>ZONE AH</td>
<td>Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevation determined.</td>
</tr>
<tr>
<td>ZONE AO</td>
<td>Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding velocities also determined.</td>
</tr>
<tr>
<td>ZONE A99</td>
<td>To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined.</td>
</tr>
<tr>
<td>ZONE V</td>
<td>Coastal flood with velocity hazard (wave action); no base flood elevations determined.</td>
</tr>
<tr>
<td>ZONE VE</td>
<td>Coastal flood with velocity hazard (wave action); base flood elevations determined.</td>
</tr>
<tr>
<td>ZONE AR</td>
<td>Zone AR is the flood insurance rate zone used to depict areas protected from flood hazards by flood control structures, such as a levee, that are being restored. FEMA will consider using the Zone AR designation for a community if the flood protection system has been deemed restorable by a Federal agency in consultation with a local project sponsor; a minimum level of flood protection system is scheduled to begin within a designated time period and in accordance with a progress plan negotiated between the community and FEMA. Mandatory purchase requirements for flood insurance will apply in Zone AR, but the rate will not exceed the rate of unnumbered A zones if the structure is built in co floodplain management regulations. For floodplain management in Zone AR areas, elevation is not required for improvements to existing structures. However, for new construction, the structure must be elevated (or flood proofed for non-residential structures) such that the lowest floor, including basement, is the maximum of 3 feet above the highest adjacent existing grade if the depth of the base flood elevation (BFE) does not exceed 5 feet at the proposed development site. For infill sites, rehabilitation of the existing structures, regardless of the depth of the BFE at the project site, the AR designation will be removed and the restored flood control system shown as providing protection from the 1% annual chance of flooding on the NFIP map upon completion of the restoration project and submittal of all necessary data to FEMA.</td>
</tr>
<tr>
<td>ZONE X</td>
<td>Areas of 500-year flood; areas of 100-year flood with average depths of less than one foot or width drainage areas less than one square mile and areas protected by levees from 100-year flood.</td>
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<tr>
<td>ZONE B</td>
<td>Zone B is the flood insurance rate zone that corresponds to areas outside the 100-year floodplains, areas of 100-year sheet flow flooding where average depths are less than one foot, areas of 100-year stream flooding where the contributing drainage area is less than one square mile, or areas protected from the 100-year flood by a levee are shown within this zone.</td>
</tr>
<tr>
<td>ZONE X</td>
<td>Areas determined to be 500-year floodplain</td>
</tr>
<tr>
<td>ZONE D</td>
<td>Areas in which flood hazards are undetermined</td>
</tr>
<tr>
<td>ZONE C</td>
<td>Zone C is the flood insurance rate zone that corresponds to areas outside the 100-year floodplain, areas of 100-year sheet flow flooding where average depths are less than one foot, areas of 100-year stream flooding where the contributing drainage area is less than one square mile, or areas protected from a 100-year flood by a levee are shown within this zone.</td>
</tr>
<tr>
<td>ZONE A</td>
<td>Zone A is the flood insurance rate zone that corresponds to the 100-year floodplains that are determined by the Flood Insurance Study (FIS) by approximate methods. Because detailed hydraulic analyses are not performed for such areas, no BFEs or depths are shown within this zone. Mandatory flood insurance requirement apply.</td>
</tr>
</tbody>
</table>
Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Edgemere Palms
ADDRESS: 14000 Edgemere Boulevard
El Paso TX 79938
LAT/LONG: 31.7988 / 106.230648

CLIENT: Soil Mechanics International
CONTACT: Lorenza Escareno
INQUIRY #: 5545921.2S
DATE: January 28, 2019 1:47 pm
This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.
SITE NAME: Edgemere Palms
ADDRESS: 14000 Edgemere Boulevard
El Paso TX 79938
LAT/LONG: 31.7988 / 106.230648

CLIENT: Soil Mechanics International
CONTACT: Lorenza Escareno
INQUIRY #: 5545921.2s
DATE: January 28, 2019 1:53 pm
METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Tract 4, Section 38, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a found 2" pipe for the corner comm. To sections 35, 36, 37 and 38, Block 79, Township 2, Texas and Pacific Railway Company Surveys; Thence along the line between sections 35 and 38 South 89°59'07" West a distance of 3001.17 feet to a set 1/2" rebar with cap marked TX 5152 for The "TRUE POINT OF BEGINNING";

Thence South 42°31'34" West a distance of 619.25 feet to a set 1/2" rebar with cap marked TX 5152 on the northerly right of way line of Edgemere Blvd.;

Thence along said right of way line 325.80 feet along the arc of a curve to the right which has a radius of 795.00 feet a central angle of 23°28'48" and a chord which bears North 59°11'38" West a distance of 323.52 feet to a set 1/2" rebar with cap marked TX 5152;

Thence along said right of way line North 47°27'14" West a distance of 158.23 feet to a set 1/2" rebar with cap marked TX 5152;

Thence 39.26 feet along the arc of a curve to the right which has a radius of 25.00 feet a central angle of 89°58'48" and a chord which bears North 02°27'50" West a distance of 35.35 feet to a set 1/2" rebar with cap marked TX 5152 on the southeasterly right of way line of Zaragoza Road;

Thence along said right of way line North 42°31'34" East a distance of 201.09 feet to a set 1/2" rebar with cap marked TX 5152 on the line between sections 35 and 38;

Thence along said line North 89°59'07" East a distance of 678.61 feet to the "TRUE POINT OF BEGINNING" and containing 5.069 Acres of land more or less.

NOTE: Bearings basis is True North for a Transverse Mercator surface projection as determined by GPS methods centered near this site.

Ron R. Conde
R.P.L.S. No. 5152
Job#907-27 R.C.
METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Tracts 4, 5 and 7, Section 38, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a found 2" pipe for the corner common. To sections 35, 36, 37 and 38, Block 79, Township 2, Texas and Pacific Railway Company Surveys; Thence along the line between sections 35 and 38, South 89°59'07" West a distance of 3001.17 feet to a set 1/2" rebar with cap marked TX 5152, Thence leaving said line South 42°31'34" West a distance of 737.82 feet to a set 1/2" rebar with cap marked TX 5152 on the southerly right of way line of Edgemere Blvd. for The "TRUE POINT OF BEGINNING";

Thence leaving said right of way line South 42°31'34" West a distance of 2646.64 feet to a set 1/2" with cap marked TX 5152;

Thence North 00°33'11" West a distance of 732.05 feet to a set 1/2" rebar with cap marked TX 5152 on the southeasterly right of way line of Zaragoza Road;

Thence North 42°31'34" East along the easterly right-of-way of Zaragoza Road a distance of 2,029.84 feet;

Thence 39.28 feet along the arc of a curve to the right which has a radius of 25.00 feet a central angle of 90°01'12" and a chord which bears North 87°32'10" East a distance of 35.36 feet to a set 1/2" with cap marked TX 5152 on the southerly right of way line of Edgemere Blvd.;

Thence along said right of way line South 47°27'14" East a distance of 158.17 feet to a point of curve;

Thence along said right of way line 323.65 feet along the arc of a curve to the left which has a radius of 905.00 feet a central angle of 20°29'26" a chord which bears South 57°41'57" East a distance of 321.93 feet to the "TRUE POINT OF BEGINNING" and containing 1,166,882 Square feet or 26.788 Acres of land more or less.

NOTE: Bearings basis is True North for a Transverse Mercator surface projection as determined by GPS methods centered near this site.
METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Tract 2A, Section 46, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at the corner common to sections 38, 39, 46, and 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys; Thence along the northerly line of Section 46, South 89°57'37" West a distance of 3221.72 feet to a point on the southeasterly right of way line of Zaragoza Road, Thence along said right of way line South 42°31'34" West a distance of 712.47 feet to a set 1/2" rebar with cap marked TX 5152 for the "TRUE POINT OF BEGINNING";

Thence leaving said right of way line North 89°57'37" East a distance of 678.89 feet to a set 1/2" rebar with cap marked TX 5152;

Thence South 42°31'34" West a distance of 1421.74 feet to a set 1/2" rebar with cap marked TX 5152;

Thence South 89°58'35" West a distance of 421.05 feet to a set 1/2" rebar with cap marked TX 5152 from which a found 1/2" rebar with cap marked TX 5586 bears South 66°33'21" West a distance of 0.09 feet;

Thence 185.59 feet along the arc of a curve to the right which has a radius of 250.00 feet a central angle of 42°32'00 and a chord which bears North 68°45'25" West a distance of 181.35 feet to a set bridge nail;

Thence North 47°29'25" West a distance of 20.86 feet to a set bridge nail on the southeasterly right of way line of Zaragoza Road;

Thence along said right of way line North 42°31'34" East a distance of 1313.08 feet to the "TRUE POINT OF BEGINNING" and containing 16.145 Acres of land more or less.

NOTE: Bearings basis is True North for a Transverse Mercator surface projection as determined by GPS methods centered near this site.

