PHASE ENGINEERING

Phase I Environmental Site Assessment

June 17, 2024

PE Project No.: 202406016

810 Oak Street
Houston, Texas 77018
Harris County

Prepared for:

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26302 Oak Ridge Drive, Suite 100
Spring, Texas 77380;
Harris County, Texas; Harris County
Housing Finance Corporation, HCHFC
Lost Oaks Landowner, LLC; Stellar
BankLost Oaks, LP; Enterprise
Housing Partners 44 Limited
Partnership and Wincopin Circle LLLP

Prepared by:

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Project Summary

Report Section		No Further Action	REC	CREC	HREC	Other Environmental Considerations	Recommended Action
3.2	Current Use of Subject Property	✔					
3.3	Current Uses of Adjoining Properties	✔					
5.1	Standard Environmental Record Sources, Federal, State & Tribal	✔					
5.2	Additional Environmental Record Sources	✔					
6.3	Historical Uses of Subject Property	✔					
6.4	Historical Uses of Adjoining Properties	✔					
8.3	Observation of Subject Property	✔					
8.4	Observation of Adjoining Properties / Surrounding Area	✔					
9.0	Interviews	✔					

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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 Use Limitation
BER – Business Environmental Risk
BF – Brownfield
BTEX – Benzene, Toluene, Ethyl benzene and Xylenes
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
DCRP – Dry Cleaner Remediation Program
EC – Engineering Control
ESA - Environmental Site Assessment
EPA – Environmental Protection Agency
ERNS – Emergency Response Notification System
FOIA – Freedom of Information Act
GWBZ – Groundwater Bearing Zone
HREC – Historical Recognized Environmental Condition
IBC – Intermediate Bulk Container
IC – Institutional Control
IHW – Industrial Hazardous Waste
IOP – Innocent Owner / Operator Program
LPST – Leaking Petroleum Storage Tank
MUD – Municipal Utility District
MSD – Municipal Settings Designation
MSL – Mean Sea Level
MSW – Municipal Solid Waste
MTBE – Methyl Tertiary-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 Biphenyl
PCE – Perchloroethene (Tetrachloroethene)
PCL – Protective Concentration Level
PPM – Parts Per Million
PSH – Phase Separated Hydrocarbons
PUD – Public Utility District
PUL – Property Use Limitation
RCRA – Resource Conservation and Recovery Act
REC – Recognized Environmental Condition
RRC – Railroad Commission
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
TRRP – Texas Risk Reduction Program
TSD – Treatment, Storage and Disposal (RCRA)
TWC – Texas Water Commission
TWDB – Texas Water Development Board
TxDOT – Texas Department of Transportation
USACOE – United States 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

1.0 Executive Summary

1.1 Site Summary

SITE SUMMARY	
Site Element	**Comments**
Subject Property Address	810 Oak Street, Houston, Harris County, Texas 77018
Current Use of Subject Property	Storage lot, fence enclosures and undeveloped land
Legal Description	Reserve A, Block 1, Lost Oaks (per tax records)
Parcel Size	Approximately 1.62 acres (per tax records)
Current Owner	WWBD, LP (per tax records)
Current Uses of Adjoining Properties:	**North:** Single-family residential property **East:** Vacant land, VJW Clothes and single-family residential property **South:** Single-family residential property, vacant land and Mirabella Apartments **West:** Mirabella Apartments
Site Reconnaissance Date	June 11, 2024
Physical Setting	
Topography	Elevation: Approximately 73-77 feet above mean sea level (msl) General Area Topographic Downgradient: East
Groundwater Flow Direction	Northwest (See Section 7.0 for more information)
Depth to Groundwater	Approximately 5-11 feet below ground surface (bgs)
Sub-Surface Geology	Beaumont Formation (Qb-stipled)
Underlying Aquifer(s)	Gulf Coast Aquifer
Near Surface Soils	Gu - Gessner occasionally ponded-Urban land complex, 0 to 1 percent slopes

1.1.1 Historical Use Information

Historical Use Subject Property		
Years	**Identified Use(s)**	**Resource Type(s)**
Prior to 1938	Undetermined use	No information could be obtained other than the earliest available aerial photograph. Data failure was encountered and is not considered significant.
1938 to mid-1960s	Single-family residential property	Aerial Photographs, Topographic Maps and Local Street Directories
Late-1960s to mid-2010s	Undeveloped land	Aerial Photographs and Topographic Maps
Mid-2010s to mid-2020s	Storage lot and undeveloped land	Aerial Photographs and Prior Assessment Reports

Historical Use Adjoining Properties	
Direction	**Historical Use Description**
North Adjoining Property	Multi-family residential property and single-family residential property and undeveloped land
East Adjoining Property	Motel, retail store, single-family residential property, restaurant, office building and undeveloped land
South Adjoining Property	Multi-family residential property, single-family residential property, beauty salon, rehab center and undeveloped land
West Adjoining Property	Multi-family residential property, single-family residential property and undeveloped land

1.2 Data Gap Summary

A Data Gap is a lack of or inability to obtain information required by ASTM E1527-21 despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to, site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.). This report identifies and comments on significant data gaps that affect the ability of the Environmental Professional to identify recognized environmental conditions and identifies sources of information that were consulted to address the data gaps. A data gap by itself is not inherently significant.

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

Report Element	Report Section	Data Gap	Description of Data Gap	Significant
Regulatory Agency Records				
Standard Federal, State, Tribal and Local Records Review	5.1	No		
Additional Federal, State, Tribal and Local Records Review	5.2	No		
Historical Sources				
Aerial Photographs	6.1.1	No		
Fire Insurance Rate Maps	6.1.2	No		
Topographic Maps	6.1.3	No		
Street Directories	6.1.4	No		
Property Tax Records	6.1.5	No		
Other Historical Records	6.2	No		
Land Title Records	6.2.1	N/A		
Historical Use of Subject Property	6.3	No		
Historical Use of Adjoining Properties	6.4	No		

Report Element	Report Section	Data Gap	Description of Data Gap	Significant
Site Reconnaissance				
Observations of Subject Property	8.0	No		
Observation of Surrounding Properties	8.0	No		
Interviews				
Current Owner	9.1	No		
Key Property Manager	9.1	No		
Occupant(s)	9.1	N/A		
Past Owners / Managers / Occupants	9.1	N/A		
Adjoining Property Owners / Occupants	9.1	N/A		
County Health / Environmental Department	9.2	No		
Local Health / Environmental Department	9.2	Yes	A public information response has not been received.	No
Local Fire Department	9.2	No		
Local Building Permit / Inspection Department	9.2	No		

Any data gaps which were listed as not significant were identified as such based on review of information obtained from site reconnaissance, interviews, standard historical resources, regulatory agency file and records review, additional environmental record sources, and / or professional experience. Data gaps which are not identified as significant do not raise reasonable concerns involving the effects of those data gaps on the ability of the environmental professional to render an opinion regarding whether conditions exist that are indicative of recognized environmental conditions or controlled recognized environmental conditions.

1.3 Findings and Opinions

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

FINDING
No areas of environmental concern were identified at the subject property or adjoining properties from historical documentation, regulatory agency documentation, field reconnaissance information or information provided by interviews.
Standard Environmental Record Sources, Federal, State & Tribal
No sites were found for the subject property or adjoining properties on the regulatory agency database search conducted for this assessment.
Records Review
No areas of environmental concern were identified for the subject property or adjoining property in any of the records reviewed for this assessment.
Site Reconnaissance
No indications of any areas of environmental concern were noted to have been observed at the subject property or adjoining properties during the site reconnaissance conducted for this assessment.
Interviews and/or Inquiries
No details of any environmental concerns for the subject property or adjoining properties were identified during interviews and/or inquires conducted during this assessment.
OPINION
No areas of significant potential environmental concern were found in connection with the subject property or adjoining properties. No recognized environmental conditions were found in connection with the subject property.

1.4 Conclusions

Phase Engineering, LLC has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of subject property and more fully described within the report. Any exception to, or deletions from, this practice are described in Section 2.0 of this report.

The user of this ESA report should not draw any conclusions or take any actions based on the included documentation and opinions without reading this ESA report in its entirety.

Recognized Environmental Conditions (RECs)

Recognized environmental condition is defined in ASTM Standard E1527-21 as "(1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment." Phase Engineering, LLC has considered all migration pathways including soil, groundwater and vapor during evaluation of all identified environmental conditions. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

Controlled Recognized Environmental Conditions (CRECs)

A controlled recognized environmental condition (CREC) is defined in ASTM Standard E1527-21 as a "recognized environmental condition affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations)." 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 (HRECs)

A historical recognized environmental condition (HREC) is defined in ASTM Standard E1527-21 as "a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations)." 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.

Significant Data Gaps

A significant data gap is defined in ASTM Standard E1527-21 as “a data gap that affects the ability of the environmental professional to identify a recognized environmental condition." This assessment has revealed no significant data gaps.

1.5 Recommendations

The following recommendation is made with respect to the environmental aspects of the subject property:

- No further investigation is required to identify a recognized environmental condition.

2.0 Introduction

2.1 Purpose of Assignment

The purpose of this assignment is to prepare a Phase I Environmental Site Assessment Report of the subject property and more fully described in this report; to conduct All Appropriate Inquiry as defined in EPA 40 C.F.R. 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 E1527-21, 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.

This report is intended to document compliance with HUD's purpose as outlined in 24 CFR 50.3(i), which states HUD's policy that all properties proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of occupants or conflict with the intended utilization of the property.

2.2 Scope of Work

The Phase I Environmental Site Assessment was prepared in accordance with the ASTM Standard Practice E1527-21 for Environmental Site Assessments and the EPA Rule on All Appropriate Inquiries and within any additional limitations and deviations noted in the report. The methods and practices by which the Phase I Environmental Site Assessment conforms with the requirements of the ASTM Standard Practice E1527-21 meet or exceed all requirements of the ASTM Standard Practice E1527-13. 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 beyond the governmental records search for federal, state and tribal institutional control / engineering control registries cited in ASTM E1527-21 section 8.2;
- Any non-scope considerations, unless specifically contracted for, as listed in the ASTM Standard E1527-21 Sections 13.1.5.1 through 13.1.5.16 (see Section 13 of this report).

2.3 Significant Assumptions

Phase Engineering, LLC 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, LLC 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, LLC and contained in the report, were obtained from sources assumed to be reliable and believed to be true and correct. However, Phase Engineering, LLC assumes no responsibility for any inaccuracies in such items which may be revealed as a result of subsequent action, either by Phase Engineering, LLC or others. Accuracy or completeness of record information varies among information sources, including governmental sources. Record information is often inaccurate or incomplete. Numerous sites are considered unmapped because the federal or state databases do not adequately define the address and / or location to properly plot the site using standard geo-coding processes. Unmapped sites are generally reviewed using a zip code and street name search. Phase Engineering, LLC is not obligated to identify mistakes or insufficiencies in information provided. Phase Engineering, LLC 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, LLC 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 E1527-21. No non-scope items mentioned in the ASTM Standards of Practice are taken into consideration, except as noted.

The findings and conclusions of this report are based on Phase Engineering, LLC professional opinions of the environmental conditions identified using the methodology described in ASTM Standard E1527-21. If greater certainty is desired by the user of the report, further investigation beyond the scope of the ASTM Standard E1527-21 may be necessary.

Phase Engineering, LLC 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, LLC has made no survey of the site.

Phase Engineering, LLC 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, LLC 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, LLC assumes no responsibility for such conditions or for actions that might be required to discover such conditions.

Information obtained from various sources is considered reliable and believed to be true and correct. Phase Engineering, LLC 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, LLC has actual knowledge. Phase Engineering, LLC assumes no responsibility for any inaccuracies in such items which may be revealed as a result of subsequent action, either by Phase Engineering, LLC 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, LLC.

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, LLC

Phase Engineering, LLC 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, LLC. Each subsequent user must satisfy the User’s Responsibilities set forth in Section 6 of the ASTM Standard E1527-21 to qualify for the landowner liability protections under CERCLA.

2.7 Viability of the Report

ASTM E1527-21 states that an *environmental site assessment* meeting or exceeding this practice is presumed to be viable when it is conducted within 180 days prior to the date of acquisition of the *subject property* (or, for transactions not involving an acquisition such as a lease or refinance, the date of the intended transaction).

The components of this ESA are presumed to be valid for 180 days after the completion dates below:

Presumed Viability of Report	
Component	**Date Completed**
Interviews with owners, operators, and occupants	August 1, 2024
Searches for recorded environmental cleanup liens	Not applicable (this component is a user responsibility)
Reviews of federal, tribal, state and local government records	June 5, 2024
Visual inspections of the subject property and of adjoining properties	June 11, 2024
The declaration by the environmental professional responsible for the assessment or update	June 17, 2024

3.0 Site Description

3.1 Subject Property Location and Description

Subject Property Address	810 Oak Street, Houston, Harris County, Texas 77018
General Location	An area location map and a site sketch are located in Appendix I of this report.
Legal Description	Reserve A, Block 1, Lost Oaks (per tax records)
Current Owner(s)	WWBD, LP (per tax records)

3.2 Current Use of Subject Property

Current Use(s) of the Subject Property	Storage lot, fence enclosures and undeveloped land

3.3 Current Uses of Adjoining Properties

To the North	Single-family residential property
To the East	Vacant land, VJW Clothes and single-family residential property
To the South	Single-family residential property, vacant land and Mirabella Apartments
To the West	Mirabella Apartments

3.4 Description of Onsite Structures, Roads and Other Improvements

3.4.1 Onsite Structures

No structures are currently located at the subject property.

3.4.2 Streets, Roads and / or Public Thoroughfares

The following streets, roads and / or public thoroughfares were observed onsite or adjacent to the subject property:

Name of Street / Road	Location of Street / Road
Oak Street	South

3.4.3 Other Improvements / Utilities at the Subject Property

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

Potable Water Supply / Source	Municipal water system
Sewage Disposal System	None known or observed
Other Improvements	Stabilized gravel base Wood and metal fences Storage shed

4.0 User Provided Information

4.1 User Responsibilities Information

User(s) of this report: Mark-Dana Corporation, Harris County, Texas; Harris County Housing Finance Corporation, HCHFC Lost Oaks Landowner, LLC; Stellar Bank and Lost Oaks, LP; Enterprise Housing Partners 44 Limited Partnership and Wincopin Circle LLLP

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 C.F.R. §312.25, §312.28, §312.29, §312.30 and §312.31. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. The *user* should provide the following information (if available) to the *environmental professional*. Failure to conduct these inquiries (or where the user has not provided conclusive answers) could result in a determination that "*all appropriate inquiries*" is not complete.

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

The following information was filled out by Taylor Pate (purchaser):

Question	Response
1. Environmental cleanup liens that are filed or recorded against the property (40 C.F.R. §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?	No
2. Activity and land use (AUL's) limitations that are in place on the site or that have been filed or recorded in a registry (40 C.F.R. §312.26(a)(1)(v) and vi)).	
Did a search of *recorded land title records* (or judicial records where appropriate) identify any AULs, such as *engineering controls*, land use restrictions or *institutional controls* that are in place of the property and / or have been filed or recorded against the property under federal, tribal, state or local law?	No
3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 C.F.R. §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?	No

Question	Response
4. Relationship to the purchase price to the fair market value of the property if it were not contaminated (40 C.F.R. §312.29).	
Does the purchase price being paid for this property reasonably reflect the fair market value of the property?	Yes
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?	Received with no comment
5. Commonly known or reasonably ascertainable information about the property (40 C.F.R. §312.30).	
Are you aware of commonly known or reasonably ascertainable information about the property that would help Phase Engineering, LLC to identify conditions indicative of releases or threatened releases? For example, as user,	
(a.) Do you know the past uses of the property?	No
(b.) Do you know of specific chemicals that are present or once were present at the property?	No
(c.) Do you know of spills or other chemical releases that have taken place at the property?	No
(d.) Do you know of any environmental cleanups that have taken place at the property?	No
6. The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 C.F.R. §312.31).	
As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?	No

4.2 Reason for Performing Phase I

As per ASTM Standard E1527-21, it is the user's responsibility to identify the reason for performing the Environmental Site Assessment, which may include, among other reasons, the intention to satisfy one of the requirements to qualify for one of the landowner liability protections under CERCLA. If no reason for performing the Environmental Site Assessment is provided by the user, it is assumed the report is to conduct all appropriate inquiry to satisfy one of the landowner liability protections under CERCLA.

5.0 Records Review

The purpose of the records review is to obtain and review records that will help identify recognized environmental conditions in connection with the subject property.

5.1 Standard Environmental Record Sources, Federal, State & Tribal

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

Source	Environmental Record	ASTM Search Distance (miles)	Subject Property	Adjoining Property	1/2 Mile	1 Mile	Total
Federal Sites							
EPA	**SEMS****	1.000	0	0	0	0	0
EPA	**RCRA*****	Adjoining*	0	6	0	0	6
EPA	**RCRA TSDF**	0.500	0	0	0	0	0
EPA	**RCRA CORRACT**	1.000	0	0	0	0	0
NRC	**ERNS**	Subject Property	0	0	0	0	0
State and Tribal Sites							
TCEQ	**SPL (NPL / CERCLIS)**	1.000	0	0	0	0	0
TCEQ	**MSW**	0.500	0	0	0	0	0
TCEQ	**CLI**	0.500	0	0	0	0	0
TCEQ	**AST**	Adjoining*	0	0	0	0	0
TCEQ	**UST**	Adjoining*	0	6	0	0	6
TCEQ	**LPST**	0.500	0	5	5	0	10
TCEQ	**RDR**	Adjoining*	0	5	0	0	5
TCEQ	**IOP**	0.500	0	0	0	0	0
TCEQ	**VCP**	0.500	0	0	3	0	3
RRC TX	**RRC-VCP**	0.500	0	0	0	0	0
TCEQ	**BROWNFIELD**	0.500	0	0	0	0	0
TCEQ	**IHW**	Adjoining*	0	4	0	0	4
TCEQ	**IHWCA**	0.500	0	0	1	0	1
RRC TX	**RRC-BRP**	0.500	0	0	0	0	0
Supplemental Databases							
TCEQ	**MSD**	1.000	0	0	0	0	0
TCEQ	**DCR**	0.500	0	1	2	0	3
TCEQ	**DCRP**	0.500	0	0	0	0	0
EPA	**ACRES**	0.500	0	0	0	0	0
*Adjoining properties are defined as being within a search radius of 0.25 mi. from the subject property boundaries.							
**SEMS includes CERCLIS, NPL, NPL delisted, NFRAP, and IC / EC							
***RCRA includes RCRA and IC / EC							

Ungeocoded Sites		
Environmental Records	**ASTM Search Distance (miles)**	**Total Identified**
Federal / State/ Tribal	Subject Property - 1.0 mile	None

Ungeocoded Sites

Numerous sites / facilities are considered ungeocoded because the federal, state or local databases do not adequately define or represent the address and / or location to properly plot the site using standard geo-coding processes. Ungeocoded sites are generally reviewed using a zip code and street name search.

There were no ungeocoded sites identified under this assessment.

Superfund Enterprise Management System (SEMS)

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

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

CERCLIS NFRAP(Comprehensive Environmental Response, Compensation and Liability Information System / No Further Remedial Action Planned) NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly, or the contamination was not serious enough to require Federal Superfund action, CERCLA or NPL consideration.

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

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

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

Land Use Controls (LUCs) - Land Use controls may consist of Institutional Controls (ICs) and Engineering Controls (ECs). LUCs help to minimize the potential for exposure to contamination and / or protect the integrity of a response action and are typically designed to work by limiting land and / or resource use or by providing information that helps modify or guide human behavior at

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

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

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

Emergency Response Notification System (ERNS)

The ERNS program is a cooperative data sharing effort among the Environmental Protection Agency (EPA) Headquarters, the Department of Transportation (DOT), National Transportation Systems Center (NTSC), the ten EPA Regions, the U.S. Coast Guard (USCG), and the National Response Center (NRC). ERNS provide the most comprehensive data compiled on notifications of oil discharges and hazardous substances releases in the United States. The types of release reports that are available in ERNS fall into three major categories: substances designated as hazardous substances under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA), as amended; oil and petroleum products (Clean Water Act of 1972), as amended by the Oil Pollution Act of 1990; and all other types of materials. EARNS is a database of initial

notifications and not incidents, so there are limitations to the data. There may be multiple reports for a single incident, and because reports are taken over the phone, misspellings, and locational information limit the quality of some data.

State / Tribal Equivalent - National Priority List (NPL)

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

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

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

State / Tribal Voluntary Cleanup Program Sites

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

Solid Waste Landfills (SWLF)

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

Leaking Petroleum Storage Tank Sites (LPST)

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

Registered Storage Tanks

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

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

State / Tribal Institutional Control / Engineering Control Registries

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

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

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

Federal / State / Tribal Brownfields

Federal - ACRES Assessment, Cleanup and Redevelopment Exchange System (EPA Brownfield)

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

State / Tribal - Brownfields Site Assessments (BSA)

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

Site Summary Table							
Map ID#	Type	Facility ID#	Facility Name	Address	Distance (mi) / Direction	Apparent Impact to Subject Property	Justification
1	LPST	97750	BOB BAKER MOTORS	4905 N SHEPHERD DR	0.08 NE	No	Distance
2	UST	53638	BOB BAKER MOTORS	4905 N SHEPHERD DR	0.08 NE	No	Distance
3	RDR	26069	NICKS COUNTRY KITCHEN	4840 N SHEPHERD DR	0.1 NE	No	Distance
4	UST	58541	NICKS COUNTRY KITCHEN	4840 N SHEPHERD DR	0.1 NE	No	Distance
5	RCRA	TXR000028639	JONES OIL SERVICE	4828 N SHEPHERD	0.1 E	No	Distance
6	RDR	23102	JONES OIL COMPANY	4828 N SHEPHERD	0.1 E	No	Distance
7	LPST	104481	JONES OIL CO	4828 N SHEPHERD DR	0.1 E	No	Distance
8	UST	38431	JONES OIL	4828 N SHEPHERD DR	0.1 E	No	Distance
9	RCRA	TXD987986700	FREEDOM PAINT & BODY SHOP	4729 N SHEPHERD	0.1 SE	No	Distance
10	IHW	90303	FREEDOM PAINT & BODY SHOP	4729 N SHEPHERD DR	0.1 SE	No	Distance
11	RCRA	TXR000083099	FAMILY DOLLAR #7488	4917 N. SHEPHERD DR.	0.11 NE	No	Distance
12	RCRA	TXD982561524	CITY OF HOUSTON	4719 N SHEPHERD	0.14 S	No	Distance
13	LPST	107529	NORTH SHEPARD SUBSTATION	4719 N SHEPHERD DR	0.14 S	No	Distance
14	IHW	90273	POLICE DEPARTMENT FLEET MAINTENANCE	4719 N SHEPHERD DR	0.14 S	No	Distance

Site Summary Table							
Map ID#	Type	Facility ID#	Facility Name	Address	Distance (mi) / Direction	Apparent Impact to Subject Property	Justification
15	RDR	23472	FORMER CITY HOUSTON PARKS FAC	4719 N SHEPHERD DR	0.14 S	No	Distance
16	RDR	23520	CITY HOUSTON PARKS DEPT	4719 N SHEPHERD DR	0.14 S	No	Distance
17	UST	15657	PARKS DEPT-NORTH SHEPHERD	4719 N SHEPHERD DR	0.14 S	No	Distance
18	RCRA	TXR000022715	BURRIS SERVICE CO	4730 N SHEPHARD	0.16 SE	No	Distance
19	IHW	85183	AAMCO TRANSMISSION	4730 N SHEPHERD DR	0.16 SE	No	Distance
20	IHW	82505	TEXCAST	706 LEHMAN ST	0.18 N	No	Distance
21	UST	35305	LUCKY 7 FOOD STORE	4730 BRINKMAN ST	0.21 SW	No	Distance
22	LPST	111151	MOSLEY MOTORS INC	4704 N SHEPHERD DR	0.21 SE	No	Distance
23	UST	62964	MOSLEY MOTORS	4704 N SHEPHERD DR	0.21 SE	No	Distance
24	RDR	12789	MOSLEY MOTORS INC	4704 SHEPERD DR	0.21 SE	No	Distance
25	DRY CLEANER	DCR13012	LANGS ALTERATIONS & CLEANERS	4728 BRINKMAN ST	0.21 SW	No	Distance
26	RCRA	TXR000072231	LANGS ALTERATIONS AND CLEANERS	4728 BRINKMAN ST	0.21 SW	No	Distance
27	LPST	93547	TXDOT	4620 N SHEPHERD DR	0.25 SE	No	Distance
28	LPST	98028	NETT PLUMBING	823 THORNTON RD	0.25 S	No	Distance
29	LPST	111247	ADOLF HOEPFL SON GAR INC	4610 N SHEPHERD DR	0.28 SE	No	Distance
30	LPST	117542	SPIRIT WORLD EVANGELISTIC OUTREACH	803 CURTIN ST	0.34 S	No	Distance
31	LPST	113441	ADAMS TEXAXO	5203 N SHEPHERD DR	0.34 N	No	Distance
32	VCP	1001	PDQ Auto Salvage	4530 North Shepherd Drive	0.4 SE	No	Distance
33	DRY CLEANER	DCR10333	HANDY CLEANERS	5210 N SHEPHERD DR	0.41 N	No	Distance
34	IHWCA	T1723	PILGRIM LAUNDRY & CLEANER	5210 N SHEPHERD DR	0.41 N	No	Distance
35	VCP	1788	Pligrim Cleaners - Shepherd	5210 North Shepherd Drive	0.41 N	No	Distance
36	DRY CLEANER	DCR13149	COREAS 1 DAY SERVICE CLEANERS	4428 N SHEPHERD DR	0.44 S	No	Distance
37	VCP	1221	Excello Circuits, Inc.	323 Martin Street	0.49 E	No	Distance
38	LPST	112006	METRO AUCTION	5320 N SHEPHERD DR	0.5 N	No	Distance

Phase Engineering, LLC has made an attempt to review regulatory agency files to determine if the subject property or any of the adjoining properties have been identified on one or more of the standard environmental record sources per ASTM Standard Practice E1527-21 Section 8.2.2. The purpose of the regulatory file review is to obtain sufficient information to assist the environmental

professional in determining if a recognized environmental condition, historical recognized environmental condition, controlled recognized environmental condition or a *de minimis* condition exists at the subject property in connection with the listing. Regulatory agency files were also reviewed for sites identified from standard environmental record sources at nearby surrounding properties in cases where they appeared to represent a potential source of environmental concern to the subject property. Phase Engineering, LLC has provided copies of the relevant reviewed regulatory agency file information in Appendix IV of this report. If this information has been determined to be of a file size that is impractical to provide in Appendix IV, then this information will be provided at the request of the user of this report under separate cover. Some of the regulatory documentation has been deemed not to be reasonably ascertainable due to (1) information that is not publicly available, (2) information that is not obtainable from its source within reasonable time and cost constraints, and (3) information that is not practically reviewable (ASTM Standard Practice E1527-21 Section 8.1.4). If a regulatory agency file review is not warranted or is not reasonably ascertainable, then Phase Engineering, LLC has provided an explanation within this report for not conducting the applicable regulatory agency file review.

5.1.1 Summary of Critical Identified Sites

None of the 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, LLC has the opinion that, based on distance, direction, status or other justifications, it does not appear the subject property has been impacted from these facilities.

5.2 Additional Environmental Record Sources

To enhance and supplement the ASTM E1527-21 environmental record sources in 8.2.2, local records and / or additional federal, 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 and 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 in 8.2.2, approximate minimum search distances should not be less than those specified above (adjusted as provided in 8.1.2.1 and 8.2.2). Phase Engineering, LLC 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.

5.2.1 Oil / Gas Wells and Pipelines

The Texas Railroad Commission (RRC) map was reviewed for this assessment. Other oil / gas well and pipeline map sources may be available for review but were not considered during the preparation of this report. See map in Appendix I.

Oil and Gas Well and Pipeline Map(s)		
Item of Concern	**Feature Present?**	**Details of Identified Feature**
Subject Property		
Oil / gas well(s)	No	
Plugged well(s)	No	
Permitted location(s)	No	
Dry hole(s)	No	
Pipeline(s)	No	
Other notable features	N/A	
Adjoining Properties		
Oil / gas well(s)	No	
Plugged well(s)	No	
Permitted location(s)	No	
Dry hole(s)	No	
Pipeline(s)	No	
Other notable features	N/A	

5.2.2 Well Records

The Texas Water Development Board (TWDB) map was reviewed for this assessment. Other water well map sources may be available for review but were not considered during the preparation of this report. See map in Appendix I.

Water Well Map		
Item of Concern	**Feature Present?**	**Details of Identified Feature**
Subject Property		
Water well(s)	No	
Monitoring well(s)	No	
Plugged well(s)	No	
Other notable features	N/A	
Adjoining Properties		
Water well(s)	No	
Monitoring well(s)	No	
Plugged well(s)	No	
Other notable features	N/A	

5.2.3 Summary of Environmental Concerns Identified During Additional Environmental Record Sources Review

No environmental concerns were identified during the review of additional environmental record sources conducted as part of this assessment.

6.0 Historical Records Review

The objective of compiling and analyzing historical property information and developing a history of the previous uses of the subject property, adjoining properties, and surrounding area is to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the subject property. Property uses in the surrounding area beyond the subject property and adjoining properties were not identified except where they appeared to present information significant to recognized environmental conditions in connection with the subject property, in accordance with the ASTM Standard E1527-21 Section 8.3.10.

6.1 Standard Historical Resources

Historical sources were consulted to determine prior usage and potential environmental problem areas likely to lead to recognized environmental conditions at the subject property, adjoining properties and surrounding area, including the following:

6.1.1 Aerial Photographs

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

Aerial Photograph Years	Improvement / Usage Types	Identified Areas of Concern
Subject Property		
2024, 2020, 2018, 2016	Storage	No areas of concern
2012, 2006, 2000, 1995, 1989, 1983, 1978, 1976, 1970	No improvements	No areas of concern
1966, 1962, 1953, 1944, 1938	Residential	No areas of concern

Aerial Photograph Years	Improvement / Usage Types	Identified Areas of Concern
Property to the North		
2024, 2020, 2018, 2016, 2012, 2006, 2000, 1995, 1989, 1983, 1978, 1976, 1970, 1966, 1962, 1953	Residential	No areas of concern
1944, 1938	No improvements	No areas of concern

Aerial Photograph Years	Improvement / Usage Types	Identified Areas of Concern
Property to the East		
2024	Residential	No areas of concern

Aerial Photograph Years	Improvement / Usage Types	Identified Areas of Concern
2020, 2018, 2016, 2012, 2006, 2000, 1995, 1989, 1983, 1978, 1976, 1970, 1966, 1962, 1953	Residential Commercial	No areas of concern
1944, 1938	Residential	No areas of concern

Aerial Photograph Years	Improvement / Usage Types	Identified Areas of Concern
Property to the South		
2024, 2020, 2018, 2016, 2012, 2006, 2000, 1995, 1989, 1983, 1978, 1976, 1970, 1966, 1962, 1953,	Right-of-way Residential	No areas of concern
1944, 1938	Right-of-way	No areas of concern

Aerial Photograph Years	Improvement / Usage Types	Identified Areas of Concern
Property to the West		
2024, 2020, 2018, 2016, 2012, 2006, 2000, 1995, 1989, 1983, 1978, 1976, 1970, 1966, 1962, 1953, 1944, 1938	Residential	No areas of concern

6.1.2 Fire Insurance Maps

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

Fire insurance rate map coverage was available for the subject property area.

Property Identification	Indicated Use(s)	Indication of Environmental Concerns
1960 Fire Insurance Rate Map		
Subject Property	No improvements Partial map coverage	No indication of environmental concerns were noted on this map.
To the North	No improvements Partial map coverage	No indication of environmental concerns were noted on this map.
To the East	No improvements	No indication of environmental concerns were noted on this map.
To the South	No improvements Partial map coverage	No indication of environmental concerns were noted on this map.
To the West	No map coverage	No map coverage

6.1.3 USGS 7.5 Minute Topographic Map

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

Topographic Maps	
Year	**Indication of Environmental Concerns and / or Suspect Land Uses**
2022, 2019, 2016, 2013, 1995, 1982, 1967, 1955, 1946, 1922, 1915	No areas of environmental concern are shown on the subject property or adjoining properties.

