

# Phase I Environmental Site Assessment

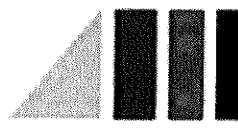
5129 Pine Avenue and 2514 Perry Street  
Pasadena, Harris County, Texas 77503

February 9, 2015  
PEI Project No.: 201501124



**Prepared for:**  
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ENVIRONMENTAL CONSULTANTS 

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# PHASE I ENVIRONMENTAL SITE ASSESSMENT

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## 1.0 Executive Summary

### 1.1 Site Summary

The subject property is located at 5129 Pine Avenue and 2514 Perry Street, Pasadena, Harris County, Texas 77503 and is currently occupied by Pine Tree Lodge/Pine Tree Cottage assisted living facility (including a beauty shop).

The subject property fronts Pine Avenue bound by single family residential property, Silver Sycamore Tea Room and Clark Freight Lines to the north. Coffee House, Pansy Street and single family residential property are located to the east; single family residential property is located to the south; and, single family residential property, a beauty salon, a nail salon and a gift shop are located to the west of the subject property. The current uses of properties in the surrounding area include single and multi-family residential, retail and commercial properties, undeveloped land and roadways.

The topographic map indicates that elevation of the subject property is at approximately 35 feet above mean sea level (MSL) and lies on level land. The general area down-gradient is east-southeast.

The groundwater gradient is assumed to be in the direction of the surface topography gradient. Depth to the shallow groundwater bearing zone (GWBZ) for the subject property, according to the Texas Water Development Board (TWDB) submitted driller's database, typically ranges from 20 to 30 feet below ground surface (bgs). Groundwater gradient according to topographic maps for the subject property area is east-southeast.

The sub-surface geology of the subject property is characteristic of the Beaumont Formation. The major aquifer underlying the subject property is the Gulf Coast Aquifer. Near surface soils at the subject property are classified as Bernard-Urban land complex.

According to information from aerial photographs, interviews, historical street directories and topographic maps, past uses of the subject property appear to have been an assisted living facility from the late 1960s to present and single family residential property and undeveloped land back to the 1940s.

Historical uses of adjoining properties, according to information from aerial photographs, historical street directories and topographic maps, appear to have been single family residential property, Clark Freight Lines, Inc., International Gasket & Supply, JV Scaffolding & Insulation, A Cochran Tech Services, Lightfoot Hanks, Adorable Catering, Buds Trailer Repair, Lajon Beauty Salon, Sycamore Grounds, Pink Beauty Salon, Atkins Associates, undeveloped land and roadways.

Eight, one and two story commercial and apartment buildings are located at the subject property. The buildings were constructed between 1968 and 1993. The buildings are constructed on pier and beam foundations/ slab on grade concrete foundations, wood/metal exteriors and sloped roofs. The subject property is also improved with water and sewer connections, asphalt and concrete pavement and landscaping. No improved roads are located at the subject property. Access onto the subject property is provided by driveways from the boundary streets.

A site visit was conducted by Phase Engineering, Inc. on January 29, 2015.

## 1.2 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:

1. A search of federal, state and local records indicates one Resource Conservation and Recovery Act (RCRA) generator of hazardous waste, one Voluntary Cleanup Program (VCP) site, four leaking petroleum storage tank sites (LUST) and one Industrial and Hazardous Wastes (IHW) registration and reporting facility are located within the standard ASTM search radius.

The north adjoining property, addressed as 5129 Pine Avenue under the name Clark Freight Lines, Inc., is a RCRA generator of hazardous waste and an IHW registration and reporting facility. There are no RCRA violations on file for this facility with the EPA. This facility has an IHW status of "Active" and is not undergoing corrective action with the TCEQ. There are no Waste Management Units (WMU)s or waste streams listed for this facility. According to topographic maps, this facility is topographically cross-gradient to the subject property, therefore, contamination migration via groundwater to the subject property is unlikely. Phase Engineering, Inc. has the opinion that based on direction, non-RCRA violator and non-corrective action statuses, it does not appear the subject property has been impacted from this facility. No recognized environmental conditions appear to exist.

None of the remaining sites listed on the database are the subject property or an adjoining property. There is no indication that the sites identified in the ASTM Standard Environmental Record Sources search have had or will have an environmental impact to the subject property. Phase Engineering, Inc. has the opinion that based on distance, it does not appear the subject property has been impacted from these facilities. No recognized environmental conditions appear to exist to the subject property.

2. A hydraulic elevator was observed at the subject property. No staining or signs of leakage were observed in the area of the elevator equipment. Phase Engineering, Inc. has the opinion that based on lack of observed staining or signs of leakage, it does not appear the subject property has been impacted from the elevator. No recognized environmental conditions appear to exist.

## 1.3 Conclusions

Phase Engineering, Inc. has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the property located at 5129 Pine Avenue and 2514 Perry Street, Pasadena, Harris County, Texas 77503 and more fully described within the report. Any exception to, or deletions from, this practice are described in Section 2.0 of the report.

### Recognized Environmental Conditions

Recognized environmental condition is defined in ASTM Standard E 1527-13 as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

### Controlled Recognized Environmental Conditions

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

### Historical Recognized Environmental Conditions

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

### **De minimis Conditions**

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

## **1.4 Additional Investigations**

It is the professional opinion of Phase Engineering, Inc., using the methodology described in ASTM Standard E 1527-13, that no additional appropriate investigation is necessary to detect the presence or likely presence of hazardous substances or petroleum products at the subject property under conditions that indicate an existing release or a material threat of a release.

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.

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## 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 property located at 5129 Pine Avenue and 2514 Perry Street, Pasadena, Harris County, Texas 77503 and more fully described in this report; to conduct All Appropriate Inquiry as defined in EPA 40 CFR Part 312, to permit the user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on liability under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) as amended in 2002; and to identify, to the extent feasible pursuant to the processes prescribed in ASTM Standard E 1527-13 recognized environmental conditions in connection with the subject property. All migration pathways and environmental media (i.e. soil, groundwater, vapor) are considered in the determination of recognized environmental conditions.

### 2.2 Scope of Work

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

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

The Phase I Environmental Site Assessment **does not** include:

- Soil, groundwater, or building material sampling;
- Chain of title or environmental lien search;
- Any non-scope considerations, unless specifically contracted for, as listed in the ASTM Standard E 1527-13 Section 13.1.5.1 through 13.1.5.14 (see Section 15 of this report).

### 2.3 Significant Assumptions

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

Record and interview information furnished to Phase Engineering, Inc., and contained in the report, were obtained from sources assumed to be reliable and believed to be true and correct. However, Phase Engineering, Inc. assumes no responsibility for any inaccuracies in such items which may be revealed as a result of subsequent action, either by Phase Engineering, Inc. or others. Accuracy or completeness of record information varies among information sources, including governmental sources. Record information is often inaccurate or incomplete. Numerous sites are considered unmapped because the federal or state databases do not adequately define the address and/or location to properly plot the site using standard geocoding 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.

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## 3.0 Site Description

### 3.1 Location and Legal Description

The subject property is located at 5129 Pine Avenue and 2514 Perry Street, Pasadena, Harris County, Texas 77503. A partial legal description of the subject property is:

- Tracts A1, A3, B, C and C1, Block 12, Golden Acres Section 1, Harris County, Texas (per tax records).

### 3.2 Site and Vicinity General Characteristics

An area location map and a site sketch are located in Appendix I of this report.

### 3.3 Current Use of the Property

The subject property is currently occupied by an assisted living facility. The current owners of the subject property, according to Harris County Appraisal District tax records, are Pine Tree AL, LLC and Pine Tree Assisted Living, LLC. The tax records may not reflect any recent changes concerning ownership that may have taken place since the Appraisal District's latest update.

### 3.4 Descriptions of Structures, Roads, Other Improvements on the Property

#### 3.4.1 Structures

Eight, one and two story commercial and apartment buildings are located at the subject property. The buildings were constructed between 1968 and 1993.

#### 3.4.2 Roads

Pine Avenue is located along the north property boundary and Pansy Street is located along the east property boundary. No improved roads are located at the subject property. Access onto the subject property is provided by driveways from the boundary streets.

#### 3.4.1 Other Improvements

The subject property is improved with water and sewer connections, asphalt pavement and landscaping.

### 3.5 Current Uses of Adjoining Properties

|                     |                                                                                                   |
|---------------------|---------------------------------------------------------------------------------------------------|
| To the <b>North</b> | Pine Avenue, Clark Freight Lines, Silver Sycamore Tea Room and single family residential property |
| To the <b>East</b>  | Pansy Street, Coffee House and single family residential property                                 |
| To the <b>South</b> | Single family residential property                                                                |
| To the <b>West</b>  | A gift shop, a beauty salon, a nail salon and single family residential property                  |

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## 4.0 User Provided Information

### 4.1 User Responsibilities Information

The user of this report is First Commerce Bank.

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.

A completed *User Responsibilities Questionnaire* was not provided to Phase Engineering, Inc. Lack of a completed user questionnaire represents a data gap, but is not considered to represent a significant data gap due to the fact that it does not affect the ability of Phase Engineering, Inc. to identify recognized environmental conditions. 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.

**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?

**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).**

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?

**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?

**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?

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?

**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?
- (b.) Do you know of specific chemicals that are present or once were present at the property?
- (c.) Do you know of spills or other chemical releases that have taken place at the property?
- (d.) Do you know of any environmental cleanups that have taken place at the property?

**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?

### 4.2 Owner, Property Manager, and Occupant Information

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

- Property owner's representative name (Jamie Molen) and phone number (281-487-3113).

### **4.3 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.

The reason(s) for performing this Environmental Site Assessment as reported by the user is / are included in the "letter of engagement" and "letter of engagement addendum" in the appendix of this report.

### **4.4 Other Information Provided by User**

Additional information provided by the user of this report is as follows:

- None.



## 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, Houston, TX and is subject to the AAI Data Disclaimer. Full descriptions on the search and facilities located are included in Appendix III. The AAI Data summary is as follows:

| Databases                                                                                                           | Radius Searched (miles) | Sites Found  |
|---------------------------------------------------------------------------------------------------------------------|-------------------------|--------------|
| <b>FEDERAL SITES</b>                                                                                                |                         |              |
| Federal NPL (Superfund)                                                                                             | 1 mile                  | None         |
| NPL-Delisted                                                                                                        | 0.50 mile               | None         |
| Federal CERCLA (Active)                                                                                             | 0.50 mile               | None         |
| Federal CERCLA (NFRAP Archive)                                                                                      | 0.125 mile              | None         |
| Federal RCRA CORRACTS facilities                                                                                    | 1 mile                  | None         |
| Federal Resource Conservation and Recovery Act (RCRA) Non-CORRACTS Treatment, Storage and Disposal facilities (TSD) | 0.50 mile               | None         |
| Federal Resource Conservation and Recovery Act (RCRA) Generators of Hazardous Wastes                                | 0.125 mile              | One (1)      |
| Federal Institutional Control / Engineering Control Registries                                                      | Subject Property Only   | None         |
| ERNS (Federal Reported Spill Incidents)                                                                             | Subject Property Only   | None         |
| <b>STATE AND TRIBAL SITES</b>                                                                                       |                         |              |
| State / Tribal Equivalent NPL                                                                                       | 1 mile                  | None         |
| State / Tribal Equivalent CERCLIS Sites                                                                             | 0.50 mile               | None         |
| Voluntary Cleanup Program (VCP)                                                                                     | 0.50 mile               | None         |
| Solid Waste Landfills (SWLF)                                                                                        | 0.50 mile               | None         |
| Leaking Underground Storage Tank Sites (LUST)                                                                       | 0.50 mile               | Four (4)     |
| Underground Storage Tanks (UST)                                                                                     | 0.125 mile              | None         |
| Aboveground Storage Tank Sites (AST)                                                                                | 0.125 mile              | None         |
| State / Tribal Institutional Control / Engineering Control Registries                                               | Subject Property Only   | None         |
| Brownfield                                                                                                          | 0.50 mile               | None         |
| <b>SUPPLEMENTAL DATABASES</b>                                                                                       |                         |              |
| Additional Environmental Record Databases (varies state to state)                                                   | 0.125 – 1.0 mile        | Two (2)      |
| <b>UNMAPPED / UNGEOCODED SITES</b>                                                                                  |                         |              |
| Federal / State / Tribal                                                                                            | 0.125 – 1.0 mile        | Fifteen (15) |

### **National Priority List (NPL)**

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

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

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

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

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

### **Resource Conservation and Recovery Act (RCRA) Corrective Action Facilities (CORRACTS)**

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

### **Resource Conservation and Recovery Act (RCRA) Non-CORRACTS Hazardous Waste Treatment, Storage, and Disposal Facilities (TSD)**

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

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

Those persons or entities that generate hazardous wastes, as defined by RCRA.

### **Emergency Response Notification System (ERNS)**

EPA's emergency response notification system list of reported CERCLA hazardous substance releases or spills in quantities greater than the reportable quantity, as maintained at the National Response Center. Notification requirements for such releases or spills are codified in 40 CFR Parts 302 and 355.

### **Federal Institutional Control / Engineering Control Registries**

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

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

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

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

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

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

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

### **State / Tribal Voluntary Cleanup Program Sites**

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

### **Solid Waste Landfills (SWLF)**

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

### **Leaking Underground Storage Tank Sites (LUST)**

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

### **Registered Storage Tanks**

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

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

### **State / Tribal Institutional Control / Engineering Control Registries**

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

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

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

### **State / Tribal Brownfields**

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

## Sites Found:

A search of federal, state and local records indicates one Resource Conservation and Recovery Act (RCRA) generator of hazardous waste, one Voluntary Cleanup Program (VCP) site, four leaking petroleum storage tank sites (LUST) and one Industrial and Hazardous Wastes (IHW) registration and reporting facility are located within the standard ASTM search radius.

The north adjoining property, addressed as 5129 Pine Avenue under the name Clark Freight Lines, Inc., is a RCRA generator of hazardous waste and an IHW registration and reporting facility. There are no RCRA violations on file for this facility with the EPA. This facility has an IHW status of "Active" and is not undergoing corrective action with the TCEQ. There are no Waste Management Units (WMU)s or waste streams listed for this facility. According to topographic maps, this facility is topographically cross-gradient to the subject property, therefore, contamination migration via groundwater to the subject property is unlikely. Phase Engineering, Inc. has the opinion that based on direction, non-RCRA violator and non-corrective action statuses, it does not appear the subject property has been impacted from this facility. No recognized environmental conditions appear to exist.

None of the remaining sites listed on the database are the subject property or an adjoining property. There is no indication that the sites identified in the ASTM Standard Environmental Record Sources search have had or will have an environmental impact to the subject property. Phase Engineering, Inc. has the opinion that based on distance, it does not appear the subject property has been impacted from these facilities. No recognized environmental conditions appear to exist to the subject property.

## Unmapped Sites

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. Fifteen (15) unmapped sites that include ERNS sites and RCRA generators of hazardous wastes were listed on the database. Based on additional research conducted the unmapped sites do not appear to have environmentally impacted the subject property. No recognized environmental conditions appear to exist.

## 5.2 Additional Environmental Record Sources

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

## 5.3 Physical Setting Sources

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

### 5.3.1 Geologic Map

The **Texas Geologic Map** shows the subsurface geology of the property is the **Beaumont Formation (Qb-stippled)**: "Mostly clay, silt, sand and gravel; includes mainly stream channel, point bar, natural levee, and backswamp deposits; concretions and massive accumulations of calcium carbonate (caliche) and concretions of iron oxide and iron-manganese oxides in zone of weathering. The stippled overprint shows areas that are "Dominantly clay and mud of low permeability, high water-holding capacity, high compressibility, high to very high shrink-swell potential, poor drainage, level to depressed relief, low shear strength, and high plasticity; geologic units include interdistributary muds, abandoned channel-fill muds, and

fluvial overbank muds." The non-stippled areas are "Dominantly clayey sand and silt of low-moderate permeability, moderate drainage, level relief with local mounds and ridges, and high shear strength; geologic units include meanderbelt, levee, crevasse splay, and distributary sands." The lined overprint shows areas of floodplain deposits consisting of mud veneer over meanderbelt sand, little grain preserved, grass covered" (source: *Geologic Database of Texas compiled by the USGS, TWDB, BEG (2007)* <http://www.tnris.state.tx.us/datadownload/download.jsp> and *Geologic Units in Texas USGS Mineral Resources On-line Spatial Data* <http://tin.er.usgs.gov/geology/state/fips-unit.php?state=TX>).

### 5.3.2 USGS 7.5 Minute Topographic Map

**USGS 7.5 Minute Topographic Map, Pasadena, TX 1995.** The topographic map indicates that elevation of the subject property is at approximately 35 feet above mean sea level (MSL) and lies on level land. The general area down-gradient is east-southeast. No areas of environmental concern in the general vicinity of the subject property were noted.

### 5.3.3 Groundwater

The groundwater gradient is assumed to be in the direction of the surface topography gradient. Depth to the shallow groundwater bearing zone (GWBZ) for the subject property, according to the Texas Water Development Board (TWDB) submitted driller's database, typically ranges from 20 to 30 feet below ground surface (bgs). Groundwater gradient according to topographic maps for the subject property area is east-southeast.

### 5.3.4 USDA Soil Conservation Service Soil Survey

**USDA Soil Conservation Service, Soil Survey of Harris County Map** shows the on-site soils are classified as **Bg – Bernard-Urban land complex**: "The Bernard component makes up 55 percent of the map unit. Slopes are 0 to 1 percent. This component is on meander scrolls on coastal plains. The parent material consists of loamy fluviomarine deposits of Late Pleistocene age. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches is high. Shrink-swell potential is high. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 18 inches during January, February, December. Organic matter content in the surface horizon is about 4 percent. This component is in the R150AY526TX Blackland 24-44" Pz ecological site. Non-irrigated land capability classification is 2w. Irrigated land capability classification is 2w. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 13 percent" (source: *SSURGO (Soil Survey Geographic Database) including tabular and spatial components: USDA Natural Resources Conservation Service (NRCS) Geospatial Data Gateway* <http://datagateway.nrcs.usda.gov>).

### 5.3.5 Aquifer Map

**The Major Aquifer Map of Texas** shows the subject property to be in the **Gulf Coast Aquifer**. "The Gulf Coast Aquifer is a major aquifer paralleling the Gulf of Mexico coastline from the Louisiana border to the Mexican border. It consists of several aquifers, including the Jasper, Evangeline, and Chicot aquifers, which are composed of discontinuous sand, silt, clay, and gravel beds. The maximum total sand thickness for the Gulf Coast Aquifer ranges from 700 feet in the south to 1,300 feet in the north. Freshwater saturated thickness averages about 1,000 feet. Water quality varies with depth and locality: it is generally good in the central and northeastern parts of the aquifer where it contains less than 500 milligrams per liter of total dissolved solids but declines to the south where it typically contains 1,000 to more than 10,000 milligrams per liter of total dissolved solids and where the productivity of the aquifer decreases. High levels of radionuclides, believed mainly to be naturally occurring, are found in some wells in Harris County in the outcrop and in South Texas. The aquifer is used for municipal, industrial, and irrigation purposes. In Harris, Galveston, Fort Bend, Jasper, and Wharton counties, water level declines of up to 350 feet have led to land subsidence. The planning groups recommended several water management strategies that use the Gulf Coast Aquifer, including drilling more wells, pumping more water from existing wells, temporary overdrafting, constructing new or expanded treatment plants, desalinating brackish groundwater, developing conjunctive use projects, and reallocating supplies" (definition source: *Texas Major Aquifers Geodatabase (Updated December, 2006): Texas Water Development Board (TWDB) GIS Data*, <http://www.twdb.state.tx.us/mapping/gisdata> and *Texas Water Development Board, Water for Texas 2007, Chapter 7 Groundwater Resources*, pg. 176-238 <http://www.twdb.state.tx.us/wrpi/swp/swp.htm>).

### 5.3.6 Flood Insurance Rate Map

The FEMA, Harris County, Flood Insurance Rate Map shows that the subject property lies in Zone X. Zone X is defined as: Areas determined to be outside the 500 year flood plain; areas of minimal flooding.

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.

## 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 Historical Information on Property

| YEAR               | PROPERTY USE                                                                              | RESOURCE(S)                                                                                                                                                                   |
|--------------------|-------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1940s – Late-1960s | Single family residential property and undeveloped land                                   | 1944 and 1953 aerial photographs; 1919, 1947, 1955 and 1967 USGS topographic maps                                                                                             |
| Late 1960s - 2014  | An assisted living facility, a lodge, a beauty shop and multi-family residential property | 1969, 1978, 1989, 1995, 2000, 2006 and 2014 aerial photographs; 1982 and 1995 USGS topographic maps; street directories; Harris County tax records; interviews and site visit |

### 5.4.2 Historical Water and Sewage

No water wells or septic systems were reported to have been previously located at the subject property.

### 5.4.3 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 2014, 2006, 2000, 1995, 1989, 1978, 1966, 1953 and 1944 aerial photographs; 1995, 1982, 1967, 1955, 1947 and 1919 topographic maps; and, city directories that were available from 2013 to 1955. The following are summaries of each adjoining property use and identification of any potential environmental concerns or recognized environmental conditions associated with the property usage:

#### North Adjoining Property

This property has been occupied by Pine Avenue, Silver Sycamore Tea Room, Clark Freight Lines, Inc., IGS, JV Scaffolding & Insulation, Eliminator Paging Systems, Kelson Industrial Service, Clark Freight Lines, A Cochran Tech Services, Lightfoot & Associates Renters, Adorable Catering, Buds Trailer Repair, Lajon Beauty Salon, single family residential property and undeveloped land. Potential environmental concerns or recognized environmental conditions are associated with this property. See Findings with Opinions for more information.

#### East Adjoining Property

This property has been occupied by Pansy Street, Sycamore Grounds, single family residential property and undeveloped land. No potential environmental concerns or recognized environmental conditions are associated with this property.

#### South Adjoining Property

This property has been occupied by single family residential property and undeveloped land. No potential environmental concerns or recognized environmental conditions are associated with this property.

#### West Adjoining Property

This property has been occupied by Atkins Associates, a beauty salon, single family residential property and undeveloped land. No potential environmental concerns or recognized environmental conditions are associated with this property.

#### Surrounding Area

The historical uses of the surrounding area include single and multi-family residential, retail and commercial properties, undeveloped land and roadways.

### **5.4.4 Standard Historical Sources**

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

#### **5.4.4.1 Aerial Photographs**

Aerial photographs from the years 2014, 2006, 2000, 1995, 1989, 1978, 1966, 1953 and 1944 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.

- **2014:** No areas of environmental concern were shown on the subject property or adjoining properties.
- **2006:** No areas of environmental concern were shown on the subject property or adjoining properties.
- **2000:** No areas of environmental concern were shown on the subject property or adjoining properties.
- **1995:** No areas of environmental concern were shown on the subject property or adjoining properties.
- **1989:** No areas of environmental concern were shown on the subject property or adjoining properties.
- **1978:** No areas of environmental concern were shown on the subject property or adjoining properties.
- **1966:** No areas of environmental concern were shown on the subject property or adjoining properties.
- **1953:** No areas of environmental concern were shown on the subject property or adjoining properties.
- **1944:** No areas of environmental concern were shown on the subject property or adjoining properties.

As per ASTM E 1527-13, Section 8.1.4, *Reasonably Ascertainable / Standard Sources*, no other historical aerial photographs were available.

#### **5.4.4.2 Fire Insurance Maps**

In the late nineteenth century, private companies began preparing maps of central business districts for use by fire insurance companies. These maps were updated and expanded geographically periodically throughout the twentieth century. The maps often indicate construction materials of specific building structures and the location of gasoline storage tanks. The subject property is located outside the coverage area for the fire insurance rate maps published by the Sanborn Company reviewed via the Public Library website.

#### **5.4.4.3 Property Tax Files**

Harris County Appraisal District tax records show that the subject property is owned by Pine Tree AL, LLC and Pine Tree Assisted Living, LLC. No areas of environmental concern are shown on the property tax records. The property tax records are located in Appendix II.

#### **5.4.4.4 Land Title Records & Environmental Lien Searches**

As per agreement with the user of this report, a title search was not conducted for this assessment and was not provided by the user for review. No recorded Institutional Environmental Controls (IEC) or Activity Use Limitations(AULs) were found as part of research of federal and state agencies.

#### **5.4.4.5 USGS 7.5 Minute Topographic Map**

The subject property is located on the USGS 7.5 Minute Topographic Map of Pasadena, TX 1995. 1982, 1967, 1955, 1947 and 1919 editions of the Pasadena and Deepwater 7.5 Minute and 10 Minute quadrangles were reviewed for this assessment. No areas of environmental concern in the general vicinity of the subject property were noted on the maps. The maps are located in Appendix I.

#### 5.4.4.6 Local Street Directories

Street directories were reviewed at a minimum of five year intervals and / or property use changes via Phone Disc, Cole, Kriss Kross, and Polk City Directories.

| Year | Subject Property                                                                                                 | North Adjoining Property                                                                                                                                                                                                                       | East Adjoining Property                                                                                                                                             | South Adjoining Property   | West Adjoining Property                                                                                                                      |
|------|------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| 2014 | 5128 Pine Ave. – Multi-family Residence<br>2514 Pansy St. - NL                                                   | 5111 Pine Ave. – Silver Sycamore Tea Room<br>5115 - 5123 Pine Ave. - NL<br>5129 Pine Ave. – Clark Freight Lines, Inc.                                                                                                                          | 2502 Pansy St. – Sycamore Grounds<br>2503 Pansy St. - Residence<br>2505 Pansy St. – NL<br>2507 Pansy St. - Residence<br>2517 Pansy St. - NL<br>2519 Pansy St. - NL  | 2518 Pansy St. - Residence | 5034 Pine Ave. - Residence<br>5038 Pine Ave. – NL<br>5102 Pine Ave. – Pink Beauty Salon<br>5110 Pine Ave. - NL<br>5118 Pine Ave. - NL        |
| 2010 | 5128 Pine Ave. – Pine Tree Assisted Living<br>2514 Pansy St. – Pine Tree Cutting Beauty Shop; Pine Tree Lodge    | 5111 Pine Ave. - Silver Sycamore Tea Room<br>5115 - 5121 Pine Ave. - NL<br>5123 Pine Ave. - IGS<br>5129 Pine Ave. - NL                                                                                                                         | 2502 Pansy St. - NL<br>2503 Pansy St. - Residence<br>2505 Pansy St. - Residence<br>2507 Pansy St. - Residence<br>2517 Pansy St. - NL<br>2519 Pansy St. - Residence  | 2518 Pansy St. - NL        | 5034 Pine Ave. - Residence<br>5038 Pine Ave. – Residence<br>5102 Pine Ave. - NL<br>5110 Pine Ave. - NL<br>5118 Pine Ave. - NL                |
| 2004 | 5128 Pine Ave. - Pine Tree Assisted Living<br>2514 Pansy St. - Pine Tree Cutting Beauty Shop; Pine Tree Cottage  | 5111 Pine Ave. - Residence<br>5115 Pine Ave. - NL<br>5119 Pine Ave. - Residence<br>5121 Pine Ave. - NL<br>5123 Pine Ave. – International Gasket & Supply; J V Scaffolding & Insulation<br>5129 Pine Ave. - Residence                           | 2502 Pansy St. - NL<br>2503 Pansy St. - Residence<br>2505 Pansy St. - NL<br>2507 Pansy St. - Residence<br>2517 Pansy St. - Residence<br>2519 Pansy St. - Residence  | 2518 Pansy St. - Residence | 5034 Pine Ave. - Residence<br>5038 Pine Ave. – Residence<br>5102 Pine Ave. – Atkins Associates<br>5110 Pine Ave. - NL<br>5118 Pine Ave. - NL |
| 2000 | 5128 Pine Ave. - Pine Tree Lodge Apartments<br>2514 Pansy St. - Pine Tree Cutting Beauty Shop; Pine Tree Cottage | 5106 Pine Ave. - NP<br>5111 Pine Ave. - Residence<br>5115 Pine Ave. - NL<br>5119 Pine Ave. - Residence<br>5121 Pine Ave. - NL<br>5123 Pine Ave. – Eliminator Paging Systems; Kelson Industrial Service<br>5129 Pine Ave. – Clark Freight Lines | 2502 Pansy St. - NP<br>2503 Pansy St. - Residence<br>2505 Pansy St. - Residence<br>2507 Pansy St. - NP<br>2517 Pansy St. - Residence<br>2519 Pansy St. - Apartments | 2518 Pansy St. - Residence | 5034 Pine Ave. - NL<br>5038 Pine Ave. – Residence<br>5102 Pine Ave. – Residence<br>5110 Pine Ave. - NP<br>5118 Pine Ave. - NL                |
| 1996 | 5128 Pine Ave. - Pine Tree Lodge Apartments<br>2514 Pansy St. - Residence                                        | 5106 Pine Ave. - NP<br>5111 Pine Ave. - Residence<br>5115 Pine Ave. - NL<br>5119 Pine Ave. - Residence<br>5121 Pine Ave. - NL<br>5123 Pine Ave. - Residence<br>5129 Pine Ave. - Clark Freight Lines                                            | 2502 Pansy St. - NP<br>2503 Pansy St. - Residence<br>2505 Pansy St. - Residence<br>2507 Pansy St. - NP<br>2517 Pansy St. - Residence<br>2519 Pansy St. - Residence  | 2518 Pansy St. - Residence | 5034 Pine Ave. - NL<br>5038 Pine Ave. – Residence<br>5102 Pine Ave. - NP<br>5110 Pine Ave. - NP<br>5118 Pine Ave. - NL                       |
| 1990 | 5128 Pine Ave. – Magnolia Place Senior Citizens Apartments<br>2514 Pansy St. - Residence                         | 5106 Pine Ave. - Residence<br>5111 Pine Ave. - Residence<br>5115 - 5121 Pine Ave. - NL<br>5123 Pine Ave. - Residence<br>5129 Pine Ave. - Clark Freight Lines                                                                                   | 2502 Pansy St. - NP<br>2503 Pansy St. - NP<br>2505 Pansy St. - NP<br>2507 Pansy St. - NP<br>2517 Pansy St. - Residence<br>2519 Pansy St. - NP                       | 2518 Pansy St. - Residence | 5034 Pine Ave. - Residence<br>5038 Pine Ave. – Residence<br>5102 Pine Ave. – NP<br>5110 Pine Ave. - Residence<br>5118 Pine Ave. - NL         |
| 1986 | 5128 Pine Ave. - Magnolia Place Senior Citizens Apartments<br>2514 Pansy St. - Residence                         | 5106 - 5118 Pine Ave. - NL<br>5119 Pine Ave. - Residence<br>5121 Pine Ave. – NL<br>5123 Pine Ave. - Residence<br>5129 Pine Ave. – A Cochran Tech Services                                                                                      | 2502 Pansy St. - NP<br>2503 Pansy St. - Residence<br>2505 Pansy St. - Residence<br>2507 Pansy St. - Residence<br>2517 Pansy St. - Residence<br>2519 Pansy St. - NP  | 2518 Pansy St. - Residence | 5034 Pine Ave. - NP<br>5038 Pine Ave. – Residence<br>5102 Pine Ave. - Residence<br>5110 Pine Ave. - NL<br>5118 Pine Ave. - NL                |
| 1980 | 5128 Pine Ave. – Pine Place Apartments<br>2514 Pansy St. - Residence                                             | 5106 - 5118 Pine Ave. - NL<br>5119 Pine Ave. - Residence<br>5121 Pine Ave. - NL<br>5123 Pine Ave. - Residence<br>5129 Pine Ave. – Lightfoot Hanks                                                                                              | 2502 Pansy St. - Residence<br>2503 Pansy St. - Residence<br>2505 Pansy St. - Residence<br>2507 Pansy St. - NL<br>2517 Pansy St. - Residence<br>2519 Pansy St. - NP  | 2518 Pansy St. - Residence | 5034 Pine Ave. - Residence<br>5038 Pine Ave. – NL<br>5102 Pine Ave. - Residence<br>5110 Pine Ave. - NL<br>5118 Pine Ave. - NL                |



| Year                                                                                       | Subject Property                                                      | North Adjoining Property                                                                                                                                                                                                 | East Adjoining Property                                                                                                                                                   | South Adjoining Property   | West Adjoining Property                                                                                                              |
|--------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| 1976                                                                                       | 5128 Pine Ave. – Multi-family Residence<br>2514 Pansy St. - Residence | 5106 Pine Ave. - NP<br>5111 Pine Ave. - NP<br>5115 Pine Ave. - NL<br>5119 Pine Ave. - Residence<br>5121 Pine Ave. - NL<br>5123 Pine Ave. - NL<br>5129 Pine Ave. – Lightfoot & Associates Renters                         | 2502 Pansy St. - Residence<br>2503 Pansy St. - Residence<br>2505 Pansy St. - Residence<br>2507 Pansy St. - NL<br>2517 Pansy St. - Residence<br>2519 Pansy St. - NP        | 2518 Pansy St. - Residence | 5034 Pine Ave. - Residence<br>5038 Pine Ave. – NP<br>5102 Pine Ave. - Residence<br>5110 Pine Ave. – Residence<br>5118 Pine Ave. - NL |
| 1972                                                                                       | 5128 Pine Ave. – NL<br>2514 Pansy St. - Residence                     | 5106 Pine Ave. - NL<br>5111 Pine Ave. - NP<br>5115 Pine Ave. - NL<br>5119 Pine Ave. - Residence<br>5121 Pine Ave. - NL<br>5123 Pine Ave. – Adorable Catering; Buds Trailer Repair<br>5129 Pine Ave. – Lajon Beauty Salon | 2502 Pansy St. - Residence<br>2503 Pansy St. - Residence<br>2505 Pansy St. - Residence<br>2507 Pansy St. - NL<br>2517 Pansy St. - Residence<br>2519 Pansy St. - Residence | 2518 Pansy St. - Residence | 5034 Pine Ave. - Residence<br>5038 Pine Ave. – NP<br>5102 Pine Ave. - Residence<br>5110 Pine Ave. – Residence<br>5118 Pine Ave. - NL |
| 1970                                                                                       | 5128 Pine Ave. – NL<br>2514 Pansy St. - Residence                     | 5106 Pine Ave. - NL<br>5111 Pine Ave. - Residence<br>5115 - 5121 Pine Ave. - NL<br>5123 Pine Ave. – Adorable Catering; Buds Trailer Repair<br>5129 Pine Ave. – Lajon Beauty Salon                                        | 2502 Pansy St. - Residence<br>2503 Pansy St. - Residence<br>2505 Pansy St. - NL<br>2507 Pansy St. - NL<br>2517 Pansy St. - Residence<br>2519 Pansy St. - Residence        | 2518 Pansy St. - Residence | 5034 Pine Ave. - Residence<br>5038 Pine Ave. – NP<br>5102 Pine Ave. - Residence<br>5110 Pine Ave. – Residence<br>5118 Pine Ave. - NL |
| 1963                                                                                       | 5128 Pine Ave. – NL<br>2514 Pansy St. - Residence                     | 5106 Pine Ave. - NL<br>5111 Pine Ave. - Residence<br>5115 Pine Ave. - Residence                                                                                                                                          | 2502 Pansy St. - Residence<br>2503 Pansy St. - Residence<br>2505 Pansy St. - NL<br>2507 Pansy St. - NL<br>2517 Pansy St. - Residence<br>2519 Pansy St. - Residence        | 2518 Pansy St. - Residence | 5034 Pine Ave. - Residence<br>5038 Pine Ave. – NP<br>5102 Pine Ave. - NL<br>5110 Pine Ave. – Residence<br>5118 Pine Ave. - NL        |
| 1955                                                                                       | 5128 Pine Ave. – NL<br>2514 Pansy St. - Residence                     | 5106 Pine Ave. - NL<br>5111 Pine Ave. - Residence<br>5115 Pine Ave. - Residence<br>5119 – 5129 Pine Ave. - NL                                                                                                            | 2502 Pansy St. - Residence<br>2503 Pansy St. - Residence<br>2505 Pansy St. - NL<br>2507 Pansy St. - NL<br>2517 Pansy St. - Residence<br>2519 Pansy St. - Residence        | 2518 Pansy St. - Residence | 5034 Pine Ave. - Residence<br>5038 Pine Ave. – NP<br>5102 Pine Ave. - NL<br>5110 Pine Ave. – Residence<br>5118 Pine Ave. - NL        |
| Street Directories were researched back to 1940. No listings were available prior to 1955. |                                                                       |                                                                                                                                                                                                                          |                                                                                                                                                                           |                            |                                                                                                                                      |

NL - No Listing NP - Not Published

#### 5.4.4.7 Building Department Records

Building records have been requested from the City of Pasadena. No response has been received. This is considered a data gap. Phase Engineering, Inc. has the opinion that based on known current and historical nature of the subject property; this does not represent a significant 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. See Open Records Request in Appendix IV.