Ron R. Conde
R.P.L.S. No. 5152
Job#607-70 R.C.

CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283
METES AND BOUNDS DESCRIPTION

Description of a parcel of land being Tract 1B1G, Section 39 and a portion of Tract 3, Section 38, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at an existing city monument at the point of intersection centerline Tierra Alba Dr. in front of Lot 20, Block 131, Tierra Del Este Unit Thirty One as recorded in file no. 20060048641, Plat records of El Paso County, Texas, from which an existing city monument at the point of intersection centerline Tierra alba Dr. in front of Lot 32, Block 131, bears South 42°31'49" West a distance of 516.08 feet, Thence South 89°04'09" East a distance of 188.56 feet to a found 1/2" rebar with cap marked TX 5152 on the easterly line of Tierra Del Este Unit Thirty One for The "TRUE POINT OF BEGINNING";

Thence leaving said line South 40°40'09" East a distance of 593.08 feet to a set 1/2" rebar with cap marked TX 5152 on the northwesterly right of way line of Zaragoza Road;

Thence along said right of way line South 42°31'34" West a distance of 1054.45 feet to a set 1/2" rebar with cap marked TX 5152 on the line between Sections 38 and 39, Block 79, Township 2, Texas and Pacific Railway Company Surveys;

Thence along said line North 00°33'11" West a distance of 0.98 feet to a set 1/2" rebar with cap marked TX 5152;

Thence leaving said line North 47°28'11" West a distance of 588.31 feet to a point on the easterly line of Tierra Del Este Unit Thirty One;

Thence along said line North 42°31'49" East a distance of 1123.96 feet to the "TRUE POINT OF BEGINNING" and containing 14.721 Acres of land more or less.

NOTE: Bearings basis is True North for a Transverse Mercator surface projection as determined by GPS methods centered near this site.

Ron R. Conde
R.P.L.S. No. 5152
Job#667-70 R.C.

CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283
METES AND BOUNDS DESCRIPTION

Description of a parcel of land being Tract 2 and a portion of Tract 1A, Section 38, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at an existing city monument at the centerline intersection of Edgemere Blvd. and Tierra Dorada Dr.; Thence along the centerline of Edgemere Blvd. North 89°58'25" East (North 89°57'48" East, File No. 20060048641) a distance of 846.96 feet to an existing city monument at the point of curve; Thence leaving said centerline South 00°01'35" East a distance of 55.00 feet to a set 1/2" rebar with cap marked TX 5152 on the southerly right of way line of Edgemere Blvd. for The "TRUE POINT OF BEGINNING";

Thence along said right of way line 469.27 feet along the arc of a curve to the right which has a radius of 645.00 feet a central angle of 41°41'08" and a chord which bears South 69°11'01" East a distance of 458.99 feet to a set 1/2" rebar with cap marked TX 5152;

Thence 39.65 feet along the arc of a curve to the right which has a radius of 25.00 feet a central angle of 90°52'00" and a chord which bears South 02°54'26" East a distance of 35.62 feet to a set 1/2" rebar with cap marked TX 5152 on the northwesterly right of way line of Zaragoza Road;

Thence along said right of way line South 42°31'34" West a distance of 792.81 feet to a set 1/2" rebar with cap marked TX 5152, from which a found 1/2" rebar with cap marked TX 4178 bears North 51°08'20" East a distance of 0.27 feet;

Thence leaving said right of way line North 40°39'55" West a distance of 1031.75 feet to a set 1/2" rebar with cap marked TX 5152 on the southerly right of way line of Edgemere Blvd.;

Thence along said right of way line North 89°58'25" East a distance of 777.37 feet to the "TRUE POINT OF BEGINNING" and containing 11.572 Acres of land more or less.

NOTE: Bearings based is True north for a Transverse Mercator Surface Projection as determined by GPS methods centered near this site.
METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Tract 1, Section 35 and a portion of Tract 1A, Section 38, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at an existing city monument at the centerline intersection of Edgemere Blvd. and Tierra Dorada Dr.; Thence along the centerline of Edgemere Blvd. North 89°58'25" East (North 89°57'48" East, File No. 20060048641) a distance of 846.96 feet to an existing city monument at the point of curve; Thence leaving said centerline North 00°01'35" West a distance of 55.00 feet to a set 1/2" rebar with cap marked TX 5152 on the northerly right of way line of Edgemere Blvd. for The "TRUE POINT OF BEGINNING";

Thence along said right of way line South 89°58'30" West (South 89°57'48" West file no. 20060048641) a distance of 85.09 feet to a set 1/2" rebar with cap marked TX 5152 on the easterly line of Tierra Del Este Unit Forty Four;

Thence along the easterly line of Tierra Del Este Units Forty Four and Thirty Six, North 42°31'53" East (North 42°31'12" East file no. 20060028217) a distance of 3382.34 feet to a set 1/2" rebar with cap marked TX 5152;

Thence South 00°32'47" East a distance of 861.85 feet to a set 1/2" rebar with cap marked TX 5152 on the northwesterly right of way line of Zaragoza Road;

Thence along said right of way line South 42°31'34" West a distance of 2471.46 feet to a set 1/2" rebar with cap marked TX 5152 for a point of curve;

Thence along said right of way line 38.97 feet along the arc of a curve to the right which has a radius of 25.00 feet a central angle of 89°18'40" and a chord which bears South 87°10'54" West a distance of 35.14 feet to a set 1/2" rebar with cap marked TX 5152 on the northerly right of way line of Edgemere Blvd.;

Thence along said line 551.65 feet along the arc of a curve to the left which has a radius of 755.00 feet a central angle of 41°51'49" and a chord which bears North 69°05'40" West a distance of 539.46 feet to the "TRUE POINT OF BEGINNING" and containing 39.05 Acres of land more or less.

NOTE: Bearing basis is True north for a Transverse Mercator Surface Projection as determined by GPS methods centered near this site.
Description of a parcel of land being Tract 1, Section 38, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at an existing city monument at the centerline intersection of Edgemere Blvd. and Tierra Dorada Dr. Thence along the centerline of Edgemere Blvd. North 89°58'25" East a distance of 69.58 feet to a point; Thence leaving said centerline South 00°01'35" East a distance of 55.00 feet to a set 1/2" rebar with cap marked TX 5152 on the southerly right of way line of Edgemere Blvd. for The "TRUE POINT OF BEGINNING";

Thence leaving said right of way line South 40°39'55" East a distance of 1031.75 feet to a set 1/2" rebar with cap marked TX 5152 on the northwesterly right of way line of Zaragoza Road (FM 659);

Thence along said right of way line South 42°31'34" West a distance of 75.59 feet to a set 1/2" rebar with cap marked TX 5152;

Thence leaving said right of way line North 40°40'09" West a distance of 1105.19 feet to a point on the southerly right of way line of Edgemere Blvd.;

Thence along said right of way line North 89°58'27" East a distance of 99.01 feet to the "TRUE POINT OF BEGINNING" and containing 80,231 Square Feet or 1.8418 Acres of land more or less.

NOTE: Bearings basis is True North for a Transverse Mercator surface projection as determined by GPS methods centered near this site.

Ron R. Conde
R.P.L.S. No. 5152
Job#1207-42 R.C.

CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283
A PORTION OF LOT 1, BLOCK 1, TIERRA COMMERCIAL, UNIT 1, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, ACCORDING TO THE Plat recorded in Clerks File No. 20080008420, Plat Records of El Paso County, Texas.

AREA: 10.00 ACRES

E. BEARING AND COORDINATES SHOWN ARE ORDI AND DERIVED FROM RTK SURVEYOR OBSERVATIONS TO THE TEXAS CO-OP NETWORK, REFERRED TO THE TEXAS COORDINATE SYSTEM (DOD 83) CENTRAL MOUNTAIN ZONE.

L1 S44°25'00"E 300.00' N1E
L2 N44°25'00"W 150.00' N1W
L3 S45°34'54"W 379.75' N1W
L4 N8°24'26"W 85.09' N1W
L5 N8°24'26"W 85.09' N1W
L6 S03°01'00"W 55.00' N1W

CURVE TABLE

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CURVE LENGTH

C1 111.41'
C2 519.88'

FOUND 1/2" REBAR W/CAP "B&A INC"

FOUND ORGANIC PROPERTIES

OWNER: RDO OAS PROPERTIES
INSP. NO.: 0-97-12

LOT: TIERRA COMMERCIAL UNIT 1

TIZARAGOZA ROAD (FM 659)

(100' R.O.W.)

GRAPHIC SCALE

1 inch = 300 ft.

Scale: 1" = 300' Date: 11/27/17 Drawn By: DJ

Barragan & Associates Inc.

LAND PLANNING & SURVEYING

10800 Post Oak Dr. Building #7
El Paso, TX 79935
Phone (915) 581-5709 Fax (915) 581-5706

I hereby certify that the foregoing boundary survey was made on the ground and is correct to the best of my knowledge and belief.

