Texas Department of Housing and Community Affairs,  
a public and official department of the State of Texas  
221 East 11th Street  
Austin, Texas 78701  

Re: Phase Engineering, Inc. Phase I Environmental Site Assessment (ESA) Report No. 201901096  
Approximately 5.00 Acres Located Along Flint Avenue, Wolfforth, Lubbock County, Texas 79382  

To Whom It May Concern,  

This letter is to certify that the Phase I Environmental Site Assessment (the “Report”) relating to the above referenced property completed by Phase Engineering, Inc. (the “Consultant”) may be conveyed to and relied upon by Texas Department of Housing and Community Affairs as if the Report had originally been prepared for them.  
The report fee is Phase Engineering, Inc.’s sole benefit and findings are not contingent on compensation from the client or its affiliates. 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 reports as authorized by law. Phase Engineering has read and understands the department rules regarding this report as found in 2019 Qualified Allocation Plan as codified in 10 Texas Administrative Code, Chapter 11, Subchapter D, Section 11.305: Environmental Site Assessment Rules and Guidelines.  

Thank you for using the professional environmental services of Phase Engineering, Inc. If you should have any questions, please contact me at 713-476-9844.

Sincerely,

James C. Dismukes, P.E.  
President  
Phase Engineering, Inc.
Phase I Environmental Site Assessment

Approximately 5.00 Acres Located Along Flint Avenue, Wolfforth, Lubbock County, Texas 79382

February 11, 2019
PEI Project No.: 201901096

Prepared for:
Overland Property Group Saddleback Ranch Partners, LLC
and
Texas Department of Housing and Community Affairs (TDHCA)

Prepared by:
Phase Engineering, Inc.
5524 Cornish Street
Houston, Texas 77007
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1.0 Executive Summary

1.1 Site Summary

<table>
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<th>Site Element</th>
<th>Comments</th>
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<td>Subject Property Address</td>
<td>Approximately 5.00 Acres Located Along Flint Avenue, Wolfforth, Lubbock County, Texas 79382</td>
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<td>Current Use of Subject Property</td>
<td>Approximately 5 acres of agricultural land</td>
</tr>
<tr>
<td>Legal Description</td>
<td>~5 acres out of the South 80 acres of the Western half of Section 31, Block D6 of the W&amp;T Railroad Company Survey (per title commitment)</td>
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<td>Current Owner</td>
<td>Saddleback Land Company LLC</td>
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<td>Current Uses of Adjoining Properties:</td>
<td>North: Vacant land</td>
</tr>
<tr>
<td></td>
<td>East: Agricultural land</td>
</tr>
<tr>
<td></td>
<td>South: Agricultural land</td>
</tr>
<tr>
<td></td>
<td>West: Agricultural land</td>
</tr>
<tr>
<td>Site Reconnaissance Date</td>
<td>January 28, 2019</td>
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Physical Setting

- Topography: Elevation: Approximately 3325 feet above mean sea level (msl)
  General Area Topographic Downgradient: Northeast
- Groundwater Flow Direction: Assumed to follow surface topography
  (See Section 5.3 for more information)
- Depth to Groundwater: Approximately 35 feet below ground surface (bgs)
- Sub-Surface Geology: Windblown cover sand (Qcs)
- Underlying Aquifer(s): Ogallala Aquifer and Edwards-Trinity (High Plains) Aquifer
- Near Surface Soils: 5 - Amarillo fine sandy loam, 0 to 1 percent slopes

<table>
<thead>
<tr>
<th>Year Range</th>
<th>Property Use(s)</th>
<th>Aerial Photos</th>
<th>Topo Maps</th>
<th>Fire Insurance Maps</th>
<th>Street Directories</th>
<th>Interviews</th>
<th>Regulatory Files / Prior Reports</th>
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<td>1940s - 1954</td>
<td>Assumed to be agricultural land</td>
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<tr>
<td>1954 - 2019</td>
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<td>North Adjoining Property</td>
<td>Vacant land and agricultural land</td>
</tr>
<tr>
<td>East Adjoining Property</td>
<td>Vacant land and agricultural land</td>
</tr>
<tr>
<td>South Adjoining Property</td>
<td>Vacant land and agricultural land</td>
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<td>West Adjoining Property</td>
<td>Vacant land and agricultural land</td>
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### 1.2 Project Summary

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<th>Report Section</th>
<th>No Further Action</th>
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<td>1.0 Current Use of Subject Property</td>
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<td>14.3 Endangered Species</td>
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<td>14.4 Lead-Based Paint</td>
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<td>14.5 Lead in Drinking Water</td>
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1.2.1 Data Gap Summary

A data gap is a lack of or inability to obtain information required by ASTM Practice E1527-13 despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.).

The following table summarizes general areas of the report that may encounter data gaps during the assessment process.

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<thead>
<tr>
<th>Report Element</th>
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<td>Observation of Surrounding Properties</td>
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## 1.3 Findings and Opinions

Known or suspect environmental conditions associated with the subject property and the environmental professional’s opinion(s) of the impact on the property of known or suspect environmental conditions identified are as follows:

<table>
<thead>
<tr>
<th>FINDING</th>
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<tbody>
<tr>
<td>Historical documentation and field reconnaissance information indicate that the subject property was occupied by agricultural land.</td>
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</table>

**Standard Environmental Record Sources, Federal, State & Tribal**

No regulatory agency listings were found in connection with this finding. See Section 5.1 for more information regarding the regulatory agency documentation reviewed during this assessment.

**Records Review**
Historical documentation indicates that past use of the subject property was agricultural land. Use as agricultural land may have involved the storage and usage of pesticides, insecticides, herbicides, fungicides, fertilizers and/or other agricultural chemicals. No structures or areas that may have been utilized for storage or loading of these products were noted on historical information reviewed, interviews or during the site visit. These products are not considered a recognized environmental condition per Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) provided they were legally stored, processed and/or applied. Additionally, contact to potentially remaining agricultural residual products would likely be limited during future anticipated development activities including import of engineered fill material and construction of onsite structures.

See Section 5.4 for more information regarding historical sources reviewed during this assessment.

### Site Reconnaissance

Indications of agricultural activities were observed at the subject property and adjoining properties during the site visit. No residual indications of significant pesticide or fertilizer applications was noted. No indications of hazardous substance usage or storage was observed at the subject property or adjoining properties.

See Section 6.0 for more information regarding observations noted during the site reconnaissance.

### Interviews and/or Inquiries

The property owner indicated that the subject property has been occupied by agricultural land for the last 22 years.

See Section 7.0 for more information regarding interviews and inquiries conducted during this assessment.

### OPINION

Phase Engineering, Inc. has the opinion that based on lack of former onsite structures that may have potentially been utilized for storage or loading of agricultural chemicals and current site conditions, it does not appear use as agricultural land has impacted the subject property. This does not represent a recognized environmental condition.

### 1.4 Conclusions

Phase Engineering, Inc. has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of subject property and more fully described within the report. Any exception to, or deletions from, this practice are described in Section 2.0 of the report.

Recognized environmental condition is defined in ASTM Standard E 1527-13 as “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property; (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.” Phase Engineering, Inc. has considered all migration pathways including soil, groundwater and vapor during evaluation of all identified environmental conditions. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.
A controlled recognized environmental condition (CREC) is defined in ASTM Standard E 1527-13 as “a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.” Controlled recognized environmental conditions are recognized environmental conditions. This assessment has revealed no evidence of controlled recognized environmental conditions in connection with the property.

A historical recognized environmental condition (HREC) is defined in ASTM Standard E 1527-13 as “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.” A historical recognized environmental condition is not a recognized environmental condition. This assessment has revealed no evidence of historical recognized environmental conditions in connection with the property.

De minimis conditions are defined in ASTM Standard E 1527-13 as conditions “that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.” De minimis conditions are not recognized environmental conditions. This assessment has revealed no evidence of de minimis conditions in connection with the property.

### 1.5 Recommendations

<table>
<thead>
<tr>
<th>Recommendations</th>
</tr>
</thead>
<tbody>
<tr>
<td>The following recommendation is made with respect to the environmental aspects of the subject property:</td>
</tr>
<tr>
<td>No further investigation is required to identify a recognized environmental condition.</td>
</tr>
</tbody>
</table>
2.0 Introduction

2.1 Purpose of Assignment

The purpose of this assignment is to prepare a Phase I Environmental Site Assessment Report of the subject property and more fully described in this report; to conduct All Appropriate Inquiry as defined in EPA 40 CFR Part 312, to permit the user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on liability under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) as amended in 2002; and to identify, to the extent feasible pursuant to the processes prescribed in ASTM Standard E 1527-13 recognized environmental conditions in connection with the subject property. All migration pathways and environmental media (i.e. soil, groundwater, vapor) are considered in the determination of recognized environmental conditions.

In addition, the purpose for the Phase I Environmental Site Assessment is to satisfy the environmental responsibilities for the US Department of Housing and Urban Development (HUD) pursuant to 24 CFR 50.3(i).

2.2 Scope of Work

The Phase I Environmental Site Assessment was prepared in accordance with the ASTM Standard Practice E 1527-13 for Environmental Site Assessments and the EPA Rule on All Appropriate Inquiries and within any additional limitations and deviations noted in the report. The general scope of work includes:

- Interviews with past and present owners, operators and occupants;
- Interviews with local government officials;
- Review of historical sources of information;
- Review of federal, state, tribal and local government records;
- Visual inspections of the property and adjoining properties;
- Preparation of report.

The Phase I Environmental Site Assessment does not include:

- Soil, groundwater, or building material sampling;
- Chain of title or environmental lien search;
- Any non-scope considerations, unless specifically contracted for, as listed in the ASTM Standard E 1527-13 Sections 13.1.5.1 through 13.1.5.14 (see Section 14 of this report).

2.3 Significant Assumptions

Phase Engineering, Inc. assumes there are no hidden or unapparent environmental conditions of the property, subsoil, groundwater, structures or surroundings which would have an adverse effect on the property. Phase Engineering, Inc. assumes no responsibility for such conditions or for engineering or inspections which might be required to discover such conditions.

Record and interview information furnished to Phase Engineering, Inc., and contained in the report, were obtained from sources assumed to be reliable and believed to be true and correct. However, Phase Engineering, Inc. assumes no responsibility for any inaccuracies in such items which may be revealed as a result of subsequent action, either by Phase Engineering, Inc. or others. Accuracy or completeness of record information varies among information sources, including governmental sources. Record information is often inaccurate or incomplete. Numerous sites are considered unmapped because the federal or state databases do not adequately define the address and/or location to properly plot the site using standard geo-coding processes. Unmapped sites are generally reviewed using a zip code and street name search.
Phase Engineering, Inc. is not obligated to identify mistakes or insufficiencies in information provided. Phase Engineering, Inc. will make a reasonable effort to compensate for mistakes or insufficiencies in the information reviewed that are obvious in light of other information of which Phase Engineering, Inc. has actual knowledge at the time of preparation of the report.

Groundwater flow is assumed to be in the direction of surface topography unless otherwise noted in the report.

2.4 Limitations and Exceptions of Assessment

This report is prepared in general accordance to the ASTM Standard Practice for Environmental Site Assessments in accordance with Standard E 1527-13. No non-scope items as noted in the ASTM Standards of Practice taken into consideration, except as noted.

The findings and conclusions of this report are based on Phase Engineering, Inc. professional opinions of the environmental conditions identified using the methodology described in ASTM Standard E 1527-13. If greater certainty is desired by the user of the report, further investigation beyond the scope of the ASTM Standard E 1527-13 may be necessary.

Phase Engineering, Inc. has estimated neither the cost of the impact on the property nor the costs necessary to eliminate the recognized environmental conditions.

The report was limited to information concerning the observed physical characteristics of the site and adjoining properties, interviews, and standard environmental record sources.

No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of the ASTM Standard is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and the practice recognizes reasonable limits of time and cost. The time and cost constraints as agreed to by the user or his representative may deem certain information common to the Phase I Site Assessment process to not be reasonably ascertainable or practically reviewable.

Appropriate inquiry does not mean an exhaustive assessment of a property. There is a point at which the cost of information obtained or the time required to gather it outweighs the usefulness of the information and, in fact, may be a material detriment to the orderly completion of the transaction.

Any sketches, maps, aerial photographs, or similar documents in the report may show approximate locations, property boundaries, or similar information and are included to assist the reader in visualizing the property. Phase Engineering, Inc. has made no survey of the site.

Phase Engineering, Inc. is not required to give testimony or appear in court or in other hearings or formal discussions regarding the subject property or this assessment unless prior arrangements are made.

Phase Engineering, Inc. assumes there are no hidden or unapparent environmental conditions of the site, subsoil, structures or surroundings which would represent a recognized environmental condition. Phase Engineering, Inc. assumes no responsibility for such conditions or for actions which might be required to discover such conditions.

Information obtained from various sources is considered reliable and believed to be true and correct. Phase Engineering, Inc. will make a reasonable effort to compensate for mistakes or insufficiencies in the information reviewed that are obvious in light of other information of which Phase Engineering, Inc. has actual knowledge. Phase Engineering, Inc. assumes no responsibility for any inaccuracies in such items.
which may be revealed as a result of subsequent action, either by Phase Engineering, Inc. or others.

This report is prepared for the sole benefit of the user of the report and may not be relied upon by any other person or entity without the written authorization of and payment of a fee to Phase Engineering, Inc.

The report is valid for a period of 180 days from the date issued. Validity for AAI liability protections may be less. The report may not be used or updated by a third party without written authorization of and payment of a fee to Phase Engineering, Inc.

Phase Engineering, Inc. provides no legal opinion or advice. Consult a qualified attorney for any items of a legal nature.

2.5 Special Terms and Conditions

No special terms or conditions were applicable to this report.

2.6 User Reliance

This report is prepared for the sole benefit of the user of the report as identified in Section 4.0 of this report and may not be relied upon by any other person or entity without the written authorization of Phase Engineering, Inc. Each subsequent user must satisfy the User’s Responsibilities set forth in Section 6 of the ASTM Standard E 1527-13 to qualify for the landowner liability protections under CERCLA.
3.0 Site Description

3.1 Subject Property Location and Description

<table>
<thead>
<tr>
<th>Subject Property Address</th>
<th>Approximately 5.00 Acres Located Along Flint Avenue, Wolfforth, Lubbock County, Texas 79382</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Location</td>
<td>An area location map and a site sketch are located in Appendix I of this report.</td>
</tr>
<tr>
<td>Legal Description</td>
<td>~5 acres out of the South 80 acres of the Western half of Section 31, Block D6 of the W&amp;T Railroad Company Survey (per title commitment)</td>
</tr>
<tr>
<td>Current Owner(s)</td>
<td>Saddleback Land Company LLC</td>
</tr>
</tbody>
</table>

3.2 Current Use of Subject Property

| Current Use of the Property | Approximately 5 acres of agricultural land |

3.3 Current Uses of Adjoining Properties

<table>
<thead>
<tr>
<th>Adjoining Property Uses</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>To the North</td>
<td>Vacant land</td>
</tr>
<tr>
<td>To the East</td>
<td>Agricultural land</td>
</tr>
<tr>
<td>To the South</td>
<td>Agricultural land</td>
</tr>
<tr>
<td>To the West</td>
<td>Agricultural land</td>
</tr>
</tbody>
</table>

3.4 Description of Onsite Structures, Roads and Other Improvements

3.4.1 Onsite Structures

There are no structures located at the subject property.

3.4.2 Roads

There are no roadways onsite or adjacent to the subject property.

3.4.3 Other Improvements / Utilities at the Subject Property

The following utilities and other improvements were identified at the subject property:

| Water Source                  | None known or observed            |
| Sanitary Sewer Source         | None known or observed            |
| Other Improvements            | No other improvements observed    |
4.0 User Provided Information

4.1 User Responsibilities Information

User(s) of this report: Overland Property Group Saddleback Ranch Partners, LLC

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments") the user must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30 and 312.31. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. The user should provide the following information (if available) to the environmental professional. Failure to conduct these inquiries (or where the user has not provided conclusive answers) could result in a determination that “all appropriate inquiries” is not complete.

If any user of this report desires Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, the user should complete the “user responsibilities” included in Appendix IV.

The following information was provided by Brett Johnson, Buyer.

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Environmental cleanup liens that are filed or recorded against the property (40 CFR 312.25).</td>
<td></td>
</tr>
<tr>
<td>Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?</td>
<td>No</td>
</tr>
<tr>
<td>2. Activity and land use (AUL's) limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26(a)(1)(v) and vi)).</td>
<td></td>
</tr>
<tr>
<td>Did a search of recorded land title records (or judicial records where appropriate) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place of the property and/or have been filed or recorded against the property under federal, tribal, state or local law?</td>
<td>No</td>
</tr>
<tr>
<td>3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).</td>
<td></td>
</tr>
<tr>
<td>Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?</td>
<td>No</td>
</tr>
<tr>
<td>4. Relationship to the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).</td>
<td></td>
</tr>
<tr>
<td>Question</td>
<td>Response</td>
</tr>
<tr>
<td>------------------------------------------------------------------------</td>
<td>---------------------------</td>
</tr>
<tr>
<td>Does the purchase price being paid for this property reasonably reflect the fair market value of the property?</td>
<td>Yes</td>
</tr>
<tr>
<td>If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?</td>
<td>No comment received</td>
</tr>
</tbody>
</table>

5. Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).

Are you aware of commonly known or reasonably ascertainable information about the property that would help Phase Engineering, Inc. to identify conditions indicative of releases or threatened releases? For example, as user,

(a.) Do you know the past uses of the property? 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  

6. The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property? No

<table>
<thead>
<tr>
<th>User Provided Information</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Type of Information Provided</strong></td>
</tr>
<tr>
<td>------------------------------------</td>
</tr>
<tr>
<td>Title Commitments</td>
</tr>
<tr>
<td>Property Owner's Information</td>
</tr>
</tbody>
</table>

4.2 Reason for Performing Phase I

As per ASTM Standard E 1527-13, it is the user’s responsibility to identify the reason for performing the Environmental Site Assessment, which may include, among other reasons, the intention to satisfy one of the requirements to qualify for one of the landowner liability protections under CERCLA. If no reason for performing the Environmental Site Assessment is provided by the user, it is assumed the report is to conduct all appropriate inquiry to satisfy one of the landowner liability protections under CERCLA.
5.0 Records Review

5.1 Standard Environmental Record Sources, Federal, State & Tribal

The following federal, state and tribal environmental records were searched. This information was provided by AAI Environmental Data and is subject to the AAI Data Disclaimer. Full descriptions on the search and facilities located are included in the Appendix. The AAI Data summary is as follows:

<table>
<thead>
<tr>
<th>Source</th>
<th>Environmental Record</th>
<th>ASTM Search Distance (miles)</th>
<th>Subject Property</th>
<th>Adjoining Property</th>
<th>1/2 Mile</th>
<th>1 Mile</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>EPA</td>
<td>SFMS**</td>
<td>1.00</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EPA</td>
<td>RCRA***</td>
<td>Adjoining*</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>EPA</td>
<td>RCRA TSDF</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>EPA</td>
<td>RCRA CORRACT</td>
<td>1.000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>NRC</td>
<td>ERNS</td>
<td>Subject Property</td>
<td>0</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>0</td>
</tr>
</tbody>
</table>

**UNGEOCODED SITES**

<table>
<thead>
<tr>
<th>Environmental Records</th>
<th>ASTM Search Distance (miles)</th>
<th>Total Identified</th>
</tr>
</thead>
<tbody>
<tr>
<td>Federal/State/Tribal</td>
<td>Subject Property - 1.0 mile</td>
<td>None</td>
</tr>
</tbody>
</table>

*Adjoining properties are defined as being within a search radius of 0.25 mi. from the subject property boundaries.

**SEMS includes CERCLIS, NPL, NPL delisted, NFRAP, and IC/E

***RCRA includes RCRA and IC/E

Ungeocoded Sites

Numerous sites / facilities are considered ungeocoded because the federal, state or local databases do not adequately define or represent the address and/or location to properly plot the site using standard geo-coding processes. Ungeocoded sites are generally reviewed using a zip code and street name search.
There were no ungeocoded sites identified under this assessment.

Superfund Enterprise Management System (SEMS)

Effective January 31, 2014, the Superfund program decommissioned CERCLIS and transitioned to the Superfund Enterprise Management System (SEMS). CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) was a database used by the U.S. Environmental Protection Agency (EPA) to track activities under its Superfund program. The reports previously generated by the CERCLIS legacy system are now updated with SEMS – the Superfund Enterprise Management System – and include the same data and content. This database is the source for CERCLIS, NPL, NPL Delisted, NFRAP and IC/EC.

CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System)

The CERCLIS List previously contained sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL. The information on each site included a history of all pre-remedial, remedial, removal and community relations activities or events at the site, financial funding information for the events, and unrestricted enforcement activities.

CERCLIS NFRAP (Comprehensive Environmental Response, Compensation and Liability Information System / No Further Remedial Action Planned)

NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly, or the contamination was not serious enough to require Federal Superfund action, CERCLA or NPL consideration.

NPL (National Priority List)

The NPL list compiled by EPA pursuant to CERCLA 42 U.S.C. § 9605(a)(8)(B) of properties with the highest priority for cleanup pursuant to EPA’s Hazard Ranking System. See 40 C.F.R. Part 300.

NPL Delisted (National Priority List - Delisted)

Deletion of sites from the NPL may occur once all response actions are complete and all cleanup goals have been achieved. EPA is responsible for processing deletions with concurrence from the State. Deleted sites may still require five-year reviews to assess protectiveness. If future site conditions warrant, additional response actions can be taken, using the Superfund Trust Fund or by Potentially Responsible Parties. Relisting on the NPL is not necessary; however, sites can be restored to the NPL if extensive response work is required. EPA can also delete portions of sites that meet deletion criteria.

Federal Institutional Control / Engineering Control (IC / EC) Registries

Land Use Controls (LUCs) - Land Use controls may consist of Institutional Controls (ICs) and Engineering Controls (ECs). LUCs help to minimize the potential for exposure to contamination and/or protect the integrity of a response action and are typically designed to work by limiting land and/or resource use or by providing information that helps modify or guide human behavior at a site. Institutional Controls (ICs) are non-engineering measures and are almost always used in conjunction with, or as a supplement to, other measures such as waste treatment or containment. There are four categories of ICs: Governmental Controls (zoning restrictions, ordinances, statutes, building permits or other provisions that restrict land or resource use at a site), Proprietary Controls (easements, covenants, Deed Restrictions), Enforcement and Permit Tools (consent decrees, administrative orders), and Informational Devices (State Registries of contaminated sites, deed notices and advisories). ICs are used when contamination is first discovered, when remedies are ongoing and when residual contamination remains onsite at a level that does not allow for unlimited use and unrestricted exposure after cleanup. Engineering Controls (ECs) encompass
a variety of engineered and constructed physical barriers to contain and/or prevent exposure to contamination on a property. ECs are often installed during cleanup as a condition of a no further action determination and are generally intended to be in place for long periods of time.


Hazardous waste treatment, storage, or disposal facilities and other RCRA-regulated facilities (due to past interim status or storage of hazardous wastes beyond 90 days) that have been notified by the U.S. Environmental Protection Agency to undertake corrective action under RCRA. The CORRACTS list is a subset of the EPA database that manages RCRA data.


Those facilities on which treatment, storage and / or disposal of hazardous wastes takes place, as defined and regulated by RCRA.

**Resource Conservation and Recovery Act (RCRA) Generators of Hazardous Wastes**

RCRA Resource Conservation and Recovery Act Information - RCRAInfo is the U.S. Environmental Protection Agency’s comprehensive information and inventory system that supports the RCRA (1976) and HSWA (1984) through the tracking of events and activities regarding permit/closure status, compliance with Federal and State regulations and cleanup activities at facilities that generate, treat, store or dispose of hazardous waste. Information on cleaning up after accidents or other activities that result in a release of hazardous materials to the water, air or land is also reported through RCRAInfo. Corrective Action is a requirement under RCRA which requires TSD facilities owners and operators to investigate and cleanup hazardous waste releases into soil, groundwater, surface water and air.