#### 5.4.4.8 Zoning / Land Use Records

The City of Pasadena has no zoning regulations. See Record of Communication in Appendix IV. Other land use records were not reviewed for this assessment.

#### 5.4.4.9 Local Fire Department

The City of Pasadena was contacted concerning incidents that would have an environmental impact on the subject property. No response has been received. This is a data gap. Phase Engineering, Inc. has the opinion that based on known current and historical use of the subject property, this does not represent a significant 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. See Open Records Request in Appendix IV.

#### **5.4.4.10 Local Health Department Records**

The City of Pasadena was contacted concerning any environmentally related information on the subject property. No response has been received. This is considered a data gap. Phase Engineering, Inc. has the opinion that based on known current and historical nature of the subject property, this does not represent a significant 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. See Open Records Request in Appendix IV.

#### **5.4.4.11 Other Historical Records**

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

- The Texas Railroad Commission Oil / Gas Well map reviewed for this assessment shows no oil / gas wells or pipelines located at the subject property. See map in Appendix I.
- The Texas Water Development Board (TWDB) map was reviewed for this assessment. The map shows no water wells located on the subject property. Other water well map sources may be available for review; however, Phase Engineering, Inc. deems the Texas Water Development Board map the only reasonably ascertainable source available. See map in Appendix I.

#### **5.4.4.12 Interviews**

The following key property managers, occupants, prior owners and / or current owners were interviewed during this assessment:

Jamie Molen, Administrator, indicated the following:

- Not aware of any environmental concerns at the subject property or adjoining properties.
- Not aware of any current or historical USTs or ASTs located at the subject property.
- Past use of the subject property was residential property.
- Ms. Molen has been associated with the subject property for 5 years.

See Record of Communications in Appendix IV.

Charles Pinter, property owner's representative, indicated the following:

- Not aware of any environmental concerns at the subject property or adjoining properties.
- Not aware of any current or historical USTs or ASTs located at the subject property.
- Past use of the subject property was residential property.
- Mr. Pinter has been associated with the subject property for 10 years.

See ASTM Questionnaire in Appendix IV.

No other interviews were conducted for this assessment.

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## **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**

On January 29, 2015, the subject property was visually and physically observed and walked by Janis Franklin, P.G. / Environmental Professional (EP), of Phase Engineering, Inc. The environmental professional(s) responsible for this report, or a trained and qualified individual under their responsible charge, visually and physically observed the property and any structure(s) located on the property to the extent not obstructed by dense vegetation, bodies of water, adjoining buildings, and other obstacles.

#### **6.2.1 Exterior**

The periphery of the subject property was visually and physically observed. The subject property was viewed from all adjoining public thoroughfares. All roads or paths on the subject property with no apparent outlet were observed and walked to verify that they had not been used as an avenue for the disposal of hazardous substances and/or petroleum products.

#### **6.2.2 Interior**

Accessible common areas expected to be used by the occupants or the public, maintenance and repair areas and a representative sample of occupant spaces, were visually and physically observed. Observation of areas behind walls, above ceilings and under floors was not conducted as part of this assessment.

#### **6.2.3 Methodology**

The method used to observe the subject property was 100 percent visual inspection of the subject property.

#### **6.2.4 Limitations**

The general limitations and basis of review, including limitations imposed by physical obstructions such as adjoining buildings, bodies of water, or asphalt areas were as follows: Vegetation, concrete slabs and asphalt pavement prevented observation of on-site soils.

#### **6.2.5 Frequency**

For the purpose of the preparation of this report, a site visit was conducted on January 29, 2015. All observations were made at the time of the site visit.

### **6.3 Uses and Conditions**

The current use of the subject property is an assisted living facility. The environmental professional(s) conducting the property reconnaissance noted the uses and conditions specified in 9.4.1 through 9.4.4.7 to the extent visually or physically observed during the site visit. The uses and conditions specified in 9.4.1 through 9.4.4.7 were also the subject of questions asked as part of interviews of owners and occupants. The environmental professional(s) performing the Environmental Site Assessment identified uses and conditions only to the extent that they may be visually and physically observed on a property visit, as described in the ASTM Standard Practice E 1527-13, or to the extent that they were identified by the interviews or record review processes described in the ASTM Standard Practice E 1527-13. Interview documentation is located in Appendix IV.

### 6.3.1 General Site Setting

#### 6.3.1.1 Current Use of the Subject Property

The subject property currently consists of an assisted living facility (Photos 1-8).

#### 6.3.1.2 Current Uses of Adjoining Properties

|              |                                                                                                   |
|--------------|---------------------------------------------------------------------------------------------------|
| To the North | Pine Avenue, Clark Freight Lines, Silver Sycamore Tea Room and single family residential property |
| To the East  | Pansy Street, Coffee House and single family residential property                                 |
| To the South | Single family residential property                                                                |
| To the West  | A gift shop, a beauty salon, nail salon and single family residential property                    |

#### 6.3.1.3 Current Uses in the Surrounding Area

The current uses of properties in the surrounding area include single and multi-family residential, retail and commercial properties, undeveloped land and roadways.

#### 6.3.1.4 Geologic, Hydrogeologic, Hydrologic, and Topographic Conditions

No topographic, geologic, hydrogeologic, and / or hydrologic conditions were observed that would facilitate the migration of hazardous substances or petroleum products onto or from the subject property into the groundwater or soil.

### 6.3.2 Interior and Exterior Observations

#### 6.3.2.1 Hazardous Substances and Petroleum Products Found in Connection with Identified Current Use(s) of the Property

Containers of paint, soaps and cleaners were observed interior of the subject property. No staining was observed in the area of the buckets.

No other evidence of use of hazardous substances or petroleum products in connection with current use of the subject property was observed at the time of the site visit.

#### 6.3.2.2 Hazardous Substances and Petroleum Products Found in Connection with Identified Past Use(s) of the Property

No evidence of use of hazardous substances or petroleum products in connection with past use of the subject property was observed at the time of the site visit.

#### 6.3.2.3 Storage Tanks

No underground storage tanks (USTs) or aboveground storage tanks (ASTs) were observed at the subject property. No vent pipes, fill pipes, or access ways indicating a vent or fill pipe were noted protruding from the ground or adjacent to any structure at the subject property. No pavement cuts indicative of tank removal were observed on site.

#### 6.3.2.4 Odors

No odors of a hazardous origin or petroleum based product were noted at the subject property.

#### 6.3.2.5 Pools of Liquid

No pools of liquid of a hazardous origin or petroleum based product were noted at the subject property.

### **6.3.2.6 Drums, Containers, and Sacks of Chemicals**

Containers of paint, soaps and cleaners were observed interior of the subject property. No staining was observed in the area of the containers.

No drums, other containers of 5 gallons in volume or 50 gallons in aggregate, or sacks of chemicals were observed in accessible areas at the subject property.

### **6.3.2.7 PCB's (Polychlorinated Biphenyl's)**

Pole mounted transformers were observed at the subject property. The transformers appeared to be in good condition, and staining that would indicate leakage was not observed on the transformers, the poles or the surrounding ground. The transformers were labeled "No PCBs".

Hydraulic elevators were observed at the subject property. No staining or leaks were observed in the vicinity of the elevator equipment.

Polychlorinated Biphenyl (PCB) containing transformers are regulated under the Environmental Protection Agency (EPA) Toxic Substance Control Act (TSCA) if they contain greater than 50 parts per million PCBs. No signs of leakage or releases were observed on or around the transformer(s), pole(s) or on the ground beneath the transformer equipment. If greater certainty is necessary regarding PCB content of the observed on site transformers, then the local utility company should be contacted to determine actual PCB content. It should be noted that local utility companies may require a fee (including deployment of personnel, de-energizing the equipment and laboratory analysis of the oils) to test the observed transformers for PCB content.

Additional electrical, hydraulic, or other equipment or devices which were known to contain or were likely to contain PCBs were not observed on the subject property. Fluorescent light ballast likely to contain PCB's are not identified as per ASTM Standard E 1527-13 (Section 9.4.2.10).

## **6.3.3 Interior Observations**

### **6.3.3.1 Heating/Cooling**

Standard HVAC heating and cooling amenities were in use in the on-site buildings.

### **6.3.3.2 Stains or Corrosion**

No stains or corrosion of a hazardous or petroleum-based origin were observed in the on-site buildings.

### **6.3.3.3 Drains and Sumps**

No drains other than common sink, floor and sewer drains were located in the on-site buildings.

## **6.3.4 Exterior Observations**

### **6.3.4.1 Pits, Ponds and Lagoons**

No pits, ponds or lagoons associated with waste treatment or waste disposal were visually observed on the subject property or adjoining properties, or were noted on historical maps or aerial photographs.

### **6.3.4.2 Stained Soil or Pavement**

No soil or pavement staining that appeared to be caused by hazardous materials or petroleum products was observed on the subject property.

### **6.3.4.3 Stressed Vegetation**

No stressed vegetation that appeared to be caused by hazardous materials or petroleum products was observed on the subject property.

#### **6.3.4.4 Solid Waste**

A used cooking grease trap was observed exterior of the on-site building. No staining was observed in the area of the used cooking grease trap.

A dumpster was observed at the subject property. No dumping of hazardous substances or petroleum products was noted in or around the dumpster.

There were no mounds or depressions, or additional areas visually or physically observed or identified from the interviews or records review that were apparently filled or graded by non-natural causes (or filled by fill of unknown origin) suggesting subsurface trash or other subsurface solid waste disposal.

#### **6.3.4.5 Wastewater**

Wastewater is water that has been used in an industrial or manufacturing process, conveys or has conveyed sewage, or is directly related to manufacturing, processing, or raw materials storage areas at an industrial plant. Wastewater does not include water originating or passing through or adjoining to a property, such as stormwater flows, that has not been used as previously described. No wastewater flow associated with industrial or manufacturing processes or raw materials storage areas is generated at the subject property. Sewage generated at the subject property is disposed of into the city sewage disposal system.

Stormwater is discharged from the subject property into the drainage ditches located Pansy Street and onto the adjoining properties via sheet flow.

#### **6.3.4.6 Wells**

No water wells were observed at the subject property. The subject property is serviced by the City of Pasadena.

#### **6.3.4.7 Septic Systems**

No septic systems were observed at the subject property. The subject property is serviced by the City of Pasadena.

#### **6.3.4.8 Oil / Gas Well Related Activity Including Pipelines**

No oil / gas wells or pipelines were observed at the subject property.

## 7.0 Interviews

Interviews with past and present owners, operators, and occupants of the property and state and/or local officials were conducted to obtain information indicating recognized environmental conditions in connection with the property. The results of the interviews are in Appendix IV of this report. A summary of the person(s) interviewed are as follows:

| DATE                                       | NAME           | COMPANY /<br>RELATIONSHIP TO<br>SUBJECT PROPERTY | METHOD<br>OF<br>CONTACT | RESPONSE RECEIVED<br>/ PENDING               |
|--------------------------------------------|----------------|--------------------------------------------------|-------------------------|----------------------------------------------|
| <b>Current / Past Owners</b>               |                |                                                  |                         |                                              |
| 01/02/15                                   | Charles Pinter | Property Owner's<br>Representative               | Email                   | Received, Report<br>Section 6.0, Appendix IV |
| <b>Key Property Manager</b>                |                |                                                  |                         |                                              |
| 01/29/15                                   | Jamie Molen    | Administrator                                    | On-Site<br>Interview    | Received, Report<br>Section 6.0, Appendix IV |
| <b>Occupants</b>                           |                |                                                  |                         |                                              |
| 01/29/15                                   | Jamie Molen    | Property Owner's<br>Representative               | On-Site<br>Interview    | Received, Report<br>Section 6.0, Appendix IV |
| <b>State and Local Agency Officials</b>    |                |                                                  |                         |                                              |
| 02/06/15                                   |                | City of Pasadena (Zoning)                        | Website                 | Received, Report<br>Section 5.0, Appendix IV |
| 02/06/15                                   |                | City of Pasadena (Building<br>/ Fire / Health)   | Fax                     | Pending, Report Section<br>5.0, Appendix IV  |
| <b>User Responsibilities Questionnaire</b> |                |                                                  |                         |                                              |
| 01/28/15                                   | Lori Harris    | First Commerce Bank                              | Email                   | Pending, Report Section<br>4.0, Appendix IV  |

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## 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:

1. A search of federal, state and local records indicates one Resource Conservation and Recovery Act (RCRA) generator of hazardous waste, one Voluntary Cleanup Program (VCP) site, four leaking petroleum storage tank sites (LUST) and one Industrial and Hazardous Wastes (IHW) registration and reporting facility are located within the standard ASTM search radius.

The north adjoining property, addressed as 5129 Pine Avenue under the name Clark Freight Lines Inc, is a RCRA generator of hazardous waste and an IHW registration and reporting facility. There are no RCRA violations on file for this facility with the EPA. This facility has an IHW status of "Active" and is not undergoing corrective action with the TCEQ. There are no Waste Management Units (WMU)s or waste streams listed for this facility. According to topographic maps, this facility is topographically cross-gradient to the subject property, therefore, contamination migration via groundwater to the subject property is unlikely. Phase Engineering, Inc. has the opinion that based on direction, non-RCRA violator and non-corrective action statuses, it does not appear the subject property has been impacted from this facility. No recognized environmental conditions appear to exist.

None of the remaining sites listed on the database are the subject property or an adjoining property. There is no indication that the sites identified in the ASTM Standard Environmental Record Sources search have had or will have an environmental impact to the subject property. Phase Engineering, Inc. has the opinion that based on distance, it does not appear the subject property has been impacted from these facilities. No recognized environmental conditions appear to exist to the subject property.

2. A hydraulic elevator was observed at the subject property. No staining or signs of leakage were observed in the area of the elevator equipment. Phase Engineering, Inc. has the opinion that based on lack of observed staining or signs of leakage, it does not appear the subject property has been impacted from the elevator. No recognized environmental conditions appear to exist.

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## 9.0 Additional Investigations

It is the professional opinion of Phase Engineering, Inc., using the methodology described in ASTM Standard E 1527-13, that no additional appropriate investigation is necessary to detect the presence or likely presence of hazardous substances or petroleum products at the subject property under conditions that indicate an existing release or a material threat of a release.

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.

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## 10.0 Data Gaps

There were no significant data gaps that affected the ability of the Environmental Professional to identify recognized environmental conditions. A data gap is only significant if other information and/or professional experience raises reasonable concerns involving the data gap.

Certain information, such as interview responses, regulatory and historical information, present and past owners names and/or contact information, title and lien searches, and other information, may not have been available to Phase Engineering, Inc. at the time of the report. Each of these, as addressed in the appropriate report section, represents data failure and, in the opinion of Phase Engineering, Inc., does not represent a significant data gap unless otherwise noted.



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## 11.0 Conclusions

Phase Engineering, Inc. has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the property located at 5129 Pine Avenue and 2514 Perry Street, Pasadena, Harris County, Texas 77503 and more fully described within the report. Any exception to, or deletions from, this practice are described in Section 2.0 of the report.

### **Recognized Environmental Conditions**

Recognized environmental condition is defined in ASTM Standard E 1527-13 as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

### **Controlled Recognized Environmental Conditions**

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

### **Historical Recognized Environmental Conditions**

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

### **De minimis Conditions**

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

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## 12.0 Deviations

### **12.1 Scope of Services**

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

### **12.2 Client Constraints**

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

- There were no user constraints.

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## 13.0 Qualifications

The statement of qualifications of the environmental professionals responsible for the Environmental Site Assessment is included in Appendix VI of this report.

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## 14.0 Environmental Professional Statement

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professionals as defined in §312.10 of 40 CFR 312.

We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Date: 02-09-15

Written By: David Dai

**Phase Engineering, Inc.**

5524 Cornish Street, Houston, Texas 77007

[david.dai@phaseengineering.com](mailto:david.dai@phaseengineering.com)

832-485-2239



Date: 02-09-15

Reviewed By: Kay Philipp,  
Senior Director of Operations,  
Environmental Professional (EP)

**Phase Engineering, Inc.**

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832-485-2222



Date: 02-09-15

Inspected By: Janis Franklin, P.G.,  
Environmental Professional (EP)

**Phase Engineering, Inc.**

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## 15.0 Non-Scope Considerations

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

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

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

- Activity and use limitations compliance
- Controlled substances unless this report was prepared as part of an EPA Brownfields Assessment and Characterization Grant awarded under CERCLA 42 U.S.C. §9604(k)(2)(B) and contracted for as such in the letter of engagement
- Earthquake and Fault Zones
- Vapor intrusion/encroachment screening as provided for in ASTM Standard E 2600

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

### 15.1 Asbestos-Containing Building Materials

Asbestos is a commercial term for a group of silicate minerals that readily separate into thin, strong fibers that are flexible, heat resistant, and chemically inert, and are used in a wide variety of industrial products. Of the six asbestos minerals, chrysotile, amosite, and crocidolite have been most commonly used in building products. When inhaled or ingested, it has been determined that asbestos fibers can cause serious health problems. A building owner and/or manager is required to follow all federal, state, and local rules and regulations pertaining to asbestos containing building materials. An asbestos inspection was not conducted as part of this assessment.

### 15.2 Biological Agents

A biological agent is an infectious disease or toxin. There are more than 1200 different kinds of biological agents. Biological agents include poisons, viruses, microorganisms (bacteria and fungi) and some unicellular and multicellular eukaryotes (for example parasites) and their associated toxins. Biological agents were not evaluated during this assessment.

### 15.3 Cultural and Historic Resources

Cultural and Historic Resources refers to those nonrenewable remains of human activity, occupation, artifacts, ruins, works of art, architecture, and areas of religious significance that were of importance in human events. These resources consist of physical remains, areas where significant human events occurred, even though physical evidence of such events no longer exists and the physical setting immediately surrounding the actual resource. Historic and cultural resources include both prehistoric and historic remains. A Cultural and Historical Resources study was not conducted as part of this assessment.

## **15.4 Ecological Resources**

Ecological resources include fish and wildlife populations, habitats, and their relationships to each other and the environment/ecosystem. An Ecological Resource evaluation was not conducted as part of this assessment.

## **15.5 Endangered Species**

An endangered species is a population of an organism which is at risk of becoming extinct because it is either few in numbers, or threatened by changing environmental or predation parameters. An endangered species is usually a taxonomic species, but may be another evolutionary significant unit. An Endangered Species evaluation was not conducted as part of this assessment.

## **15.6 Health and Safety**

Occupational safety and health is a cross-disciplinary area concerned with protecting the safety, health and welfare of people engaged in work or employment. As a secondary effect, it may also protect co-workers, family members, employers, customers, suppliers, nearby communities, and other members of the public who are impacted by the workplace environment. Health and safety issues are regulated by the Occupational Safety and Health Administration (OSHA). A Health and Safety inspection was not conducted as part of this assessment. "It is the responsibility of the user of this standard to establish appropriate safety and health practices and determine the applicability of regulatory limitations prior to use." See ASTM Standard E-1527-13 Sec. 1.5

## **15.7 Indoor Air Quality**

Indoor air quality is a constantly changing interaction of complex factors that affect the types, levels, and importance of pollutants in indoor environments. These factors include: sources of pollutants or odors; design, maintenance and operation of building ventilation systems; moisture and humidity; and occupant perceptions and susceptibilities. In addition, there are many other factors that affect comfort or perception of indoor air quality. Controlling indoor air quality involves integrating three main strategies. First, manage the sources of pollutants either by removing them from the building or isolating them from people through physical barriers, air pressure relationships, or by controlling the timing of their use. Second, dilute pollutants and remove them from the building through ventilation. Third, use filtration to clean the air of pollutants. An Indoor Air Quality assessment was not conducted as part of this report.

## **15.8 Industrial Hygiene**

Industrial hygiene is defined as the recognition, evaluation, and control of workplace hazards. Its origins are based on limiting personal exposures to chemicals, and have evolved to address the control of most other workplace hazards including over-exposure to noise, heat, vibration, and repetitive motion. Occupational exposure to chemicals is still considered one of the most wide spread hazards in industry. The use of engineering controls is the preferred method of limiting these exposures. Dilution and capture ventilation are two important methods to control occupational exposure. The design and position of hoods and vents, and amount of air infiltration can substantially change exposure conditions. Material Safety Data Sheets and other documentation provide a basis for predicting adverse effects, disposal needs, and fire and ignition concerns. An Industrial Hygiene assessment was not conducted as part of this report.

## **15.9 Lead-Based Paint**

Lead is a metal that is highly toxic to humans, particularly children. Human contamination usually occurs by Lead is a toxic metal that 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. A lead-based paint inspection was not conducted as part of this assessment.

## 15.10 Lead in Drinking Water

Lead is a toxic metal found in natural deposits and is commonly used in plumbing materials and water service lines. Lead is rarely found in source water, but enters tap water through corrosion of plumbing materials. Construction built before 1986 is more likely to have lead pipes, fixtures and solder. All public water supply systems are tested for lead. Tests to determine lead in the drinking water were not conducted as part of this assessment.

## 15.11 Mold

Molds are group of organisms that belong to the kingdom Fungi and the terms fungi and mold are used interchangeably. Molds produce tiny spores to reproduce. Mold spores waft through the indoor and outdoor air continually. When mold spores land on a damp spot indoors, they may begin growing and digesting whatever they are growing on in order to survive. There are molds that can grow on wood, paper, carpet, and foods. When excessive moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or un-addressed. There is no practical way to eliminate all mold and mold spores in the indoor environment; the way to control indoor mold growth is to control moisture. Potential health effects and symptoms associated with mold exposures include allergic reactions, asthma, and other respiratory complaints. A Mold inspection was not conducted as part of this assessment.

## 15.12 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. Radon levels were not evaluated for the subject property.

## 15.13 Regulatory Compliance

Regulatory compliance refers to systems or departments at corporations and public agencies to ensure that personnel are aware of and take steps to comply with relevant laws and regulations. Environmentally related regulatory bodies include, but are not limited to the Environmental Protection Agency (EPA), individual state environmental commissions, agencies or departments and local (county / city) jurisdictions. This report is not intended to evaluate or assess regulatory compliance in association with the subject property other than that necessary to identify recognized environmental conditions.

## 15.14 Wetlands

The U.S. Army Corps of Engineers (USCOE) requires permitting prior to the filling of certain jurisdictional wetland areas. 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.

## 15.15 AUL Compliance

An activity or use limitation is a legal or physical restriction or limitation on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, and/or surface 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. Compliance with AUL's may be necessary as a continuing obligation to maintain the landowner liability protections under CERCLA. AUL compliance was not assessed as part of this report.

## **15.16 Controlled Substances**

A controlled substance is generally a drug or chemical whose manufacture, possession, and use are regulated by a government. This may include illegal drugs and prescription medications. Some precursor chemicals used for the production of illegal drugs are also controlled, even though they may lack the pharmacological effects of the drugs themselves. Although, controlled substances are not included within the scope of the ASTM E 1527-13 Standard, the EPA's All Appropriate Inquiries rule does require a person conducting an environmental site assessment as part of an EPA Brownfields Assessment and Characterization Grant awarded under CERCLA 42 U.S.C. para 9604(k)(2)(B) to include controlled substances as defined in the Controlled Substances Act (21 U.S.C. para 802) within the scope of the assessment investigation to the extent directed in the terms and conditions of the specific grant or cooperative agreement. Controlled Substances were not addressed in this assessment.

## **15.17 Earthquake and Fault Zones**

An earthquake is a sudden motion or trembling in the earth caused by the abrupt release of slowly accumulated strain. A fault, or fault line, is a fracture or fracture zone along which there has been displacement of the sides relative to one another parallel to the fracture. Earthquake and fault zones are not addressed in this report.

## **15.18 Vapor Intrusion/Encroachment**

A vapor encroachment condition 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 vapor encroachment screening or vapor intrusion assessment was not conducted as part of this report.

---

## 16.0 Common Acronyms

AAI – All Appropriate Inquiry  
ACBM – Asbestos Containing Building Material  
AST – Aboveground Storage Tank  
ASTM – American Society for Testing and Materials (2001)  
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  
LUST – Leaking Underground 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

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## APPENDIX



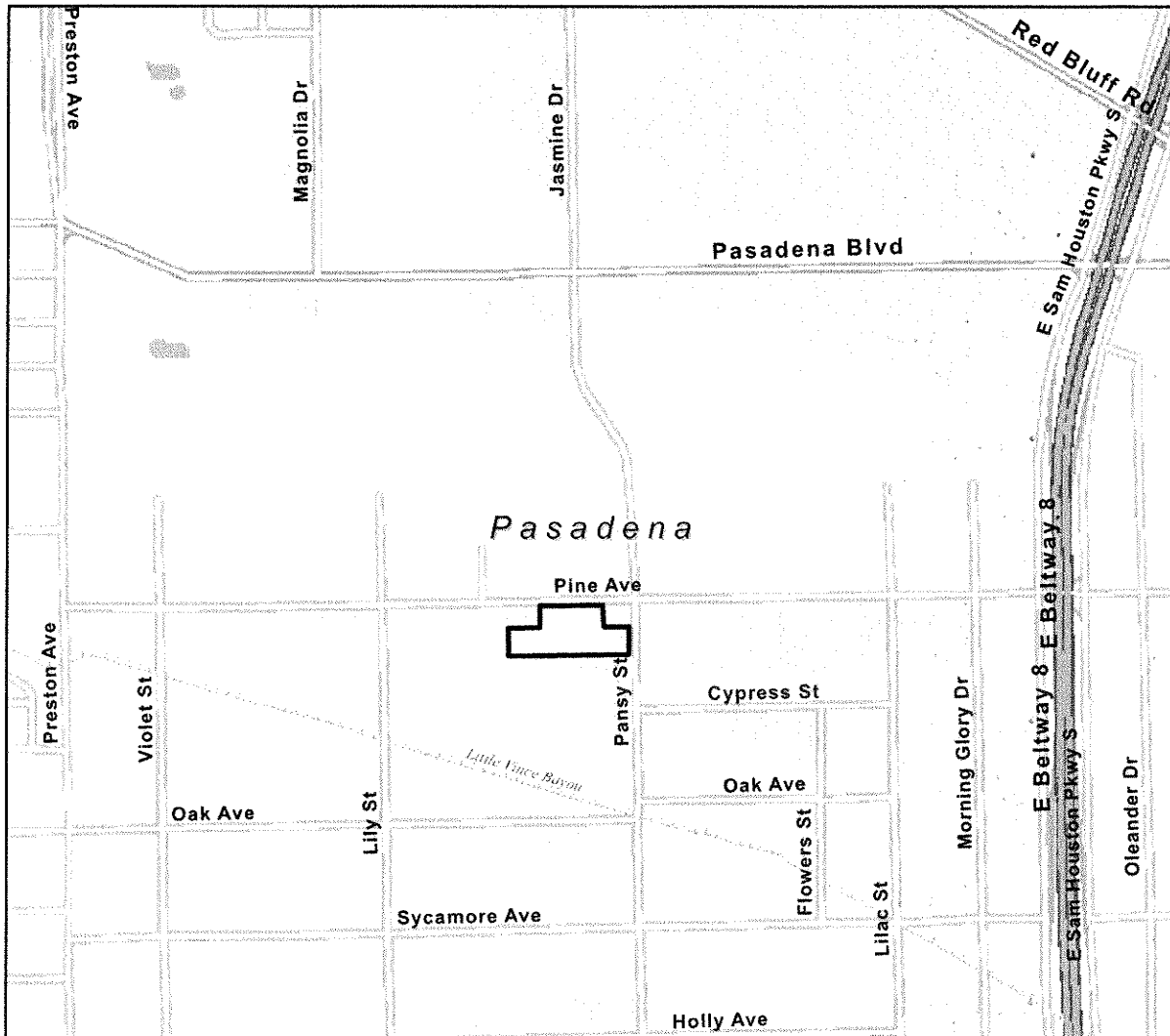
## APPENDIX

|                                                 |      |
|-------------------------------------------------|------|
| APPENDIX I CURRENT & HISTORICAL DOCUMENTATION   | i    |
| APPENDIX II OWNERSHIP & PUBLIC DOCUMENTATION    | iv   |
| APPENDIX III REGULATORY DOCUMENTATION           | v    |
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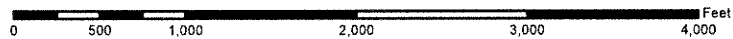
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## **APPENDIX I CURRENT & HISTORICAL DOCUMENTATION**

- LOCATION MAP
- SITE SKETCH
- SITE PHOTOGRAPHS
- AERIAL PHOTOGRAPHS
- GEOLOGIC MAP
- USGS TOPOGRAPHIC MAPS
- USDA SOIL CONSERVATION MAP
- AQUIFER MAP
- FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD PLAIN MAP
- OIL & GAS WELL MAP
- WATER WELL MAP
- STREET DIRECTORIES

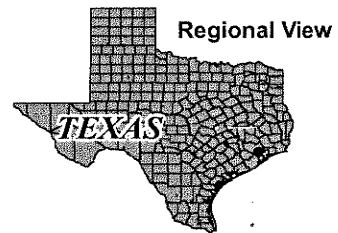
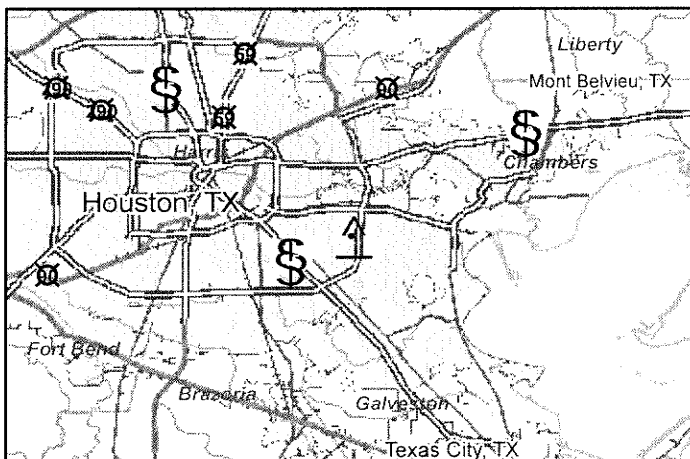


Source: TIGER, USGS NHL, ESRI



1:12,000

## Location Map



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**JOB: 201501124**

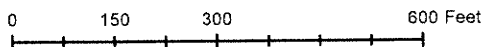
LOCATION: 5128 Pine Avenue  
Pasadena, TX 77503

Property boundary and locations are representative only.