Certified by Barragan, TX R.P.L.S. No. 5615

Copyright ©

SITE LAYOUT / PLAT OF SURVEY – Page 37
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Certified Sanborn® Map Report

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<td>3431 Durazno Avenue</td>
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<tr>
<td>El Paso, TX 79938</td>
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<td>EDR Inquiry # 5545921.3</td>
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The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Soil Mechanics International 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:**

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**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.

**Limited Permission To Make Copies**

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User Questionnaire:

PROJECT NAME: Edgemere Palms DATE OF RESPONSE: 1/28/19

PROPERTY ADDRESS: Near NWC of Edgemere and Parcel ID # Zaragoza Rd.

QUESTIONNAIRE COMPLETED BY: Eva Dávalos

NAME: Eva Dávalos
TITLE: Executive Assistant to CEO/President
ADDRESS: 300 E Main, Suite 1426
CITY/STATE/ZIP: El Paso, TX 79901
TELEPHONE: 915-755-9113 ext 108
EMAIL ADDRESS: edavalos@tropicanaproperties.org

DATE OF RESPONSE: 01/28/2019

1 – Property type: [ ] Commercial [ ] Industrial [ ] Multi-Tenant [x] Vacant Land

2 – Are there any buildings/structures on the property?
   Yes [x] No [ ] Unknown [ ]
   If yes, type construction ________________________________

3 – Will buildings/structures be constructed on the property in the future?
   Yes [x] No [ ] Unknown [ ]
   If yes, type construction ________________________________

4 – If buildings exist or are proposed, do/will they have elevators?
   Yes [ ] No [x]

5 – Type of level below grade (existing or proposed)?
   [ ] Full Basement [ ] Crawl Space [x] Slab on Grade
   [ ] Parking Garage [ ] Multi-level

6 – Ventilation in level below grade?
   Yes [ ] No [ ] Unknown [x]
7 Sump pumps, floor drains, or trenches (existing or proposed)?
   Yes [ ] No [x] Unknown [ ]

8 - Radon or methane mitigation system installed?
   Yes [ ] No [x] Unknown [ ]

9 - Heating system type (existing or proposed)? (CHECK ALL THAT APPLY)
   [ ] Hot Air Circulation   [ ] Electric Baseboard
   [ ] Hot Air Radiation   [ ] Heat Pump
   [ ] Hot Water Radiation   [ ] Wood Stove
   [ ] Kerosene Heater   [ ] Steam Radiation
   [ ] Fireplace   [ ] Coal Furnace
   [ ] Radiant Floor Heat   [ ] Hot Water Circulation
   [ ] Fuel Oil Furnace   [x] Gas Furnace
   [ ] Other

10 - Type of fuel energy (existing or proposed)? (CHECK ALL THAT APPLY)
   [x] Natural Gas   [ ] Electric
   [ ] Propane   [ ] Fuel Oil
   [ ] Kerosene   [ ] Wood
   [ ] Coal   [ ] Solar
   [ ] Other

11 - Have there ever been any environmental problems at the property?
   Yes [ ] No [ ] Unknown [x]
   If yes, describe ________________________________

12 - Does/will a gas station or dry cleaner operate anywhere on the property?
   Yes [ ] No [x] Unknown [ ]

13 - Do any tenants use hazardous chemicals in relatively large quantities on the property?
   Yes [ ] No [x] Unknown [ ]
   If yes, describe ________________________________

14 - Have any tenants ever complained about odors in the building or experienced health-related
     problems that may have been associated with the building?
   Yes [ ] No [x] Unknown [ ]

15 - Are the operations (or proposed operations to be performed) on the property OSHA
     regulated?
   Yes [x] No [ ] Unknown [ ]
16 – Are there any existing or proposed underground storage tanks (USTs) or above ground storage tanks (ASTs)?
   Yes [ ]  No [x]  Unknown [ ]

17 – Are there any sensitive receptors (for example, children, elderly, people in poor health, and so forth) that occupy or will occupy the property?
   Yes [ ]  No [x]  Unknown [ ]

18 – Purpose of Phase I Environmental Site Assessment:
   To determine if the land is a viable piece of land to construct a low-income tax credit apartment complex.

19 – Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?
   No - N/A

20 – Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example,
   
   (a.) Do you know the past uses of the property?
      No
   
   (b.) Do you know of specific chemicals that are present or once were present at the property?
      No
   
   (c.) Do you know of spills or other chemical releases that have taken place at the property?
      No
   
   (d.) Do you know of any environmental cleanups that have taken place at the property?
      No

   Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the property?
   No
We Take Water Quality Seriously

This annual report, required by the U.S. Environmental Protection Agency (EPA), describes the source and quality of your drinking water and our efforts to ensure a high quality water supply. We test our water for potentially harmful substances and put it through an intensive purification process before delivering it to the community. Thanks to improved treatment methods and the increasing sophistication of laboratory instrumentation, water quality in El Paso is better than it has ever been.

The sources of both tap water and bottled water include rivers, lakes, streams, ponds, reservoirs, springs and wells. As water travels over the surface of the land through the ground, it dissolves naturally-occurring minerals and can pick up substances resulting from the presence of animals or from human activity.

Contaminants that may reasonably be present in source water include:

- **Microbial contaminants**, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations and wildlife.
- **Inorganic contaminants**, such as salts and metals, which can be naturally-occurring or result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining or farming.
- **Pesticides and herbicides**, which may come from sources such as agriculture, urban stormwater runoff and residential uses.
- **Organic chemical contaminants**, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and can also come from gas stations, urban stormwater runoff and septic systems.
- **Radioactive contaminants**, which can be naturally occurring or the result of oil and gas production and mining activities.

In order to ensure that tap water is safe to drink, the EPA prescribes regulations that limit the amount of certain contaminants in water provided by public water systems. Food and Drug Administration regulations establish limits for contaminants in bottled water that must provide the same protection for public health. Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. Contaminants might be found in drinking water that may cause taste, color or odor problems. These types of problems are not necessarily causes for health concerns. For more information on the taste, odor or color of drinking water, please call 915-594-5733.

More information about contaminants and potential health effects can be obtained by calling the EPA's Safe Drinking Water Hotline (800-426-4791).

Where Our Water Comes From

The water we supply to our customers comes from three sources — one surface water source and two groundwater sources. The surface water source is the Rio Grande. The groundwater sources are the Mesilla Bolson and Hueco Bolson aquifers. Although some customers receive water from only one source, most customers receive water from two sources, depending on the time of year.

Our plants treat water to a level of safety far exceeding what is required by EPA regulation. El Paso Water consistently treats surface water to 0.1 NTUs measured immediately after the water has passed through each filter. This is significantly better than the required 0.3 NTUs.

Serving El Paso

El Paso Water serves customers inside and outside the city limits. We provide retail water service to customers in the City of El Paso, Westway, Canutillo and Homestead. We also provide wholesale service to several communities in El Paso County.

**Retail Customers**

- 89.19%

**Wholesale Customers**

- 10.81%

Source Water Assessment

A source water assessment was conducted for El Paso Water by the Texas Commission on Environmental Quality. Due to the complicated nature of El Paso's groundwater supplies, some susceptibilities exist, but the depth of the groundwater is a mitigating factor. Because the surface water supply comes from upstream states and because a variety of agricultural and municipal dischargers use the Rio Grande, the surface water supply is uniquely susceptible. However, El Paso's surface water treatment plants are designed to minimize the effects of those susceptibilities.

Note to wholesale customers: Water consumers in the Lower Valley Water District, Paseo Del Este MUD, Gaslight Square MHP, County-East Montana, Haciendas del Norte, San Ysidro MHP, Freepoint McMoran, Universal Church Windmere, Fort Bliss Main Post Area, East Biggs and Arrey Park receive water from the El Paso Water distribution system. As such, their water quality is the same as described in this report. Fort Bliss water consumers may receive some or all of their water from the El Paso Water distribution system, but may receive water from other sources that may not be represented in this report. Please contact your water retailer for further information.
The concentration of lead and copper is linked to other health effects, such as cancer in humans at high concentrations and is linked to other health effects such as skin damage and circulatory problems.

The highest level of a contaminant allowed in drinking water is called the Maximum Contaminant Level Goal (MCLG). The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

The highest running annual average at any location monitored was 16.4 ppb for THM. The highest running annual average at any location monitored was 54.6 ppb for TTHM.

The system is in compliance with a yearly removal ratio of 1.00 or greater.

Maximum Contaminant Level Goal (MCLG) - The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

N/A - not applicable

N/A - not applicable

NIA - Naturally present in the environment

N/A - not applicable

N/A - not applicable

N/A - not applicable

NIA - Naturally present in the environment

NIA - Naturally present in the environment

Total Residual Disinfectant Level - The highest level of a disinfectant allowed in drinking water. There is convincing evidence that the addition of a disinfectant is necessary for control of microbial contaminants.