**Emergency Response Notification System (ERNS)**

The ERNS program is a cooperative data sharing effort among the Environmental Protection Agency (EPA) Headquarters, the Department of Transportation (DOT), National Transportation Systems Center (NTSC), the ten EPA Regions, the U.S. Coast Guard (USCG), and the National Response Center (NRC). ERNS provide the most comprehensive data compiled on notifications of oil discharges and hazardous substances releases in the United States. The types of release reports that are available in ERNS fall into three major categories: substances designated as hazardous substances under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA), as amended; oil and petroleum products (Clean Water Act of 1972), as amended by the Oil Pollution Act of 1990; and all other types of materials. EARNS is a database of initial notifications and not incidents, so there are limitations to the data. There may be multiple reports for a single incident, and because reports are taken over the phone, misspellings, and locational information limit the quality of some data.

**State / Tribal Equivalent - National Priority List (NPL)**

This list is the state / tribal equivalent to the EPA NPL list.

**State / Tribal Equivalent Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) (SCL)**

This list is the state / tribal equivalent to the EPA CERCLIS list.
State / Tribal Voluntary Cleanup Program Sites

List of state / tribal sites undergoing investigation, remediation and / or response action under the applicable state / tribal environmental regulatory agency.

Solid Waste Landfills (SWLF)

List of landfills, transfer stations, sludge application sites, illegal dump sites, recycling facilities, and medical waste generators and transporters.

Leaking Petroleum Storage Tank Sites (LPST)

State lists of leaking underground storage tank sites. RCRA gives EPA and states, under cooperative agreements with the EPA, authority to cleanup releases from UST systems or require owners and operators to do so. (42 U.S.C. § 6991b).

Registered Storage Tanks

Underground storage tanks (USTs) - Any tank, including underground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 10% or more beneath the surface of the ground.

Aboveground storage tanks (ASTs) - Any tank, including aboveground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 90% or more above the surface of the ground.

State / Tribal Institutional Control / Engineering Control Registries

Engineering Controls (EC) – Physical modifications to a site or facility (for example, capping, slurry walls, or point of use water treatment) to reduce or eliminate the potential for exposure to hazardous substances or petroleum products in the soil or groundwater on the property. Engineering controls are a type of activity and use limitation (AUL).

Institutional Controls (IC) – A legal or administrative restriction (for example, “deed restrictions,” restrictive covenants, easements, or zoning) on the use of, or access to, a site or facility to (1) reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or ground water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. An institutional control is a type of Activity and Use Limitation (AUL).

IC / EC Registries – Databases of institutional controls or engineering controls that may be maintained by a federal, state or local environmental agency for purposes of tracking sites that may contain residual contamination and AULs. The names for these may vary from program to program and state to state.

Federal / State / Tribal Brownfields

Federal - ACRES Assessment, Cleanup and Redevelopment Exchange System (EPA Brownfield)
The EPA’s ACRES database stores information reported by EPA Brownfields Grantees on Brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. Recipients are awarded EPA Brownfields funding to address hazardous substances and/or petroleum contamination at brownfield properties. The EPA’s Brownfields Program is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields.

State / Tribal - Brownfields Site Assessments (BSA)
The BSA Program administers a grant provided by the EPA to perform Brownfields site assessment for local governments and non-profit organizations who are not responsible parties. State and local agencies work in close partnership with the EPA and other federal, state, and local redevelopment agencies, and stakeholders, to facilitate cleanup, transfer and revitalization of Brownfields through the development of regulatory, tax, and technical assistance tools.

**Sites Found:**

<table>
<thead>
<tr>
<th>Map ID#</th>
<th>Type</th>
<th>Facility ID#</th>
<th>Facility Name</th>
<th>Address</th>
<th>Distance (mi) / Direction</th>
<th>Apparent Impact to Subject Property</th>
<th>Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>DRY CLEANER</td>
<td>RN104161245</td>
<td>BRITE WAY CLEANERS</td>
<td>718 HIGHWAY 62 WOLFFORTH, TX 79382</td>
<td>0.48 NE</td>
<td>No</td>
<td>Distance</td>
</tr>
</tbody>
</table>

**Summary of Critical Identified Sites**

The site listed on the database is not the subject property or an adjoining property. There is no indication that the site identified in the ASTM Standard Environmental Record Sources search has had or will have an environmental impact to the subject property. Phase Engineering, Inc. has the opinion that, based on distance, direction, status, or other justifications, it does not appear the subject property has been impacted by this facility.

Phase Engineering, Inc. has made an attempt to review regulatory agency files to determine if the subject property or any of the adjoining properties have been identified on one or more of the standard environmental record sources per ASTM Standard Practice E 1527-13 Section 8.2.1. The purpose of the regulatory file review is to obtain sufficient information to assist the environmental professional in determining if a recognized environmental condition, historical recognized environmental condition, controlled recognized environmental condition or a de minimis condition exists at the subject property in connection with the listing. Phase Engineering, Inc. has provided copies of the relevant reviewed regulatory agency file information in Appendix III of this report. If this information has been determined to be of a file size that is impractical to provide in Appendix III, then this information will be provided at the request of the user of this report under separate cover. Some of the regulatory documentation has been deemed not to be reasonably ascertainable due to (1) information that is not publically available, (2) information that is not obtainable from its source within reasonable time and cost constraints, and (3) information that is not practically reviewable (ASTM Standard Practice E 1527-13 Section 8.1.4). If a regulatory agency file review is not warranted or is not reasonably ascertainable, then Phase Engineering, Inc. has provided an explanation within this report for not conducting the applicable regulatory agency file review.

### 5.2 Additional Environmental Record Sources

To enhance and supplement the ASTM E1527-13 standard environmental record sources specified in 8.2.1, local records and/or additional state or tribal records shall be checked when, in the judgment of the environmental professional, such additional records (1) are reasonably ascertainable, (2) are sufficiently useful, accurate and complete in light of the objective of the records review (see 8.1.1), and (3) are generally obtained, pursuant to local good commercial or customary practice, in initial environmental site
assessments in the type of commercial real estate transaction involved. To the extent additional sources are used to supplement the same record types listed specified in 8.2.1, approximate minimum search distances should not be less than those specified above (adjusted as provided in 8.2.1 and 8.1.2.1). Phase Engineering has reviewed additional environmental record sources and has included these sources in this report when the record sources were reasonably ascertainable, sufficiently useful and generally obtained, pursuant to local good commercial or customary practice.

5.3 Physical Setting Sources

The following physical setting sources were searched and no environmental problems due to geologic, hydrogeologic, hydrologic, or topographic characteristics of the subject property were noted nor were conditions identified in which hazardous substances or petroleum products were likely to migrate to the property or from or within the property into the groundwater or soil except as noted. A copy of each source is included in Appendix I of this report.

<table>
<thead>
<tr>
<th>Topographic and Hydrogeologic Settings</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Source Name</strong></td>
</tr>
<tr>
<td>USGS 7.5 Minute Topographic Map</td>
</tr>
<tr>
<td>Current USGS Topographic Map</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Groundwater Information</td>
</tr>
<tr>
<td>Texas Water Development Board (TWDB)</td>
</tr>
<tr>
<td>Submitted Driller's Database</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Geologic Formation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Formation Name</strong></td>
</tr>
<tr>
<td>(Pleistocene) Windblown cover sand (Qcs)</td>
</tr>
</tbody>
</table>

### Underlying Aquifer(s)

<table>
<thead>
<tr>
<th>Aquifer Name</th>
<th>Aquifer Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ogallala Aquifer</td>
<td>&quot;The Ogallala Aquifer is the largest aquifer in the United States and is a major aquifer of Texas underlying much of the High Plains region. The aquifer consists of sand, gravel, clay, and silt and has a maximum thickness of 800 feet. Freshwater saturated thickness averages 95 feet. Water to the north of the Canadian River is generally fresh, with total dissolved solids typically less than 400 milligrams per liter. How-ever, water quality diminishes to the south with large areas containing total dissolved solids in excess of 1,000 milligrams per liter. Naturally occurring high levels of arsenic, radionuclides, and fluoride in excess of the primary drinking water standards are also present. The Ogallala Aquifer provides significantly more water for users than any other aquifer in the state, primarily for irrigation. Although water level declines in excess of 300 feet have occurred in several areas over the last 50 to 60 years, the rate of decline has slowed, and water levels have risen in a few areas. The planning groups for Region A and Region O recommended numerous water management strategies using the Ogallala Aquifer, including drilling new wells, developing well fields, overdrafting, and reallocating supplies.&quot;</td>
</tr>
<tr>
<td>Edwards-Trinity (High Plains) Aquifer</td>
<td>&quot;The Edwards-Trinity (High Plains) Aquifer, a minor aquifer found in West Texas, consists of sandstone in the Antlers Formation (Trinity Group) and limestone of the Comanche Peak and Edwards formations. Freshwater saturated thickness averages 126 feet. Water in the aquifer is fresh to moderately saline, with total dissolved solids ranging from 400 to 8,000 milligrams per liter. The water typically contains more total dissolved solids than the overlying Ogallala Aquifer and is poorest in quality, with total dissolved solids in excess of 20,000 milligrams per liter, where overlain by saline lakes or the gypsum-rich Tahoka and Double Lakes formations. The aquifer primarily provides water for irrigation, and water level declines have occurred in some irrigated areas. The Region O Planning Group recommended constructing one or more brackish groundwater desalination plants to treat water from the Edwards-Trinity (High Plains) Aquifer in Lubbock County.&quot;</td>
</tr>
</tbody>
</table>


### Flood Zone(s)

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

<table>
<thead>
<tr>
<th>Zone Designation</th>
<th>Zone Description</th>
</tr>
</thead>
</table>
| Source: Federal Emergency Management Agency (FEMA) Lubbock County, Texas Flood Insurance Rate Map (FIRM). This data was obtained from the most current FEMA information available on line. Actual flood elevation should be obtained by a qualified survey or other professional. During a flood event, the potential exists for the migration of hazardous substances and / or petroleum products to and / or from the subject property.

### Near Surface Soils

<table>
<thead>
<tr>
<th>Soil Name(s)</th>
<th>Soil Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 - Amarillo fine sandy loam, 0 to 1 percent slopes</td>
<td>Amarillo (100%)&lt;br&gt;The Amarillo component makes up 100 percent of the map unit. Slopes are 0 to 1 percent. This component is on plains on plateaus. The parent material consists of Loamy eolian deposits from the Blackwater Draw Formation of Pleistocene age.. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R077CY036TX Sandy Loam 16-21&quot; Pz ecological site. Nonirrigated land capability classification is 3e. Irrigated land capability classification is 2e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 8 percent. There are no saline horizons within 30 inches of the soil surface.</td>
</tr>
</tbody>
</table>


### 5.4 Historical Use Information

Historical sources were consulted to develop a history of the previous uses of the property and the surrounding area, in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the property. All obvious uses of the property were identified from the present, back to the property’s obvious first developed use, or back to 1940, whichever is earlier as per ASTM E 1527-13, Section 8.1.4, Reasonably Ascertainable / Standard Sources.

#### 5.4.1 Standard Historical Sources

The following historical sources were consulted to determine prior usage and potential areas of environmental problem areas:

#### 5.4.1.1 Aerial Photographs

Aerial photographs were reviewed for use which would indicate areas of environmental concern. The aerial photographs did not indicate any usage except as noted in this report and are included in Appendix I. The following aerial photographs were reviewed as part of this assessment:
<table>
<thead>
<tr>
<th>Aerial Photograph Year(s)</th>
<th>Improvement Type(s)</th>
<th>Identified Area(s) of Concern</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Property</td>
<td>2016, 2010, 2004</td>
<td>No improvements</td>
</tr>
</tbody>
</table>
5.4.1.2 Fire Insurance Maps

In the late nineteenth century, public entities and private companies began preparing maps of central business districts and other developed corridors for use by fire insurance companies and governmental fire regulatory programs. These maps were updated and expanded geographically periodically throughout the twentieth century. The maps often indicate construction materials of specific building structures and the location of potential fire hazards such as gasoline tanks.

Fire insurance rate map coverage was not available for the subject property area.

5.4.1.3 Property Tax Files

Lubbock County Appraisal District tax records show that the subject property is owned by Saddleback Land Company LLC. The property tax records are located in the Appendix.

5.4.1.4 Land Title Records & Environmental Lien Searches

A title commitment prepared by Title Resources Guaranty Company, dated January 24, 2019 was provided by the user of this report. No recorded environmental liens, environmentally related activity, use limitations (AULs) or other environmental concerns were noted in the title commitment. No recognized environmental conditions appear to exist. A portion of the title commitment is located in the Appendix.

No recorded Institutional Controls or Engineering Controls (IC / EC) or Activity Use Limitations (AULs) were found as part of research of federal and state agencies.

5.4.1.5 USGS 7.5 Minute Topographic Map

Topographic maps were reviewed for use which would indicate areas of environmental concern. The topographic maps did not indicate any usage except as noted in this report and are included in Appendix I. The following topographic maps were reviewed for this assessment:

<table>
<thead>
<tr>
<th>Year Indication of Environmental Concerns</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016, 2012, 1985, 1957</td>
</tr>
</tbody>
</table>

5.4.1.6 Local Street Directories

Due to the current and historical identified usage of the subject property and adjoining properties as undeveloped land, street directories were not reviewed for this assessment.

5.4.1.7 Other Historical Records

According to ASTM E 1527-13, other historical sources not already addressed in the standard include but are not limited to: Miscellaneous maps, newspaper archives, internet sites, community organizations, local libraries, historical societies and current owners or occupants of neighboring properties. No other historical records were reviewed for subject property, except for the following:

<table>
<thead>
<tr>
<th>Oil and Gas Well Map</th>
</tr>
</thead>
<tbody>
<tr>
<td>Item of Concern</td>
</tr>
<tr>
<td>Subject Property</td>
</tr>
</tbody>
</table>

Phase Engineering, Inc. 201901096
### Oil and Gas Well Map

<table>
<thead>
<tr>
<th>Item of Concern</th>
<th>Feature Present?</th>
<th>Details of Identified Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plugged well(s)</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Permitted location(s)</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Dry hole(s)</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Pipeline(s)</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Other notable features</td>
<td>No</td>
<td></td>
</tr>
</tbody>
</table>

### Adjoining Properties

<table>
<thead>
<tr>
<th>Item of Concern</th>
<th>Feature Present?</th>
<th>Details of Identified Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>Oil / gas well(s)</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Plugged well(s)</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Permitted location(s)</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Dry hole(s)</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Pipeline(s)</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Other notable features</td>
<td>No</td>
<td></td>
</tr>
</tbody>
</table>

The Texas Railroad Commission (RRC) map was reviewed for this assessment. Other water well map sources may be available for review. See map in Appendix I.

### Water Well Map

<table>
<thead>
<tr>
<th>Item of Concern</th>
<th>Feature Present?</th>
<th>Details of Identified Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water well(s)</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Monitoring well(s)</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Plugged well(s)</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Other notable features</td>
<td>No</td>
<td></td>
</tr>
</tbody>
</table>

### Adjoining Properties

<table>
<thead>
<tr>
<th>Item of Concern</th>
<th>Feature Present?</th>
<th>Details of Identified Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water well(s)</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Monitoring well(s)</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Plugged well(s)</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Other notable features</td>
<td>No</td>
<td></td>
</tr>
</tbody>
</table>

The Texas Water Development Board (TWDB) map was reviewed for this assessment. Other water well map sources may be available for review. See map in Appendix I.

### 5.4.2 Summary of Historical Information on Subject Property

Phase Engineering, Inc. has conducted thorough research including site observations, regulatory records review and review of reasonably ascertainable standard and other historical sources to determine current and past uses of the subject property. Standard and historical sources used to make these determinations include aerial photographs; topographic maps, city directories (if coverage is available); and / or, fire insurance rate maps (if coverage is available). The following are summaries of the subject property use:
<table>
<thead>
<tr>
<th>Year Range</th>
<th>Property Use(s)</th>
<th>Aerial Photos</th>
<th>Topo Maps</th>
<th>Fire Insurance Maps</th>
<th>Street Directories</th>
<th>Interviews</th>
<th>Regulatory Files / Prior Reports</th>
</tr>
</thead>
<tbody>
<tr>
<td>1940s - 1954</td>
<td>Assumed to be agricultural land</td>
<td>✔</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1954 - 2019</td>
<td>Agricultural land</td>
<td>✔ ✔</td>
<td></td>
<td></td>
<td></td>
<td>✔</td>
<td></td>
</tr>
</tbody>
</table>

5.4.3 Summary of Historical Use Information on Adjoining Properties

Phase Engineering, Inc. has conducted thorough research including site observations, regulatory records review and review of reasonably ascertainable standard and other historical sources to determine current and past uses of adjoining properties. Standard and historical sources used to make these determinations include aerial photographs; topographic maps, city directories (if coverage is available); and/or, fire insurance rate maps (if coverage is available). The following are summaries of each adjoining property use:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Historical Use Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Adjoining Property</td>
<td>Vacant land and agricultural land</td>
</tr>
<tr>
<td>East Adjoining Property</td>
<td>Vacant land and agricultural land</td>
</tr>
<tr>
<td>South Adjoining Property</td>
<td>Vacant land and agricultural land</td>
</tr>
<tr>
<td>West Adjoining Property</td>
<td>Vacant land and agricultural land</td>
</tr>
</tbody>
</table>

Summary of Environmental Concerns Identified During Historical and Other Records Review

Historical documentation indicates that past use of the subject property was agricultural land. Use as agricultural land may have involved the storage and usage of pesticides, insecticides, herbicides, fungicides, fertilizers and/or other agricultural chemicals. No structures or areas that may have been utilized for storage or loading of these products were noted on historical information reviewed, interviews or during the site visit. These products are not considered a recognized environmental condition per Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) provided they were legally stored, processed and/or applied. Additionally, contact to potentially remaining agricultural residual products would likely be limited during future anticipated development activities including import of engineered fill material and construction of onsite structures.
6.0 Site Reconnaissance

6.1 Objective

The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the subject property.

6.2 Observation, Methodology and Limiting Conditions

The property was visually and/or physically observed and any structure(s) located on the property to the extent not obstructed by bodies of water, adjacent buildings, or other obstacles was observed.

The periphery of the property was visually and/or physically observed, as well as the periphery of all structures on the property, and the property was viewed from all adjacent public thoroughfares.

On the interior of structures on the property, accessible common areas expected to be used by occupants or the public, maintenance and repair areas, including boiler rooms, and a representative sample of occupant spaces, were visually and/or physically observed. Areas beneath the floors, above ceilings, or behind walls were not observed unless additional services beyond the scope of work of ASTM E1527-13 were contracted for.

On January 28, 2019, the subject property was visually and physically observed and walked by Patti Gibson of Phase Engineering, Inc. The environmental professional(s) responsible for this report, or a trained and qualified individual under their responsible charge, visually and physically observed the property and any structure(s) located on the property to the extent not obstructed by dense vegetation, bodies of water, adjoining buildings, and other obstacles.

100% visual and physical observation to the extent required by the ASTM Standard E1527-13.

The following limiting conditions were identified during the site reconnaissance:

<table>
<thead>
<tr>
<th>Limiting Condition(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vegetation / landscaping</td>
</tr>
<tr>
<td>Concrete / asphalt pavement</td>
</tr>
<tr>
<td>Stabilized gravel base</td>
</tr>
<tr>
<td>Pre-existing former building slabs</td>
</tr>
<tr>
<td>Existing buildings</td>
</tr>
<tr>
<td>Surface water features</td>
</tr>
<tr>
<td>Heavy equipment / existing inventory</td>
</tr>
<tr>
<td>Boundary fences / walls</td>
</tr>
<tr>
<td>Accumulation of snow or rainwater</td>
</tr>
<tr>
<td>Inaccessible onsite building interior</td>
</tr>
<tr>
<td>Other</td>
</tr>
</tbody>
</table>

*Limiting condition is checked if present.

6.3 Frequency

A single site visit was performed in connection with the Phase I Environmental Site Assessment on January 28, 2019.
6.4 Uses and Conditions

The uses and conditions should be noted to the extent visually and/or physically observed during the site visit. The uses and conditions should also be the subject of questions asked as part of interviews of owners, operator, and occupants. Uses and condition shall be described in the report. The environmental professional(s) performing the Phase I Environmental Site Assessment are obligated to identify uses and conditions only to the extent that they may be visually and/or physically observed on a site visit or to the extent that they are identified by the interviews.

Photographs of the subject property, adjoining properties and other key observed features are located in the appendix of this report.

The subject property was observed to be Approximately 5.00 Acres Located Along Flint Avenue, Wolfforth, Texas and the current use(s) was/were observed to be Approximately 5 acres of agricultural land.

The following table summarizes addresses and general uses observed for the adjoining properties.

### Adjoining Property Details

<table>
<thead>
<tr>
<th>Direction</th>
<th>Observed Address / Address Range</th>
<th>General Observed Use(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>None observed</td>
<td>Vacant land</td>
</tr>
<tr>
<td>East</td>
<td>None observed</td>
<td>Agricultural land</td>
</tr>
<tr>
<td>South</td>
<td>None observed</td>
<td>Agricultural land</td>
</tr>
<tr>
<td>West</td>
<td>None observed</td>
<td>Agricultural land</td>
</tr>
</tbody>
</table>

6.4.1 Surrounding Property Uses

The current uses of properties in the surrounding area were observed to have included the following general categories:

#### Surrounding Area Property Types

<table>
<thead>
<tr>
<th>Residential Uses</th>
<th>Multi-family</th>
<th>Single-family</th>
<th>Rural</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Non-Residential Uses</td>
<td>Commercial</td>
<td>Retail</td>
<td>Industrial</td>
<td>Other</td>
</tr>
<tr>
<td>Civic Uses</td>
<td>School</td>
<td>Medical</td>
<td>Recreational</td>
<td>Other</td>
</tr>
<tr>
<td>General Land Uses</td>
<td>Undeveloped</td>
<td>Agricultural</td>
<td>Pasture</td>
<td>Other</td>
</tr>
<tr>
<td>Large Scale Uses</td>
<td>Military Base</td>
<td>Airport</td>
<td>Park / Reservation</td>
<td>Other</td>
</tr>
<tr>
<td>Resource Uses</td>
<td>Oil / Gas Exploration</td>
<td>Sand / Gravel Extraction</td>
<td>Mining Operations</td>
<td>Other</td>
</tr>
</tbody>
</table>
## 6.5 Summary of Observations

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

### Observation Summary

<table>
<thead>
<tr>
<th>Item of Concern</th>
<th>Observed Onsite</th>
<th>Observed Offsite</th>
<th>Release Indicated</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hazardous Substances / Petroleum Products in Connection with Present Use(s)</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Hazardous Substances / Petroleum Products in Connection with Prior Use(s)</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Geologic, Hydrogeologic and / or Topographic Conditions</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Underground Storage Tanks (USTs)</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Aboveground Storage Tanks (ASTs)</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Indications of Underground Storage Tanks</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Sumps, Floor Drains or Storm Water Drains</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Odors</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Pools of Liquid</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Drums</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Hazardous Substance and Petroleum Product Containers</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Unidentified Substance Containers</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Potential PCB Containing Equipment</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Clarifiers</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Pits, Ponds or Lagoons</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Stained Soil or Pavement</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Stressed Vegetation</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Solid Waste</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Mounds, Stockpiled Soils, Filled or Graded Areas and Depressions</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Waste Water</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Water Wells</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>Two (2) water wells, possible irrigation wells, were observed on the subject property.</td>
</tr>
<tr>
<td>Oil and Gas Wells</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Monitoring Wells</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Observation Wells</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Injection Wells</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Pipelines</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Septic Systems</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Item of Concern</td>
<td>Observed Onsite</td>
<td>Observed Offsite</td>
<td>Release Indicated</td>
<td>Comments</td>
</tr>
<tr>
<td>----------------</td>
<td>-----------------</td>
<td>------------------</td>
<td>-------------------</td>
<td>----------</td>
</tr>
<tr>
<td>Other</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
<td>Agricultural related activities were observed onsite and at adjoining properties.</td>
</tr>
</tbody>
</table>

**Summary of Critical Observed Areas of Environmental Concern**

Indications of agricultural activities were observed at the subject property and adjoining properties during the site visit. No residual indications of significant pesticide or fertilizer applications was noted. No indications of hazardous substance usage or storage was observed at the subject property or adjoining properties.
7.0 Interviews

7.1 Owner, Key Property Manager and / or Occupant Interviews

<table>
<thead>
<tr>
<th>Date</th>
<th>Name</th>
<th>Relationship to Property</th>
<th>Method of Contact</th>
<th>Response Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>01/25/19</td>
<td>Robin Henson</td>
<td>Owner</td>
<td>E-mail</td>
<td>Received</td>
</tr>
<tr>
<td>01/28/19</td>
<td>Robin Henson</td>
<td>Owner</td>
<td>Onsite Interview</td>
<td>Received</td>
</tr>
</tbody>
</table>

Comments on interviews from items above:

Phase Engineering Inc. conducted an onsite interview with Ms. Robin Henson via telephone in regards to the subject property on the day of the site reconnaissance. Ms. Henson informed Phase Engineering, Inc. of the following:

- Stated that the subject property has been agricultural land for at least the last 22 years.
- Stated that there are two irrigation wells on the subject property.
- Stated that to her knowledge there have been no hazardous substance or petroleum product releases (spills) at the subject property or on adjoining properties.
- Stated that her knowledge, there have never been any UST/ASTs on the subject property and that there are none now.
- Stated that to her knowledge, there has never been any oil/gas exploration conducted on the subject property.
- Stated that to her knowledge, a dry cleaner has never been present on the subject property.
- Stated that to her knowledge, no environmental conditions are known to exist in connection with the subject property.