## SITE SKETCH

□ Subject Property



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Job: 201501124

Location: 5128 Pine Avenue  
Pasadena, TX 77503

Note: Property location and boundary are representative only.

## SITE PHOTOGRAPHS

Photo 1: View of Subject Property from Northeast Property Boundary



Photo 2: View West along North Property Boundary from Northeast Property Boundary



Photo 3: View South along West Property Boundary from Northwest Property Boundary



Photo 4: View West along South Property Boundary from Southeast Property Boundary



## SITE PHOTOGRAPHS

Photo 5: View North along East Property Boundary from Southeast Property Boundary

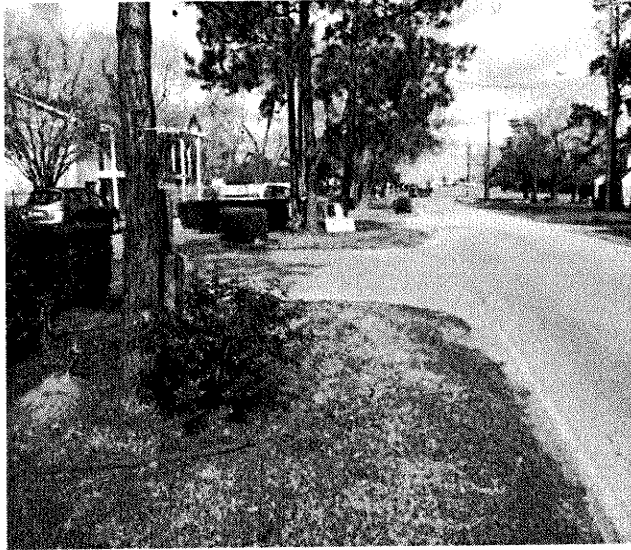


Photo 6: Onsite Elevator Equipment

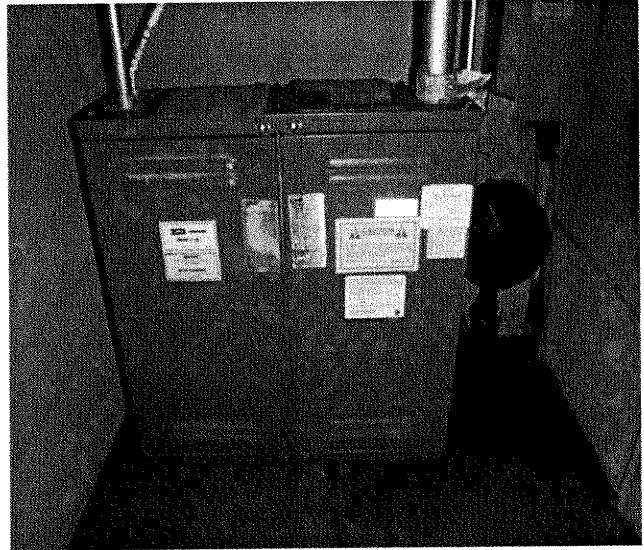


Photo 7: Buckets of Paint, Soaps and Cleaners



Photo 8: Grease Trap







0 120 240 480 720 960 Feet

1:4,000

2014 NAIP NC Imagery

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0 60 120 240 360 480 Feet

1:2,000

μ

2006 NAIP Orthoimagery

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0 60 120 240 360 480 Feet

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2000 NAIP Orthoimagery

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*Property boundary and locations are representative only.*

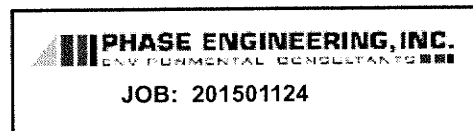


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μ

**1995 Digital Orthophoto Mosaic**



*Property boundary and locations are representative only.*



0 120 240 480 720 960 Feet

1:4,000

1989 Aerial Photograph

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*Property boundary and locations are representative only.*





0 120 240 480 720 960 Feet

1:4,000

u

1978 Aerial Photograph



Property boundary and locations are representative only.



μ

**1966 Aerial Photograph**

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ENVIRONMENTAL CONSULTANTS

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*Property boundary and locations are representative only.*



0 120 240 480 720 960 Feet

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μ

**1953 Aerial Photograph**

**PHASE ENGINEERING, INC.**  
ENVIRONMENTAL CONSULTANTS

**JOB: 201501124**

*Property boundary and locations are representative only.*





0 120 240 480 720 960 Feet

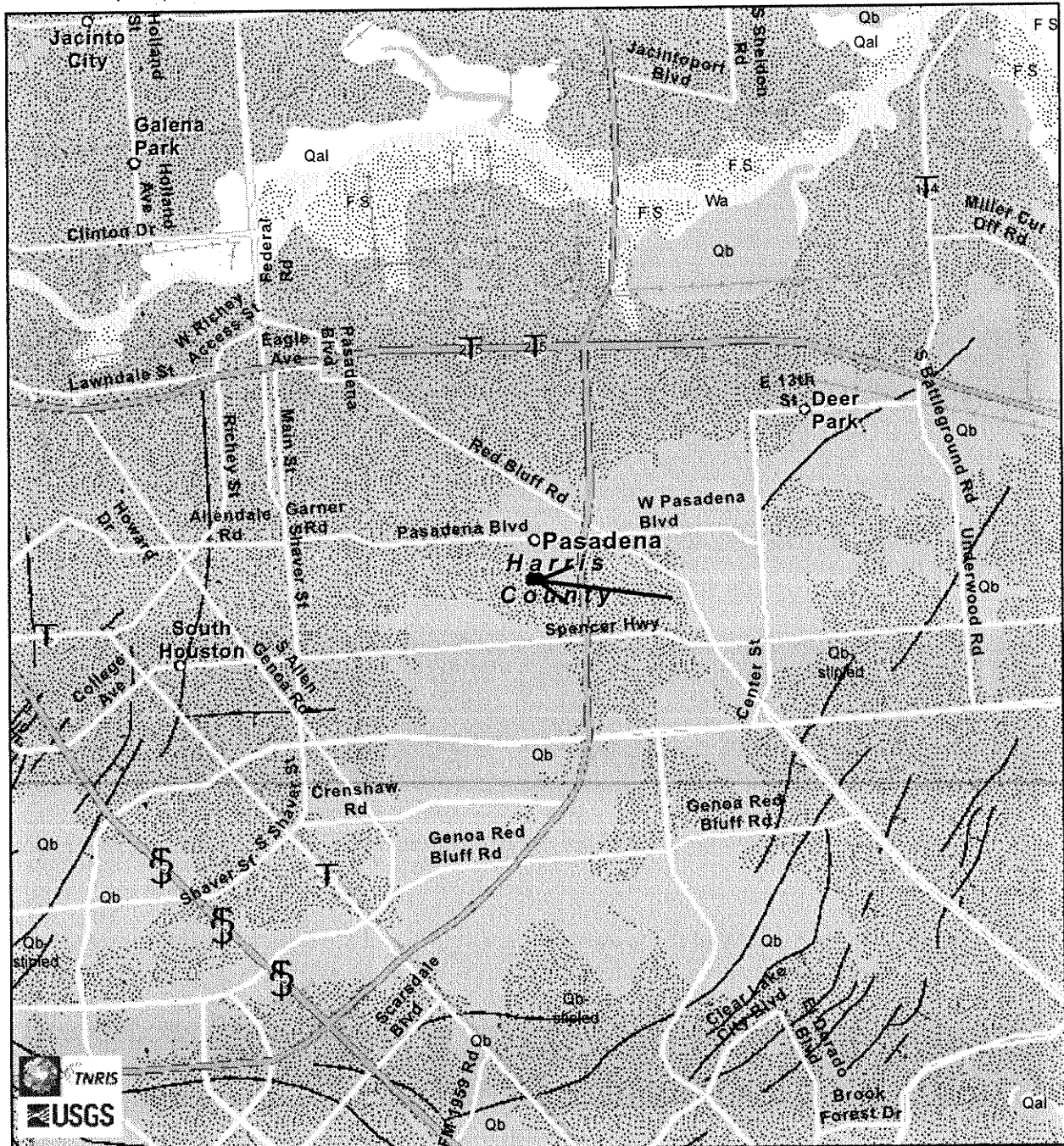
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1944 Aerial Photograph

**PHASE ENGINEERING, INC.**  
ENVIRONMENTAL CONSULTANTS

JOB: 201501124

*Property boundary and locations are representative only.*



source: TNIRIS

0 0.5 1 2 3 4 Miles  
1:100,000

## Geologic Database of Texas Version III - 12/28/07

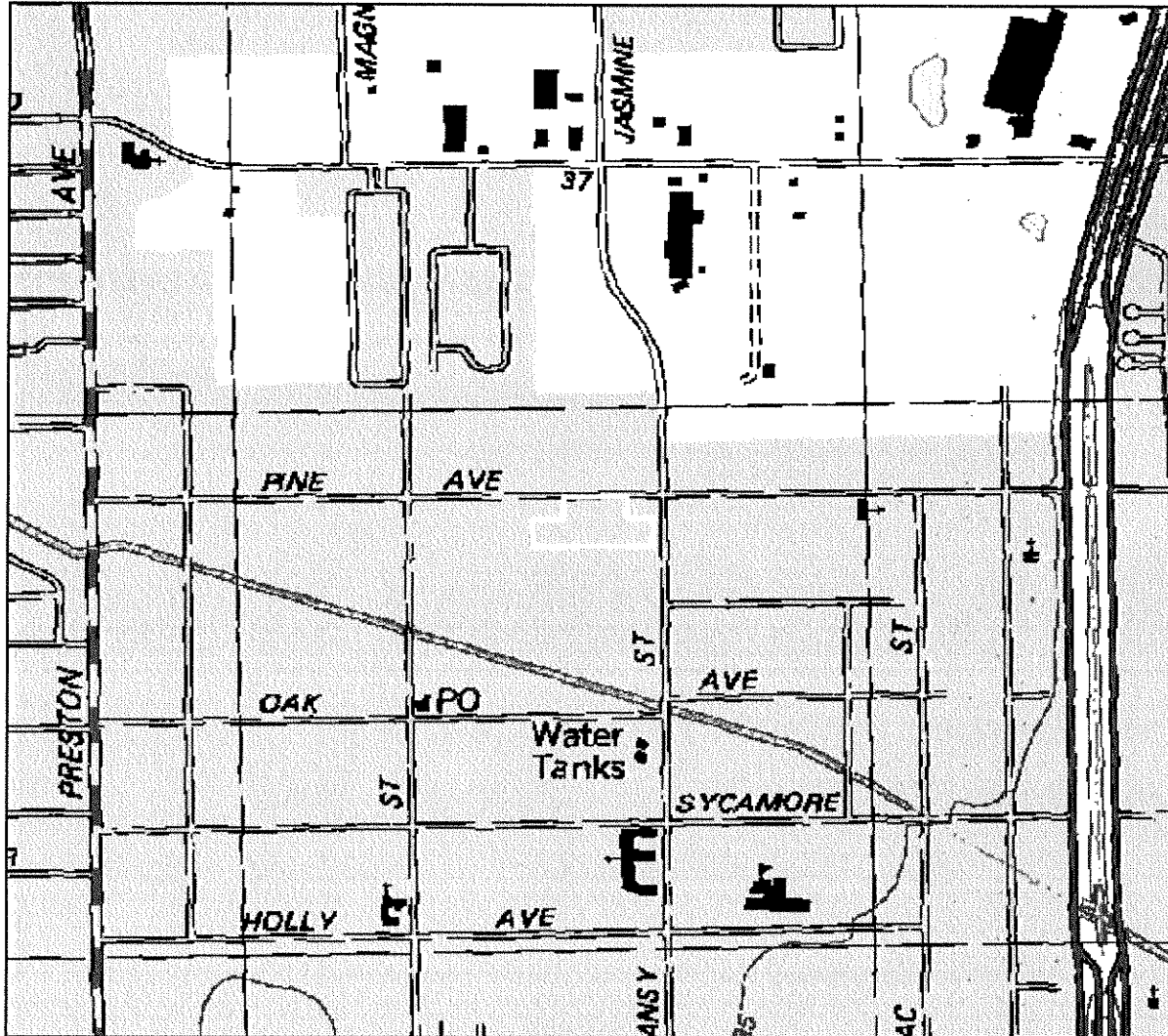
- |                          |                              |                        |
|--------------------------|------------------------------|------------------------|
| —+— Anticline            | — Normal Fault               | — Transverse (From-To) |
| —+— Syncline             | - - - Inferred Normal Fault  | — Transverse (To-From) |
| —+— Overturned Anticline | ..... Concealed Normal Fault | — Unspecified          |
| —+— Overturned Syncline  | — Thrust Fault               |                        |

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 TNIRIS.

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0 0.05 0.1 0.2 0.3 0.4 0.5 Miles  
1:12,000

## 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.

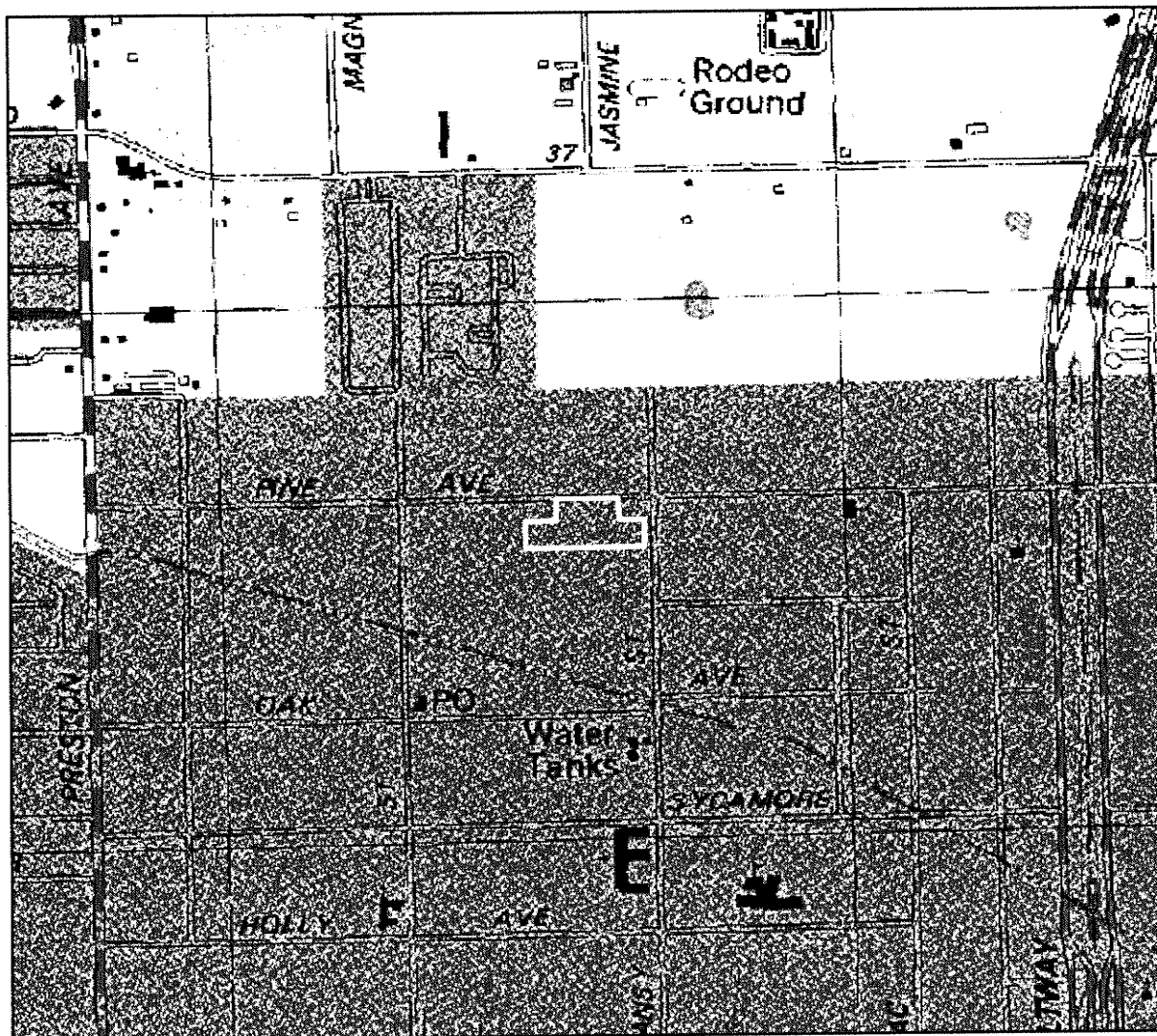
Topographic maps usually portray both natural and manmade features. They show and name works of nature including mountains, valleys, plains, lakes, rivers, and vegetation. They also identify the principal works of man, such as roads, boundaries, transmission lines, and major buildings. The colors represent 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  
Pasadena, 1995

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JOB: 201501124

*Property boundary and locations are representative only.*



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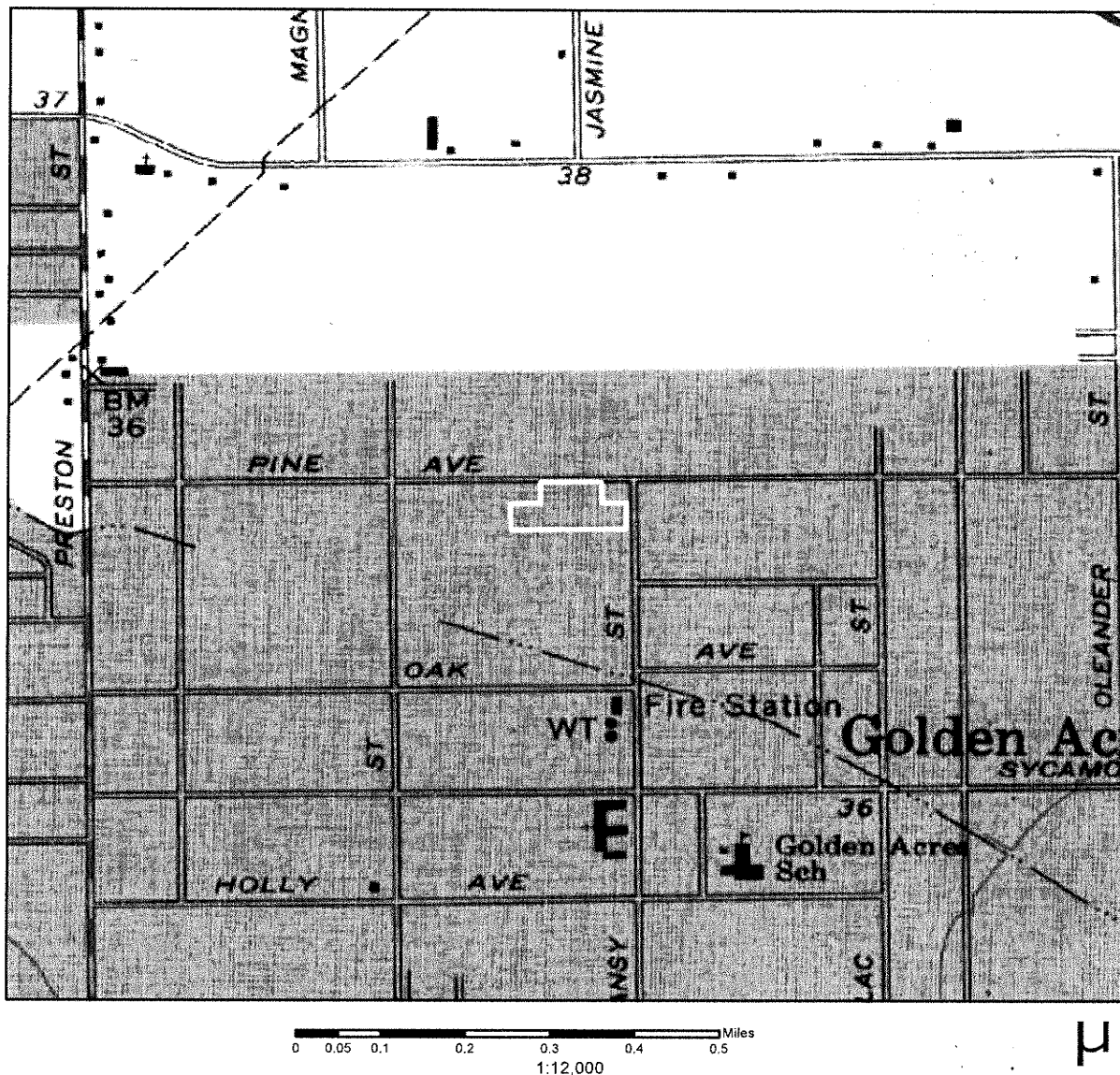
Topographic maps usually portray both natural and manmade features. They show and name works of nature including mountains, valleys, plains, lakes, rivers, and vegetation. They also identify the principal works of man, such as roads, boundaries, transmission lines, and major buildings. The colors represent 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**  
Pasadena, 1982

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*Property boundary and locations are representative only.*

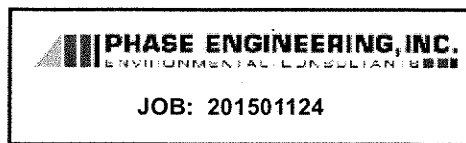


## Topographic Map

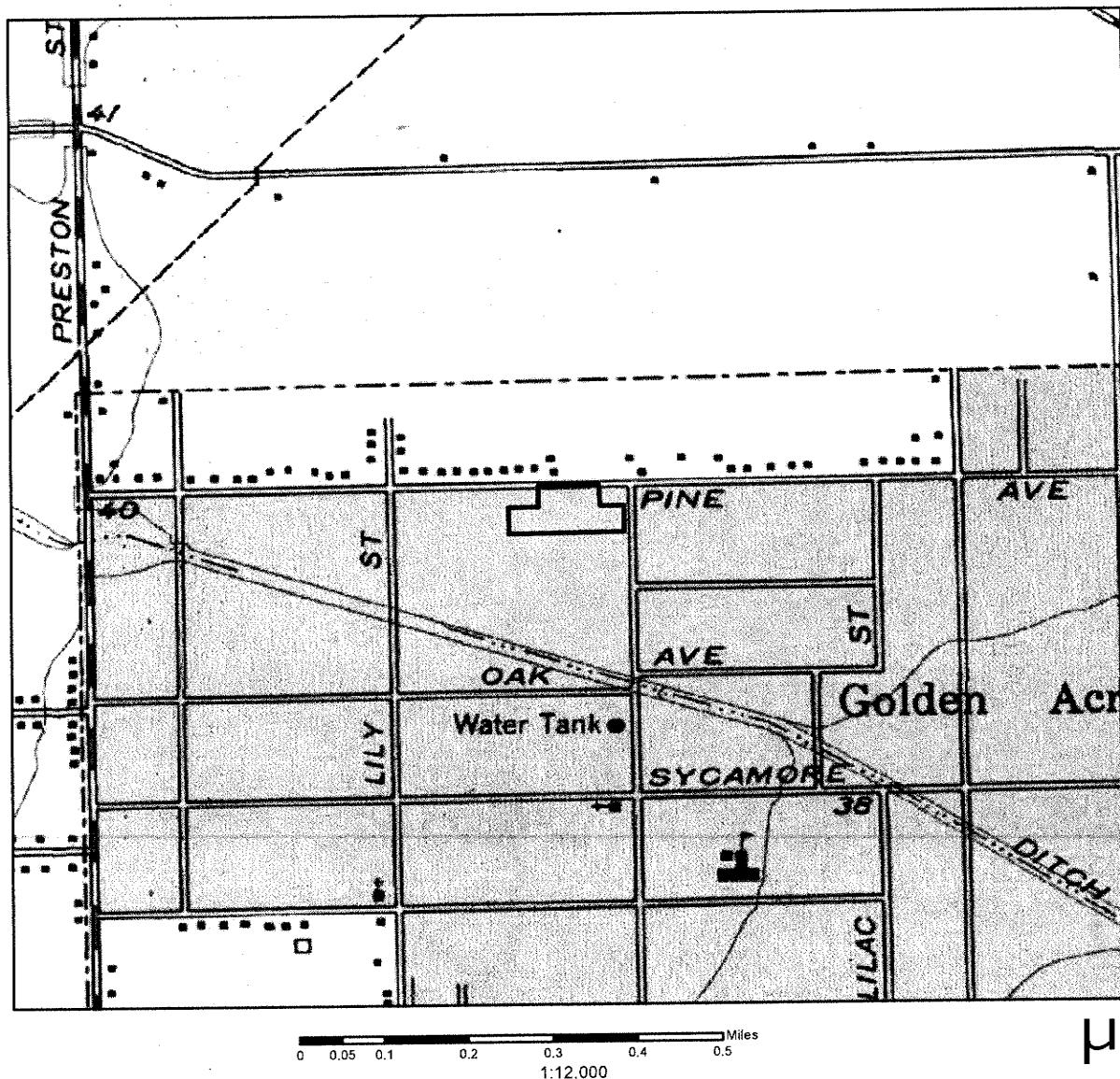
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USGS 7.5 Minute Topographic Series  
Pasadena, 1967



Property boundary and locations are representative only.



## 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.

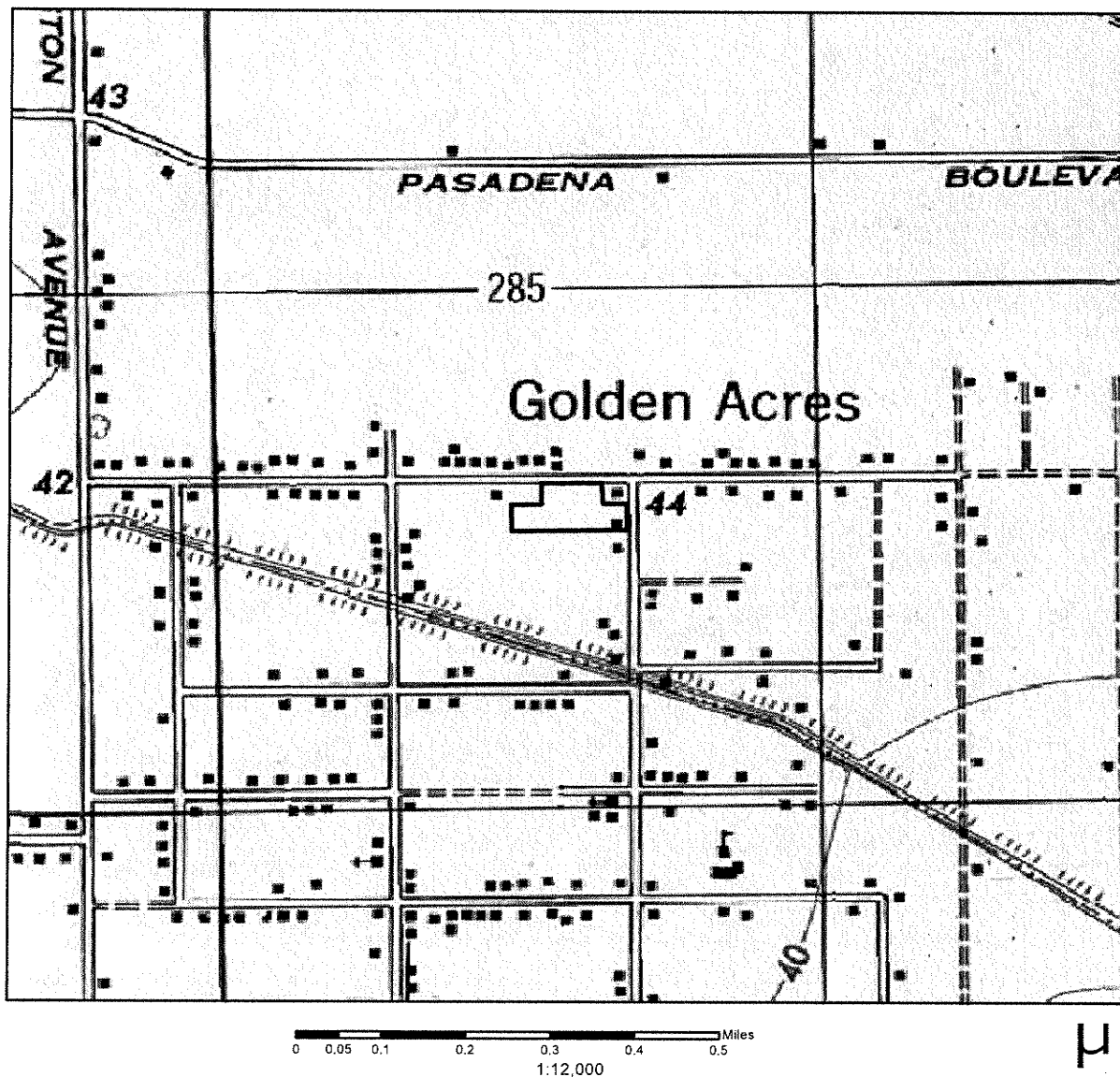
Topographic maps usually portray both natural and manmade features. They show and name works of nature including mountains, valleys, plains, lakes, rivers, and vegetation. They also identify the principal works of man, such as roads, boundaries, transmission lines, and major buildings. The colors represent 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  
Pasadena, 1955

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*Property boundary and locations are representative only.*

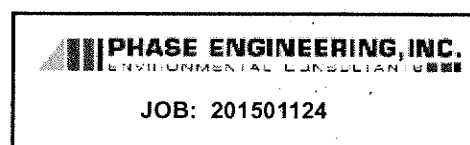


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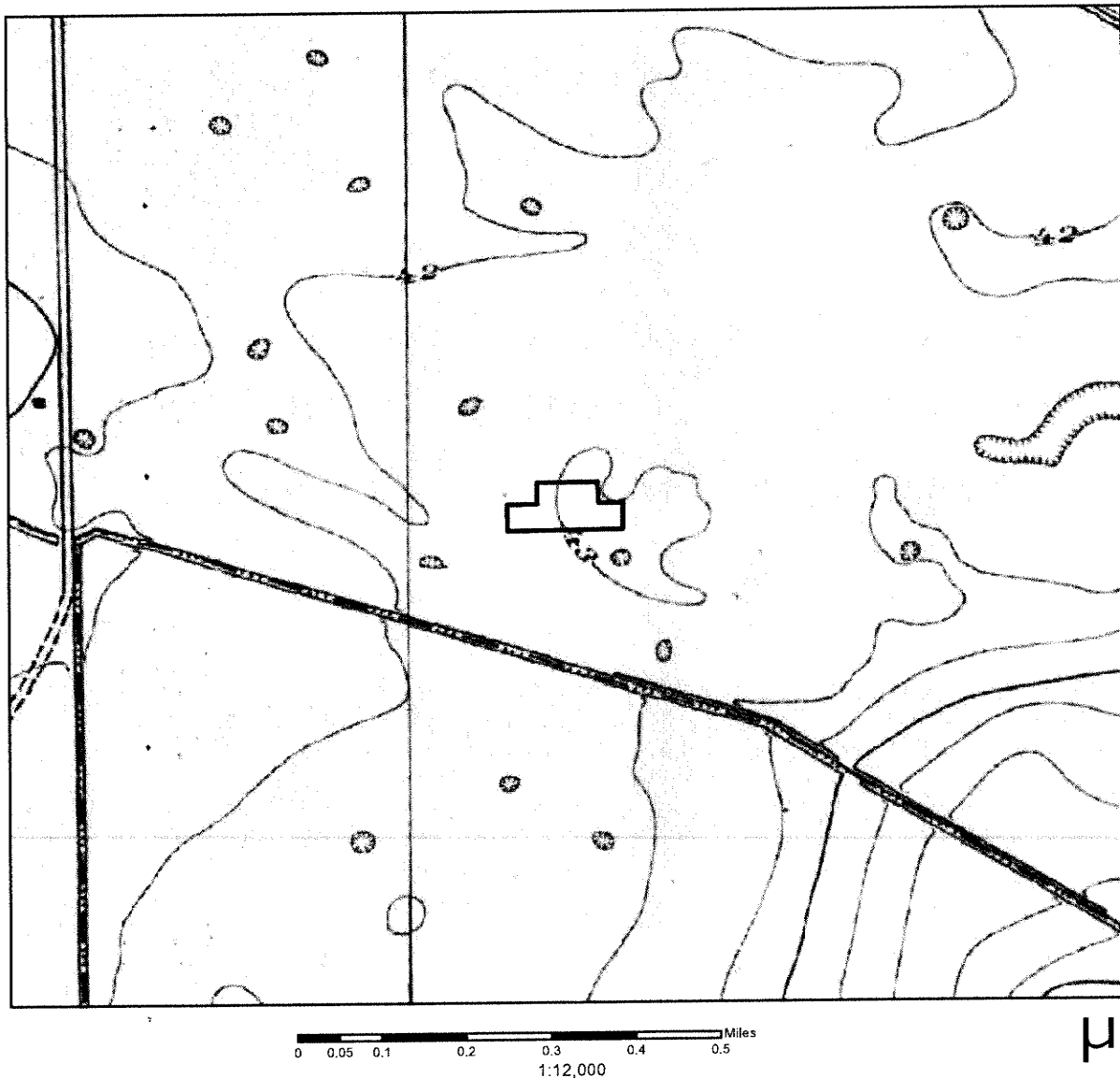
The U.S. Geological Survey (USGS) produced its first topographic map in 1879, the same year it was established. Today, more than 100 years and millions of map copies later, topographic mapping is still a central activity for the USGS. The topographic map remains an indispensable tool for government,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

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USGS 7.5 Minute Topographic Series  
Deepwater, 1947



Property boundary and locations are representative only.