N/A - not applicable

N/A - not applicable

N/A - not applicable

N/A - not applicable

N/A - not applicable

NIA - Naturally present in the environment

N/A - not applicable

NIA - Naturally present in the environment

NIA - Naturally present in the environment

Maximum Residual Disinfectant Level Goal - The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.
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Findings
City Directory Images

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR’s City Directory Report includes a search of available city directory data at 5 year intervals.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

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El Paso, TX  79938

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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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About This Report

The EDR Building Permit Report provides a practical and efficient method to search building department records for indications of environmental conditions. Generated via a search of municipal building permit records gathered from more than 1,600 cities nationwide, this report will assist you in meeting the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

Building permit data can be used to identify current and/or former operations and structures/features of environmental concern. The data can provide information on a target property and adjoining properties such as the presence of underground storage tanks, pump islands, sumps, drywells, etc., as well as information regarding water, sewer, natural gas, electrical connection dates, and current/former septic tanks.

ASTM and EPA Requirements

ASTM E 1527-13 lists building department records as a "standard historical source," as detailed in § 8.3.4.7: "Building Department Records - The term building department records means those records of the local government in which the property is located indicating permission of the local government to construct, alter, or demolish improvements on the property." ASTM also states that "Uses in the area surrounding the property shall be identified in the report, but this task is required only to the extent that this information is revealed in the course of researching the property itself."

EPA's Standards and Practices for All Appropriate Inquiries (AAI) states: "§312.24: Reviews of historical sources of information. (a) Historical documents and records must be reviewed for the purposes of achieving the objectives and performance factors of §312.20(e) and (f). Historical documents and records may include, but are not limited to, aerial photographs, fire insurance maps, building department records, chain of title documents, and land use records."

Methodology

EDR has developed the EDR Building Permit Report through our partnership with BuildFax, the nation's largest repository of building department records. BuildFax collects, updates, and manages building department records from local municipal governments. The database now includes 30 million permits, on more than 10 million properties across 1,600 cities in the United States.

The EDR Building Permit Report comprises local municipal building permit records, gathered directly from local jurisdictions, including both target property and adjoining properties. Years of coverage vary by municipality. Data reported includes (where available): date of permit, permit type, permit number, status, valuation, contractor company, contractor name, and description.

Incoming permit data is checked at seven stages in a regimented quality control process, from initial data source interview, to data preparation, through final auditing. To ensure the building department is accurate, each of the seven quality control stages contains, on average, 15 additional quality checks, resulting in a process of approximately 105 quality control "touch points."

For more information about the EDR Building Permit Report, please contact your EDR Account Executive at (800) 352-0050.

EDR® Environmental Data Resources Inc
EXECUTIVE SUMMARY: SEARCH DOCUMENTATION

A search of building department records was conducted by Environmental Data Resources, Inc (EDR) on behalf of Soil Mechanics International on Jan 28, 2019.

TARGET PROPERTY

14000 Edgemere Boulevard
El Paso, TX  79938

SEARCH METHODS

EDR searches available lists for both the Target Property and Surrounding Properties.

RESEARCH SUMMARY

Building permits identified: YES

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

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Name:  JurisdictionName
Years:  Years
Source:  Source
Phone:  Phone
BUILDING DEPARTMENT RECORDS SEARCHED

Name: El Paso  
Years: 2003-2018  
Source: City of El Paso, Development Services, EL PASO, TX  
Phone: (915) 541-4622

Name: Horizon City  
Years: 1995-2012  
Source: Horizon City, Public Works, EL PASO, TX  
Phone: (915) 852-1875

Name: Socorro  
Years: 2000-2016  
Source: City of Socorro, Planning and Zoning, EL PASO, TX  
Phone: (915) 872-8531
TARGET PROPERTY DETAIL

1400 Edgemere Boulevard
El Paso, TX  79938

No Permits Found
EDR Environmental Lien and AUL Search

The EDR Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' offices, registries of deeds, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
- provide a copy of the deed or cite documents reviewed.

Thank you for your business.
Please contact EDR at 1-800-352-0050 with any questions or comments.

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EDR Environmental Lien and AUL Search

TARGET PROPERTY INFORMATION

ADDRESS
EDGEMERE PALMS
14000 EDGEMERE BOULEVARD
EL PASO, TX 79938

RESEARCH SOURCE
Source 1: EL PASO COUNTY RECORDER'S OFFICE
Source 2: TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)
Source 3: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

PROPERTY INFORMATION
Deed 1
Type of Deed: WARRANTY DEED
Title is vested in: RIVER OAKS PROPERTIES LTD
Title received from: SCOTT M SCHWARTZ, DOUGLAS A SCHWARTZ, ROBERT F FOSTER, TIMOTHY C
FOSTER TRUST, TIMOTHY DREW FOSTER TRUST
Date Executed: 01/08/2008
Date Recorded: 01/12/2008
Book: NA
Page: NA
Volume: NA
Instrument#: 20080002772
Docket: NA
Land Record Comments: NA
Miscellaneous Comments: NA

Legal Description: 1 TIERRA COMMERCIAL #1 LOT 1 (39.05 AC)
Current Owner: RIVER OAKS PROPERTIES LTD
Property Identifiers: T284-999-0010-0100
Comments: NA
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- Recorded: NA
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- Recorded: NA
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- Page: NA
- Docket: NA
- Volume: NA
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- Comments: NA
- Miscellaneous: NA
MISCELLANEOUS

Type of Instrument: NONE IDENTIFIED
First Party: 
Second Party: 
Date Executed: 
Date Recorded: 
Instrument #: 
Book: 
Page: 
Comments: 

EDR Environmental Lien and AUL Search
SPECIAL WARRANTY DEED

STATE OF TEXAS §

COUNTY OF EL PASO §

That SCOTT M. SCHWARTZ (undivided ¼ interest), DOUGLAS A. SCHWARTZ (undivided ¼ interest), ROBERT F. FOSTER (undivided ¼ interest) and TIMOTHY C. FOSTER TESTAMENTARY TRUST (undivided ¼ interest), TIMOTHY DREW FOSTER TRUST (undivided ¼ interest) and STERLING MARIE FOSTER TRUST (undivided ¼ interest) (collectively, "Grantors") for an adequate consideration to them in hand paid and agreed to be performed by RIVER OAKS PROPERTIES, LTD., a Texas limited partnership ("Grantee"), having an address of 106 Mesa Park Drive, El Paso, Texas 79912, as follows:

(1) Ten Dollars ($10.00) cash and other valuable consideration;

(2) Sixteen Million Nine Hundred Ninety-Five Thousand Four Hundred Fifty and 80/100 Dollars ($16,995,450.80) by Grantee's execution and delivery of a Promissory Note in that amount payable to the order of Grantors, bearing interest and payable as provided in said Note; which Note is secured by a Vendor's Lien retained herein and by a Deed of Trust of even date from Grantee to John S. Birkelbach, Trustee for Grantors;

have GRANTED, SOLD and CONVEYED and by these presents do hereby GRANT, SELL and CONVEY unto the said Grantee the seven (7) parcels of real property situated in El Paso County, Texas, and more particularly described on Exhibit A attached hereto and made a part hereof for all purposes (collectively, the "Property").

This Deed is made and accepted expressly subject to the matters set forth in Exhibit B attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances belonging in any way to the Property, unto the said Grantee, its successors and assigns forever, and Grantors, as to their respective undivided interests, bind themselves and their heirs, successors and assigns to warrant and forever defend all and singular the Property to Grantee, its successors and assigns against every person lawfully claiming or to claim all or any part of the Property, by, through, or under Grantors, but not otherwise, except as to the reservations and exceptions referenced herein.
IT IS EXPRESSLY AGREED AND STIPULATED that a Vendor's Lien is retained against the Property, premises and improvements until the Promissory Note described under subparagraph (2) hereinabove and all interest thereon has been fully paid according to its face, tenor, effect and reading when this Deed shall become absolute.

IN WITNESS WHEREOF, Grantors have executed this Deed, to be effective as of the 8th day of January, 2008.

SCOTT M. SCHWARTZ

DOUGLAS A. SCHWARTZ

ROBERT F. FOSTER

TIMOTHY C. FOSTER TESTAMENTARY TRUST

By: Robert F. Foster, Trustee

TIMOTHY DREW FOSTER TRUST

By: Robert F. Foster, Trustee

STERLING MARIE FOSTER TRUST

By: Robert F. Foster, Trustee
STATE OF TEXAS §
COUNTY OF EL PASO §

This instrument was acknowledged before me this _P_ day of January, 2008, by Scott M. Schwartz.

(SEAL)

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF EL PASO §

This instrument was acknowledged before me this _S_ day of January, 2008, by Douglas A. Schwartz.

(SEAL)

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF EL PASO §

This instrument was acknowledged before me this _S_ day of January, 2008, by Robert F. Foster.

(SEAL)

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
STATE OF TEXAS

COUNTY OF EL PASO

This instrument was acknowledged before me this ___ day January, 2008, by Robert F. Foster, Trustee of the Timothy C. Foster Testamentary Trust, on behalf of said trust.