6.1.4 Local Street Directories

Street directories were attempted to have been reviewed at a minimum of five year intervals for usage listings and / or property use changes via Data Axle Reference Solutions, Phone Disc, Worley's, Johnson's, Cole's, Kriss Kross, Morrison and Fourmy's, R.L. Polk's, other publisher cross reference directories and / or other directory resources that were publicly available and reasonably ascertainable.

See Street directory summary table on the following pages.

CITY DIRECTORY SUMMARY REPORT

Research Summary			
Year(s)	Publisher	Coverage Area	City
2022	Data Axle Reference Solutions	United States	Houston
2020	Cole	Houston	Houston
2018	Cole	Houston	Houston
2016	Cole	Greater Houston	Houston
2011	Cole	Greater Houston	Houston
2005	Cole	Greater Houston	Houston
2000-2001	Cole	Greater Houston	Houston
1995-1996	Cole	North Houston	Houston
1990-1991	Cole	Greater Houston	Houston
1984-1985	Cole	Greater Houston	Houston
1980	Cole / R.L. Polk	Houston and Harris County	Houston
1975	Cole	Houston and Harris County	Houston
1970	Cole / R.L. Polk	Houston and Harris County	Houston
1967	Cole	Houston and Harris County	Houston
1964	Cole	Houston and Harris County	Houston
1961	Cole / R.L. Polk	Houston and Harris County	Houston
1951	Morrison and Fourmy's	Houston	Houston
1942	Morrison and Fourmy's	Houston	Houston
1932	Morrison and Fourmy's	Houston	Houston

Notes / Comments:
Street directory listings were prepared from resources with available coverage at the subject property and / or adjoining properties. Listed property addresses may have been subject to change by local government authorities since the time when they were initially recorded.

Subject Property	2022	2020	2018	2016	2011	2005	2000-2001	1995-1996	1990-1991	1984-1985	1980	1975	1970	1967	1964	1961	1951	1942	1932
738-810 (even) Oak Street	NL	NL	NL	Residential	Residential	Residential	NL	NL	NL	NL	NL	NL	NL	NL	NL	Residential	Residential	NL	NL

North Adjoining Property	2022	2020	2018	2016	2011	2005	2000-2001	1995-1996	1990-1991	1984-1985	1980	1975	1970	1967	1964	1961	1951	1942	1932
703-711 (odd) Janisch Road	NL	Apartments / Residential	Residential	Apartments / Residential	Residential	Residential	Apartments / Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	NL	NL

East Adjoining Property	2022	2020	2018	2016	2011	2005	2000-2001	1995-1996	1990-1991	1984-1985	1980	1975	1970	1967	1964	1961	1951	1942	1932
726 Oak Street	NL	NL	NP	Residential	NP	NP	NP	Residential	NP	Residential	NP	NP	Residential	Residential	Residential	Residential	Residential	NL	NL
4817 North Shepherd Drive	Michael's Clothier	No Listed Occupant	Michaels Clothier	Michaels Clothier	Michaels Clothier	Michaels Clothier for Men / Mutt Fashion Fair Inc	Michaels Clothier	Residential	Residential	Dairyland Co Insurance / The Logan Co Insurance / Viking General Agency Insurance	Dairyland Co Mutual / The Logan Co Insurance	The Logan Co Insurance / Jim W Logan Insurance	The Logan Co Insurance / Jim W Logan Insurance	Logan Company	Logan Insurance Company	Residential	Residential	Residential	NL
4819 - 4829 (odd) North Shepherd Drive	NL	NL	NL	NL	NL	NL	NL	Jones Oil Inc Office (4829)	NL	NL	NL	NL	NL	NL	NL	NL	NL	Residential	NL
4831 North Shepherd Drive	NL	Tropical Motel	Tropical Motel	Tropical Motel	Tropical Motel	Tropical Motel	Tropical Motel	Tropical Motel	Tropical Motel	Lane Motel	Lane Motel / Arnold Motel	Arnold Motel / Tomlin Motel	Arnold Motel	Arnold Motel	Arnold Motel	Arnold Motel	Arnold Motel Auto Court	Verna Mae's Café	NL

South Adjoining Property	2022	2020	2018	2016	2011	2005	2000-2001	1995-1996	1990-1991	1984-1985	1980	1975	1970	1967	1964	1961	1951	1942	1932
800 Martin Street (Martin Drive)	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL
802 Martin Street (Martin Drive)	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL
804 Martin Street (Martin Drive)	NL	Apartments	Apartments	Apartments	Apartments	Apartments	Apartments	Apartments	Apartments	Apartments	Apartments	Apartments	Multi-Family Residential	Apartments / North Shepherd Beauty	NL	Residential	Residential	NL	NL
806 Martin Street (Martin Drive)	NL	NL	NL	NL	NL	NL	NL	NL	NL	NP	NP	NL	NL	NL	NL	NL	NL	NL	NL
808 Martin Street (Martin Drive)	NL	NL	NL	NL	NL	NL	NL	NL	NL	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	NL
810 Martin Street (Martin Drive)	NL	NL	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	North Shepherd Oaks Apartments	North Shepherd Oaks Apartments	North Shepherd Oaks Apartments	Residential	Residential	NL	NL	NL
812 Martin Street (Martin Drive)	NL	NL	NL	NL	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	NL	NL
725 Oak Street	NL	Residential	Residential	Residential	Residential	Residential	NL	NP	Residential	Residential	Residential	NP	NL	NL	Residential	Residential	Residential	NL	NL
727 Oak Street	NL	Residential	Texas Medical Rehab Services	Texas Medical Rehab Services	Residential	NL	NP	NP	Residential	Residential	Vacant	NP	Residential	Residential	NL	NL	NL	NL	NL
729 Oak Street	NL	NP	Residential	Residential	Residential	Residential	Residential	Residential	NP	Residential	Residential	Residential	Residential	Residential	Residential	NL	NL	NL	NL
757 Oak Street	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL
759 - 825 (odd) Oak Street	NL	NL	NL	Residential	NL	NL	NP	NP	NL	NL	NL	NL	NL	NL	NL	Residential	Vacant	Residential	NL
827 Oak Street	NL	NL	Apartments	Apartments	Apartments	Villa Nueva	North Shepard Oaks Apartments	North Shepard Oaks Apartments	North Shepard Oaks Apartments	North Shepard Oaks Apartments	North Shepard Oaks Apartments	Residential	Multi-Family Residential	Multi-Family Residential	Multi-Family Residential	Residential	NL	NL	NL

West Adjoining Property	2022	2020	2018	2016	2011	2005	2000-2001	1995-1996	1990-1991	1984-1985	1980	1975	1970	1967	1964	1961	1951	1942	1932
812-814 (even) Oak Street	NL	NL	NL	Residential	Residential	Residential	NP	NP	NP	NP	NL	NL	NL	NL	NL	Residential	Residential	Residential	NL
816 Oak Street	Villa Nueva Apartments / Mirabella Apartments	Apartments	Villa Nueva Apartments	Villa Nueva Apartments	Villa Nueva Apartments	Apartments	Apartments	Apartments	Apartments	Residential	North Shepard Oaks Apartments	Apartments	Multi-Family Residential	NL	NL	NL	Residential	Residential	NL
827 Oak Street	NL	NL	Apartments	Apartments	Apartments	Villa Nueva	North Shepard Oaks Apartments	North Shepard Oaks Apartments	North Shepard Oaks Apartments	North Shepard Oaks Apartments	North Shepard Oaks Apartments	Residential	Multi-Family Residential	Multi-Family Residential	Multi-Family Residential	Residential	NL	NL	NL

6.1.5 Property Tax Files

Harris County Appraisal District tax records show that the subject property is owned by WWBD, LP. The property tax records are located in Appendix III.

6.2 Other Historical Sources

According to ASTM E1527-21, other historical sources not already addressed in the standard include but are not limited to: miscellaneous maps, news articles, books about the history of the area being researched, imagery, land title records, newspaper archives, internet sites, community organizations, local libraries, government agencies, historical societies, current owners or occupants of surrounding properties or records in the files and / or personal knowledge of owners and / or occupants. Other historical resources may be used to satisfy the objective of compiling and analyzing historical property information to assist with satisfying the historical research objectives identified in ASTM E1527-21 Section 8.3.1.

6.2.1 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 Controls or Engineering Controls (IC / EC), Activity and Use Limitations (AULs) and / or Property Use Limitations (PULs) were found as part of the research of federal and state agencies.

6.2.2 Miscellaneous Other Records

No other miscellaneous records were reviewed as part of this assessment.

6.2.3 Prior Assessment Usage

Historical resources and reported observations obtained from prior assessments may be reviewed as part of the current assessment provided that legible copies of prior report resources are available. The environmental professional has independently determined that any information from prior environmental site assessments which was selected for incorporation into this assessment meets the historical research objectives and requirements identified in ASTM E1527-21 Sections 8.3.1, 8.3.8, 8.3.9 and 8.3.10, and has considered whether such information was generated as a result of procedures that meet or exceed the requirements of ASTM E1527-21. Information obtained from any prior assessment(s) is described as originally presented. Any conditions that may have changed materially since completion of prior environmental site assessment(s) are taken into consideration before forming opinions and conclusions for this assessment.

Prior Phases I ESAs were conducted at the subject property by Phase Engineering, LLC dated February 17, 2022, February 2, 2023 and November 9, 2023. The reports identified no RECs in connection with the subject property. A storage lot, fence enclosures and undeveloped land were located at the subject property at the time of the assessments.

6.3 Historical Uses of Subject Property

Summary of Historical Use Information at the Subject Property

Phase Engineering, LLC has conducted thorough research including site observations, regulatory records review and review of reasonably ascertainable standard and other historical sources to determine current and past uses of the subject property. Standard and historical sources used

to make these determinations include aerial photographs, topographic maps, city directories (if coverage is available); and / or, fire insurance rate maps (if coverage is available). Sources were reviewed at five-year intervals back to the first use or 1940 (whichever is earlier) until no resources were available which were reasonably ascertainable or likely to be useful in identifying the use of the subject property.

The date of the first developed use of the subject property was not available from reasonably ascertainable record sources.

The following are summaries of the subject property use:

Historical Use Subject Property		
Years	**Identified Use(s)**	**Resource Type(s)**
Prior to 1938	Undetermined use	No information could be obtained other than the earliest available aerial photograph. Data failure was encountered and is not considered significant.
1938 to mid-1960s	Single-family residential property	Aerial Photographs, Topographic Maps and Local Street Directories
Late-1960s to mid-2010s	Undeveloped land	Aerial Photographs and Topographic Maps
Mid-2010s to mid-2020s	Storage lot and undeveloped land	Aerial Photographs and Prior Assessment Reports

6.4 Historical Uses of Adjoining Properties

Summary of Historical Use Information on Adjoining Properties

Phase Engineering, LLC has conducted thorough research including site observations, regulatory records review and review of reasonably ascertainable standard and other historical sources to determine current and past uses of adjoining properties. Standard and historical sources used to make these determinations include aerial photographs; topographic maps, city directories (if coverage is available); and / or, fire insurance rate maps (if coverage is available).
Obvious uses of the adjoining properties were researched back to 1938.

The following are summaries of each adjoining property use:

Historical Use Adjoining Properties	
Direction	**Historical Use Description**
North Adjoining Property	Multi-family residential property and single-family residential property and undeveloped land
East Adjoining Property	Motel, retail store, single-family residential property, restaurant, office building and undeveloped land
South Adjoining Property	Multi-family residential property, single-family residential property, beauty salon, rehab center and undeveloped land
West Adjoining Property	Multi-family residential property, single-family residential property and undeveloped land

6.5 Summary of Environmental Concerns Identified During

Historical Records Review

Historical aerial photographs indicate that single-family residential property was located at the subject property during 1938. No standard historical or other record sources were available to determine the use of the subject property prior to this time, resulting in data failure. No features or activities of environmental concern were identified in connection with the earliest known use of the subject property; therefore, the data failure is not considered significant.

7.0 Physical Settings Sources

The following physical setting sources were searched to evaluate conditions related to geologic, soil, hydrogeologic, hydrologic, or topographic characteristics associated with the subject property in connection with potential hazardous substance and / or petroleum products migration to and / or from or within the subject property into the groundwater, soil or other environmental media. A copy of each physical setting source map is included in Appendix I of this report.

Topographic and Hydrogeologic Settings	
Source Name	**Description**
USGS 7.5 Minute Topographic Map Houston Heights, Texas 2022	
Current USGS Topographic Map	Elevation: Approximately 73-77 feet above mean sea level (msl) General Area Surface Gradient: East
Groundwater Information	
Offsite Cleanup Program Related Investigation	Depth: Approximately 5-11 feet below ground surface (bgs) Hydraulic Direction: Northwest

Geologic Formation	
Formation Name	**Formation Description**
Beaumont Formation (Qb-stipled)	"Mostly clay, silt, sand and gravel; includes mainly stream channel, point bar, natural levee, and back swamp deposits; concretions and massive accumulations of calcium carbonate (caliche) and concretions of iron oxide and iron-manganese oxides in the 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 meander belt, levee, crevasse splay, and distributary sands.' The lined overprint shows areas of floodplain deposits consisting of mud veneer over meander belt sand, little grain preserved, grass-covered."

Flood Zone(s)	
Zone Designation	**Zone Description**
Zone X (Unshaded)	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Unshaded Zone X (previously Zone C) may have ponding and local drainage problems that don't warrant a detailed study or designation as base floodplain. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood. Zone X (unshaded) is used on new and revised maps in place of Zone C.

Flood Zone(s)	
Zone Designation	**Zone Description**
This data was obtained from the most current FEMA information available online. Actual flood elevation should be obtained by a qualified survey or other professional. During a flood event, the potential exists for the migration of hazardous substances and / or petroleum products to and / or from the subject property.	

Underlying Aquifer(s)	
Aquifer Name	**Aquifer Description**
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."

Near Surface Soils	
Soil Name(s)	**Soil Description**
Gu - Gessner occasionally ponded-Urban land complex, 0 to 1 percent slopes	Component: Gessner (55%) "The Gessner component makes up 55 percent of the map unit. Slopes are 0 to 1 percent. This component is on depressions on flat coastal plains. The parent material consists of loamy fluviomarine deposits derived from igneous, metamorphic and sedimentary rock. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. The shrink-swell potential is low. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, April, May, June, September, October, November and December. Organic matter content in the surface horizon is about 1 percent.

Near Surface Soils	
Soil Name(s)	**Soil Description**
	This component is in the R150AY537TX Lowland ecological site. Non-irrigated land capability classification is 4w. Irrigated land capability classification is 4w. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface." Component: Urban land (35%) "Generated brief soil descriptions are created for major soil components. The Urban land is a miscellaneous area."

8.0 Site Reconnaissance

The purpose of the site reconnaissance is to collect information and make observations to help identify recognized environmental conditions in connection with the subject property. In identifying recognized environmental conditions, controlled recognized environmental conditions, and *de minimis* conditions, the environmental professional shall exercise professional judgment and consider the observations made during the site reconnaissance in concert with other relevant information gathered as part of the Phase I Environmental Site Assessment process.

8.1 Observation, Methodology and Limiting Conditions

The periphery of the property was visually and / or physically observed, as well as the periphery of any onsite structures at the subject property. The subject property, adjoining properties and surrounding area were viewed from all adjacent public thoroughfares.

On June 11, 2024, the subject property was visually and physically observed and walked by Zahir Jamal of Phase Engineering, LLC. 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 at the subject property to the extent not obstructed by dense vegetation, bodies of water, adjoining buildings, and other obstacles.

The following limiting conditions were identified during the site reconnaissance:	
Vegetation / landscaping	✔
Concrete / asphalt pavement	
Stabilized gravel base	
Pre-existing former building slabs	
Existing buildings	
Surface water features	
Heavy equipment / existing inventory	✔
Boundary fences / walls	✔
Accumulation of snow or rainwater	✔
Inaccessible onsite building interior	
Other	

∗Limiting condition is checked if present. Any data gaps resulting from identified limiting conditions were not considered significant unless identified as such in Section 1.2 of this report. Information obtained from site reconnaissance, interviews, standard historical resources, regulatory agency file and records review, additional environmental record sources, and / or professional experience was used to determine the significance of any data gaps. Data gaps which are not identified as significant do not raise reasonable concerns involving the effects of those data gaps on the ability of the environmental professional to render an opinion regarding whether conditions exist that are indicative of recognized environmental conditions or controlled recognized environmental conditions.

General Inspection Methodology

The following is a description of the general methodology utilized to view the subject property during the site reconnaissance:

- 100% visual and physical observation to the extent required by the ASTM Standard E1527-21.

Interior Observation Methodology

On the interior of structures on the property, accessible common areas expected to be used by occupants or the public, maintenance and repair areas, including boiler rooms, and a representative sample of occupant spaces, were visually and / or physically observed. Areas beneath the floors, above ceilings, or behind walls were not observed unless additional services beyond the scope of work of ASTM E1527-21 were contracted for.

Frequency

A single site visit was performed in connection with the Phase I Environmental Site Assessment on June 11, 2024.

8.2 Uses and Conditions

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

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

The following tables summarize addresses and general uses observed for the subject property and adjoining properties.

Subject Property Details	
Observed Address / Address Range	**General Observed Use(s)**
800 and 808 Oak Street	Storage lot, fence enclosures and undeveloped land

Adjoining Property Details		
Direction	**Observed Address / Address Range**	**General Observed Use(s)**
North	703-709 (odd) Janisch Street	Single-family residential property
East	N/A	Vacant land
East	4817 Shepherd Street	Retail store
East	726 Oak Street	Single-family residential property
South	725-729 (odd) Oak Street	Single-family residential property
South	N/A	Vacant land
South	827 Oak Street	Multi-family residential property
West	816 Oak Street	Multi-family residential property

Surrounding Property Uses

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

Residential Uses			
Multi-family	Single-family	Rural	Other
✔	✔		None
General Non-Residential Uses			
Commercial	Retail	Industrial	Other
✔	✔		None
Civic Uses			
School	Medical	Recreational	Other
			None
General Land Uses			
Undeveloped	Agricultural	Pasture	Other
✔			None
Large Scale Uses			
Military Base	Airport	Park / Reservation	Other
			None
Resource Uses			
Oil / Gas Exploration	Sand / Gravel Extraction	Mining Operations	Other
			None

Geologic, Hydrogeologic, Hydrologic and Topographic Conditions

The general topography of the subject property appeared to be level land. General area topographic conditions at the subject property and surrounding area in connection with geologic, hydrogeologic, and hydrologic conditions were not likely to facilitate the migration of hazardous substances or petroleum products to or from the subject property into the environment.

8.3 Observation of Subject Property

The site reconnaissance conducted for this assessment included an evaluation of the subject property for current and potential past activities that would have involved the current and / or past use, treatment, storage, or generation of hazardous substances or petroleum products.

The following observations made during site reconnaissance were listed in Section 3.4 of this report:

- Structures and other improvements at the subject property
- Streets, roads and / or public thoroughfares on or adjacent to the subject property
- Potable water supply / source for the subject property
- Sewage disposal system for the subject property

- Heating / cooling amenities on the subject property

The following table is a summary of the site reconnaissance results identified in connection with the subject property:

Observation Summary

Item of Concern	Observed	Release Indicated	Comments
Hazardous Substances / Petroleum Products in Connection with Present Use(s)	No	N/A	
Hazardous Substances / Petroleum Products in Connection with Prior Use(s)	No	N/A	
Underground Storage Tanks (USTs) / Indications of USTs	No	N/A	
Aboveground Storage Tanks (ASTs)	No	N/A	
Sumps, Floor Drains or Stormwater Drains	No	N/A	
Strong, Pungent, or Noxious Odors and Their Sources	No	N/A	
Pools of Liquid Likely to Contain Hazardous Substances or Petroleum Products	No	N/A	
Hazardous Substance and Petroleum Product Containers; Drums; Totes; IBCs; Unidentified Containers; and / or Containers Not in Connection With Identified Uses	No	N/A	
Potential PCB-Containing Items	Yes	No	A pole-mounted transformer was observed along the south boundary of the subject property.
Clarifiers	No	N/A	
Pits, Ponds or Lagoons	No	N/A	
Stains or Corrosion on Floors, Walls, Ceilings, Soil or Pavement (except stains from water)	No	N/A	
Stressed Vegetation (from causes other than insufficient water)	No	N/A	
Solid Waste	No	N/A	
Mounds, Stockpiled Soils, Filled or Graded Areas and Depressions	No	N/A	
Wastewater / Discharged Water	No	N/A	
Water Wells	No	N/A	
Oil and Gas Wells	No	N/A	
Monitoring Wells, Observation Wells, Sample Wells, Injection Wells and / or Other Well Types	No	N/A	

Item of Concern	Observed	Release Indicated	Comments
Pipelines	No	N/A	
Septic Systems or Cesspools	No	N/A	
Other	No	N/A	

8.4 Observation of Adjoining Properties / Surrounding Area

The site reconnaissance conducted for this assessment included an evaluation of the adjoining properties and surrounding area for current and potential past activities that would have involved the current and / or past use, treatment, storage, or generation of hazardous substances or petroleum products. The adjoining properties and the surrounding area were observed from the periphery of the subject property, from public thoroughfares adjacent to or traveled on the way to the subject property, and from buildings and structures otherwise accessed during the site visit.

The following table is a summary of the site reconnaissance results identified in connection with the adjoining properties:

Observation Summary

Item of Concern	Observed	Release Indicated	Comments
Underground Storage Tanks (USTs) / Indications of USTs	No	N/A	
Aboveground Storage Tanks (ASTs)	No	N/A	
Pools of Liquid Likely to Contain Hazardous Substances or Petroleum Products	No	N/A	
Hazardous Substance and Petroleum Product Containers; Drums; Totes; IBCs; Unidentified Containers; and / or Containers Not in Connection With Identified Uses	No	N/A	
Potential PCB-Containing Items	Yes	No	Pole-mounted transformers were observed at the adjoining properties.
Pits, Ponds or Lagoons	No	N/A	
Stains or Corrosion on Floors, Walls, Ceilings, Soil or Pavement (except stains from water)	No	N/A	
Stressed Vegetation (from causes other than insufficient water)	No	N/A	
Solid Waste	No	N/A	
Mounds, Stockpiled Soils, Filled or Graded Areas and Depressions	No	N/A	
Wastewater / Discharged Water	No	N/A	
Oil and Gas Wells	No	N/A	
Monitoring Wells, Observation Wells, Sample Wells, Injection Wells and / or Other Well Types	No	N/A	

Item of Concern	Observed	Release Indicated	Comments
Other	No	N/A	

8.5 Summary of Critical Observed Areas of Environmental Concern

No environmental concerns were identified from observation of the subject property and adjoining properties during the site reconnaissance conducted as part of this assessment.

9.0 Interviews

9.1 Owner, Key Property Manager and / or Occupant Interviews

The purpose of owner, key property manager and / or occupant interviews is to obtain information indicating recognized environmental conditions in connection with the subject property. Phase Engineering, LLC attempted to identify a person with good knowledge of the uses and physical characteristics of the subject property, and made a reasonable attempt to conduct an interview in conjunction with the site visit. A summary is given below of any interviews conducted or attempted for this assessment with interviewees identified as being sufficiently knowledgeable or not knowledgeable regarding the uses and physical characteristics of the subject property.

Interview Summary				
Date	**Name**	**Relationship to Property**	**Response Status**	**Knowledgeable**
08/01/24	Adam Brackman	Owner	Received	Yes
06/11/24	Carlos Sabino	Key Manager	Received	Yes

Comments on interviews from items above:

A transaction screen questionnaire was completed for the subject property by Adam Brackman, property owner. Information from the questionnaire indicates that:

- They were unaware of any environmental concerns associated with the subject property or adjoining properties.
- They had been associated with the subject property for approximately four years.

Carlos Sabino, property manager, indicated the following via onsite interview:

- The current use of the subject property is vacant land. The vacant land consists of a wooden shack, a dumpster enclosure, a wooden deck walkway, two fenced areas and uprooted trees due to recent storms.
- The past use of the subject property was a dog park.
- He is not aware of any current or previous hazardous substance or petroleum product release(s) at the subject property or adjoining properties.
- He was not aware of any current or historical USTs or ASTs located at the subject property or adjoining properties.
- The current water service source at the subject property is municipally provided. The subject property has no sanitation service.
- A former Phase I ESA was conducted by Phase Engineering, LLC in November 2023. He does not have access to the prior report.
- Mr. Sabino has been associated with the subject property for approximately seven years.

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

9.2 State and / or Local Agency Officials Interviews

The purpose of interviews with state and / or local government officials is to obtain information indicating recognized environmental conditions in connection with the subject property.

Interview Summary			
Date	**Name / Entity**	**Method of Contact**	**Response Status**
Local Fire Department			
06/12/24	Houston Fire Department	Website	Received
Local Health Department			
06/06/24	Houston Health Department	Website	Pending
06/07/24	Harris County Pollution Control Services Department	Website	Received
Local Building Department Records / Permits Department			
06/12/24	Houston Permit Division	Website	Received

Comments on interviews from items above:

Fire department records were requested from Houston Fire Department. Health / Environmental department records were requested from Harris County Pollution Control Services Department. Building department records were requested from Houston Permit Division. Responses were received which reported no discovery of records indicating environmental concerns at the subject property. The documents received from Houston Permit Division are not included within the report due to the size of the files. The user of this report may contact Phase Engineering, LLC to request these files.

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

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

9.3 Summary of Environmental Concerns Noted During Interviews / Inquiries

No environmental concerns were identified during interviews or inquiries conducted as part of this assessment.

10.0 Deviations

10.1 Scope of Services

There were no significant deletions or deviations from the ASTM Standard E1527-21 scope of services.

10.2 Client Constraints

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

- There were no user constraints.

11.0 Qualifications

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

12.0 Environmental Professional and Support Staff Statement(s)

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

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

Inspected By:

Zahir Jamal

Reviewed By:

Jillian Chahal

Reviewed By:

Tracy Watson

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

Prepared By:

Brian Ingamells, G.I.T.

13.0 Non-Scope Considerations

Per the agreed scope of services specified in the letter of engagement or other service contract related to this assessment, no additional services were conducted that are beyond the scope of the Phase I Environmental Site Assessment process per ASTM E1527-21 unless additional services were specifically contracted. Environmental conditions representing possible Business Environmental Risks at the subject property which are not likely to lead to or indicate RECs were not addressed unless contracted for by Non-Scope Services.

If any additional services were specified in the letter of engagement or other service contract were performed in connection with this assessment, then the results of the additional services are further discussed in the following sub-section(s).

14.0 References

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TWDB. *Minor Aquifers*, GIS Data. Updated December 2017 http://www.twdb.texas.gov/mapping/gisdata.asp

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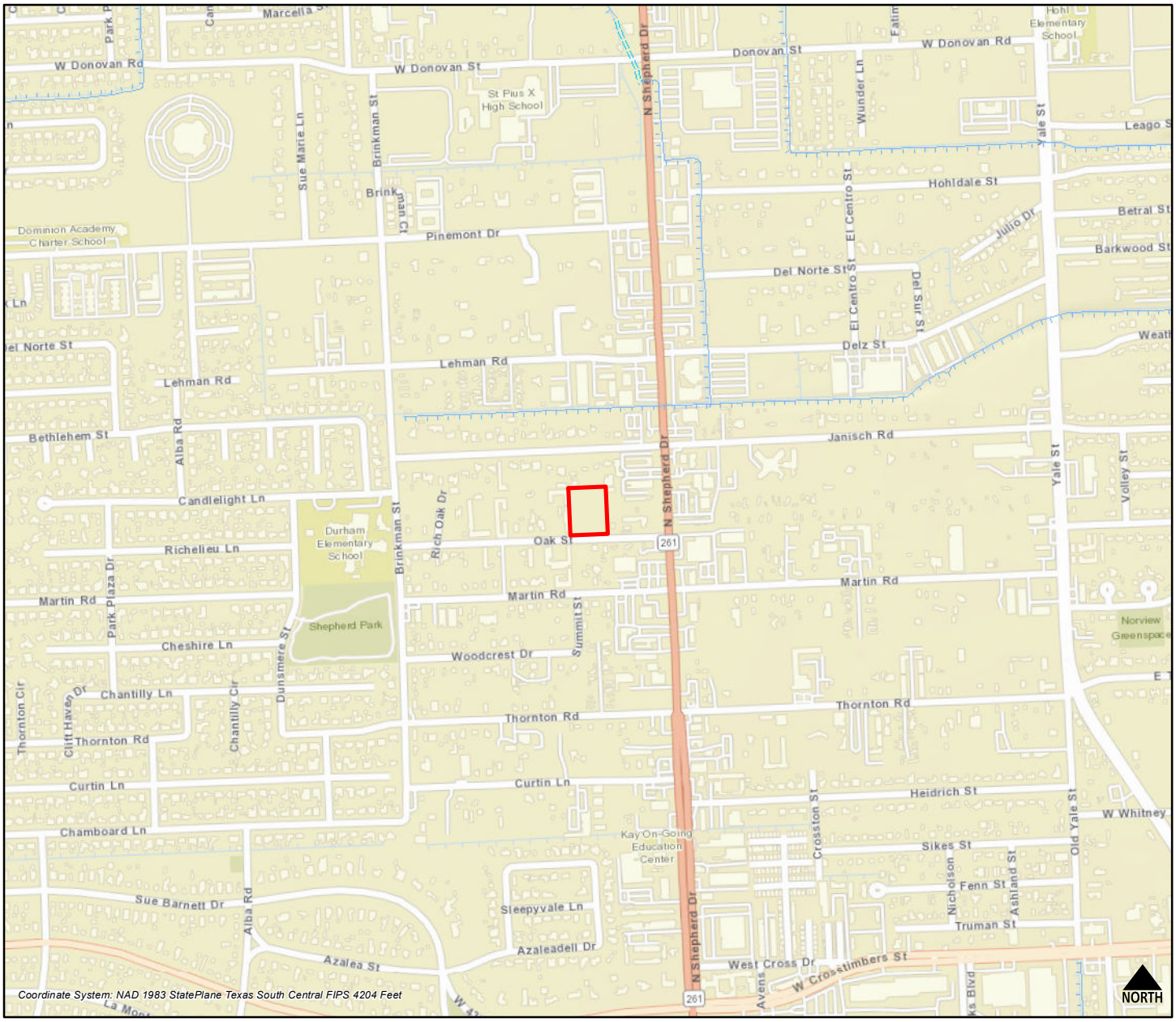
APPENDIX I

CURRENT & HISTORICAL DOCUMENTATION



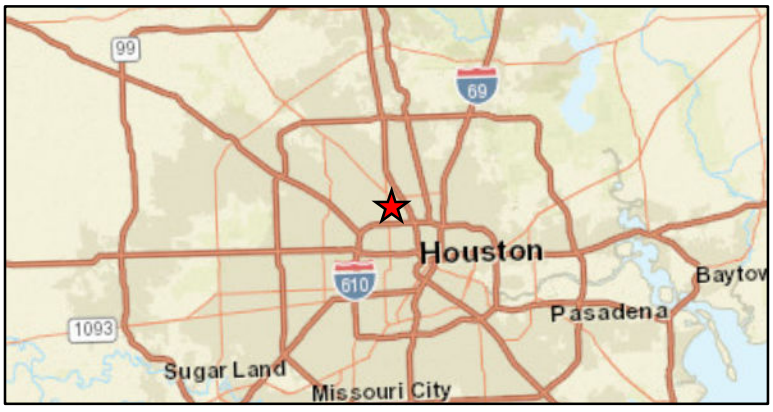
Source: USGS NHL

Property boundary and locations are representative only.