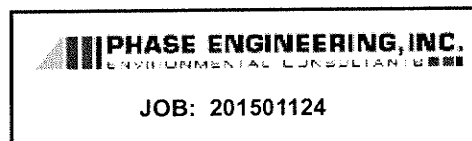


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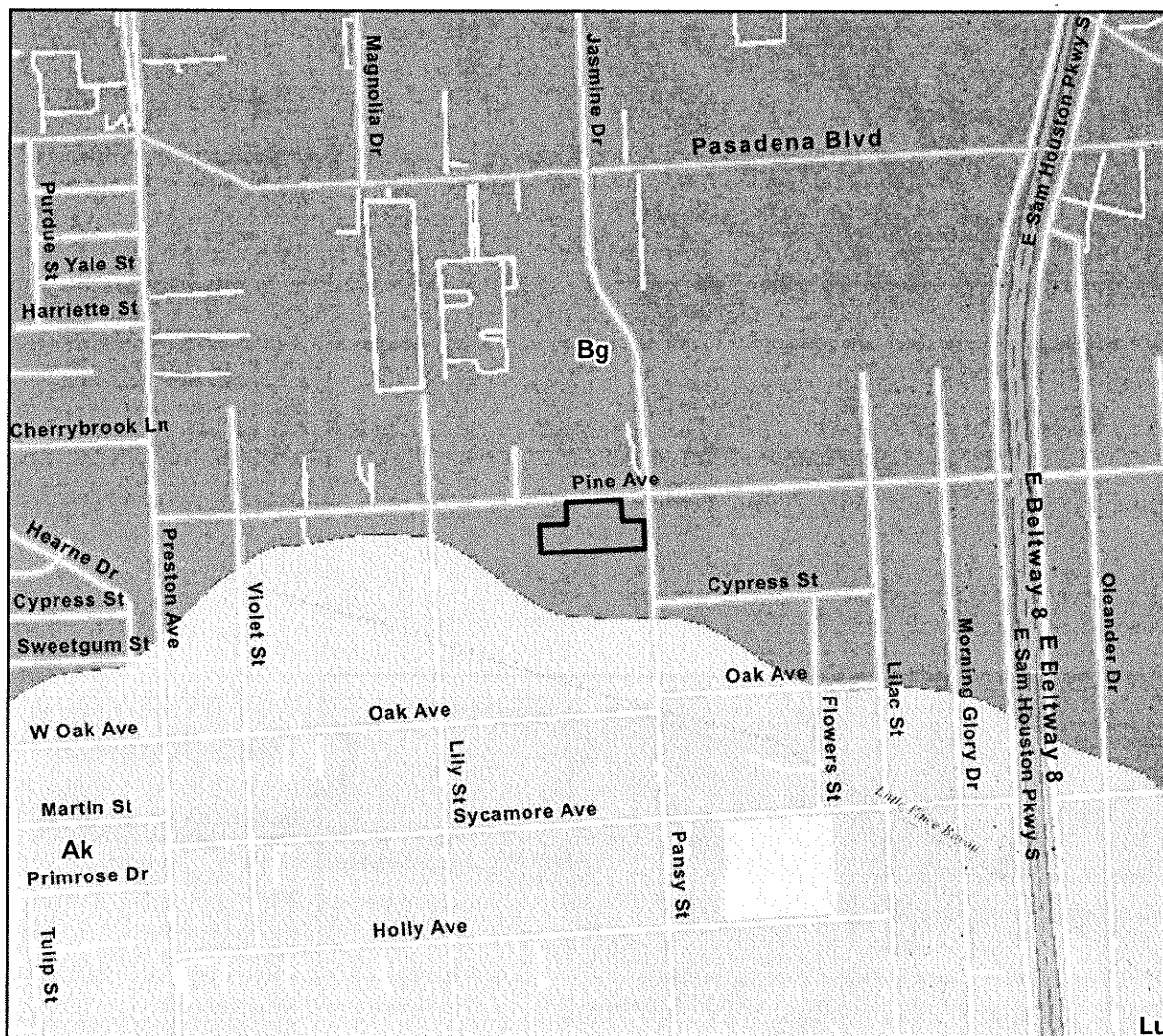
Topographic maps usually portray both natural and manmade features. They show and name works of nature including mountains, valleys, plains, lakes, rivers, and vegetation. They also identify the principal works of man, such as roads, boundaries, transmission lines, and major buildings. The colors represent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

**USGS 10 Minute Topographic Series**  
**Deepwater, 1919**



*Property boundary and locations are representative only.*





Sources: NRCS SSURGO,  
USGS NHD, ESRI

0 500 1,000 2,000 3,000 4,000 Feet

1:12,000

## NRCS Soil Survey Geographic (SSURGO) Database and the National Hydrography Dataset

### National Hydrography Dataset

#### NHDFLOWLINE

Stream/River  
Artificial Path  
Canal/Ditch  
Pipeline  
Connector  
Coastline  
Undefined

#### NHDWATERBODY

Playa  
Lake/Pond  
Reservoir  
Swamp/Marsh

#### NHDArea

Area of Complex Channels  
Area to be Submerged  
Bay/Nlet  
Bridge  
Canal/Ditch  
Dam/Weir

#### NHDArea

Flume  
Foresore  
Hazard Zone  
Inundation Area  
Levee  
Lock Chamber  
Rapid

#### NHDArea

Sea/Ocean  
Special Use Zone  
Spillway  
Stream/River  
Submerged Stream  
Wash  
Water Intake/Outflow

The soil map and data used in the SSURGO product were prepared by soil scientists as part of the National Cooperative Soil Survey, and generally is the most detailed level of soil geographic data developed by the NCSS.

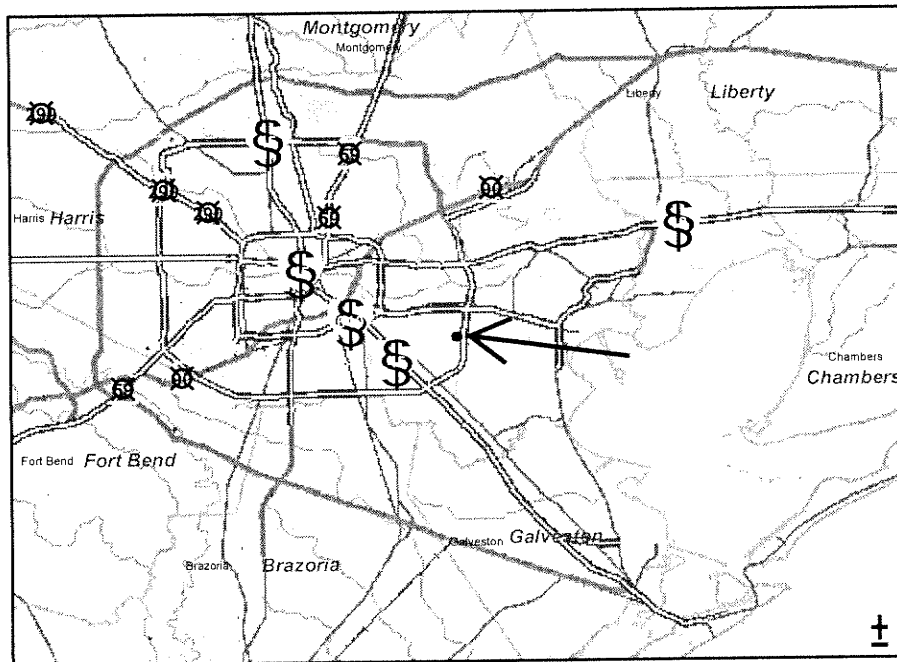
The NHD is a comprehensive set of digital spatial data representing the surface water of the United States using common features such as lakes, ponds, streams, rivers, canals, and oceans.

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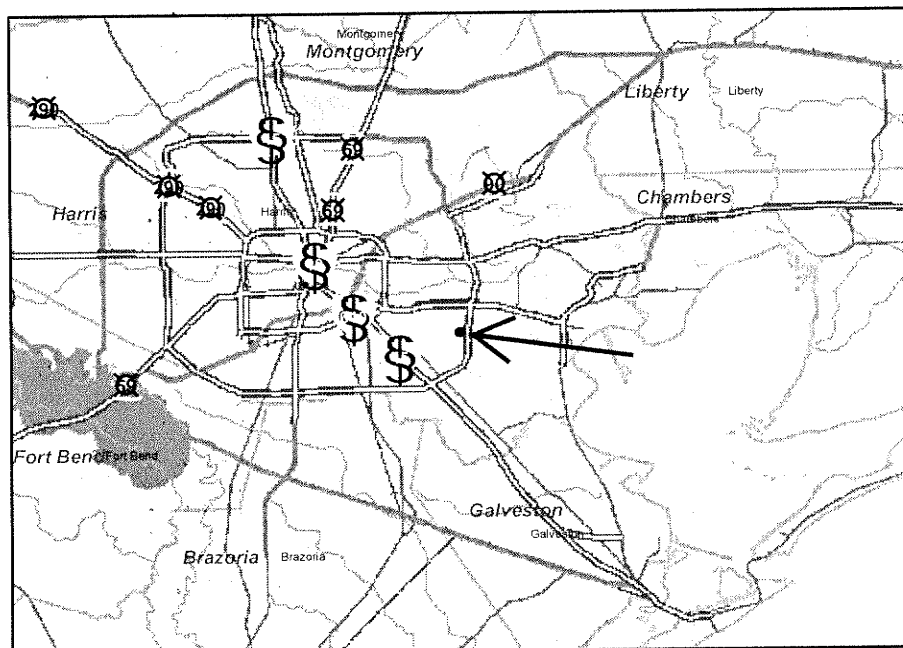
Property boundary and locations are representative only.





## Major Aquifers

- subject
- Pecos Valley
- Seymour
- Gulf Coast
- Carrizo - Wilcox (outcrop)
- Carrizo - Wilcox (subcrop)
- Hueco - Mesilla Bolson
- Ogallala
- Edwards - Trinity Plateau (outcrop)
- Edwards - Trinity Plateau (subcrop)
- Edwards BFZ (outcrop)
- Edwards BFZ (subcrop)
- Trinity (outcrop)
- Trinity (subcrop)



## Minor Aquifers

- BRAZOS RIVER ALLUVIUM
- WEST TEXAS BOLSONS
- LIPAN
- YEGUA JACKSON
- IGNEOUS
- SPARTA
- QUEEN CITY
- NACATOKH
- BLOSSOM
- WOODBINE
- RITA BLANCA
- EDWARDS-TRINITY (HIGH PLAINS)
- DOCKUM
- RUSTLER
- CAPITAN REEF COMPLEX
- BLAINE
- BONE SPRING-VICTORIO PEAK
- MARBLE FALLS
- MARATHON
- ELLENBURGER-SAN SABA
- HICKORY

source: TWDB Geospatial Data (2014)  
ESRI

0 5 10 20 Miles  
1:1,000,000

### NOTE:

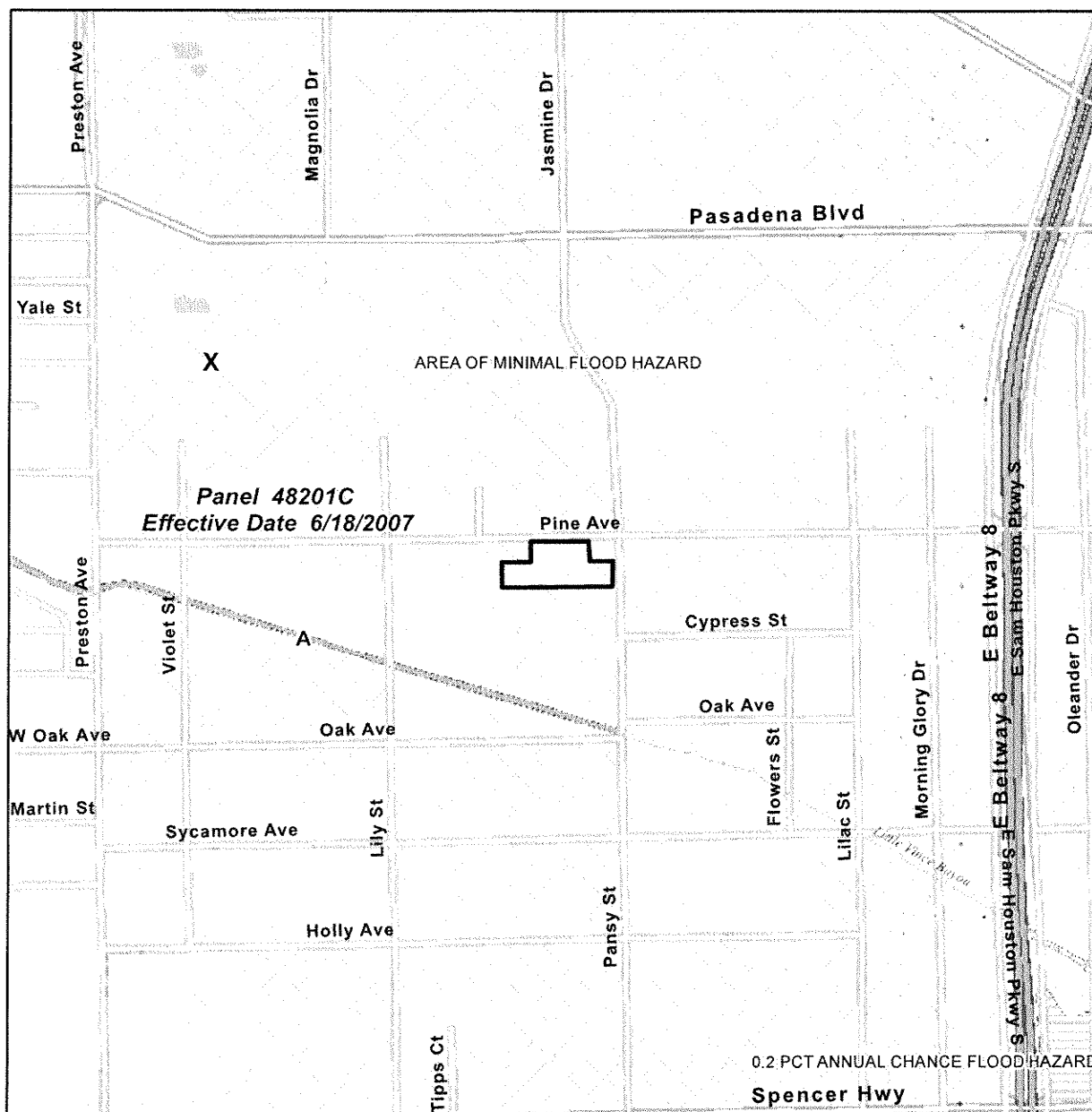
- Aquifer chronology by geologic age.
- Solid colors indicate **OUTCROP** areas (portion of a water-bearing rock unit exposed at the land surface).
- Hatch colored lines indicate **SUBCROP** areas (portion of a water-bearing rock unit existing below other rock units).

## TWDB 2012 State Water Plan

The Texas Water Development Board (TWDB) has identified and characterized 9 major and 21 minor aquifers in the state based on the quality of water supplied by each. A major aquifer is generally defined as supplying large quantities of water in small areas or relatively small quantities in large areas. The major and minor aquifers, as presently defined, underlie approximately 81 percent of the state. Lesser quantities of water may also be found in the remainder of the state.

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JOB: 201501124



Source: FEMA NFHL, USGS NHL,  
ESRI

0 0.075 0.15 0.3 0.45 0.6 Miles

1:12,000

## FEMA NFHL Map

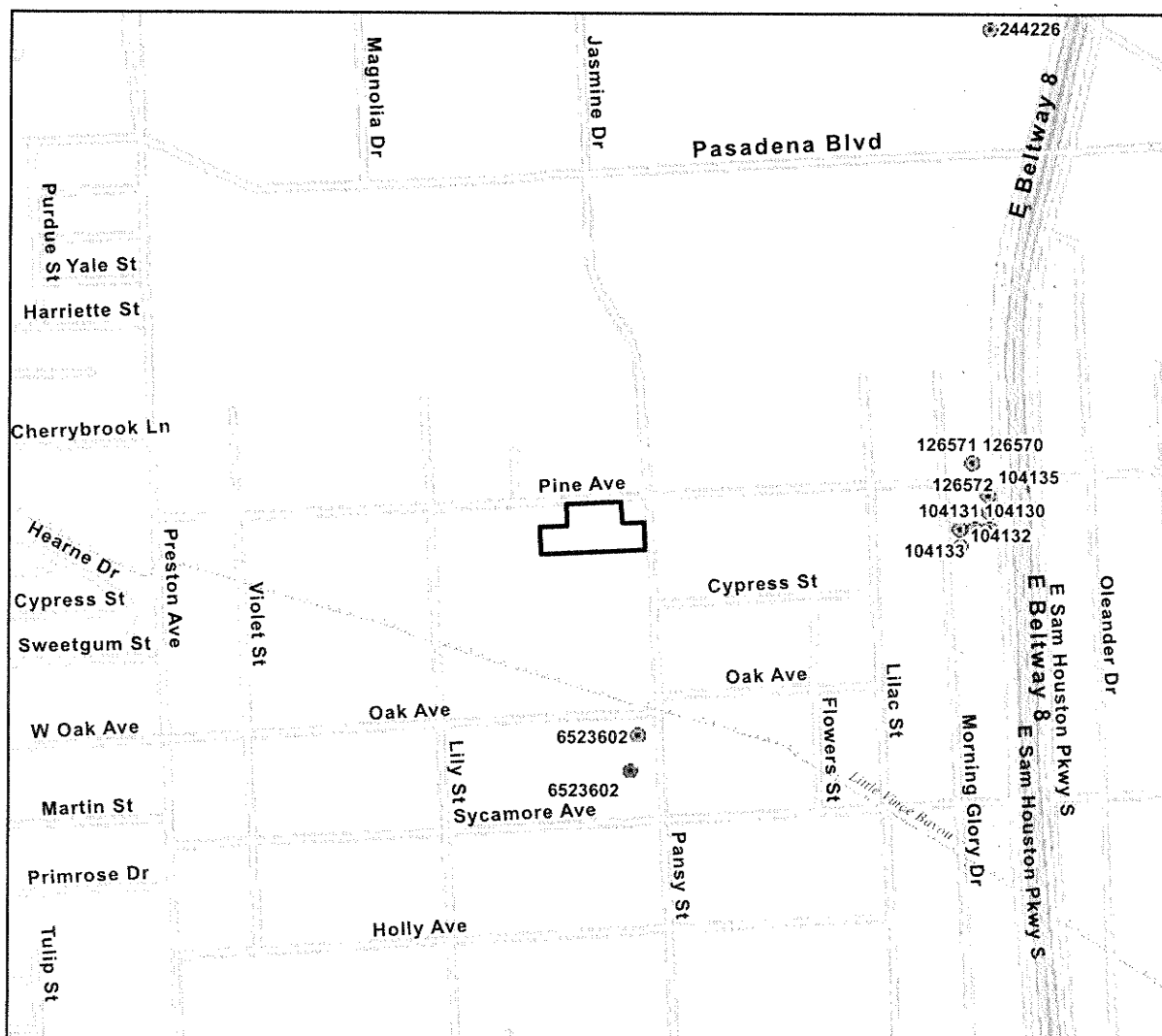
- Flood Zones**
- COASTAL BARRIER RESOURCE SYSTEM
  - FLOODWAY
  - 1 PCT ANNUAL CHANCE FLOOD HAZARD CONTAINED IN CHANNEL
  - A, AE, AH, AO
  - 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
  - 1 PCT FUTURE CONDITIONS
  - AREA WITH REDUCED FLOOD RISK DUE TO LEVEE
  - 0.2 PCT ANNUAL CHANCE FLOOD HAZARD CONTAINED IN STRUCTURE
  - AREA OF MINIMAL FLOOD HAZARD
  - AREA NOT INCLUDED
  - VE
  - X
  - FIRM PANEL
  - LETTERS OF MAP REVISION

The National Flood Hazard Layer (NFHL) dataset represents the current effective flood data for the country, where maps have been modernized. It is a compilation of effective Flood Insurance Rate Map (FIRM) databases and Letters of Map Change (LOMCs). The NFHL is updated daily. The regulatory flood zones as designated by FEMA is identical to that appearing on the FIRM Panels. The FIRM Panel labels show the panel number and effective date for each area.

**PHASE ENGINEERING, INC.**  
ENVIRONMENTAL CONSULTANTS

JOB: 201501124





Source: USGS NWIS,  
TCEQ, TWDB

0 500 1,000 2,000 3,000 4,000 Feet

1:12,000

## Water Wells

### 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 Submitted Drillers Report

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 2/5/01 and is optional for the drillers to use. Reports that drillers submit by mail are not included in this database. Be aware that the locations of the wells in this database are not verified by State staff and may be inaccurate.

### TWDB Groundwater Database

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.

### 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.

### ATSDR HW Sites 1996

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**JOB: 201501124**

Property boundary and locations are representative only.

## STREET DIRECTORIES

| Year | Subject Property                                                                                                 | North Adjoining Property                                                                                                                                                                                                                       | East Adjoining Property                                                                                                                                             | South Adjoining Property   | West Adjoining Property                                                                                                                      |
|------|------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| 2014 | 5128 Pine Ave. – Multi-family Residence<br>2514 Pansy St. - NL                                                   | 5111 Pine Ave. – Silver Sycamore Tea Room<br>5115 - 5123 Pine Ave. - NL<br>5129 Pine Ave. – Clark Freight Lines, Inc.                                                                                                                          | 2502 Pansy St. – Sycamore Grounds<br>2503 Pansy St. - Residence<br>2505 Pansy St. – NL<br>2507 Pansy St. - Residence<br>2517 Pansy St. - NL<br>2519 Pansy St. - NL  | 2518 Pansy St. - Residence | 5034 Pine Ave. - Residence<br>5038 Pine Ave. – NL<br>5102 Pine Ave. – Pink Beauty Salon<br>5110 Pine Ave. - NL<br>5118 Pine Ave. - NL        |
| 2010 | 5128 Pine Ave. – Pine Tree Assisted Living<br>2514 Pansy St. – Pine Tree Cutting Beauty Shop; Pine Tree Lodge    | 5111 Pine Ave. - Silver Sycamore Tea Room<br>5115 - 5121 Pine Ave. - NL<br>5123 Pine Ave. - IGS<br>5129 Pine Ave. - NL                                                                                                                         | 2502 Pansy St. - NL<br>2503 Pansy St. - Residence<br>2505 Pansy St. - Residence<br>2507 Pansy St. - Residence<br>2517 Pansy St. - NL<br>2519 Pansy St. - Residence  | 2518 Pansy St. - NL        | 5034 Pine Ave. - Residence<br>5038 Pine Ave. – Residence<br>5102 Pine Ave. - NL<br>5110 Pine Ave. - NL<br>5118 Pine Ave. - NL                |
| 2004 | 5128 Pine Ave. - Pine Tree Assisted Living<br>2514 Pansy St. - Pine Tree Cutting Beauty Shop; Pine Tree Cottage  | 5111 Pine Ave. - Residence<br>5115 Pine Ave. - NL<br>5119 Pine Ave. - Residence<br>5121 Pine Ave. - NL<br>5123 Pine Ave. – International Gasket & Supply; J V Scaffolding & Insulation<br>5129 Pine Ave. - Residence                           | 2502 Pansy St. - NL<br>2503 Pansy St. - Residence<br>2505 Pansy St. - NL<br>2507 Pansy St. - Residence<br>2517 Pansy St. - Residence<br>2519 Pansy St. - Residence  | 2518 Pansy St. - Residence | 5034 Pine Ave. - Residence<br>5038 Pine Ave. – Residence<br>5102 Pine Ave. – Atkins Associates<br>5110 Pine Ave. - NL<br>5118 Pine Ave. - NL |
| 2000 | 5128 Pine Ave. - Pine Tree Lodge Apartments<br>2514 Pansy St. - Pine Tree Cutting Beauty Shop; Pine Tree Cottage | 5106 Pine Ave. - NP<br>5111 Pine Ave. - Residence<br>5115 Pine Ave. - NL<br>5119 Pine Ave. - Residence<br>5121 Pine Ave. - NL<br>5123 Pine Ave. – Eliminator Paging Systems; Kelson Industrial Service<br>5129 Pine Ave. – Clark Freight Lines | 2502 Pansy St. - NP<br>2503 Pansy St. - Residence<br>2505 Pansy St. - Residence<br>2507 Pansy St. - NP<br>2517 Pansy St. - Residence<br>2519 Pansy St. - Apartments | 2518 Pansy St. - Residence | 5034 Pine Ave. - NL<br>5038 Pine Ave. – Residence<br>5102 Pine Ave. – Residence<br>5110 Pine Ave. - NP<br>5118 Pine Ave. - NL                |
| 1996 | 5128 Pine Ave. - Pine Tree Lodge Apartments<br>2514 Pansy St. - Residence                                        | 5106 Pine Ave. - NP<br>5111 Pine Ave. - Residence<br>5115 Pine Ave. - NL<br>5119 Pine Ave. - Residence<br>5121 Pine Ave. - NL<br>5123 Pine Ave. - Residence<br>5129 Pine Ave. - Clark Freight Lines                                            | 2502 Pansy St. - NP<br>2503 Pansy St. - Residence<br>2505 Pansy St. - Residence<br>2507 Pansy St. - NP<br>2517 Pansy St. - Residence<br>2519 Pansy St. - Residence  | 2518 Pansy St. - Residence | 5034 Pine Ave. - NL<br>5038 Pine Ave. – Residence<br>5102 Pine Ave. - NP<br>5110 Pine Ave. - NP<br>5118 Pine Ave. - NL                       |
| 1990 | 5128 Pine Ave. – Magnolia Place Senior Citizens Apartments<br>2514 Pansy St. - Residence                         | 5106 Pine Ave. - Residence<br>5111 Pine Ave. - Residence<br>5115 - 5121 Pine Ave. - NL<br>5123 Pine Ave. - Residence<br>5129 Pine Ave. - Clark Freight Lines                                                                                   | 2502 Pansy St. - NP<br>2503 Pansy St. - NP<br>2505 Pansy St. - NP<br>2507 Pansy St. - NP<br>2517 Pansy St. - Residence<br>2519 Pansy St. - NP                       | 2518 Pansy St. - Residence | 5034 Pine Ave. - Residence<br>5038 Pine Ave. – Residence<br>5102 Pine Ave. – NP<br>5110 Pine Ave. - Residence<br>5118 Pine Ave. - NL         |
| 1986 | 5128 Pine Ave. - Magnolia Place Senior Citizens Apartments<br>2514 Pansy St. - Residence                         | 5106 - 5118 Pine Ave. - NL<br>5119 Pine Ave. - Residence<br>5121 Pine Ave. – NL<br>5123 Pine Ave. - Residence<br>5129 Pine Ave. – A Cochran Tech Services                                                                                      | 2502 Pansy St. - NP<br>2503 Pansy St. - Residence<br>2505 Pansy St. - Residence<br>2507 Pansy St. - Residence<br>2517 Pansy St. - Residence<br>2519 Pansy St. - NP  | 2518 Pansy St. - Residence | 5034 Pine Ave. - NP<br>5038 Pine Ave. – Residence<br>5102 Pine Ave. - Residence<br>5110 Pine Ave. - NL<br>5118 Pine Ave. - NL                |

| Year                                                                                       | Subject Property                                                      | North Adjoining Property                                                                                                                                                                                                 | East Adjoining Property                                                                                                                                                   | South Adjoining Property   | West Adjoining Property                                                                                                              |
|--------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| 1980                                                                                       | 5128 Pine Ave. – Pine Place Apartments<br>2514 Pansy St. - Residence  | 5106 - 5118 Pine Ave. - NL<br>5119 Pine Ave. - Residence<br>5121 Pine Ave. - NL<br>5123 Pine Ave. - Residence<br>5129 Pine Ave. – Lightfoot Hanks                                                                        | 2502 Pansy St. - Residence<br>2503 Pansy St. - Residence<br>2505 Pansy St. - Residence<br>2507 Pansy St. - NL<br>2517 Pansy St. - Residence<br>2519 Pansy St. - NP        | 2518 Pansy St. - Residence | 5034 Pine Ave. - Residence<br>5038 Pine Ave. – NL<br>5102 Pine Ave. - Residence<br>5110 Pine Ave. - NL<br>5118 Pine Ave. - NL        |
| 1976                                                                                       | 5128 Pine Ave. – Multi-family Residence<br>2514 Pansy St. - Residence | 5106 Pine Ave. - NP<br>5111 Pine Ave. - NP<br>5115 Pine Ave. - NL<br>5119 Pine Ave. - Residence<br>5121 Pine Ave. - NL<br>5123 Pine Ave. - NL<br>5129 Pine Ave. – Lightfoot & Associates Renters                         | 2502 Pansy St. - Residence<br>2503 Pansy St. - Residence<br>2505 Pansy St. - Residence<br>2507 Pansy St. - NL<br>2517 Pansy St. - Residence<br>2519 Pansy St. - NP        | 2518 Pansy St. - Residence | 5034 Pine Ave. - Residence<br>5038 Pine Ave. – NP<br>5102 Pine Ave. - Residence<br>5110 Pine Ave. – Residence<br>5118 Pine Ave. - NL |
| 1972                                                                                       | 5128 Pine Ave. – NL<br>2514 Pansy St. - Residence                     | 5106 Pine Ave. - NL<br>5111 Pine Ave. - NP<br>5115 Pine Ave. - NL<br>5119 Pine Ave. - Residence<br>5121 Pine Ave. - NL<br>5123 Pine Ave. – Adorable Catering; Buds Trailer Repair<br>5129 Pine Ave. – Lajon Beauty Salon | 2502 Pansy St. - Residence<br>2503 Pansy St. - Residence<br>2505 Pansy St. - Residence<br>2507 Pansy St. - NL<br>2517 Pansy St. - Residence<br>2519 Pansy St. - Residence | 2518 Pansy St. - Residence | 5034 Pine Ave. - Residence<br>5038 Pine Ave. – NP<br>5102 Pine Ave. - Residence<br>5110 Pine Ave. – Residence<br>5118 Pine Ave. - NL |
| 1970                                                                                       | 5128 Pine Ave. – NL<br>2514 Pansy St. - Residence                     | 5106 Pine Ave. - NL<br>5111 Pine Ave. - Residence<br>5115 - 5121 Pine Ave. - NL<br>5123 Pine Ave. – Adorable Catering; Buds Trailer Repair<br>5129 Pine Ave. – Lajon Beauty Salon                                        | 2502 Pansy St. - Residence<br>2503 Pansy St. - Residence<br>2505 Pansy St. - NL<br>2507 Pansy St. - NL<br>2517 Pansy St. - Residence<br>2519 Pansy St. - Residence        | 2518 Pansy St. - Residence | 5034 Pine Ave. - Residence<br>5038 Pine Ave. – NP<br>5102 Pine Ave. - Residence<br>5110 Pine Ave. – Residence<br>5118 Pine Ave. - NL |
| 1963                                                                                       | 5128 Pine Ave. – NL<br>2514 Pansy St. - Residence                     | 5106 Pine Ave. - NL<br>5111 Pine Ave. - Residence<br>5115 Pine Ave. - Residence                                                                                                                                          | 2502 Pansy St. - Residence<br>2503 Pansy St. - Residence<br>2505 Pansy St. - NL<br>2507 Pansy St. - NL<br>2517 Pansy St. - Residence<br>2519 Pansy St. - Residence        | 2518 Pansy St. - Residence | 5034 Pine Ave. - Residence<br>5038 Pine Ave. – NP<br>5102 Pine Ave. - NL<br>5110 Pine Ave. – Residence<br>5118 Pine Ave. - NL        |
| 1955                                                                                       | 5128 Pine Ave. – NL<br>2514 Pansy St. - Residence                     | 5106 Pine Ave. - NL<br>5111 Pine Ave. - Residence<br>5115 Pine Ave. - Residence<br>5119 – 5129 Pine Ave. - NL                                                                                                            | 2502 Pansy St. - Residence<br>2503 Pansy St. - Residence<br>2505 Pansy St. - NL<br>2507 Pansy St. - NL<br>2517 Pansy St. - Residence<br>2519 Pansy St. - Residence        | 2518 Pansy St. - Residence | 5034 Pine Ave. - Residence<br>5038 Pine Ave. – NP<br>5102 Pine Ave. - NL<br>5110 Pine Ave. – Residence<br>5118 Pine Ave. - NL        |
| Street Directories were researched back to 1940. No listings were available prior to 1955. |                                                                       |                                                                                                                                                                                                                          |                                                                                                                                                                           |                            |                                                                                                                                      |