(SEAL)

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

STATE OF TEXAS

COUNTY OF EL PASO

This instrument was acknowledged before me this ___ day January, 2008, by Robert F. Foster, Trustee of the Timothy Drew Foster Trust, on behalf of said trust.

(SEAL)

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

STATE OF TEXAS

COUNTY OF EL PASO

This instrument was acknowledged before me this ___ day January, 2008, by Robert F. Foster, Trustee of the Sterling Marie Foster Trust, on behalf of said trust.

(SEAL)

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
Exhibit “A”

Legal Description
METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Tract 4, Section 38, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a found 2" pipe for the corner comm. To sections 35, 36, 37 and 38, Block 79, Township 2, Texas and Pacific Railway Company Surveys; Thence along the line between sections 35 and 38 South 89°59'07" West a distance of 3001.17 feet to a set 1/2" rebar with cap marked TX 5152 for The "TRUE POINT OF BEGINNING";

Thence South 42°31'34" West a distance of 619.25 feet to a set 1/2" rebar with cap marked TX 5152 on the northerly right of way line of Edgemere Blvd.;

Thence along said right of way line 325.80 feet along the arc of a curve to the right which has a radius of 795.00 feet a central angle of 23°28'48" and a chord which bears North 59°11'38" West a distance of 323.52 feet to a set 1/2" rebar with cap marked TX 5152;

Thence along said right of way line North 47°27'14" West a distance of 158.23 feet to a set 1/2" rebar with cap marked TX 5152;

Thence 39.26 feet along the arc of a curve to the right which has a radius of 25.00 feet a central angle of 89°58'48" and a chord which bears North 02°27'50" West a distance of 35.35 feet to a set 1/2" rebar with cap marked TX 5152 on the southeasterly right of way line of Zaragoza Road;

Thence along said right of way line North 42°31'34" East a distance of 201.09 feet to a set 1/2" rebar with cap marked TX 5152 on the line between sections 35 and 38;

Thence along said line North 89°59'07" East a distance of 678.61 feet to the "TRUE POINT OF BEGINNING" and containing 5.069 Acres of land more or less.

NOTE: Bearings basis is True North for a Transverse Mercator surface projection as determined by GPS methods centered near this site.

Ron R. Conde
R.P.L.S. No. 5152
Job#907-23 R.C.

CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283
METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Tracts 4, 5 and 7, Section 38, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a found 2" pipe for the corner common. To sections 35, 36, 37 and 38, Block 79, Township 2, Texas and Pacific Railway Company Surveys; Thence along the line between sections 35 and 38, South 89°59'07" West a distance of 3001.17 feet to a set 1/2" rebar with cap marked TX 5152, Thence leaving said line South 42°31'34" West a distance of 737.82 feet to a set 1/2" rebar with cap marked TX 5152 on the southerly right of way line of Edgemere Blvd. for The "TRUE POINT OF BEGINNING";

Thence leaving said right of way line South 42°31'34" West a distance of 2646.64 feet to a set 1/2" with cap marked TX 5152;

Thence North 00°33'11" West a distance of 732.05 feet to a set 1/2" rebar with cap marked TX 5152 on the southeasterly right of way line of Zaragoza Road;

Thence North 42°31'34" East along the easterly right-of-way of Zaragoza Road a distance of 2,029.84 feet;

Thence 39.28 feet along the arc of a curve to the right which has a radius of 25.00 feet a central angle of 90°01'12" and a chord which bears North 87°32'10" East a distance of 35.36 feet to a set 1/2" with cap marked TX 5152 on the southerly right of way line of Edgemere Blvd.;

Thence along said right of way line South 47°27'14" East a distance of 158.17 feet to a point of curve;

Thence along said right of way line 323.65 feet along the arc of a curve to the left which has a radius of 905.00 feet a central angle of 20°29'26" a chord which bears South 57°41'57" East a distance of 321.93 feet to the "TRUE POINT OF BEGINNING" and containing 1,166,882 Square feet or 26.788 Acres of land more or less.

NOTE: Bearings basis is True North for a Transverse Mercator surface projection as determined by GPS methods centered near this site.
Being a portion of Tract 2A, Section 46, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Prepared for: Southwest Land Development Services Inc.
September 24, 2007
(Parcel 3)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Tract 2A, Section 46, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at the corner common to sections 38, 39, 46, and 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys; Thence along the northerly line of Section 46, South 89°57’37” West a distance of 3221.72 feet to a point on the southeasterly right of way line of Zaragoza Road, Thence along said right of way line South 42°31’34” West a distance of 712.47 feet to a set 1/2” rebar with cap marked TX 5152 for The “TRUE POINT OF BEGINNING”;

Thence leaving said right of way line North 89°57’37” East a distance of 678.89 feet to a set 1/2” rebar with cap marked TX 5152;

Thence South 42°31’34” West a distance of 1421.74 feet to a set 1/2” rebar with cap marked TX 5152;

Thence South 89°58’35” West a distance of 421.05 feet to a set 1/2” rebar with cap marked TX 5152 from which a found 1/2” rebar with cap marked TX 5586 bears South 66°33’21” West a distance of 0.09 feet;

Thence 185.59 feet along the arc of a curve to the right which has a radius of 250.00 feet a central angle of 42°32’00” and a chord which bears North 68°45’25” West a distance of 181.35 feet to a set bridge nail;

Thence North 47°29’2.5” West a distance of 20.86 feet to a set bridge nail on the southeasterly right of way line of Zaragoza Road;

Thence along said right of way line North 42°31’34” East a distance of 1313.08 feet to the “TRUE POINT OF BEGINNING” and containing 16.145 Acres of land more or less.

NOTE: Bearings basis is True North for a Transverse Mercator surface projection as determined by GPS methods centered near this site.

Ron R. Conde
R.P.L.S. No. 5152
Job#607-70 R.C.

CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
1790 LEE TREVIINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283
METES AND BOUNDS DESCRIPTION

Description of a parcel of land being Tract 1B1G, Section 39 and a portion of Tract 3, Section 38, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at an existing city monument at the point of intersection centerline Tierra Alba Dr. in front of Lot 20, Block 131, Tierra Del Este Unit Thirty One as recorded in file no. 20060048641, Plat records of El Paso County, Texas, from which an existing city monument at the point of intersection centerline Tierra alba Dr. in front of Lot 32, Block 131, bears South 42°31'49" West a distance of 516.08 feet, Thence South 89°04'09" East a distance of 188.56 feet to a found 1/2" rebar with cap marked TX 5152 on the easterly line of Tierra Del Este Unit Thirty One for The "TRUE POINT OF BEGINNING";

Thence leaving said line South 40°40'09" East a distance of 593.08 feet to a set 1/2" rebar with cap marked TX 5152 on the northwesterly right of way line of Zaragoza Road;

Thence along said right of way line South 42°31'34" West a distance of 1054.45 feet to a set 1/2" rebar with cap marked TX 5152 on the line between Sections 38 and 39, Block 79, Township 2, Texas and Pacific Railway Company Surveys;

Thence along said line North 00°33'11" West a distance of 0.98 feet to a set 1/2" rebar with cap marked TX 5152;

Thence leaving said line North 47°28'11" West a distance of 588.31 feet to a point on the easterly line of Tierra Del Este Unit Thirty One;

Thence along said line North 42°31'49" East a distance of 1123.96 feet to the "TRUE POINT OF BEGINNING" and containing 14.721 Acres of land more or less.

NOTE: Bearings basis is True North for a Transverse Mercator surface projection as determined by GPS methods centered near this site.

Ron R. Conde
R.P.L.S. No. 5152
Job#567-70 R.C.

CONDE, INC.
ENGINEERING/LAND SURVEYING/PLANNING
1790 LEE TREVINO SUITE 400/EL PASO, TEXAS 79936/(915) 592-0283
METES AND BOUNDS DESCRIPTION

Description of a parcel of land being Tract 2 and a portion of Tract 1A, Section 38, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at an existing city monument at the centerline intersection of Edgemere Blvd. and Tierra Dorada Dr.; Thence along the centerline of Edgemere Blvd. North 89°58'25" East (North 89°57'48" East, File No. 20060048641) a distance of 846.96 feet to an existing city monument at the point of curve; Thence leaving said centerline South 00°01'35" East a distance of 55.00 feet to a set 1/2" rebar with cap marked TX 5152 on the southerly right of way line of Edgemere Blvd. for the "TRUE POINT OF BEGINNING";

Thence along said right of way line 469.27 feet along the arc of a curve to the right which has a radius of 645.00 feet a central angle of 41°41'08" and a chord which bears South 69°11'01" East a distance of 458.99 feet to a set 1/2" rebar with cap marked TX 5152;

Thence 39.65 feet along the arc of a curve to the right which has a radius of 25.00 feet a central angle of 90°52'00" and a chord which bears South 02°54'26" East a distance of 35.62 feet to a set 1/2" rebar with cap marked TX 5152 on the northwesterly right of way line of Zaragoza Road;

Thence along said right of way line South 42°31'34" West a distance of 792.81 feet to a set 1/2" rebar with cap marked TX 5152, from which a found 1/2" rebar with cap marked TX 4178 bears North 51°08'20" East a distance of 0.27 feet;

Thence leaving said right of way line North 40°39'55" West a distance of 1031.75 feet to a set 1/2" rebar with cap marked TX 5152 on the southerly right of way line of Edgemere Blvd.;

Thence along said right of way line North 89°58'25" East a distance of 777.37 feet to the "TRUE POINT OF BEGINNING" and containing 11.572 Acres of land more or less.