See interviews, questionnaires and / or records of communication in the Appendix of this report.

7.2 State and / or Local Agency Officials Interviews

<table>
<thead>
<tr>
<th>Date</th>
<th>Name / Entity</th>
<th>Method of Contact</th>
<th>Response Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>01/23/19</td>
<td>The City of Wolfforth, Texas - Office of the City Secretary</td>
<td>E-mail</td>
<td>Received</td>
</tr>
<tr>
<td>02/05/19</td>
<td>Lubbock Fire Department</td>
<td>E-mail</td>
<td>Pending</td>
</tr>
</tbody>
</table>

Local Health Department

<table>
<thead>
<tr>
<th>Date</th>
<th>Name / Entity</th>
<th>Method of Contact</th>
<th>Response Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>01/23/19</td>
<td>The City of Wolfforth, Texas - Office of the City Secretary</td>
<td>E-mail</td>
<td>Received</td>
</tr>
<tr>
<td>02/05/19</td>
<td>Lubbock County Open Records Department</td>
<td>E-mail</td>
<td>Pending</td>
</tr>
</tbody>
</table>

Local Building Department Records / Permits Department
## Interview Summary

<table>
<thead>
<tr>
<th>Date</th>
<th>Name / Entity</th>
<th>Method of Contact</th>
<th>Response Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>01/23/19</td>
<td>The City of Wolfforth, Texas - Office of the City Secretary</td>
<td>E-mail</td>
<td>Received</td>
</tr>
<tr>
<td>02/05/19</td>
<td>Lubbock County Building Permit Department</td>
<td>E-mail</td>
<td>Pending</td>
</tr>
</tbody>
</table>

### Local Zoning / Planning Department

<table>
<thead>
<tr>
<th>Date</th>
<th>Name / Entity</th>
<th>Method of Contact</th>
<th>Response Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>02/05/19</td>
<td>Lubbock County, Planning /Zoning Department</td>
<td>Website</td>
<td>Received</td>
</tr>
</tbody>
</table>

Comments on interviews from items above:

Building department, fire department and health/environmental department records were requested from The City of Wolfforth, Texas - Office of the City Secretary. Response indicates that the subject site is outside of Wolfforth City Limits.

Building department and health/environmental department records have been requested from Lubbock County open records and building permit departments. No response has been received. This is considered a data gap. Any information received after the issuance of this report that would affect the Findings and Conclusions of this assessment will be forwarded to the user of this report.

Fire department records have been requested from Lubbock Fire Department. No response has been received. This is considered a data gap. Any information received after the issuance of this report that would affect the Findings and Conclusions of this assessment will be forwarded to the user of this report.

Lubbock County does not have any zoning restrictions. 2018 Land Segment State code: D1 - Real: Qualified Open-space Land.

See interviews, questionnaires, records of communication, inquiries and / or Freedom of Information Act (FOIA) requests and any received response documentation in the Appendix of this report.

## Summary of Environmental Concerns Noted During Interviews / Inquiries

The property owner indicated that the subject property has been occupied by agricultural land for the last 22 years.
8.0 Findings with Opinions

Known or suspect environmental conditions associated with the subject property and the environmental professional's opinion(s) of the impact on the property of known or suspect environmental conditions identified are as follows:

<table>
<thead>
<tr>
<th>FINDING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historical documentation and field reconnaissance information indicate that the subject property was occupied by agricultural land.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Standard Environmental Record Sources, Federal, State &amp; Tribal</th>
</tr>
</thead>
<tbody>
<tr>
<td>No regulatory agency listings were found in connection with this finding.</td>
</tr>
<tr>
<td>See Section 5.1 for more information regarding the regulatory agency documentation reviewed during this assessment.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Records Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historical documentation indicates that past use of the subject property was agricultural land. Use as agricultural land may have involved the storage and usage of pesticides, insecticides, herbicides, fungicides, fertilizers and/or other agricultural chemicals. No structures or areas that may have been utilized for storage or loading of these products were noted on historical information reviewed, interviews or during the site visit. These products are not considered a recognized environmental condition per Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) provided they were legally stored, processed and/or applied. Additionally, contact to potentially remaining agricultural residual products would likely be limited during future anticipated development activities including import of engineered fill material and construction of onsite structures.</td>
</tr>
<tr>
<td>See Section 5.4 for more information regarding historical sources reviewed during this assessment.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Reconnaissance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Indications of agricultural activities were observed at the subject property and adjoining properties during the site visit. No residual indications of significant pesticide or fertilizer applications was noted. No indications of hazardous substance usage or storage was observed at the subject property or adjoining properties.</td>
</tr>
<tr>
<td>See Section 6.0 for more information regarding observations noted during the site reconnaissance.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Interviews and/or Inquiries</th>
</tr>
</thead>
<tbody>
<tr>
<td>The property owner indicated that the subject property has been occupied by agricultural land for the last 22 years.</td>
</tr>
<tr>
<td>See Section 7.0 for more information regarding interviews and inquires conducted during this assessment.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>OPINION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase Engineering, Inc. has the opinion that based on lack of former onsite structures that may have potentially been utilized for storage or loading of agricultural chemicals and current site conditions, it does not appear use as agricultural land has impacted the subject property. This does not represent a recognized environmental condition.</td>
</tr>
</tbody>
</table>
9.0 Conclusions

Phase Engineering, Inc. has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of subject property and more fully described within the report. Any exception to, or deletions from, this practice are described in Section 2.0 of the report.

<table>
<thead>
<tr>
<th>Recognized environmental condition is defined in ASTM Standard E 1527-13 as “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.” Phase Engineering, Inc. has considered all migration pathways including soil, groundwater and vapor during evaluation of all identified environmental conditions. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>A controlled recognized environmental condition (CREC) is defined in ASTM Standard E 1527-13 as “a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.” Controlled recognized environmental conditions are recognized environmental conditions. This assessment has revealed no evidence of controlled recognized environmental conditions in connection with the property.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>A historical recognized environmental condition (HREC) is defined in ASTM Standard E 1527-13 as “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.” A historical recognized environmental condition is not a recognized environmental condition. This assessment has revealed no evidence of historical recognized environmental conditions in connection with the property.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>De minimis conditions are defined in ASTM Standard E 1527-13 as conditions “that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.” De minimis conditions are not recognized environmental conditions. This assessment has revealed no evidence of de minimis conditions in connection with the property.</th>
</tr>
</thead>
</table>
### 10.0 Recommendations

<table>
<thead>
<tr>
<th>Recommendations</th>
</tr>
</thead>
<tbody>
<tr>
<td>The following recommendation is made with respect to the environmental aspects of the subject property:</td>
</tr>
<tr>
<td>No further investigation is required to identify a recognized environmental condition.</td>
</tr>
</tbody>
</table>
11.0 Deviations

11.1 Scope of Services

There were no significant deletions or deviations from the ASTM Standard E 1527-13 scope of services.

11.2 Client Constraints

Client and/or user imposed constraints consisted of the following:

- There were no user constraints.
12.0 Qualifications

The statement of qualifications of the environmental professionals responsible for the Environmental Site Assessment is included in the Appendix of this report.
13.0 Environmental Professional and Support Staff Statement(s)

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.

I further declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312.

Inspected By:

[Signature]

Patti Gibson

Reviewed By:

[Signature]

Janis Franklin, P.G.

Reviewed By:

[Signature]

Tracy Watson

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.

Prepared By:

[Signature]
14.0 Non-Scope Considerations

The ASTM Standard E 1527-13 Section 13.1.5 has identified several non-scope considerations that persons may want to assess in connection with commercial real estate. No implication is intended as to the relative importance or inquiry into such non-scope considerations, and this list of non-scope considerations is not intended to be all inclusive:

- Asbestos-containing building materials
- Biological agents
- Cultural and historic resources
- Ecological resources
- Endangered species
- Health and safety
- Indoor air quality unrelated to release of hazardous substances or petroleum products into the environment
- Industrial hygiene
- Lead-based paint
- Lead in drinking water
- Mold
- Radon
- Regulatory compliance
- Wetlands

Additional non-scope issues that are not addressed in this report are:

- Activity and use limitations compliance
- Controlled substances unless this report was prepared as part of an EPA Brownfields Assessment and Characterization Grant awarded under CERCLA 42 U.S.C. §9604(k)(2)(B) and contracted for as such in the letter of engagement
- Earthquake and Fault Zones

A discussion of certain non-scope items are included below for guidance for a user of this report to determine is additional inquiry may be appropriate. There may be standards or protocols for assessment of potential hazards and conditions associated with non-scope conditions developed by governmental entities, professional organizations, or other private entities. No implication is intended as to the relative importance of inquiry into such non-scope considerations.

14.1 Asbestos-Containing Building Materials

Asbestos is a commercial term for a group of silicate minerals that readily separate into thin, strong fibers that are flexible, heat resistant, and chemically inert, and are used in a wide variety of industrial products. Of the six asbestos minerals, chrysotile, amosite, and crocidolite have been most commonly used in building products. When inhaled or ingested, it has been determined that asbestos fibers can cause serious health problems. A building owner and/or manager is required to follow all federal, state, and local rules and regulations pertaining to asbestos containing building materials.

Due to the fact that the subject property consists of undeveloped land and no structures are present at the subject property, an asbestos inspection is not recommended nor conducted as part of this assessment.

14.2 Cultural and Historical Resources

When projects are funded in whole or in part through federal programs, such as HUD or USDA, a Section
106 consultation process in compliance with the National Historic Preservation Act must be completed. In July 2014, a memorandum between the Texas State Historic Preservation Officer (SHPO) and HUD was released providing guidelines for consulting with the SHPO to meet Section 106 requirements.

For the purposes of this review the Area of Potential Effects (APE) has been defined as the boundaries of the subject property and adjacent properties. Phase Engineering, Inc. reviewed the Texas Historic Sites Atlas on the Texas Historical Commission (THC) website for potential historic properties or districts located within the project’s APE. In addition, any properties identified as older than 45-years or local historic districts within the APE were noted during the site reconnaissance. See Historical and Archaeological Sites Map in the Appendix.

If funding or permitting through a federal agency is anticipated, a Section 106 Consultation form with supporting documentation can be submitted to the SHPO in addition to this review. The Section 106 consultation will also include an invitation to comment submitted to a local historic preservation office and Native American Tribes. A Section 106 Consultation was not conducted as part of this assessment.

### 14.3 Endangered Species

The Endangered Species Act of 1973 was established to provide protection and recovery for a list of specific species and their ecosystems. An endangered species is defined as an animal or plant species which are in danger of extinction throughout all or a significant portion of its range. A threatened species is one which is likely to become endangered in the foreseeable future. A review of the listed species for the project area and assessment of the potential impacts of the proposed project to these species was not completed as part of this review.

Critical Habitat is a specific geographic area(s) that has been designated by the United States Fish and Wildlife Service (USFW) which is essential for the conservation of a listed threatened or endangered species and may require special management and protection. The subject property does not contain an area determined to be critical habitat according to our review of the USFW Critical Habitat Portal.

See Critical Habitat Map in the Appendix.

### 14.4 Lead-Based Paint

Lead is a metal that is highly toxic to humans, particularly children, and was used for many years in products found in construction. Lead may cause a range of health effects, from behavioral problems and learning disabilities, to seizures and death. Children six years old and under are most at risk. Human contamination usually occurs by oral ingestion or respiratory inhalation of dust or chips of paint made with lead pigment in both interior and exterior paints and finishes. A building owner and/or manager is required to follow all federal, state, and local rules and regulations pertaining to lead-based paint. Due to the fact that the subject property consists of undeveloped land and no structures are present, a visual lead based paint inspection is not recommended nor conducted as part of this assessment.

### 14.5 Lead in Drinking Water

Lead is a toxic metal found in natural deposits and is commonly used in plumbing materials and water service lines. Construction built before 1986 is more likely to have lead pipes, fixtures and solder. Lead is rarely found in source water, but enters tap water through corrosion of plumbing materials. All public water systems must test for lead within their distribution system in compliance with the EPA’s Lead and Copper Rule. Phase Engineering, Inc. reviewed the 2017 Annual Drinking Water Quality Report for the City of Wolfforth. According to the report, lead is not reported above the maximum contamination level (MCL) in the samples tested.
There are currently no buildings, however an irrigation well is currently located on the subject property and used for agricultural uses. Phase Engineering, Inc. has the opinion that unless the on-site irrigation well is planned to provide drinking water to the proposed development, tests to determine lead in the drinking water would not be necessary. See Drinking Water Quality Report in the appendix.

### 14.6 Radon

The U.S. EPA and the U.S. Geological Survey evaluated the radon potential in the U.S. and developed a map to assist National, State and local organizations to target their resources and to assist building code officials in deciding whether radon-resistant features are applicable in new construction. The map assigns each of the 3,141 counties in the U.S. to one of three zones based on radon potential. Each zone designation reflects the average short-term radon measurement that can be expected to be measured in a building without the implementation of radon control methods. See the Texas Radon Map located in the Appendix.

In 1994, a statewide survey of indoor residential radon was conducted by the Texas Department of Health and Southwest Texas State University. The report identified several areas of Texas where the local geology is suspected to contribute to elevated levels of indoor radon.

Projects funded by FHA Multifamily Insured mortgage applications must comply with Section 9.5.C of the Multifamily Accelerated Processing (MAP) Guide, which requires post-construction radon testing is required for all new construction projects located within Radon Zones 2 and 3. The radon testing must be performed in accordance to the ANSI/AARST protocol for conducting radon and radon decay product measurements in multi-family buildings.

See preliminary findings and requirement for radon testing from the EPA Radon Map and Texas Statewide Survey in the table below:

<table>
<thead>
<tr>
<th>Preliminary Radon Results Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>EPA Radon Zone Designation</td>
</tr>
<tr>
<td>Lubbock County</td>
</tr>
</tbody>
</table>

### 14.7 FEMA Flood Insurance Rate Map

The subject property is in Unshaded Zone X (outside of the 100 and 500-year floodplains) as delineated on the FEMA FIRM Map Number 48303C0400E, with an effective date of September 28, 2007. The subject property is not located in a FEMA-designated Special Flood Hazard Area and flood insurance or mitigation for flood impacts are not required.

### 14.8 Wetlands

The U.S. Army Corps of Engineers (USCOE) requires permitting prior to the filling of certain jurisdictional wetland areas and other waters of the U.S. Geospatial wetland data is managed by the U.S. Fish and Wildlife Service and presented in maps known as the National Wetland Inventory (NWI). A review of the NWI map indicates no mapped wetlands at the subject property. An on-site wetlands determination
assessment is not recommended to determine if all characteristics for a wetland are present at the subject property.

The USCOE and the U.S. Environmental Protection Agency use three characteristics as indicators of wetlands. These characteristics are: Vegetation, Soil, and Hydrology. The final determination of whether an area is a wetland and whether the activity requires a permit must be made by the appropriate Corps District Office (source: Corps of Engineers Wetlands Delineation Manual). A wetlands determination was not conducted as part of this assessment.

See NWI Map in the Appendix.

### 14.9 Vapor Encroachment Screening

A vapor encroachment condition (VEC) is the presence or likely presence of hazardous substances or petroleum products vapors in the sub-surface of a property caused by the release of vapors from contaminated soil or groundwater either on or near the property. Vapor intrusion is the presence of such vapors in a building or structure located on a property. Although the vapor migration pathway is considered in the identification of recognized environmental conditions under ASTM Standard E 1527-13 and in this report, a Tier 1 Vapor Encroachment Screening (VES) assessment was conducted as part of this report. The VES was conducted in accordance with ASTM E2600-15 (the subsequent standard of ASTM 2600-10), Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions.

The following table includes an evaluation of Standard Environmental Record Sources and the approximate minimum search distances as listed in subsection 8.3.2, of ASTM E2600:

<table>
<thead>
<tr>
<th>Vapor Encroachment Regulatory Database Search Results</th>
<th>Radius Searched (Miles)</th>
<th>Radius Searched (Miles)</th>
<th>Sites Found</th>
</tr>
</thead>
<tbody>
<tr>
<td>Databases</td>
<td>Chemicals of Concern</td>
<td>Petroleum Hydrocarbon</td>
<td></td>
</tr>
<tr>
<td>FEDERAL SITES</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Federal NPL (Superfund)</td>
<td>1/3</td>
<td>1/10</td>
<td>0</td>
</tr>
<tr>
<td>Federal CERCLA (Active)</td>
<td>1/3</td>
<td>1/10</td>
<td>0</td>
</tr>
<tr>
<td>Federal Resource Conservation and Recovery Act (RCRA)CORRACTS facilities</td>
<td>1/3</td>
<td>1/10</td>
<td>0</td>
</tr>
<tr>
<td>Federal RCRA Non-CORRACTS Treatment, Storage and Disposal facilities (TSD)</td>
<td>1/3</td>
<td>1/10</td>
<td>0</td>
</tr>
<tr>
<td>Federal RCRA Generators of Hazardous Wastes</td>
<td>Subject Property Only</td>
<td>Subject Property Only</td>
<td>0</td>
</tr>
<tr>
<td>Federal Institutional Control / Engineering Control Registries</td>
<td>Subject Property Only</td>
<td>Subject Property Only</td>
<td>0</td>
</tr>
<tr>
<td>Federal ERNS (Reported Spill Incidents)</td>
<td>Subject Property Only</td>
<td>Subject Property Only</td>
<td>0</td>
</tr>
<tr>
<td>STATE AND TRIBAL SITES</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>State / Tribal Equivalent NPL</td>
<td>1/3</td>
<td>1/10</td>
<td>0</td>
</tr>
<tr>
<td>State / Tribal Equivalent CERCLIS Sites</td>
<td>1/3</td>
<td>1/10</td>
<td>0</td>
</tr>
<tr>
<td>Landfills or Solid Waste Disposal Sites</td>
<td>1/3</td>
<td>1/10</td>
<td>0</td>
</tr>
<tr>
<td>Leaking Storage Tank Sites</td>
<td>1/3</td>
<td>1/10</td>
<td>0</td>
</tr>
</tbody>
</table>
Vapor Encroachment Regulatory Database Search Results

<table>
<thead>
<tr>
<th>Databases</th>
<th>Radius Searched (Miles)</th>
<th>Sites Found</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Registered Storage Tanks</td>
<td>Subject Property Only</td>
<td>0</td>
</tr>
<tr>
<td>State / Tribal Institutional Control / Engineering Control Registries</td>
<td>Subject Property Only</td>
<td>0</td>
</tr>
<tr>
<td>Voluntary Cleanup Program (VCP)</td>
<td>1/3</td>
<td>0</td>
</tr>
<tr>
<td>Brownfield</td>
<td>1/3</td>
<td>0</td>
</tr>
</tbody>
</table>

No sites were identified during the regulatory database search that would pose a VEC to the subject property, based on the critical distance evaluation.

Based on resources reviewed, it is the opinion of Phase Engineering, Inc. a VEC does not exist due to the lack of evidence that COC vapors may be present in the subsurface of the target property caused by a release of vapors from contaminated soil or groundwater or both either on or near the subject property as identified by the Tier 1 VES procedures. Additional Vapor Encroachment Screening procedures are not warranted at this time.

14.10 Noise Study

Phase Engineering, Inc. has conducted a noise survey for the subject property in accordance with the Noise Assessment Guidelines provided by the U.S. Department of Housing and Urban Development (HUD). Noise Assessment Locations (NALs) were selected on the property based on proximity to the noise sources and identified on the Noise Sources Map provided in the Appendix.

The noise sources within the prescribed distances include the following:

<table>
<thead>
<tr>
<th>Identified Noise Sources</th>
</tr>
</thead>
<tbody>
<tr>
<td>Source Name</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Major Road(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>No major roads were identified within 1,000 feet from the subject property</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Railroad(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>No railroads were identified within 3,000 feet from the subject property</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Airport(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>No major civil or military airports were identified within 15 miles from the subject property</td>
</tr>
</tbody>
</table>

No major noise sources are located within the minimum search radius from the subject property, thus the noise value is considered “Acceptable” based on the HUD guidelines. No additional noise assessment is required.

14.11 Explosive and Flammable Hazards

Under Section 2 of the Housing Act of 1949 (42 U.S.C. 1441) and the subsequent Housing and Community Development Acts of 1968, 1969, and 1974, the Department of Housing and Urban Development is mandated to assure the goal of a “decent home and a suitable (safe and healthy) living environment.” The Regulation, “Siting of HUD-Assisted Projects Near Hazardous Operations Handling Petroleum Products or Chemicals of an Explosive or Flammable Nature” (24 CFR Part 51 Subpart C) and the Guidebook
represent another step by the Department toward the objective. Although the Regulation and Guidebook apply specifically to all HUD-assisted projects, the application of these standards can be used by anyone concerned with the safe siting of new residential development.

Per 24 CFR Part 51, a hazard is defined as any stationary container which stores, handles or processes hazardous substances of an explosive or fire prone nature. The term “hazard” does not include pipelines for the transmission of hazardous substances, if such pipelines are located underground or comply with applicable Federal, State and local safety standards. Also excepted are: (1) Containers with a capacity of 100 gallons or less when they contain common liquid industrial fuels, such as gasoline, fuel oil, kerosene and crude oil since they generally would pose no danger in terms of thermal radiation of blast overpressure to a project; and (2) facilities which are shielded from a proposed HUD-assisted project by the topography, because these topographic features effectively provide a mitigating measure already in place.

A 250-gallon propane aboveground storage tank (AST) was found to the northwest approximately 1,000 feet from the property boundary. The potential blast zone for the propane tank was calculated using the Acceptable Separation Distance (ASD) Electronic Assessment Tool located on HUD’s website at http://www.hud.gov/offices/cpd/environment/asd calculator.cfm. The ASD for thermal radiation for people (ASDPPU) was determined to be 155 feet from the location of the propane tank. Since the property is located well beyond this distance, no further evaluation is required. See the ASD Drawing included in Appendix V.