NL - No Listing / NP - Not Published

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## **APPENDIX II OWNERSHIP & PUBLIC DOCUMENTATION**

- PROPERTY TAX RECORDS



HARRIS COUNTY APPRAISAL DISTRICT  
REAL PROPERTY ACCOUNT INFORMATION  
0612060120010

Tax Year: 2014

 Print

| Owner and Property Information |  |                                                            |                                                                                                                    |
|--------------------------------|--|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| Owner Name & Mailing Address:  |  | PINE TREE AL LLC<br>805 AVENUE L<br>BROOKLYN NY 11230-5114 | Legal Description: TRS A1 & B BLK 12<br>GOLDEN ACRES SEC 1<br>Property Address: 5128 PINE AVE<br>PASADENA TX 77503 |

| State Class Code       |               | Land Use Code           |              | Building Class   |           | Total Units |
|------------------------|---------------|-------------------------|--------------|------------------|-----------|-------------|
| F1 -- Real, Commercial |               | 4317 -- Retirement Home |              | E                |           | 0           |
| Land Area              | Building Area | Net Rentable Area       | Neighborhood | Market Area      | Map Facet | Key Map®    |
| 87,450 SF              | 63,535        | 0                       | 9932.02      | 1119 -- Pasadena | 5954C     | 537U        |

| Value Status Information |              |             |            |
|--------------------------|--------------|-------------|------------|
| Capped Account           | Value Status | Notice Date | Shared CAD |
| No                       | Noticed      | 03/31/2014  | No         |

| Exemptions and Jurisdictions |           |                       |                       |           |           |
|------------------------------|-----------|-----------------------|-----------------------|-----------|-----------|
| Exemption Type               | Districts | Jurisdictions         | ARB Status            | 2013 Rate | 2014 Rate |
| None                         | 021       | PASADENA ISD          | Certified: 08/15/2014 | 1.350000  | 1.350000  |
|                              | 040       | HARRIS COUNTY         | Certified: 08/15/2014 | 0.414550  | 0.417310  |
|                              | 041       | HARRIS CO FLOOD CNTRL | Certified: 08/15/2014 | 0.028270  | 0.027360  |
|                              | 042       | PORT OF HOUSTON AUTHY | Certified: 08/15/2014 | 0.017160  | 0.015310  |
|                              | 043       | HARRIS CO HOSP DIST   | Certified: 08/15/2014 | 0.170000  | 0.170000  |
|                              | 044       | HARRIS CO EDUC DEPT   | Certified: 08/15/2014 | 0.006358  | 0.005999  |
|                              | 047       | SAN JACINTO COM COL D | Certified: 08/15/2014 | 0.185602  | 0.185602  |
|                              | 074       | CITY OF PASADENA      | Certified: 08/15/2014 | 0.591593  | 0.576904  |

| Valuations                  |           |           |                             |           |           |
|-----------------------------|-----------|-----------|-----------------------------|-----------|-----------|
| Value as of January 1, 2013 |           |           | Value as of January 1, 2014 |           |           |
|                             | Market    | Appraised |                             | Market    | Appraised |
| Land                        | 262,350   |           | Land                        | 262,350   |           |
| Improvement                 | 2,255,513 |           | Improvement                 | 2,299,612 |           |
| Total                       | 2,517,863 | 2,517,863 | Total                       | 2,561,962 | 2,561,962 |

| Land              |                         |           |           |        |             |             |                 |                 |           |            |                |            |
|-------------------|-------------------------|-----------|-----------|--------|-------------|-------------|-----------------|-----------------|-----------|------------|----------------|------------|
| Market Value Land |                         |           |           |        |             |             |                 |                 |           |            |                |            |
| Line              | Description             | Site Code | Unit Type | Units  | Size Factor | Site Factor | Appr O/R Factor | Appr O/R Reason | Total Adj | Unit Price | Adj Unit Price | Value      |
| 1                 | 4317 -- Retirement Home | SF1       | SF        | 87,450 | 1.00        | 1.00        | 1.00            | --              | 1.00      | 3.00       | 3.00           | 262,350.00 |

| Building |            |           |                 |                             |         |            |                  |
|----------|------------|-----------|-----------------|-----------------------------|---------|------------|------------------|
| Building | Year Built | Remodeled | Type            | Style                       | Quality | Impr Sq Ft | Building Details |
| 1        | 1980       | 1994      | Retirement Home | Elderly Assist. Multi. Res. | Average | 504        | Displayed        |
| 2        | 1968       | --        | Retirement Home | Elderly Assist. Multi. Res. | Average | 2,820      | View             |
| 3        | 1968       | --        | Retirement Home | Elderly Assist. Multi. Res. | Average | 2,820      | View             |
| 4        | 1968       | --        | Retirement Home | Elderly Assist. Multi. Res. | Average | 4,200      | View             |
| 5        | 1968       | --        | Retirement Home | Elderly Assist. Multi. Res. | Average | 8,400      | View             |
| 6        | 1968       | --        | Retirement Home | Elderly Assist. Multi. Res. | Average | 39,288     | View             |
| 7        | 1993       | --        | Restaurant      | Restaurant                  | Low     | 5,503      | View             |

Building Details (1)

| Building Data |  |        |  | Building Areas |  |  |  |
|---------------|--|--------|--|----------------|--|--|--|
| Element       |  | Detail |  |                |  |  |  |

1/27/2015

|                         |                      |
|-------------------------|----------------------|
| Cooling Type            | Central / Forced     |
| Construction Type       | Wood / Steel Joist   |
| Functional Utility      | Fair                 |
| Heating Type            | Hot Air              |
| Partition Type          | Normal               |
| Physical Condition      | Avg/Normal           |
| Plumbing Type           | Adequate             |
| Sprinkler Type          | None                 |
| Exterior Wall           | Frame / Res Stucco   |
| Economic Obsolescence   | Normal               |
| Market Adjustment       | 4% Market Adjustment |
| Element                 | Units                |
| Wall Height             | 8                    |
| Interior Finish Percent | 100                  |

| Description   | Area |
|---------------|------|
| BASE AREA PRI | 504  |

| Building Features    |       |
|----------------------|-------|
| Description          | Units |
| CANOPY ROOF AND SLAB | 1     |
| Paving - Asphalt     | 1     |
| Porch, Open          | 5     |
| Porch, Open Upper    | 4     |

 Print

Ownership History: 0612060120010

**5128 PINE AVE  
PASADENA TX 77503**

Owner

PINE TREE AL LLC

PINE TREE ASSISTED LIVING LP

TLC COMMUNITY #1 INC

FARM & HOME SAVINGS ASSOC

PINE PLACE LTD

Effective Date

3/27/2007

11/29/2005

7/27/1993

5/15/1989

1/2/1984

[end of record]

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HARRIS COUNTY APPRAISAL DISTRICT  
REAL PROPERTY ACCOUNT INFORMATION  
0612060120011

Tax Year: 2014

 Print

| Owner and Property Information |                                                                          |                    |                                         |
|--------------------------------|--------------------------------------------------------------------------|--------------------|-----------------------------------------|
| Owner Name & Mailing Address:  | PINE TREE ASSI STED LIVEING LP<br>805 AVENUE L<br>BROOKLYN NY 11230-5114 | Legal Description: | TR C BLK 12<br>GOLDEN ACRES SEC 1       |
|                                |                                                                          | Property Address:  | 2514 PANSY ST # 32<br>PASADENA TX 77503 |

| State Class Code       |               | Land Use Code           |              | Building Class   |           | Total Units |
|------------------------|---------------|-------------------------|--------------|------------------|-----------|-------------|
| F1 -- Real, Commercial |               | 4317 -- Retirement Home |              | E                |           | 32          |
| Land Area              | Building Area | Net Rentable Area       | Neighborhood | Market Area      | Map Facet | Key Map®    |
| 26,145 SF              | 11,154        | 0                       | 9731.02      | 1119 -- Pasadena | 5954C     | 537U        |

| Value Status Information |              |             |            |
|--------------------------|--------------|-------------|------------|
| Capped Account           | Value Status | Notice Date | Shared CAD |
| No                       | Noticed      | 04/07/2014  | No         |

| Exemptions and Jurisdictions |           |                       |                       |           |           |
|------------------------------|-----------|-----------------------|-----------------------|-----------|-----------|
| Exemption Type               | Districts | Jurisdictions         | ARB Status            | 2013 Rate | 2014 Rate |
| None                         | 021       | PASADENA ISD          | Certified: 08/15/2014 | 1.350000  | 1.350000  |
|                              | 040       | HARRIS COUNTY         | Certified: 08/15/2014 | 0.414550  | 0.417310  |
|                              | 041       | HARRIS CO FLOOD CNTRL | Certified: 08/15/2014 | 0.028270  | 0.027360  |
|                              | 042       | PORT OF HOUSTON AUTHY | Certified: 08/15/2014 | 0.017160  | 0.015310  |
|                              | 043       | HARRIS CO HOSP DIST   | Certified: 08/15/2014 | 0.170000  | 0.170000  |
|                              | 044       | HARRIS CO EDUC DEPT   | Certified: 08/15/2014 | 0.006358  | 0.005999  |
|                              | 047       | SAN JACINTO COM COL D | Certified: 08/15/2014 | 0.185602  | 0.185602  |
|                              | 074       | CITY OF PASADENA      | Certified: 08/15/2014 | 0.591593  | 0.576904  |

| Valuations                  |         |           |                             |         |           |
|-----------------------------|---------|-----------|-----------------------------|---------|-----------|
| Value as of January 1, 2013 |         |           | Value as of January 1, 2014 |         |           |
|                             | Market  | Appraised |                             | Market  | Appraised |
| Land                        | 78,435  |           | Land                        | 78,435  |           |
| Improvement                 | 729,477 |           | Improvement                 | 714,599 |           |
| Total                       | 807,912 | 807,912   | Total                       | 793,034 | 793,034   |

| Land              |                         |           |           |        |             |             |                 |                 |           |            |                |           |
|-------------------|-------------------------|-----------|-----------|--------|-------------|-------------|-----------------|-----------------|-----------|------------|----------------|-----------|
| Market Value Land |                         |           |           |        |             |             |                 |                 |           |            |                |           |
| Line              | Description             | Site Code | Unit Type | Units  | Size Factor | Site Factor | Appr O/R Factor | Appr O/R Reason | Total Adj | Unit Price | Adj Unit Price | Value     |
| 1                 | 4317 -- Retirement Home | SF1       | SF        | 26,145 | 1.00        | 1.00        | 1.00            | --              | 1.00      | 3.00       | 3.00           | 78,435.00 |

| Building |            |                                         |                             |         |            |                  |
|----------|------------|-----------------------------------------|-----------------------------|---------|------------|------------------|
| Building | Year Built | Type                                    | Style                       | Quality | Impr Sq Ft | Building Details |
| 1        | 1998       | Retirement Home                         | Elderly Assist. Multi. Res. | Good    | 10,582     | Displayed        |
| 2        | 1998       | Office Bldgs. Low-Rise (1 to 4 Stories) | Office Building             | Average | 572        | View             |

| Building Details (1) |                    |                |        |
|----------------------|--------------------|----------------|--------|
| Building Data        |                    | Building Areas |        |
| Element              | Detail             | Description    | Area   |
| Cooling Type         | Central / Forced   | BASE AREA PRI  | 10,582 |
| Construction Type    | Wood / Steel Joist | PORCH, OPEN -C | 250    |

|                         |                      |
|-------------------------|----------------------|
| Functional Utility      | Avg/Normal           |
| Heating Type            | Hot Air              |
| Partition Type          | Above Normal         |
| Physical Condition      | Avg/Normal           |
| Plumbing Type           | Good                 |
| Sprinkler Type          | Wet                  |
| Exterior Wall           | Frame / Res Stucco   |
| Economic Obsolescence   | Normal               |
| Market Adjustment       | 4% Market Adjustment |
| Element                 | Units                |
| Wall Height             | 12                   |
| Interior Finish Percent | 100                  |

|                         |       |
|-------------------------|-------|
| PORCH, OPEN -C          | 734   |
| Building Features       |       |
| Description             | Units |
| CANOPY ROOF AND SLAB    | 1     |
| Paving - Light Concrete | 1     |



Ownership History: 0612060120011

**2514 PANSY ST 32  
PASADENA TX 77503**

Owner

PINE TREE ASSISTED LIVEING LP

TLC ALZHEIMER CARE INC

BROOKS LOUIS

BROOKS LYNN B

Effective Date

11/30/2005

10/23/1997

12/31/1996

1/2/1988

[end of record]

-close window-

HARRIS COUNTY APPRAISAL DISTRICT  
REAL PROPERTY ACCOUNT INFORMATION  
0612060120003

Tax Year: 2014



| Owner and Property Information |                                                                                                 |                    |                                    |
|--------------------------------|-------------------------------------------------------------------------------------------------|--------------------|------------------------------------|
| Owner Name & Mailing Address:  | PINE TREE ASSISTED LIVING LP<br>% SAMUEL PINTER<br>805 AVENUE L STE A<br>BROOKLYN NY 11230-5114 | Legal Description: | TR A3 BLK 12<br>GOLDEN ACRES SEC 1 |
|                                |                                                                                                 | Property Address:  | 0 PINE<br>PASADENA TX 77503        |

| State Class Code              |               | Land Use Code                     |              | Building Class   |           | Total Units |
|-------------------------------|---------------|-----------------------------------|--------------|------------------|-----------|-------------|
| C2 -- Real, Vacant Commercial |               | 4300 -- General Commercial Vacant |              | E                |           | 0           |
| Land Area                     | Building Area | Net Rentable Area                 | Neighborhood | Market Area      | Map Facet | Key Map®    |
| 9,075 SF                      | 0             | 0                                 | 9932.02      | 4027 -- Pasadena | 5954C     | 537U        |

| Value Status Information |              |             |            |
|--------------------------|--------------|-------------|------------|
| Capped Account           | Value Status | Notice Date | Shared CAD |
| No                       | Noticed      | 04/07/2014  | No         |

| Exemptions and Jurisdictions |           |                       |                       |           |           |
|------------------------------|-----------|-----------------------|-----------------------|-----------|-----------|
| Exemption Type               | Districts | Jurisdictions         | ARB Status            | 2013 Rate | 2014 Rate |
| None                         | 021       | PASADENA ISD          | Certified: 08/15/2014 | 1.350000  | 1.350000  |
|                              | 040       | HARRIS COUNTY         | Certified: 08/15/2014 | 0.414550  | 0.417310  |
|                              | 041       | HARRIS CO FLOOD CNTRL | Certified: 08/15/2014 | 0.028270  | 0.027360  |
|                              | 042       | PORT OF HOUSTON AUTHY | Certified: 08/15/2014 | 0.017160  | 0.015310  |
|                              | 043       | HARRIS CO HOSP DIST   | Certified: 08/15/2014 | 0.170000  | 0.170000  |
|                              | 044       | HARRIS CO EDUC DEPT   | Certified: 08/15/2014 | 0.006358  | 0.005999  |
|                              | 047       | SAN JACINTO COM COL D | Certified: 08/15/2014 | 0.185602  | 0.185602  |
|                              | 074       | CITY OF PASADENA      | Certified: 08/15/2014 | 0.591593  | 0.576904  |

| Valuations                  |        |           |
|-----------------------------|--------|-----------|
| Value as of January 1, 2013 |        |           |
|                             | Market | Appraised |
| Land                        | 27,225 |           |
| Improvement                 | 0      |           |
| Total                       | 27,225 | 27,225    |
| Value as of January 1, 2014 |        |           |
|                             | Market | Appraised |
| Land                        | 27,225 |           |
| Improvement                 | 0      |           |
| Total                       | 27,225 | 27,225    |

| Land              |                                   |           |           |       |             |             |                 |                 |           |            |                |           |
|-------------------|-----------------------------------|-----------|-----------|-------|-------------|-------------|-----------------|-----------------|-----------|------------|----------------|-----------|
| Market Value Land |                                   |           |           |       |             |             |                 |                 |           |            |                |           |
| Line              | Description                       | Site Code | Unit Type | Units | Size Factor | Site Factor | Appr O/R Factor | Appr O/R Reason | Total Adj | Unit Price | Adj Unit Price | Value     |
| 1                 | 4300 -- General Commercial Vacant | SF1       | SF        | 9,075 | 1.00        | 1.00        | 1.00            | --              | 1.00      | 3.00       | 3.00           | 27,225.00 |

| Building                  |  |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| Vacant (No Building Data) |  |  |  |  |  |  |  |  |  |  |  |  |





Ownership History: 0612060120003

**0 PINE  
PASADENA TX 77503**

Owner

PINE TREE ASSISTED LIVING LP

TLC COMMUNITY #1 INC

PINE PLACE LTD

Effective Date

11/29/2005

11/12/1992

1/2/1986

[end of record]

-close window-

HARRIS COUNTY APPRAISAL DISTRICT  
REAL PROPERTY ACCOUNT INFORMATION  
0612060120017

Tax Year: 2014

 Print

| Owner and Property Information |  |                                                                                                 |                                                                                                               |
|--------------------------------|--|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| Owner Name & Mailing Address:  |  | PINE TREE ASSISTED LIVING LP<br>% SAMUEL PINTER<br>805 AVENUE L STE A<br>BROOKLYN NY 11230-5114 | Legal Description: TR C1 BLK 12<br>GOLDEN ACRES SEC 1<br>Property Address: 5128 PINE AVE<br>PASADENA TX 77503 |

| State Class Code       |               | Land Use Code                   |              | Building Class   |           | Total Units |
|------------------------|---------------|---------------------------------|--------------|------------------|-----------|-------------|
| F1 -- Real, Commercial |               | 4373 -- Retail Single-Occupancy |              | E                |           | 0           |
| Land Area              | Building Area | Net Rentable Area               | Neighborhood | Market Area      | Map Facet | Key Map®    |
| 27,720 SF              | 1,008         | 0                               | 9731.02      | 4027 -- Pasadena | 5954C     | 537U        |

| Value Status Information |              |             |            |
|--------------------------|--------------|-------------|------------|
| Capped Account           | Value Status | Notice Date | Shared CAD |
| No                       | Noticed      | 04/07/2014  | No         |

| Exemptions and Jurisdictions |           |                       |                       |           |           |
|------------------------------|-----------|-----------------------|-----------------------|-----------|-----------|
| Exemption Type               | Districts | Jurisdictions         | ARB Status            | 2013 Rate | 2014 Rate |
| None                         | 021       | PASADENA ISD          | Certified: 08/15/2014 | 1.350000  | 1.350000  |
|                              | 040       | HARRIS COUNTY         | Certified: 08/15/2014 | 0.414550  | 0.417310  |
|                              | 041       | HARRIS CO FLOOD CNTRL | Certified: 08/15/2014 | 0.028270  | 0.027360  |
|                              | 042       | PORT OF HOUSTON AUTHY | Certified: 08/15/2014 | 0.017160  | 0.015310  |
|                              | 043       | HARRIS CO HOSP DIST   | Certified: 08/15/2014 | 0.170000  | 0.170000  |
|                              | 044       | HARRIS CO EDUC DEPT   | Certified: 08/15/2014 | 0.006358  | 0.005999  |
|                              | 047       | SAN JACINTO COM COL D | Certified: 08/15/2014 | 0.185602  | 0.185602  |
|                              | 074       | CITY OF PASADENA      | Certified: 08/15/2014 | 0.591593  | 0.576904  |

| Valuations                  |         |           |                             |         |           |
|-----------------------------|---------|-----------|-----------------------------|---------|-----------|
| Value as of January 1, 2013 |         |           | Value as of January 1, 2014 |         |           |
|                             | Market  | Appraised |                             | Market  | Appraised |
| Land                        | 83,160  |           | Land                        | 83,160  |           |
| Improvement                 | 42,600  |           | Improvement                 | 44,727  |           |
| Total                       | 125,760 | 125,760   | Total                       | 127,887 | 127,887   |

| Land              |                                 |           |           |        |             |             |                 |                 |           |            |                |           |
|-------------------|---------------------------------|-----------|-----------|--------|-------------|-------------|-----------------|-----------------|-----------|------------|----------------|-----------|
| Market Value Land |                                 |           |           |        |             |             |                 |                 |           |            |                |           |
| Line              | Description                     | Site Code | Unit Type | Units  | Size Factor | Site Factor | Appr O/R Factor | Appr O/R Reason | Total Adj | Unit Price | Adj Unit Price | Value     |
| 1                 | 4373 -- Retail Single-Occupancy | SF1       | SF        | 27,720 | 1.00        | 1.00        | 1.00            | --              | 1.00      | 3.00       | 3.00           | 83,160.00 |

| Building |            |                         |              |         |            |                  |
|----------|------------|-------------------------|--------------|---------|------------|------------------|
| Building | Year Built | Type                    | Style        | Quality | Impr Sq Ft | Building Details |
| 1        | 1993       | Retail Single-Occupancy | Retail Store | Average | 1,008      | Displayed        |

| Building Details (1) |                    |                |       |
|----------------------|--------------------|----------------|-------|
| Building Data        |                    | Building Areas |       |
| Element              | Detail             | Description    | Area  |
| Cooling Type         | None               | BASE AREA PRI  | 1,008 |
| Construction Type    | Wood / Steel Joist |                |       |
| Functional Utility   | Avg/Normal         |                |       |
| Heating Type         | None               |                |       |
| Building Features    |                    |                | Units |
| Description          |                    |                |       |

|                         |                 |
|-------------------------|-----------------|
| Partition Type          | Normal          |
| Physical Condition      | Avg/Normal      |
| Plumbing Type           | Good            |
| Sprinkler Type          | None            |
| Exterior Wall           | Masonry / Frame |
| Economic Obsolescence   | Normal          |
| Element                 | Units           |
| Wall Height             | 7               |
| Interior Finish Percent | 100             |

|                      |   |
|----------------------|---|
| UTILITY BLDG - FRAME | 1 |
|----------------------|---|



Ownership History: 0612060120017

**5128 PINE AVE  
PASADENA TX 77503**

Owner

PINE TREE ASSISTED LIVING LP

TLC COMMUNITY #1 INC

TLC COMMUNITY NO 1 INC

FARM & HOME SAVINGS

PINE PLACE LTD

Effective Date

11/29/2005

3/31/1994

11/12/1992

1/2/1989

1/2/1984

[end of record]

-close window-

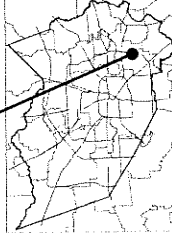
# Harris County Appraisal District



PUBLICATION DATE:  
10/27/2014

Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes only and may not have been prepared for or be suitable for legal engineering or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.

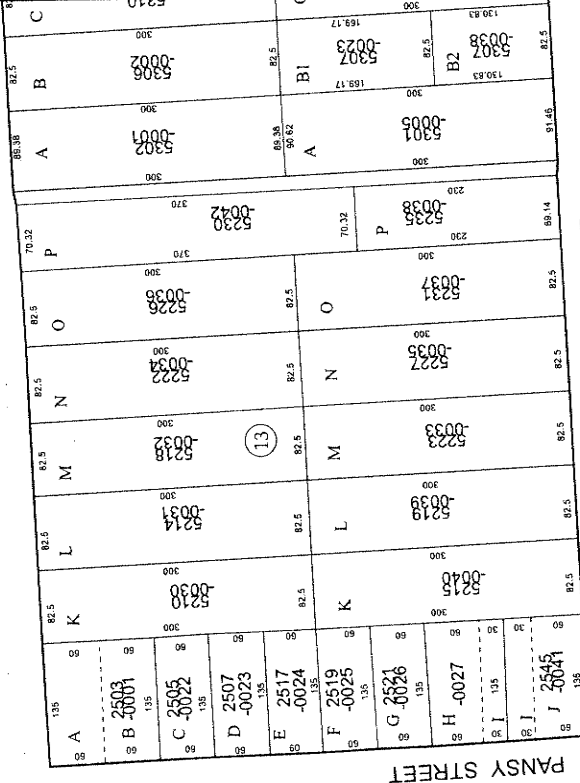
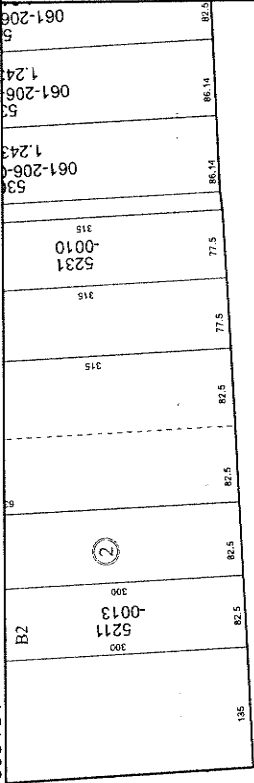
MAP LOCATION



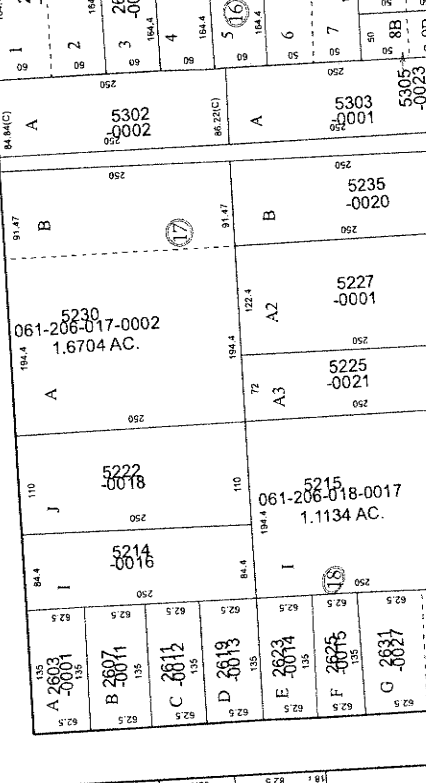
## FACET 5954C

|   |    |    |    |
|---|----|----|----|
| 1 | 2  | 3  | 4  |
| 5 | 6  | 7  | 8  |
| 9 | 10 | 11 | 12 |

5954C1

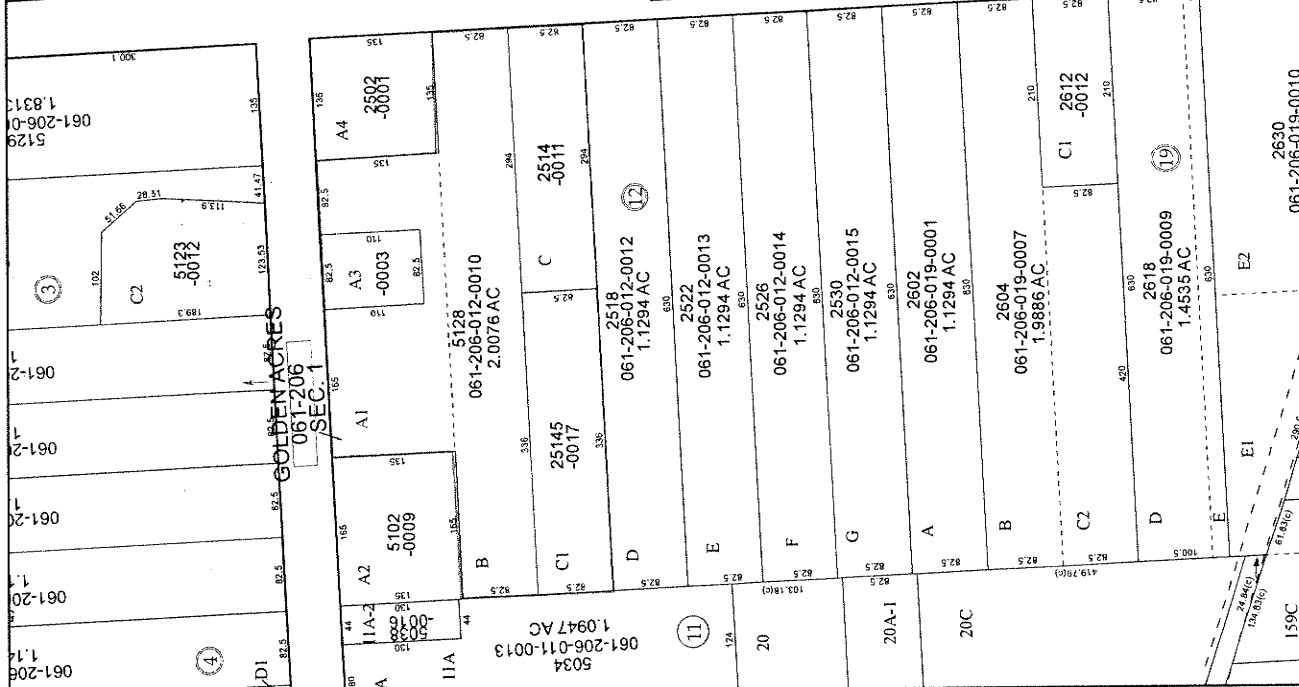


CYPRESS AVENUE



5954C9

5854D8



5854D8

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## **APPENDIX III REGULATORY DOCUMENTATION**

- GOVERNMENT DATABASE SEARCH

## Regulatory Database Search

**Job Number:** 201501124

**Report Date:** January 29, 2015

**Property:**

201501124  
5128 Pine Avenue  
Pasadena, TX 77503

**Prepared For:**

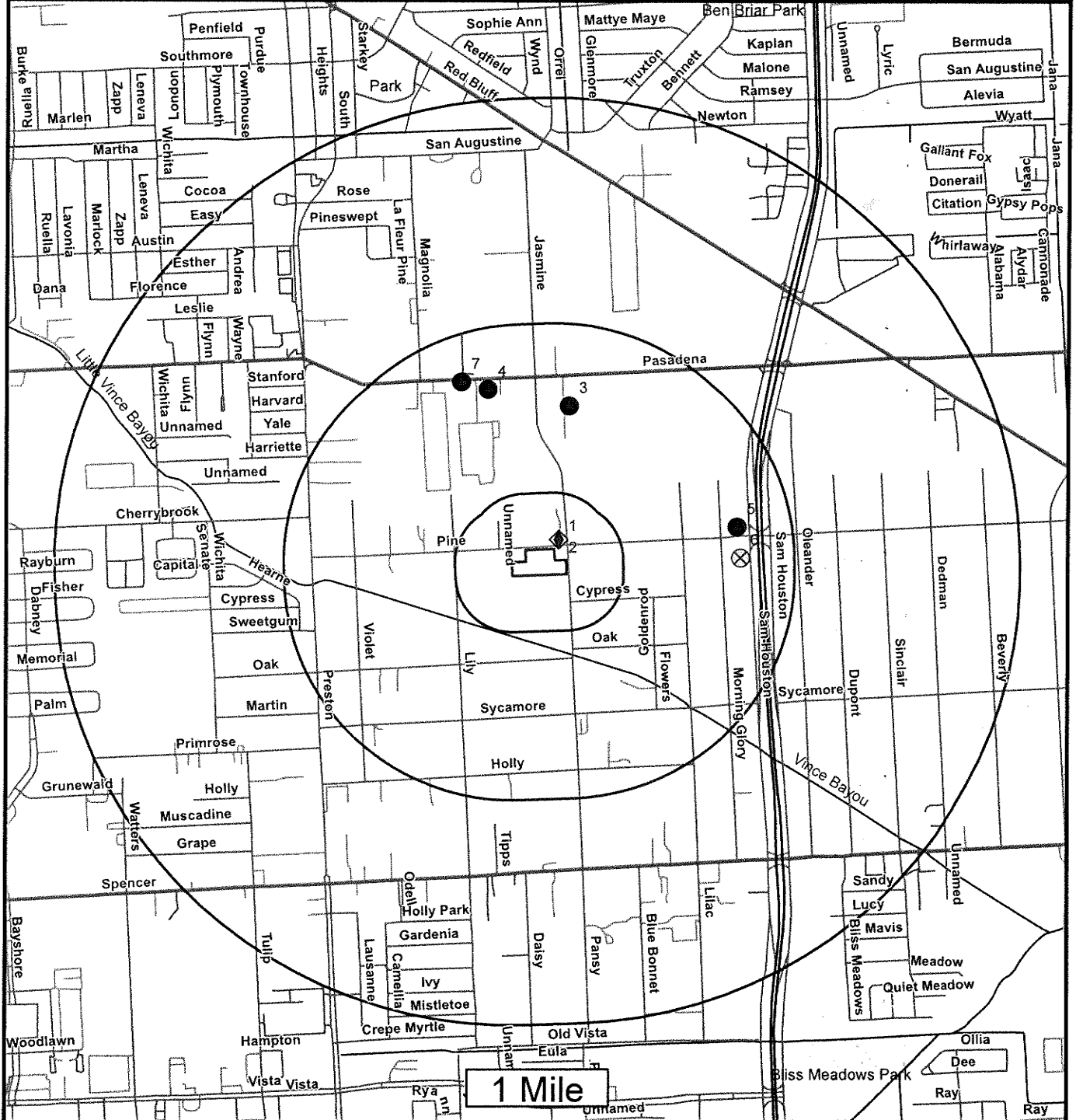
Phase Engineering, Inc.  
335 W 21st St  
Houston, Tx 77008

**Prepared By:**

AAI Environmental Data, Inc.  
P.O. Box 70438  
Houston, TX 77270

# Hazard Map

# AI Data



- |               |        |       |
|---------------|--------|-------|
| ■ SWLF        | ◆ RCRA | ● UST |
| ▲ NFRAP       | ● ERNS | ● AST |
| ▲ CERCLIS     | ● LPST | ▽ IOP |
| ☆ RCRA TSD    | Ⓜ MSD  | ⊕ NPL |
| △ CORRACTS    | ◇ IHW  | ⊕ SPL |
| ● BROWNFIELD  | ⊗ VCP  | ■ CLI |
| ⊕ DRY CLEANER |        |       |

Site Location: 5128 Pine Avenue  
Pasadena, TX 77503  
Job Number: 201501124

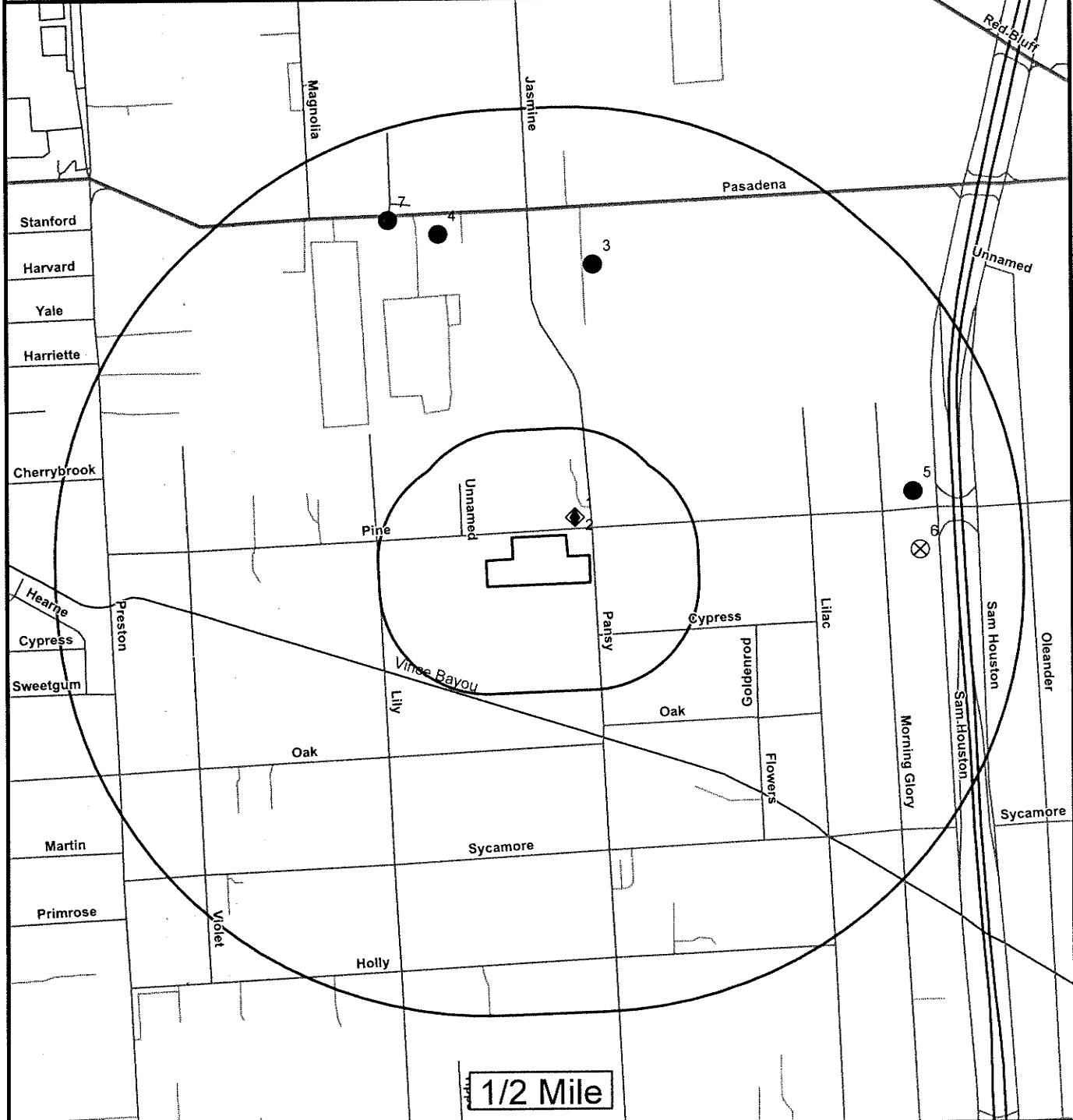
0 1,200 2,400 4,800 Feet  
1:19,695  
Sources: 2009 ESRI StreetMap™

Note: Property location and boundaries are representative only and may not be to scale.