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

1:12,000

Location Map



Texas

Location: 810 Oak Street
Houston, Texas 77018
Harris County

PHASE
TRUSTED ENVIRONMENTAL SOLUTIONS

PE Project No: 202406016

PHASE
TRUSTED ENVIRONMENTAL SOLUTIONS

Location: 810 Oak Street
Houston, Texas 77018
Harris County

Property location, boundary and features are representative only.

0 37.5 75 150 225 300 Feet

1:1,500

SITE SKETCH - 2024 Nearmap Aerial Imagery

Subject Property

PE Project No: 202406016

Coordinate System: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet

0 50 100 200 300 400 Feet

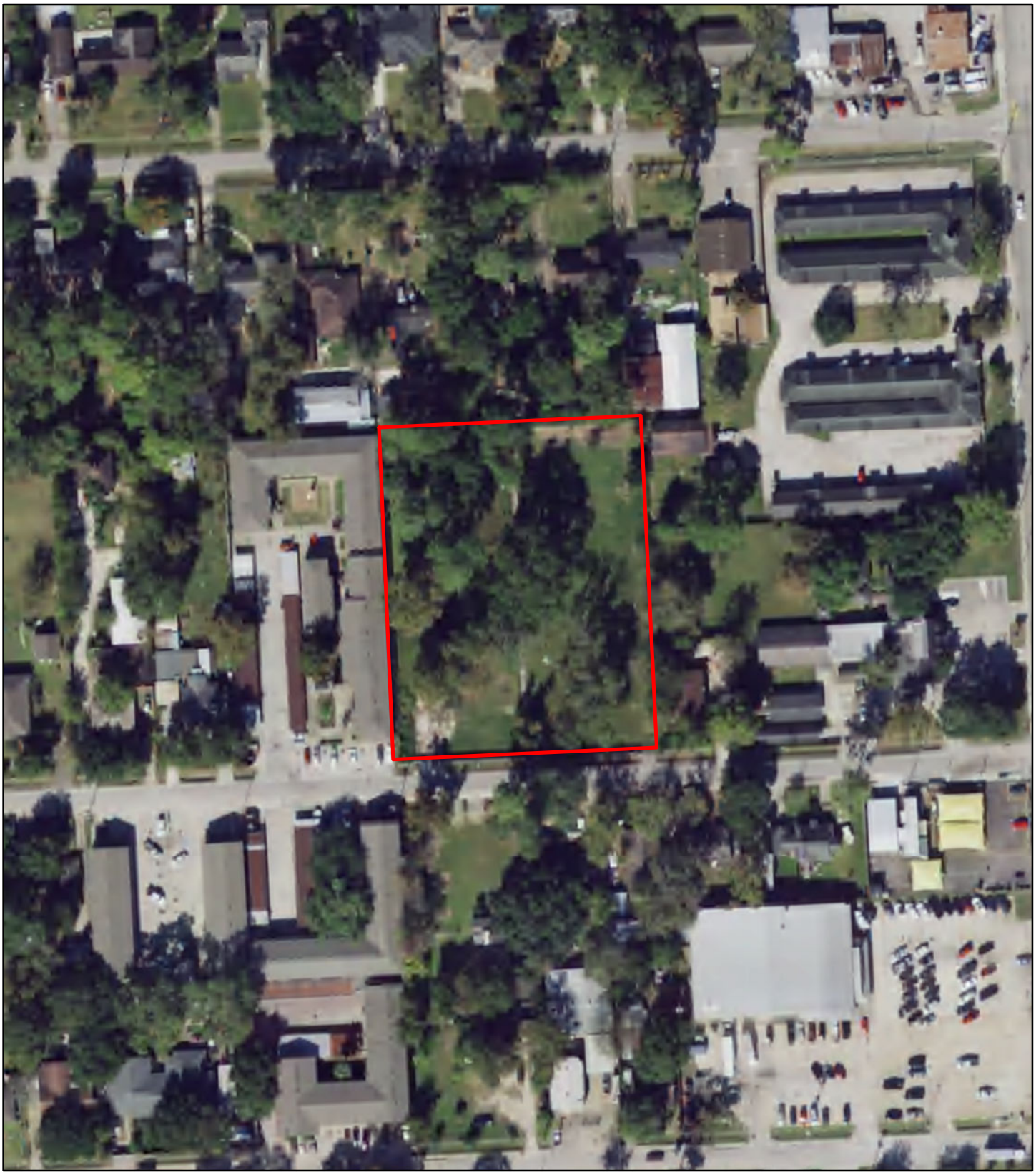
1:1,500

NORTH

2024 Nearmap Aerial Imagery

PHASE
TRUSTED ENVIRONMENTAL SOLUTIONS

PE Project No: 202406016



Coordinate System: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet

0 50 100 200 300 400 Feet

1:1,500

NORTH

2020 USDA NAIP Aerial Photograph

PHASE
TRUSTED ENVIRONMENTAL SOLUTIONS

PE Project No: 202406016

Coordinate System: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet

0 50 100 200 300 400 Feet

1:1,500

NORTH

2018 USDA NAIP Aerial Photograph

PHASE
TRUSTED ENVIRONMENTAL SOLUTIONS

PE Project No: 202406016

Coordinate System: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet

0 50 100 200 300 400 Feet

1:1,500

NORTH

2016 USDA NAIP Aerial Photograph

PHASE
TRUSTED ENVIRONMENTAL SOLUTIONS

PE Project No: 202406016

Coordinate System: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet

0 50 100 200 300 400 Feet

1:1,500

NORTH

2012 H-GAC Aerial Photograph

PHASE
TRUSTED ENVIRONMENTAL SOLUTIONS

PE Project No: 202406016

Coordinate System: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet

0 50 100 200 300 400 Feet

1:1,500

NORTH

2006 H-GAC Aerial Photograph

PHASE
TRUSTED ENVIRONMENTAL SOLUTIONS

PE Project No: 202406016

Coordinate System: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet

0 50 100 200 300 400 Feet

1:1,500

NORTH

2000 H-GAC Aerial Photograph

PHASE
TRUSTED ENVIRONMENTAL SOLUTIONS

PE Project No: 202406016

Coordinate System: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet

0 50 100 200 300 400 Feet

1:1,500

NORTH

1995 USDA-FSA-AFPO Aerial Photograph

PHASE
TRUSTED ENVIRONMENTAL SOLUTIONS

PE Project No: 202406016

Coordinate System: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet

0 50 100 200 300 400 Feet

1:1,500

NORTH

1989 TXDOT Aerial Photograph

PHASE
TRUSTED ENVIRONMENTAL SOLUTIONS

PE Project No: 202406016

Coordinate System: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet

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1:1,500

NORTH

1983 USDA-NHAP Aerial Photograph

PHASE
TRUSTED ENVIRONMENTAL SOLUTIONS

PE Project No: 202406016

Coordinate System: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet

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NORTH

1978 USDA Aerial Photograph

PHASE
TRUSTED ENVIRONMENTAL SOLUTIONS

PE Project No: 202406016

Coordinate System: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet

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NORTH

1976 USGS Aerial Photograph

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TRUSTED ENVIRONMENTAL SOLUTIONS

PE Project No: 202406016

Coordinate System: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet

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NORTH

1970 NASA Johnson Space Center Aerial Photograph

PHASE
TRUSTED ENVIRONMENTAL SOLUTIONS

PE Project No: 202406016

Coordinate System: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet

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NORTH

1966 USGS Aerial Photograph

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TRUSTED ENVIRONMENTAL SOLUTIONS

PE Project No: 202406016

Coordinate System: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet

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NORTH

1962 USGS Aerial Photograph

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TRUSTED ENVIRONMENTAL SOLUTIONS

PE Project No: 202406016

Coordinate System: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet

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NORTH

1953 USDA Aerial Photograph

PHASE
TRUSTED ENVIRONMENTAL SOLUTIONS

PE Project No: 202406016

Coordinate System: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet

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NORTH

1944 USDA Aerial Photograph

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TRUSTED ENVIRONMENTAL SOLUTIONS

PE Project No: 202406016

Coordinate System: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet

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NORTH

1938 USDA Aerial Photograph

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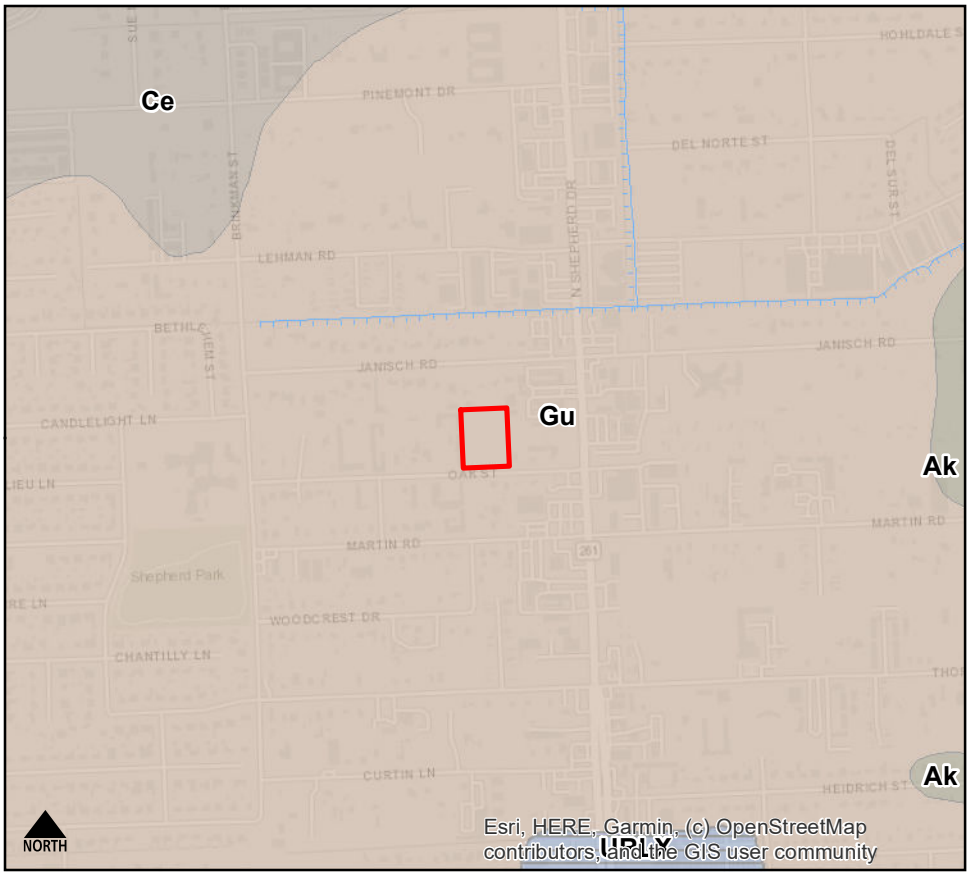
PE Project No: 202406016



Property boundaries and locations are approximate only.

USDA NRCS SSURGO Database of Texas

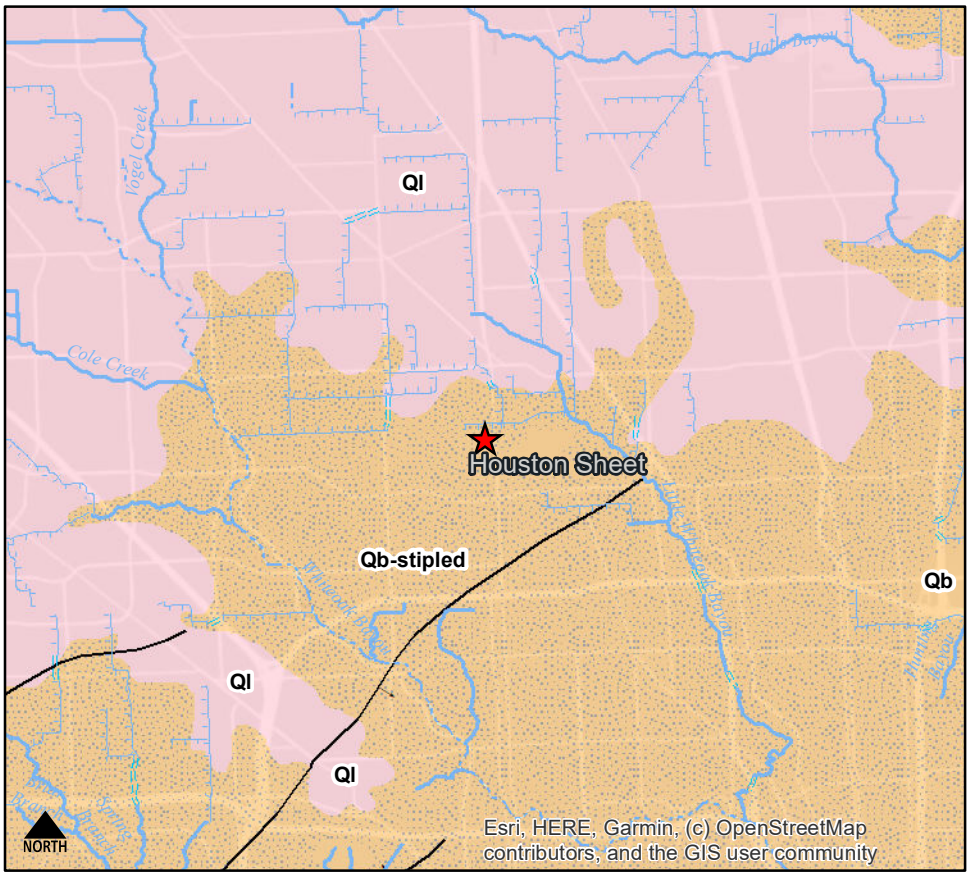
The SSURGO database contains information about soil as collected by the National Cooperative Soil Survey over the course of a century. The information can be displayed in tables or as maps and is available for most areas in the United States and the Territories, Commonwealths, and Island Nations served by the USDA-NRCS. The information was gathered by walking over the land and observing the soil. Many soil samples were analyzed in laboratories. The maps outline areas called map units. The map units describe soils and other components that have unique properties, interpretations, and productivity. The information was collected at scales ranging from 1:12,000 to 1:63,360. More details were gathered at a scale of 1:12,000 than at a scale of 1:63,360. The mapping is intended for natural resource planning and management by landowners, townships, and counties. Some knowledge of soils data and map scale is necessary to avoid misunderstandings. SSURGO is generally the most detailed level of soil geographic data developed by the National Cooperative Soil Survey (NCSS) in accordance with NCSS mapping standards. SSURGO is designed to be used for broad planning and management uses.

Soil Survey Staff. Gridded Soil Survey Geographic (gSSURGO) Database for Texas. United States Department of Agriculture, Natural Resources Conservation Service. Available online at https://gdg.sc.egov.usda.gov/. December, 02, 2022 (202210 official release)

Miles
0 0.075 0.15 0.3

1:12,000

Sources: NRCS, USGS NHD



Coordinate System: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet

Geologic Database of Texas

The Geologic Atlas of Texas is a series of 38 hard copy map sheets depicting surface geology for the entire state of Texas at a scale of 1:250,000. The University of Texas - Bureau of Economic Geology began compiling the Atlas in 1961 under the direction of Dr. Virgil E. Barnes. The effort involved the work of 28 UTBEG geologists, seven cartographers, and several editors, as well as additional geologists from other organizations.

The last hardcopy map sheet in the GAT series was published in 1987.

In October 2002, the United States Geological Survey, in cooperation with the Texas Natural Resources Information System, embarked on a project to digitize all 38 GAT hardcopy map sheets and compile them into a single, stand-alone Geologic Database of Texas (GDT). Completed in 2007, the project resulted in a rich, digital dataset containing more than 145,000 geologic features in Texas and portions of neighboring states.

Texas Water Science Center (USGS TWSC). Geologic Database of Texas, 2014-02-01. Web. 2023-07-13.

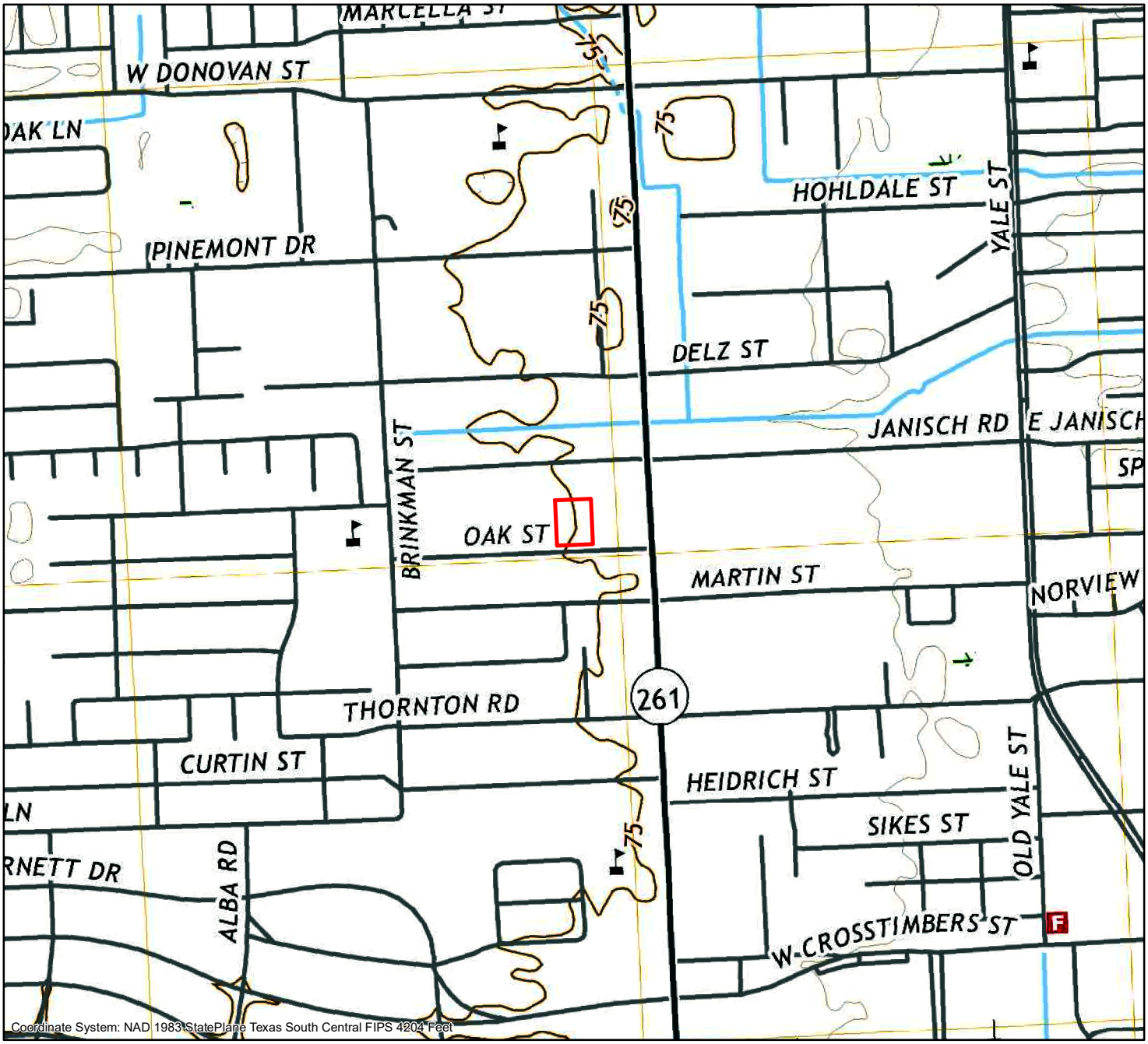
Miles
0 1 2 4

1:125,000

Sources: TNRIS, USGS NHD

PHASE
TRUSTED ENVIRONMENTAL SOLUTIONS

PE Project No: 202406016



Source: USGS TopoView

Property boundary and locations are representative only.

0 250 500 1,000 1,500 2,000 2,500 Feet

1:12,000

NORTH

Topographic Map

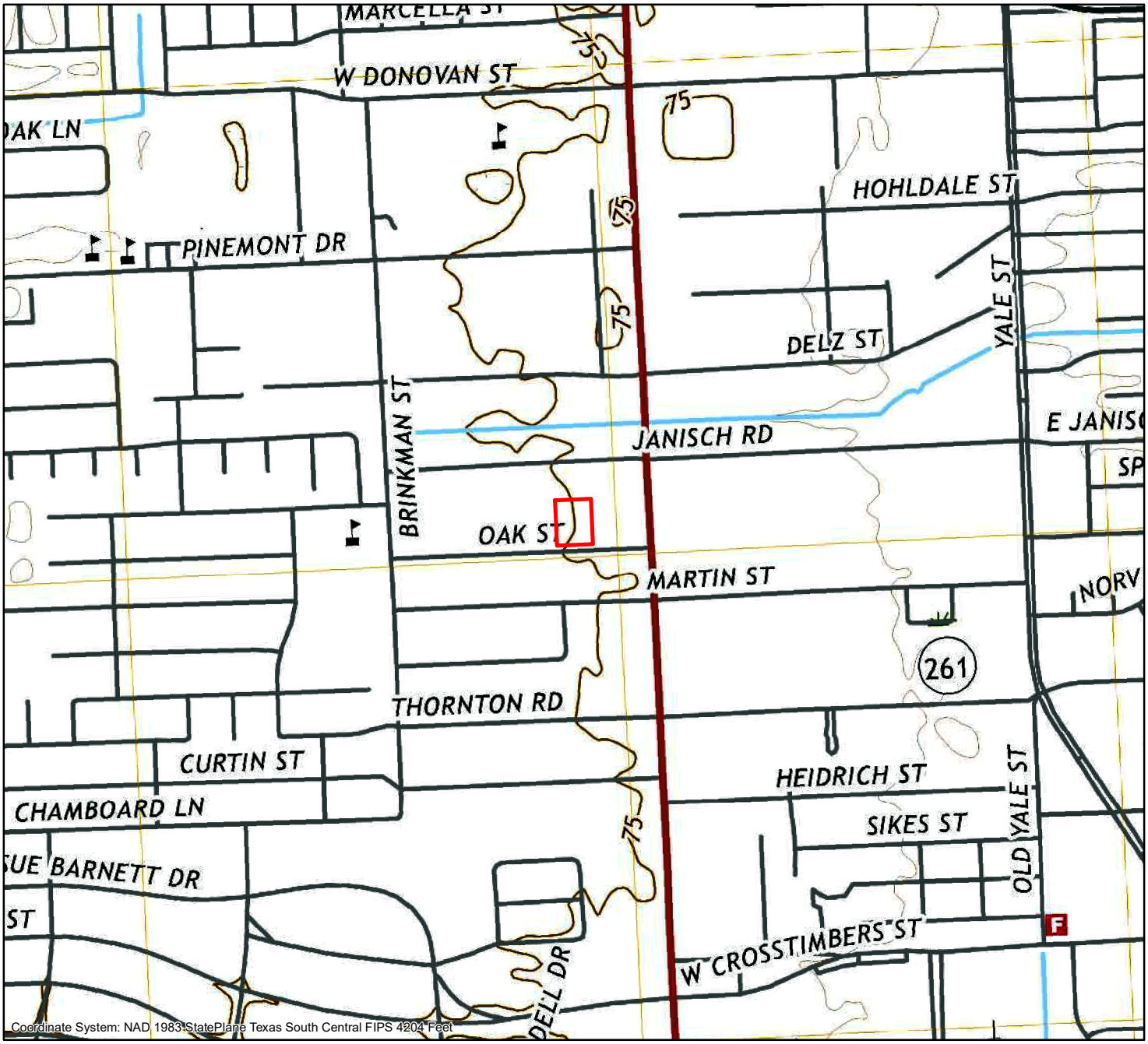
The U.S. Geological Survey (USGS) produced its first topographic map in 1879, the same year it was established. Today, more than 100 years and millions of map copies later, topographic mapping is still a central activity for the USGS. The topographic map remains an indispensable tool for government, 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
Houston Heights, 2022

PHASE
TRUSTED ENVIRONMENTAL SOLUTIONS

PE Project No: 202406016



Source: Thematic Mapper

Property boundary and locations are representative only.

0 250 500 1,000 1,500 2,000 2,500 Feet

1:12,000

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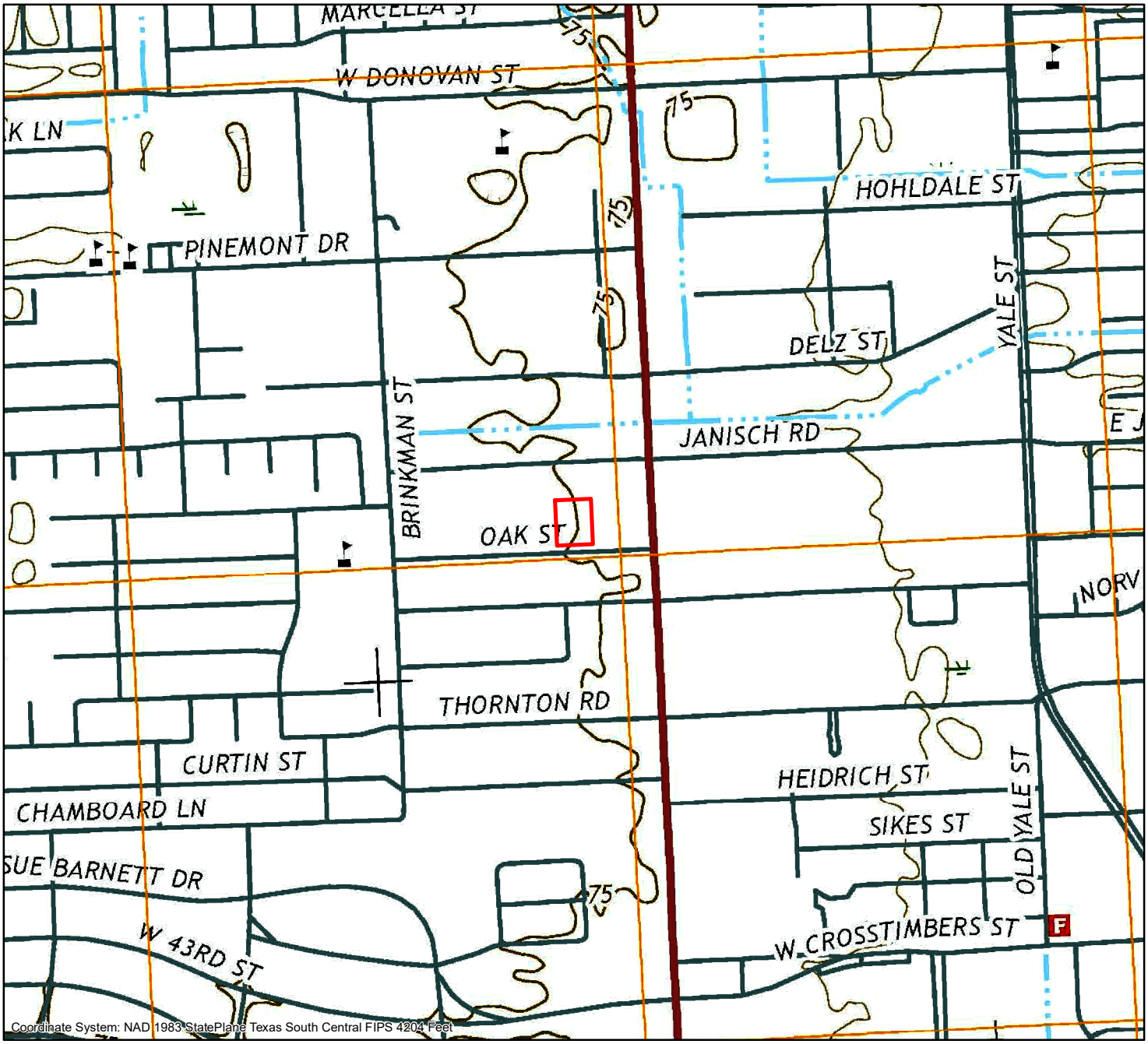
USGS 7.5 Minute Topographic Series
Houston Heights, 2019

PHASE
TRUSTED ENVIRONMENTAL SOLUTIONS

PE Project No: 202406016



Source: Thematic Mapper

Property boundary and locations are representative only.