No oil, gas or chemical pipelines, processing facilities, storage facilities or other potentially hazardous explosive activities on-site or in the general area of the site that could potentially adversely impact the subject property were noted on historical information reviewed, interviews or during the site visit.
15.0 Common Acronyms

AAI – All Appropriate Inquiry
ACBM – Asbestos Containing Building Material
AST – Aboveground Storage Tank
AUL – Activity and Usage Limitation
BF – Brownfield
BTEX – Benzene, Toluene, Ethyl benzene and Xylenes
CDC – Certified Development Corporation
CERCLA – Comprehensive Environmental Response, Compensation and Liability Act
CERCLIS – Comprehensive Environmental Response, Compensation and Liability Information System
CERCLIS NFRAP - Comprehensive Environmental Response, Compensation and Liability Information System with No Further Remedial Action Planned
CLI – Closed Landfill Inventory
CORRACTS – Corrective Action (RCRA)
CREC – Controlled recognized environmental condition
EC – Engineering Control
EPA – Environmental Protection Agency
ERNS – Emergency Response Notification System
FOIA – Freedom of Information Act
GWBZ – Groundwater Bearing Zone
HREC – Historical recognized environmental condition
IC – Institutional Control
IHW – Industrial Hazardous Waste
IOP – Innocent Owner / Operator Program
LPST – Leaking Petroleum Storage Tank
MUD – Municipal Utility District
MSD – Municipal Settings Designation
MSL – Mean Sea Level
MTBE – Methyl tert butyl ether
NAPL – Non-aqueous Phase Liquids
NPL – National Priority List
NRCS – Natural Resource Conservation Service
OSHA – Occupational Safety and Health Administration
PAH – Polycyclic Aromatic Hydrocarbons
PCB – Polychlorinated Biphenyls
PCE – Perchloroethene (Tetrachloroethene)
PPM – Parts Per Million
PSH – Phase Separated Hydrocarbons
PUD – Public Utility District
RCRA – Resource Conservation and Recovery Act
REC – Recognized environmental condition
SBA – Small Business Administration
SCL – State CERCLIS List
SPL – State Priority List
SVOC – Semi-Volatile Organic Compounds
SWLF – Solid Waste Landfill
TCEQ – Texas Commission on Environmental Quality
TDSHS – Texas Department of State Health Services
TNRCC – Texas Natural Resource Conservation Commission
TNRIS – Texas Natural Resource Information System
TPH – Total Petroleum Hydrocarbons
TSD – Treatment, Storage and Disposal (RCRA)
TWC - Texas Water Commission
TWDB - Texas Water Development Board
USACOE – United State Army Corps of Engineers
USDA – United States Department of Agriculture
UST – Underground Storage Tank
USGS – United States Geological Survey
VCP – Voluntary Cleanup Program
VEC – Vapor Encroachment Condition
VOC – Volatile Organic Compounds
WMU – Waste Management Unit
APPENDIX I

CURRENT & HISTORICAL DOCUMENTATION
Location: Approximately 5 acres along Flint Avenue
Wolfforth, TX 79382
Lubbock County

Location Map

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

Copyright ©2016 Phase Engineering, Inc.
Subject Property

Location: Approximately 5 acres along Flint Avenue
Wolfforth, TX 79382

PEI Project No: 201901096
USDA NRCS SSURGO Database of Texas

The "Gridded Soil Survey Geographic (gSSURGO) Database State-tile Package" product is derived from the Soil Survey Geographic Database. SSURGO is generally the most detailed level of soil geographic data developed by the National Cooperative Soil Survey (NCSS) in accordance with NCSS mapping standards. SSURGO is designed to be used for broad planning and management uses.

Geologic Database of Texas

The Geologic Database of Texas was produced in cooperation with the US Geological Survey (USGS), and the Texas Water Development Board (TWDB) utilizing the 28 Geologic Atlas of Texas sheets (Texas Bureau of Economic Geology, Virgil Barnes, editor). These were compiled into separate geodatabases and then into a single Statewide Digital Geologic Atlas of Texas. This dataset is distributed through TNRIS.
Topographic Map

The U.S. Geological Survey (USGS) produced its first topographic map in 1879, the same year it was established. Today, more than 100 years and millions of map copies later, topographic mapping is still a central activity for the USGS. The topographic map remains an indispensable tool for government, science, industry, and leisure.

Topographic maps usually portray both natural and manmade features. They show and name works of nature including mountains, valleys, plains, lakes, rivers, and vegetation. They also identify the principal works of man, such as roads, boundaries, transmission lines, and major buildings. The colors represent the following: Contours - brown, Hydrography - blue, Public Land Survey System and other surveys - red, Updates - purple/magenta, Miscellaneous - black, and Vegetation - green.

USGS 7.5 Minute Topographic Series
Busterville and Wolfforth, 2016
The U.S. Geological Survey (USGS) produced its first topographic map in 1879, the same year it was established. Today, more than 100 years and millions of map copies later, topographic mapping is still a central activity for the USGS. The topographic map remains an indispensable tool for government, science, industry, and leisure.

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**USGS 7.5 Minute Topographic Series**  
**Busterville and Wolfforth, 2012**
Topographic Map

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USGS 7.5 Minute Topographic Series
Busterville and Wolfforth, 1985 

Copyright ©2016 Phase Engineering, Inc.
Topographic Map

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USGS 7.5 Minute Topographic Series
Busterville and Wolfforth, 1957
Texas Aquifer Zones - TWDB 2017 State Water Plan

The Texas Water Development Board (TWDB) has identified and characterized 9 major and 22 minor aquifers in the state based on the quality of water supplied by each. A major aquifer is generally defined as supplying large quantities of water in small areas or relatively small quantities in large areas. The major and minor aquifers, as presently defined, underlie approximately 81 percent of the state. Lesser quantities of water may also be found in the remainder of the state.
FEMA Flood Map

Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHAs are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs includes A, AE, AH, AO, VE, A99, Zone AR, Zone AR/A, Zone A1-A30.

Moderate flood hazard areas, labeled Zone B or Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (500-year) flood. The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood, are labeled Zone C or Zone X (unshaded).

**Zones A, AE, AH, AO, VE**

Special Flood Hazard Areas Subject to inundation by the 1% annual chance Flood Event (100-year flood). The 1% annual chance flood, also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. SFHA includes A, AE, AH, AO, AR, A99, V, and VE.

**Zone X 500**

Area With Reduced Flood Risk Due to Levee

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

**Floodway**

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

**Zone X**

Minimal Flood Hazard Areas - Areas determined to be outside the 0.2% (500-year) annual chance floodplain and protected by levee from 100-year flood.

**Area Not Included**
Texas Railroad Commission

Oil and gas well data and pipeline datasets were generated by the Geographic Information System of the Railroad Commission of Texas from public records at the Railroad Commission of Texas (the Commission). Each location is identified using the American Petroleum Institute (API) number of the wellbore. The Railroad Commission issues pipeline permits for common carrier operations within Texas. Permits must be renewed annually.

Digital Oil and Gas Wells

- Permitted Location
- Dry Hole
- Oil Well
- Gas Well
- Oil/Gas Well
- Plugged Oil Well
- Plugged Gas Well
- Cancelled Location
- Plugged Oil/Gas Well
- Injection/Disposal Well
- Core Test
- Directional Surface Location
- Sulfur Core Test
- Storage from Oil
- Storage from Gas
- Shut-In Well (Oil)
- Shut-In Well (Gas)
- Injection/Disposal from Oil
- Injection/Disposal from Gas
- Injection/Disposal from Oil/Gas
- Injection/Disposal from Storage
- Injection/Disposal from Storage/Oil
- Injection/Disposal from Storage/Gas
- Storage from Oil/Gas
- Service from Oil
- Service from Gas
- Service from Oil/Gas
- Service from Storage
- Service from Storage/Oil
- Service from Storage/Gas
- Service from Storage/Oil/Gas
- Observation Well
- Observation from Oil
- Observation from Gas
- Observation from Oil/Gas
- Sidedrill Well Surface Location
- Injection/Disposal from Storage
- Injection/Disposal from Storage/Oil
- Injection/Disposal from Storage/Gas
- Storage/Oil/Gas
- Shut-In Oil Well
- Shut-In Gas Well
- Shut-In Oil/Gas Well
- Offshore Platform
- Geothermal Well
- Water Supply Well
- Water Supply from Oil
- Water Supply from Gas
- Water Supply from Oil/Gas
- Water Supply from Storage
- Water Supply from Storage/Oil
- Water Supply from Storage/Gas
- Water Supply from Storage/Oil/Gas
- Water Supply from Storage/Brine Mining
- Water Supply from Storage/Brine Mining
- Water Supply from Oil/Gas
- Water Supply from Oil/Gas
- Water Supply from Storage/Oil/Gas
- Water Supply from Storage/Gas
- Water Supply from Storage/Oil/Gas
- Water Supply from Storage/Brine Mining
- Water Supply from Storage/Brine Mining

Digital Pipeline Mapping

- AA ANHYDROUS AMMONIA
- CO2 CARBON DIOXIDE
- CRD CRUDE OIL
- CFL CRUDE OIL
- CRUDE FWS
- HVL HIGHLY VOLATILE LIQUID
- PRD REFINED LIQUID PRODUCT
- Colt NATURAL GAS
- NGL NATURAL GAS
- NGLG NATURAL GAS
- NFG NATURAL GAS FWS
- NFT NATURAL GAS FWS
- OGT OTHER GAS
- OGG OTHER GAS
- EMT EMPTY
Texas Water Wells with MSD and Superfund Site Boundaries

**TCEQ Public Water Supply Wells (PWS)**
The public water systems data was developed to support the TCEQ's Source Water Assessment and Protection Program (SWAP). The locations were obtained by the Water Supply Division as recorded from various sources. This layer was built using the best existing location data available but some errors still remain.

**USGS National Water Inventory System (NWIS)**
The National Water Information System (NWIS) provides access to USGS water data at over 1.5 million sites. This extensive database for the nation includes the occurrence, quantity, quality, distribution and movement of surface and underground waters.

**TWDB Groundwater Database (GWDB)**
The Groundwater Database (GWDB) of the Texas Water Development Board (TWDB) contains information about more than 130,000 water well, spring, and oil/gas test sites in Texas including associated water level and water quality data. Because data collection methods and data maintenance have varied and evolved over the years, the information in the GWDB has a range of accuracy.

**TWDB Brackish Groundwater (BRACS)**
The Brackish Resources Aquifer Characterization System (BRACS) database was designed to store well and geology information in support of projects to characterize the brackish groundwater resources of Texas. Brackish groundwater contains dissolved minerals in the range of 1,000 to 9,599 milligrams per liter (mg/L).

**TWDB Submitted Drillers Reports Database (SDRDB)**
The Submitted Driller’s Report Database is populated from the online Texas Well Report Submission and Retrieval System which is a cooperative Texas Department of Licensing and Regulation (TDLR) and Texas Water Development Board (TWDB) application that registered water-well drillers use to submit their required reports. This system was started 2/5/2001 and began collecting all reports in 2003.

**TCEQ MSD Boundary**
An MSD is an official state designation given to property within a municipality or its extraterritorial jurisdiction that certifies that designated groundwater at the property is not used as potable water, and is prohibited from future use as potable water because that groundwater is contaminated in excess of the applicable potable-water protective concentration level. The prohibition must be in the form of a city ordinance, or a restrictive covenant that is enforceable by the city and filed in the property records.

**State and Federal Superfund Sites**
The TCEQ Superfund Sites includes both State and Federal sites in the State of Texas that have been designated as Superfund cleanup sites. Federal Superfund sites have a Hazardous Ranking System score of 28.5 or above and are also on the NPL.
APPENDIX II

PHOTO GALLERY
1. View across subject property.

2. View of western portion of subject property looking south.
3. View of west adjoining agricultural land.

4. View across subject property.
5. View across subject property.

6. View of southern portion of subject property looking east.
7. View of irrigation well observed on the northeastern corner of subject property.

8. View of irrigation well observed on the northeastern corner of subject property.

10. View of unimproved road located to adjoining east.

13. View across the subject property looking west.

15. View of south adjoining south adjoining agricultural land.

16. View of irrigation well observed on the southern portion of subject property.
17. View of northern portion of subject property looking west.

18. View across subject property.
19. View of eastern portion of subject property looking east.


22. View of used tires observed on the northern portion of subject property.
23. View of northern portion of subject property looking west.

24. View across subject property looking south.
## 2018 GENERAL INFORMATION

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## 2018 OWNER INFORMATION

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<td>Exemptions</td>
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<td>Percent Ownership</td>
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<td>Mailing Address</td>
<td>4284 FM 3261 ROPESVILLE, TX 79358</td>
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## 2018 VALUE INFORMATION

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## 2018 ENTITIES & EXEMPTIONS

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## 2018 LAND SEGMENTS

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<td><strong>3,484,800 Sq. ft / 80.000000 acres</strong></td>
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## VALUE HISTORY

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<td>9/27/2006</td>
<td>HBWR INC</td>
<td>PAINTED PRAIRIE RANCH LTD</td>
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<td>3/10/2006</td>
<td>HOMES BY WESTERN RANGE, INC</td>
<td>HBWR INC</td>
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<td>10/2/2002</td>
<td>TIERRA, MESA INC</td>
<td>HENSON HAROLD W &amp; ROBIN M</td>
<td>2002-39530</td>
<td>7899/111</td>
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DISCLAIMER

Every effort has been made to offer the most current and correct information possible on these pages. The information included on these pages has been compiled by District staff from a variety of sources, and is subject to change without notice. The Lubbock Central Appraisal District makes no warranties or representations whatsoever regarding the quality, content, completeness, accuracy or adequacy of such information and data. The Lubbock Central Appraisal District reserves the right to make changes at any time without notice. Original records may differ from the information on these pages. Verification of information on source documents is recommended. By using this application, you assume all risks arising out of or associated with access to these pages, including but not limited to risks of damage to your computer, peripherals, software and data from any virus, software, file or other cause associated with access to this application. The Lubbock Central Appraisal District shall not be liable for any damages whatsoever arising out of any cause relating to use of this application, including but not limited to mistakes, omissions, deletions, errors, or defects in any information contained in these pages, or any failure to receive or delay in receiving information said or implied.
COMMITMENT FOR TITLE INSURANCE (Form T-7)

Issued by
TITLE RESOURCES GUARANTY COMPANY

We, Title Resources Guaranty Company, will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for the Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN SCHEDULE A, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

[Signatures]

Title Resources Guaranty Company

By: Paul McGovern

[Title: Executive Vice President]

Michael P. Hayden

[Title: Secretary]

Form T-7: Commitment for Title Insurance Effective 1/03/2014
COMMITMENT FOR TITLE INSURANCE   T-7

ISSUED BY

TITLE RESOURCES GUARANTY COMPANY

SCHEDULE A

Effective Date: January 24, 2019 @ 8:00 AM                  GF No. 1848403-COM

Commitment No. 1848403-COM, issued February, 2019

1. The policy or policies to be issued are:

   a. OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
      (Not applicable for improved one-to-four family residential real estate)
      Policy Amount: $600,000.00
      PROPOSED INSURED: OPG Saddleback Ranch Partners, LLC, a Texas limited liability company

   b. TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE
      ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
      Policy Amount:
      PROPOSED INSURED:

   c. LOAN POLICY OF TITLE INSURANCE (Form T-2)
      Policy Amount:
      PROPOSED INSURED:
      Proposed Borrower:

   d. TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)
      Policy Amount:
      PROPOSED INSURED:
      Proposed Borrower:

   e. LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
      Binder Amount:
      PROPOSED INSURED:
      Proposed Borrower:

   f. OTHER
      Policy Amount:
      PROPOSED INSURED:

2. The interest in the land covered by this Commitment is:
   Fee Simple

3. Record title to the land on the Effective Date appears to be vested in:
   Saddleback Land Co. LLC, a Texas limited liability company

4. Legal description of land:***See Schedule C for requirements
   Being that certain tract of land described as containing 5.00 acres, more or less, out of the South 80
   acres of the West One-Half of Section 31, Block D6, W. & T. RR Co. Survey, Lubbock County, Texas,
   and being a portion of Exhibit B, Tract 1 of that certain deed dated May 15, 2008 recorded in
   Document No. 2008022513 Official Public Records, Lubbock County, Texas, said 5.00 acres being
   general located and depicted on Exhibit A attached hereto and incorporated herein.***

   ***Not sufficient for title insurance; informational location only; see Schedule C for requirements.
SCHEDULE B

EXCEPTIONS FROM COVERAGE

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

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

   **Item 1 of Schedule B is hereby deleted.**

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.

3. Homestead or community property or survivorship rights, if any of any spouse of any insured. (Applies to the Owner's Policy only.)

4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
   a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
   b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
   c. to filled-in lands, or artificial islands, or
   d. to statutory water rights, including riparian rights, or
   e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.
   (Applies to the Owner's Policy only.)

5. Standby fees, taxes and assessments by any taxing authority for the year 2019, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Loan Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year ______ and subsequent years.")

6. The terms and conditions of the documents creating your interest in the land.

7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)

8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy (T-2) only.)

9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only.) Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance (T-2R).
10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

.1 Visible and/or apparent unrecorded easements, public or private, located in, on, over and/or across the land described in Schedule A hereof.

.2 All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

.3 Easement and Right of Way to Southwestern Public Service Company for electric power line as recorded in Vol. 844 Page 435 Real Property Records, Lubbock County, Texas.

.4 Easement as dedicated for utility service recorded in Vol. 7821 Page 47 Real Property Records, Lubbock County, Texas.

.5 Easement as dedicated for utility service as recorded in Vol. 7392 Page 349 Real Property Records, Lubbock County, Texas.

End of Schedule B.
SCHEDULE C

Your Policy will not cover loss, costs, attorneys’ fees, and expenses resulting from the following requirements that will appear as Exceptions in Schedule B of the Policy, unless you dispose of these matters to our satisfaction, before the date the Policy is issued:

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.

2. Satisfactory evidence must be provided that:
   a. no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
   b. all standby fees, taxes, assessments and charges against the property have been paid,
   c. all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, sub-contractors, laborers and suppliers have been fully paid, and that no mechanic’s, laborer's or materialmen’s liens have attached to the property,
   d. there is legal right of access to and from the land,
   e. (on a Loan Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.

3. You must pay the seller or borrower the agreed amount for your property or interest.

4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.

5. Requirement is made that a satisfactory description and survey of the land to be insured be provided. Upon review of such description and survey, additional exceptions and/or requirements may be made.

6. Requirement is made that a satisfactory release be provided for the following:
   Deed of Trust dated June 17, 2008 recorded in Document No. 2008024286 Official Public Records, Lubbock County, Texas executed by Saddleback Land Co., LLC to Terry D. Dane, Trustee for the benefit of First Ag Credit, FLCA, securing a note in the amount of $725,000.00.

7. Requirement is made that satisfactory documentation be provided as to the authority, authorization and capacity of the person(s)/entity(ies) executing documents on behalf of Saddleback Land Co., LLC, a Texas limited liability company.

8. Requirement is made that satisfactory documentation be provided as to the authority, authorization and capacity of the person(s)/entity(ies) executing documents on behalf of OPG Saddleback Ranch Partners, LLC a Texas limited liability company, and, that said entity has been duly formed and registered.

9. Company requires current titleholders to execute a satisfactory closing affidavit confirming what encumbrances on the property to be insured are known to the current titleholder as of the date of closing.

10. Company requests that it be furnished with a properly executed waiver of inspection signed by the proposed insured owner; in the event the proposed insured owner declines to execute such waiver, additional exceptions and/or requirements may be made.
11. Good Funds in an amount equal to all disbursements must be received, deposited and collected before any funds may be disbursed. Partial disbursements prior to the receipt, deposit and collection of good funds are not permitted. Good Funds means cash, wire transfer, certified checks, cashier's checks and teller checks.

12. ARBITRATION: The Owner Policy of Title Insurance (Form T-1) and the Loan Policy of Title Insurance (Form T-2) contain an arbitration provision. It allows the Insured or the Company to require arbitration if the amount of insurance is $2,000,000 or less. If the insured wants to retain the right to sue the Company in case of a dispute over a claim, the Insured must request deletion of the arbitration provision before the Policy is issued. The Insured may do this by signing the Deletion of Arbitration Provision form and returning it to the Company at or before the closing of the real estate transaction or by writing to the Company. {The Arbitration Provision may not be deleted on the Texas Residential Owner Policy of Title Insurance (Form T-1R).}
COMMITMENT FOR TITLE INSURANCE

SCHEDULE D

GF No. 1848403-COM

Effective Date: January 24, 2019 @ 8:00 AM

Pursuant to the requirements of Rule P-21, Basic Manual of Rules, Rates and Forms for the writing of Title Insurance in the State of Texas, the following disclosures are made:

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

   **Title Resources Guaranty Company**, is a corporation whose shareholders owning or controlling, directly or indirectly, 10% or more of said corporation, directors, and officers are listed below:

   **Shareholders:**
   
   Title Resources Incorporated, which is owned 100% by Title Resource Group LLC.

   **Directors:**
   
   Donald J. Casey; Michael P. Gozdan; Anthony E. Hull; J. Scott McCall; Thomas N. Rispoli; Donald W. Evans, Jr.; Marilyn J. Wasser

   **Officers:**
   
   J. Scott McCall-President/CEO, E. Paul McNutt, Jr-EVP, Jason Bragg-SVP; Michael P. Gozdan- Secretary, Anthony E. Hull-Treasurer

2. (a) A listing of each shareholder, owner, partner, or other person having, owning or controlling one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium.

   **Owners: Title Resource Group, LLC**

   (b) A listing of each shareholder, owner, partner, or other person having, owning or controlling 10 percent (10%) or more of an entity that has, owns or controls one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium.

   **Owners: Realogy Services Group, LLC**

   (c) If the Agent is a corporation: (i) the name of each director of the Title Insurance Agent, and (ii) the names of the President, the Executive or Senior Vice-President, the Secretary and the Treasurer of the Title Insurance Agent.

   **Directors:** Donald J. Casey, Donald W. Evans, Jr., Thomas N. Rispoli, Marilyn J. Wasser, J. Scott McCall

   **Officers:** Donald W. Evans, Jr., President; Anthony E. Hull, Treasurer, Executive Vice President; Michael P. Gozdan, Secretary, Senior Vice President, General Counsel; Brian Alan Pitman, Senior Vice President; Michael Jay Southworth, Senior Vice President, Walter P. Mullen, Senior Vice President

   (d) The name of any person who is not a full-time employee of the Title Insurance Agent and who receives any portion of the title insurance premium for services performed on behalf of the Title Insurance Agent in connection with the issuance of a title insurance form; and, the amount of premium that any such person shall receive.

   (e) For purposes of this paragraph 2, "having, owning or controlling" includes the right to receipt of a percentage of net income, gross income, or cash flow of the Agent or entity in the percentage stated in subparagraphs (a) or (b).

3. You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving a portion of the premium from the settlement of this transaction will be disclosed on the closing or settlement statement.
You are further advised that the estimated title premium* is:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner's Policy</td>
<td>$0.00</td>
</tr>
<tr>
<td>Loan Policy</td>
<td>$0.00</td>
</tr>
<tr>
<td>Endorsement Charges</td>
<td>$0.00</td>
</tr>
<tr>
<td>Other</td>
<td>$0.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$0.00</strong></td>
</tr>
</tbody>
</table>

Of this total amount: 15% will be paid to the policy issuing Title Insurance Company; 85% will be retained by the issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

<table>
<thead>
<tr>
<th>Amount</th>
<th>To Whom</th>
<th>For Services</th>
</tr>
</thead>
</table>

"The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance."
DELETION OF ARBITRATION PROVISION
(Not applicable to the Texas Residential Owner’s Policy)

Arbitration is a common form of alternative dispute resolution. It can be a quicker and cheaper means to settle a dispute with your Title Insurance Company. However, if you agree to arbitrate, you give up your right to take the Title Company to court and your rights to discovery of evidence may be limited in the arbitration process. In addition, you cannot usually appeal an arbitrator’s award.

Your policy contains an arbitration provision (shown below). It allows you or the Company to require arbitration if the amount of insurance is $2,000,000 or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision before the policy is issued. You can do this by signing this form and returning it to the Company at or before the closing of your real estate transaction or by writing to the Company.

The arbitration provision in the Policy is as follows:

“Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is $2,000,000 or less shall be arbitrated at the option of either the Company or the Insured, unless the Insured is an individual person (as distinguished from an Entity). All arbitrable matters when the Amount of Insurance is in excess of $2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.”

SIGNATURE

DATE
INDEPENDENCE TITLE COMPANY

PRIVACY NOTICE

You have chosen to do business with Independence Title Company and we are obligated to honor the relationship with great care, beginning with the confidential information that may come into our possession during the course of your transaction with us. We believe that your privacy should not be compromised and are committed to maintaining the confidentiality of that information.