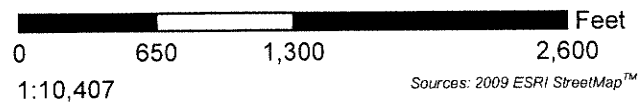
# Hazard Map

AI Data



|            |             |     |
|------------|-------------|-----|
| SWLF       | RCRA        | UST |
| NFRAP      | ERNS        | AST |
| CERCLIS    | LPST        | IOP |
| RCRA TSD   | MSD         | NPL |
| CORRACTS   | IHW         | SPL |
| BROWNFIELD | VCP         | CLI |
| +          | DRY CLEANER |     |

Site Location: 5128 Pine Avenue  
Pasadena, TX 77503  
Job Number: 201501124

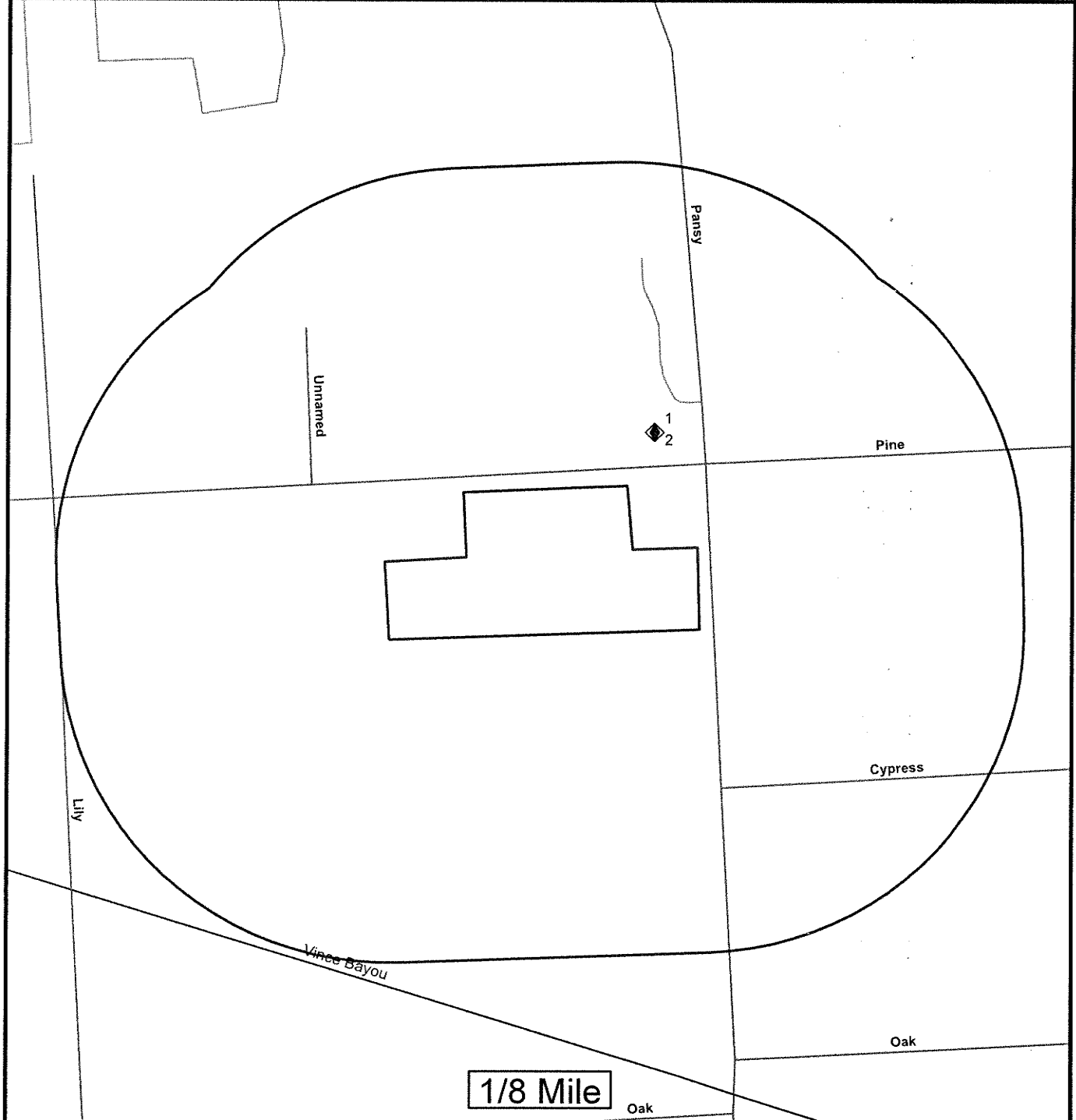


Sources: 2009 ESRI StreetMap™

Note: Property location and boundaries are representative only and may not be to scale.

# Hazard Map

**AI Data**



|                                                                                                                                                                     |                                                                                                                           |                                                                                                                        |                                                                                            |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|--|
| <ul style="list-style-type: none"> <li>SWLF</li> <li>NFRAP</li> <li>CERCLIS</li> <li>RCRA TSD</li> <li>CORRACTS</li> <li>BROWNFIELD</li> <li>DRY CLEANER</li> </ul> | <ul style="list-style-type: none"> <li>RCRA</li> <li>ERNS</li> <li>LPST</li> <li>MSD</li> <li>IHW</li> <li>VCP</li> </ul> | <ul style="list-style-type: none"> <li>UST</li> <li>AST</li> <li>IOP</li> <li>NPL</li> <li>SPL</li> <li>CLI</li> </ul> | <p>Site Location: 5128 Pine Avenue<br/>Pasadena, TX 77503</p> <p>Job Number: 201501124</p> |  |
| <p>1:3,441</p>                                                                                                                                                      |                                                                                                                           |                                                                                                                        | <p>Sources: 2009 ESRI StreetMap™</p>                                                       |  |

Note: Property location and boundaries are representative only and may not be to scale.

## Search Summary

**Property Location:** 5128 Pine Avenue  
 Pasadena, TX 77503

**Site Radius:** Polygon

| Environmental<br>Record Source | Date<br>Released | Date<br>Updated | Search<br>Radii | Subject<br>Property | Adjoining<br>Property | 1/2<br>Mile | 1<br>Mile | Total |
|--------------------------------|------------------|-----------------|-----------------|---------------------|-----------------------|-------------|-----------|-------|
| <b>Federal Sites</b>           |                  |                 |                 |                     |                       |             |           |       |
| NPL                            | October 2013     | 10/31/13        | 1.000           | 0                   | 0                     | 0           | 0         | 0     |
| NPL (Delisted)                 | October 2013     | 10/31/13        | 0.500           | 0                   | 0                     | 0           | -         | 0     |
| CERCLIS                        | October 2013     | 10/31/13        | 0.500           | 0                   | 0                     | 0           | -         | 0     |
| NFRAP                          | October 2013     | 10/31/13        | 0.500           | 0                   | 0                     | 0           | -         | 0     |
| CORRACTS                       | Feb 2014         | 2/19/2014       | 1.000           | 0                   | 0                     | 0           | 0         | 0     |
| RCRA TSD                       | Feb 2014         | 2/19/2014       | 0.500           | 0                   | 0                     | 0           | -         | 0     |
| RCRA                           | Feb 2014         | 2/19/2014       | Adjoining*      | 0                   | 1                     | -           | -         | 1     |
| IC/EC (AUL)                    | Various          | Various         | Property        | 0                   | -                     | -           | -         | 0     |
| ERNS                           | April 2012       | 2/19/2014       | Property        | 0                   | -                     | -           | -         | 0     |
| <b>State and Tribal Sites</b>  |                  |                 |                 |                     |                       |             |           |       |
| SPL                            | October 2013     | 10/31/13        | 1.000           | 0                   | 0                     | 0           | 0         | 0     |
| SCL                            | April 2007       | 10/31/13        | 0.500           | 0                   | 0                     | 0           | -         | 0     |
| IOP                            | Feb 2014         | 2/19/2014       | 0.500           | 0                   | 0                     | 0           | -         | 0     |
| VCP                            | Feb 2014         | 2/19/2014       | 0.500           | 0                   | 0                     | 1           | -         | 1     |
| SWLF                           | October 2013     | 10/31/13        | 0.500           | 0                   | 0                     | 0           | -         | 0     |
| CLI                            | Sep 2008         | 10/31/13        | 0.500           | 0                   | 0                     | 0           | -         | 0     |
| LPST                           | October 2013     | 10/31/13        | 0.500           | 0                   | 0                     | 4           | -         | 4     |
| UST                            | October 2013     | 10/31/13        | Adjoining*      | 0                   | 0                     | -           | -         | 0     |
| AST                            | October 2013     | 10/31/13        | Adjoining*      | 0                   | 0                     | -           | -         | 0     |
| IC/EC (AUL)                    | Various          | Various         | Property        | 0                   | -                     | -           | -         | 0     |
| BROWNFIELD                     | Feb 2014         | 2/19/2014       | 0.500           | 0                   | 0                     | 0           | -         | 0     |
| <b>Supplemental Databases</b>  |                  |                 |                 |                     |                       |             |           |       |
| MSD                            | October 2013     | 10/31/13        | 1.000           | 0                   | 0                     | 0           | 0         | 0     |
| DRY CLEANER                    | Feb 2014         | 2/19/2014       | 0.500           | 0                   | 0                     | 0           | -         | 0     |
| IHW                            | Feb 2014         | 2/19/2014       | Adjoining*      | 0                   | 1                     | -           | -         | 1     |

\*Adjoining properties are defined as being within a search radius of 0.125 mi. from the subject property boundaries.

## Site Summary

| Map ID | Type | Facility ID  | Facility Name                       | Address                                   | Distance    |
|--------|------|--------------|-------------------------------------|-------------------------------------------|-------------|
| 1      | RCRA | TXR000018317 | CLARK FREIGHT LINES INC             | 5129 PINE AVENUE<br>PASADENA, TX 77503    | N<br>0.072  |
| 2      | IHW  | 81542        | Clark Freight Lines Inc Pasadena TX | 5129 Pine Avenue<br>Pasadena, TX 77503    | N<br>0.072  |
| 3      | LPST | 096080       | FORDS CHEMICAL & SERVICE INC        | 3310 PASADENA BLVD<br>PASADENA, TX 77503  | N<br>0.318  |
| 4      | LPST | 103155       | FRM 7 11 25297                      | 3232 PASADENA BLVD<br>PASADENA, TX 77503  | N<br>0.365  |
| 5      | LPST | 115908       | CHERIS FOOD STORE 11                | 2430 BELTWAY 8<br>PASADENA, TX 77503      | E<br>0.380  |
| 6      | VCP  | 1105         | ADA Fabrication and Manufacturing   | 2510 East Beltway 8<br>Pasadena, TX -     | E<br>0.381  |
| 7      | LPST | 100347       | STOP N GO 3642                      | 3202 E PASADENA HWY<br>PASADENA, TX 77503 | NW<br>0.398 |

|                           |                          |                                           |
|---------------------------|--------------------------|-------------------------------------------|
| <b>MAP ID</b><br><b>1</b> | <b>HAZARD TYPE:</b> RCRA | <b>FACILITY ADDRESS:</b> 5129 PINE AVENUE |
|                           | <b>DISTANCE:</b> 0.072 N | PASADENA, TX 77503                        |

**FACILITY INFORMATION:**

|                                      |                                       |                                                                    |
|--------------------------------------|---------------------------------------|--------------------------------------------------------------------|
| <b>Handler ID:</b>                   | TXR000018317                          | <b>North American Industry Classification System (NAICS) Codes</b> |
| <b>Handler Name:</b>                 | CLARK FREIGHT LINES INC               | 48411 - GENERAL FREIGHT TRUCKING, LOCAL                            |
| <b>Receive Date:</b>                 | 2001/02/13                            | -                                                                  |
| <b>Last Change:</b>                  | -NNNN--                               | -                                                                  |
| <b>Facility Address:</b>             | 5129 PINE AVENUE<br>PASADENA TX 77503 | -                                                                  |
| <b>Generator Status:</b>             | Handler                               | <b>Government Performance and Results Act</b>                      |
| <b>Non Notifier:</b>                 | Not a non-notifier                    | <b>Permit:</b> Unknown                                             |
| <b>Region:</b> 06                    | <b>State District:</b> 12             | <b>Post-Closure:</b> Unknown                                       |
| <b>Full Enforcement:</b>             |                                       | <b>Corrective Action:</b> Unknown                                  |
| <b>Operating TSDF:</b>               |                                       | <b>Compliance (Groundwater) Monitoring Evaluation:</b> No          |
| <b>Significant Non-Complier:</b>     | Unknown                               | <b>Permit Workload:</b> Does Not Apply                             |
| <b>Land Type:</b>                    |                                       | <b>Closure Workload:</b> Does Not Apply                            |
| <b>Permit Progress:</b>              | Does Not Apply                        | <b>Post-Closure Workload:</b> Does Not Apply                       |
| <b>Subject to Corrective Action:</b> | Unknown                               | <b>Corrective Action Workload:</b> Unknown                         |

**OWNER/OPERATOR INFORMATION:**

|                            |                            |                         |                                        |
|----------------------------|----------------------------|-------------------------|----------------------------------------|
| <b>Owner (Owner Type):</b> | CLARK FREIGHT LINES INC () | <b>Contact Address:</b> | 5129 PINE AVENUE<br>PASADENA, TX 77503 |
| <b>Contact:</b>            | DANNY R SCHNAUTZ           | <b>Contact Email:</b>   | Data Unavailable                       |
| <b>Contact Phone:</b>      | 713-487-3160               |                         |                                        |

**VIOLATION & ENFORCEMENT DETAILS:**

|                                      |               |
|--------------------------------------|---------------|
| <b>Citation/Violation:</b>           | None Reported |
| <b>Enforcement Type/Description:</b> | None Reported |

|                           |                                                     |                                                                 |
|---------------------------|-----------------------------------------------------|-----------------------------------------------------------------|
| <b>MAP ID</b><br><b>2</b> | <b>HAZARD TYPE:</b> IHW<br><b>DISTANCE:</b> 0.072 N | <b>FACILITY ADDRESS:</b> 5129 Pine Avenue<br>Pasadena, TX 77503 |
|---------------------------|-----------------------------------------------------|-----------------------------------------------------------------|

**FACILITY INFORMATION:**

|                         |                                   |                           |               |
|-------------------------|-----------------------------------|---------------------------|---------------|
| TCEQ Registration ID:   | 81542                             | Waste Transporter:        | Yes           |
| EPA ID:                 | TXR000018317                      | Waste Transfer Facility:  | No            |
| TCEQ ID:                | 36545                             | Industrial Waste Permit:  | None Reported |
| Initial Registration    |                                   | Municipal Waste Permit:   | None Reported |
| Notification Date:      | 1/25/1994                         | Hazardous                 |               |
| Registration Status     |                                   | Waste Permit:             | None Reported |
| Change:                 | 1/25/1994                         | Maguiladora:              | No            |
| Registration Last       |                                   | Generator Type:           | Not Reported  |
| Amendment:              | 9/14/2010                         | Type of Generator:        | Not Reported  |
| Facility Status:        | ACTIVE                            | Corrective Action Status: | N/A           |
| Facility Name:          | CLARK FREIGHT LINES INC           | CA Project Manager:       | N/A           |
|                         | PASADENA TX                       |                           |               |
| Facility Address:       | 5129 PIN E AVE                    | Non-Notifier:             | No            |
|                         | PASADENA TX 77503                 | STEERS Reporter:          | No            |
| County:                 | RUSK                              | Recycler Activity:        | No            |
| Waste Generator:        | No                                | Monthly Reporting:        | No            |
| Waste Receiver:         | No                                | Submits Annual            |               |
| Standard Industrial     | ()                                | Waste Summary:            | No            |
| Classification:         |                                   | Last Data Update:         | 9/17/2010     |
| Activity Information:   | Activity type/description unknown |                           |               |
| North American Industry |                                   |                           |               |
| Classification:         |                                   |                           |               |
| Additional Information: | Not Reported                      |                           |               |

**OWNER INFORMATION:**

|                  |                         |               |                         |
|------------------|-------------------------|---------------|-------------------------|
| Owner Name:      | CLARK FREIGHT LINES INC | Owner Type:   | Unknown                 |
| Mailing Address: | 5129 PIN E AVE          | Owner Tax ID: | 0                       |
|                  | PASADENA TX 77503 3730  | Bankruptcy:   | No                      |
| Primary Contact: | TIPPIT JEFFEREY         | OperatorName: | CLARK FREIGHT LINES INC |
| Primary Phone:   | 281-4873160             | OperatorType: | Unknown                 |

**WASTE INFORMATION:**

| Waste ID: | Waste Code<br>(*old Code): | Waste<br>Status: | Generator Description: |
|-----------|----------------------------|------------------|------------------------|
|           | Unknown                    |                  | Not Reported           |

|                           |                          |                                             |
|---------------------------|--------------------------|---------------------------------------------|
| <b>MAP ID</b><br><b>3</b> | <b>HAZARD TYPE:</b> LPST | <b>FACILITY ADDRESS:</b> 3310 PASADENA BLVD |
|                           | <b>DISTANCE:</b> 0.318 N | PASADENA, TX 77503                          |

**LPST INFORMATION:**

|                              |                              |                      |                       |                       |                                                                  |
|------------------------------|------------------------------|----------------------|-----------------------|-----------------------|------------------------------------------------------------------|
| <b>LPST ID:</b>              | 096080                       | <b>Facility ID:</b>  | 0053637               | <b>Priority Code:</b> | 2A - Groundwater Other Than 1b, Site Characterization Imcomplete |
| <b>Reported:</b>             | 03/15/1990                   | <b>Date Entered:</b> | 07/09/1990            | <b>Status Code:</b>   | 6A - Final Concurrence Issued, Case Closed                       |
| <b>Facility Name:</b>        | FORDS CHEMICAL & SERVICE INC |                      |                       |                       |                                                                  |
| <b>TCEQ Region:</b>          | HOUSTON                      |                      |                       |                       |                                                                  |
| <b>Depth to Groundwater:</b> | N/A                          |                      |                       |                       |                                                                  |
| <b>COORDINATORS:</b>         |                              |                      |                       |                       |                                                                  |
|                              | <b>Primary:</b> 1            | <b>RPR:</b> RJH      | <b>PST:</b> RJH/AFF/M |                       |                                                                  |

**ASSOCIATED UST FACILITY**
**FACILITY INFORMATION:**

|                         |            |                          |                      |
|-------------------------|------------|--------------------------|----------------------|
| <b>Facility ID:</b>     | 0053637    | <b>Facility Type:</b>    | Not Reported         |
| <b>Facility Name:</b>   |            | <b>Facility Manager:</b> | ()                   |
| <b>UST's Installed:</b> |            | <b>AST's Installed:</b>  |                      |
| <b>Date Registered:</b> | 05/08/1990 | <b>Signature Name:</b>   | RICHARD B BOYD JR () |

**OWNER INFORMATION:**

|                       |                  |                        |                      |                    |  |
|-----------------------|------------------|------------------------|----------------------|--------------------|--|
| <b>Owner Name:</b>    | Data Unavailable | <b>Owner ID:</b>       |                      | <b>Bankruptcy:</b> |  |
| <b>Owner Address:</b> | Data Unavailable | <b>Amendment:</b>      | Not Reported         |                    |  |
|                       |                  | <b>Amendment Date:</b> | 11/12/2007           |                    |  |
| <b>Owner Contact:</b> |                  | <b>Owner Tax ID:</b>   | Not Reported         |                    |  |
| <b>Contact Phone:</b> |                  | <b>Owner Type:</b>     | Private or Corporate |                    |  |

**TANK DETAILS:**

| Tank ID: | Unit ID: | Date Installed: | Tank Capacity: | Substance Stored: | Tank Status:        |
|----------|----------|-----------------|----------------|-------------------|---------------------|
| 4        | 131992   | 01/01/1984      | 500 Gallons    | -                 | Removed From Ground |
| 3        | 131993   | 01/01/1984      | 8000 Gallons   | Kerosene          | Removed From Ground |
| 1        | 131994   | 01/01/1984      | 8000 Gallons   | -                 | Removed From Ground |
| 2        | 131995   | 01/01/1984      | 8000 Gallons   | -                 | Removed From Ground |

|                           |                          |                                             |
|---------------------------|--------------------------|---------------------------------------------|
| <b>MAP ID</b><br><b>4</b> | <b>HAZARD TYPE:</b> LPST | <b>FACILITY ADDRESS:</b> 3232 PASADENA BLVD |
|                           | <b>DISTANCE:</b> 0.365 N | PASADENA, TX 77503                          |

**LPST INFORMATION:**

|                              |                |                      |            |                       |                                                            |
|------------------------------|----------------|----------------------|------------|-----------------------|------------------------------------------------------------|
| <b>LPST ID:</b>              | 103155         | <b>Facility ID:</b>  | 0035167    | <b>Priority Code:</b> | 6 - Minor Soil Contamination - No Remedial Action Required |
| <b>Reported:</b>             | 05/21/1992     | <b>Date Entered:</b> | 07/09/1992 | <b>Status Code:</b>   | 6A - Final Concurrence Issued, Case Closed                 |
| <b>Facility Name:</b>        | FRM 7 11 25297 |                      |            |                       |                                                            |
| <b>TCEQ Region:</b>          | HOUSTON        |                      |            |                       |                                                            |
| <b>Depth to Groundwater:</b> | N/A            |                      |            |                       |                                                            |
| <b>COORDINATORS:</b>         |                |                      |            |                       |                                                            |
|                              |                | <b>Primary:</b>      | 2          | <b>RPR:</b>           | HMW                                                        |
|                              |                |                      |            | <b>PST:</b>           | HMW                                                        |

|                                |
|--------------------------------|
| <b>ASSOCIATED UST FACILITY</b> |
|--------------------------------|

**FACILITY INFORMATION:**

|                         |                         |                          |                    |
|-------------------------|-------------------------|--------------------------|--------------------|
| <b>Facility ID:</b>     | 0035167                 | <b>Facility Type:</b>    | Not Reported       |
| <b>Facility Name:</b>   |                         | <b>Facility Manager:</b> | ()                 |
| <b>UST's Installed:</b> | <b>AST's Installed:</b> | <b>Phone:</b>            |                    |
| <b>Date Registered:</b> | 05/08/1986              | <b>Signature Name:</b>   | J L SESSIONS (MGR) |

**OWNER INFORMATION:**

|                       |                  |                        |                      |                    |  |
|-----------------------|------------------|------------------------|----------------------|--------------------|--|
| <b>Owner Name:</b>    | Data Unavailable | <b>Owner ID:</b>       |                      | <b>Bankruptcy:</b> |  |
| <b>Owner Address:</b> | Data Unavailable | <b>Amendment:</b>      | Not Reported         |                    |  |
|                       |                  | <b>Amendment Date:</b> |                      |                    |  |
| <b>Owner Contact:</b> |                  | <b>Owner Tax ID:</b>   | Not Reported         |                    |  |
| <b>Contact Phone:</b> |                  | <b>Owner Type:</b>     | Private or Corporate |                    |  |

**TANK DETAILS:**

| Tank ID: | Unit ID: | Date Installed: | Tank Capacity: | Substance Stored: | Tank Status:        |
|----------|----------|-----------------|----------------|-------------------|---------------------|
| 1        | 93000    | 01/01/1983      | 12000 Gallons  | Gasoline          | Removed From Ground |
| 2        | 93001    | 01/01/1983      | 12000 Gallons  | Gasoline          | Removed From Ground |
| 3        | 93002    | 01/01/1983      | 12000 Gallons  | Gasoline          | Removed From Ground |



|                           |                          |                                         |
|---------------------------|--------------------------|-----------------------------------------|
| <b>MAP ID</b><br><b>5</b> | <b>HAZARD TYPE:</b> LPST | <b>FACILITY ADDRESS:</b> 2430 BELTWAY 8 |
|                           | <b>DISTANCE:</b> 0.380 E | PASADENA, TX 77503                      |

**LPST INFORMATION:**

|                              |                      |                      |            |                       |                                                             |
|------------------------------|----------------------|----------------------|------------|-----------------------|-------------------------------------------------------------|
| <b>LPST ID:</b>              | 115908               | <b>Facility ID:</b>  | 0018933    | <b>Priority Code:</b> | 4.0 - Assessment Incomplete, No Apparent Receptors Impacted |
| <b>Reported:</b>             | 03/20/2002           | <b>Date Entered:</b> | 03/23/2004 | <b>Status Code:</b>   | 6A - Final Concurrence Issued, Case Closed                  |
| <b>Facility Name:</b>        | CHERIS FOOD STORE 11 |                      |            |                       |                                                             |
| <b>TCEQ Region:</b> Houston  |                      |                      |            | <b>COORDINATORS:</b>  |                                                             |
| <b>Depth to Groundwater:</b> | N/A                  | <b>Primary:</b>      | 1          | <b>RPR:</b>           | MAO                                                         |
|                              |                      |                      |            | <b>PST:</b>           | MAO/TSR                                                     |

**ASSOCIATED UST FACILITY**

**FACILITY INFORMATION:**

|                         |            |                          |                              |
|-------------------------|------------|--------------------------|------------------------------|
| <b>Facility ID:</b>     | 0018933    | <b>Facility Type:</b>    | Not Reported                 |
| <b>Facility Name:</b>   |            | <b>Facility Manager:</b> | ()                           |
| <b>UST's Installed:</b> |            | <b>AST's Installed:</b>  |                              |
| <b>Date Registered:</b> | 05/08/1986 | <b>Phone:</b>            |                              |
|                         |            | <b>Signature Name:</b>   | B HARTWELL (OPERATIONS MGR.) |

**OWNER INFORMATION:**

|                       |                  |                        |              |                    |  |
|-----------------------|------------------|------------------------|--------------|--------------------|--|
| <b>Owner Name:</b>    | Data Unavailable | <b>Owner ID:</b>       |              | <b>Bankruptcy:</b> |  |
| <b>Owner Address:</b> | Data Unavailable | <b>Amendment:</b>      | Not Reported |                    |  |
|                       |                  | <b>Amendment Date:</b> | 03/26/2003   |                    |  |
| <b>Owner Contact:</b> |                  | <b>Owner Tax ID:</b>   | Not Reported |                    |  |
| <b>Contact Phone:</b> |                  | <b>Owner Type:</b>     | Individual   |                    |  |

**TANK DETAILS:**

| Tank ID: | Unit ID: | Date Installed: | Tank Capacity: | Substance Stored: | Tank Status:        |
|----------|----------|-----------------|----------------|-------------------|---------------------|
| 1        | 49307    | 01/01/1980      | 8000 Gallons   | -                 | Removed From Ground |
| 2        | 49308    | 01/01/1980      | 8000 Gallons   | -                 | Removed From Ground |

|                           |                                                     |                                                                |
|---------------------------|-----------------------------------------------------|----------------------------------------------------------------|
| <b>MAP ID</b><br><b>6</b> | <b>HAZARD TYPE:</b> VCP<br><b>DISTANCE:</b> 0.381 E | <b>FACILITY ADDRESS:</b> 2510 East Beltway 8<br>Pasadena, TX - |
|---------------------------|-----------------------------------------------------|----------------------------------------------------------------|

#### FACILITY INFORMATION:

|                        |                                   |                           |                   |
|------------------------|-----------------------------------|---------------------------|-------------------|
| <b>VCP ID:</b>         | 1105                              | <b>Contaminants:</b>      | VOCs, Metals, TPH |
| <b>VCP Received:</b>   | 12/27/1999                        | <b>Media Affected:</b>    | Soils/Groundwater |
| <b>Agreement Date:</b> | 2/29/2000                         | <b>Acres:</b>             | 2                 |
| <b>Site Name:</b>      | ADA Fabrication and Manufacturing | <b>Solid Waste No:</b>    | Data Unavailable  |
| <b>Facility Type:</b>  | Machine Shop/Metal Fabrication    | <b>EPA ID:</b>            | Data Unavailable  |
| <b>Phase:</b>          | Investigation                     | <b>LPST No:</b>           | Data Unavailable  |
|                        |                                   | <b>Regulatory Agency:</b> | TCEQ              |

#### APPLICANT INFORMATION:

|                   |                                                                                      |               |              |
|-------------------|--------------------------------------------------------------------------------------|---------------|--------------|
| <b>Applicant:</b> | Viceroy, Inc.                                                                        | <b>Phone:</b> | 713-740-8027 |
| <b>Name:</b>      | Neal Rose                                                                            | <b>Fax:</b>   | 713-740-8031 |
| <b>Address:</b>   | Vice President, Industrial Relation<br>3225 Pasadena Boulevard<br>Pasadena, TX 77503 |               |              |