0 250 500 1,000 1,500 2,000 2,500 Feet

1:12,000

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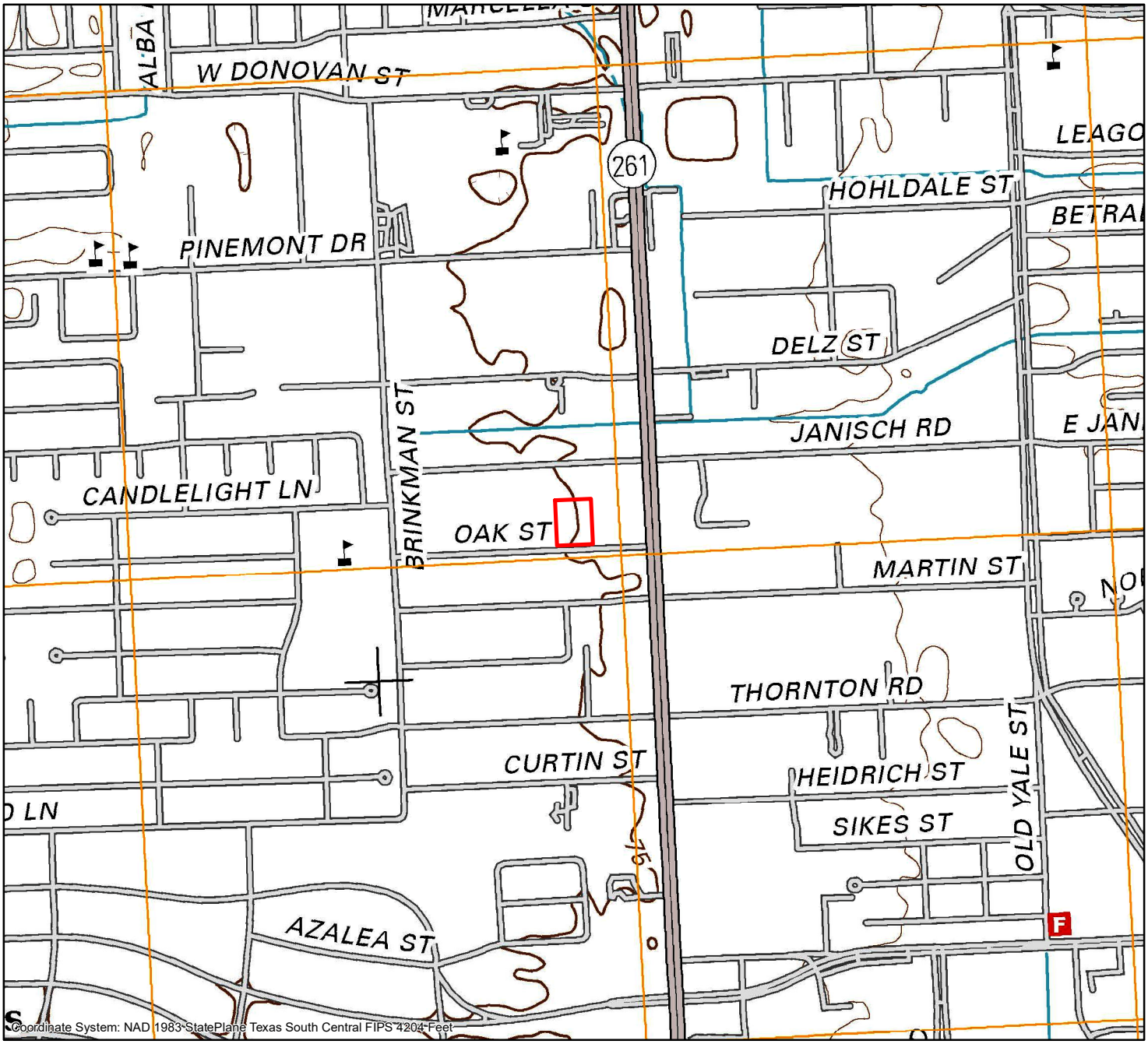
USGS 7.5 Minute Topographic Series
Houston Heights, 2016

PHASE
TRUSTED ENVIRONMENTAL SOLUTIONS

PE Project No: 202406016



Source: Thematic Mapper

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0 250 500 1,000 1,500 2,000 2,500 Feet

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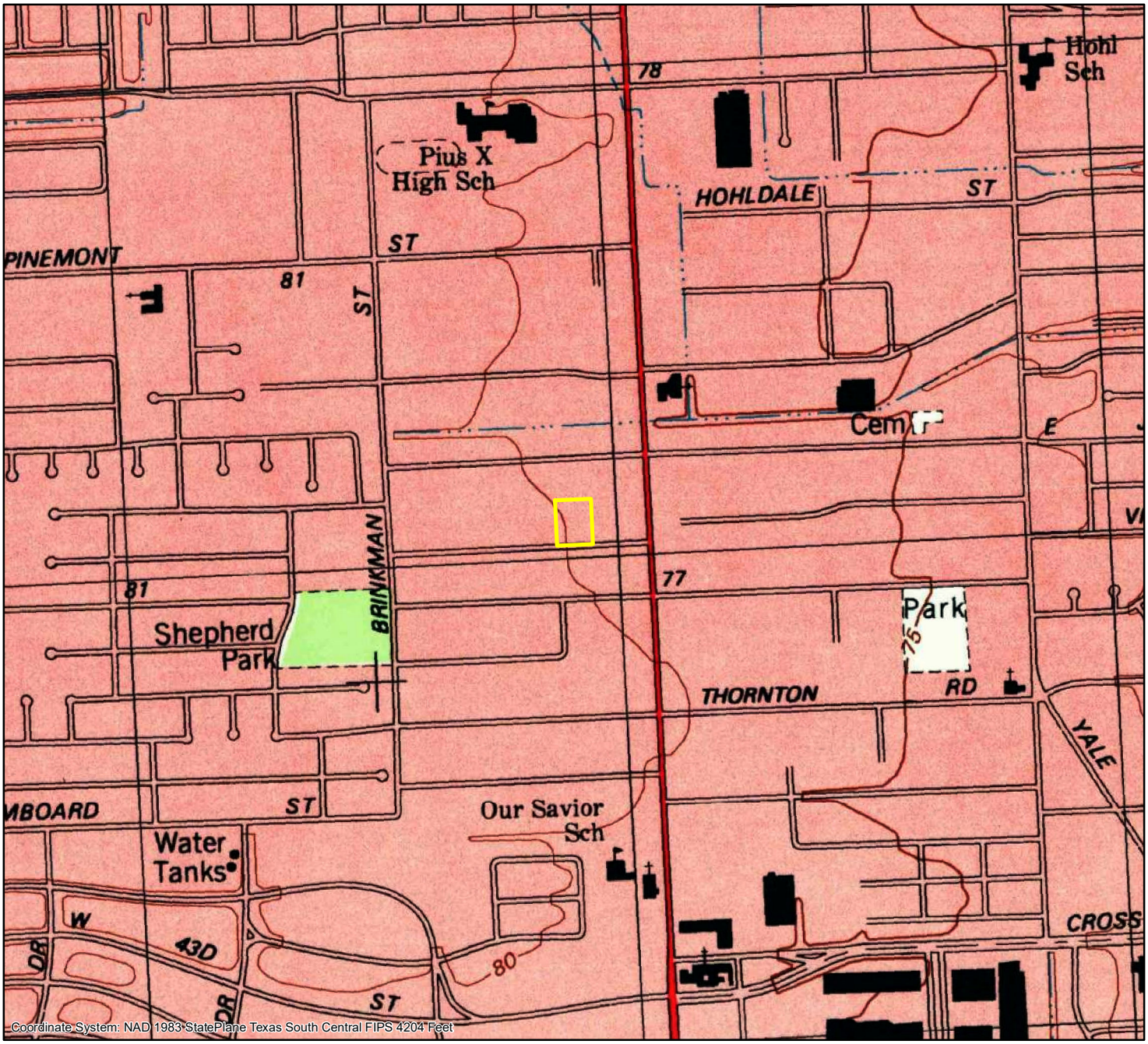
USGS 7.5 Minute Topographic Series
Houston Heights, 2013

PHASE
TRUSTED ENVIRONMENTAL SOLUTIONS

PE Project No: 202406016



Source: USGS TopoView

Property boundary and locations are representative only.

0 250 500 1,000 1,500 2,000 2,500 Feet

1:12,000

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USGS 7.5 Minute Topographic Series
Houston Heights, 1995

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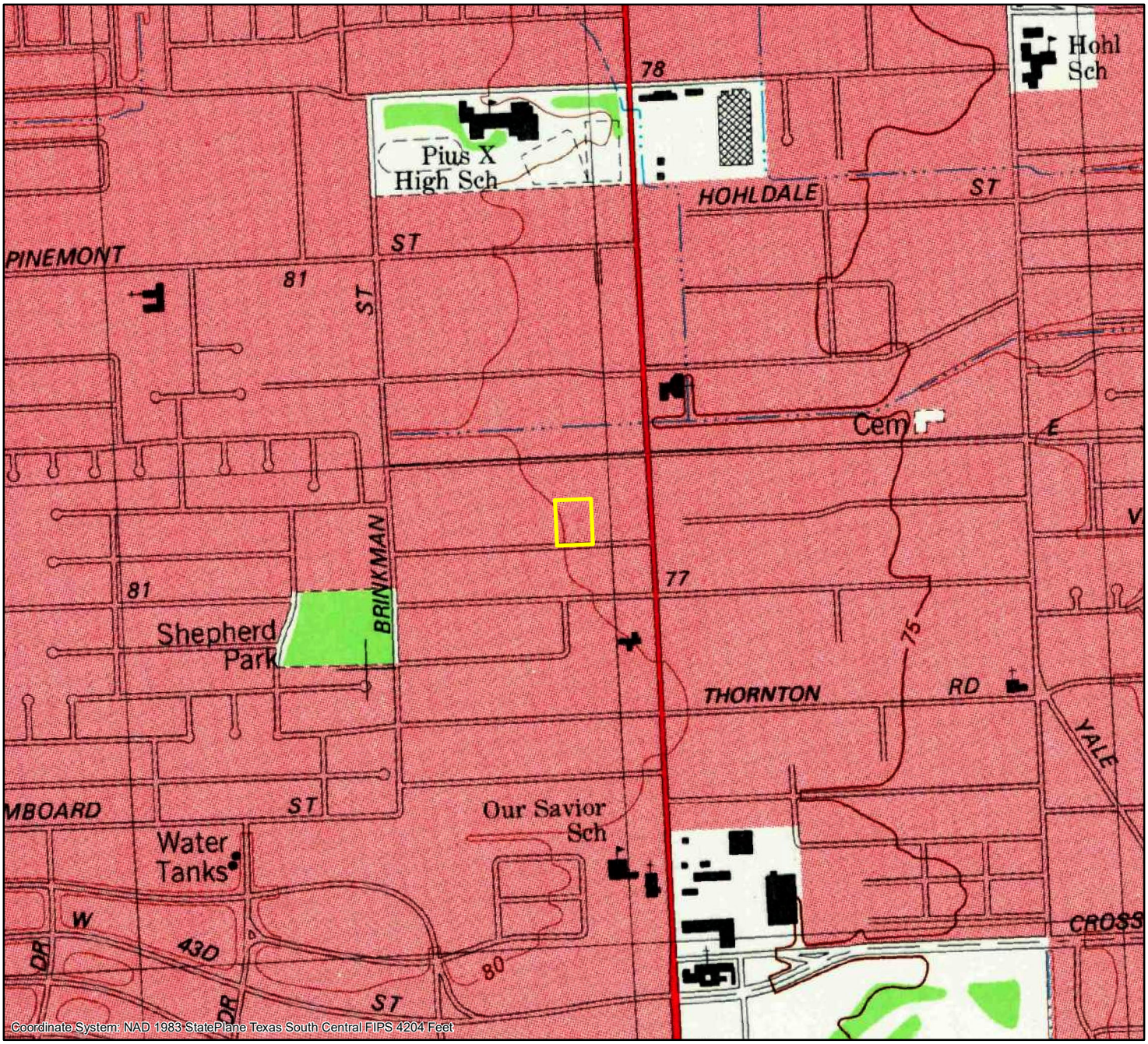

Source: USGS TopoView

Property boundary and locations are representative only.

0 250 500 1,000 1,500 2,000 2,500 Feet

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USGS 7.5 Minute Topographic Series
Houston Heights, 1982

PHASE
TRUSTED ENVIRONMENTAL SOLUTIONS

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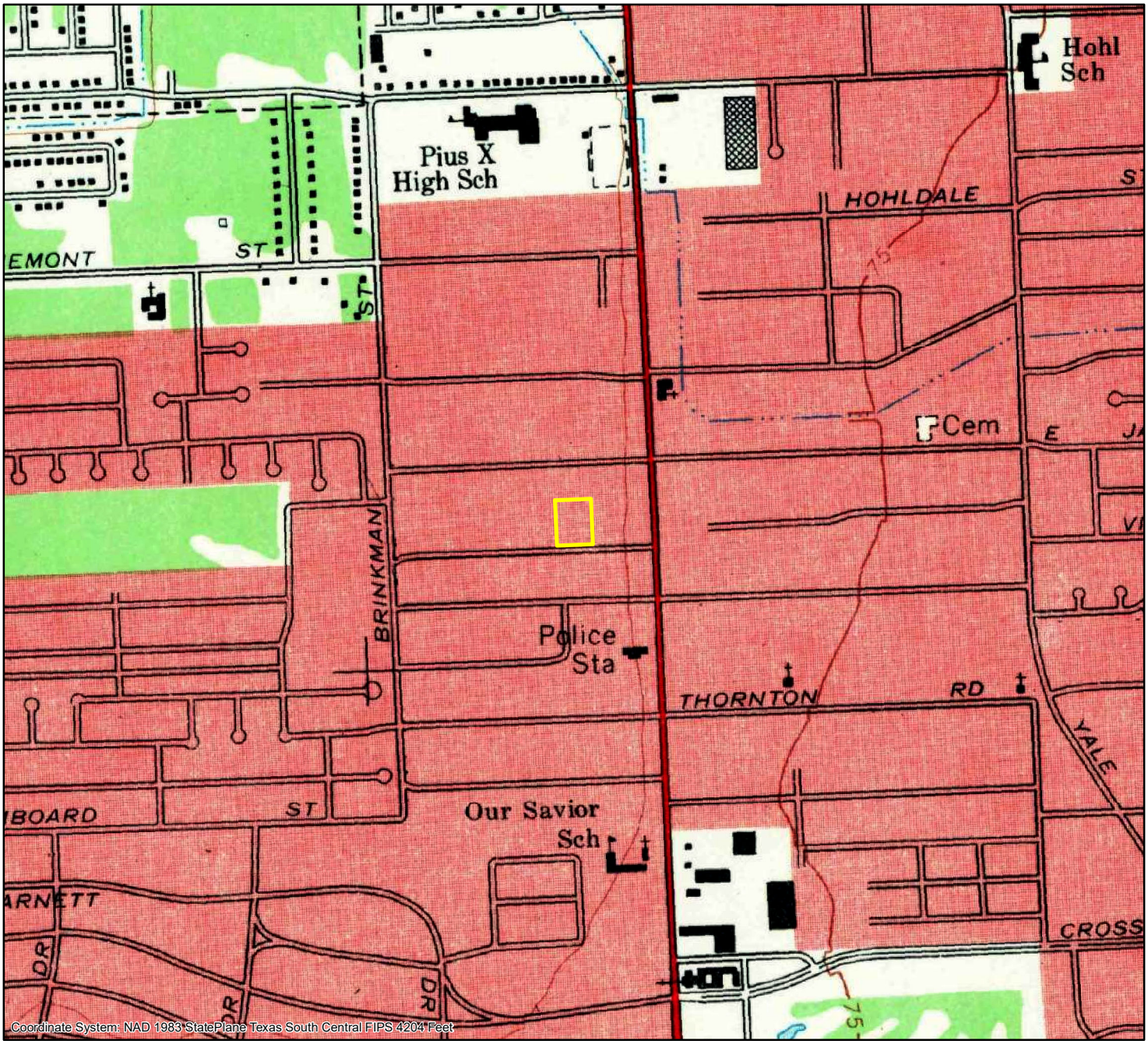

Source: USGS TopoView

Property boundary and locations are representative only.

0 250 500 1,000 1,500 2,000 2,500 Feet

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USGS 7.5 Minute Topographic Series
Houston Heights, 1967

PHASE
TRUSTED ENVIRONMENTAL SOLUTIONS

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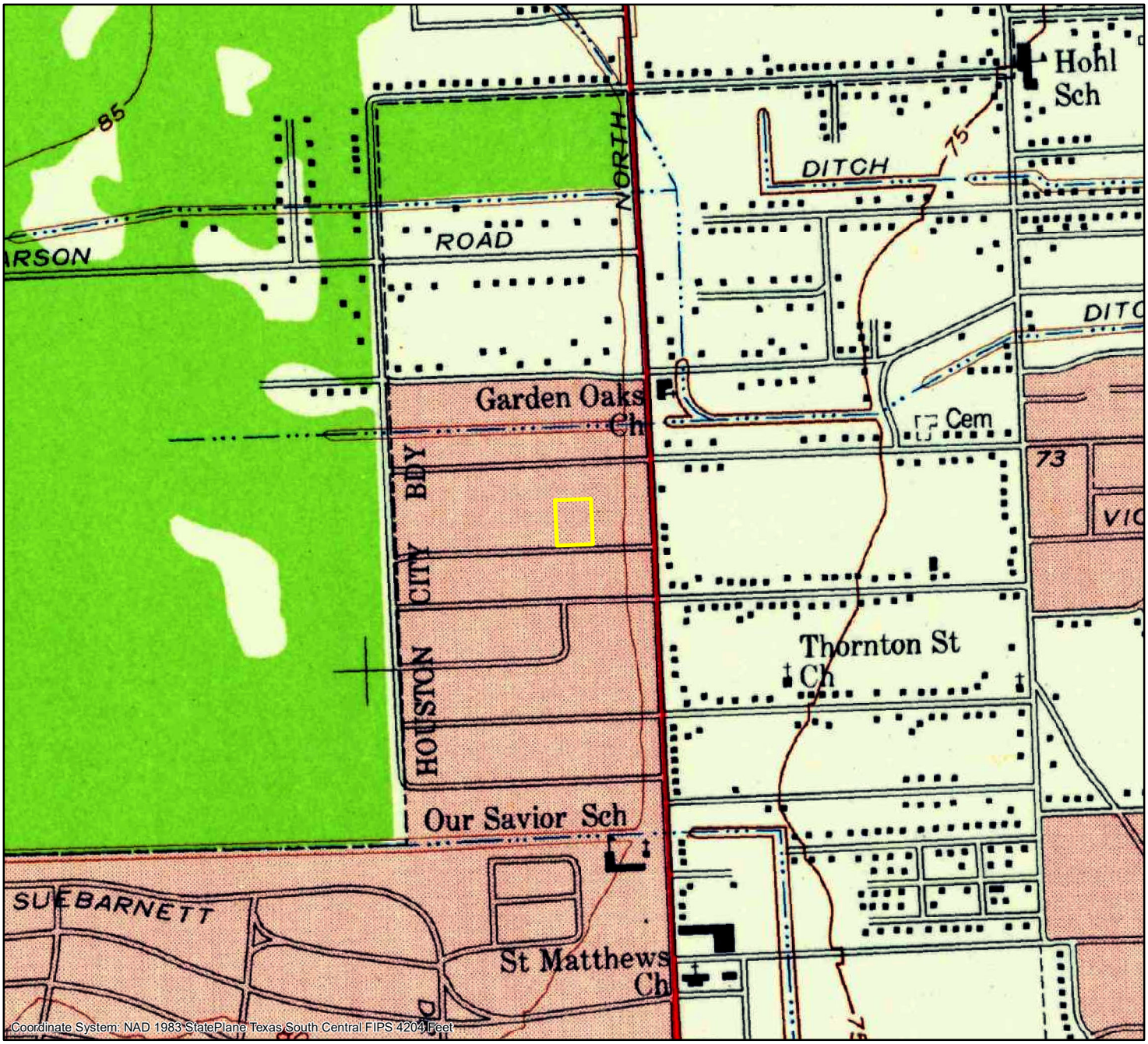

Source: USGS TopoView

Property boundary and locations are representative only.

0 250 500 1,000 1,500 2,000 2,500 Feet

1:12,000

NORTH

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USGS 7.5 Minute Topographic Series
Houston Heights, 1955

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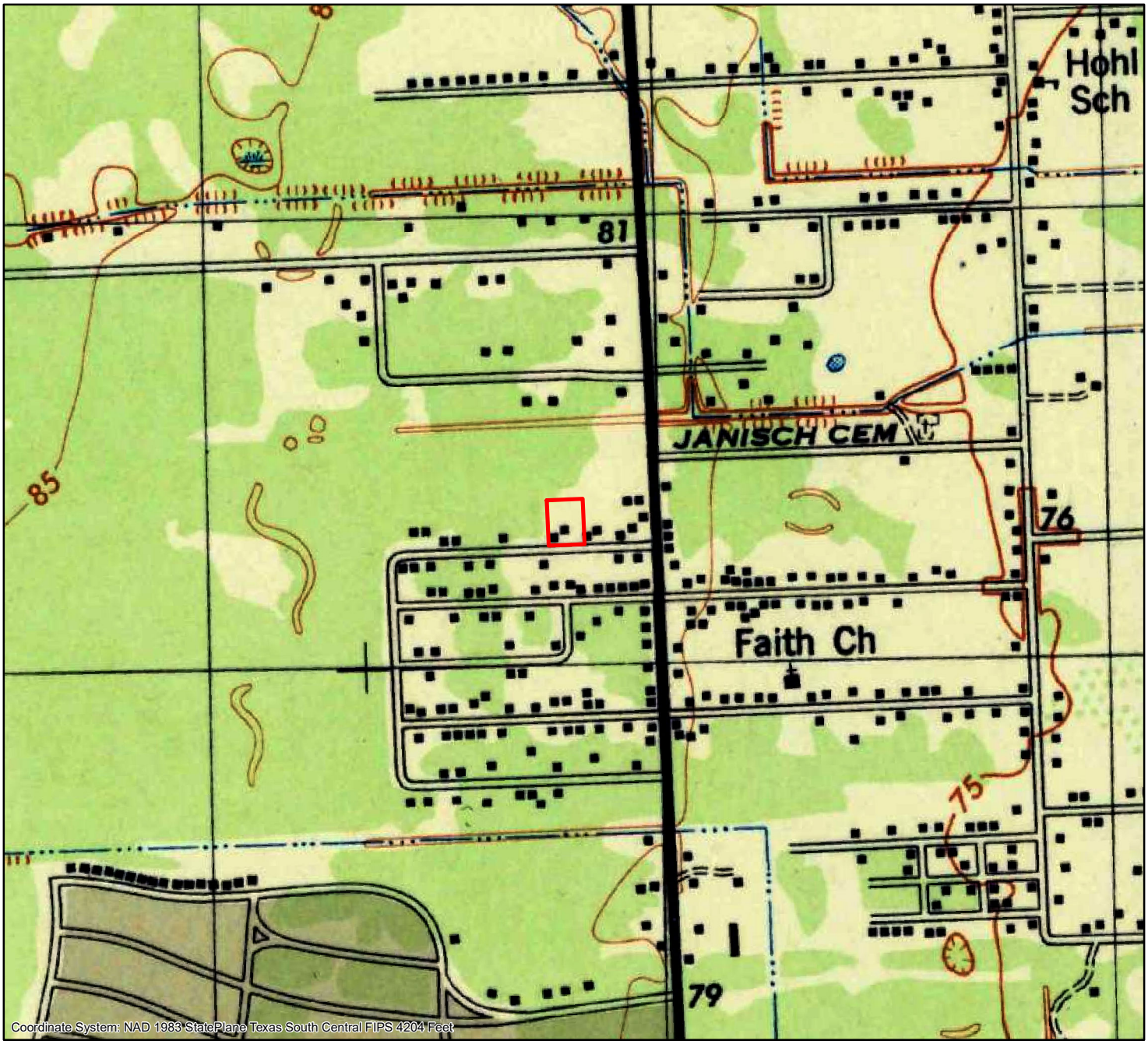
TRUSTED ENVIRONMENTAL SOLUTIONS

PE Project No: 202406016



Source: USGS TopoView

Property boundary and locations are representative only.

0 250 500 1,000 1,500 2,000 2,500 Feet

1:12,000

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USGS 7.5 Minute Topographic Series
Houston Heights, 1946

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TRUSTED ENVIRONMENTAL SOLUTIONS

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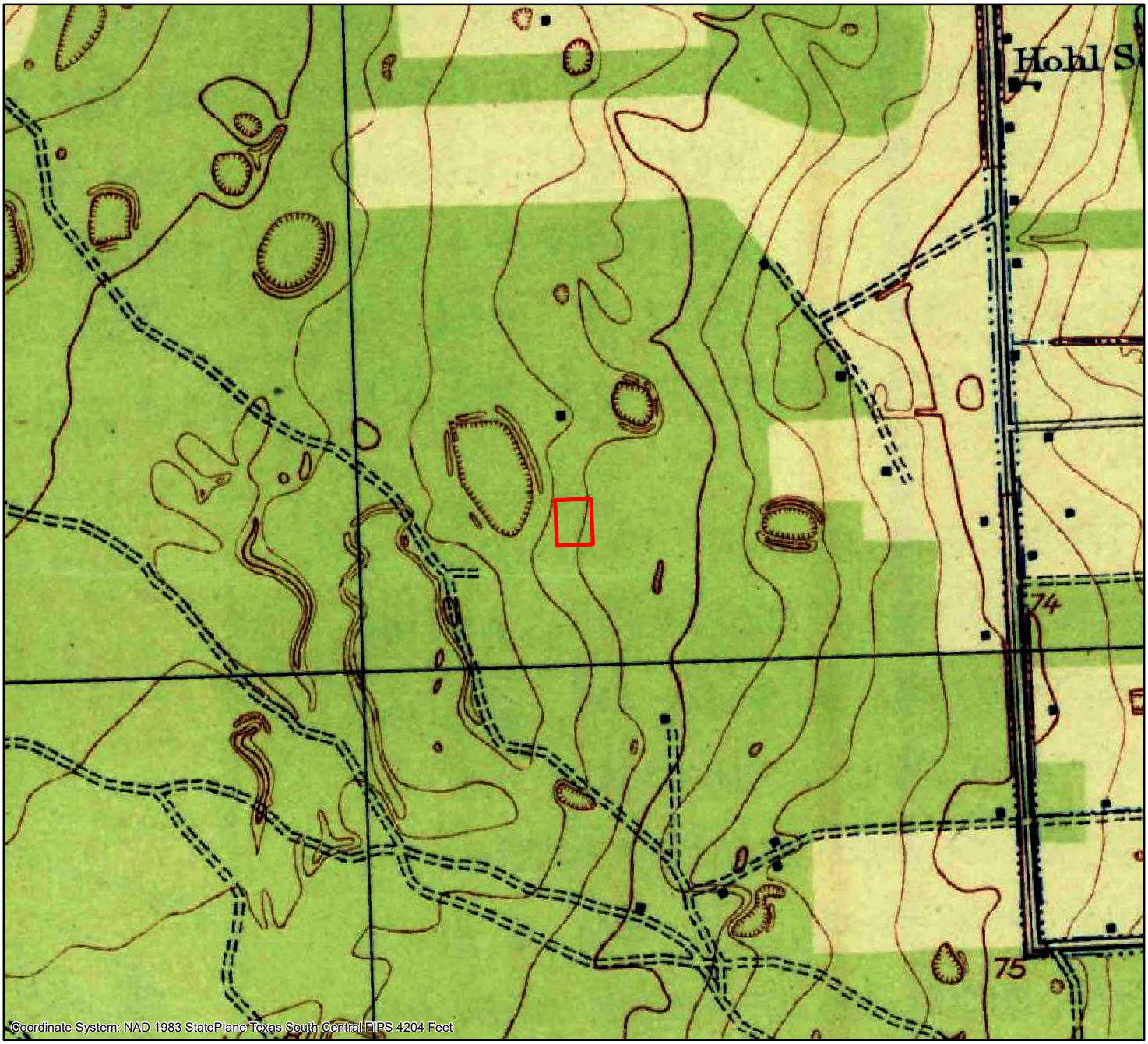

Source: USGS TopoView

Property boundary and locations are representative only.

0 250 500 1,000 1,500 2,000 2,500 Feet

1:12,000

NORTH

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USGS 7.5 Minute Topographic Series
Houston Heights, 1922

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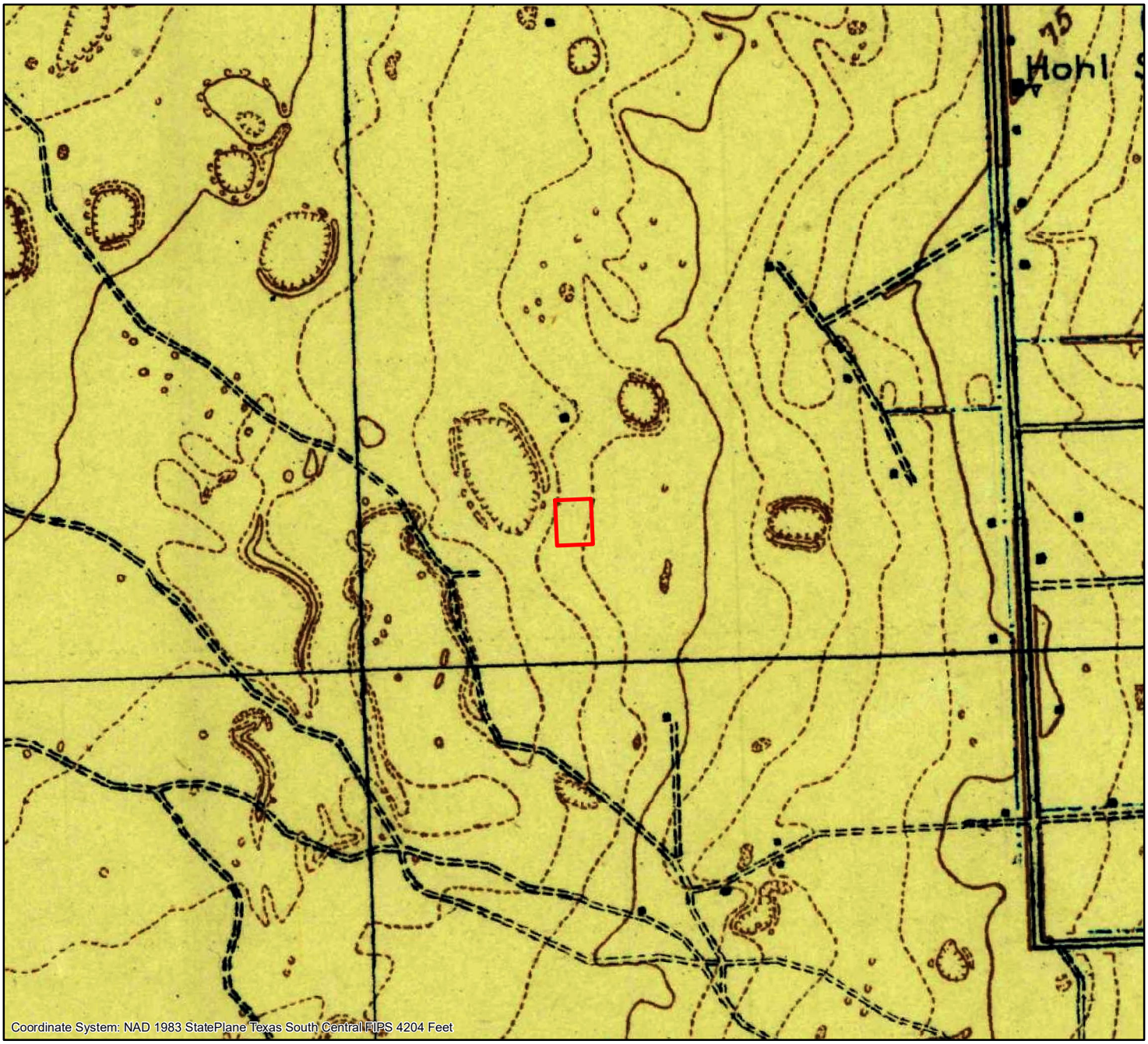
TRUSTED ENVIRONMENTAL SOLUTIONS

PE Project No: 202406016



Source: USGS TopoView

Property boundary and locations are representative only.

0 250 500 1,000 1,500 2,000 2,500 Feet

1:12,000

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USGS 7.5 Minute Topographic Series
Houston Heights, 1915

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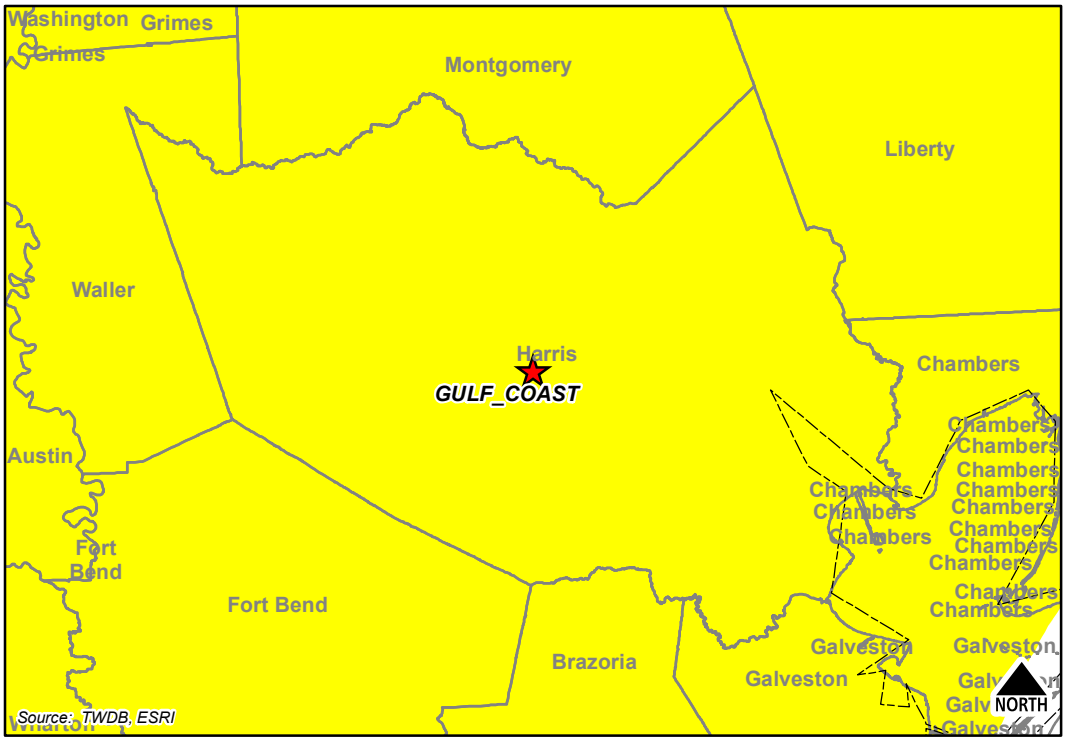
TRUSTED ENVIRONMENTAL SOLUTIONS

PE Project No: 202406016

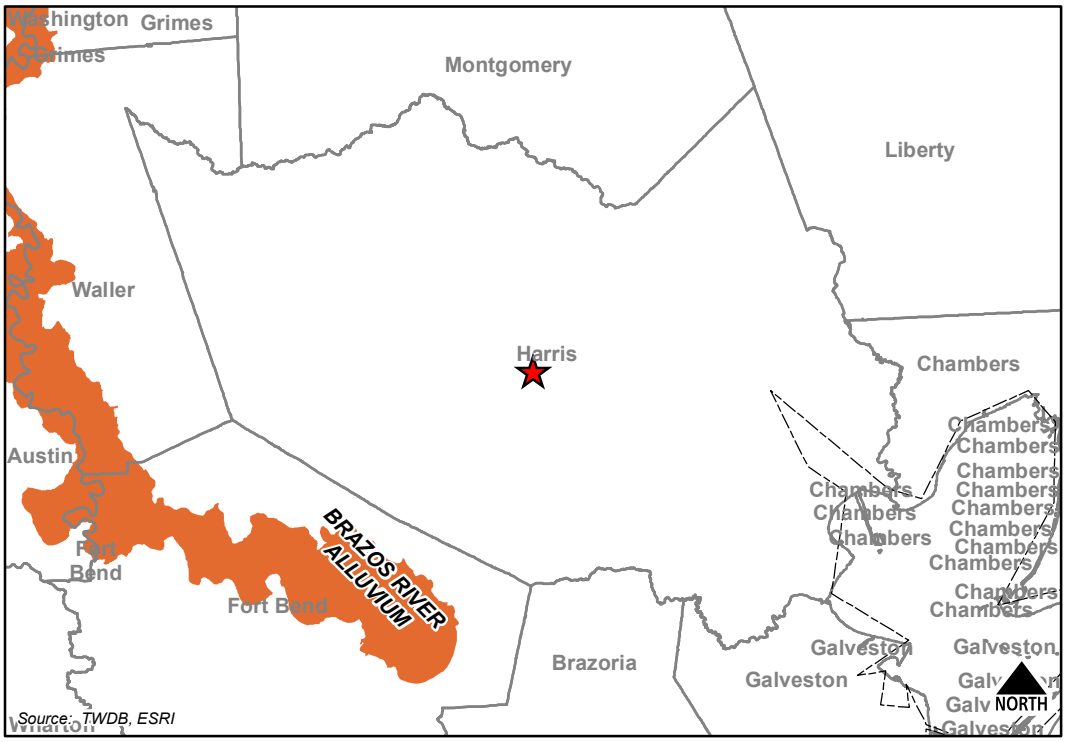


AQUIFERS OF TEXAS

Major Aquifers

- 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)

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).
- The Edward-Trinity (High Plains) Aquifer and the Rita Blanca Aquifer are both entirely subsurface.