NOTE: Bearings based is True north for a Transverse Mercator Surface Projection as determined by GPS methods centered near this site.
Being a portion of Tract 1, Section 35 and a portion of Tract 1A, Section 38, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Prepared for: Southwest Land Development Services Inc.
September 24, 2007
(Parcel 6)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Tract 1, Section 35 and a portion of Tract 1A, Section 38, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at an existing city monument at the centerline intersection of Edgemere Blvd. and Tierra Dorada Dr.; Thence along the centerline of Edgemere Blvd. North 89°58'25" East (North 89°57'48" East, File No. 20060048641) a distance of 846.96 feet to an existing city monument at the point of curve; Thence leaving said centerline North 00°01'35" West a distance of 55.00 feet to a set 1/2" rebar with cap marked TX 5152 on the northerly right of way line of Edgemere Blvd. for The "TRUE POINT OF BEGINNING";

Thence along said right of way line South 89°58'30" West (South 89°57'48" West file no. 20060048641) a distance of 85.09 feet to a set 1/2" rebar with cap marked TX 5152 on the easterly line of Tierra Del Este Unit Forty Four;

Thence along the easterly line of Tierra Del Este Units Forty Four and Thirty Six, North 42°31'53" East (North 42°31'12" East file no. 20060028217) a distance of 3382.34 feet to a set 1/2" rebar with cap marked TX 5152;

Thence South 00°32'47" East a distance of 861.85 feet to a set 1/2" rebar with cap marked TX 5152 on the northwesterly right of way line of Zaragoza Road;

Thence along said right of way line South 42°31'34" West a distance of 2471.46 feet to a set 1/2" rebar with cap marked TX 5152 for a point of curve;

Thence along said right of way line 38.97 feet along the arc of a curve to the right which has a radius of 25.00 feet a central angle of 89°18'40" and a chord which bears South 87°10'54" West a distance of 35.14 feet to a set 1/2" rebar with cap marked TX 5152 on the northerly right of way line of Edgemere Blvd.;

Thence along said line 551.65 feet along the arc of a curve to the left which has a radius of 755.00 feet a central angle of 41°51'49 and a chord which bears North 69°05'40" West a distance of 539.46 feet to the "TRUE POINT OF BEGINNING" and containing 39.05 Acres of land more or less.

NOTE: Bearing basis is True north for a Transverse Mercator Surface Projection as determined by GPS methods centered near this site.
Being Tract 1, Section 38, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Prepared for: Southwest Land Development Services Inc.
January 4, 2008
(Parcel 7)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being Tract 1, Section 38, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at an existing city monument at the centerline intersection of Edgemere Blvd. and Tierra Dorada Dr. Thence along the centerline of Edgemere Blvd. North 89°58'25" East a distance of 69.58 feet to a point; Thence leaving said centerline South 00°01'35" East a distance of 55.00 feet to a set 1/2" rebar with cap marked TX 5152 on the southerly right of way line of Edgemere Blvd. for the "TRUE POINT OF BEGINNING";

Thence leaving said right of way line South 40°39'55" East a distance of 1031.75 feet to a set 1/2" rebar with cap marked TX 5152 on the northwesterly right of way line of Zaragoza Road (FM 659);

Thence along said right of way line South 42°31'34" West a distance of 75.59 feet to a set 1/2" rebar with cap marked TX 5152;

Thence leaving said right of way line North 40°40'09" West a distance of 1105.19 feet to a point on the southerly right of way line of Edgemere Blvd.;

Thence along said right of way line North 89°58'27" East a distance of 99.01 feet to the "TRUE POINT OF BEGINNING" and containing 80,231 Square Feet or 1.8418 Acres of land more or less.

NOTE: Bearings basis is True North for a Transverse Mercator surface projection as determined by GPS methods centered near this site.

Ron R. Conde
R.P.L.S. No. 5152
Job#1207-42 R.C.

CONDE, INC.
ENGINEERING/LAND SURVEYING/PLANNING
1790 LEE TREVINO SUITE 400/EL PASO, TEXAS 79936/(915) 592-0283
EXHIBIT “B”

Permitted Exceptions

(a) Restrictive covenants recorded in Volume 4537, Page 1092, Real Property Records of El Paso County, Texas (Parcels 4, 5 and 6).

(b) Claims by the Tigua Indian Tribe of the Ysleta del Sur Pueblo, as evidenced by that certain Affidavit concerning filing of Notice of Claim to the Ysleta Grant and Aboriginal Title Areas, executed by Julian Granillo, Governor of the Ysleta del Sur Pueblo Indian Tribe, also known as the Tigua Indian Community, dated April 12, 1993, filed on April 16, 1993 in Volume 2553, Page 1958, of the Real Property Records, El Paso County, Texas. (All Parcels)

(c) Mineral reservations and/or mineral interests as set out in Volume 1132, Page 541 and transferred in Volume 238, Page 1769 and Volume 386, Page 11 and Waivers of Surface Rights in Volume 3653, Page 51 refiled in Volume 3661, Page 688; Volume 3653, Page 55 refiled in Volume 3661, Page 698; and Volume 3653, Page 59 refiled in Volume 3661, Page 708, Real Property Records, El Paso County, Texas. Rights, if any, of any holder of an oil, gas or other mineral interest in the land insured herein to exercise any right to use the surface estate by physically damaging, partially or totally, future permanent buildings on the land in order to explore or develop said oil, gas or other mineral interest. (Parcels 1, 2, 4, 5 and 7)

(d) Easement to El Paso Electric Company and Mountain States Telephone and Telegraph Company recorded in Volume 1136, Page 34, Real Property Records, El Paso County, Texas, with Mountain States Telephone and Telegraph Company’s interest therein granted, sold and quit claimed to Southwestern Bell Telephone Company recorded in Volume 1231, Page 646, Real Property Records, El Paso County, Texas and as partially released by Partial Release of Easement, dated September 28, 2007, recorded in Clerk’s File No. 20070094813, Real Property Records of El Paso County, Texas. (Parcels 2 and 4).

(e) Easement to El Paso Electric Company in Volume 1230, Page 404, Real Property Records, El Paso County, Texas (Parcel 1).

(f) Easement(s) to Continental Pipeline Company recorded in Volume 1555, Page 91 and as assigned in Volume 252, Page 342, Real Property Records, El Paso County, Texas (Parcels 4, 5 and 7).

(g) Terms, conditions and stipulations of Ordinance 014262, dated November 9, 1999, recorded in Volume 4096, Page 1131 and partially released in Clerk’s File No. 20050108833, Real Property Records of El Paso County, Texas (Parcels 4, 5 and 6).
(h) Terms, conditions and stipulations of Zoning Ordinance 15428, dated April 22, 2003, recorded in Volume 4537, Page 1092, Real Property Records of El Paso County, Texas (Parcels 4, 5 and 6).

(i) Terms, conditions and stipulations of Development Agreement, dated January 31, 2006, recorded in Clerk's File No. 20060011845, Real Property Records of El Paso County, Texas (Parcels 1, 2 and 3).

(j) Terms, conditions and stipulations of Ordinance 016388, dated June 27, 2006, recorded in Clerk's File No. 20060066594, Real Property Records of El Paso County, Texas (Parcels 1, 2 and 3).

(k) Reservation of water rights to El Paso Natural Gas Company in Volume 1230, Page 401, Real Property Records of El Paso County, Texas (Parcels 5 and 6).

(l) Mineral reservations and/or mineral interests as set out in Volume 1212, Page 143 and Volume 1667, Page 261, Real Property Records, El Paso County, Texas. Rights, if any, of any holder of an oil, gas or other mineral interest in the land insured herein to exercise any right to use the surface estate by physically damaging, partially or totally, future permanent buildings on the land in order to explore or develop said oil, gas or other mineral interest. (Parcels 4 and 6)

(m) Mineral reservations and/or mineral interests as set out in Volume 1618, Page 1321, Real Property Records, El Paso County, Texas. Rights, if any, of any holder of an oil, gas or other mineral interest in the land insured herein to exercise any right to use the surface estate by physically damaging, partially or totally, future permanent buildings on the land in order to explore or develop said oil, gas or other mineral interest. (Parcels 2 and 4)

(n) Pipe Line Easement to Continental Pipe Line Company recorded in Volume 1513, Page 133, Real Property Records, El Paso County, Texas (Parcel 6).