You can be assured that we are respecting your privacy and safeguarding your "nonpublic personal information". Nonpublic personal information is information about you that we collect in connection with providing a financial product or service to you. Nonpublic personal information does not include information that is available from Public sources, such as telephone directories or government records.

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

- Information we receive from you on applications or other forms
- Information about your transaction with us
- Information about your transactions with nonaffiliated third parties
- Information we receive from a consumer-reporting agency

We respect the privacy of our customers, and we will not disclose nonpublic personal information about our customers or former customers to anyone, except as permitted by law.

We restrict access to nonpublic personal information about you to those employees who need that information to provide products or services to you.

We maintain physical, electronic, and procedural safeguards that comply with federal standards to guard your nonpublic personal information.

We will not disclose nonpublic personal information about our customers or former customers to nonaffiliated third parties, except as permitted by law.

Independence Title Company recognizes and respects the privacy expectations of our customers. We want our customers to understand our commitment to privacy in our use of customer information. Customers who have any questions about this Privacy Policy or have any questions about the privacy of their customer information should call Independence Title Company at (512) 454-4500.
### TEXAS TITLE INSURANCE INFORMATION

<table>
<thead>
<tr>
<th>Title insurance insures you against loss resulting from certain risks to your title.</th>
<th>El seguro de título le asegura en relación a pérdidas resultantes de certos riesgos que pueden afectar el título de su propiedad.</th>
</tr>
</thead>
<tbody>
<tr>
<td>The commitment for Title Insurance is the title insurance company’s promise to issue the title insurance policy. The commitment is a legal document. You should review it carefully to completely understand it before your closing date.</td>
<td>El compromiso para Seguro de Título es la promesa de la compañía aseguradora de emitir la póliza de seguro de título. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y entenderlo completamente antes de la fecha para finalizar su transacción.</td>
</tr>
</tbody>
</table>

Your Commitment for Title Insurance is a legal contract between you and us. The Commitment is not an opinion or report of your title. It is a contract to issue you a policy subject to the Commitment’s terms and requirements.

Before issuing a Commitment for Title Insurance (the Commitment) or a Title Insurance Policy (the Policy), the Title Insurance Company (the Company) determines whether the title is insurable. This determination has already been made. Part of that determination involves the Company’s decision to insure the title except for certain risks that will not be covered by the Policy. Some of these risks are listed in Schedule B of the attached Commitment as Exceptions. Other risks are stated in the Policy as Exclusions. These risks will not be covered by the Policy. The Policy is not an abstract of title nor does a Company have an obligation to determine the ownership of any mineral interest.

Minerals and Mineral Rights may not be covered by the Policy. The Company may be unwilling to insure title unless there is an exclusion or an exception as to Minerals and Mineral Rights in the Policy. Optional endorsements insuring certain risks involving minerals, and the use of improvements (excluding laws, shrubbery and trees) and permanent buildings may be available for purchase. If the title insurer issues the title policy with an exclusion or exception to the minerals and mineral rights, neither this Policy, nor the optional endorsements, ensure that the purchaser has title to the mineral rights related to the surface estate.

Another part of the determination involves whether the promise to insure is conditioned upon certain requirements being met. Schedule C of the Commitment lists these requirements that must be satisfied or the Company will refuse to cover them. You may want to discuss any matters shown in Schedules B and C of the Commitment with an attorney. These matters will affect your title and your use of the land.

When your Policy is issued, the coverage will be limited by the Policy’s Exceptions, Exclusions and Conditions, defined below.

- **EXCEPTIONS** are title risks that a Policy generally covers but does not cover in a particular instance. Exceptions are shown on Schedule B or discussed in Schedule C of the Commitment. They can also be added if you do not comply with the Conditions section of the Commitment. When the Policy is issued, all Exceptions will be on Schedule B of the Policy.
- **EXCLUSIONS** are title risks that a Policy generally does not cover. Exclusions are contained in the Policy but not shown or discussed in the Commitment.
- **CONDITIONS** are additional provisions that qualify or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.

You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at 1-800-526-6016 or by calling the title insurance agent that issued the commitment. The Texas Department of Insurance may revise the policy form from time to time.

You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-262-3439.

Before the Policy is issued, you may request changes in the policy. Some of the changes to consider are:

- Request amendment of the "area and boundary" exception (Schedule B, paragraph 2). To get this amendment, you must furnish a survey and comply with other requirements of the Company. On the Owner’s Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company and if the Company’s other requirements are met, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy. Whether or not you request amendment of the "area and boundary" exception, you should determine whether you want to purchase and review a survey if a survey is not being provided to you.

- Allow the Company to add an exception to "rights of parties in possession." If you refuse this exception, the Company or the title insurance agent may inspect the property. The Company may except to and not insure you against the rights of specific persons, such as tenants, adverse owners or easement holders who occupy the land. The Company may charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy.
1 IMPORTANT NOTICE

To obtain information or make a complaint:

2 You may contact your Title Resources Guaranty Company at 1-800-526-8018.

3 You may call Title Resources Guaranty Company is toll-free telephone number for information or to make a complaint at:

1-800-526-8018

4 You may also write to Title Resources Guaranty Company at:
8111 LBJ Freeway, Suite 1200
Dallas, TX, 75251

5 You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

1-800-252-3439

6 You may write the Texas Department of Insurance:

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: http://www.tdi.state.tx.us
E-mail: ConsumerProtection@tdi.state.tx.us

7 PREMIUM OR CLAIM DISPUTES:
Should you have a dispute concerning your premium or about a claim you should contact the (agent) (company) (agent or the company) first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

8 ATTACH THIS NOTICE TO YOUR POLICY:
This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener información o para someter una queja:

Puede comunicarse con su Title Resources Guaranty Company al 1-800-526-8018.

Usted puede llamar al número de teléfono gratis de Title Resources Guaranty Company para información o para someter una queja al:

1-800-526-8018

Usted también puede escribir a Title Resources Guaranty Company al:
8111 LBJ Freeway, Suite 1200
Dallas, TX, 75251

Puede comunicarse con el Departamento de Seguros de Texas para obtener información acerca de compañías, coberturas, derechos o quejas al:

1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: http://www.tdi.state.tx.us
E-mail: ConsumerProtection@tdi.state.tx.us

DISPUTAS SOBRE PRIMAS O RECLAMOS:
Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el (agente) (la compañía) (agente o la compañía) primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

UNA ESTE AVISO A SU POLIZA:
Este aviso es solo para propósito de información y no se convierte en parte o condición del documento adjunto.
NOTE:
All corner are 1/2" iron rods with blue caps inscribed "CHT RPLS 6460" unless noted otherwise.

POB = Point of Beginning.

OPRLC, TX. = Official Property Records of Lubbock County, Texas.

CCF = County Clerk’s File, Official Property Records of Lubbock County, Texas.

Title Commitment provided by client, issued by Title Resources Guaranty Company. GP No. 1848403–COM

Schedule B Item 10
1. No visible and/or apparent unrecorded easements observed
2. Not a survey related matter
4. Easement as dedicated for utility service recorded in Vol. 7821, Page 47 Real Property Records, Lubbock County, Texas. Does not affect this property.
5. Easement as dedicated for utility service recorded in Vol. 7392, Page 349 Real Property Records, Lubbock County, Texas. Does not affect this property. Shown hereon.

Bearings are grid bearings relative to the Texas Coordinate System, Texas North Central Zone (4202) NAD 83 (CORS96), measured along the South line of the W/2 of Section 31.

Distances are surface distances, U.S. Survey Feet.

Field notes of even certification date herewith accompanies this survey plot.
Field notes for all that certain 5.00 acre tract or parcel of land out of the Northeast corner of the South Eighty (80) acres of the West Half (W/2) of Section Thirty-One (31), Block D-6, W. & T. R.R. Co. Survey, Lubbock County, Texas and being the same as Tract 1 in Exhibit "B" of the deed recorded in County Clerk's Filed (CCF) #2008022513, Official Public Records of Lubbock County, Texas (OPRLC), said 5.00 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with blue cap inscribed "CHT RPLS 6460" (hereinafter referred to as an OJD-CHT cap) set in the proposed West right-of-way line of Flint Avenue, for the Southeast corner of this tract, from whence a 1-1/2" iron pipe found at the Southeast corner of said W/2 of Section 31, same being the Southeast corner of said Tract 1, bears S. 88°07'00" E. a distance of 30.00 feet and S. 01°53'00" W. a distance of 816.04 feet;

THENCE N. 88°07'00" W. a distance of 450.00 feet to an OJD-CHT cap set for the Southwest corner of this tract;

THENCE N. 01°53'00" E. a distance of 483.99 feet to an OJD-CHT cap set in the South line of a proposed 20.00 feet wide alley, for the Northwest corner of this tract, from whence a 1/2" iron rod found at the Southwest corner of the proposed Fox Run Subdivision, being a 28.93 acre tract of land as described in Exhibit "A" of the deed recorded in CCF #2012018068, OPRLC, bears N. 01°53'00" E. a distance of 20.00 feet and N. 88°07'04" W. a distance of 867.76 feet;

THENCE S. 88°07'04" E., 20.00 South of and parallel to the South line of said 28.93 acre tract, a distance of 450.00 feet to an OJD-CHT cap set in said proposed West right-of-way line of Flint Avenue, for the Northeast corner of this tract, from whence a 1/2" iron rod found at the Southeast corner of said 28.93 acre tract bears N. 01°04'59" E. a distance of 20.00 feet;

THENCE S. 01°53'00" W., 30.00 feet west of the East line of said W/2 and contiguous with the proposed West right-of-way line of Flint Avenue, a distance of 484.00 feet to the POINT OF BEGINNING.

Bearings are grid bearings relative to the Texas Coordinate System, Texas North Central Zone (4202) NAD 83 (CORS96), measured along the South line of the W/2 of said Section 31.

Distances are surface, U.S. Survey Feet

A survey plat of even certification date herewith accompanies this description.

STATE OF TEXAS                             KNOW ALL MEN BY THESE PRESENTS, that I,
COUNTY OF LUBBOCK                        Cyril H. Turner, Registered

Professional Land Surveyor, do hereby

certify that I did cause to be surveyed

on the ground the above described tract of land, and to the best of my
knowledge and belief, the said description is true and correct.

IN WITNESS THEREOF, my hand and seal.

Cyril H. Turner
Registered Professional
Land Surveyor #6460

02/11/2019
## Regulatory Database Search

<table>
<thead>
<tr>
<th>Property:</th>
</tr>
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<tbody>
<tr>
<td>201901096</td>
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<tr>
<td>Wolfforth, TX  79382</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Prepared For:</th>
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<tbody>
<tr>
<td>Phase Engineering, Inc.</td>
</tr>
<tr>
<td>5524 Cornish St.</td>
</tr>
<tr>
<td>Houston, TX 77007</td>
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<th>Prepared By:</th>
</tr>
</thead>
<tbody>
<tr>
<td>AAI Environmental Data, Inc.</td>
</tr>
<tr>
<td>P.O. Box 70438</td>
</tr>
<tr>
<td>Houston, TX 77270</td>
</tr>
</tbody>
</table>
Location Map

Note: Property location and boundaries are representative only.

Site
Location: Wolfforth, TX 79382
Job Number: 201901096

Scale: 1:10,631

Note: Property location and boundaries are representative only.
Site Location: Wolfforth, TX 79382
Job Number: 201901096

Scale: 1:20,184

Note: Property location and boundaries are representative only.

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community
Hazard Map

Site Location: Wolfforth, TX 79382
Job Number: 201901096

Scale: 1:10,631

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

Location: Wolfforth, TX 79382
Job Number: 201901096

Scale: 1:5,854

Note: Property location and boundaries are representative only.

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community.
### Search Summary

**Job Number:** 201901096

<table>
<thead>
<tr>
<th>Source</th>
<th>Environmental Record</th>
<th>ASTM Search Distance (miles)</th>
<th>Subject Property</th>
<th>Adjoining Property</th>
<th>1/2 Mile</th>
<th>1 Mile</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Federal Sites</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>EPA</td>
<td>SEMS**</td>
<td>1.000</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<td>0</td>
</tr>
<tr>
<td>EPA</td>
<td>RCRA***</td>
<td>0.25</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>-</td>
<td>0</td>
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<tr>
<td>EPA</td>
<td>RCRA_TSDF</td>
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<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
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<tr>
<td>EPA</td>
<td>RCRA_CORRACT</td>
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<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>NRC</td>
<td>ERNS</td>
<td></td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>-</td>
<td>0</td>
</tr>
</tbody>
</table>

| **State and Tribal Sites** | | | | | | | |
| TCEQ    | SPL                  | 1.000                       | 0                | 0                  | 0       | 0      | 0     |
| TCEQ    | MSW                  | 0.500                       | 0                | 0                  | 0       | -      | 0     |
| TCEQ    | CLI                  | 0.500                       | 0                | 0                  | 0       | -      | 0     |
| TCEQ    | AST                  | 0.25                        | 0                | 0                  | -       | -      | 0     |
| TCEQ    | UST                  | 0.25                        | 0                | 0                  | -       | -      | 0     |
| TCEQ    | LPST                 | 0.500                       | 0                | 0                  | 0       | -      | 0     |
| TCEQ    | RDR                  | 0.25                        | 0                | 0                  | -       | -      | 0     |
| TCEQ    | IOP                  | 0.500                       | 0                | 0                  | 0       | -      | 0     |
| TCEQ    | VCP                  | 0.500                       | 0                | 0                  | 0       | -      | 0     |
| RRC TX  | RRC-VCP              | 0.500                       | 0                | 0                  | 0       | -      | 0     |
| TCEQ    | BROWNFIELD           | 0.500                       | 0                | 0                  | 0       | -      | 0     |
| TCEQ    | IHW                  | 0.25                        | 0                | 0                  | -       | -      | 0     |
| TCEQ    | IHWCA                | 0.500                       | 0                | 0                  | 0       | -      | 0     |
| RRC TX  | RRC-BRP              | 0.500                       | 0                | 0                  | 0       | -      | 0     |

| **Supplemental Databases** | | | | | | | |
| TCEQ    | MSD                  | 1.000                       | 0                | 0                  | 0       | 0      | 0     |
| TCEQ    | DCR                  | 0.500                       | 0                | 0                  | 1       | -      | 1     |
| TCEQ    | DCRP                 | 0.500                       | 0                | 0                  | 0       | -      | 0     |
| EPA     | ACRES                | 0.500                       | 0                | 0                  | 0       | -      | 0     |

*Adjoining properties are defined as being within a search radius of 0.25 mi. from the subject property boundaries.*

**SEMS includes CERCLIS, NPL, NPL delisted, NFRAP, and IC/EC**

**RCRA includes RCRA and IC/EC**
Search Summary

Job Number: 201901096

Ungeocodables Summary

Zipcode: Ungeocoded Sites:
### Site Summary

<table>
<thead>
<tr>
<th>Map ID</th>
<th>Type</th>
<th>Facility ID</th>
<th>Facility Name</th>
<th>Address</th>
<th>Distance</th>
<th>Direction</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>DRY CLEANER</td>
<td>RN104161245</td>
<td>BRITE WAY CLEANERS</td>
<td>718 HIGHWAY 62</td>
<td>0.483</td>
<td>NE</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>WOLFFORTH, TX 79382</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
FACILITY INFORMATION:

<table>
<thead>
<tr>
<th>Year</th>
<th>Principle Name</th>
<th>Site Type</th>
<th>Site Status</th>
<th>Solvents</th>
</tr>
</thead>
<tbody>
<tr>
<td>2004</td>
<td>BOLTON BRITE WAY CLEANERS INC</td>
<td>DROP STATION REGISTRATION</td>
<td>ACTIVE</td>
<td></td>
</tr>
<tr>
<td>2005</td>
<td></td>
<td>DROP STATION REGISTRATION</td>
<td>ACTIVE</td>
<td></td>
</tr>
<tr>
<td>2006</td>
<td></td>
<td>DROP STATION REGISTRATION</td>
<td>ACTIVE</td>
<td></td>
</tr>
<tr>
<td>2007</td>
<td></td>
<td>DROP STATION REGISTRATION</td>
<td>ACTIVE</td>
<td></td>
</tr>
<tr>
<td>2008</td>
<td></td>
<td>DROP STATION REGISTRATION</td>
<td>INACTIVE</td>
<td></td>
</tr>
</tbody>
</table>

Dry Cleaner Remediation Program: No
Ungeocodables

The following sites were not geocoded due to mapping and/or database limitations. These sites are believed to be within the subject sites zip code or in an adjacent zip code within 1/2 mile of the subject property, but due to database inaccuracies, no guarantees can be made that these sites actually exist within the zip code nor can it be guaranteed that the listed sites are the only sites in the zip code.

The following ZIP codes have been searched for ungeocodables 79382

<table>
<thead>
<tr>
<th>Facility ID</th>
<th>Type</th>
<th>Facility Name</th>
<th>Street Address</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td><strong>No Ungeocoded Sites</strong></td>
</tr>
</tbody>
</table>
DATA SOURCES

SEMS Superfund Enterprise Management System - Effective January 31, 2014, the Superfund program decommissioned CERCLIS and transitioned to the Superfund Enterprise Management System (SEMS). CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) was a database used by the U.S. Environmental Protection Agency (EPA) to track activities under its Superfund program. The reports previously generated by the CERCLIS legacy system are now updated with SEMS – the Superfund Enterprise Management System – and include the same data and content. This database is the source for CERCLIS, NPL, NPL Delisted, NFRAP and IC/EC.

RCRA Resource Conservation and Recovery Act Information - RCRAInfo is the U.S. Environmental Protection Agency’s comprehensive information and inventory system that supports the RCRA (1976) and HSWA (1984) through the tracking of events and activities regarding permit/closure status, compliance with Federal and State regulations and cleanup activities at facilities that generate, treat, store or dispose of hazardous waste. Information on cleaning up after accidents or other activities that result in a release of hazardous materials to the water, air or land is also reported through RCRAInfo. Corrective Action is a requirement under RCRA which requires TSD facilities owners and operators to investigate and cleanup hazardous waste releases into soil, groundwater, surface water and air.

ACRES Assessment, Cleanup and Redevelopment Exchange System (EPA Brownfield) - The EPA’s ACRES database stores information reported by EPA Brownfields Grantees on Brownfields properties assessed or cleaned up with grant funding as well as information on the EPA Brownfields Assessments performed by EPA Regions. Recipients are awarded EPA Brownfields funding to address hazardous substances and/or petroleum contamination at brownfield properties. The EPA’s Brownfields Program is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields.

Land Use Controls (LUCs) - Land Use controls may consist of Institutional Controls (ICs) and Engineering Controls (ECs). LUCs help to minimize the potential for exposure to contamination and/or protect the integrity of a response action and are typically designed to work by limiting land and/or resource use or by providing information that helps modify or guide human behavior at a site. Institutional Controls (ICs) are non-engineering measures and are almost always used in conjunction with, or as a supplement to, other measures such as waste treatment or containment. There are four categories of ICs: Governmental Controls (zoning restrictions, ordinances, statues, building permits or other provisions that restrict land or resource use at a site), Proprietary Controls (easements, covenants, Deed Restrictions), Enforcement and Permit Tools (consent decrees, administrative orders), and Informational Devices (State Registries of contaminated sites, deed notices and advisories). ICs are used when contamination is first discovered, when remedies are ongoing and when residual contamination remains onsite at a level that does not allow for unlimited use and unrestricted exposure after cleanup. Engineering Controls (ECs) encompass a variety of engineered and constructed physical barriers to contain and/or prevent exposure to contamination on a property. ECs are often installed during cleanup as a condition of a no further action determination and are generally intended to be in place for long periods of time.

ERSN Emergency Response Notification System – is the database used to store information on notifications of oil discharges and hazardous substances release. The ERSN program is a cooperative data sharing effort among the Environmental Protection Agency (EPA) Headquarters, the Department of Transportation (DOT), National Transportation Systems Center (NTSC), the ten EPA Regions, the U.S. Coast Guard (USCG), and the National Response Center (NRC). ERSN provides the most comprehensive data compiled on notifications of oil discharges and hazardous substances releases in the United States. The types of release reports that are available in ERSN fall into three major categories: substances designated as hazardous substances under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA), as amended; oil and petroleum products (Clean Water Act of 1972), as amended by the Oil Pollution Act of 1990; and all other types of materials. EARNs is a database of initial notifications and not incidents, so there are limitations to the data. There may be multiple reports for a single incident, and because reports are taken over the phone, misspellings, and locational information limit the quality of some data.

State Superfund Registry in Texas was established by the 69th Texas Legislature in 1985 and administered by TCEQ lists those abandoned or inactive sites that have serious contamination but do not qualify for the federal program, and therefore are cleaned up under the state program. The state must comply with federal guidelines in administering the state Superfund program, but EPA approval of the state Superfund actions is not required. The Remediation Division manages Superfund sites, or provides management assistance to EPA on RP-lead Superfund sites, after the site is identified as being eligible for listing on either the state Superfund registry or the federal National Priorities List (NPL).

Municipal Solid Waste – MSW data is provided by the State and the state’s 24 Councils of Governments (COGs) which have been designated as the regional municipal solid waste planning entities for Texas and are responsible for developing municipal solid waste management plans (regional plans) to encourage regional approaches to providing services and reducing MSW generation. Data on Municipal Solid Waste Facilities in Texas includes:
• MSW-Facilities (MSW) - Issued permits and other authorizations as well as pending applications for municipal solid waste landfills and processing facilities that are active, inactive, or not yet constructed.
• MWS-Closed (MSW-C) - Issued and revoked permits and other authorizations for municipal landfills and processing facilities that have closed, and applications that were withdrawn or denied.
• Closed Landfill Inventory (CLI) - Historical information listing old, closed unnumbered MSW landfills that were operated before permits were required, as well as unauthorized landfills, and miscellaneous illegal dumps and disposal site. Approximately 4200 sites were compiled in 1993, by the TCEQ in conjunction with Southwest Texas State University and the 24 COGS in Texas; estimated point locations were mapped and available historical information was collected into a database for each county and COG.

TCEQ Petroleum Storage Tank Program (PST) - regulates underground storage tanks (USTs), and to a lesser extent, aboveground storage tanks (ASTs), containing petroleum or hazardous substances. The PST Program has established action levels and screening criteria for PST chemicals of concern (COCs), to help determine whether sites must be assigned an LPST number and further investigation.

TCEQ Leaking Petroleum Storage Tanks (LPST) data – is maintained the Remediation Division oversees the cleanup of petroleum substance and hazardous releases from regulated aboveground and underground storage tanks.
DATA SOURCES

TCEQ Release Determination Reports (RDR) – are reported to the PST Program and maintained by the Remediation Division. These are used to report the results from an investigation of a suspected or confirmed release. A RDR is not always associated with a registered LPST or PST site. The RDR dataset included in this search is limited.

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

TCEQ Voluntary Cleanup Program (VCP) - provides administrative, technical, and legal incentives to encourage the cleanup of contaminated sites in Texas. Since all non-responsible parties, including future lenders and landowners, receive protection from liability to the state of Texas for cleanup of sites under the VCP, most of the constraints for completing real estate transactions at those sites are eliminated. As a result, many unused or under used properties may be restored to economically productive or community beneficial use. Also under the VCP, site cleanups follow a streamlined approach to reduce future human and environmental risk to safe levels. The Texas Voluntary Cleanup Program (VCP) Database provides general information on contaminated sites addressed under the Texas VCP. Institutional and Engineering Controls (IC) are included in the VCP database.

TCEQ Brownfields Site Assessments (BSA) – The BSA Program administers a grant provided by the EPA to perform Brownfields site assessment for local governments and non-profit organizations who are not responsible parties. TCEQ works in close partnership with the EPA and other federal, state, and local redevelopment agencies, and stakeholders, to facilitate cleanup, transfer and revitalization of Brownfields through the development of regulatory, tax, and technical assistance tools.