Minor Aquifers

- Brazos River Alluvium
- West Texas Bolsons
- Lipan (outcrop)
- Lipan (subcrop)
- Yegua Jackson
- Igneous
- Sparta (outcrop)
- Sparta (subcrop)
- Queen City (outcrop)
- Queen City (subcrop)
- Nacatoch (outcrop)
- Nacatoch (subcrop)
- Blossom (outcrop)
- Blossom (subcrop)
- Woodbine (outcrop)
- Woodbine (subcrop)
- Rita Blanca
- Edwards -Trinity (High Plains)
- Dockum (outcrop)
- Dockum (subcrop)
- Rustler (outcrop)
- Rustler (subcrop)
- Capitan Reef Complex
- Blaine (outcrop)
- Blaine (subcrop)
- Bone Spring - Victorio Peak
- Marble Falls
- Marathon
- Ellenburger - San Saba (outcrop)
- Ellenburger - San Saba (subcrop)
- Hickory (outcrop)
- Hickory (subcrop)
- Cross Timbers

Coordinate System: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet

0 20 40 Miles

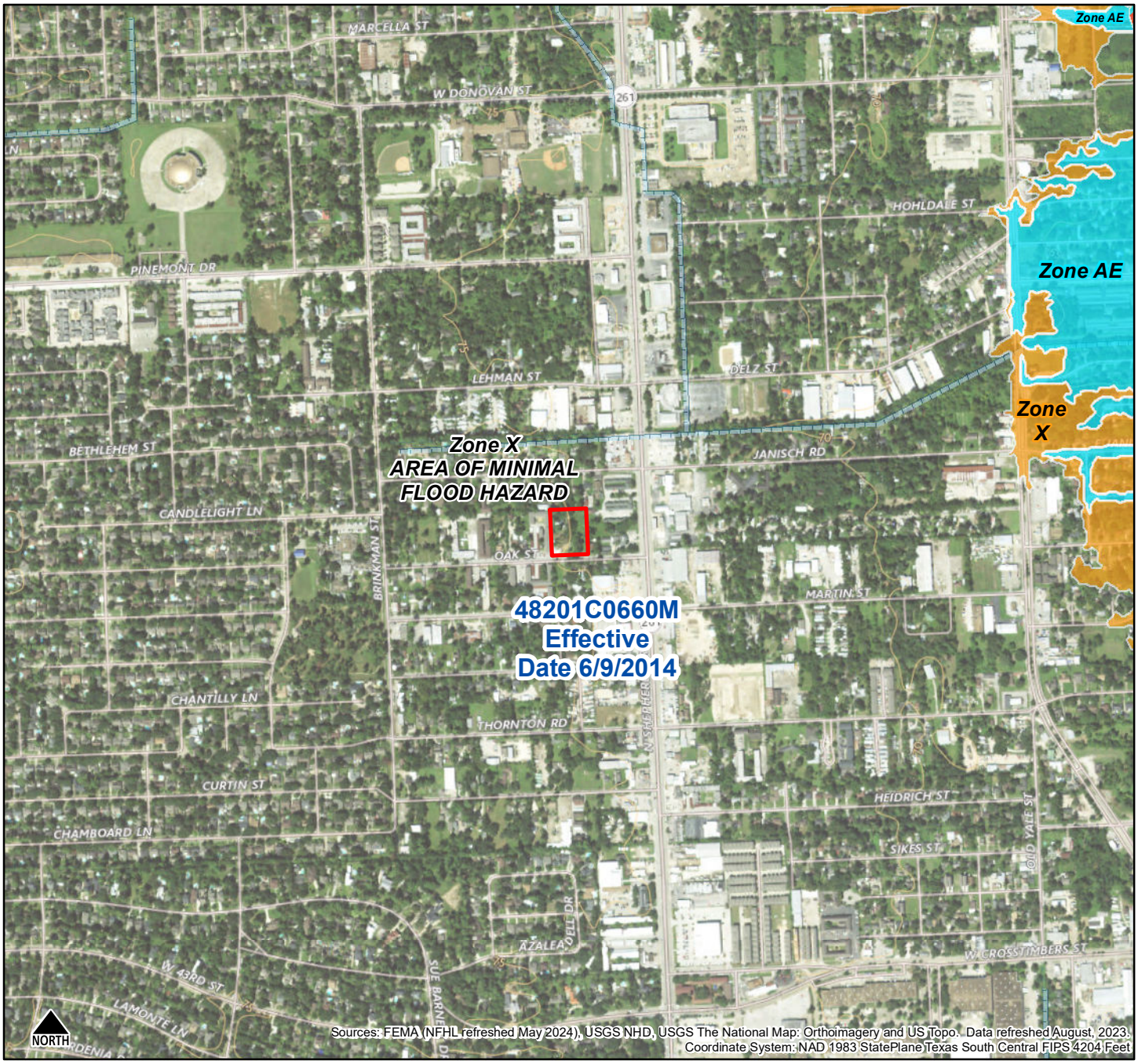
1:1,000,000

Texas Aquifer Zones - TWDB 2022 State Water Plan

The 2022 State Water Plan adopted by the Texas Water Development Board (TWDB) has designated 9 major and 22 minor aquifers as well as other water-bearing geologic formations around the state. Groundwater is governed by the rule of capture, which may be modified where groundwater conservation districts and subsidence districts exist. The TWDB has also designated a total of 31 brakish groundwater production zones in the following aquifers: Carrizo-Wilcox, Gulf Coast, Rustler, Blossom, Nacatoch, and Northern Trinity Aquifers.

PHASE
TRUSTED ENVIRONMENTAL SOLUTIONS

PE Project No: 202406016



Property boundary and locations are representative only.

1:12,000

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

FEMA National Flood Hazard Layer (NFHL) Map

Special Flood Hazard Areas (SFHA)

SFHAs, labeled beginning with the letters 'A' or 'V,' are the areas that will be inundated by a flood event having a 1% chance of being equaled or exceeded in any given year. The 1% annual chance flood is also referred to as the base flood or 100-year flood.

- **1% Annual Chance Flood Hazard** *Zone A, AE, AH, AO, AR A99, V, VE*
- **Regulatory Floodway**

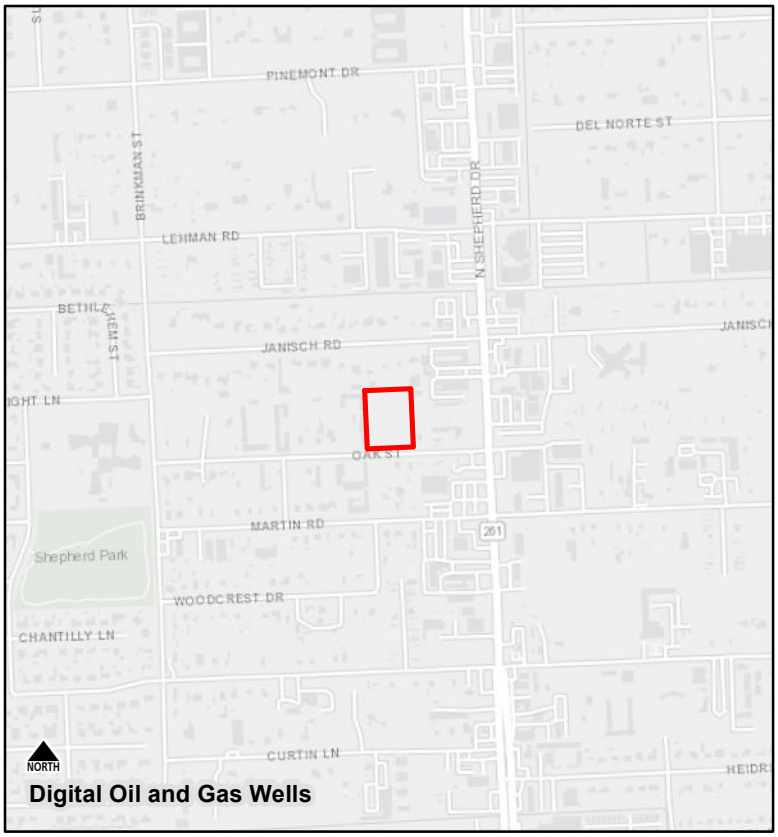
FEMA FIRM Panel

Other Areas of Flood Hazard

- **Moderate Flood Hazard Areas** *Zone X (Shaded)*
- **Future Conditions 1% Annual Chance Flood Hazard** *Zone X (Shaded)*
- **Area With Reduced Flood Risk Due to Levee** *Zone X (Shaded)*
- **Area of Undetermined Flood Hazard / Area with Flood Risk due to Levee** *Zone D*
- NO SCREEN **Area of Minimal Flood Hazard** *Zone X (Unshaded)*

PHASE
TRUSTED ENVIRONMENTAL SOLUTIONS

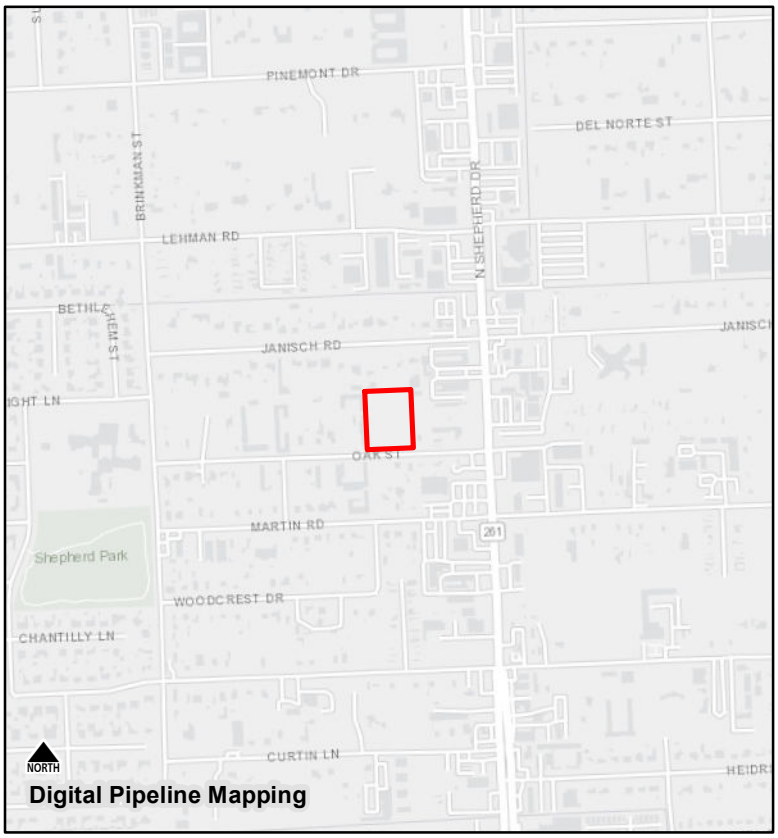
PE Project No: 202406016



Coordinate System: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet

0 0.1 0.2 0.4 Miles

1:12,000



Source: Texas Railroad Commission (TxRRC) *Property boundary and locations are representative only.*

Texas Railroad Commission

Oil and gas well data and pipeline datasets were generated by the Geographic Information System of the Railroad Commission of Texas from public records at the Railroad Commission of Texas (the Commission). Each location is identified using the American Petroleum Institute (API) number of the wellbore. The Railroad Commission issues pipeline permits for common carrier operations within Texas. Permits must be renewed annually. (Updated 01/2024)

Digital Oil and Gas Wells

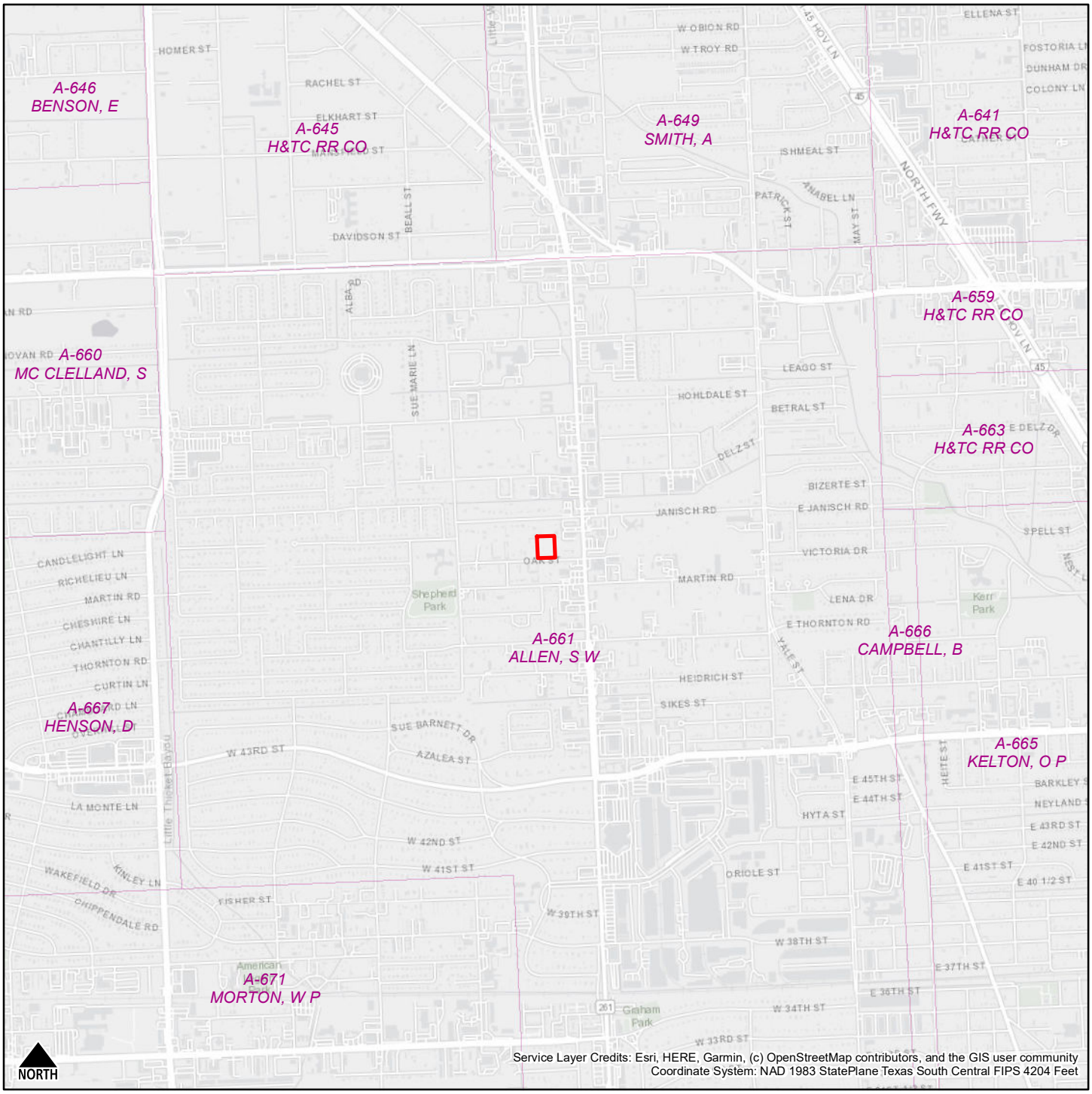
- Well (Lines)
- Permitted Location
- Dry Hole
- Oil Well
- Gas Well
- Oil/Gas Well
- Plugged Oil Well
- Plugged Gas Well
- Cancelled Location
- Plugged Oil/Gas Well
- Injection/Disposal Well
- Core Test
- Directional Surface Location
- Sulfur Core Test
- Storage from Oil
- Storage from Gas
- Shut-In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

Digital Pipeline Mapping

- AA ANHYDROUS AMMONIA
- CO2 CARBON DIOXIDE
- CRD CRUDE OIL
- CRO CRUDE OIL
- CFL CRUDE OIL
- CRL CRUDE FWS
- HVL HIGHLY VOLATILE LIQUID
- PRD REFINED LIQUID PRODUCT
- NG NATURAL GAS
- NGT NATURAL GAS
- NGG NATURAL GAS
- NFG NATURAL GAS FWS
- NFT NATURAL GAS FWS
- OGT OTHER GAS
- OGG OTHER GAS
- EMT EMPTY

PHASE
TRUSTED ENVIRONMENTAL SOLUTIONS

PE Project No: 202406016



Source: TxRRC (01/25/2024), TX GLO

Property boundary and locations are representative only.

Feet
0 625 1,250 2,500 3,750 5,000

1:24,000

Texas Railroad Commission Operator Cleanup Program Sites

The Operator Cleanup Program (OCP) under the Site Remediation Section of the RRC has oversight of complex cleanups performed by the oil and gas industry. Complex sites include those that occur in sensitive environmental areas and may require site specific cleanup levels based on risk.

Original Texas Land Survey (RRC/GLO)

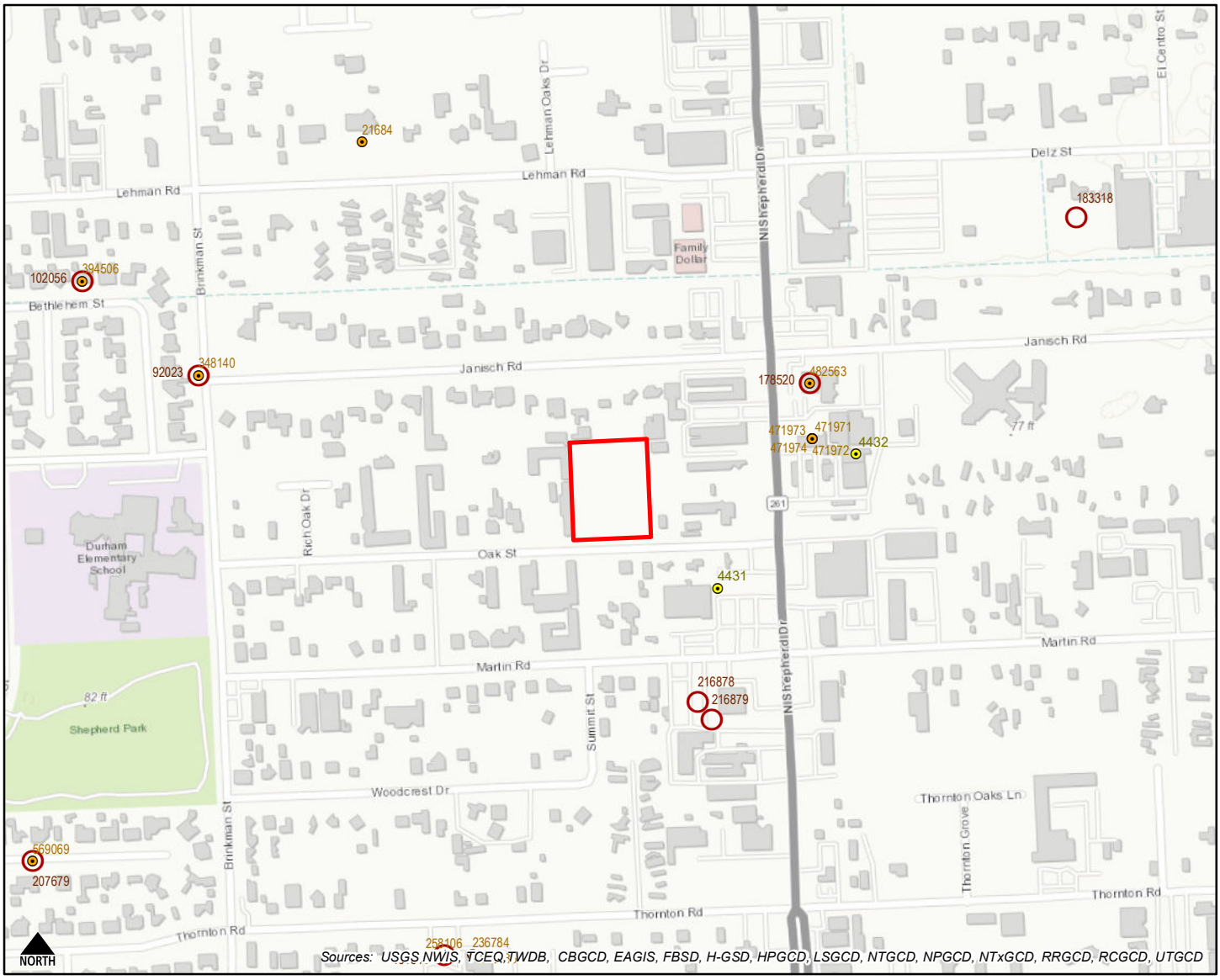
RRC Operator Cleanup Program Sites - Active

RRC Operator Cleanup Program Sites - Closed

- NFA
- NFA/IC
- Non-NFA

PHASE
TRUSTED ENVIRONMENTAL SOLUTIONS

PE Project No: 202406016



Property boundary and locations are representative only.

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Texas Water Wells with TCEQ MSD and State Superfund Sites

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 stil remain. (updated 03//06/2024)

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. (updated 03/11/2024)

TWDB Groundwater Database (GWDB)

The Goundwater 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. (updated 03/06/2024)

TWDB Brackish Groundwater (BRACS)

The Brackish Resources Aquifer Characterization System (BRACS) Database was designed to store well and geology information in support of projects to characterize the brackish groundwater resources of Texas. Brackish groundwater contains dissolved minerals in the range of 1,000 to 9,999 milligrams per liter (mg/L). (updated 03/06/2024)

TWDB Submitted Drillers Reports Database (SDRDB)

Well Locations

Plugging Locations

The Submitted Driller's Report Database is populated from the online Texas Well Report Submission and Retrieval System which is a cooperative Texas Department of Licensing and Regulation (TDLR) and Texas Water Development Board (TWDB) application that registered water-well drillers use to submit their required reports. This system was started 2/5/2001 and began collecting all reports in 2003. (upd 03/06/2024)

Harris-Galveston Subsidence District Wells (11/09/2023)

TCEQ MSD Boundary

An MSD is an official state designation given to property within a municipality or its extraterritorial jurisdiction that certifies that designated groundwater at the property is not used as potable water, and is prohibited from future use as potable water because that groundwater is contaminated in excess of the applicable potable-water protective concentration level. The prohibition must be in the form of a city ordinance, or a restrictive covenant that is enforceable by the city and filed in the property records. (updated 11/2023)

TCEQ Superfund Sites EPA Superfund Sites

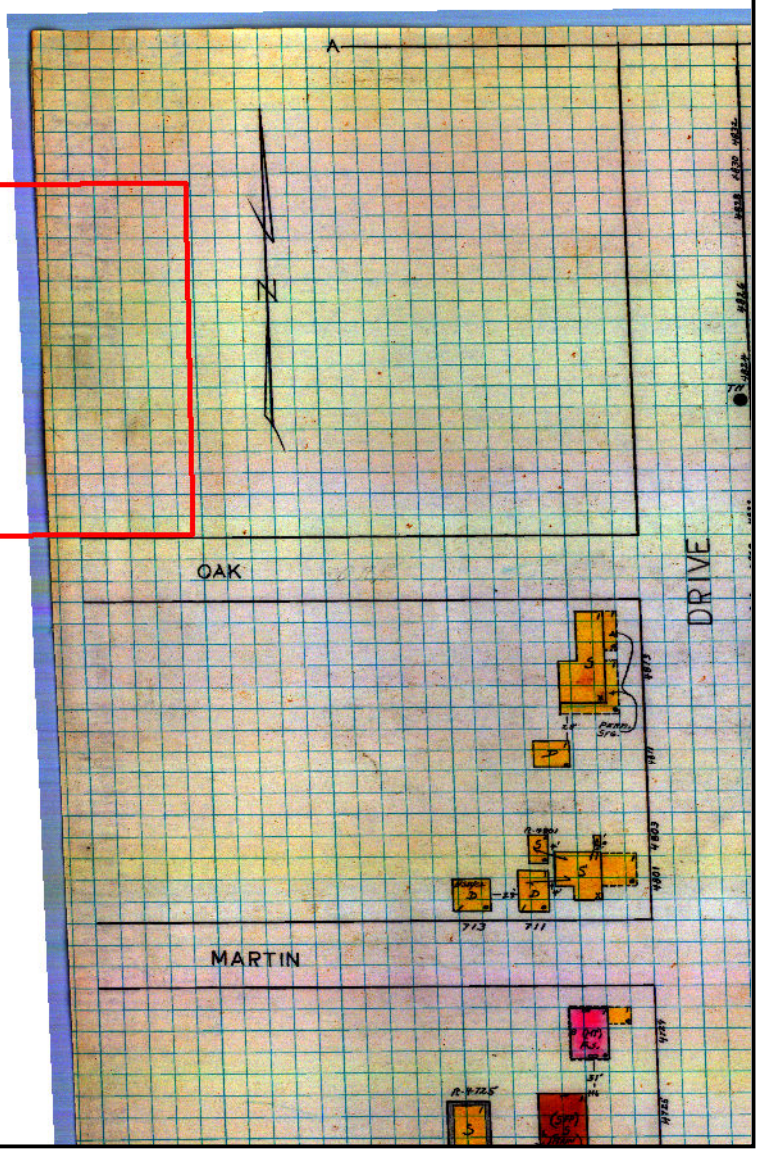
TCEQ Superfund Sites includes both State and Federal sites in the State of Texas that have been designated as Superfund cleanup sites. Federal Superfund sites have a Hazardous Ranking System score of 28.5 or above and are also on the NPL. (updated 12/2022 and 11/2023)

PHASE
TRUSTED ENVIRONMENTAL SOLUTIONS

PE Project No: 202406016

No Coverage

No Coverage



Source: Texas State Library and Archives Commission

Note: Property location and boundary are representative only.

Texas Fire Maps

Houston-SHE1, 1960

The Fire Insurance Map (FIM) Collection was obtained from the Texas State Library and Archives Commission. It consists of commercially printed and hand-drawn fire insurance maps used by the State Fire Marshal's office of the Texas State Board of Insurance (formerly the Texas Fire Insurance Department).

PHASE
TRUSTED ENVIRONMENTAL SOLUTIONS

PE Project No: 202406016

APPENDIX II

PHOTO GALLERY

1. Fence enclosure in east portion of subject property

2. View south along walkway traversing central portion of subject property

3. Storage shed in north portion of subject property

4. Interior of onsite storage shed

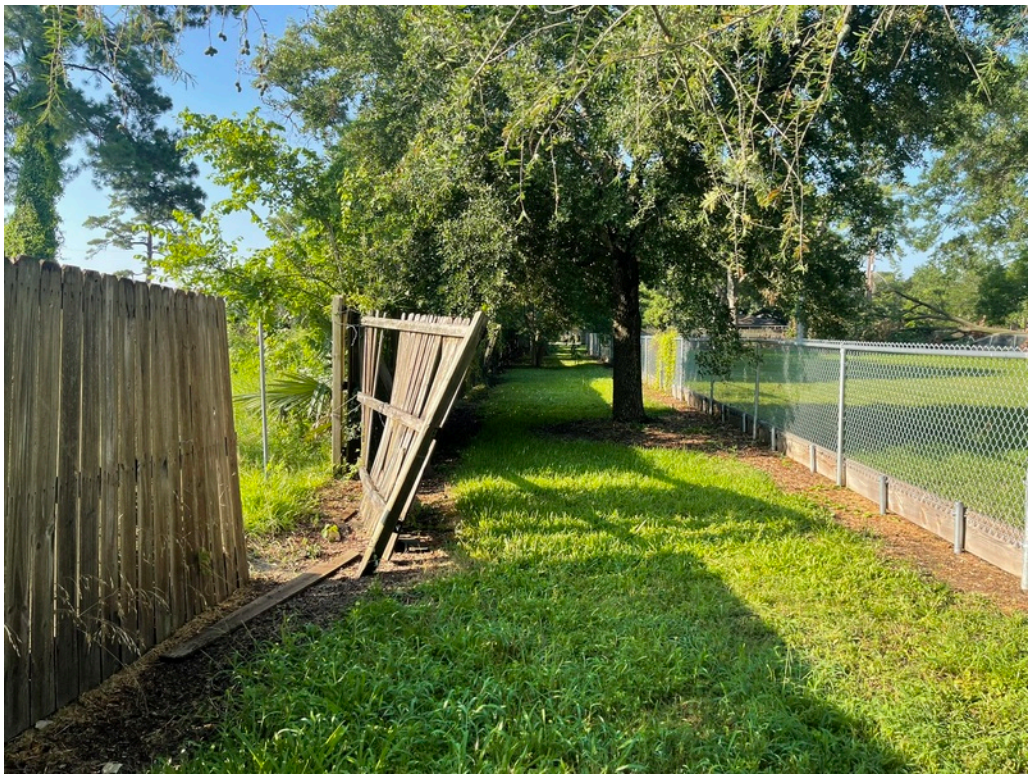
5. Dumpster enclosure in northwest portion of subject property

6. Interior of onsite dumpster enclosure

7. Fence enclosure in northwest portion of subject property

8. View north across southwest portion of subject property

9. View west along north property boundary



10. View south along east property boundary

11. View west along south property boundary

12. View north along west property boundary

13. North adjoining property (single-family residential proeprty

14. East adjoining property (vacant land)

15. East adjoining property (VJW Clothiers)

16. East adjoining property (single-family residential property)

17. South adjoining property (single-family residential property)

18. South adjoining property (vacant land)

19. South adjoining property (Mirabella Apartments)

20. West adjoining property (Mirabella Apartments)

21. View west along Oak Street

APPENDIX III

OWNERSHIP & PUBLIC DOCUMENTATION

HARRIS CENTRAL APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
1425410010001

Tax Year: 2024

Print

Owner and Property Information			
Owner Name & Mailing Address:	**WWBD L P** **5233 BELLAIRE BLVD STE B398** **BELLAIRE TX 77401-3901**	Legal Description: Property Address:	**RES A BLK 1** **LOST OAKS** **810 OAK AVE** **HOUSTON TX 77018**

State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map®
C2 -- Real, Vacant Commercial	8004 -- Land Neighborhood Section 4		0	70,404 SF	0	0	5939	172 -- 1F Oak Forest, Garden Oaks, Independence Heights	5260B	452G

Value Status Information

Value Status	Shared CAD
All Values Pending	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2023 Rate	2024 Rate
None	001	HOUSTON ISD	Pending	Pending	0.868300	
	040	HARRIS COUNTY	Pending	Pending	0.350070	
	041	HARRIS CO FLOOD CNTRL	Pending	Pending	0.031050	
	042	PORT OF HOUSTON AUTHY	Pending	Pending	0.005740	
	043	HARRIS CO HOSP DIST	Pending	Pending	0.143430	
	044	HARRIS CO EDUC DEPT	Pending	Pending	0.004800	
	048	HOU COMMUNITY COLLEGE	Pending	Pending	0.092231	
	061	CITY OF HOUSTON	Pending	Pending	0.519190	

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at **HCAD's information center at 13013 NW Freeway**.