(o) Mineral reservations and/or mineral interests as set out in Volume 4086, Page 1525, Real Property Records, El Paso County, Texas. Rights, if any, of any holder of an oil, gas or other mineral interest in the land insured herein to exercise any right to use the surface estate by physically damaging, partially or totally, future permanent buildings on the land in order to explore or develop said oil, gas or other mineral interest. (Parcels 4 and 6)

(p) Mineral reservations and/or mineral interests as set out in Volume 1545, Page 555, Real Property Records, El Paso County, Texas. Rights, if any, of any holder of an oil, gas or other mineral interest in the land insured herein to exercise any right to use the surface estate by physically damaging, partially or totally, future permanent buildings on the land in order to explore or develop said oil, gas or other mineral interest. (Parcel 3)

(q) Easement to El Paso Electric Company recorded Under Clerk's File No. 20070057393, Real Property Records, El Paso County, Texas. (Parcel 2)
(r) Rights of parties as evidenced by sanitary sewer as shown on survey dated September 20, 2007, revised on December 18, 2007, by Conde Inc. (Parcel 2)

(s) Encroachment of Gambusino Ave. over and across subject property along the southwesterly property line as shown on survey dated September 20, 2007, revised on December 18, 2007, by Conde Inc. (Parcel 3)

(t) Rights of parties as evidenced by over head electrical easement along the Northeasterly property line as shown on survey dated September 20, 2007 by Conde Inc. (Parcel 4)

(u) Rights of parties to the property being situated and lying between the chain link fence and the Easterly property line as shown on survey dated September 20, 2007 by Conde Inc. (Parcel 6)

(v) Terms, conditions and stipulations of Ordinance 016386, dated June 27, 2006.
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded by document number in the Official Public Records of Real Property in El Paso County.
A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

14000 EDGEMERE BOULEVARD
EL PASO, TX 79938

COORDINATES

Latitude (North): 31.7988000 - 31° 47' 55.68"
Longitude (West): 106.2306480 - 106° 13' 50.33"
Universal Tranverse Mercator: Zone 13
UTM X (Meters): 383499.1
UTM Y (Meters): 3518607.0
Elevation: 4019 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: TP
Source: U.S. Geological Survey

Target Property: W
Source: U.S. Geological Survey

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20141004, 20140831
Source: USDA
Target Property Address:
14000 EDGEMERE BOULEVARD
EL PASO, TX 79938

Click on Map ID to see full detail.

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<th>SITE NAME</th>
<th>ADDRESS</th>
<th>DATABASE ACRONYMS</th>
<th>RELATIVE ELEVATION</th>
<th>DIST (ft. &amp; mi.)</th>
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<td>3591 N ZARAGOZA RD</td>
<td>UST, Financial Assurance</td>
<td>Higher</td>
<td>620, 0.117, SSE</td>
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TARGET PROPERTY SEARCH RESULTS

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

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS 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. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in **bold italics** are in multiple databases.

UST: A review of the UST list, as provided by EDR, and dated 09/04/2018 has revealed that there is 1 UST site within approximately 0.25 miles of the target property.

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Facility Status: ACTIVE
Facility Id: 88603
Facility Num: 133717
AI Number: 665305262016195
## ORPHAN SUMMARY

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Site Name: Edgemere Palms
Address: 14000 Edgemere Boulevard
El Paso TX 79938
LAT/LONG: 31.7988 / 106.230648

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.
Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- Indian Reservations BIA
- Power transmission lines
- 100-year flood zone
- 500-year flood zone

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Edgemere Palms
ADDRESS: 14000 Edgemere Boulevard
El Paso TX 79938
LAT/LONG: 31.7988 / 106.230646

CLIENT: Soil Mechanics International
CONTACT: Lorenza Escareno
INQUIRY #: 5545921.2s
DATE: January 28, 2019 1:51 pm
## MAP FINDINGS SUMMARY

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**EDR HIGH RISK HISTORICAL RECORDS**

**EDR Exclusive Records**

| EDR MGP                   | 1.000                   | 0               | 0     | 0         | 0         | NR      | NR | 0             |
| EDR Hist Auto            | 0.125                   | 0               | NR    | NR        | NR        | NR      | NR | 0             |
| EDR Hist Cleaner         | 0.125                   | 0               | NR    | NR        | NR        | NR      | NR | 0             |

**EDR RECOVERED GOVERNMENT ARCHIVES**

**Exclusive Recovered Govt. Archives**

| RGA HWS                  | TP                      | NR              | NR    | NR        | NR        | NR      | NR | 0             |
| RGA LF                   | TP                      | NR              | NR    | NR        | NR        | NR      | NR | 0             |

**- Totals --**

|                | 0           | 1           | 0           | 0           | 0           | 0           | 0           | 1           |

**NOTES:**

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database
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Relative: Higher

Click here for full text details

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</table>
## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

<table>
<thead>
<tr>
<th>St</th>
<th>Acronym</th>
<th>Full Name</th>
<th>Government Agency</th>
<th>Gov Date</th>
<th>Arvl Date</th>
<th>Active Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>CT</td>
<td>CT MANIFEST</td>
<td>Hazardous Waste Manifest Data</td>
<td>Department of Energy &amp; Environmental Protection</td>
<td>11/12/2018</td>
<td>11/14/2018</td>
<td>12/04/2018</td>
</tr>
<tr>
<td>NJ</td>
<td>NJ MANIFEST</td>
<td>Manifest Information</td>
<td>Department of Environmental Protection</td>
<td>12/31/2017</td>
<td>07/13/2018</td>
<td>06/01/2018</td>
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<tr>
<td>NY</td>
<td>NY MANIFEST</td>
<td>Facility and Manifest Data</td>
<td>Department of Environmental Conservation</td>
<td>10/01/2018</td>
<td>10/31/2018</td>
<td>12/20/2018</td>
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<tr>
<td>PA</td>
<td>PA MANIFEST</td>
<td>Manifest Information</td>
<td>Department of Environmental Protection</td>
<td>12/31/2017</td>
<td>10/23/2018</td>
<td>11/27/2018</td>
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<tr>
<td>RI</td>
<td>RI MANIFEST</td>
<td>Manifest information</td>
<td>Department of Environmental Management</td>
<td>12/31/2017</td>
<td>02/23/2018</td>
<td>04/09/2018</td>
</tr>
<tr>
<td>WI</td>
<td>WI MANIFEST</td>
<td>Manifest Information</td>
<td>Department of Natural Resources</td>
<td>12/31/2017</td>
<td>06/15/2018</td>
<td>07/09/2018</td>
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<tr>
<td>US</td>
<td>AHA Hospitals</td>
<td>Sensitive Receptor: AHA Hospitals</td>
<td>American Hospital Association, Inc.</td>
<td></td>
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</tr>
<tr>
<td>US</td>
<td>Medical Centers</td>
<td>Sensitive Receptor: Medical Centers</td>
<td>Centers for Medicare &amp; Medicaid Services</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>US</td>
<td>Nursing Homes</td>
<td>Sensitive Receptor: Nursing Homes</td>
<td>National Institutes of Health</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>US</td>
<td>Public Schools</td>
<td>Sensitive Receptor: Public Schools</td>
<td>National Center for Education Statistics</td>
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<tr>
<td>US</td>
<td>Private Schools</td>
<td>Sensitive Receptor: Private Schools</td>
<td>National Center for Education Statistics</td>
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<td>TX</td>
<td>Daycare Centers</td>
<td>Sensitive Receptor: Child Care Facility List</td>
<td>Department of Protective &amp; Regulatory Services</td>
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<tr>
<td>US</td>
<td>Flood Zones</td>
<td>100-year and 500-year flood zones</td>
<td>Emergency Management Agency (FEMA)</td>
<td></td>
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</tr>
<tr>
<td>US</td>
<td>NWI</td>
<td>National Wetlands Inventory</td>
<td>U.S. Fish and Wildlife Service</td>
<td></td>
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<tr>
<td>TX</td>
<td>State Wetlands</td>
<td>Wetland Inventory</td>
<td>Texas General Land Office</td>
<td></td>
<td></td>
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<tr>
<td>US</td>
<td>Topographic Map</td>
<td>Wetland Inventory</td>
<td>U.S. Geological Survey</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>US</td>
<td>Oil/Gas Pipelines</td>
<td></td>
<td>PennWell Corporation</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>US</td>
<td>Electric Power Transmission Line Data</td>
<td></td>
<td>PennWell Corporation</td>
<td></td>
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</tr>
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</table>

### STREET AND ADDRESS INFORMATION

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EDR’s GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle 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 West

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.
GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

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
Flood Plain Panel at Target Property
4802120175B
FEMA Source Type
FEMA Q3 Flood data
Additional Panels in search area:
FEMA Source Type
Not Reported

NATIONAL WETLAND INVENTORY
NWI Quad at Target Property
NOT AVAILABLE
NWI Electronic Data Coverage
YES - refer to the Overview Map and Detail Map

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.