TCEQ Industrial and Hazardous Waste Program (IHWP)- The Texas Commission on Environmental Quality (TCEQ) oversees both wastes generated in Texas and those generated outside the state and sent to Texas for treatment, storage, and/or disposal. Hazardous waste is one that is listed as such by the EPA or that exhibits one or more hazardous characteristics (ignitability, reactivity, corrosiveness, or toxicity). Owners or operators of hazardous waste management units must have permits during the active life (including the closure period) of the unit and are subject to both state and federal requirements. The Industrial and Hazardous Waste Datasets are statewide files from the TRACs-IHW system that include the permitting and annual reporting of industrial and hazardous wastes to the TCEQ.

TCEQ Brownfields Response Program (BRP) - The Railroad Commission of Texas (RRC) regulates the exploration, production and transportation of oil and natural gas in Texas. The Brownfields response program (BRP) is designed to identify brownfields associated with oil and gas activities and to promote voluntary cleanup by providing federal grant funding for environmental site assessments. The objective of the BRP is to restore brownfields properties in communities across Texas by increasing the redevelopment potential of abandoned oil and gas sites.

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TCEQ Dry Cleaner Remediation Program (DCRP) - was established under House Bill 1366 (Sept. 1, 2003) which established new environmental standards for dry cleaners and a remediation fund to assist with remediation of contamination caused by dry cleaning solvents. The program establishes a prioritization list of dry cleaner sites and administers the Dry Cleaning Remediation fund.

Municipal Setting Designations (MSD) - is an official state designation given to property within a municipality or its extraterritorial jurisdiction that certifies that designated groundwater at the property is not used as potable water, and is prohibited from future use as potable water because that groundwater is contaminated in excess of the application potable-water protective concentration level. The prohibition must be in the form of a city ordinance or a restrictive covenant that is enforceable by the city and filed in the property records. MSD is managed by the Remediation Division.

Railroad Commission of Texas Brownfields Response Program (BRP) - The Railroad Commission of Texas (RRC) regulates the exploration, production and transportation of oil and natural gas in Texas. The Brownfields response program (BRP) is designed to identify brownfields associated with oil and gas activities and to promote voluntary cleanup by providing federal grant funding for environmental site assessments. The objective of the BRP is to restore brownfields properties in communities across Texas by increasing the redevelopment potential of abandoned oil and gas sites.

Railroad Commission of Texas Voluntary Cleanup Program (RRC-VCP) - The purpose of the voluntary cleanup program is to provide an incentive to cleanup property contaminated by activities under Railroad Commission jurisdiction by removing the liability to the state of lenders, developers, owners, and operators who did not cause or contribute to contamination (a waste, pollutant or other substance or material regulated by or that results from an activity under the jurisdiction of the RRC) released at the site. The program is restricted to voluntary actions but does not replace other voluntary actions.
DATA SOURCES

Tribal Databases – The United States has a unique legal relationship with federally-recognized Indian tribes based on the Constitution, treaties, statutes, executive orders and court decisions. The EPA became the first federal agency to adopt a formal Indian Policy (1984) of working with tribes on a government-to-government basis. There are 561 federally-recognized tribes within the United States. Each tribe is an independent, sovereign nation, responsible for setting standards, making environmental policy, and managing environmental programs for its people. In Texas, these include the Alabama-Coushatta Tribe of Texas, Kickapoo Traditional Tribe of Texas, and the Ysleta Del Sur Pueblo of Texas. The EPA Region 6 Tribal Team members work as liaisons and partner with Tribes in Region 6 on a government-to-government basis, consistent with their inherent sovereignty, assisting other EPA Divisions to resolve environmental issues, consult, and support the development of tribal environmental protection programs. The American Indian Environmental Office manages the Tribal Air, Compliance Enforcement, Waste, Solid Waste and Emergency Response (OSWER), Underground Storage Tanks, Water programs. Brownfields Land Revitalization, Emergency Management, Federal Facilities Restoration and Reuse Office, Office of Resource Conservation and Recovery, Office of Superfund Remediation and Technology Innovation and Office of Underground Storage Tanks (OUST) have tribal response programs or coordinate with Indian tribes. Tribal facility information within these programs is reported through the EPA.
APPENDIX V

INTERVIEWS / ADDITIONAL INFORMATION
ASTM Transaction Screen Questionnaire (Owner/Seller Questionnaire)

<table>
<thead>
<tr>
<th>Property Name and Address:</th>
<th>5 Ac from the NE Corner of Sect 31, Block D6</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consultant Name:</td>
<td>Phase Engineering, Inc.</td>
</tr>
<tr>
<td>Report No.:</td>
<td></td>
</tr>
</tbody>
</table>

**Instructions:** Please submit this form via email to Diana@PhaseEngineering.com. If you have any questions, please call 832-485-2225. To submit by fax, send to Diana at 281-200-0000.

To fill out this form for email submission, please place the cursor on the box in the column representing your answer and press the right mouse button once. Select the “Properties” option, and from there select “Default Value=Checked”. This will place an “x” in the appropriate place. Please select only one answer per question.

**Please explain all “Yes” answers in the Comments section at the end.**

| 1. Have you observed any evidence or do you have any prior knowledge that the property is used or has been used, in the past, as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, recycling facility, or chemical processing/manufacturing? |
|---------------|---------------------------------------------------------------------------------------------------------------|
| **YES**       | **NO**                                                                                                         |

| 2. Have you observed any evidence or do you have any prior knowledge that any adjoining property is used or has been used, in the past, as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility? |
|---------------|---------------------------------------------------------------------------------------------------------------|
| **NO**        | **ʊ)**                                                                                                         |

| 3. Have you observed any evidence or do you have any prior knowledge that there are currently or have been previously, any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than 5 gal (19 L) in volume or 50 gal (190 L) in aggregate, stored on or used at the property or at the facility? |
|---------------|---------------------------------------------------------------------------------------------------------------|
| **NO**        | **ʊ)**                                                                                                         |

| 4. Have you observed any evidence or do you have any prior knowledge that there are currently or have been previously, industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility? |
|---------------|---------------------------------------------------------------------------------------------------------------|
| **NO**        | **ʊ)**                                                                                                         |

| 5. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that originated from a contaminated site or that originated from an unknown site? |
|---------------|---------------------------------------------------------------------------------------------------------------|
| **NO**        | **ʊ)**                                                                                                         |

| 6. Have you observed any evidence or do you have any prior knowledge that there are currently or have been previously, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal? |
|---------------|---------------------------------------------------------------------------------------------------------------|
| **NO**        | **ʊ)**                                                                                                         |

| 7. Have you observed any evidence or do you have any prior knowledge that there is currently or has been previously any stained soil on the property? |
|---------------|---------------------------------------------------------------------------------------------------------------|
| **NO**        | **ʊ)**                                                                                                         |

| 8. Have you observed any evidence or do you have any prior knowledge that there are currently or have been previously, any registered or unregistered storage tanks (above or underground) located on the property? |
|---------------|---------------------------------------------------------------------------------------------------------------|
| **NO**        | **ʊ)**                                                                                                         |

| 9. Have you observed any evidence or do you have any prior knowledge that there are currently or have been previously, vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property? |
|---------------|---------------------------------------------------------------------------------------------------------------|
| **NO**        | **ʊ)**                                                                                                         |

Please email completed form to Diana@PhaseEngineering.com. If you have any questions, please call (832) 485-2225.
Please explain all “Yes” answers in the Comments section at the end.

<table>
<thead>
<tr>
<th></th>
<th>YES</th>
<th>NO</th>
<th>Unknown</th>
</tr>
</thead>
<tbody>
<tr>
<td>10. Have you observed any evidence or do you have any prior knowledge that there is currently or has been previously, any evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring drains, walls, ceilings, or exposed grounds on the property?</td>
<td></td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>11. If the property is served by a private well or non-public water system, is there any evidence or do you have prior knowledge that contaminants been identified in the well or system that exceed guidelines applicable to the water system?</td>
<td></td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>12. If the property is served by a private well or non-public water system, is there any evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency?</td>
<td></td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>13. Does the owner, or occupant of the property have any knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property?</td>
<td></td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>14. Has the owner or occupant of the property been informed of any past or current existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?</td>
<td></td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>15. Has the owner or occupant of the property been informed of the current existence of environmental violations with respect to the property or any facility located on the property?</td>
<td></td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>16. Does the owner or occupant of the property have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property?</td>
<td></td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>17. Does the owner or occupant of the property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property?</td>
<td></td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>18. Does the property discharge wastewater (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system or sanitary sewer system?</td>
<td></td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>19. Did you observe evidence or do you have any prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned, on the property?</td>
<td></td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of Polychlorinated biphenyls (PCBs)?</td>
<td></td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

Please email completed form to: Diana@PhaseEngineering.com. If you have any questions, please call (832) 485-2225.
<table>
<thead>
<tr>
<th>Question</th>
<th>YES</th>
<th>NO</th>
<th>Unknown</th>
</tr>
</thead>
<tbody>
<tr>
<td>21. Have you observed or do you have any prior knowledge that there are currently or have been, in the past, any water wells, oil and gas wells, monitoring wells, injection wells, or pipelines on the property.</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>22. Have you observed or do you have any prior knowledge that there are currently or have been, in the past, any water wells, oil and gas wells, monitoring wells, injection wells, or pipelines on the adjoining properties.</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>23. Have you observed or do you have any prior knowledge that there are currently or have been, in the past, any refuse or trash piles on the property.</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>24. Have you observed or do you have any prior knowledge that there are currently or have been, in the past, any septic systems on the property.</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>25. Have you observed any evidence or do you have any prior knowledge that the property is used or has been used, in the past, as a self-service laundry facility?</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>26. To the best of your knowledge, have there been any previous environmental reports conducted for the property, i.e. Phase I or Phase II reports?</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>27. To the best of your knowledge, is there a presence of lead based paint or asbestos at the property?</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>28. To the best of your knowledge, what was the historical use of the property?</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Completed By:**

Name (print): Robin Henson

Signature: [Signature]

Relationship to Property (owner, broker, attorney, etc.): owner

Years Associated with Property: 22

Firm: [Firm]

Address: 4284 FM 3261

City, State, ZIP Code: Ropesville, TX 79358

Phone: 806-638-5706

Email: legacyranchliving@yahoo.com

Comments on "Yes" Answers:

---

Please email completed form to Diana@PhaseEngineering.com. If you have any questions, please call (832) 485-2225.
User Responsibilities Questionnaire

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 all users must provide the following information (if available) to Phase Engineering, Inc. Failure to provide this information could result in a determination that "all appropriate inquiries" is not complete.

1) Environmental cleanup liens that are filed or recorded against the property (40 CFR 312.25).
   Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law? □ Yes □ No

2) Activity and land use (AUL’s) limitations that are in place on the property or that have been filed or recorded in a registry (40 CFR 312.26 (a)(1)(v) and (vi)).
   Did a search of recorded land title records (or judicial records where appropriate) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place of the property and/or have been filed or recorded against the property under federal, tribal, state or local law? □ Yes □ No

3) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).
   Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? □ Yes □ No

4) Relationship to the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).
   Does the purchase price being paid for this property reasonably reflect the fair market value of the property? □ Yes □ No
   If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? □ Yes □ No

5) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).
   Are you aware of commonly known or reasonably ascertainable information about the property that would help Phase Engineering, Inc. to identify conditions indicative of releases or threatened releases? For example, as user,
   a. Do you know the past uses of the property? □ Yes □ No
   b. Do you know of specific chemicals that are present or once were present at the property? □ Yes □ No
   c. Do you know of spills or other chemical releases that have taken place at the property? □ Yes □ No
   d. Do you know of any environmental cleanups that have taken place at the property? □ Yes □ No

6) The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).
   Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the property? □ Yes □ No

Comments from Questions 1-6:
____________________________________________________________________________________________
____________________________________________________________________________________________
____________________________________________________________________________________________
____________________________________________________________________________________________
____________________________________________________________________________________________
____________________________________________________________________________________________

Please have the user(s) of the Phase I report answer and return this page with the signed letter of engagement. Please fax completed form back to Diana at (281) 200-0060. To submit this form via email, please send to: Diana@PhaseEngineering.com. If you have any questions, please call (832) 485-2225.

Property Address or Description:
5 acres forn the NE Corner of Section 31 Block D6

Print Name: Brett Johnson Company: Overland Property Group Date: 02/04/2019

Signature: ________________________________ Relation to property: Buyer
(purchaser, lender, lessee, etc.)
RECORD OF COMMUNICATION

Job #: 201901096

Job Address: Flint Avenue, Wolfforth, TX

Contact: Nick Olenik; Director of Public Works; Planning /Zoning Department 806-775-1661

Comments: Lubbock County does not have any zoning regulations.

Date: 02/05/2019

Lindsey Johnson
Phase Engineering, Inc.
5524 Cornish Street
Houston, TX 77007
Lindsey@phaseengineering.com
Date: February 5, 2019

To: Lubbock Fire Department  
Phone: 806-775-2632  
FAX: 806-775-3510  
Email: fireadmin@mylubbock.us  

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

RE: Open Records Request  
For: Phase Engineering Job: 201901096

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

1. Address: Flint Avenue, Wolfforth, TX  
2. Owner: Saddleback Land Company, LLC  
3. Lubbock CAD#: R106516

We are requesting any information you may have concerning the storage, use, handling or dispensing of flammable liquid storage tanks, hazardous materials, or liquefied petroleum gas storage or incidents of environmental concern, at the above location or adjacent properties. Please notify us of any charges before proceeding.

Reply as soon as possible to: Lindsey@PhaseEngineering.com or Fax 713-476-9797

Thank you very much for your assistance!

Lindsey Johnson
Date:  February 5, 2019

To:  Lubbock County
Attn: County Clerk Kelly Pinion
Open Records Department / Building Permit Department
Phone: 806-775-1076
Email: CountyClerk@co.lubbock.tx.us

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

RE:  Open Records Request
For:  Phase Engineering Job:  201901096

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

1. Address:  Flint Avenue, Wolfforth, TX
2. Owner:  Saddleback Land Company, LLC
3. Lubbock CAD#:  R106516

Env: We would like to request any and all environmentally-related information, including, but not limited to notices of violation, complaints, fuel tank storage facilities, sample wells, grease traps, etc., based upon the Freedom of Information Act for this property.

Building: Please provide copies of all permits submitted/approved, certificates of occupancy and building plans for the above property

Please notify us of any charges before proceeding.

Please reply as soon as possible to:  Lindsey@PhaseEngineering.com or Fax 713-476-9797.

Thank you!

Lindsey Johnson
Date: 1/23/2019

To: The City of Wolfforth, Texas - Office of the City Secretary

Submit to: City.Secretary@wolfforthtx.us

From: Phase Engineering, Inc.
5524 Cornish Street
Houston, TX 77007

RE: Open Records Request
For: Phase Engineering Job: 201901096

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

1. Address: Approximately 5 acres along Flint Avenue, Wolfforth, Texas, 79382
2. Legal Description: Block D6, Section 31, Abstract 435, Tract K1
3. Owner: Juan Kurdi & James T. Rose
4. Property ID #: R169740

Building Records: Please provide copies of all permits submitted/approved, certificates of occupancy and building plans for the above property.

Environmental Health Records: We would like to request any and all environmentally-related information, including, but not limited to notices of violation, complaints, fuel tank storage facilities, sample wells, grease traps, etc., based upon the Freedom of Information Act for this property.

Fire/UST Records: We are requesting any information you may have concerning the storage, use, handling or dispensing of flammable liquid storage tanks, hazardous materials, or liquefied petroleum gas storage or incidents of environmental concern, at the above location or adjacent properties.

Zoning: Please provide the zoning information for the above mentioned property.

Please notify us of any charges before proceeding.

Please reply as soon as possible to: Research@PhaseEngineering.com

If you have any questions, please call Lisa Molin at: (832) 485-2253.

Thank you!
The City of Wolfforth has no records regarding this property, as it is outside our City limits.

Please feel free to contact me if you have further questions.

Thank you,

On Wed, Jan 23, 2019 at 2:31 PM Research Account <Research@phaseengineering.com> wrote:

Open Records Request – Building, Environmental, Fire, Zoning (PEI#201901096)

Good Afternoon,

Please find attached request and boundary map for property identification.

Thank you.

--

Debra Youngblood Perkey
This email has been scanned for spam and viruses by Proofpoint Essentials. Click here to report this email as spam.
RECORD OF COMMUNICATION

Job #: 201901096
Job Address: Along Flint Avenue, Wolfforth, Texas
Contact: Robin Henson, Owner
806.638.3261

Comments:
Phase Engineering Inc. conducted an onsite interview with Ms. Robin Henson via telephone in regards to the subject property on the day of the site reconnaissance.
Ms. Henson informed Phase Engineering, Inc. of the following:

- Stated that the subject property has been agricultural land for at least the last 22 years.
- Stated that there are two irrigation wells on the subject property.
- Stated that to her knowledge there have been no hazardous substance or petroleum product releases (spills) at the subject property or on adjoining properties.
- Stated that her knowledge, there have never been any UST/ASTs on the subject property and that there are none now.
- Stated that to her knowledge, there has never been any oil/gas exploration conducted on the subject property.
- Stated that to her knowledge, a dry cleaner has never been present on the subject property.
- Stated that to her knowledge, no environmental conditions are known to exist in connection with the subject property.

Date: 01/28/2019

Conducted By: Patti Gibson
Phase Engineering, Inc.
5524 Cornish Street
Houston, Texas 77007
patti@phaseengineering.com
832-485-2236
Texas Historical Commission

NPS National Register of Historic Places

Properties in Texas located on the National Register of Historic Places maintained by the National Park Service.

- THC Historic Places - Point
- THC Historic Places - Properties
- National Register of Historic Places
- National Register of Historic Places

Subject Property

100 Foot Area of Interest

Texas Historical Commission

Cemeteries, County Courthouses, Museums, Historic Sites, and Historic Highway Routes

Data showing locations of official Texas Historical Markers, historic highways as determined by surveys, and cemeteries that have received the Historic Texas Cemetery designation or have been located during surveys by the THC staff.

- Museums
- County Courthouse
- Historic Highways Routes
- State Historic Sites
- Cemeteries

Subject Property

100 Foot Area of Interest

Sources: Texas Historical Commission, ESRI
Copyright ©2016 Phase Engineering, Inc.
Texas Historical Commission
Archaeological Projects

Areas surveys to locate archaeological sites. Includes project areas, transmission lines and pipelines. Includes projects mapped since 2001.

- Archeological Projects - Linear
- Archeological Projects - Polygon

Texas Historical Commission
Neighborhood Surveys

Point data showing locations of resources located by any of several resources surveys. Most of the locations for older surveys were determined by address geocoding. The locations for some of the more recent surveys were determined by GPS.

- Neighborhood Survey

Sources: Texas Historical Commission, ESRI
Copyright ©2016 Phase Engineering, Inc.
**U.S. FWS Threatened & Endangered Species Active Critical Habitats**

Critical habitat is a term defined and used in the Act. It is a specific geographic area(s) that is essential for the conservation of a threatened or endangered species and that may require special management and protection. Critical habitat may include an area that is not currently occupied by the species but that will be needed for its recovery. An area is designated as "critical habitat".

An area designated as critical habitat is not a refuge or sanctuary for the species. Listed species and their habitat are protected by the Act whether or not they are in an area designated as critical habitat.

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**Sources:** Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community
2017 Consumer Confidence Report for Public Water System CITY OF WOLFFORTH

This is your water quality report for January 1 to December 31, 2017.

CITY OF WOLFFORTH provides ground water from the Ogallala Aquifer located in Wolfforth, Lubbock County, Texas.

“Este reporte incluye informacion importante sobre el agua para tomar. Para asistencia en español, favor de llamar al telefono (806) 855-4120.

In the water loss audit submitted to the Texas Water Development Board for the time period of Jan-Dec 2017, our system lost an estimated 58,000 gallons of water. Water loss is primarily due to EDR treatment plant, ushing dead ends and water used by fire services. If you have any questions about the water loss audit please call Doug Hutcheson at (806)855-4120.

System Name: City of Wolfforth
Phone Number (806) 855-4120
PWS: 1520005
Contact: Doug Hutcheson

Definitions and Abbreviations

Definitions and Abbreviations

The following tables contain scientific terms and measures, some of which may require explanation.

Action Level: The concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.

Action Level Goal (ALG): The level of a contaminant in drinking water below which there is no known or expected risk to health. ALGs allow for a margin of safety.

Avg: Regulatory compliance with some MCLs are based on running annual average of monthly samples.

Level 1 Assessment: A Level 1 assessment is a study of the water system to identify potential problems and determine (if possible) why total coliform bacteria have been
found in our water system.

Level 2 Assessment: A Level 2 assessment is a very detailed study of the water system to identify potential problems and determine (if possible) why an E. coli MCL violation has occurred and/or why total coliform bacteria have been found in our water system on multiple occasions.

Maximum Contaminant Level or MCL: The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

Maximum Contaminant Level Goal or 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.

Maximum residual disinfectant level or MRDL: The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

Maximum residual disinfectant level goal or MRDLG: 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.

MFL million fibers per liter (a measure of asbestos)

mrem: millirems per year (a measure of radiation absorbed by the body)

na: not applicable.

NTU nephelometric turbidity units (a measure of turbidity)

pCi/L picocuries per liter (a measure of radioactivity)

ppb: micrograms per liter or parts per billion – or one ounce in 7,350,000 gallons of water.

ppm: milligrams per liter or parts per million – or one ounce in 7,350 gallons of water.

ppq parts per quadrillion, or picograms per liter (pg/L)

ppt parts per trillion, or nanograms per liter (ng/L)

Treatment Technique or TT: A required process intended to reduce the level of a contaminant in drinking water.
Definitions and Abbreviations

Information about your Drinking Water

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

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

Contaminants that may 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 storm water runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.
- Pesticides and herbicides, which may come from a variety of sources such as agriculture, urban storm water 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 storm water runoff, and septic systems.
- Radioactive contaminants, which can be naturally-occurring or be the result of oil and gas production and mining activities.

In order to ensure that tap water is safe to drink, EPA prescribes regulations which limit the amount of certain contaminants in water provided by public water systems. FDA regulations establish limits for contaminants in bottled water which must provide the same protection for public health.

Contaminants may 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 taste, odor, or color of drinking water, please contact the system's business office.

You may be more vulnerable than the general population to certain microbial contaminants, such as Cryptosporidium, in drinking water. Infants, some elderly, or immunocompromised persons such as those undergoing chemotherapy for cancer; persons who have undergone organ transplants; those who are undergoing treatment with steroids; and people with HIV/AIDS or other immune system disorders, can be particularly at risk from infections. You should seek advice about drinking water from your physician or health care providers. Additional guidelines on appropriate means to lessen the risk of infection by Cryptosporidium are available from the Safe Drinking Water Hotline (800-426-4791).

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. We are responsible for providing high quality drinking water, but we cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for
lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at http://www.epa.gov/safewater/lead.