Valuations

Value as of January 1, 2023			Value as of January 1, 2024		
	Market	Appraised		Market	Appraised
Land	--		Land		
Improvement	--		Improvement		
Total	--	--	Total	Pending	Pending

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	8004 -- Land Neighborhood Section 4	4300	SF	70,404	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending

Building

Vacant (No Building Data)

Print

Ownership History: 1425410010001

The ownership history for this account could not be retrieved at this time.

[end of record]

-close window-


OAK
RESA

APPENDIX IV

REGULATORY INFORMATION

AAI Environmental Data
5524 Cornish Street Houston, TX 77007

Regulatory Database Search

Job Number: 202406016

Report Date: June 5, 2024

Property:

202406016

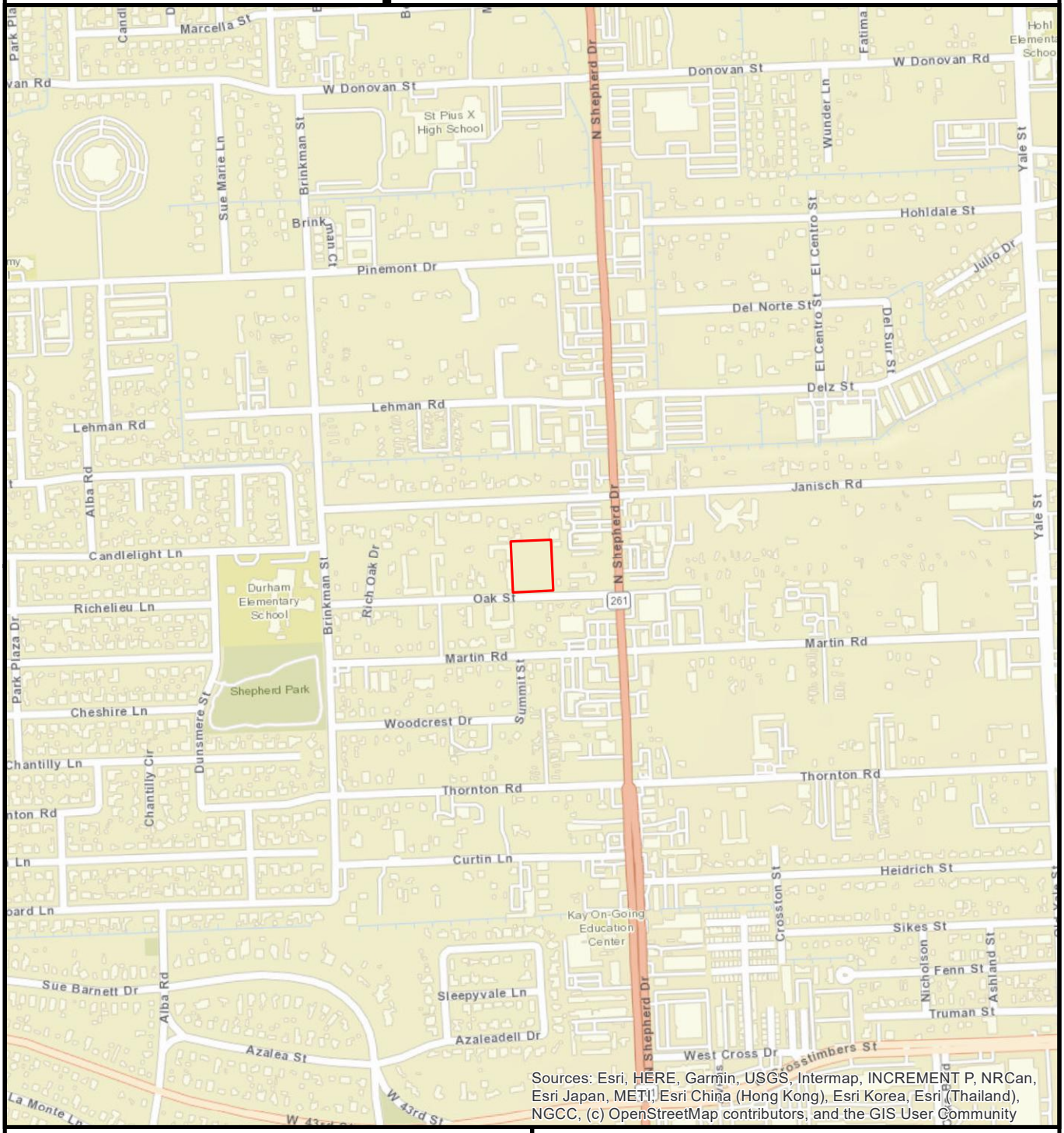
Houston, TX 77018

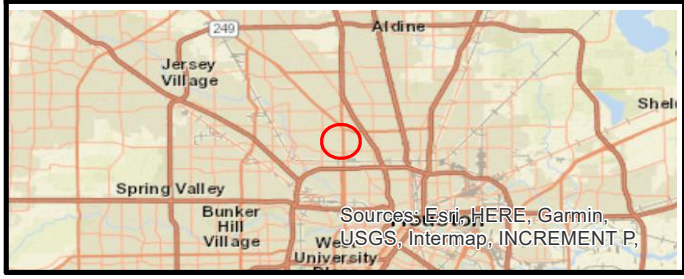
Prepared For:

Phase Engineering, LLC
5524 Cornish St.
Houston, TX 77007

Location Map

AAI Data





Site Location: Houston, TX 77018

Job Number: 202406016

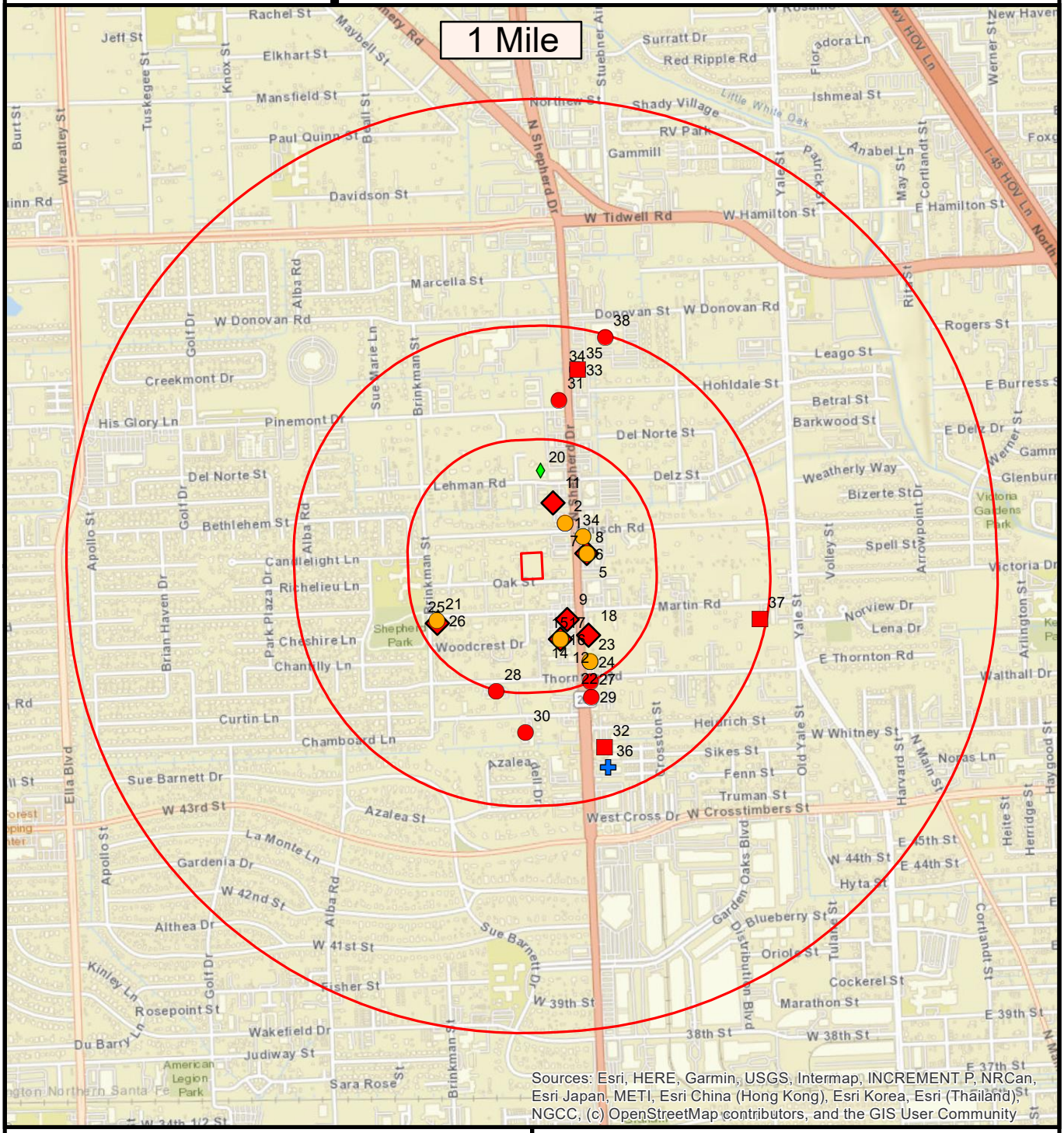
Feet

0 500 1,000 2,000

Note: Property location and boundaries are representative only.

Hazard Map

AAI Data



ACRES
BROWNFIELD
RRCBRP
SPL
SEMS
RDR
AST
UST
LPST
RCRA
RCRATSDF
RCRACORRACT
IOP
VCP
RRCVCP
IHW
IHWCA
CLI
MSW
ERNS
MSD
DRY CLEANER
DCRP

Site Location: Houston, TX 77018

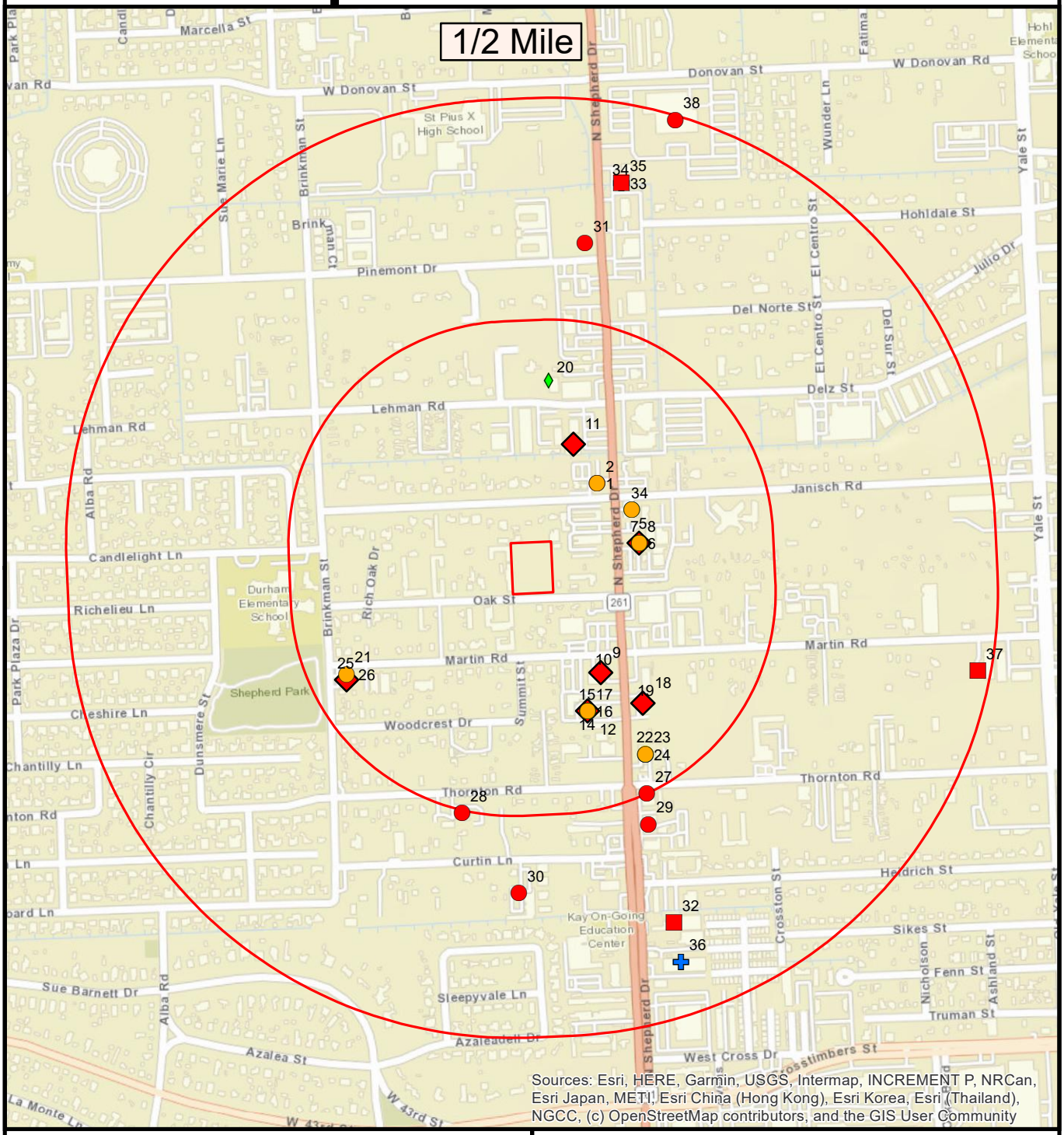
Job Number: 202406016

0 1,050 2,100 4,200 Feet

Note: Property location and boundaries are representative only.

Hazard Map

AAI Data



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

ACRES
BROWNFIELD
RRCBRP
SPL
SEMS
RDR
AST
UST
LPST
RCRA
RCRATSDF
RCRACORRACT
IOP
VCP
RRCVCP
IHW
IHWCA
CLI
MSW
ERNS
MSD
DRY CLEANER
DCRP

Site Location: Houston, TX 77018

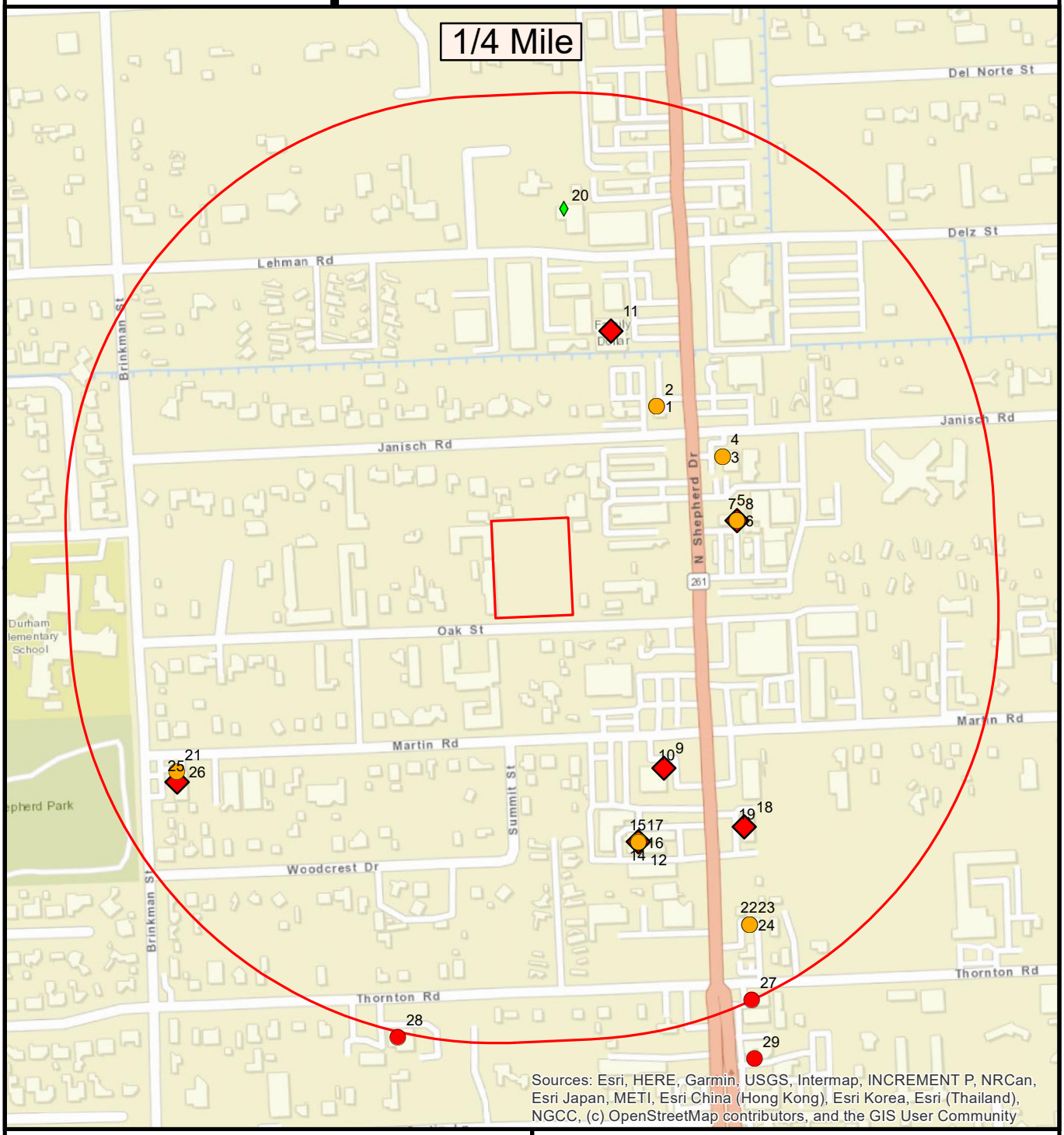
Job Number: 202406016

Feet
0 500 1,000 2,000

Note: Property location and boundaries are representative only.

Hazard Map

AAI Data



ACRES
BROWNFIELD
RRCBRP
SPL
SEMS
RDR
AST
UST
LPST
RCRA
RCRATSDF
RCRACORRACT
IOP
VCP
RRCVCP
IHW
IHWCA
CLI
MSW
ERNS
MSD
DRY CLEANER
DCRP

Site Location: Houston, TX 77018

Job Number: 202406016

0 280 560 1,120 Feet

Note: Property location and boundaries are representative only.

AAI Environmental Data
5524 Cornish Street Houston, TX 77007

Search Summary

Job Number: 202406016

Source	Environmental Record	Update Time	ASTM Search Distance (miles)	Subject Property	Adjoining Property	1/2 Mile	1 Mile	Total
			Federal Sites					
EPA	SEMS**	5/10/2024	1	0	0	0	0	0
EPA	RCRA***	1/1/2024	0.25	0	6	0	0	6
EPA	RCRA_TSDF	1/1/2024	0.500	0	0	0	0	0
EPA	RCRA_CORRACT	1/1/2024	1.000	0	0	0	0	0
NRC	ERNS	4/1/2024	Property	0	0	0	0	0
			State and Tribal Sites					
TCEQ	SPL	1/1/2024	1.000	0	0	0	0	0
TCEQ	MSW	1/1/2024	0.500	0	0	0	0	0
TCEQ	CLI	5/6/2024	0.500	0	0	0	0	0
TCEQ	AST	1/1/2024	0.25	0	0	0	0	0
TCEQ	UST	1/1/2024	0.25	0	6	0	0	6
TCEQ	LPST	1/1/2024	0.500	0	5	5	0	10
TCEQ	RDR	6/3/2024	0.25	0	5	0	0	5
TCEQ	IOP	1/1/2024	0.500	0	0	0	0	0
TCEQ	VCP	1/1/2024	0.500	0	0	3	0	3
RRC TX	RRC-VCP	1/1/2024	0.500	0	0	0	0	0
TCEQ	BROWNFIELD	1/1/2024	0.500	0	0	0	0	0
TCEQ	IHW	1/1/2024	0.25	0	4	0	0	4
TCEQ	IHWCA	1/1/2024	0.500	0	0	1	0	1
RRC TX	RRC-BRP	1/1/2024	0.500	0	0	0	0	0
			Supplemental Databases					
TCEQ	MSD	1/1/2024	1.000	0	0	0	0	0
TCEQ	DCR	1/1/2024	0.500	0	1	2	0	3
TCEQ	DCRP	3/1/2024	0.500	0	0	0	0	0
EPA	ACRES	3/10/2024	0.500	0	0	0	0	0

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

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

***RCRA includes RCRA and IC/EC

Search Summary

Job Number: 202406016

Ungeocodables Summary

Zipcode:	Ungeocoded Sites:

AAI Data
AAI Environmental Data
5524 Cornish Street Houston, TX 77007

Site Summary

Map ID	Type	Facility ID	Facility Name	Address	Distance Direction
1	LPST	97750	BOB BAKER MOTORS	4905 N SHEPHERD DR HOUSTON, TX	NE 0.084
2	UST	53638	BOB BAKER MOTORS	4905 N SHEPHERD DR HOUSTON, TX 77018	NE 0.084
3	RDR	26069	NICKS COUNTRY KITCHEN	4840 N SHEPHERD DR HOUSTON, TX	NE 0.098
4	UST	58541	NICKS COUNTRY KITCHEN	4840 N SHEPHERD DR HOUSTON, TX 77018	NE 0.098
5	RCRA	TXR000028639	JONES OIL SERVICE	4828 N SHEPHERD HOUSTON, TX 77018	E 0.099
6	RDR	23102	JONES OIL COMPANY	4828 N SHEPHERD HOUSTON, TX	E 0.099
7	LPST	104481	JONES OIL CO	4828 N SHEPHERD DR HOUSTON, TX	E 0.099
8	UST	38431	JONES OIL	4828 N SHEPHERD DR HOUSTON, TX 77018	E 0.099
9	RCRA	TXD987986700	FREEDOM PAINT & BODY SHOP	4729 N SHEPHERD HOUSTON, TX 77018	SE 0.105
10	IHW	90303	FREEDOM PAINT & BODY SHOP	4729 N SHEPHERD DR HOUSTON, TX 77018	SE 0.105
11	RCRA	TXR000083099	FAMILY DOLLAR #7488	4917 N. SHEPHERD DR. HOUSTON, TX 77018-2217	NE 0.112
12	RCRA	TXD982561524	CITY OF HOUSTON	4719 N SHEPHERD HOUSTON, TX 77018	S 0.139
13	LPST	107529	NORTH SHEPARD SUBSTATION	4719 N SHEPHERD DR HOUSTON, TX	S 0.139
14	IHW	90273	POLICE DEPARTMENT FLEET MAINTENANCE	4719 N SHEPHERD DR HOUSTON, TX 77018	S 0.139
15	RDR	23472	FORMER CITY HOUSTON PARKS FAC	4719 N SHEPHERD DR HOUSTON, TX	S 0.139
16	RDR	23520	CITY HOUSTON PARKS DEPT	4719 N SHEPHERD DR HOUSTON, TX	S 0.139
17	UST	15657	PARKS DEPT-NORTH SHEPHERD	4719 N SHEPHERD DR HOUSTON, TX 77018	S 0.139
18	RCRA	TXR000022715	BURRIS SERVICE CO	4730 N SHEPHARD HOUSTON, TX 77018	SE 0.160
19	IHW	85183	AAMCO TRANSMISSION	4730 N SHEPHERD DR HOUSTON, TX 77018	SE 0.160

AAI Data
AAI Environmental Data
5524 Cornish Street Houston, TX 77007

Site Summary

Map ID	Type	Facility ID	Facility Name	Address	Distance Direction
20	IHW	82505	TEXCAST	706 LEHMAN ST HOUSTON, TX 77018	N 0.182
21	UST	35305	LUCKY 7 FOOD STORE	4730 BRINKMAN ST HOUSTON, TX 77018	SW 0.208
22	LPST	111151	MOSLEY MOTORS INC	4704 N SHEPHERD DR HOUSTON, TX	SE 0.21
23	UST	62964	MOSLEY MOTORS	4704 N SHEPHERD DR HOUSTON, TX 77018	SE 0.21
24	RDR	12789	MOSLEY MOTORS INC	4704 SHEPERD DR HOUSTON, TX	SE 0.21
25	DRY CLEANER	DCR13012	LANGS ALTERATIONS & CLEANERS	4728 BRINKMAN ST HOUSTON, TX 77018	SW 0.210
26	RCRA	TXR000072231	LANGS ALTERATIONS AND CLEANERS	4728 BRINKMAN ST HOUSTON, TX 77018	SW 0.210
27	LPST	93547	TXDOT	4620 N SHEPHERD DR HOUSTON, TX	SE 0.25
28	LPST	98028	NETT PLUMBING	823 THORNTON RD HOUSTON, TX	S 0.253
29	LPST	111247	ADOLF HOEPFL SON GAR INC	4610 N SHEPHERD DR HOUSTON, TX	SE 0.282
30	LPST	117542	SPIRIT WORLD EVANGELISTIC OUTREACH	803 CURTIN ST HOUSTON, TX	S 0.337
31	LPST	113441	ADAMS TEXAXO	5203 N SHEPHERD DR HOUSTON, TX	N 0.338
32	VCP	1001	PDQ Auto Salvage	4530 North Shepherd Drive Houston, TX 77019	SE 0.396
33	DRY CLEANER	DCR10333	HANDY CLEANERS	5210 N SHEPHERD DR HOUSTON, TX 77091	N 0.412
34	IHWCA	T1723	PILGRIM LAUNDRY & CLEANER	5210 N SHEPHERD DR HOUSTON, TX 77091	N 0.412
35	VCP	1788	Pligrim Cleaners - Shepherd	5210 North Shepherd Drive Houston, TX 77091	N 0.412
36	DRY CLEANER	DCR13149	COREAS 1 DAY SERVICE CLEANERS	4428 N SHEPHERD DR HOUSTON, TX 77018	S 0.44
37	VCP	1221	Excello Circuits, Inc.	323 Martin Street Houston, TX 77018	E 0.485
38	LPST	112006	METRO AUCTION	5320 N SHEPHERD DR HOUSTON, TX	N 0.495

MAP ID	HAZARD TYPE: LPST	FACILITY ADDRESS: 4905 N SHEPHERD DR
1	DISTANCE: 0.084 NE	HOUSTON, TX

LPST INFORMATION:

LPST ID:	97750
Facility Name:	BOB BAKER MOTORS
TCEQ Reference Number:	RN102902582
PST REG:	53638
Site Discovery Assessment ID:	
SDA Hyperlink	
Discovered:	12/21/1990
Reported:	12/21/1990
Date Entered:	1/15/1991
Closure Date:	11/20/1997
TCEQ Region:	REGION 12 - HOUSTON
Priority Code:	4.1 - GW IMPACTED NO APPARENT THREATS OR IMPACTS TO RECEPTORS
Status Code:	6A - FINAL CONCURRENCE ISSUED
Program Area:	1 - RPR

MAP ID	HAZARD TYPE: UST	FACILITY ADDRESS: 4905 N SHEPHERD DR
2	DISTANCE: 0.084 NE	HOUSTON, TX 77018

FACILITY INFORMATION:

Facility ID:	53638	**Facility Contact:**	BOB BAKER
Facility Name:	BOB BAKER MOTORS	**Facility Contact Title:**	PRES
Facility Type:	OTHER	**Facility Contact Phone:**	7136946607
Facility Begin Date:	5/10/1990		
Facility Status:	INACTIVE		
Number of Active USTs:	0	**Enforcement Action:**	
Number of Active ASTs:	0	**Enforcement Action Date:**	

OWNER INFORMATION:

Owner Name:	BOB BAKER MOTORS INC	**Owner ID:**	CN601296817
Owner Type:	CO		
Contact Mailing Address:	,	**Contact Phone:**	

OPERATOR INFORMATION:

Operator CN:		**Effective Date:**	
Operator Name:		**Operator Type:**	

TANK DETAILS:

UST ID:	131996	**Tank Installation Date:**	01/01/1960
Tank Id:	1	**Tank Registration Date:**	5/8/1990
Number of Compartments:	1	**Current Status Date:**	12/11/1990
Tank Capacity (in gallons):	1000		
Tank Status:	REMOVED FROM GROUND		

COMPARTMENT DETAILS:

Compartment I	A	**Substance Stored 1:**	GASOLINE
		Substance Stored 2:	
Capacity (in gallons):	1000	**Substance Stored 3:**	

MAP ID	HAZARD TYPE: RDR	FACILITY ADDRESS: 4840 N SHEPHERD DR
3	DISTANCE: 0.098 NE	HOUSTON, TX

FACILITY INFORMATION:

RDR Number	26069
Facility Number	58541
TCEQ Regsitration Numbers	
Site Discovery Assessment ID:	
SDA Hyperlink	
Date Report Received	9/5/2018
Facility Name	NICKS COUNTRY KITCHE
Tank Owner	J B CHRISTIAN FAMILY T

RELATED LPST INFORMATION:

Date of Latest TCEQ Letter	9/19/2018
New LPST Number	
Previous LPST Number	
LPST Letter Date	
Comments	

MAP ID	HAZARD TYPE: UST	FACILITY ADDRESS: 4840 N SHEPHERD DR
4	DISTANCE: 0.098 NE	HOUSTON, TX 77018

FACILITY INFORMATION:

Facility ID:	58541	**Facility Contact:**	KENNETH CHRISTIAN
Facility Name:	NICKS COUNTRY KITCHEN	**Facility Contact Title:**	CO TRUSTEE
Facility Type:	UNKNOWN	**Facility Contact Phone:**	7139998016
Facility Begin Date:	6/6/1991		
Facility Status:	INACTIVE		
Number of Active USTs:	0	**Enforcement Action:**	
Number of Active ASTs:	0	**Enforcement Action Date:**	

OWNER INFORMATION:

Owner Name:	J B CHRISTIAN FAMILY TRUST	**Owner ID:**	CN600941892
Owner Type:	OR		
Contact Mailing Address:	,	**Contact Phone:**	

OPERATOR INFORMATION:

Operator CN:		**Effective Date:**	
Operator Name:		**Operator Type:**	

TANK DETAILS:

UST ID:	139618	**Tank Installation Date:**	08/31/1987
Tank Id:	2	**Tank Registration Date:**	10/27/1989
Number of Compartments:	1	**Current Status Date:**	10/19/1992
Tank Capacity (in gallons):			
Tank Status:	PERM FILLED IN PLACE		

COMPARTMENT DETAILS:

Compartment I	A	**Substance Stored 1:**	GASOLINE
		Substance Stored 2:	
Capacity (in gallons):		**Substance Stored 3:**	

TANK DETAILS:

UST ID:	139619	**Tank Installation Date:**	08/31/1987
Tank Id:	1	**Tank Registration Date:**	10/27/1989
Number of Compartments:	1	**Current Status Date:**	10/19/1992
Tank Capacity (in gallons):			
Tank Status:	PERM FILLED IN PLACE		

COMPARTMENT DETAILS:

Compartment I	A	**Substance Stored 1:**	GASOLINE
		Substance Stored 2:	
Capacity (in gallons):		**Substance Stored 3:**	