#### CONSULTANT/ATTORNEY INFORMATION:

|                             |                                                                             |               |              |
|-----------------------------|-----------------------------------------------------------------------------|---------------|--------------|
| <b>Consultant/Attorney:</b> | URS Corporation                                                             | <b>Phone:</b> | 713-914-6699 |
| <b>Name:</b>                | John T. Leethem, CPG                                                        | <b>Fax:</b>   | 713-789-8404 |
| <b>Address:</b>             | Remediation Unit Manager<br>9801 Westheimer, Suite 500<br>Houston, TX 77042 |               |              |

|                           |                           |                                              |
|---------------------------|---------------------------|----------------------------------------------|
| <b>MAP ID</b><br><b>7</b> | <b>HAZARD TYPE:</b> LPST  | <b>FACILITY ADDRESS:</b> 3202 E PASADENA HWY |
|                           | <b>DISTANCE:</b> 0.398 NW | PASADENA, TX 77503                           |

**LPST INFORMATION:**

|                              |                |                      |            |                       |                                                                         |
|------------------------------|----------------|----------------------|------------|-----------------------|-------------------------------------------------------------------------|
| <b>LPST ID:</b>              | 100347         | <b>Facility ID:</b>  | 0035157    | <b>Priority Code:</b> | 4.1 - Groundwater Impacted, No Apparent Threats or Impacts to Receptors |
| <b>Reported:</b>             | 09/24/1991     | <b>Date Entered:</b> | 11/04/1991 | <b>Status Code:</b>   | 6A - Final Concurrence Issued, Case Closed                              |
| <b>Facility Name:</b>        | STOP N GO 3642 |                      |            |                       |                                                                         |
| <b>TCEQ Region:</b>          | HOUSTON        |                      |            |                       |                                                                         |
| <b>Depth to Groundwater:</b> | 5.5            | <b>COORDINATORS:</b> |            |                       |                                                                         |
|                              |                | <b>Primary:</b>      | 3/2        | <b>RPR:</b>           | JFG                                                                     |
|                              |                |                      |            | <b>PST:</b>           | SLR/TOI/R                                                               |

|                                |
|--------------------------------|
| <b>ASSOCIATED UST FACILITY</b> |
|--------------------------------|

**FACILITY INFORMATION:**

|                         |             |                         |                       |
|-------------------------|-------------|-------------------------|-----------------------|
| <b>Facility ID:</b>     | 0035157     | <b>Facility Type:</b>   | Retail                |
| <b>Facility Name:</b>   | THE EXPRESS |                         |                       |
| <b>UST's Installed:</b> | 3           | <b>AST's Installed:</b> | 0                     |
| <b>Date Registered:</b> | 05/08/1986  | <b>Phone:</b>           | 713-472-3181          |
|                         |             | <b>Signature Name:</b>  | JAMAL HALIS (MANAGER) |

**OWNER INFORMATION:**

|                       |                                         |                        |                       |                    |  |
|-----------------------|-----------------------------------------|------------------------|-----------------------|--------------------|--|
| <b>Owner Name:</b>    | MY GREAT VENTURES INC                   | <b>Owner ID:</b>       | 69525                 | <b>Bankruptcy:</b> |  |
| <b>Owner Address:</b> | 3202 PASADENA FWY<br>PASADENA, TX 77503 | <b>Amendment:</b>      | Owner Contact Changed |                    |  |
|                       |                                         | <b>Amendment Date:</b> | 04/20/2010            |                    |  |
| <b>Owner Contact:</b> | KARIM MAKNOJIA                          | <b>Owner Tax ID:</b>   | Not Reported          |                    |  |
| <b>Contact Phone:</b> | 713-472-3181                            | <b>Owner Type:</b>     | Corporation           |                    |  |

**TANK DETAILS:**

| Tank ID: | Unit ID: | Date Installed: | Tank Capacity: | Substance Stored: | Tank Status: |
|----------|----------|-----------------|----------------|-------------------|--------------|
| 1        | 92970    | 02/01/1983      | 10000 Gallons  | Gasoline          | In Use       |
| 3        | 92971    | 02/01/1983      | 10000 Gallons  | Gasoline          | In Use       |
| 2        | 92972    | 02/01/1983      | 10000 Gallons  | Diesel            | In Use       |

## 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: 77503

| Facility ID                           | Type | Facility Name                         | Street Address                  |
|---------------------------------------|------|---------------------------------------|---------------------------------|
| <b>Ungeocoded sites within 77503:</b> |      |                                       |                                 |
|                                       | ERNS |                                       | BETWEEN GEORGIA GULF DOCK       |
|                                       | ERNS |                                       | 530 N. WOORDARD                 |
|                                       | ERNS |                                       | 502 EAST BELTWAY 8              |
|                                       | ERNS |                                       | 4405 LAPORTE RD                 |
|                                       | ERNS |                                       | 4403 LAPORTE RD.                |
|                                       | ERNS |                                       | 4403 LAPORTE HWY                |
|                                       | ERNS |                                       | 2640 LILY/INT OF LILY AND       |
|                                       | ERNS |                                       | 2500 N SOUTH ST                 |
|                                       | ERNS |                                       | 12222 PORT RD                   |
|                                       | ERNS |                                       | 12222 PORT RD                   |
|                                       | ERNS |                                       | .4403 LAPORTE HWY               |
|                                       | ERNS |                                       |                                 |
| TX0000885046                          | RCRA | TEDS CUSTOM PAINT & BODY              | 501 S ST                        |
| TXD087735494                          | RCRA | COASTAL SERVICES COMPANY CLEANING DIV | 3205 PASADENA BLVD CLEANING DIV |
| TXR000035089                          | RCRA | EXXON RAS NO 60359                    | 3816 RED BLUFF                  |

## DATABASE DEFINITIONS

### FEDERAL ASTM STANDARD DATABASES SEARCHED

#### **NPL: National Priorities List (Superfund)**

The NPL, a subset of CERCLIS, compiled by the EPA includes uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program. A site must meet or surpass a predetermined hazard ranking system score, be chosen as a state's top priority site, or meet three specific criteria set jointly by the US Department of Health and Human Services and the US EPA in order to become a NPL site. This dataset includes sites currently on the NPL, proposed, and delisted NPL facilities. Tribal NPL facilities, if any, are included in this database.

Source: US EPA

#### **CERCLIS: Comprehensive Environmental Response, Compensation and Liability Information System**

A list compiled by EPA that EPA has investigated or is currently investigating for potential hazardous substance contamination for possible inclusion on the National Priorities List. Tribal CERCLIS facilities, if any, are included in this database

Source: US EPA

#### **NFRAP: No Further Remedial Action Planned**

A list compiled by EPA consisting of former CERCLIS sites where no further remedial action is planned under CERCLA. NFRAP sites may be sites where following the initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL inclusion. Tribal NFRAP facilities, if any, are included in this database

Source: US EPA

#### **CORRACTS: Corrective Action Sites**

A list maintained by EPA of hazardous waste treatment, storage, or disposal facilities and other RCRA-regulated facilities (due to a past interim status or storage of hazardous waste beyond 90 days) that have been notified by the EPA to undertake corrective action. Tribal CORRACTS facilities, if any, are included in this database

Source: US EPA

#### **RCRA: Resource Conservation Recovery Act**

A list compiled by EPA of those persons or entities that generate hazardous waste as defined and regulated by RCRA. RCRA includes sites which generate, transport, or handle hazardous waste as defined and regulated by RCRA. This list includes those facilities defined as Conditionally Exempt Small Quantity Generators (CEG), Small Quantity Generators (SQG), Large Quantity Generators (LQG), Transporters and Handlers. CEG facilities generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. SQG facilities generate between 100 kg to 1,000 kg of hazardous waste per month. LQG facilities generate over 1,000 kg of hazardous waste or over 1 kg of acutely hazardous waste per month. Transporters are those that transport hazardous waste from the generator to a facility that can recycle, treat, store or dispose of the waste. Tribal RCRA facilities, if any, are included in this database

Source: US EPA

#### **RCRA TSD: Resource Conservation Recovery Act Treatment, Storage, Disposal**

A list compiled by EPA which identifies and tracks hazardous waste from the point of generation to the point of disposal. RCRA TSD facilities are those which treat, store, and/or dispose of hazardous waste. Tribal RCRA TSD facilities, if any, are included in this database

Source: US EPA

#### **ERNS: Emergency Response Notification System**

EPA's emergency response notification system list of reported CERCLA hazardous substance releases or spills in quantities greater than the reportable quantity, as maintained at the National Response Center. Notification requirements for such releases or spills are codified in 40 CFR Parts 302 and 355. Tribal ERNS facilities, if any, are included in this database

Source: National Response Center

#### **IC/EC - Institutional/Engineering Controls - Activity and Use Limitation (AUL)**

The term AUL is taken from Guide E 2091 to include both legal (institutional) and physical (engineering) controls. AULs are an indication of a past or present release of hazardous substance or petroleum products and are an explicit recognition by a federal, tribal, state or local regulatory agency that residual levels of hazardous substances or petroleum products may be present on a property, and that unrestricted use of the property may not be acceptable.

CORRACTS, CERCLIS, NPL, NFRAP are Federal Programs currently reporting AULs. If one of these facilities is located onsite, specific engineering and/or institutional control data can be found within that particular hazard report.

Source: US EPA

## DATABASE DEFINITIONS

### STATE ASTM STANDARD DATABASES SEARCHED

#### **SPL: State Superfund Registry**

State list of hazardous waste sites, the states' equivalent to NPL. Under the Texas Solid Waste Disposal Act, Texas Health and Safety Code, Chapter 361 (the Act), the TCEQ is required to identify, to the extent feasible, and evaluate facilities which may constitute an imminent and substantial endangerment to public health and safety or to the environment due to a release or threatened release of hazardous substances into the environment. Available information varies by state. Tribal UST facilities, if any, are included in this database.

Source: TCEQ

#### **SCL - State CERCLIS**

The Texas Commission on Environmental Quality (TCEQ) maintains a database of state equivalent CERCLIS sites all of which are included in the TCEQ's Superfund Registry. The TCEQ does not maintain a separate CERCLIS listing. The information on each site includes a history of all pre-remedial, remedial, removal and community relations activities or events at the site, financial funding information for the events and unrestricted enforcement activities.

Source: TCEQ

#### **IOP: Innocent Owner or Operator Program**

The Texas Innocent Owner or Operator Program was 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. This program can be used as a redevelopment tool or as a tool to add value to a contaminated property. Tribal IOP facilities, if any, are included in this database.

Source: TCEQ

#### **VCP: Voluntary Cleanup Program**

The Texas Voluntary Cleanup Program was established to provide administrative, technical, and legal incentives to encourage the cleanup of contaminated sites in Texas. VCP site cleanups follow a streamlined approach to reduce future human and environmental risk to safe levels. This program can be used as a redevelopment tool or as a tool to add value to a contaminated property. Tribal VCP facilities, if any, are included in this database. Includes Railroad Commission and Texas Commission on Environmental Quality sites.

Source: TCEQ / RRC

#### **SWLF: Municipal Solid Waste Landfills**

State list of permitted active, inactive, and closed municipal solid waste landfills, solid waste disposal sites, waste transfer stations and incinerators operating in compliance with the Texas Solid Waste Disposal Act. Tribal Landfill facilities, if any, are included in this database.

Source: TCEQ

#### **CLI: Closed Landfill Inventory**

Promulgated in the 73rd legislative session in 1993, House Bill 2537, enacted as Texas Health and Safety Code (THSC) Section 363.064, provided a mandate to the Council of Government (COGs) to inventory the closed (permitted), unauthorized, and abandoned landfills across the state of Texas. Unauthorized sites have no permit and are considered abandoned. This was completed by TCEQ under contract with Texas State University, and in cooperation with the 24 COGs in the State.

Source: TCEQ

#### **LPST: Leaking Petroleum Storage Tanks**

State list of leaking underground storage tank sites. Section 9003(h) of Subtitle I of RCRA gives EPA and states, under cooperative agreements with EPA, authority to clean up releases from UST systems or require owners and operators to do so. Tribal UST facilities, if any, are included in this database.

Source: TCEQ

#### **UST: Underground Storage Tanks**

State list of underground storage tanks required to be registered under Subtitle I, Section 9002 of RCRA. A UST is 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. Tribal UST facilities, if any, are included in this database.

Source: TCEQ, US EPA

#### **AST: Aboveground Storage Tank**

State list of registered aboveground storage required to be registered under Subtitle I, Section 9002 of RCRA.

Source: TCEQ

#### **IC/EC (State) - Institutional/Engineering Controls - Activity and Use Limitation (AUL)**

The term AUL is taken from Guide E 2091 to include both legal (institutional) and physical (engineering) controls. AULs are an indication of a past or present release of hazardous substance or petroleum products and are an explicit recognition by a federal, tribal, state or local regulatory agency that residual levels of hazardous substances or petroleum products may be present on a property, and that unrestricted use of the property may not be acceptable.

SPL, VCP, BROWNFIELDS, and MSD are State Programs currently reporting AULs. If one of these facilities is located onsite, specific engineering and/or institutional control data can be found within that particular hazard report.

Source: TCEQ

#### **BROWNFIELD: Brownfield Site Assessment**

## DATABASE DEFINITIONS

State list of completed and ongoing Brownfield Site Assessment. Brownfields are former industrial and commercial sites where redevelopment may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Tribal UST facilities, if any, are included in this database. Includes Railroad Commission and Texas Commission on Environmental Quality sites.  
Source: TCEQ / RRC

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### SUPPLEMENTAL STATE DATABASES SEARCHED

#### **MSD (Municipal Setting Designations):**

State list of municipal setting designations used in conjunction with other state and federal cleanup programs such as the Texas VCP, which affords landowners an alternative to spending large sums to cleanup groundwater that is not a drinking water resource in order to satisfy conservative drinking water standards.  
Source: TCEQ

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#### **DRY CLEANER:**

House Bill 1366 requires all dry cleaning facilities, including drop stations to register with the TCEQ and implement new performance standards at their facilities as appropriate. It also requires distributors of dry cleaning solvents to collect fees on the sale of dry cleaning solvents at certain facilities.

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#### **IHW: Industrial and Hazardous Waste Registration and Reporting Facilities**

State list containing information submitted by industrial and hazardous waste transporters, receivers, generators, and shippers used to track industrial and hazardous waste generation and management activities in the state of Texas.  
Source: TCEQ

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## DISCLAIMER

### **Notice of Disclaimer**

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**MAP ID #1**

**RCRA TXR000018317**

**MAP ID #2**

**IHW #81542**





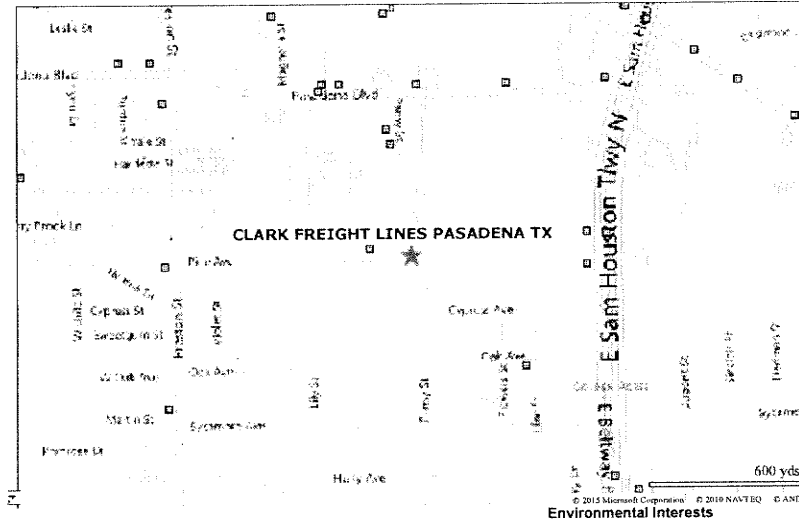
## Envirofacts

## FRS Facility Detail Report



## CLARK FREIGHT LINES PASADENA TX

5129 PINE AVENUE  
PASADENA, TX 77503-3730  
EPA Registry Id: 110005175327



## Legend

- Selected Facility
- TPA Facility of Interest
- State/Tribal Facility of Interest

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

## Facility Registry Service Links

- Search
- FRS Facility Query
- FRS EZ Search
- Organization Search
- FRS Physical Data Model
- FRS Geospatial Model
- Contact Us
- Facility Registry Service (FRS) Home

| Information System                                                  | System Facility Name            | Information System Id/Report Link | Environmental Interest Type | Data Source | Last Updated Date | Supplemental Environmental Interests                                            |
|---------------------------------------------------------------------|---------------------------------|-----------------------------------|-----------------------------|-------------|-------------------|---------------------------------------------------------------------------------|
| RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM           | CLARK FREIGHT LINES INC         | TXR000018317                      | TRANSPORTER (Y)             | RCRAINFO    | 03/25/2004        |                                                                                 |
| TEXAS COMMISSION ON ENVIRONMENTAL QUALITY - AGENCY CENTRAL REGISTRY | CLARK FREIGHT LINES PASADENA TX | RN100598010                       | STATE MASTER                | TX-TCEQ ACR |                   | SOLID WASTE REGISTRA-81542<br>TRANSPORTER<br>EPA ID-TXR000018317<br>TRANSPORTER |

Additional EPA Reports: [MyEnvironment](#) [Enforcement and Compliance](#) [Site Demographics](#) [Facility Coordinates Viewer](#) [Environmental Justice Map Viewer](#) [Watershed Report](#)

## Standard Industrial Classification Codes (SIC)

| Date Source | SIC Code | Description                    | Primary |
|-------------|----------|--------------------------------|---------|
| TX-TCEQ ACR | 4212     | LOCAL TRUCKING WITHOUT STORAGE |         |

## Facility Codes and Flags

|                               |                                |
|-------------------------------|--------------------------------|
| EPA Region                    | 06                             |
| Duns Number                   |                                |
| Congressional District Number | 36                             |
| Legislative District Number   | 12                             |
| HUC Code/Watershed            | 12040104 / BUFFALO-SAN JACINTO |
| US Mexico Border Indicator    | NO                             |
| Federal Facility              | NO                             |
| Tribal Land                   | NO                             |

## Alternative Names

| Alternative Name                    | Source of Data |
|-------------------------------------|----------------|
| CLARK FREIGHT LINES INC PASADENA TX | RCRAINFO       |
| CLARK FREIGHT LINES INC             | RCRAINFO       |

## Organizations

| Affiliation Type | Name                      | DUNS Number | Information System | Mailing Address      |
|------------------|---------------------------|-------------|--------------------|----------------------|
| OWNER OPERATOR   | CLARK FREIGHT LINES, INC. |             | TX-TCEQ ACR        | <a href="#">View</a> |

Query executed on: FEB-06-2015

## National Industry Classification System Codes (NAICS)

| Date Source | NAICS Code | Description                     | Primary |
|-------------|------------|---------------------------------|---------|
| RCRAINFO    | 48411      | GENERAL FREIGHT TRUCKING, LOCAL |         |
| TX-TCEQ ACR | 484110     | GENERAL FREIGHT TRUCKING, LOCAL |         |

## Facility Mailing Addresses

| Affiliation Type | Delivery Point | City Name | State | Postal Code | Information System |
|------------------|----------------|-----------|-------|-------------|--------------------|
| MAILING ADDRESS  | 5129 PINE AVE  | PASADENA  | TX    | 775033730   | TX-TCEQ ACR        |
| OWNER OPERATOR   | 5129 PINE AVE  | PASADENA  | TX    | 775033730   | TX-TCEQ ACR        |

## Contacts

No Contacts returned.

[Questions or Comments >>](#)[Query Home](#)[Customer Search](#)[RE Search](#)[ID Search](#)[Document Search](#)[Search Results](#)[TCEQ Home](#)

## Central Registry Query - Regulated Entity Information

### Regulated Entity Information

**RN Number:** RN100598010**Name:** CLARK FREIGHT LINES PASADENA TX [View Prior Names](#)**Primary Business:** No primary business description on file.**Street Address:** 5129 PINE AVE, PASADENA TX 77503 3730**County:** HARRIS**Nearest City:** No near city on file.**State:** TX**Near ZIP Code:** 77503**Physical Location:** 5129 Pine Avenue, Pasadena, TX 77503

### Affiliated Customers - Current

Your Search Returned **2** Current Affiliation Records ([View Affiliation History](#))**1-2 of 2 Records**

| CN Number   | Customer Name           | Customer Role  | Details                                                                            |
|-------------|-------------------------|----------------|------------------------------------------------------------------------------------|
| CN600307813 | CLARK FREIGHT LINES INC | OWNER OPERATOR |   |
| CN600307813 | CLARK FREIGHT LINES INC | OWNER OPERATOR |  |

### Industry Type Codes

| Code   | Classification | Name                            |
|--------|----------------|---------------------------------|
| 484110 | NAICS          | General Freight Trucking, Local |
| 4212   | SIC            | Local Trucking Without Storage  |

### Permits, Registrations, or Other Authorizations

There are a total of **2** programs and IDs for this regulated entity. Click on a column name to change the sort order.**1-2 of 2 Records**

| Program ▲                      | ID Type                          | ID Number    | ID Status |
|--------------------------------|----------------------------------|--------------|-----------|
| INDUSTRIAL AND HAZARDOUS WASTE | EPA ID                           | TXR000018317 | ACTIVE    |
| INDUSTRIAL AND HAZARDOUS WASTE | SOLID WASTE REGISTRATION # (SWR) | 81542        | ACTIVE    |

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[Statewide Links: Texas.gov](#) | [Texas Homeland Security](#) | [TRAIL Statewide Archive](#) | [Texas Veterans Portal](#)

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Questions or Comments >>

[Query Home](#) [Customer Search](#) [RE Search](#) [ID Search](#) [Search Results](#) [Solid Waste Registration Detail](#) [TCEQ Home](#)

## Central Registry

Detail of: **Industrial and Hazardous Waste Solid Waste Registration 81542**

For: **CLARK FREIGHT LINES PASADENA TX (RN100598010)**

5129 PINE AVE, PASADENA

Solid Waste **ACTIVE**

Registration

Status:

Held by: **CLARK FREIGHT LINES INC (CN600307813)**

**OWNER OPERATOR** Since 02/13/2001 [View Compliance History](#)

Mailing Address: 5129 PINE AVE PASADENA, TX 77503-3730

| Facility Information                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Registration Number:</b> 81542<br><b>Status:</b> Active<br><b>Site Name:</b> CLARK FREIGHT LINES INC PASADENA TX<br><b>Company Name:</b> CLARK FREIGHT LINES INC<br><b>Site Street Address:</b> 5129 PINE AVE, PASADENA, TX, 77503<br><b>Site Location:</b> 5129 Pine Avenue, Pasadena, TX 77503<br><b>County:</b> HARRIS<br><b>EPA Number:</b> TXR000018317<br><b>Registration Type:</b> Transporter<br><b>Generator Type:</b><br><b>SIC Code:</b><br><b>NAICS Code:</b> 484110 General Freight Trucking, Local |

|                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------|
| <a href="#">View Annual Waste Summary</a> not available                                                                        |
| <a href="#">View Waste Receipt Report</a> <a href="#">Year</a> <a href="#">Month</a> <b>Waste Receipt Report not available</b> |
| <a href="#">View Waste Management Units</a> <a href="#">View Waste Types</a>                                                   |

[Site Help](#) | [Disclaimer](#) | [Web Policies](#) | [Accessibility](#) | [Our Compact with Texans](#) | [TCEQ Homeland Security](#) | [Contact Us](#) | [Central Registry](#) | [Search Hints](#) | [Report Data Errors](#)  
[Statewide Links: Texas.gov](#) | [Texas Homeland Security](#) | [TRAIL Statewide Archive](#) | [Texas Veterans Portal](#)

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\*\*\* TEXAS COMMISSION ON ENVIRONMENTAL QUALITY \*\*\*  
Notice of Registration  
Industrial and Hazardous Waste

Page: 1  
Date: 09/22/2010

81542 Clark Freight Lines Inc Pasadena TX

Solid Waste Registration Number: 81542 EPA Id: TXR000018317

Company Name: Clark Freight Lines Inc  
Site Name: Clark Freight Lines Inc Pasadena TX  
Site Location: 5129 Pine Avenue, Pasadena, TX 77503  
Primary Contact: Tiptit, Jefferey  
Mailing Address: 5129 Pine Avenue  
Pasadena, TX 77503

Region: 12  
County: 101 HARRIS  
Land Type: Private  
Title: Dir of Safety & Security  
Site Street Address: 5129 Pine Avenue  
Pasadena, TX 77503  
Initial Registration Date: 01/25/1994  
Last Amendment Date: 09/14/2010  
Last Date NOR Computer update: 09/17/2010  
Phone: 281-487-3160

Registration Status: Active  
Registration Type: Transporter  
Generator Type:  
Receiver Type:  
Transporter Type: FOR HIRE  
Transport Wst Class: 1 H  
Reporting Method: PAPER

Hazardous Waste Generation Status:

Business Description:  
NAICS Code: 484110 General Freight Trucking, Local  
Tax Identification #:  
Handler Status:

Operator Information

Name: Clark Freight Lines Inc  
Phone: 713-487-3160  
Address: 5129 Pine Avenue  
Pasadena, TX 77503-3730

Owner Information:

Name: Clark Freight Lines Inc  
Phone: 713-487-3160  
Address: 5129 Pine Avenue  
Pasadena, TX 77503-3730

As of 09/14/2010 - the next unassigned sequence number for WASTES is 0001 and  
the next unassigned sequence number for UNITS is 001

\*\*\*\* WASTE INFORMATION \*\*\*\*

| Texas<br>Waste<br>Code | Waste<br>Class | Status | Date of<br>Status | Managed<br>Onsite/<br>Offsite | Radio-<br>active | TCEQ Audit<br>Complete |
|------------------------|----------------|--------|-------------------|-------------------------------|------------------|------------------------|
|------------------------|----------------|--------|-------------------|-------------------------------|------------------|------------------------|

\*\* No Longer Generated Wastes \*\*

As of 09/14/2010, the next unassigned sequence number for WASTES is 0001

\*\*\* TEXAS COMMISSION ON ENVIRONMENTAL QUALITY \*\*\*  
 Notice of Registration  
 Industrial and Hazardous Waste

Page: 2  
 Date: 09/22/2010

Clark Freight Lines Inc Pasadena TX

81542

\*\*\*\* UNITS AT THIS SITE MANAGING WASTE \*\*\*\*

| Unit<br>Number | Unit<br>Type | Unit<br>Status | Date of<br>Status | Classes of Waste<br>Managed in Unit<br>Onsite / Offsite | Unit<br>Permit<br>Number | Unit #<br>on<br>Permit | Regulatory<br>Status | Deed Recording<br>Needed/Date |
|----------------|--------------|----------------|-------------------|---------------------------------------------------------|--------------------------|------------------------|----------------------|-------------------------------|
|----------------|--------------|----------------|-------------------|---------------------------------------------------------|--------------------------|------------------------|----------------------|-------------------------------|

As of 09/14/2010, the next unassigned sequence number for UNITS is 001

[illegible]

|                                                                                                                                                                                                                          |                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <p><b>1. Type of Program</b> (Check one)</p> <p><input type="checkbox"/> <b>1.1</b> <u>General</u></p> <p><input type="checkbox"/> <b>1.2</b> <u>Special</u></p> <p><input type="checkbox"/> <b>1.3</b> <u>Other</u></p> | <p><b>2. Description of Program</b></p> <p><b>3. Objectives</b></p> <p><b>4. Methods</b></p> <p><b>5. Results</b></p> |
| <p><b>6. Personnel</b></p> <p><b>7. Budget</b></p> <p><b>8. Other</b></p>                                                                                                                                                | <p><b>9. Summary</b></p> <p><b>10. Remarks</b></p>                                                                    |

**11. Date** 11-14-90

**12. Signature** [Signature]

**13. Title** Director

**14. Agency** U.S. Department of Justice

**15. Division** Office of the Inspector General

**16. Office** Washington, D.C.

**17. Distribution**

**18. Comments**

8154

**SOLID WASTE TRANSPORTER REGISTRATION FORM**

Company Name CLARK SPECIALIZED CARRIERS, INC.

Headquarters Location 5129 PINE AVE

Address PASADENA TX

Site Location 27503 COUNTRY HARBOR (713) 487-3160

Contact Person PASADENA TX

TWC Registration No. DANNY R. SCHNAUTZ

ERC Registration No. EPA Identification No.

Carrier Classification: Private ☒ For Hire: Common ☒

Interstate ☒ Intrastate ☒ Foreign: In ☐ Out ☐

Transportation Mode: Rwy ☒ Rail ☐ Water ☐ Air ☐

Fleet Size 2 UNITS

Operating Area 48 STATES

Freight Classification: Hazardous Waste ☒

U. S. DOT Hazard Classes UN 3068 CLASS 4.2 etc.

Or Chemical Types CATALYST etc.

Class: Nonhazardous Waste ☒

I certify that the information herein is complete and accurate to the best of my knowledge.

*Danny Schnautz* DR. MGR 8-16-95

Please return to: Texas Water Commission  
Industrial and Miscellaneous Waste Division  
Waste Evaluation Section  
Post Office Box 13087  
Austin, TX 78711-0887  
512-908-9932

005790

8/16/95



**FREIGHT LINES INC.**  
Freight Lines Inc. 2000-2000  
P.O. Box 1200

8-22-95

Please call if  
any problems or  
questions. We are  
in a rush on these.

*Danny*

(713) 487-3160 • FAX (713) 487-3273 • U.S. MAIL (800) 247-7078  
ERC REG. 200000 • US DOT 306870 • CNA 300

This registration does not constitute authorization of any waste management activities or facilities listed below. The registration reflects hazardous and/or industrial waste generation and management activities for which the registrant has provided notification. Requirements for solid waste management are provided by Texas Administrative Code section 335 of the rules of the Texas Natural Resource Conservation Commission (TNRCC). Changes or additions to waste management methods referred to in this notice require written notification to the TNRCC.

Solid waste Registration Number 81542 EPA ID

The Solid Waste Registration Number provides access to computerized and filed information pertaining to your operation. Please refer to that number in any correspondence.

|               |                                        |        |                    |                               |              |
|---------------|----------------------------------------|--------|--------------------|-------------------------------|--------------|
| Company Name  | Clark Freight Lines, Inc.              | Region | 12                 | Initial Registration Date     | 01/25/1994   |
| Site Name     | Clark Freight Lines, Inc. Pasadena, TX | County | 101 Harris         | Last Amendment Date           | 01/25/1994   |
| Site Location | 5129 Pine Avenue, Pasadena, TX 77503   |        |                    | Last Date HDR Computer update | 01/25/1994   |
| Contact       | Schnautz, Danny R                      | Title  | Operations Manager | Phone                         | 713-487-3180 |

Mailing Address 5129 Pine Avenue  
Pasadena, TX 77503

Site Street Address 5129 Pine Avenue  
Pasadena, TX 77503

Registration Status Active No Permit  
Registration Type Transporter  
Transporter Type For Hire Transporter Waste Class 1 H

Business Description  
Primary SIC Code  
Handler Status

Operator Information  
Name  
Address

Owner Information  
Name  
Address

As of 01/25/1994 the next unassigned sequence number for WASTES is 0001 and  
the next unassigned sequence number for UNITS is 001

Section 335, Chapter 31 of the Texas Administrative Code specifies the notification, record keeping, manifesting and reporting requirements for hazardous and industrial solid wastes



FIN 125 007 81542

HAZARDOUS WASTE TRANSPORTATION REGISTRATION FORM

Company Name CLARK FREIGHT LINES, INC.  
 Headquarters Location 5129 PINE AVE  
 Name-Address PASADENA, TX  
 Zip 77503 County HARRIS Phone (713) 487-3460  
 Site Location PASADENA, TX  
 Contact Person DANNY R. SCHNAUTZ  
 TWC Registration No. \_\_\_\_\_ EPA Identification No. \_\_\_\_\_  
 RMC Registration No. \_\_\_\_\_  
 Carrier Classification: Private \_\_\_\_\_ For Hire: Common ✓  
 Interstate ✓ Intrastate \_\_\_\_\_ Foreign: In \_\_\_\_\_ Out \_\_\_\_\_  
 Transportation Mode: Rwy ✓ Rail \_\_\_\_\_ Water \_\_\_\_\_ Air \_\_\_\_\_  
 Fleet Size 60 UNITS  
 Operating Area 48 STATES  
 Freight Classification: Hazardous Waste ✓  
 Class I \_\_\_\_\_ Class II \_\_\_\_\_ Class III \_\_\_\_\_  
 U. S. DOT Hazard Classes UN 3088 CLASS 4.2 etc.  
 Or Chemical Types CATALYST etc.

I certify that the information herein is complete and accurate to the best of my knowledge:

Danny R. Schnautz on MCE 1-24-94  
 Signature Date

Please return to:  
 Texas Water Commission  
 Industrial and Hazardous Waste Division  
 Waste Evaluation Section  
 Post Office Box 13087  
 Austin, TX 78711-3087  
 512-908-8833

Per  
Sara  
11/14/00  
SB

Not an Initial Registration  
Just changing contact

IHW

81542

CO

For internal use only

## Notification for Hazardous or Industrial Waste Management

Please print or type. Definitions and codes can be found in the Hazardous or Industrial Waste Form Instructions. Changes not related to Waste Streams or Waste Management Units must be accompanied by TCEQ Core Data Form (TCEQ 10400).