**Information about Source Water**

‘TCEQ completed an assessment of your source water, and results indicate that some of our sources are susceptible to certain contaminants. The sampling requirements for your water system is based on this susceptibility and previous sample data. Any detections of these contaminants will be found in this Consumer Confidence Report. For more information on source water assessments and protection efforts at our system contact Doug Hutcheson at (806) 855-4120

<table>
<thead>
<tr>
<th>Lead and Copper</th>
<th>Date Sampled</th>
<th>MCLG</th>
<th>Action Level (AL)</th>
<th>90th Percentile</th>
<th># Sites Over AL</th>
<th>Units</th>
<th>Violation</th>
<th>Likely Source of Contamination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Copper</td>
<td>08/24/2016</td>
<td>1.3</td>
<td>1.3</td>
<td>0.29</td>
<td>0</td>
<td>ppm</td>
<td>N</td>
<td>Erosion of natural deposits; Leaching from wood preservatives; Corrosion of household plumbing systems.</td>
</tr>
</tbody>
</table>

**2017 Water Quality Test Results**

2017

<table>
<thead>
<tr>
<th>Disinfection By-Products</th>
<th>Collection Date</th>
<th>Highest Level or Average Detected</th>
<th>Range of Individual Samples</th>
<th>MCLG</th>
<th>MCL</th>
<th>Units</th>
<th>Violation</th>
<th>Likely Source of Contamination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Haloacetic Acids (HAA5)</td>
<td>2017</td>
<td>3</td>
<td>2.5 – 2.5</td>
<td>No goal for the total</td>
<td>60</td>
<td>ppb</td>
<td>N</td>
<td>By-product of drinking water disinfection.</td>
</tr>
</tbody>
</table>

* The value in the Highest Level or Average Detected column is the highest average of all HAA5 sample results collected at a location over a year’

| Total Trihalomethanes (TTHM) | 2017 | 16 | 16.3 – 16.3 | No goal for the total | 80 | ppb | N | By-product of drinking water disinfection. |

* The value in the Highest Level or Average Detected column is the highest average of all TTHM sample results collected at a location over a year’

2017
<table>
<thead>
<tr>
<th>Inorganic Contaminants</th>
<th>Collection Date</th>
<th>Highest Level or Average Detected</th>
<th>Range of Individual Samples</th>
<th>MCLG</th>
<th>MCL</th>
<th>Units</th>
<th>Violation</th>
<th>Likely Source of Contamination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arsenic</td>
<td>2017 13</td>
<td>5.07 – 14.7</td>
<td>0</td>
<td>10</td>
<td>ppb</td>
<td>Y</td>
<td>Erosion of natural deposits; Runoff from orchards; Runoff from glass and electronics production wastes.</td>
<td></td>
</tr>
<tr>
<td>Barium</td>
<td>2017 0.015</td>
<td>0.015 – 0.015</td>
<td>2</td>
<td>2</td>
<td>ppm</td>
<td>N</td>
<td>Discharge of drilling wastes; Discharge from metal refineries; Erosion of natural deposits.</td>
<td></td>
</tr>
<tr>
<td>Fluoride</td>
<td>2017 5</td>
<td>3.1 – 4.92</td>
<td>4</td>
<td>4.0</td>
<td>ppm</td>
<td>Y</td>
<td>Erosion of natural deposits; Water additive which promotes strong teeth; Discharge from fertilizer and aluminum factories.</td>
<td></td>
</tr>
<tr>
<td>Nitrate [measured as Nitrogen]</td>
<td>2017 2</td>
<td>2 – 2.34</td>
<td>10</td>
<td>10</td>
<td>ppm</td>
<td>N</td>
<td>Runoff from fertilizer use; Leaching from septic tanks, sewage; Erosion of natural deposits.</td>
<td></td>
</tr>
<tr>
<td>Nitrite [measured as Nitrogen]</td>
<td>03/16/2015 0.0685</td>
<td>0 – 0.0685</td>
<td>1</td>
<td>ppm</td>
<td>N</td>
<td></td>
<td>Runoff from fertilizer use; Leaching from septic tanks, sewage; Erosion of natural deposits.</td>
<td></td>
</tr>
</tbody>
</table>
Radioactive Contaminants

<table>
<thead>
<tr>
<th>Collection Date</th>
<th>Highest Level or Average Detected</th>
<th>Range of Individual Samples</th>
<th>MCLG</th>
<th>MCL</th>
<th>Units</th>
<th>Violation</th>
<th>Likely Source of Contamination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beta/photon emitters</td>
<td>01/30/2014</td>
<td>16.5</td>
<td>15.2 – 16.5</td>
<td>0</td>
<td>4</td>
<td>mrem/yrN</td>
<td>Decay of natural and man-made deposits.</td>
</tr>
<tr>
<td>Gross alpha excluding radon and uranium</td>
<td>01/30/2014</td>
<td>11.1</td>
<td>0 – 11.1</td>
<td>0</td>
<td>15</td>
<td>pCi/L</td>
<td>Erosion of natural deposits.</td>
</tr>
<tr>
<td>Uranium</td>
<td>01/30/2014</td>
<td>15.7</td>
<td>10.3 – 15.7</td>
<td>0</td>
<td>30</td>
<td>ug/l</td>
<td>Erosion of natural deposits.</td>
</tr>
</tbody>
</table>

Disinfectant Residual

<table>
<thead>
<tr>
<th>Disinfectant Residual</th>
<th>Year</th>
<th>Average Level</th>
<th>Range of Levels Detected</th>
<th>MRDL</th>
<th>MRDLG</th>
<th>Unit of Measure</th>
<th>Violation (Y/N)</th>
<th>Source in Drinking Water</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chlorine (Free)</td>
<td>2017</td>
<td>.58</td>
<td>.24 to .70</td>
<td>4</td>
<td>4</td>
<td>Mg/L</td>
<td>ppm</td>
<td>Water additive used to control microbes.</td>
</tr>
</tbody>
</table>

Violations

Arsenic

Some people who drink water containing arsenic in excess of the MCL over many years could experience skin damage or problems with their circulatory system, and may have an increased risk of getting cancer.
<table>
<thead>
<tr>
<th>Violation Type</th>
<th>Violation Begin</th>
<th>Violation End</th>
<th>Violation Explanation</th>
</tr>
</thead>
<tbody>
<tr>
<td>MCL, AVERAGE</td>
<td>01/01/2017</td>
<td>03/31/2017</td>
<td>Water samples showed that the amount of this contaminant in our drinking water was above its standard (called a maximum contaminant level and abbreviated MCL) for the period indicated.</td>
</tr>
<tr>
<td>MCL, AVERAGE</td>
<td>04/01/2017</td>
<td>06/30/2017</td>
<td>Water samples showed that the amount of this contaminant in our drinking water was above its standard (called a maximum contaminant level and abbreviated MCL) for the period indicated.</td>
</tr>
<tr>
<td>MCL, AVERAGE</td>
<td>07/01/2017</td>
<td>09/30/2017</td>
<td>Water samples showed that the amount of this contaminant in our drinking water was above its standard (called a maximum contaminant level and abbreviated MCL) for the period indicated.</td>
</tr>
</tbody>
</table>

Fluoride

Some people who drink water containing fluoride in excess of the MCL over many years could get bone disease, including pain and tenderness of the bones. Fluoride in drinking water at half the MCL or more may cause mottling of children's teeth, usually in children less than nine years old. Mottling, also known as dental fluorosis, may include brown staining and/or pitting of teeth, and occurs only in developing teeth.

Drinking water containing more than 4 mg/L of fluoride (the U.S. Environmental Protection Agency's drinking water standard) can increase your risk of developing bone disease. Your drinking water does not contain more than 4 mg/L of fluoride, but we are required to notify you when we discover that the fluoride levels in your drinking water exceed 2 mg/L because of this cosmetic dental problem.

**As of May 29, 2018, from the United States Environmental Protection Agency: City of Wolfforth has successfully taken steps to correct the arsenic maximum/fluoride maximum contaminated level violations at its water system. The system is now in compliance with Safe Drinking Water Act regulations.**
The purpose of this map is to assist National, State and local organizations to target their resources and to implement radon-resistant building codes. This map is not intended to determine if a home in a given zone should be tested for radon. Homes with elevated levels of radon have been found in all three zones.

Sections 307 and 309 of the Indoor Radon Abatement Act of 1988 (IRAA) directed the EPA to list and identify areas of the U.S. with the potential for elevated indoor radon levels. EPA’s Map of Radon Zones assigns each of the 3,141 counties in the U.S. to one of three zones based on radon potential using the five factors to determine radon potential: 1) indoor radon measurements; 2) geology; 3) aerial radioactivity; 4) soil permeability; and 5) foundation type. For more information, refer to Preliminary Geologic Radon Potential Assessment of Texas from USGS Geologic Radon Potential of EPA Region 6, Open-File Report 93-282-F.
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US F&WS National Wetlands Inventory and Riparian Habitats

The U.S. Fish and Wildlife Service is the principal Federal agency that provides information to the public on the extent and status of the Nation's wetlands. These data delineate the areal extent of wetlands and surface waters as defined by Cowardin et al. (1979). Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation, some deepwater reef communities (coral or tuberficid worm reefs), and certain types of "farmed wetlands". Riparian areas are lands that occur along watercourses and water bodies. Typical examples include flood plains and streambanks. They are distinctly different from surrounding lands because of unique soil and vegetation characteristics that are strongly influenced by the presence of water.

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<th>Wetland and Deepwater Habitats</th>
<th>Riparian Habitats</th>
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<td>Freshwater Forested/Shrub Wetland</td>
<td>Forested/Shrub Riparian</td>
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<td>Freshwater Emergent Wetland</td>
<td>Herbaceous Riparian</td>
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<td>Freshwater Pond</td>
<td>Other</td>
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<td>Estuarine and Marine Wetland</td>
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</table>

Source: USF&S, USGS NHL, ESRI

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NORTH
Noise Sources Map

Subject Property
1000 foot radius
3000 foot radius

Note: Property location and boundary are representative only.

Sources: ESRI

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PEI Project No: 201901096
The National Plan of Integrated Airport Systems (NPIAS) identifies existing and proposed airports in Texas that are significant to the national air transportation. The NPIAS contains all commercial service airports, all reliever airports, and selected general aviation airports.

**Airports per NPIAS Report (updated 2017)**

- **Major Airport** - This category includes all civil airports with a minimum of 9,000 emplanements annually
- **Minor Airport** - Includes all nonprimary public airports which are not considered as a major noise source
*No noise generating features were identified within proximity of the subject property
### 201901096: Noise Calculation Data

Projected 4% Annual Growth

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#### Railroad

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#### Airport

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### Noise Assessment Locations (NAL)

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<th>Effective Distance (feet)</th>
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</table>

NAL Combined DNL:

|                                |                           |             |                           |             |                           |             |

### Criteria

- **ADT** = Average Daily Traffic Count
- **DNL** = Day/Night Noise Level
- **1** = Percent of Truck Traffic is obtained from the TxDOT Statewide Planning Map
- **2** = Breakdown of Truck Traffic is assumed, 75% Medium Trucks and 25% Heavy Trucks

Note: When percentage of truck traffic is not available, the default is 15% Medium Trucks and 5% Heavy Trucks of the total ADT.

**Criteria**

- **Acceptable:** 65 or less
- **Normally Not Acceptable:** 66-75
- **Not Acceptable:** 75 or greater
Explosive and Flammable Facilities

Acceptable Separate Distance (ASD) from Explosive and Flammable Operations

- Subject Property
- ASD for People
- 1/4 Mile Radius

Note: Property location and boundary are representative only.
Acceptable Separation Distance (ASD) Electronic Assessment Tool

The Environmental Planning Division (EPD) has developed an electronic-based assessment tool that calculates the Acceptable Separation Distance (ASD) from stationary hazards. The ASD is the distance from above ground stationary containerized hazards of an explosive or fire prone nature, to where a HUD assisted project can be located. The ASD is consistent with the Department’s standards of blast overpressure (0.5 psi-buildings) and thermal radiation (450 BTU/ft² · hr · people and 10,000 BTU/ft² · hr · buildings). Calculation of the ASD is the first step to assess site suitability for proposed HUD-assisted projects near stationary hazards. Additional guidance on ASDs is available in the Department’s guidebook "Siting of HUD-Assisted Projects Near Hazardous Facilities" and the regulation 24 CFR Part 51, Subpart C, Sitting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature.

Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

Acceptable Separation Distance Assessment Tool

Is the container above ground?  
Yes: ☑️  No: ☐

Is the container under pressure?  
Yes: ☑️  No: ☐

Does the container hold a cryogenic liquified gas?  
Yes: ☑️  No: ☐

Is the container diked?  
Yes: ☑️  No: ☐

What is the volume (gal) of the container?  
250

What is the Diked Area Length (ft)?

What is the Diked Area Width (ft)?

Calculate Acceptable Separation Distance

Diked Area (sqft)

ASD for Blast Over Pressure (ASDBOP)  
138.50

ASD for Thermal Radiation for People (ASDPPU)  
155.23

ASD for Thermal Radiation for Buildings (ASDBPU)  
26.49

ASD for Thermal Radiation for People (ASDPNPD)

ASD for Thermal Radiation for Buildings (ASDBNPD)

For mitigation options, please click on the following link: Mitigation Options (/resource/3846/acceptable-
Providing Feedback & Corrections

After using the ASD Assessment Tool following the directions in this User Guide, users are encouraged to provide feedback on how the ASD Assessment Tool may be improved. Users are also encouraged to send comments or corrections for the improvement of the tool.

Please send comments or other input using Ask A Question (/ask-a-question/my-question/). Enter "Environmental Review" in the "My question is related to" field.

Related Information

- ASD Flow Chart (/resource/3840/acceptable-separation-distance-asd-flowchart/)
Section 6. User Responsibilities

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 all users must provide the following information (if available) to Phase Engineering, Inc. Failure to provide this information could result in a determination that “all appropriate inquiries” is not complete.

1) Environmental liens that are filed or recorded against the property (40 CFR 312.25).
   Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law? □ Yes □ No

2) Activity and use limitations that are in place on the property or that have been filed or recorded against the property (40 CFR 312.26(a)(1)(v) and vii)).
   Did a search of recorded land title records (or judicial records where appropriate) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law? □ Yes □ No

3) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).
   As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? □ Yes □ No

4) Relationship to the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).
   Does the purchase price being paid for this property reasonably reflect the fair market value of the property? □ Yes □ No
   If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? □ Yes □ No

5) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).
   Are you aware of commonly known or reasonably ascertainable information about the property that would help Phase Engineering, Inc. to identify conditions indicative of releases or threatened releases? For example, as user,
   a. Do you know the past uses of the property? □ Yes □ No
   b. Do you know of specific chemicals that are present or once were present at the property? □ Yes □ No
   c. Do you know of spills or other chemical releases that have taken place at the property? □ Yes □ No
   d. Do you know of any environmental cleanups that have taken place at the property? □ Yes □ No

6) The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).
   As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property? □ Yes □ No

Comments from Questions 1-6:
____________________________________________________________________________________________
____________________________________________________________________________________________
____________________________________________________________________________________________
____________________________________________________________________________________________
____________________________________________________________________________________________
____________________________________________________________________________________________
____________________________________________________________________________________________

Please have the user (s) of the Phase I report answer and return this page with the signed letter of engagement.

Property Address or Description:
____________________________________________________________________________________________
____________________________________________________________________________________________
____________________________________________________________________________________________

Print Name: ________________________________ Company: _______________________ Date: ____________
Signature: _________________________________ Relation to property: ________________________________
(purchaser, lender, owner, lessee, etc.)
APPENDIX VI

LETTER OF ENGAGEMENT
Perform a Phase I Environmental Site Assessment (ESA) to comply with the ASTM E 1527-13 Standard and §10.305 Subchapter D of the TDHCA 2019 Uniform Multifamily Application, including ASTM Non Scope Considerations: Vapor Encroachment Screening, a Noise Assessment, an opinion for testing of asbestos, lead based paint, and lead in drinking water. The report will be applicable to the attached Agreement for Environmental Professional Services.

- Includes: Electronic version in PDF with findings, opinions, conclusions and recommendations. Originals @ $125.00 each.
- Delivery: Final ESA report approximately 15 business days from signed letter of engagement. Delivery charges may apply, not to exceed $30.00 per delivery, unless client arranges for pick-up at their own expense.
- Terms: Net due prior to receipt of final report.
- $125/hour for additional hours of consulting beyond the scope of work, if required.

If the above terms and attached Agreement for Professional Environmental Consulting Services (General Terms & Conditions) are acceptable, please sign and fax (eFax 281-200-0060) or email (proposals@phaseengineering.com) a copy of this letter to serve as a letter of engagement and notification to proceed. The following information is needed to complete by scheduled delivery date:

1. Current owner of the property and telephone number.
2. Contact name and telephone number.
3. Access to the property, which may include keys or combinations, if applicable.
4. All complete environmental reports.
5. Survey, site plan and legal description. Survey does not have to be new if it reflects the property correctly.
6. Detailed project description and proposed site plan.
7. All entities for which the report will be addressed and invoicing information. If this information is not given to Phase Engineering, Inc. in a legible format, the above named will be identified as user of the report and will be invoiced directly.

Thank you for the opportunity to work with you and your environmental needs. If you have any questions, please call me at (832) 485-2227.

Tracy Watson

Accepted By: ____________________________ Date: 1-20-19
Print Name: ____________________________
Section 1 – General Terms and Conditions

1.1 Definitions
“Agreement” means this Agreement for Professional Environmental Consulting Services.
“Party” (or collectively, “Parties”) means PEI and Client, unless expressly stated otherwise in this Agreement.
“PEI” means Phase Engineering, Inc.
“Engagement Letter” the instrument delivered by PEI to the Parties
“Services” has the meaning set forth in Section 1.2 below.
Any capitalized terms not otherwise defined in this Agreement have the meanings given to them under the Engagement Letter.

1.2 Services
The professional environmental consulting services to be provided by PEI for the Client are set forth in the Engagement Letter, and such services, including subsequent services, changed, altered or additional services are hereinafter called the “Services”.

1.3 Standard of Care
PEI shall perform the services under this agreement with that degree of care, skill and diligence generally accepted as typical of the industry in the performance of such services as contemplated by the Agreement at the time and location such services are rendered. PEI shall employ only competent staff and sub-contractors who will be under the supervision of a senior member of PEI’s staff.

1.4 Rights of Entry, Site Information and Utilities
The Client shall provide right of entry for PEI and its subcontractors to carry out the Services, unless specified otherwise in the Engagement Letter. The Client warrants that it has furnished to PEI all information known to, or in possession or control of, the Client relating to the past and existing conditions of the site, including but not limited to soil and geologic data, contaminants, wastes, petroleum products, controlled substances, hazardous materials, and subsurface utilities. The Client shall extend use and reliance of this information to PEI, unless stated otherwise and to the extent permitted by law. Such information shall be and remain confidential as between the Client and PEI and PEI shall not disclose same to any third party unless required by law.

1.5 Safety
1.5.1 PEI maintains a General Health and Safety Plan, a copy of which will be provided to the Client on written request and will fall under Section 1.8 Subsequent Changes of this Agreement unless this service is included in the Engagement Letter.
1.5.2 PEI shall take every precaution reasonable in the circumstances for the protection of the workers providing any of the Services. When required and prior to any field work being carried out, PEI shall provide the Client with a comprehensive site-specific safety plan for providing the Services. Such request must be made in writing by the Client prior to commencement of the Services by PEI and will fall under Section 1.9 Subsequent Changes of this Agreement unless included in the Engagement Letter.

1.6 Investigations and Reports
1.6.1 Findings: The findings of any investigation undertaken as part of the Services will be based upon information generated as a result of the specific scope of the Services as described in the Engagement Letter.
1.6.2 Restoration: The Client accepts that in the normal course of the Services some damage to existing ground or other surface finishes may occur, the restoration of which shall be the responsibility of the client or as specified in the Engagement Letter.
1.6.3 Investigations: The parties acknowledge and accept that unique risks exist whenever engineering or related disciplines are applied to identify environmental conditions and even a comprehensive sampling and testing program may fail to detect certain conditions. Because of the inherent uncertainties in environmental evaluations, changed or unanticipated conditions may occur or become known subsequent to PEI’s investigation that could affect conclusions, recommendations, total Project cost and/or execution. Changes in conditions are subject to amendments to the Scope of Services.
1.6.4 Confidentiality and Reliance: Any Final Report or draft reports and the information contained therein shall be treated as confidential and, unless otherwise agreed to by PEI and the Client, the information, sampling data, analysis, findings, conclusions and recommendations (if any), may be used and relied upon only by the Client, its officers, directors and employees and professional advisors in the performance of their obligations for or on behalf of the Client. Any such use and reliance shall be subject to the limitations set forth in this agreement. In addition, the Client may submit any report to a regulatory authority or lender for the purpose of obtaining financing on a property.
1.6.5 Third Party Reliance: This Agreement and the Services provided are for Consultant and Client’s sole benefit and exclusive use with no third party beneficiaries intended. Reliance upon the Services and any work product is limited to Client, and is not intended for third parties. In the event PEI agrees, in its sole and absolute discretion, to make the Report available to a third party not mentioned in Paragraph 1.6.4, the Third Party shall be required to obtain the original Clients release, sign PEI’s standard Authorized User Agreement (AUA) and pay PEI a fee of not less than $350.00. Any such use shall be subject to the terms, conditions and limitations set forth in this Agreement, the Report and the AUA.

1.7 Ownership of Records/Reports:
All documents or records created or prepared by PEI in the performance of the Services are considered PEI’s professional work product and shall remain the copyright property of PEI, subject to any reasonable disclosure request from the Client as may be necessary and for which reasonable reimbursement for copies is provided.

1.8 Disposal and Samples
1.8.1 Disposal of all wastes generated from the subject property shall be the responsibility of the Client.
1.8.2 PEI shall be responsible for appropriate disposal of sample material and sample residuals after 30 days following submission of the Final Report unless the Client specifically requests otherwise.
1.15 Limitation of Liability.

No claim may be brought against PEI more than Two (2) years after the Services were completed under this Agreement, or as negotiated between PEI and the Client.
Section 2 – MISCELLANEOUS PROVISIONS

2.1 Notices:
All notices under this Agreement shall be in writing. It shall be sufficient in all respects if the Notice is delivered by hand, sent by any electronic means, including email or facsimile transmission, with confirmation (“Transmission”) during normal business hours, or sent by registered mail, postage prepaid, addressed to the Parties shown on the Engagement Letter or to such other address as either Party shall designate by written notice to the other Party. Any notice so given shall be deemed to have been given and to have been received on the day of delivery, if so delivered, on the third Business Day (excluding each day during which there exists any interruption of postal services due to strike, lockout or other cause) following the mailing thereof, if so mailed, and on the day that notice was sent by Transmission, provided such day is a Business Day (a Business Day being any day of the week save and except for Saturday and Sunday) and if not, on the first Business Day thereafter.

2.2 Entire Agreement, Modifications, Headings, Severability:
The Parties acknowledge that this Agreement and the Engagement Letter constitutes the entire agreement between them and supersedes all prior representations, warranties, agreements, and understandings, oral or written, between the Parties with respect to its subject matter. Unless stated otherwise in this Agreement, this Agreement may not be modified except in writing signed by both Parties. The headings to this Agreement are for convenience and reference purposes only and shall not constitute a part of the Agreement. If any element of this Agreement is later held to violate the law or a regulation, it shall be deemed void, and all remaining provisions shall continue in force.

2.3 Effect:
This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns provided that it may not be assigned by either Party without the consent of the other, which consent shall not be unreasonably withheld.

2.4 Survival:
All representations and obligations (including without limitation the mutual obligations of indemnification) shall survive the termination of this Agreement and expire five (5) years from the date of completion of Services.

2.5 Waiver of Rights:
Any waiver of, or consent to depart from, the requirements of any provision of this Agreement shall be effective only if made in writing and signed by the Party granting such waiver or consent, and is valid only in the specific instance and for the specific purpose for which it has been granted. No failure on the part of any Party to exercise, and no delay in exercising, any right under this Agreement shall operate as a waiver of such right. No single or partial exercise of any such right shall preclude any other or further exercise of such right or the exercise of any other right.

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

2.7 Dispute Resolution:
Excepting Section 1.11 for the purpose of this Agreement, any disagreement arising between the Parties to this Agreement with reference to the interpretation of this Agreement or any matter arising hereunder and upon which the Parties cannot agree shall be referred to mediation. Reference to mediation shall be to a single mediator and in accordance with the laws of mediation in the State of Texas. The costs of the mediator shall be shared equally by the Parties on an interim basis as may be necessary provided however that the mediator shall have the discretion to award costs of the proceeding, including costs of the mediator. The venue for such mediation is agreed to be Harris County, Texas

2.8 Contract Documents:
The Contract Documents consist of the documents listed. If there is a conflict with the Contract Documents, the conflicting terms will be governed in the order of priority set forth as follows: 1. Agreement 2. Engagement Letter
APPENDIX VII

STATEMENT OF QUALIFICATIONS
It is our goal to provide quality Environmental Site Assessments and Related Professional Services at a fair price within the clients’ required delivery date.

Since 1993 our in-house licensed and certified Environmental Professionals team continues to provide consistent quality, detailed attention to our client’s requests, and full service environmental reports which set Phase Engineering, Inc. apart. Phase Engineering, Inc. has provided over 20,000 nationwide professional quality and timely Environmental Assessments and Property Condition Assessments for the private and public commercial real estate industries.