MAP ID	HAZARD TYPE:	RCRA	FACILITY ADDRESS:	4828 N SHEPHERD
5	DISTANCE:	0.099 E		HOUSTON TX 77018

FACILITY INFORMATION

EPA ID Number:	TXR000028639
All RCRA/EPA ID Numbers:	https://echo.epa.gov/detailed-fac
Current Site Name:	JONES OIL SERVICE
NAICS Code:	
NAICS Description:	
Hazardous Report Universe Record:	Other ECHO Universe
Full Enforcement Universe:	
Federal Waste Generator Code:	N
site.Transporter:	0
Active Site Universe:	H----
Operating TSDF (Treatment, Storage, or Disposal Unit) Universe:	
RCRA Hyperlink	
ECHO Hyperlink	https://echo.epa.gov/detailed-facility-report?fid=TXR000028639

CORRECTIVE ACTION:

Corrective Action Workload?:	No

ENFORCEMENTS

Identifier:	Type:	Description:	Agency:	Date Issued:

EVALUATIONS

Identifier:	Type:	Description:	Agency:	Start Date:	Violation Found:
					False

VIOLATIONS

Type:	Description:	Agency:	Scheduled Compliance Date:

INSTITUTIONAL AND ENGINEERING CONTROLS:

Site ID:	Site Name:	Event Code:	Event Description:	Actual Date:

MAP ID	HAZARD TYPE: RDR	FACILITY ADDRESS: 4828 N SHEPHERD
6	DISTANCE: 0.099 E	HOUSTON, TX

FACILITY INFORMATION:

RDR Number	23102
Facility Number	38431
TCEQ Regsitration Numbers	
Site Discovery Assessment ID:	
SDA Hyperlink	
Date Report Received	9/1/2015
Facility Name	JONES OIL COMPANY
Tank Owner	JONES OIL COMPANY

RELATED LPST INFORMATION:

Date of Latest TCEQ Letter	11/6/2015
New LPST Number	
Previous LPST Number	
LPST Letter Date	
Comments	

MAP ID	HAZARD TYPE: LPST	FACILITY ADDRESS: 4828 N SHEPHERD DR
7	DISTANCE: 0.099 E	HOUSTON, TX

LPST INFORMATION:

LPST ID:	104481
Facility Name:	JONES OIL
TCEQ Reference Number:	RN100522770
PST REG:	38431
Site Discovery Assessment ID:	
SDA Hyperlink	
Discovered:	8/25/1992
Reported:	8/31/1992
Date Entered:	9/29/1992
Closure Date:	4/9/2014
TCEQ Region:	REGION 12 - HOUSTON
Priority Code:	3.1 - GW IMPACT PUB/DOM WATER SUPPLY WELL W/IN .25 - .5mi
Status Code:	6A - FINAL CONCURRENCE ISSUED
Program Area:	3D - STATE LEAD DIRECT AWARD

MAP ID	HAZARD TYPE: UST	FACILITY ADDRESS: 4828 N SHEPHERD DR
8	DISTANCE: 0.099 E	HOUSTON, TX 77018

FACILITY INFORMATION:

Facility ID:	38431	**Facility Contact:**	J JONES
Facility Name:	JONES OIL	**Facility Contact Title:**	PRESIDENT
Facility Type:	FLEET REFUELING	**Facility Contact Phone:**	7136942329
Facility Begin Date:	1/8/1987		
Facility Status:	INACTIVE		
Number of Active USTs:	0	**Enforcement Action:**	N
Number of Active ASTs:	0	**Enforcement Action Date:**	

OWNER INFORMATION:

Owner Name:	JB VENTURES INC	**Owner ID:**	CN600599617
Owner Type:	CO		
Contact Mailing Address:	4828 N SHEPHERD DR HOUSTON,TX 77018	**Contact Phone:**	7136942329

OPERATOR INFORMATION:

Operator CN:	CN600599617	**Effective Date:**	1/8/1987
Operator Name:	JB VENTURES INC	**Operator Type:**	CO

TANK DETAILS:

UST ID:	101266	**Tank Installation Date:**	01/01/1971
Tank Id:	1A	**Tank Registration Date:**	5/8/1986
Number of Compartments:	1	**Current Status Date:**	8/31/1987
Tank Capacity (in gallons):	8000		
Tank Status:	REMOVED FROM GROUND		

COMPARTMENT DETAILS:

Compartment I	A	**Substance Stored 1:**	DIESEL
		Substance Stored 2:	
Capacity (in gallons):	8000	**Substance Stored 3:**	

TANK DETAILS:

UST ID:	101267	**Tank Installation Date:**	01/01/1978
Tank Id:	3A	**Tank Registration Date:**	5/8/1986
Number of Compartments:	1	**Current Status Date:**	8/31/1987
Tank Capacity (in gallons):	10000		
Tank Status:	REMOVED FROM GROUND		

COMPARTMENT DETAILS:

Compartment I	A	**Substance Stored 1:**	GASOLINE
		Substance Stored 2:	
Capacity (in gallons):	10000	**Substance Stored 3:**	

TANK DETAILS:

UST ID:	101268	**Tank Installation Date:**	01/01/1971
Tank Id:	2A	**Tank Registration Date:**	5/8/1986
Number of Compartments:	1	**Current Status Date:**	8/31/1987
Tank Capacity (in gallons):	4000		
Tank Status:	REMOVED FROM GROUND		

COMPARTMENT DETAILS:

Compartment I	A	**Substance Stored 1:**	GASOLINE
		Substance Stored 2:	
Capacity (in gallons):	4000	**Substance Stored 3:**	

MAP ID	HAZARD TYPE: UST	FACILITY ADDRESS: 4828 N SHEPHERD DR
8	DISTANCE: 0.099 E	HOUSTON, TX 77018

TANK DETAILS:

UST ID:	101269	**Tank Installation Date:**	01/01/1978
Tank Id:	4A	**Tank Registration Date:**	5/8/1986
Number of Compartments:	1	**Current Status Date:**	8/31/1987
Tank Capacity (in gallons):	10000		
Tank Status:	REMOVED FROM GROUND		

COMPARTMENT DETAILS:

Compartment I	A	**Substance Stored 1:**	GASOLINE
		Substance Stored 2:	
Capacity (in gallons):	10000	**Substance Stored 3:**	

TANK DETAILS:

UST ID:	101270	**Tank Installation Date:**	08/31/1987
Tank Id:	5	**Tank Registration Date:**	5/8/1986
Number of Compartments:	1	**Current Status Date:**	9/9/1992
Tank Capacity (in gallons):	3000		
Tank Status:	REMOVED FROM GROUND		

COMPARTMENT DETAILS:

Compartment I	A	**Substance Stored 1:**	USED OIL
		Substance Stored 2:	
Capacity (in gallons):	3000	**Substance Stored 3:**	

TANK DETAILS:

UST ID:	101271	**Tank Installation Date:**	08/31/1987
Tank Id:	6	**Tank Registration Date:**	5/8/1986
Number of Compartments:	1	**Current Status Date:**	9/9/1992
Tank Capacity (in gallons):	3000		
Tank Status:	REMOVED FROM GROUND		

COMPARTMENT DETAILS:

Compartment I	A	**Substance Stored 1:**	USED OIL
		Substance Stored 2:	
Capacity (in gallons):	3000	**Substance Stored 3:**	

TANK DETAILS:

UST ID:	101272	**Tank Installation Date:**	08/31/1987
Tank Id:	7	**Tank Registration Date:**	5/8/1986
Number of Compartments:	1	**Current Status Date:**	9/9/1992
Tank Capacity (in gallons):	2000		
Tank Status:	REMOVED FROM GROUND		

COMPARTMENT DETAILS:

Compartment I	A	**Substance Stored 1:**	USED OIL
		Substance Stored 2:	
Capacity (in gallons):	2000	**Substance Stored 3:**	

TANK DETAILS:

UST ID:	101273	**Tank Installation Date:**	08/31/1987
Tank Id:	8	**Tank Registration Date:**	5/8/1986
Number of Compartments:	1	**Current Status Date:**	8/31/1987
Tank Capacity (in gallons):	1000		
Tank Status:	REMOVED FROM GROUND		

MAP ID	HAZARD TYPE: UST	FACILITY ADDRESS: 4828 N SHEPHERD DR
8	DISTANCE: 0.099 E	HOUSTON, TX 77018

COMPARTMENT DETAILS:

Compartment I A
Capacity (in gallons): 1000

Substance Stored 1: EMPTY
Substance Stored 2:
Substance Stored 3:

TANK DETAILS:

UST ID: 101274
Tank Id: 3
Number of Compartments: 1
Tank Capacity (in gallons): 10000
Tank Status: REMOVED FROM GROUND

Tank Installation Date: 08/01/1992
Tank Registration Date: 5/8/1986
Current Status Date: 7/29/2015

COMPARTMENT DETAILS:

Compartment I A
Capacity (in gallons): 10000

Substance Stored 1:
Substance Stored 2:
Substance Stored 3:

TANK DETAILS:

UST ID: 101275
Tank Id: 1
Number of Compartments: 1
Tank Capacity (in gallons): 10000
Tank Status: REMOVED FROM GROUND

Tank Installation Date: 08/01/1992
Tank Registration Date: 5/8/1986
Current Status Date: 7/29/2015

COMPARTMENT DETAILS:

Compartment I A
Capacity (in gallons): 10000

Substance Stored 1:
Substance Stored 2:
Substance Stored 3:

TANK DETAILS:

UST ID: 101276
Tank Id: 2
Number of Compartments: 1
Tank Capacity (in gallons): 10000
Tank Status: REMOVED FROM GROUND

Tank Installation Date: 08/01/1992
Tank Registration Date: 5/8/1986
Current Status Date: 7/29/2015

COMPARTMENT DETAILS:

Compartment I A
Capacity (in gallons): 10000

Substance Stored 1:
Substance Stored 2:
Substance Stored 3:

TANK DETAILS:

UST ID: 101277
Tank Id: 4
Number of Compartments: 1
Tank Capacity (in gallons): 10000
Tank Status: REMOVED FROM GROUND

Tank Installation Date: 08/01/1992
Tank Registration Date: 5/8/1986
Current Status Date: 7/29/2015

COMPARTMENT DETAILS:

Compartment I A
Capacity (in gallons): 10000

Substance Stored 1:
Substance Stored 2:
Substance Stored 3:

MAP ID	HAZARD TYPE:	RCRA	FACILITY ADDRESS:	4729 N SHEPHERD
9	DISTANCE:	0.105 SE		HOUSTON TX 77018

FACILITY INFORMATION

EPA ID Number:	TXD987986700
All RCRA/EPA ID Numbers:	https://echo.epa.gov/detailed-fac
Current Site Name:	FREEDOM PAINT & BODY SHOP
NAICS Code:	
NAICS Description:	
Hazardous Report Universe Record:	Other ECHO Universe
Full Enforcement Universe:	
Federal Waste Generator Code:	N
site.Transporter:	0
Active Site Universe:	-----
Operating TSDF (Treatment, Storage, or Disposal Unit) Universe:	
RCRA Hyperlink	
ECHO Hyperlink	https://echo.epa.gov/detailed-facility-report?fid=TXD987986700

CORRECTIVE ACTION:

Corrective Action Workload?:	No

ENFORCEMENTS

Identifier:	Type:	Description:	Agency:	Date Issued:

EVALUATIONS

Identifier:	Type:	Description:	Agency:	Start Date:	Violation Found:
					False

VIOLATIONS

Type:	Description:	Agency:	Scheduled Compliance Date:

INSTITUTIONAL AND ENGINEERING CONTROLS:

Site ID:	Site Name:	Event Code:	Event Description:	Actual Date:

MAP ID	HAZARD TYPE: IHW	FACILITY ADDRESS: 4729 N SHEPHERD DR
10	DISTANCE: 0.105 SE	HOUSTON TX 77018

FACILITY INFORMATION:

Solid Waste Registration Number: 90303
Facility Site Name: FREEDOM PAINT & BODY SHOP
Initial Notification Date: 1/19/1990
Last Amendment Date: 8/23/2001
EPA ID Number for Facility: TXD987986700
TCEQ Hazardous Waste Permit Number:
Industrial Waste Permit Number: None Reported
Description of Facility/Site Location: 4729 N Shepherd, Houston, TX
Site Land Type:

Site Classification:

Generator of Waste: Yes
Receiver of Waste: No
Transporter of Waste: No
Transfer Facility: No
Maquiladora (Mexican facility): No

Registration Status: INACTIVE
Registration Type: Conditionally Exempt Small Quantity Generator
Generator Type: NON INDUS
Receiver Type:
Transporter For Hire: No
Transport Own Waste: No

INDUSTRY TYPE CODES:

North American Industry Classification System (NAICS) Code:
Standard Industrialization Code:

WASTE MANAGEMENT UNITS

Sequence Number:	Description:	Unit Type:	Status:

WASTE INFORMATION:

Waste ID:	New Texas Waste Code:	Waste Code Class-ification:	Waste Code Status:	Radio-active?	Waste Treated Offisite?	Generator Description:
				No	No	Not Reported

MAP ID	HAZARD TYPE:	RCRA	FACILITY ADDRESS:	4917 N. SHEPHERD DR.
11	DISTANCE:	0.112 NE		HOUSTON TX 770182217

FACILITY INFORMATION

EPA ID Number:	TXR000083099
All RCRA/EPA ID Numbers:	https://echo.epa.gov/detailed-fac
Current Site Name:	FAMILY DOLLAR #7488
NAICS Code:	
NAICS Description:	
Hazardous Report Universe Record:	VSQG
Full Enforcement Universe:	
Federal Waste Generator Code:	3
site.Transporter:	0
Active Site Universe:	H----
Operating TSDF (Treatment, Storage, or Disposal Unit) Universe:	
RCRA Hyperlink	
ECHO Hyperlink	https://echo.epa.gov/detailed-facility-report?fid=TXR000083099

CORRECTIVE ACTION:

Corrective Action Workload?:	No

ENFORCEMENTS

Identifier:	Type:	Description:	Agency:	Date Issued:

EVALUATIONS

Identifier:	Type:	Description:	Agency:	Start Date:	Violation Found:
					False

VIOLATIONS

Type:	Description:	Agency:	Scheduled Compliance Date:

INSTITUTIONAL AND ENGINEERING CONTROLS:

Site ID:	Site Name:	Event Code:	Event Description:	Actual Date:

MAP ID	HAZARD TYPE:	RCRA	FACILITY ADDRESS:	4719 N SHEPHERD
12	DISTANCE:	0.139 S		HOUSTON TX 77018

FACILITY INFORMATION

EPA ID Number:	TXD982561524
All RCRA/EPA ID Numbers:	https://echo.epa.gov/detailed-fac
Current Site Name:	CITY OF HOUSTON
NAICS Code:	
NAICS Description:	
Hazardous Report Universe Record:	Other ECHO Universe
Full Enforcement Universe:	
Federal Waste Generator Code:	N
site.Transporter:	0
Active Site Universe:	-----
Operating TSDF (Treatment, Storage, or Disposal Unit) Universe:	
RCRA Hyperlink	
ECHO Hyperlink	https://echo.epa.gov/detailed-facility-report?fid=TXD982561524

CORRECTIVE ACTION:

Corrective Action Workload?:	No

ENFORCEMENTS

Identifier:	Type:	Description:	Agency:	Date Issued:

EVALUATIONS

Identifier:	Type:	Description:	Agency:	Start Date:	Violation Found:
					False

VIOLATIONS

Type:	Description:	Agency:	Scheduled Compliance Date:

INSTITUTIONAL AND ENGINEERING CONTROLS:

Site ID:	Site Name:	Event Code:	Event Description:	Actual Date:

MAP ID	HAZARD TYPE: LPST	FACILITY ADDRESS: 4719 N SHEPHERD DR
13	DISTANCE: 0.139 S	HOUSTON, TX

LPST INFORMATION:

LPST ID:	107529
Facility Name:	NORTH SHEPARD SUBSTATION
TCEQ Reference Number:	RN102384302
PST REG:	15657
Site Discovery Assessment ID:	
SDA Hyperlink	
Discovered:	11/5/1993
Reported:	12/2/1993
Date Entered:	1/25/1994
Closure Date:	5/4/2001
TCEQ Region:	REGION 12 - HOUSTON
Priority Code:	4.1 - GW IMPACTED NO APPARENT THREATS OR IMPACTS TO RECEPTORS
Status Code:	6P - FINAL PENDING WELL PLUG
Program Area:	1 - RPR

MAP ID	HAZARD TYPE: IHW	FACILITY ADDRESS: 4719 N SHEPHERD DR
14	DISTANCE: 0.139 S	HOUSTON TX 77018

FACILITY INFORMATION:

Solid Waste Registration Number: 90273
Facility Site Name: POLICE DEPARTMENT FLEET MAINTENANCE
Initial Notification Date: 12/16/1988
Last Amendment Date: 3/19/2002
EPA ID Number for Facility: TXD982561524
TCEQ Hazardous Waste Permit Number:
Industrial Waste Permit Number: None Reported
Description of Facility/Site Location: 4719 N Shepherd, Houston, TX
Site Land Type:

Site Classification:

Generator of Waste: Yes
Receiver of Waste: No
Transporter of Waste: No
Transfer Facility: No
Maquiladora (Mexican facility): No

Registration Status: INACTIVE
Registration Type: Small Quantity Generator
Generator Type: NON INDUS
Receiver Type:
Transporter For Hire: No
Transport Own Waste: No

INDUSTRY TYPE CODES:

North American Industry Classification System (NAICS) Code:
Standard Industrialization Code:

WASTE MANAGEMENT UNITS

Sequence Number:	Description:	Unit Type:	Status:

WASTE INFORMATION:

Waste ID:	New Texas Waste Code:	Waste Code Class-ification:	Waste Code Status:	Radio-active?	Waste Treated Offisite?	Generator Description:
				No	No	Not Reported

MAP ID	HAZARD TYPE: RDR	FACILITY ADDRESS: 4719 N SHEPHERD DR
15	DISTANCE: 0.139 S	HOUSTON, TX

FACILITY INFORMATION:

RDR Number	23472
Facility Number	15657
TCEQ Regsitration Numbers	
Site Discovery Assessment ID:	
SDA Hyperlink	
Date Report Received	2/19/2016
Facility Name	FORMER CITY HOUSTON
Tank Owner	CITY OF HOUSTON

RELATED LPST INFORMATION:

Date of Latest TCEQ Letter	5/10/2016
New LPST Number	
Previous LPST Number	
LPST Letter Date	
Comments	

MAP ID	HAZARD TYPE: RDR	FACILITY ADDRESS: 4719 N SHEPHERD DR
16	DISTANCE: 0.139 S	HOUSTON, TX

FACILITY INFORMATION:

RDR Number	23520
Facility Number	15627
TCEQ Regsitration Numbers	
Site Discovery Assessment ID:	
SDA Hyperlink	
Date Report Received	3/7/2016
Facility Name	CITY HOUSTON PARKS D
Tank Owner	CITY OF HOUSTON

RELATED LPST INFORMATION:

Date of Latest TCEQ Letter	3/28/2016
New LPST Number	
Previous LPST Number	
LPST Letter Date	
Comments	

MAP ID	HAZARD TYPE: UST	FACILITY ADDRESS: 4719 N SHEPHERD DR
17	DISTANCE: 0.139 S	HOUSTON, TX 77018

FACILITY INFORMATION:

Facility ID:	15657	**Facility Contact:**	JOE BARRETT
Facility Name:	PARKS DEPT-NORTH SHEPHERD	**Facility Contact Title:**	SUPER
Facility Type:	FLEET REFUELING	**Facility Contact Phone:**	7137421416
Facility Begin Date:	1/1/1978		
Facility Status:	INACTIVE		
Number of Active USTs:	0	**Enforcement Action:**	N
Number of Active ASTs:	0	**Enforcement Action Date:**	

OWNER INFORMATION:

Owner Name:	CITY OF HOUSTON	**Owner ID:**	CN600128995
Owner Type:	CI		
Contact Mailing Address:	PO BOX 61189 HOUSTON,TX 77208	**Contact Phone:**	8323938079

OPERATOR INFORMATION:

Operator CN:	CN600128995	**Effective Date:**	8/18/1986
Operator Name:	CITY OF HOUSTON	**Operator Type:**	CI

TANK DETAILS:

UST ID:	171955	**Tank Installation Date:**	12/01/1993
Tank Id:	2	**Tank Registration Date:**	5/8/1986
Number of Compartments:	1	**Current Status Date:**	10/29/2015
Tank Capacity (in gallons):	8000		
Tank Status:	REMOVED FROM GROUND		

COMPARTMENT DETAILS:

Compartment I	A	**Substance Stored 1:**	
		Substance Stored 2:	
Capacity (in gallons):	8000	**Substance Stored 3:**	

TANK DETAILS:

UST ID:	171957	**Tank Installation Date:**	11/01/1993
Tank Id:	3	**Tank Registration Date:**	5/8/1986
Number of Compartments:	1	**Current Status Date:**	10/30/2015
Tank Capacity (in gallons):	600		
Tank Status:	REMOVED FROM GROUND		

COMPARTMENT DETAILS:

Compartment I	A	**Substance Stored 1:**	
		Substance Stored 2:	
Capacity (in gallons):	600	**Substance Stored 3:**	

TANK DETAILS:

UST ID:	40249	**Tank Installation Date:**	01/01/1978
Tank Id:	1	**Tank Registration Date:**	5/8/1986
Number of Compartments:	1	**Current Status Date:**	10/29/2015
Tank Capacity (in gallons):	10000		
Tank Status:	REMOVED FROM GROUND		

COMPARTMENT DETAILS:

Compartment I	A	**Substance Stored 1:**	
		Substance Stored 2:	
Capacity (in gallons):	10000	**Substance Stored 3:**	

MAP ID	HAZARD TYPE: UST	FACILITY ADDRESS: 4719 N SHEPHERD DR
17	DISTANCE: 0.139 S	HOUSTON, TX 77018

TANK DETAILS:

UST ID:	40250	**Tank Installation Date:**	01/01/1966
Tank Id:	4	**Tank Registration Date:**	5/8/1986
Number of Compartments:	1	**Current Status Date:**	7/31/1986
Tank Capacity (in gallons):			
Tank Status:	PERM FILLED IN PLACE		

COMPARTMENT DETAILS:

Compartment I	A	**Substance Stored 1:**	EMPTY
Capacity (in gallons):		**Substance Stored 2:**	
		Substance Stored 3:	

TANK DETAILS:

UST ID:	40251	**Tank Installation Date:**	01/01/1978
Tank Id:	3A	**Tank Registration Date:**	5/8/1986
Number of Compartments:	1	**Current Status Date:**	11/3/1993
Tank Capacity (in gallons):	500		
Tank Status:	REMOVED FROM GROUND		

COMPARTMENT DETAILS:

Compartment I	A	**Substance Stored 1:**	USED OIL
Capacity (in gallons):	500	**Substance Stored 2:**	
		Substance Stored 3:	

TANK DETAILS:

UST ID:	40252	**Tank Installation Date:**	01/01/1978
Tank Id:	2A	**Tank Registration Date:**	5/8/1986
Number of Compartments:	1	**Current Status Date:**	11/17/1993
Tank Capacity (in gallons):	10000		
Tank Status:	REMOVED FROM GROUND		

COMPARTMENT DETAILS:

Compartment I	A	**Substance Stored 1:**	GASOLINE
Capacity (in gallons):	10000	**Substance Stored 2:**	
		Substance Stored 3:	

MAP ID	HAZARD TYPE:	RCRA	FACILITY ADDRESS:	4730 N SHEPHARD
18	DISTANCE:	0.16 SE		HOUSTON TX 77018

FACILITY INFORMATION

EPA ID Number:	TXR000022715
All RCRA/EPA ID Numbers:	https://echo.epa.gov/detailed-fac
Current Site Name:	BURRIS SERVICE CO
NAICS Code:	811113
NAICS Description:	
Hazardous Report Universe Record:	Other ECHO Universe
Full Enforcement Universe:	
Federal Waste Generator Code:	N
site.Transporter:	0
Active Site Universe:	-----
Operating TSDF (Treatment, Storage, or Disposal Unit) Universe:	
RCRA Hyperlink	
ECHO Hyperlink	https://echo.epa.gov/detailed-facility-report?fid=TXR000022715

CORRECTIVE ACTION:

Corrective Action Workload?:	No

ENFORCEMENTS

Identifier:	Type:	Description:	Agency:	Date Issued:

EVALUATIONS

Identifier:	Type:	Description:	Agency:	Start Date:	Violation Found:
					False

VIOLATIONS

Type:	Description:	Agency:	Scheduled Compliance Date:

INSTITUTIONAL AND ENGINEERING CONTROLS:

Site ID:	Site Name:	Event Code:	Event Description:	Actual Date:

MAP ID	HAZARD TYPE: IHW	FACILITY ADDRESS: 4730 N SHEPHERD DR
19	DISTANCE: 0.16 SE	HOUSTON TX 77018

FACILITY INFORMATION:

Solid Waste Registration Number: 85183
Facility Site Name: AAMCO TRANSMISSION
Initial Notification Date: 6/30/1997
Last Amendment Date: 9/27/2001
EPA ID Number for Facility: TXR000022715
TCEQ Hazardous Waste Permit Number:
Industrial Waste Permit Number: None Reported
Description of Facility/Site Location: 4730 N Shephard, Houston, TX
Site Land Type:

Site Classification:

Generator of Waste: Yes
Receiver of Waste: No
Transporter of Waste: No
Transfer Facility: No
Maquiladora (Mexican facility): No

Registration Status: INACTIVE
Registration Type: Conditionally Exempt Small Quantity Generator
Generator Type: NON INDUS
Receiver Type:
Transporter For Hire: No
Transport Own Waste: No

INDUSTRY TYPE CODES:

North American Industry Classification System (NAICS) Code: 811113
Standard Industrialization Code:

WASTE MANAGEMENT UNITS

Sequence Number:	Description:	Unit Type:	Status:

WASTE INFORMATION:

Waste ID:	New Texas Waste Code:	Waste Code Class-ification:	Waste Code Status:	Radio-active?	Waste Treated Offisite?	Generator Description:
161031	203	H	INACTIVE	No	Yes	Waste mineral spirits, it is generated by degreasing and cleaning transmission.D

MAP ID	HAZARD TYPE: IHW	FACILITY ADDRESS: 706 LEHMAN ST
20	DISTANCE: 0.182 N	HOUSTON TX 77018

FACILITY INFORMATION:

Solid Waste Registration Number: 82505
Facility Site Name: TEXCAST
Initial Notification Date: 9/19/1994
Last Amendment Date: 11/19/1996
EPA ID Number for Facility:
TCEQ Hazardous Waste Permit Number:
Industrial Waste Permit Number: None Reported
Description of Facility/Site Location: 706 Lehman, Houston, TX
Site Land Type:

Site Classification:

Generator of Waste: Yes
Receiver of Waste: No
Transporter of Waste: No
Transfer Facility: No
Maquiladora (Mexican facility): No

Registration Status: INACTIVE
Registration Type: Conditionally Exempt Small Quantity Generator
Generator Type: INDUS
Receiver Type:
Transporter For Hire: No
Transport Own Waste: No

INDUSTRY TYPE CODES:

North American Industry Classification System (NAICS) Code: 331512 Steel Investment Foundries
Standard Industrialization Code:

WASTE MANAGEMENT UNITS

Sequence Number:	Description:	Unit Type:	Status:

WASTE INFORMATION:

Waste ID:	New Texas Waste Code:	Waste Code Class-ification:	Waste Code Status:	Radio-active?	Waste Treated Offisite?	Generator Description:
91699	203	H	INACTIVE	No	Yes	Mineral spirits from washing parts

MAP ID	HAZARD TYPE: UST	FACILITY ADDRESS: 4730 BRINKMAN ST
21	DISTANCE: 0.208 SW	HOUSTON, TX 77018

FACILITY INFORMATION:

Facility ID:	35305	**Facility Contact:**	ASIF ALI
Facility Name:	LUCKY 7 FOOD STORE	**Facility Contact Title:**	MGR
Facility Type:	RETAIL	**Facility Contact Phone:**	7136990773
Facility Begin Date:	3/1/1982		
Facility Status:	ACTIVE		
Number of Active USTs:	3	**Enforcement Action:**	
Number of Active ASTs:	0	**Enforcement Action Date:**	

OWNER INFORMATION:

Owner Name:	NIMRA & IQBAL BUSINESS INC	**Owner ID:**	CN603562653
Owner Type:	CO		
Contact Mailing Address:	,	**Contact Phone:**	

OPERATOR INFORMATION:

Operator CN:	CN603969700	**Effective Date:**	10/3/2011
Operator Name:	ARIF ALI	**Operator Type:**	IN

TANK DETAILS:

UST ID:	93400	**Tank Installation Date:**	03/01/1982
Tank Id:	2	**Tank Registration Date:**	5/8/1986
Number of Compartments:	1	**Current Status Date:**	1/1/2010
Tank Capacity (in gallons):			
Tank Status:	TEMP OUT OF SERVICE		

COMPARTMENT DETAILS:

Compartment I	A	**Substance Stored 1:**	GASOLINE
		Substance Stored 2:	
Capacity (in gallons):		**Substance Stored 3:**	

TANK DETAILS:

UST ID:	93401	**Tank Installation Date:**	03/01/1982
Tank Id:	1	**Tank Registration Date:**	5/8/1986
Number of Compartments:	1	**Current Status Date:**	1/1/2010
Tank Capacity (in gallons):			
Tank Status:	TEMP OUT OF SERVICE		

COMPARTMENT DETAILS:

Compartment I	A	**Substance Stored 1:**	GASOLINE
		Substance Stored 2:	
Capacity (in gallons):		**Substance Stored 3:**	

TANK DETAILS:

UST ID:	93402	**Tank Installation Date:**	03/01/1982
Tank Id:	3	**Tank Registration Date:**	5/8/1986
Number of Compartments:	1	**Current Status Date:**	1/1/2010
Tank Capacity (in gallons):			
Tank Status:	TEMP OUT OF SERVICE		

COMPARTMENT DETAILS:

Compartment I	A	**Substance Stored 1:**	EMPTY
		Substance Stored 2:	
Capacity (in gallons):		**Substance Stored 3:**	

MAP ID	HAZARD TYPE: LPST	FACILITY ADDRESS: 4704 N SHEPHERD DR
22	DISTANCE: 0.210 SE	HOUSTON, TX

LPST INFORMATION:

LPST ID:	111151
Facility Name:	MOSLEY MOTORS
TCEQ Reference Number:	RN100874502
PST REG:	62964
Site Discovery Assessment ID:	
SDA Hyperlink	
Discovered:	1/16/1996
Reported:	1/16/1996
Date Entered:	6/12/1996
Closure Date:	12/11/1998
TCEQ Region:	REGION 12 - HOUSTON
Priority Code:	4.2 - NO GW IMPACT NO APPARENT THREATS OR IMPACTS TO RECEPTORS
Status Code:	6A - FINAL CONCURRENCE ISSUED
Program Area:	1 - RPR

MAP ID	HAZARD TYPE: UST	FACILITY ADDRESS: 4704 N SHEPHERD DR
23	DISTANCE: 0.21 SE	HOUSTON, TX 77018

FACILITY INFORMATION:

Facility ID:	62964	**Facility Contact:**	THOMAS MOSLEY
Facility Name:	MOSLEY MOTORS	**Facility Contact Title:**	
Facility Type:	UNKNOWN	**Facility Contact Phone:**	7136925600
Facility Begin Date:	5/13/1992		
Facility Status:	INACTIVE		
Number of Active USTs:	0	**Enforcement Action:**	
Number of Active ASTs:	0	**Enforcement Action Date:**	

OWNER INFORMATION:

Owner Name:	MOSLEY MOTORS INC	**Owner ID:**	CN601248404
Owner Type:	OR		
Contact Mailing Address:	,	**Contact Phone:**	

OPERATOR INFORMATION:

Operator CN:		**Effective Date:**	
Operator Name:		**Operator Type:**	

TANK DETAILS:

UST ID:	145657	**Tank Installation Date:**	01/01/1967
Tank Id:	3	**Tank Registration Date:**	5/12/1992
Number of Compartments:	1	**Current Status Date:**	12/31/1972
Tank Capacity (in gallons):	4000		
Tank Status:	REMOVED FROM GROUND		