### Part I. General Registration Information

#### Section A. Notification Type and Registration Numbers

If this is an Initial Notification, leave registration numbers blank. If updating existing Notice of Registration, provide current registration numbers.

1. Notification type (check one): ☒ Initial ☐ Update

2. Solid Waste Registration Number:

3. EPA Identification Number:

4. Customer Reference Number: CN

5. Regulated Entity Number: RN

#### Section B. Company Information

1. Company Name (as listed with the Secretary of State): CLARK FREIGHT LINES INC.

2. Site Name:

3. Registration Type (check all that apply): ☐ Generator ☐ Receiver ☒ Transporter ☐ Recycler

4. Contact Information:

JEFFREY A. TIPPIT  
(First Name, Last Name, Title)

DIRECTOR OF SAFETY & SECURITY

Telephone Number: (281) 487-3160 Fax Number: (281) 487-5418 Email: JEFFREY.TIPPIT@CLARKFREIGHT.COM

5. Waste Handler Status (check all that apply):

☒ Not Applicable

☐ Permitted TSD

☐ Interim TSD

☐ Recycler

#### Section C. Generator Information

If your facility does not fit the definition of a "Generator" skip to Section D

1. Generator Type (check all that apply): ☐ Industrial ☐ Non-industrial ☐ Railroad Commission

2. Hazardous Waste  
Generation Status  
(check one):

☐ Large Quantity  
Generator (LQG)

◆ 2,200 pounds (1,000 kilograms) or more of hazardous waste  
and/or  
◆ 2.2 pounds (1 kilogram) or more of acutely hazardous waste

☐ Small Quantity  
Generator (SQG)

◆ between 220 and 2,200 pounds (100 and 1,000 kilograms) of hazardous waste  
and  
◆ less than 2.2 pounds (1 kilogram) of acutely hazardous waste

☐ Industrial Conditionally  
Exempt Small  
Quantity Generator  
(CESQG)

◆ 220 pounds (100 kilograms) or less of hazardous waste  
and  
◆ less than 2.2 pounds (1 kilogram) of acutely hazardous waste  
and  
◆ 220 pounds (100 kilograms) or more of industrial Class 1 waste

☐ Universal Waste Only

◆ All hazardous waste generated is classified as Universal Waste and no reportable Class 1 waste is generated at the site

RECEIVED

OCT 11 2010

TCEQ  
CENTRAL FILE ROOM

RECEIVED

11-41  
SB  
IHW-I  
9-7-2010

RSM  
9/14/2010  
SB

## Notification for Hazardous or Industrial Waste Management

### Section D. Receiver Information

If your facility does not fit the definition of a "Receiver" skip to Section E

1. Facility Category (check one): ☐ Commercial ☐ Captive ☐ Captured

2. Class of Waste Received for treatment, storage or disposal (check all that apply):  
☐ Hazardous ☐ Class 1 ☐ Class 2 ☐ Class 3

3. If you receive waste from off-site and recycle it, see TCEQ Form 0524 "Notification Form for Receiving and Recycling Hazardous or Industrial Waste".

### Section E. Transporter Information

If your facility does not fit the definition of a "Transporter" skip to Section F

\*To Transport hazardous waste you must have an EPA identification number. See EPA RCRA Subtitle C Site Identification Form (EPA Form 8700-12).

1. Carrier Classification (answer "yes" or "no" to each question):

a. Do you transport for hire?

☒ Yes

☐ No

b. Do you transport your own waste?

☐ Yes

☒ No

c. Is this site a transfer facility?

☐ Yes

☒ No

2. Types of waste transported (check all that apply):

☒ Hazardous\*

☐ Class 1

☐ Class 2

☐ Class 3

### Section F. Certification of Company Information

I certify that the information submitted herein is complete and accurate to the best of my knowledge

JEFFREY A. TRIPP

Printed Preparer's Name

(817) 487-3160

Telephone Number

Jeffrey A. Tripp

Preparer's Signature

Sept. 2, 2010

Date

### Mail all completed registration forms

(i.e., Notification for Hazardous or Industrial Waste Management, TCEQ 00002; TCEQ Core Data Form, TCEQ 10400; EPA RCRA Subtitle C Site Identification Form, EPA Form 8700-12)

**Texas Commission on Environmental Quality**  
**Permitting and Registration Support Division**  
**Registration and Reporting Section, MC 129**  
**PO Box 13087**  
**Austin, TX 78711-3087**

If you have questions on how to fill out this form or about the Industrial and Hazardous Waste Program, please contact us at 512/239-6413. Individuals are entitled to request and review their personal information the agency gathers on its forms. They may also have any errors in their information corrected. Administrative changes must be made on the TCEQ Core Data Form (TCEQ 10400). To review such information, contact us at 512/239-3282.

---

## **APPENDIX IV INTERVIEWS / ADDITIONAL INFORMATION**

**Date: 02/06/2015**

**To: City of Pasadena, TX**  
**Pasadena City Secretary Office**  
**PHONE: 713-475-5529**  
**FAX: 713-475-7883**

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

**RE: Open Records Request**  
**For: Phase Engineering Job: 201501124**

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

1. Address: 5128 Pine Ave., Pasadena, TX
2. Legal Description: Tracts A1, A3, B, C, & C1, Block 12, Golden Acres Section 1
3. Owner Name: Pine Tree Assisted Living LP
4. HCAD #: 0612060120010; 0612060120011; 0612060120003; 0612060120017
5. Key Map: 537U

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

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

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

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

Please reply as soon as possible to: [melissa@PhaseEngineering.com](mailto:melissa@PhaseEngineering.com) or Fax 713-476-9797

Thank you very much for your assistance.

## RECORD OF COMMUNICATION

**Job #:** 201501124  
**Job Address:** 5128 Pine Ave., Pasadena, TX 77503  
**Contact:** Teresa Vazquez-Evans, *Director of Planning*, City of Pasadena

**Comments:**

The City of Pasadena has no zoning regulations.



\_\_\_\_\_ Date 02/06/2015

Melissa Sully  
**Phase Engineering, Inc.**  
[melissa@PhaseEngineering.com](mailto:melissa@PhaseEngineering.com)



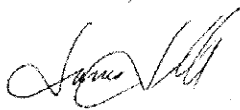
## RECORD OF COMMUNICATION

**Job #:** 201501124  
**Job Address:** 5128 Pine Avenue and 2514 Pansy Street, Pasadena, TX 77503  
**Contact:** Jamie Molen, Pine Tree Assisted Living Administrator  
281-487-3113

**Comments:**

Phase Engineering Inc. interviewed Jamie Molen during the site visit. Ms. Molen informed Phase Engineering, Inc. of the following:

- She was not aware of any environmental concerns at the subject property or adjoining properties.
- She was not aware of any current or historical USTs or ASTs located at the subject property.
- She stated that the past use of the subject property was residential land.
- She has been associated with the subject property for 5 years.



**Date:** 1-29-15

Inspected-By: Janis Franklin, P.G.  
**Phase Engineering, Inc.**  
5524 Cornish Street, Houston, Texas 77007  
[janis@phaseengineering.com](mailto:janis@phaseengineering.com)  
713-476-9844



# **ASTM Transaction Screen Questionnaire (Owner/Seller Questionnaire)**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                              |                                        |                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|----------------------------------------|----------------------------------|
| Property Name and Address:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                              |                                        |                                  |
| Consultant Name: Phase Engineering, Inc.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Report No.: 201501124        | 01/28/2015                             |                                  |
| <p><b>Instructions:</b> Please fax completed form back to Ruben at 281-200-0060. To submit this form via email, please send to: Ruben@PhaseEngineering.com. If you have any questions, please call 713-476-9844, ext. 225.</p> <p>To fill out this form for email submission, simply place the cursor over 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 line.</p> |                              |                                        |                                  |
| <b>Please explain all "Yes" answers in the Comments section at the end.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                              |                                        |                                  |
| 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?                                                                                                                                                                                          | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> Unknown |
| 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?                                                                                                                                                                                                                   | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> Unknown |
| 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?                                                                                                                                                                                                      | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> Unknown |
| 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?                                                                                                                                                                                                                                                                                                                                                  | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> Unknown |
| 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?                                                                                                                                                                                                                                                                                                                                                                                    | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> Unknown |
| 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?                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> Unknown |
| 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?                                                                                                                                                                                                                                                                                                                                                                                                                                 | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> Unknown |
| 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?                                                                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> Unknown |
| 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?                                                                                                                                                                                                                                                                                                 | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> Unknown |

Please fax completed form back to Ruben at 281-200-0060. To submit this form via email, please send to: Ruben@PhaseEngineering.com. If you have any questions, please call (832) 485-2225.



| Please explain all "Yes" answers in the Comments section at the end.                                                                                                                                                                                                                                     |  | YES                      | NO                                  | Unknown                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------|-------------------------------------|--------------------------|
| 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? |  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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?                                                          |  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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?                                                                        |  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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?                                               |  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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?                                                                                         |  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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?                                                                                                                   |  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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?    |  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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?              |  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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?                                                                                                                     |  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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?                |  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of Polychlorinated biphenyls (PCBs)?                                                                                                                                           |  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Please fax completed form back to Ruben at 281-200-0060. To submit this form via email, please send to: Ruben@PhaseEngineering.com. If you have any questions, please call (832) 485-2225.



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## Section 6. User Responsibilities

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

- 1) **Environmental liens that are filed or recorded against the property (40 CFR 312.25).**  
Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law? ☐ Yes ☐ No
- 2) **Activity and use limitations that are in place on the property or that have been filed or recorded against the property (40 CFR 312.26(a)(1)(v) and vi)).**  
Did a search of recorded land title records (or judicial records where appropriate) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law? ☐ Yes ☐ No
- 3) **Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).**  
As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? ☐ Yes ☐ No
- 4) **Relationship to the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).**  
Does the purchase price being paid for this property reasonably reflect the fair market value of the property?  
☐ Yes ☐ No  
If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? ☐ Yes ☐ No
- 5) **Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).**  
Are you aware of commonly known or reasonably ascertainable information about the property that would help Phase Engineering, Inc. to identify conditions indicative of releases or threatened releases? For example, as user:
  - a. Do you know the past uses of the property? ☐ Yes ☐ No
  - b. Do you know of specific chemicals that are present or once were present at the property? ☐ Yes ☐ No
  - c. Do you know of spills or other chemical releases that have taken place at the property? ☐ Yes ☐ No
  - d. Do you know of any environmental cleanups that have taken place at the property? ☐ Yes ☐ No
- 6) **The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).**  
As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property? ☐ Yes ☐ No

Comments from Questions 1-6:

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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:

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Print Name: \_\_\_\_\_ Company: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Relation to property: \_\_\_\_\_  
(purchaser, lender, owner, lessee, etc.)

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## **APPENDIX V LETTER OF ENGAGEMENT**

**PHASE ENGINEERING, INC.**  
ENVIRONMENTAL CONSULTANTS

January 26, 2015

First Commerce Bank  
Lori Harris  
105 River Avenue  
Lakewood, NJ 08701  
Phone: (732) 719-3956 Fax: (732) 364-0053 Email: [lharris@firstcommercebk.com](mailto:lharris@firstcommercebk.com)

We are pleased to make the following proposal for Professional Environmental Services:

Property/Borrower Name or Reference #: Pine Tree  
Current Use: Assisted Living Facility  
Address/ Property Location: 5128 Pine Avenue  
City: Pasadena County: Harris State: TX Zip: 77503

Perform a Phase I Environmental Site Assessment as per the ASTM E 1527-13 Standard and the attached addendum.

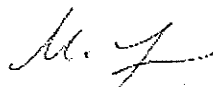
Quoted Price: \$1,700.00

- Includes: Electronic version in PDF with findings, opinions and conclusions. Originals @ \$50.00 each.
- Chain of title search and environmental lien search not included in pricing and are to be provided to PEI by Client. If requested for PEI to perform, additional charges may apply.
- Delivery: Final report approximately 10-15 business days from signed letter of engagement. We rely on state regulators for information that may not be readily available for review within the time frame requested for the scheduled delivery date. 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.

If the above terms are acceptable, please sign and fax (eFax 281-200-0060) or email ([proposals@phaseengineering.com](mailto: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. Access to the property (contact name & number), which may include keys or combinations, if applicable.
3. All complete environmental reports.
4. Completed User Questionnaire and Owner / Seller Questionnaire.
5. Survey and legal description. Survey does not have to be new if it reflects the property correctly.
6. 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 (713) 476-9844 or 1-800-419-8881.

  
Melanie Edmundson P.G.  
Vice President

Accepted By: \_\_\_\_\_  
Print Name: \_\_\_\_\_

Date: 1/28/15

**Phase I Environmental Site Assessment  
Letter of Engagement Addendum**

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**Section 1. Required Information**

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**The following information is required (if available) to be provided to Phase Engineering, Inc. with the signed letter of engagement to insure report delivery on the requested date.**

1. Property address or acreage and accurate location map.
2. Survey and legal description. Survey does not have to be new if it reflects the property correctly.
3. Current owner of the property and contact information (phone, fax, email etc.).
4. Property contact name and contact information.
5. All known past owner's and/or operators of the property with contact information.
6. Access to the property, which may include keys or combinations, if applicable.
7. All complete prior environmental reports. It is the responsibility of the user to obtain permission for Phase Engineering, Inc. to utilize any provided environmental reports.
8. 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 party named in the engagement letter will be identified as user of the report and will be invoiced directly. Subsequent reliance letters for additional parties will result in a processing fee.

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**Section 2. Terms & Conditions**

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- Phase Engineering, Inc. will maintain a minimum of \$1,000,000 of general and professional liability insurance, statutory limits of automobile liability and workers compensation insurance.
- Payment is due prior to delivery of the final report. A charge of 1-½ % per month may be assessed on invoices 30 days past due or more.
- Invoices delinquent over 90 days will be assessed a 15% fee and applicable attorneys fees.
- One electronic pdf format original report is provided. Additional originals or pdf are available for \$50.00 each up to one year of report date. Reports will be retained for 1 year from signed letter of engagement.
- A minimum delivery charge of \$30 will be assessed unless prior arrangements are made with Phase Engineering, Inc. as to delivery of the report. Phase Engineering, Inc. does not utilize the U.S. Postal Service for delivery of reports.
- An ownership chain of title and environmental lien search are not included in the pricing. Generally environmental liens should be identified in the title documents provided by the title company. Any information concerning the chain of title and environmental liens should be provided to Phase Engineering, Inc. along with other relevant documents. If requested, Phase Engineering, Inc. can provide a chain of title and environmental lien search at an additional charge.
- Any verbal comments requested from Phase Engineering, Inc. prior to the completion of the written report may or may not reflect the findings, opinions, conclusions or recommendations of the final report.
- Delivery dates quoted are based on customer needs and are approximate. Phase Engineering, Inc. will not be responsible for report delivery delays due to user or third party failure to timely provide **Required Information** as listed above. Delivery dates of less than 20 calendar days may result in exceptions and deviations to the ASTM Standard. Rush charges for reports requested prior to 20 calendar days may apply.
- Changes of user provided information will result in a processing fee (i.e. incorrect or inconclusive property description provided initially to PEI).

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**Section 3. Scope of Work**

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The Phase I Environmental Site Assessment is to be prepared in accordance with the ASTM Standard Practice E 1527-13 for Environmental Site Assessments and the EPA Rule on All Appropriate Inquires. 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.

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#### Section 4. Non Scope Items

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The Phase I Environmental Site Assessment per ASTM E 1527-13 **does not include:**

- Soil, groundwater, or building material sampling;
- Chain of title or environmental lien search;
- Any non-scope considerations, unless specifically contracted for, to include but not limited to the following:

|                                               |                                   |
|-----------------------------------------------|-----------------------------------|
| <b>Asbestos containing building materials</b> | <b>Health and safety</b>          |
| <b>Radon</b>                                  | <b>Ecological resources</b>       |
| <b>Lead-based paint</b>                       | <b>Endangered species</b>         |
| <b>Lead in drinking water</b>                 | <b>Indoor air quality / mold</b>  |
| <b>Wetlands</b>                               | <b>Biological agents</b>          |
| <b>Regulatory compliance</b>                  | <b>Vapor intrusion</b>            |
| <b>Cultural and historic resources</b>        | <b>Controlled substances</b>      |
| <b>Industrial hygiene</b>                     | <b>Earthquake and fault zones</b> |

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#### Section 5. Limiting Conditions

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The report is to be limited to information concerning the observed physical characteristics of the site and adjacent properties, interviews, and standard reasonably ascertainable and readily available 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 site 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 date of receipt of signed letter of engagement. 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.

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## **APPENDIX VI STATEMENT OF QUALIFICATIONS**



## **Professional Services**

**Phase Engineering, Inc. provides a full range of professional environmental services for the real estate transaction business world in keeping with current laws & standards and individual client's needs:**

- Professional Geoscientist & Engineering Consulting
- Phase I Environmental Site Assessments as per EPA All Appropriate Inquiries rule
- Phase I Environmental Site Assessments as per ASTM Standard E 1527
- Phase I Environmental Site Assessments as per Individual Requirements (e.g. Fannie Mae, FDIC, Freddie Mac, HUD, NEPA, USDA, SBA, FDIC, etc.)
- Phase II Environmental Site Assessments
- Transaction Screens
- Record Search with Risk Assessment Reports
- Desktop Reviews
- Asbestos Inspections, Management & Consulting
- Lead Based Paint and Lead in Water Inspections, Risk Assessments & Consulting
- Mold Assessments & Consulting
- Indoor Air Quality Assessments
- Wetlands Determinations
- Endangered Species Reviews
- Risk Reduction Consulting
- Leaking Petroleum Storage Tank Corrective Action Project Management and Corrective Action Specialist Services
- Voluntary Cleanup Program Consulting
- Innocent Owner Program Consulting
- RCRA Corrective Action Site Project Management
- Dry Cleaning Remediation Program Consulting Services
- Vapor Intrusion Assessments
- Economic Analysis of Environmental Phase II Investigations & Phase III Remediation Options
- Ground Water Monitoring
- Stormwater Pollution Prevention (SWPPP) Plans & Inspections
- Spill Prevention, Control and Counter measure (SPCC) Plans
- Environmental Data Services
- Prior Environmental Report Reviews
- Property Condition Assessments
- Air Permits, Assistance and Audits
- Compliance Audits and Inspections, CAA, CWA, RCRA, TSCA, SPCC, NPDES
- Chemical Reporting, EPCRA TRI & TIER II
- EPCRA Audits
- Health and Safety Audits
- Industrial Stormwater Pollution Prevention (SWPPP) Plans, Audits & Inspections
- Industrial Wastewater Permits Audits & Assistance, POTW and Pretreatment, DMR's
- Industrial Stormwater Permits, Audits and Assistance
- Oil Spill, Emergency Response Audits and Reporting Assistance
- PCB Management, Audits and Inspections
- Waste Disposal Assistance
- Waste Management Assistance
  - Hazardous Waste, Generator and TSDF Audits and Assistance
  - Non-hazardous and Universal Waste Audits and Assistance
  - Beneficial Waste - Reduction, Reuse and Recycling Assistance
- Expert Witness

### **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 Technician
- Mold Assessment Consultant
- Mold Assessment Company

### **Lead**

- Lead Firm
- Risk Assessor
- Inspector

### **Storage Tanks**

- Leaking Petroleum Storage Tank (LPST)
- Corrective Action Specialist (CAS)
- LPST Corrective Action Manager (CAPM)

### **Wetlands**

- United States Army Corp of Engineers Delineation Course Certified

### **Stormwater & Pollution Prevention**

- Certified Preparer of SWPPP (CPSWPPP) and (CCIS)

### **HAZWOPER OSHA 1910.120/1926.65 40 Hour Training**



**Resumes of Environmental Professionals pursuant to 40 CFR 312.10**

Phase Engineering, Inc. has additional qualified staff that supports the Environmental Professionals listed below:

**Principals**

| <b>James C. Dismukes, P.E., President</b>        |                           |
|--------------------------------------------------|---------------------------|
| 30 Years experience in Environmental Field       |                           |
| <b>Licenses/Certifications</b>                   |                           |
| Texas Registered Professional Engineer           | 43553                     |
| Asbestos Inspector                               | 60-0959                   |
| Lead Inspector                                   | 2060248                   |
| LPST Corrective Action Project Manager           | CAPM00766                 |
| Mold Assessment Technician                       | MAT0113                   |
| Certified Preparer of SWPPP (CPSWPPP) and (CCIS) | 2253                      |
| <b>Education</b>                                 |                           |
| University of Houston                            | MBA                       |
| University of Houston                            | BS-Mechanical Engineering |
| Cameron University                               | BS - Business             |

| <b>Melanie Fregoe Edmundson, P.G., Vice President</b> |         |
|-------------------------------------------------------|---------|
| 21 Years experience in Environmental Field            |         |
| <b>Licenses/Certifications</b>                        |         |
| Texas Professional Geoscientist-Geology               | 4358    |
| Asbestos Consultant                                   | 10-5470 |
| Lead Risk Assessor                                    | 2070147 |
| Mold Assessment Consultant                            | MAC0246 |
| HAZWOPER OSHA 1910.120/1926.65 40 Hour Training       |         |
| <b>Education</b>                                      |         |
| University of Maryland, College Park                  | BS      |
| University of Maryland, Munich, Germany               | AA      |



**Environmental Professional Staff pursuant to 40 CFR 312.10**

| <b>Neal Edward Barnes, P.G.</b>            |               |
|--------------------------------------------|---------------|
| 21 Years experience in Environmental Field |               |
| <b>Licenses/Certifications</b>             |               |
| Professional Geoscientist, Texas           | 5349          |
| Professional Geologist, Alabama            | 0785          |
| Individual Asbestos Consultant, Texas      | 105626        |
| Mold Assessment Consultant, Texas          | MAC0128       |
| <b>Education</b>                           |               |
| Dalhousie University                       | MSc – Geology |
| California State University Sacramento     | BA – Geology  |
| Hartnell College                           | AA            |

| <b>Ross Doctoroff, P.G.</b>                        |        |
|----------------------------------------------------|--------|
| 11 Years experience in Environmental Field         |        |
| <b>Licenses/Certifications</b>                     |        |
| LPST Corrective Action Project                     | 0014   |
| Texas Professional Geoscientist-Geology            | 2767   |
| Asbestos Inspector                                 | 601289 |
| USACOE Certified Wetland Delineator                |        |
| <b>Education</b>                                   |        |
| Southwest Texas State University                   |        |
| BS – Geography, Resource and Environmental Studies |        |
| Minor in Applied Geology                           |        |

| <b>Janis K. Franklin, P.G.</b>             |                               |
|--------------------------------------------|-------------------------------|
| 19 Years experience in Environmental Field |                               |
| <b>Licenses/Certifications</b>             |                               |
| Texas Professional Geoscientist            | 1254                          |
| Tennessee Professional Geologist           | TN4132                        |
| Lead Inspector                             | 2060233                       |
| LPST Corrective Action Project Manager     | 01209                         |
| Asbestos Inspector License                 | 603137                        |
| <b>Education</b>                           |                               |
| University of Houston                      | MS – Environmental Management |
| Austin Peay State University               | BS – Geology                  |
| University of Houston                      | MS (ongoing) - Safety         |



**Environmental Professional Staff pursuant to 40 CFR 312.10 cont.**

|                                                 |                              |
|-------------------------------------------------|------------------------------|
| <b>Zahir Jamal</b>                              |                              |
| 10 Years experience in Environmental Field      |                              |
| <b>Licenses/Certifications</b>                  |                              |
| HAZWOPER OSHA 1910.120/1926.65 40 Hour Training | 22308                        |
| <b>Education</b>                                |                              |
| University of Windsor, Ontario, Canada          | MS-Environmental Engineering |

|                                            |                |
|--------------------------------------------|----------------|
| <b>Darcey Philipp</b>                      |                |
| 10 Years experience in Environmental Field |                |
| <b>Licenses/Certifications</b>             |                |
| Asbestos Inspector                         | 602380         |
| <b>Education</b>                           |                |
| University of Texas at Austin              | BA - Economics |

|                                            |  |
|--------------------------------------------|--|
| <b>Kay Philipp</b>                         |  |
| 15 Years experience in Environmental Field |  |
| <b>Education</b>                           |  |
| Alvin Junior College                       |  |

|                                                                                                                            |              |
|----------------------------------------------------------------------------------------------------------------------------|--------------|
| <b>Claire Snavey, P.G.</b>                                                                                                 |              |
| 5 Years experience in Environmental Field                                                                                  |              |
| <b>Licenses/Certifications</b>                                                                                             |              |
| Texas Professional Geoscientist<br>Geographical Information Systems Technician<br>Geographical Information Systems Analyst |              |
| <b>Education</b>                                                                                                           |              |
| San Jose State University, San Jose, CA                                                                                    | BS – Geology |
| Foothill College, Los Altos, CA                                                                                            | AS – Geology |



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
12/9/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS 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 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).

|                                                                                                             |  |                                                                                                                                   |  |
|-------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------|--|
| <b>PRODUCER</b><br>BancorpSouth Insurance Services, Inc.<br>3355 West Alabama Suite 850<br>Houston TX 77098 |  | <b>CONTACT NAME:</b><br><b>PHONE (A/C, No, Ext):</b> 713-961-2848<br><b>FAX (A/C, No):</b> 713-961-5459<br><b>E-MAIL ADDRESS:</b> |  |
|                                                                                                             |  | <b>INSURER(S) AFFORDING COVERAGE</b>                                                                                              |  |
|                                                                                                             |  | <b>INSURER A:</b> Hartford Lloyd's Insurance Company                                                                              |  |
|                                                                                                             |  | <b>INSURER B:</b>                                                                                                                 |  |
|                                                                                                             |  | <b>INSURER C:</b>                                                                                                                 |  |
|                                                                                                             |  | <b>INSURER D:</b>                                                                                                                 |  |
|                                                                                                             |  | <b>INSURER E:</b>                                                                                                                 |  |
|                                                                                                             |  | <b>INSURER F:</b>                                                                                                                 |  |

**INSURED**  
Phase Engineering, Inc  
James C. Dismukes, LLC and 5524 Cornish, LLC  
5524 Cornish Street  
Houston TX 77007

PHASENG-01

NAIC #  
38253

## COVERAGES

CERTIFICATE NUMBER: 1416997247

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.

| INSR LTR | TYPE OF INSURANCE                                                                                                                                                                                                                                                                                               | ADDL INSD                                                        | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS                                                                                                                                                                                                                                    |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|----------|---------------|-------------------------|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A        | <input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b><br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br><br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC<br>OTHER: |                                                                  |          | 61SBARV2989   | 6/30/2014               | 6/30/2015               | EACH OCCURRENCE \$2,000,000<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$300,000<br>MED EXP (Any one person) \$10,000<br>PERSONAL & ADV INJURY \$2,000,000<br>GENERAL AGGREGATE \$4,000,000<br>PRODUCTS - COMP/OP AGG \$4,000,000<br>\$ |
|          | <b>AUTOMOBILE LIABILITY</b><br><input type="checkbox"/> ANY AUTO<br><input type="checkbox"/> ALL OWNED AUTOS<br><input type="checkbox"/> HIRED AUTOS<br><input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> NON-OWNED AUTOS                                                                    |                                                                  |          |               |                         |                         | COMBINED SINGLE LIMIT (Ea accident) \$<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$<br>\$                                                                                     |
|          | <b>UMBRELLA LIAB</b><br><input type="checkbox"/> EXCESS LIAB<br><input type="checkbox"/> OCCUR<br><input type="checkbox"/> CLAIMS-MADE<br>DED RETENTION \$                                                                                                                                                      |                                                                  |          |               |                         |                         | EACH OCCURRENCE \$<br>AGGREGATE \$<br>\$                                                                                                                                                                                                  |
|          | <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b><br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below                                                                                                                   | <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | N/A      |               |                         |                         | PER STATUTE OTH-ER<br>E.L. EACH ACCIDENT \$<br>E.L. DISEASE - EA EMPLOYEE \$<br>E.L. DISEASE - POLICY LIMIT \$                                                                                                                            |

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

General liability policy includes a blanket additional insured endorsement when required by written contract but in no event shall such coverage exceed the limits, terms and conditions of the policy.

All coverages shown are subject to the Terms, Conditions and Exclusions of the policies.

## CERTIFICATE HOLDER

## CANCELLATION

For Information Purposes Only

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

*W. S. Smith*

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ACORD 25 (2014/01)

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THIS CERTIFICATE SUPERSEDES PREVIOUSLY ISSUED CERTIFICATE

AGENCY CUSTOMER ID: PHASENG-01

LOC #: \_\_\_\_\_

**ADDITIONAL REMARKS SCHEDULE**Page 1 of 1

|                                                 |           |                                                                                     |
|-------------------------------------------------|-----------|-------------------------------------------------------------------------------------|
| AGENCY<br>BancorpSouth Insurance Services, Inc. |           | NAMED INSURED<br>Phase Engineering, Inc<br>335 West 21st Street<br>Houston TX 77008 |
| POLICY NUMBER                                   |           |                                                                                     |
| CARRIER                                         | NAIC CODE | EFFECTIVE DATE:                                                                     |

**ADDITIONAL REMARKS****THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,****FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE**

Primary & Non-Contributory wording is included for General Liability and Contractor's Pollution when required by written contract, but only with respect to coverage provided by this policy.

General Liability and Contractor's Pollution policy include a blanket waiver of subrogation when required by written contract but in no event shall such coverage exceed the limits, terms or conditions of the policy.

All coverages shown are subject to the Terms, Conditions and Exclusions of the policies.

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## APPENDIX VII REFERENCE SOURCES

- ASTM Practice E 1527-13.
- Site Sketch Maps, <http://services.arcgisonline.com/arcgis/services>.
- Aerial Photographs, 2014, 2006, 2000, 1995, 1989, 1978, 1966, 1953, and 1944. USDA AFPO NAIP ArcGIS Service of NC Imagery <http://gis.apfo.usda.gov/arcgis/services>, USDA NRCS Geospatial Data Gateway <http://datagateway.nrcs.usda.gov>, TNRIIS Web Mapping Services <http://www.tnris.org/wms> and USGS Earth Explorer, <http://edcsns17.cr.usgs.gov/EarthExplorer>.
- Geologic Database of Texas compiled by the USGS, TWDB, BEG (2007) <http://www.tnris.state.tx.us/datadownload/download.jsp>, and Geologic Units in Texas USGS Mineral Resources On-line Spatial Data <http://tin.er.usgs.gov/geology/state/fips-unit.php?state=TX>.
- U.S. Geologic Survey Topographic Maps, 1995, 1982, 1967, 1955, 1947, and 1919. USGS Earth Explorer <http://edcsns17.cr.usgs.gov/EarthExplorer>, The National Map-Historical USGS Topographic Map Collection <http://nationalmap.gov/historical/>, and University of Texas Perry-Castañeda Library Map Collection, Historical Topographic Maps, [http://www.lib.utexas.edu/maps/map\\_sites/hist\\_sites.html#US](http://www.lib.utexas.edu/maps/map_sites/hist_sites.html#US)
- SSURGO (Soil Survey Geographic Database) including tabular and spatial components: USDA Natural Resources Conservation Service (NRCS) Geospatial Data Gateway <http://datagateway.nrcs.usda.gov>.
- Texas Major & Minor Aquifers Geodatabase (Updated December, 2006): Texas Water Development Board (TWDB) GIS Data, <http://www.twdb.state.tx.us/mapping/gisdata>
- Texas Major & Minor Aquifers Geodatabase (Updated October, 2013): Texas Water Development Board (TWDB) GIS Data, <http://www.twdb.state.tx.us/mapping/gisdata>.
- FEMA NFHL (National Flood Hazard Layer) Web Map Service (WMS) <https://hazards.fema.gov/gis/nfhl/services>.
- 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>.
- Groundwater Database and Submitted Drillers Reports Database from the (TWDB) Texas Water Development Board, GIS Data, <http://www.twdb.state.tx.us/mapping/gisdata> and [http://www.twdb.state.tx.us/gwrd/waterwell/well\\_info](http://www.twdb.state.tx.us/gwrd/waterwell/well_info), US Geological Survey NWIS Site Inventory for Texas: <http://nwis.waterdata.usgs.gov/nwis/inventory>, and Public Water System Wells, TCEQ GIS Data: <http://www.tceq.texas.gov/gis>.
- Property Tax Records, Harris County Appraisal District.
- Phone Disc, 5711 S. 86th Circle, Omaha, Nebraska 68127.
- Power Finder Information USA.
- SuperMedia, LLC., [www.superpages.com](http://www.superpages.com)
- Cole, Kriss Kross, and Polk City Directories, reviewed at the Houston Public Library.
- City Directories of the United States: Primary Source Media
- Fire Insurance Rate Maps reviewed via the Public Library website.
- AAI Environmental Data, 335 West 21st Street, Houston, Texas 77008, <http://aaidata.com/>
- Texas Commission on Environmental Quality (TCEQ) Central Registry Database Search <http://www12.tceq.state.tx.us/crpub/>
- EPA Envirofacts Warehouse, <http://www.epa.gov/enviro/facts/qmr.html>
- Building / Fire / Health Records, City of Pasadena.
- Zoning, City of Pasadena, Planning and Development Department.