Whether you are a lender, a broker, an attorney, a buyer/seller, a property manager, a developer, or a property owner; Phase Engineering has the right service at the right price point for you. We work diligently to meet our clients timing and unique requirements. As any qualified Environmental Consultant knows, Environmental Site Assessments are not created equal. Phase Engineering is qualified to ensure your reports are done to the highest standards and regulations to help to protect the client’s interest. Please check out our “Dare to Compare” website page for more information on how you can qualify your environmental vendors.

We pride ourselves in keeping current our licenses and certifications to give the client a more informed and educated solution. The following are among our company’s licenses and certifications:

- Professional Engineering Firm
- Professional Geoscientist Firm
- Licensed Asbestos Consultant Agency
- Licensed Mold Assessment Company
- Certified Lead Firm
- Leaking Petroleum Storage Tank (LPST) Corrective Action Specialist (CAS)
- Wetlands United States Army Corp of Engineers Delineation Course Certified
- Storm Water & Pollution Prevention Certified Preparer of SWPPP (CPSWPPP) and (CCIS)
- Radon

www.PhaseEngineering.com
Professional Services

The professional licensed and technical staff at Phase Engineering, Inc. are annually involved nationwide in over 1000 environmental site assessments, Property Condition Assessments and related services. Our professional services include all aspects of the environmental due diligence for all types of commercial real estate clients. Phase Engineering is qualified to ensure your reports are done to the highest standards and regulations to help to protect the client’s interest. Phase Engineering, Inc. provides a full range of professional environmental services for the real estate transaction business world as listed below:

Environmental Site Assessments

- Phase I Environmental Site Assessments include site assessments prepared to: EPA “All Appropriate Inquiries” (AAI) rule, Phase I Environmental Site Assessments as per ASTM Standard E 1527, Small Business Administration (SBA) SOP 50 10 5, etc.
- Client specific requirements such as Fannie Mae, FDIC, Freddie Mac, HUD, DHCA, NEPA, USDA, FDIC, TDHCA, Oil & Gas, etc.
- Transaction Screens per ASTM Standard E 1528
- Wetlands Determination, Delineations, Mitigation Plans, and Permitting
- Endangered Species Reviews
- Record Search with Risk Assessment Reports
- Desktop Reviews
- Environmental Data Services
- Prior Environmental Report Reviews (Third Party Reviews)

Phase II Environmental Site Assessments / Consulting

- Phase II Environmental Site Assessments are specific to the nature of the project. A typical example is an investigation of an underground storage tank site. This requires sampling of soil and groundwater.
- Leaking Petroleum Storage Tank Corrective Action Project Management (CAPM) and Corrective Action Specialist (CAS) Services
- Voluntary Cleanup Program (VCP) (TCEQ) and (RRC) Consulting
- Innocent Owner Program (IOP) Consulting
- Resource Conservation and Recovery Act (RCRA) Corrective Action Site Project Management
- Dry Cleaning Remediation Program Consulting Services
- Vapor Assessments
- Municipal Settings Designation (MSD) Services
- Brownfields Site Assessment and Advisory Services
- Operation Cleanup Program (RRC) Consulting Services
Professional Services (continued)

- Oil & Gas Due Diligence
- Underground Injection and Control (UIC) Permits and Registrations for Remediation Applications
- Remediation Feasibility, Design, and Implementation
- Monitoring and Post-Closure Care
- Groundwater Monitoring
- Prior Environmental Report Reviews
- RCRA Corrective Action Site Project Management
- Litigation Support

Waste Management and Compliance

- Industrial and Hazardous Waste Registration, Permitting, and Reporting
- Waste Management Unit Closures

Building and Facilities Assessments

- Property Condition Assessments per ASTM E 2018
- Asbestos Inspections, Management & Consulting
- Lead Based Paint and Lead in Water Inspections, Risk Assessments & Consulting
- Mold Assessments & Consulting
- Indoor Air Quality Assessments
- Storm Water Pollution Prevention (SWPPP) Plans, Audits & Inspections
- Spill Prevention, Control and Counter measure (SPCC) Plans
- Client Specific Compliance Services
Professional Services (continued)

National Environmental Policy Act (NEPA)

- Categorical Exclusions
- Environmental Assessments
- Housing and Urban Development (HUD) 24 CFR Part 58 Reviews (CDBG, HOME, NSP, Disaster Recovery, Public Housing Programs, etc.)
- Part 50 compliance – HUD Form 4128 Environmental Review Checklist
- USDA Rural Development Environmental Reviews per 7 CFR Part 1970 policies and procedures
- Federal Communications Commission (FCC) NEPA compliance for communication or transmission towers and facilities
- TxDOT NEPA compliance
- Section 106 Historic Preservation
- Noise Surveys and Mitigation
- Explosive Hazards Assessments
- Wetland Delineation and Mitigation
- HUD’s 8-Step Decision-Making Process for Developing in a Floodplain or Wetland (24 CFR Part 55)
- Environmental Justice Assessments
Licenses & Certifications

Phase Engineering, Inc. and the staff at Phase Engineering, Inc. are licensed and certified in all related areas to give the client a more informed and educated solution.

Registered Professional Engineering Firm

Licensed Professional Geoscientist Firm

Asbestos
- Consultant Agency
- Consultant
- Project Designer
- Management Planner
- Air Monitoring
- Inspector

Indoor Air Quality
- Mold Assessment Company
- Mold Assessment Consultant
- Mold Assessment Technician

Lead
- Lead Firm
- Risk Assessor
- Inspector

Storage Tanks
- Corrective Action Specialist (CAS)
- LPST Corrective Action Manager (CAPM)

Wetlands
- United States Army Corp of Engineers Delineation Course Certified

Storm Water & Pollution Prevention
- Certified Preparer of SWPPP (CPSWPPP) and (CCIS)

Radon
- Residential Radon Measurement Provider
Recognized Associations

Keeping with the latest rules and regulations in the environmental field, Phase Engineering, Inc. and its staff are dedicated to current standards and legal issues by being involved with several professional associations:

- **ASTM** Committee Environmental Site Assessments for Commercial Real Estate Transactions & ASTM Phase II Task Force
- **ASTM** Teaching Staff - Phase I & Phase II Environmental Site Assessments
- Risk Management Association Board (RMA)
- Society of Wetland Scientists (SWS)
- Certified Commercial Investment Member (CCIM)
- Commercial Real Estate Women (CREW)
- Environmental Bankers Association (EBA)
- Houston Geological Society (HGS)
- Association of Commercial Real Estate Professionals (ACRP)
- Commercial Real Estate Network (CREN)
- Society of Industrial and Office Realtors (SIOR)
- Institute of Real Estate Management (IREM)
- Urban Land Institute (ULI)
- National Association of Government Guaranteed Lenders (NAGGL)
- Houston Association of Government Guaranteed Lenders (HAGGL)
- North Texas Association of Government Guaranteed Lenders (NTAGGL)
- Central Texas Association of Government Guaranteed Lenders (CTAGGL)
- El Paso Texas Association of Government Guaranteed Lenders (EPAGGL)
- Texas Bankers Association (TBA)
- Independent Bankers Association of Texas (IBAT)
- National Registry of Environmental Professionals (NREP)
- Texas Association of Environmental Professionals (TAEP)
- Commercial Real Estate Association of Montgomery County (CREAM)
- Houston Realty Business Coalition (HRBC)
- Texas Affiliation Of Affordable Housing Providers (TAAHP)
- **ASTM** Committee D18 on Soil and Rock, Subcommittee on Geospatial Technology
- Geological Association of America (GSA), South-Central Section, Environmental & Engineering Geology Division
- Houston Geological Society (HGS), Environmental and Engineering Group
- Urban and Regional Information Systems Association (URISA)

www.PhaseEngineering.com
Recognized Associations (continued)

- Texas Association of Environmental Professionals (TAEP)
- Texas Association Professional Geoscientists (TAPG)
- Texas Board of Professional Geoscientists (TBPG)
- American Institute of Professional Geologists (AIPG), Texas Section, AIPG District IV – Southeast Texas
Online Proposal Request

Our online proposal request system is designed with you in mind to streamline the proposal request process in order to efficiently and quickly get your proposal to you when submitted online by you.

Your success is our success, and this online process helps expedite getting your project underway and completed on time.

Proposal requests may be submitted online at www.PhaseEngineering.com.

1. Begin at our website at www.PhaseEngineering.com to set up your own account.

2. At the bottom of the homepage, there is a section called "Request for Proposal". Below this heading (and below the log in username/password), you will see a link to create a "New user? Create an account here".

3. When you click on the link, your browser will take you to a new login page. On this page, you will see a section called "New Users".

4. Create your own username (preferably something that you will remember like your name [i.e. first initial and last name]) and your own password and insert your contact information.

5. Finally, click "Create Account".

Your account should be created, and you can go back to our homepage and order a proposal.

If you have any questions or comments, please contact Diana Hedrick at Diana@PhaseEngineering.com or Melanie Edmundson at Melanie@PhaseEngineering.com.

Phase Engineering’s quoted delivery for completed Phase I Environmental Site Assessments is approximately two weeks. Phase Engineering, Inc. does realize that there are circumstances when the client needs results faster and will work to accommodate. Rush reports can be prepared in approximately one week with an added rush fee (rush delivery may result in data gaps due to time constraints).

All pricing and delivery of services is generally on a site specific basis depending on the scope of the assignment with the clients required guidelines.

Pricing differentials may apply for large acreage or difficult properties.


www.PhaseEngineering.com
**Certificate of Liability Insurance**

- **Producers**: BancorpSouth Insurance Services, Inc.
- **Address**: 3355 W Alabama Street, Ste 850, Houston TX 77098
- **Insured**: Phase Engineering, Inc.
- **Address**: 5524 Comish Street, Houston TX 77007

### COVERSAGES

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<tr>
<td>A</td>
<td>United Fire &amp; Casualty Company</td>
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<td>B</td>
<td>Rockhill Insurance Company</td>
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### REVISION NUMBER:

681071122

### LIMITS

- **Each Occurrence**: $3,000,000
- **Damage to Rented Premises (Ea occurrence)**: $50,000
- **Medical Expenses (Any one person)**: $5,000
- **Personal & Adv Injury**: $3,000,000
- **General Aggregate**: $5,000,000
- **Products - Com/Op Agg**: $5,000,000

### EXCLUSIONS AND CONDITIONS OF SUCH POLICIES

- Limits shown may have been reduced by paid claims.

### DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES

- **Auto Liability**:
  - Owners Only: Sched Autos Non-Owner Autos Only
  - Umbrella Liability: Occur, Claims-Made

### GENERAL LIABILITY

- **Each Occurrence**: $1,000,000
- **Aggregate**: $25,000

### WORKERS' COMPENSATION AND EMPLOYERS' LIABILITY

- **E.L. Disease - EA Employee**: $2,000,000
- **E.L. Disease - Policy Limit**: $25,000

### CERTIFICATE HOLDER

- **Proof of Coverage**: Attached...

### CANCELLATION

- **Should Any of the Above Described Policies Be Cancelled Before the Expiration Date Thereof, Notice Will Be Delivered in Accordance With the Policy Provisions.**

**ACORD 25 (2016/03)**

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**ADDITIONAL REMARKS**

**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,**

**FORM NUMBER: 25**  **FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE**

General Liability, Pollution Liability and Auto Liability policies include waiver of subrogation in favor of certificate holder when required by written contract but in no event shall such coverage exceed the limits, terms or conditions of the policy.

General Liability, Professional Liability and Contractor's Pollution coverage is in a combined policy which carries a $5,000,000 Total Policy Aggregate limit.

Professional Liability and Contractor's Pollution policy includes a blanket additional insured endorsement when required by written contract but only with respect to liability arising out of a named insured's work for additional insured including and in no way will the additional insured status exceed the limits, terms or conditions of the policy.

30 Day Notice of Cancellation is provided when required by written contract except in the event of cancellation for Non-Payment of Premium under the Auto policy.

All coverages shown are subject to the Terms, Conditions and Exclusions of the policies.
CERTIFICATE OF LIABILITY INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Aon Risk Services, Inc of Florida
1001 Brickell Bay Drive, Suite #1100
Miami, FL 33131-4937

CONTACT
NAME: Aon Risk Services, Inc of Florida
PHONE: (A/C, No, Ext): 800-743-8130
FAX: (A/C, No): 800-522-7514
EMAIL: ADP.COI.Center@Aon.com

INSURED
ADP TotalSource FL XIX, Inc.
10200 Sunset Drive
Miami, FL 33173
ALTERNATE EMPLOYER
Phase Engineering Inc
5524 Cornish Street
Houston, TX 77007

INSURER(S) AFFORDING COVERAGE NAIC #
INSURER A : New Hampshire Ins Co
23841
INSURER B :
INSURER C :
INSURER D :
INSURER E :
INSURER F :

COVERAGES CERTIFICATE NUMBER: 1975325 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. LIMITS SHOWN ARE AS REQUESTED.

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DEC RETENTION $

A WORKERS COMPENSATION AND EMPLOYERS' LIABILITY

Y / N

ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?

(Mandatory in NH)

Y / N

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

All worksite employees working for PHASE ENGINEERING INC, paid under ADP TOTALSOURCE, INC.’s payroll, are covered under the above stated policy. PHASE ENGINEERING INC is an alternate employer under this policy.

CERTIFICATE HOLDER

Phase Engineering Inc
5524 Cornish Street
Houston, TX 77007

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Aon Risk Services, Inc of Florida

© 1988-2015 ACORD CORPORATION. All rights reserved.
Tracy Watson  
Environmental Professional / Special Projects Manager

Professional Experience

Ms. Watson is the Special Projects Manager for Phase Engineering, Inc. Over the last 16 years, her professional experience has included quality control, analytical chemistry, and environmental science. Ms. Watson has completed numerous Phase I and II Environmental Site Assessments (ESAs) and NEPA Environmental Reviews for commercial, residential, and municipal properties. She has developed a reputation among several state agencies including the Texas General Land Office (GLO) and the Texas Department of Housing and Community Affairs (TDHCA) as a consultant capable of identifying solutions to complicated issues related to Environmental Reviews. In addition, Ms. Watson performs wetland determination and delineation assessments throughout the state of Texas.

Licenses/Certifications

- Asbestos Inspector (Texas), License #603452
- TCEQ Licensed Water Operator, License #WO0029615
- Radon Residential Measurement Provider, NRPP ID #109320 RT
- USACOE Certified Wetland Delineator, Received April 2014
- 40-Hour OSHA (HAZWOPER) and 8 Hour Annual Refresher

Education

- BS Chemistry & Biology, University of Mary-Hardin Baylor, Belton, Texas
- USACOE Atlantic and Gulf Coast Regional Wetland Supplement Training (2015)
- USACOE Wetland Permitting Training (2015)

Select Project Experience

Wetlands: Ms. Watson completed an Environmental Review which included a Wetlands & Jurisdictional Waters of the US Determination Report for a proposed multi-family residential complex in Orange, Texas. She characterized vegetation communities on the Site and identified 79,366 square feet of wetlands as defined by the US Army Corps of Engineers. Survey results allowed project architect to modify design plans to entirely avoid any impacts to on-site wetlands, thus a USACOE Permit was not required.

COSA CIMS: From 2009-2012, Ms. Watson was the project manager of a City of San Antonio Capital Improvement Management Systems (CIMS) drainage project along Zarzamora Creek titled Culebra 58F Phase IIA&B. The project scope included Phase I and II ESAs with surface and subsurface sampling by trenching to evaluate the extent of substantial dumping within the project area. She also provided the environmental oversight for the project on behalf of CIMS during the construction phase.

COSA GMA: From 2013-2014, Ms. Watson was the Program Manager for the On-Call Professional Environmental NEPA Services contract with the City of San Antonio Division of Grants Monitoring and Administration (GMA). She is responsible for the coordination and completion of many Environmental Reviews required in the various HUD-funded programs supported by GMA.

GLO Disaster Recovery, Mixed-Use Housing in City of Houston: Completed Phase I and II ESAs for a proposed mixed-use housing development in Houston which will be funded by a Disaster Recovery Grant through the GLO. Due to on-going environmental cleanup needs, the project entered into the Voluntary Cleanup Program (VCP) with the TCEQ.
Ms. Watson directed the mitigation needs of the project which lead to environmental clearance and funding for the new development.

**Cellular Wi-Fi NEPA Compliance.** In 2011 and 2012, Ms. Watson managed the completion of approximately 1,000 desktop NEPA compliance reviews of existing buildings proposed for the installation or upgrades of Wi-Fi antennas for a major telecommunication company. The buildings were located nationwide and included hotels, hospitals, McDonald’s restaurants, and retail stores.
Thomas Buechele  
Staff Environmental Scientist

Professional Experience

Mr. Buechele is a technical writer and staff environmental scientist for Phase Engineering, Inc. Over the last 3 years, he has co-written, conducted research for and performed quality control on over 3,000 Phase I Environmental Site Assessment (ESAs). Mr. Buechele is experienced in fulfilling both scope and non-scope requirements for standard ESAs as well as those for the Texas Department of Housing and Community Affairs (TDHCA). In his work, Mr. Buechele has also researched numerous Phase II ESAs and petroleum storage tank (PST) / leaking petroleum storage tank (LPST) projects.

Licenses/Certifications

- 24-Hour OSHA (HAZWOPER)

Education

- B.S. Bioenvironmental Science, Texas A&M University, College Station, TX
Janis Franklin, PG
Environmental Program Manager/Due Diligence Services

Professional Experience
Ms. Franklin is a Professional Geoscientist and Senior Project Manager for Phase Engineering, Inc. Over the last 25 years, she has conducted and/or managed over 12,000 Phase I Environmental Site Assessment (ESAs), 1,200 Phase II ESAs, over 200 petroleum storage tank (PST)/leaking petroleum storage tank (LPST) related projects and over 50 projects under regulatory oversight in multiple programs including the Superfund, Voluntary Cleanup Program (VCP) and Petroleum Storage Tank (PST) Program.

Licenses/Certifications
- Asbestos Inspector (Texas), License #603137
- Lead Inspector (Texas), #206233
- Corrective Action Project Manager CAPM #01209
- 40-Hour OSHA (HAZWOPER)
- Professional Geologist (Tennessee), License #TN4132
- Professional Geologist (Texas), License #1254

Education
- B.S. Geology, Austin Peay State University, Clarksville, TN
- M.S. Environmental Management, University of Houston, Clear Lake

Select Project Experience
University of Houston, Houston, TX: Performed subsurface investigations at several University owned properties that had underground storage tanks (USTs). For facilities where the USTs were determined to be leaking, performed investigations to determine the extent of affected soil and/or groundwater. Designed and implemented risk-based assessment plans. Prepared reimbursement packages and related documentation for submittal to the Texas Commission of Environmental Quality (TCEQ).

City of Houston: Involved in the implementation of city-wide investigation and corrective action for the City of Houston UST Program. Performed investigations at fire station and vehicle maintenance facilities at several sites throughout the city. Successfully prepared and presented risk-based assessment plans to the TCEQ.

WEF Ltd.: Performed Phase II site remediation which included geoprobe boring installations, soil and groundwater sampling for analysis, and soil bioremediation to reduce total petroleum hydrocarbon (TPH) contamination.

TCEQ, South: Involved in the implementation of Site Assessment Program tasks through approved work plans submitted to the Superfund, PST and VCP Divisions. Performed investigations at over 50 sites throughout south Texas.

Texas Parks and Wildlife, La Porte, TX: Managed a Scope of Work that included wastewater treatment plant sludge, soil and decontamination confirmation wipe sampling for analysis. Coordinated the decontamination and waste disposal activities.

Suiza Foods, Southwest: Developed stormwater pollution prevention plan for dairies in Louisiana and Texas. Prepared Notice of Intent (NOI) permits for the discharge of stormwater and submitted to the Louisiana Department of Environmental Quality (LDEQ) and/or Environmental Protection Agency (EPA). In addition, developed Storm
Water Pollution Protection Plans (SWPPP) and Spill Prevention, Control and Countermeasure (SPCC) plan protocols for use at all Suiza dairies.

**United States Postal Service, Nationwide:** Scope of Work included NEPA Environmental Assessments of properties in accordance with expansion and/or new construction requirements. Additional investigation and remediation work was authorized for properties with suspected environmental impairment.
Professional Experience

Ms. Gibson is an Environmental Professional and Senior Project Manager for Phase Engineering, Inc. Over the last 25 years, she has conducted and/or managed over 10,000 Phase I Environmental Site Assessment (ESAs), 1,000 Phase II ESAs, over 200 petroleum storage tank (PST)/leaking petroleum storage tank (LPST) related projects and over 50 projects under regulatory oversight in multiple programs including the Superfund, Voluntary Cleanup Program (VCP) and Petroleum Storage Tank (PST) Program.

Licenses/Certifications

- 40-Hour OSHA (HAZWOPER)

Education

- B.S. Environmental Management, University of Houston, Clear Lake

Select Project Experience

Texas Department of Transportation: Performed subsurface investigations at several University owned properties that had underground storage tanks (USTs). For facilities where the USTs were determined to be leaking, performed investigations to determine the extent of affected soil and/or groundwater. Designed and implemented risk-based assessment plans.

TCEQ, South: Involved in the implementation of Site Assessment Program tasks through approved work plans submitted to the Superfund, PST and VCP Divisions. Performed investigations at over 100 sites throughout south Texas.

Texas Parks and Wildlife, La Porte, TX: Conducted the decommissioning of a wastewater treatment plant sludge, soil and decontamination confirmation wipe sampling for analysis. Coordinated the decontamination and waste disposal activities.

Dean Foods, Southwest: Developed stormwater pollution prevention plan for dairies in Louisiana and Texas. Prepared Notice of Intent (NOI) permits for the discharge of stormwater and submitted to the Louisiana Department of Environmental Quality (LDEQ) and/or Environmental Protection Agency (EPA). In addition, developed Storm Water Pollution Protection Plans (SWPPP) and Spill Prevention, Control and Countermeasure (SPCC) plan protocols for use at all Dean Foods related dairies.
Lindsey Johnson  
Staff Environmental Scientist/Geologist

Professional Experience

Ms. Johnson is a Staff Environmental Scientist/Geologist at Phase Engineering gathering research data for Phase 1 Environmental Site Assessments, Record Search with Risk Assessment Reports, and Environmental Data Risk Reviews. Ms. Johnson started at Phase in October 2018 and, in that time, has gained experience creating inquiries for Public Information Requests to public entities, searching historical street directories, and creating physical setting, topographic, and aerial imagery maps using ArcGIS. Her experience also includes Phase I and II site assessments and various aspects of project management.

Licenses/Certifications/Training

- 40-Hour OSHA HAZWOPER and 8-Hour refresher courses (29 CFR 1910.120)
- USACOE Wetlands Delineation Training (2016)

Education

- B.S. Geology, Louisiana State University, Baton Rouge, LA (2006)
- M.S. Geology, Louisiana State University, Baton Rouge, LA (2010)
APPENDIX VIII

REFERENCE SOURCES
REFERENCES SOURCES

- Site Sketch Maps: http://services.arcgisonline.com/arcgis/services.
- Texas Major & Minor Aquifers Geodatabase (Updated December, 2006): Texas Water Development Board (TWDB) GIS Data, http://www.twdb.state.tx.us/mapping/gisdata
- The Railroad Commission of Texas, Geographic Information System – Oil and Gas Well Digital Data Acquisition. Oil and gas well data and pipeline data were obtained from public records at the Railroad Commission of Texas (the Commission). http://www.rrc.state.tx.us.
- Certified Sanborn Map Report from Environmental Data Resources, Inc., 440 Wheelers Farms Road, Milford, Connecticut 06461
- AAI Environmental Data, 5524 Cornish Street, Houston, Texas 77007, http://aaidata.com/
- Texas Commission on Environmental Quality (TCEQ) Central Registry Database Search http://www12.tceq.state.tx.us/crpdb/
- EPA Enforcement & Compliance History Online (ECHO) http://www.epa-echo.gov/echo