MAP ID	LOCATION	GENERAL DIRECTION
Not Reported	FROM TP	GROUNDWATER FLOW

* ©1996 Site-specific hydrogeological data gathered by CERCLIS Alerts, Inc., Darien, CT. All rights reserved. All of the information and opinions presented are those of 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 GEOLOGIC AGE IDENTIFICATION

<table>
<thead>
<tr>
<th>Era:</th>
<th>Cenozoic</th>
</tr>
</thead>
<tbody>
<tr>
<td>System:</td>
<td>Quaternary</td>
</tr>
<tr>
<td>Series:</td>
<td>Quaternary</td>
</tr>
<tr>
<td>Code:</td>
<td>Q (decoded above as Era, System &amp; Series)</td>
</tr>
</tbody>
</table>

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: Hueco
Soil Surface Texture: loamy fine sand
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: Low
Depth to Bedrock Min: > 0 inches
Depth to Watertable Min: > 0 inches

### Soil Layer Information

<table>
<thead>
<tr>
<th>Layer</th>
<th>Boundary</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>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>0 inches</td>
<td>3 inches</td>
<td>loamy fine sand</td>
<td>Not reported</td>
<td>Not reported</td>
<td>Max: 14 Min: 1.4</td>
</tr>
<tr>
<td>2</td>
<td>3 inches</td>
<td>25 inches</td>
<td>fine sandy loam</td>
<td>Not reported</td>
<td>Not reported</td>
<td>Max: 14 Min: 1.4</td>
</tr>
<tr>
<td>3</td>
<td>25 inches</td>
<td>57 inches</td>
<td>cemented material</td>
<td>Not reported</td>
<td>Not reported</td>
<td>Max: 14 Min: 1.4</td>
</tr>
<tr>
<td>4</td>
<td>57 inches</td>
<td>79 inches</td>
<td>variable</td>
<td>Not reported</td>
<td>Not reported</td>
<td>Max: 14 Min: 1.4</td>
</tr>
</tbody>
</table>

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.
<table>
<thead>
<tr>
<th>DATABASE</th>
<th>SEARCH DISTANCE (miles)</th>
<th>FEDERAL USGS WELL INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Federal USGS</td>
<td>1.000</td>
<td>MAP ID WELL ID</td>
</tr>
<tr>
<td>Federal FRDS PWS</td>
<td>Nearest PWS within 1 mile</td>
<td>No Wells Found</td>
</tr>
<tr>
<td>State Database</td>
<td>1.000</td>
<td></td>
</tr>
</tbody>
</table>

**FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION**

MAP ID WELL ID

No PWS System Found

**STATE DATABASE WELL INFORMATION**

<table>
<thead>
<tr>
<th>MAP ID</th>
<th>WELL ID</th>
<th>LOCATION FROM TP</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>TXPLU5000082702</td>
<td>1/8 - 1/4 Mile West</td>
</tr>
<tr>
<td>A2</td>
<td>TXWDB7000077111</td>
<td>1/8 - 1/4 Mile West</td>
</tr>
<tr>
<td>A3</td>
<td>TXR300000030409</td>
<td>1/8 - 1/4 Mile West</td>
</tr>
<tr>
<td>B4</td>
<td>TXWDB7000077117</td>
<td>1/2 - 1 Mile NW</td>
</tr>
<tr>
<td>B5</td>
<td>TXWDB7000077116</td>
<td>1/2 - 1 Mile NW</td>
</tr>
<tr>
<td>6</td>
<td>TXWDB7000077122</td>
<td>1/2 - 1 Mile NNW</td>
</tr>
<tr>
<td>C7</td>
<td>TXWDB7000077126</td>
<td>1/2 - 1 Mile NNW</td>
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<tr>
<td>8</td>
<td>TXEQ60000006254</td>
<td>1/2 - 1 Mile NW</td>
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<tr>
<td>C9</td>
<td>TXWDB7000077125</td>
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<td>10</td>
<td>TXWDB7000077123</td>
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</tr>
<tr>
<td>D11</td>
<td>TXDOL2000051956</td>
<td>1/2 - 1 Mile ENE</td>
</tr>
<tr>
<td>D12</td>
<td>TXMON50000107879</td>
<td>1/2 - 1 Mile ENE</td>
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</tbody>
</table>

Note: PWS System location is not always the same as well location.
### GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

<table>
<thead>
<tr>
<th>Map ID</th>
<th>Direction</th>
<th>Distance</th>
<th>Elevation</th>
<th>Database</th>
<th>EDR ID Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>West</td>
<td>1/8 - 1/4 Mile</td>
<td>Lower</td>
<td>Click here for full text details</td>
<td>TX WELLS</td>
</tr>
<tr>
<td>A2</td>
<td>West</td>
<td>1/8 - 1/4 Mile</td>
<td>Lower</td>
<td>Click here for full text details</td>
<td>TX WELLS</td>
</tr>
<tr>
<td>A3</td>
<td>West</td>
<td>1/8 - 1/4 Mile</td>
<td>Lower</td>
<td>Click here for full text details</td>
<td>TX WELLS</td>
</tr>
<tr>
<td>B4</td>
<td>NW</td>
<td>1/2 - 1 Mile</td>
<td>Lower</td>
<td>Click here for full text details</td>
<td>TX WELLS</td>
</tr>
<tr>
<td>B5</td>
<td>NW</td>
<td>1/2 - 1 Mile</td>
<td>Lower</td>
<td>Click here for full text details</td>
<td>TX WELLS</td>
</tr>
<tr>
<td>6</td>
<td>NNW</td>
<td>1/2 - 1 Mile</td>
<td>Lower</td>
<td>Click here for full text details</td>
<td>TX WELLS</td>
</tr>
<tr>
<td>C7</td>
<td>NNW</td>
<td>1/2 - 1 Mile</td>
<td>Lower</td>
<td>Click here for full text details</td>
<td>TX WELLS</td>
</tr>
<tr>
<td>8</td>
<td>NW</td>
<td>1/2 - 1 Mile</td>
<td>Lower</td>
<td>Click here for full text details</td>
<td>TX WELLS</td>
</tr>
<tr>
<td>Map ID</td>
<td>Direction</td>
<td>Distance</td>
<td>Elevation</td>
<td>Database</td>
<td>EDR ID Number</td>
</tr>
<tr>
<td>--------</td>
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<td>-----------</td>
<td>----------</td>
<td>---------------</td>
</tr>
<tr>
<td>C9</td>
<td>NNW</td>
<td>1/2 - 1 Mile</td>
<td>Lower</td>
<td>Click here for full text details</td>
<td>TX WELLS TXWDB7000077125</td>
</tr>
<tr>
<td>10</td>
<td>NNW</td>
<td>1/2 - 1 Mile</td>
<td>Lower</td>
<td>Click here for full text details</td>
<td>TX WELLS TXWDB7000077123</td>
</tr>
<tr>
<td>D11</td>
<td>ENE</td>
<td>1/2 - 1 Mile</td>
<td>Higher</td>
<td>Click here for full text details</td>
<td>TX WELLS TXDOL2000051956</td>
</tr>
<tr>
<td>D12</td>
<td>ENE</td>
<td>1/2 - 1 Mile</td>
<td>Higher</td>
<td>Click here for full text details</td>
<td>TX WELLS TXMON5000107879</td>
</tr>
</tbody>
</table>
GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

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>
</tr>
</thead>
<tbody>
<tr>
<td>EL PASO</td>
<td>1.0</td>
<td>106</td>
<td>1.9</td>
<td>.9</td>
<td>&lt;.5</td>
<td>21.6</td>
</tr>
</tbody>
</table>

Federal EPA Radon Zone for EL PASO 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 EL PASO COUNTY, TX

Number of sites tested: 84

<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>
</tr>
</thead>
<tbody>
<tr>
<td>Living Area - 1st Floor</td>
<td>0.960 pCi/L</td>
<td>99%</td>
<td>0%</td>
<td>1%</td>
</tr>
<tr>
<td>Living Area - 2nd Floor</td>
<td>-0.100 pCi/L</td>
<td>100%</td>
<td>0%</td>
<td>0%</td>
</tr>
<tr>
<td>Basement</td>
<td>1.720 pCi/L</td>
<td>80%</td>
<td>20%</td>
<td>0%</td>
</tr>
</tbody>
</table>
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.

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.
PHYSICAL SETTING SOURCE RECORDS SEARCHED

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

Brackish Resources Aquifer Characterization System Database
Source: Texas Water Development Board
WDB's Brackish Resources Aquifer Characterization System (BRACS) was 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.

Submitted Driller's Reports Database
Source: Texas Water Development Board
Telephone: 512-936-0833
The Submitted Driller's Report Database is populated from the online Texas Well Report Submission and Retrieval System which is a cooperative Texas Department of Licensing and Regulation (TDLR) and Texas Water Development Board (TWDB) application that registered water-well drillers use to submit their required reports.

OTHER STATE DATABASE INFORMATION

Texas Oil and Gas Wells
Source: Texas Railroad Commission
Telephone: 512-463-6882
Oil and gas well locations.
PHY S I C A L S E T T I N G S O U R C E R E C O R D S S E A R C H E D

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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