COMPARTMENT DETAILS:

Compartment I	A	**Substance Stored 1:**	GASOLINE
		Substance Stored 2:	
Capacity (in gallons):	4000	**Substance Stored 3:**	

TANK DETAILS:

UST ID:	145658	**Tank Installation Date:**	01/01/1967
Tank Id:	1	**Tank Registration Date:**	5/12/1992
Number of Compartments:	1	**Current Status Date:**	12/31/1972
Tank Capacity (in gallons):	6000		
Tank Status:	REMOVED FROM GROUND		

COMPARTMENT DETAILS:

Compartment I	A	**Substance Stored 1:**	GASOLINE
		Substance Stored 2:	
Capacity (in gallons):	6000	**Substance Stored 3:**	

TANK DETAILS:

UST ID:	145659	**Tank Installation Date:**	01/01/1967
Tank Id:	2	**Tank Registration Date:**	5/12/1992
Number of Compartments:	1	**Current Status Date:**	12/31/1972
Tank Capacity (in gallons):	6000		
Tank Status:	REMOVED FROM GROUND		

COMPARTMENT DETAILS:

Compartment I	A	**Substance Stored 1:**	GASOLINE
		Substance Stored 2:	
Capacity (in gallons):	6000	**Substance Stored 3:**	

MAP ID	HAZARD TYPE: RDR	FACILITY ADDRESS: 4704 SHEPERD DR
24	DISTANCE: 0.21 SE	HOUSTON, TX

FACILITY INFORMATION:

RDR Number	12789
Facility Number	62964
TCEQ Regsitration Numbers	
Site Discovery Assessment ID:	
SDA Hyperlink	
Date Report Received	
Facility Name	MOSLEY MOTORS INC
Tank Owner	THOMAS RAY MOSLEY

RELATED LPST INFORMATION:

Date of Latest TCEQ Letter	5/23/1996
New LPST Number	
Previous LPST Number	
LPST Letter Date	
Comments	

MAP ID	HAZARD TYPE: DRY CLEANER	FACILITY ADDRESS: 4728 BRINKMAN ST
25	DISTANCE: 0.21 SW	HOUSTON, TX 77018

FACILITY INFORMATION:

Regulated Entity ID	RN104084652
Regulated Entity Name	LANGS ALTERATIONS & CLEANERS
Dry Cleaner ID	DCR13012
Site Discovery Assessment ID:	
SDA Hyperlink	

Year:	Principle Name:	Site Type:	Site Status::	Solvents:
2004	QUACH, LANG T	DROP STATION REGISTRATION	ACTIVE	
2005		DROP STATION REGISTRATION	INACTIVE	

Dry Cleaner Remediation Program: **No**

MAP ID	HAZARD TYPE:	RCRA	FACILITY ADDRESS:	4728 BRINKMAN ST
26	DISTANCE:	0.21 SW		HOUSTON TX 77018

FACILITY INFORMATION

EPA ID Number:	TXR000072231
All RCRA/EPA ID Numbers:	https://echo.epa.gov/detailed-fac
Current Site Name:	LANGS ALTERATIONS AND CLEANERS
NAICS Code:	
NAICS Description:	
Hazardous Report Universe Record:	Other ECHO Universe
Full Enforcement Universe:	
Federal Waste Generator Code:	N
site.Transporter:	0
Active Site Universe:	-----
Operating TSDF (Treatment, Storage, or Disposal Unit) Universe:	
RCRA Hyperlink	
ECHO Hyperlink	https://echo.epa.gov/detailed-facility-report?fid=TXR000072231

CORRECTIVE ACTION:

Corrective Action Workload?:	No

ENFORCEMENTS

Identifier:	Type:	Description:	Agency:	Date Issued:

EVALUATIONS

Identifier:	Type:	Description:	Agency:	Start Date:	Violation Found:
					False

VIOLATIONS

Type:	Description:	Agency:	Scheduled Compliance Date:

INSTITUTIONAL AND ENGINEERING CONTROLS:

Site ID:	Site Name:	Event Code:	Event Description:	Actual Date:

MAP ID	HAZARD TYPE: LPST	FACILITY ADDRESS: 4620 N SHEPHERD DR
27	DISTANCE: 0.250 SE	HOUSTON, TX

LPST INFORMATION:

LPST ID:	93547
Facility Name:	TXDOT
TCEQ Reference Number:	RN106975394
PST REG:	
Site Discovery Assessment ID:	
SDA Hyperlink	
Discovered:	8/10/1989
Reported:	8/11/1989
Date Entered:	9/6/1989
Closure Date:	3/29/1990
TCEQ Region:	REGION 12 - HOUSTON
Priority Code:	4A - SOIL CONTAMINATION ONLY REQUIRES FULL SITE ASSESSMENT RAP
Status Code:	6A - FINAL CONCURRENCE ISSUED
Program Area:	2 - REGION

MAP ID	HAZARD TYPE: LPST	FACILITY ADDRESS: 823 THORNTON RD
28	DISTANCE: 0.253 S	HOUSTON, TX

LPST INFORMATION:

LPST ID:	98028
Facility Name:	NETT PLUMBING
TCEQ Reference Number:	RN101830602
PST REG:	57222
Site Discovery Assessment ID:	
SDA Hyperlink	
Discovered:	1/31/1991
Reported:	1/31/1991
Date Entered:	2/19/1991
Closure Date:	8/15/2011
TCEQ Region:	REGION 12 - HOUSTON
Priority Code:	2.5 - GW IMPACT PUBLIC/DOMESTIC WATER SUPPLY WELL W/IN 0.25mi
Status Code:	6A - FINAL CONCURRENCE ISSUED
Program Area:	1 - RPR

MAP ID	HAZARD TYPE: LPST	FACILITY ADDRESS: 4610 N SHEPHERD DR
29	DISTANCE: 0.282 SE	HOUSTON, TX

LPST INFORMATION:

LPST ID:	111247
Facility Name:	ADOLF HOEPFL & SON GAR
TCEQ Reference Number:	RN102371572
PST REG:	67519
Site Discovery Assessment ID:	
SDA Hyperlink	
Discovered:	6/19/1996
Reported:	6/19/1996
Date Entered:	7/25/1996
Closure Date:	12/30/1998
TCEQ Region:	REGION 12 - HOUSTON
Priority Code:	4.1 - GW IMPACTED NO APPARENT THREATS OR IMPACTS TO RECEPTORS
Status Code:	6A - FINAL CONCURRENCE ISSUED
Program Area:	1P - PRIVATIZATION CONTRACTOR

MAP ID	HAZARD TYPE: LPST	FACILITY ADDRESS: 803 CURTIN ST
30	DISTANCE: 0.337 S	HOUSTON, TX

LPST INFORMATION:

LPST ID:	117542
Facility Name:	SPIRIT WORLD EVANGELISTIC OUTREACH
TCEQ Reference Number:	RN100647783
PST REG:	22759
Site Discovery Assessment ID:	
SDA Hyperlink	
Discovered:	10/19/2007
Reported:	10/19/2007
Date Entered:	1/15/2008
Closure Date:	8/3/2010
TCEQ Region:	REGION 12 - HOUSTON
Priority Code:	4.1 - GW IMPACTED NO APPARENT THREATS OR IMPACTS TO RECEPTORS
Status Code:	6A - FINAL CONCURRENCE ISSUED
Program Area:	1 - RPR

MAP ID	HAZARD TYPE: LPST	FACILITY ADDRESS: 5203 N SHEPHERD DR
31	DISTANCE: 0.338 N	HOUSTON, TX

LPST INFORMATION:

LPST ID:	113441
Facility Name:	ADAMS TEXAXO
TCEQ Reference Number:	RN103059192
PST REG:	63
Site Discovery Assessment ID:	
SDA Hyperlink	
Discovered:	7/22/1998
Reported:	8/1/1998
Date Entered:	9/23/1998
Closure Date:	4/18/2017
TCEQ Region:	REGION 12 - HOUSTON
Priority Code:	3.3 - GW IMPACT NON-PUBLIC/NON-DOMESTIC H2O SUPPLY WELL W/IN.25MI
Status Code:	6A - FINAL CONCURRENCE ISSUED
Program Area:	1 - RPR

MAP ID	HAZARD TYPE: VCP	FACILITY ADDRESS: 4530 North Shepherd Drive
32	DISTANCE: 0.396 SE	Houston, TX 77019

FACILITY INFORMATION:

VCP ID:	1001		
RN Number	RN100875905	**Project Number:**	319010
PCA Number:	31901	**IOP ID:**	
Associated VCP IDs:	1001	**SW Number:**	
		LPST Number:	
Site Name:	PDQ AUTO SALVAGE	**EPATXD/CERCLIS:**	
Current Facility Type:	PROPERTY COMMERCIAL	**RCRIS Number:**	
Previous Facility Type:		**Status:**	INACTIVE
		VCP Received Date	06/30/1999
Acres:	1.2362	**Application Accepted Date;**	7/20/1999
Project Manager:	RSCHARLA	**VCP Accepted?:**	True
Project Phase:	WITHDRAWN	**Agreement Date:**	
Contamination Onsite?:		**Contamination Offsite?:**	

Site Discovery Assessment ID:
SDA Hyperlink

REMEDIATION AND CLOSURE:

Rule Type: Chapter 335 Risk Reduction Rules (RRR)

Closing Standard/Tier: Standard 2

Type of Remedy:			
Certificate Date:		**Air Remediation:**	
Air Contaminants:			
Air IC/EC Controls		**Groundwater Remediation:**	
Groundwater Contaminants:	METALS		
Groundwater IC/EC Controls:		**Surface Water Remediation:**	
Surface Water Contaminants:			
Surface Water IC/EC Controls:		**Soil Remediation:**	
Soil Contaminants:			
Soil IC/EC Controls:		**Sediment Remediation:**	
Sediment Contaminants:			
Sediment IC/EC Controls:			

CONTACT INFORMATION

Contact:	Contact Title:	Role:	Organization:	CN Number:
CASSLER, ERNIE		Billing Company	ZIONS FIRST NATIONAL BANK	CN601186943

MAP ID	HAZARD TYPE: VCP	FACILITY ADDRESS: 4530 North Shepherd Drive
32	DISTANCE: 0.396 SE	Houston, TX 77019

Contact:	Contact Title:	Role:	Organization:	CN Number:

MAP ID	HAZARD TYPE: DRY CLEANER	FACILITY ADDRESS: 5210 N SHEPHERD DR
33	DISTANCE: 0.412 N	HOUSTON, TX 77091

FACILITY INFORMATION:

Regulated Entity ID RN100636406
Regulated Entity Name HANDY CLEANERS
Dry Cleaner ID DCR10333
Site Discovery Assessment ID:
SDA Hyperlink

Year:	Principle Name:	Site Type:	Site Status::	Solvents:
2004	MILES E LAHA DBA HANDY CLEANERS	FACILITY REGISTRATION	ACTIVE	
2005		FACILITY REGISTRATION	ACTIVE	PETROLEUM
2006		FACILITY REGISTRATION	ACTIVE	PETROLEUM
2007		FACILITY REGISTRATION	ACTIVE	PETROLEUM
2008		FACILITY REGISTRATION	ACTIVE	PETROLEUM
2009		FACILITY REGISTRATION	ACTIVE	PETROLEUM
2010		FACILITY REGISTRATION	ACTIVE	PETROLEUM
2011		FACILITY REGISTRATION	ACTIVE	PETROLEUM
2012		FACILITY REGISTRATION	ACTIVE	PETROLEUM
2013		FACILITY REGISTRATION	ACTIVE	PETROLEUM
2014		FACILITY REGISTRATION	ACTIVE	PETROLEUM
2015		FACILITY REGISTRATION	ACTIVE	PETROLEUM

Dry Cleaner Remediation Program: **No**

MAP ID	HAZARD TYPE: IHWCA	FACILITY ADDRESS: 5210 N SHEPHERD DR
34	DISTANCE: 0.412 N	HOUSTON TX 77091

IHW Corrective Action

Program ID:	T1723
RN Name:	PILGRIM LAUNDRY & CLEANER
Location Description:	5210 NORTH SHEPHERD
RN Number:	RN102306586
Site Discovery Assessment ID:	
SDA Hyperlink	
Active:	False
Date:	7/5/2005
Physical Status Code:	TRANSFERRED
Soil Contaminant Class:	
Soil Remediation:	
Groundwater Contaminant Class	
Groundwater Remediation:	

MAP ID	HAZARD TYPE: VCP	FACILITY ADDRESS: 5210 North Shepherd Drive
35	DISTANCE: 0.412 N	Houston, TX 77091

FACILITY INFORMATION:

VCP ID:	1788		
RN Number	RN102306586	**Project Number:**	339880
PCA Number:	33988	**IOP ID:**	
Associated VCP IDs:	1788	**SW Number:**	T1723
		LPST Number:	
Site Name:	PILGRIM CLEANERS HOUSTON	**EPATXD/CERCLIS:**	
Current Facility Type:	DRY CLEANER	**RCRIS Number:**	
Previous Facility Type:		**Status:**	ACTIVE
		VCP Received Date	02/02/2005
Acres:	1.5	**Application Accepted Date;**	3/15/2005
Project Manager:	ROANDERS		
Project Phase:	INVESTIGATION	**VCP Accepted?:**	False
		Agreement Date:	
Contamination Onsite?:	YES	**Contamination Offsite?:**	

Site Discovery Assessment ID:
SDA Hyperlink

REMEDIATION AND CLOSURE:

Rule Type: Chapter 350 Texas Risk Reduction Program (TRRP) Rules Tier 2

Closing Standard/Tier: Standard B

Type of Remedy:			
Certificate Date:		**Air Remediation:**	
Air Contaminants:			
Air IC/EC Controls		**Groundwater Remediation:**	
Groundwater Contaminants:	CHLORINATED SOLVENTS; METALS; VOCS		
Groundwater IC/EC Controls:		**Surface Water Remediation:**	
Surface Water Contaminants:			
Surface Water IC/EC Controls:		**Soil Remediation:**	
Soil Contaminants:			
Soil IC/EC Controls:		**Sediment Remediation:**	
Sediment Contaminants:			
Sediment IC/EC Controls:			

CONTACT INFORMATION

Contact:	Contact Title:	Role:	Organization:	CN Number:

MAP ID	HAZARD TYPE: DRY CLEANER	FACILITY ADDRESS: 4428 N SHEPHERD DR
36	DISTANCE: 0.44 S	HOUSTON, TX 77018

FACILITY INFORMATION:

Regulated Entity ID	RN104089719
Regulated Entity Name	COREAS 1 DAY SERVICE CLEANERS
Dry Cleaner ID	DCR13149
Site Discovery Assessment ID:	
SDA Hyperlink	

Year:	Principle Name:	Site Type:	Site Status::	Solvents:
2004	SALMS INC	DROP STATION REGISTRATION	ACTIVE	
2005		DROP STATION REGISTRATION	ACTIVE	
2006		DROP STATION REGISTRATION	ACTIVE	

Dry Cleaner Remediation Program: **No**

MAP ID	HAZARD TYPE: VCP	FACILITY ADDRESS: 323 Martin Street
37	DISTANCE: 0.485 E	Houston, TX 77018

FACILITY INFORMATION:

VCP ID:	1221		
RN Number	RN100655802	**Project Number:**	333210
PCA Number:	33321	**IOP ID:**	
Associated VCP IDs:	1221	**SW Number:**	
		LPST Number:	
Site Name:	FORMER EXCELLO CIRCUITS, INC.	**EPATXD/CERCLIS:**	TXD043749274
Current Facility Type:	PLATING/COATING/ENGRAVING	**RCRIS Number:**	
Previous Facility Type:		**Status:**	INACTIVE
		VCP Received Date	06/16/2000
Acres:	1.4609	**Application Accepted Date;**	7/20/2000
Project Manager:	RSCHARLA	**VCP Accepted?:**	True
Project Phase:	WITHDRAWN	**Agreement Date:**	
Contamination Onsite?:		**Contamination Offsite?:**	

Site Discovery Assessment ID:
SDA Hyperlink

REMEDIATION AND CLOSURE:

Rule Type: Chapter 350 Texas Risk Reduction Program (TRRP) Rules Tier 1

Closing Standard/Tier: Standard A

Type of Remedy:	
Certificate Date:	**Air Remediation:**
Air Contaminants:	
Air IC/EC Controls	**Groundwater Remediation:**
Groundwater Contaminants:	
Groundwater IC/EC Controls:	**Surface Water Remediation:**
Surface Water Contaminants:	
Surface Water IC/EC Controls:	**Soil Remediation:**
Soil Contaminants: METALS	
Soil IC/EC Controls:	**Sediment Remediation:**
Sediment Contaminants:	
Sediment IC/EC Controls:	

CONTACT INFORMATION

Contact:	Contact Title:	Role:	Organization:	CN Number:
MALONE, JAMES		Billing Company	JAMES M MALONE	CN601541816

MAP ID	HAZARD TYPE: VCP	FACILITY ADDRESS: 323 Martin Street
37	DISTANCE: 0.485 E	Houston, TX 77018

Contact:	Contact Title:	Role:	Organization:	CN Number:

MAP ID	HAZARD TYPE: LPST	FACILITY ADDRESS: 5320 N SHEPHERD DR
38	DISTANCE: 0.495 N	HOUSTON, TX

LPST INFORMATION:

LPST ID:	112006
Facility Name:	METRO AUCTION
TCEQ Reference Number:	RN100876887
PST REG:	
Site Discovery Assessment ID:	
SDA Hyperlink	
Discovered:	12/12/1996
Reported:	12/16/1996
Date Entered:	1/2/1997
Closure Date:	1/7/2000
TCEQ Region:	REGION 12 - HOUSTON
Priority Code:	4.1 - GW IMPACTED NO APPARENT THREATS OR IMPACTS TO RECEPTORS
Status Code:	6A - FINAL CONCURRENCE ISSUED
Program Area:	1 - RPR

AAI Data
AAI Environmental Data
5524 Cornish Street Houston, TX 77007

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 77091 77018

Facility ID	Type	Facility Name	Street Address
No Ungeocoded Sites			

AAI Data
AAI Environmental Data
5524 Cornish Street Houston, TX 77007

DATA SOURCES

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

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

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

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

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

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

Municipal Solid Waste – MSW data is provided by the State and the state's 24 Councils of Governments (COGs) which have been designated as the regional municipal solid waste planning entities for Texas and are responsible for developing municipal solid waste management plans (regional plans) to encourage regional approaches to providing services and reducing MSW generation. Data on Municipal Solid Waste Facilities in Texas includes:

- MSW- Facilities (MSW) - Issued permits and other authorizations as well as pending applications for municipal solid waste landfills and processing facilities that are active, inactive, or not yet constructed.
- MWS-Closed (MSW-C) - Issued and revoked permits and other authorizations for municipal landfills and processing facilities that have closed, and applications that were withdrawn or denied.
- Closed Landfill Inventory (CLI) - Historical information listing old, closed unnumbered MSW landfills that were operated before permits were required, as well as unauthorized landfills, and miscellaneous illegal dumps and disposal site. Approximately 4200 sites were compiled in 1993, by the TCEQ in conjunction with Southwest Texas State University and the 24 COGS in Texas; estimated point locations were mapped and available historical information was collected into a database for each county and COG.

AAI Data
AAI Environmental Data
5524 Cornish Street Houston, TX 77007

DATA SOURCES

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

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

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

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

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

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

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

TCEQ Industrial and Hazardous Waste Corrective Action Program (IHWCA) - The Remediation Division of the TCEQ oversees the Corrective Action Program. Corrective Action is triggered when there is a documented release of hazardous waste constituents to the environment; these releases are the result of the past and present activities at RCRA-regulated facilities. The Corrective Action process includes the investigation/evaluation, and if necessary remediation and cleanup of any contaminated air, groundwater, surface water, or soil of hazardous waste management spills or releases from waste management units and release areas, to ensure protection of human health and the environment. Corrective action requirements apply to all solid waste management units and areas of concern at a facility requiring regulatory agency permitting or

Dry Cleaner Registration (DCR) - State law requires that all dry-cleaning drop stations and facilities register annually with the TCEQ, which implements performance standards at these facilities as appropriate.

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

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

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

AAI Data
AAI Environmental Data
5524 Cornish Street Houston, TX 77007

DATA SOURCES

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

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

APPENDIX V

INTERVIEWS / ADDITIONAL INFORMATION

RECORD OF COMMUNICATION

Job #: 202406016

Job Address: 810 Oak Street, Houston, Texas 77018

Contact Name / Number: Carlos Sabino (property manager) / (832) 998-0213

Comments:

Mr. Carlos Sabino was interviewed onsite during the site visit and indicated the following:

- The current use of the subject property is vacant land. The vacant land consists of a wooden shack, a dumpster enclosure, a wooden deck walkway, two fenced areas and uprooted trees due to recent storms.
- The past use of the subject property was a dog park.
- He is not aware of any current or previous hazardous substance or petroleum product release(s) at the subject property or adjoining properties.
- He was not aware of any current or historical USTs or ASTs located at the subject property or adjoining properties.
- The current water service source at the subject property is municipally provided. The subject property has no sanitation service.
- A former Phase I ESA was conducted by Phase Engineering, LLC in November 2023. He does not have access to the prior report.
- Mr. Sabino has been associated with the subject property for approximately seven years.

Signature: Zahir Jamal (Sr. Staff Environmental Scientist) / (832) 485-2224 Date: June 11, 2024

ASTM Transaction Screen Questionnaire (Owner/Seller Questionnaire)

Property Name and Address: 810 Oak

Consultant Name: Phase Engineering, Inc. **Report No.:**

Instructions: Please submit this form via email to Diana@PhaseEngineering.com. If you have any questions, please call 832-485-2225. To submit by fax, send to Diana at 281-200-0060.

To fill out this form for email submission, 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.

Please explain all "Yes" answers in the Comments section at the end.	**YES**	**NO**	**Unknown**
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?	☐	☑	☐
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?	☐	☑	☐
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?	☐	☑	☐
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?	☐	☑	☐
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?	☐	☑	☐
6. Have you observed any evidence or do you have any prior knowledge that there are currently **or** have been previously, any p*its, ponds, or lagoons* located on the *property* in connection with waste treatment or waste disposal?	☐	☑	☐
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*?	☐	☑	☐
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*?	☐	☑	☐
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*?	☐	☑	☐

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

Please explain all "Yes" answers in the Comments section at the end.	**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?	☐	☑	☐
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?	☐	☑	☐
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?	☐	☑	☐
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*?	☐	☑	☐
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*?	☐	☑	☐
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*?	☐	☐	☑
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*?	☐	☐	☑
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*?	☐	☐	☑
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?	☐	☐	☑
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*?	☐	☑	☐
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of Polychlorinated biphenyls (PCBs)?	☐	☐	☑

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

Please explain all "Yes" answers in the Comments section at the end.	**YES**	**NO**	**Unknown**
21. Have you observed or do you have any prior knowledge that there are currently **or** have been, in the past, any water wells, oil and gas wells, monitoring wells, injection wells, or pipelines on the *property.*	☐	☐	☑
22. Have you observed or do you have any prior knowledge that there are currently **or** have been, in the past, any water wells, oil and gas wells, monitoring wells, injection wells, or pipelines on the *adjoining properties.*	☐	☐	☑
23. Have you observed or do you have any prior knowledge that there are currently **or** have been, in the past, any refuse or trash piles on the *property.*	☐	☐	☑
24. Have you observed or do you have any prior knowledge that there are currently **or** have been, in the past, any septic systems on the *property.*	☐	☐	☑
25. Have you observed any evidence or do you have any prior knowledge that the *property* is used **or** has been used, in the past, as a self-service laundry facility?	☐	☐	☑
26. To the best of your knowledge, have there been any previous environmental reports conducted for the property, i.e. Phase I or Phase II reports?	☐	☐	☑
27. To the best of your knowledge, is there a presence of lead based paint or asbestos at the property?	☐	☐	☑
28. To the best of your knowledge, what was the historical use of the property?			
bought as raw land			

Completed By: Adam Brackman **Date:** 8-1-24

Name (print): Adam Brackman	Signature: adam brackman
Relationship to Property (owner, broker, attorney, etc.): owner	Years Associated with Property: _4-ish__
Firm:	
Address: 1216 bomar, houston, tx 77006	City, State, ZIP Code:
Phone: 281-630-2222	Email:
Comments on "Yes" Answers:	

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

User Responsibilities Questionnaire

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

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

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

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

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

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

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

7) **Will any building on the property be child-occupied (including but not limited to day care, preschool, kindergarten classroom or housing)?**
☑ Yes ☐ No

Comments from Questions 1-7:
7) Project will be an apartment complex for families.

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

Property Address or Description:
Approx 1.671 acres at 0 Oak Street and 810 Oak Street, Houston, TX 77018

Print Name: Taylor Pate **Company:** Mark-Dana Corporation **Date:** 06-04-24

Signature: _____ **Relation to property:** Purchaser

(purchaser, lender, lessee, etc.)

Research Account

From: HARRISCOUNTYTXPCS Open Records Portal <harriscountytxpcs@govqa.us>
Sent: Friday, June 7, 2024 12:10 PM
To: Research Account
Subject: [Records Center] Public Records Request :: R001340-060624

--- Please respond above this line ---

Harris County
Pollution Con

RE: Public Records Request of June 06, 2024, Reference # R001340-060624

Dear Bev Evans,

The Harris County Pollution Control Services received a public records request from you on June 06, 2024. Your request mentioned:

June 6, 2024

To: Harris County Pollution Control
Submitted Via Portal

From: Phase Engineering, LLC
5524 Cornish Street
Houston, TX 77007
Requestor: Bev Evans
RE: Records Request
For: Phase Engineering Job: 202406016

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

Address: 800, 802, 804, 806, 808 and 810 Oak Avenue
Houston, Texas 77018
Key Map: 452G

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

Environmental Health Records: We would like to request any and all environmentally related information, including, but not limited to notices of violation, complaints, hazardous waste, fuel tank storage facilities, sample wells or grease traps.

Please notify us of any charges before proceeding.

Please reply as soon as possible to: Research@PhaseEngineering.com or Call Bev Evans at 832-485-2256.
Thank you!

The Harris County Pollution Control Services has reviewed its files and has determined there are no responsive record(s) to your request.

For questions or additional information, please reply to this email.

Sincerely,

Briana Thomas
Admin

To monitor the progress or update this request please log into the Open Records Portal

Research Account

From: Houston Public Information Request Center <houstontx@govqa.us>
Sent: Wednesday, June 12, 2024 10:55 AM
To: Research Account
Subject: [Records Center] Houston Fire Department Public Information :: F012226-060624

--- Please respond above this line ---

RE: PUBLIC RECORDS REQUEST of June 06, 2024, Reference # F012226-060624.

Dear Bev Evans,

The City of Houston received a public information request from you on June 06, 2024. Your request mentioned:

"June 6, 2024

To: City of Houston, TX Fire Department-HFD Administration
Phone: (832) 394-6700
Submitted Via Portal

From: Phase Engineering, LLC
5524 Cornish Street
Houston, TX 77007
Requestor: Bev Evans
RE: Open Records Request
For: Phase Engineering Job: 202406016

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

Address: 800, 802, 804, 806, 808 and 810 Oak Avenue
Houston, Texas 77018
Key Map: 452G

Between the dates of: November 1, 2023 to present

Fire Department Records: Any record of responses of encounters with hazardous materials, fire, violations and inspections at the above location and/or adjacent properties (including incidents by address).

Please notify us of any charges before proceeding.

For further assistance please call Bev Evans at 832-485-2256.
Reply as soon as possible to: Research@PhaseEngineering.com

Thank you!"

The City of Houston has reviewed its files and has located responsive records to your request. Please log in to the Houston Public Information Request Center at the following link to retrieve the appropriate responsive documents.

Houston Fire Department Public Information - F012226-060624

If you have any questions, or wish to discuss this further, please contact my office at 832-394-6860.

Sincerely,

Helen Chambers
Customer Service Representative II
Houston Fire Department (HFD)

Hazmat Chemical Release

Date	Address	Mapkey	Chemical Released	Amount Released
03/21/2015	828 Oak	452G	NATURAL GAS (METHANE)	UNKNO Cubic feet
03/29/2016	1001 Pinemont Drive #116	452G	GASOLINE	Unkno Gallon
04/22/2017	5201 Brinkman St + 898 Pinemont St	452G	NATURAL GAS (METHANE)	unk Cubic feet
04/02/2018	800 OAK	452G	NATURAL GAS (METHANE)	
08/17/2020	910 Oak St.	452G	NATURAL GAS (METHANE)	Unk. Cubic feet

June 6, 2024

To: Houston Health and Human Services
Submitted Via Portal

From: Phase Engineering, LLC
5524 Cornish Street
Houston, TX 77007
Requestor: Bev Evans
RE: Records Request
For: Phase Engineering Job: 202406016

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

Address: 800, 802, 804, 806, 808 and 810 Oak Avenue
Houston, Texas 77018
Key Map: 452G

Between the dates of: November 1, 2023 to present

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

Environmental Health Records: We would like to request all environmentally related information, including, but not limited to notices of violation, complaints. Air pollution reports, surface water pollution reports, hazardous and liquid waste reports on the property listed above.

Please notify us of any charges before proceeding.

Please reply as soon as possible to: Research@PhaseEngineering.com or Call Bev Evans at 832-485-2256.
Thank you!

June 6, 2024

To: City of Houston, Texas – Permitting Center – Open Records Request
Phone: (832) 394-8800
Email: hpc.openrecords@houstontx.gov
Submitted Via Portal

From: Phase Engineering, LLC
5524 Cornish Street
Houston, TX 77007
Requester: Bev Evans
RE: Open Records Request
For: Phase Engineering Job: 202406016

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

Address: 800, 802, 804, 806, 808 and 810 Oak Avenue
Houston, Texas 77018
Key Map: 452G

Between the dates of: November 1, 2023 to present

Building Records: Please provide copies of all permits submitted/approved, underground storage tank (UST) presence, certificates of occupancy, and building and or site plans for the above property.

For further assistance please call Bev Evans at 832-485-2256. Reply as soon as possible to: Research@PhaseEngineering.com

Thank you!

User Responsibilities Questionnaire

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

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

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

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

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

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

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

7) **The anticipated future use of the subject property:**
☐ Residential ☐ Commercial/Industrial (i.e. Non-Residential)

Comments from Questions 1-7:

_____
_____
_____
_____
_____

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

Property Address or Description:

_____

Print Name:_____ **Company:**_____ **Date:** _____

Signature:_____ **Relation to property:** _____
(purchaser, lender, lessee, etc.)

APPENDIX VI

STATEMENT OF QUALIFICATIONS

STATEMENT OF QUALIFICATIONS

It is the goal of Phase Engineering, LLC to provide quality Environmental Site Assessments and related Professional Services at a fair price within the clients' required delivery date.

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

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

To provide the most informed and educated solutions, we proudly carry the following licenses and certifications:

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

PHASE ENGINEERING

Professional Services

The professional licensed and technical staff at Phase Engineering, LLC are annually involved nationwide in over 1200 environmental site assessments, NEPA Environmental Reviews, Property Condition Assessments, and related services. Our professional services include all aspects of the environmental due diligence for all types of commercial real estate clients. Phase Engineering, LLC is qualified to ensure your reports meet the highest standards and regulations to help to protect each client's interest. Phase Engineering, LLC provides a full range of professional environmental services for the real estate transaction business world as listed below:

Phase I Environmental Site Assessments

- Phase I Environmental Site Assessments in accordance with EPA "All Appropriate Inquiries" (AAI) rule & ASTM Standard E 1527
- Client specific requirements such as:
  - Small Business Administration (SBA) SOP 50 10, etc.
  - Fannie Mae, FDIC, Freddie Mac, HUD, DHCA, NEPA, USDA, FDIC, TDHCA, Oil & Gas, etc.
- Transaction Screens per ASTM Standard E 1528
- Record Search with Risk Assessment Reports (RSRA)
- Environmental Data Records Reviews (EDRR)
- Prior Environmental Report Reviews (Third Party Reviews)

Phase II Environmental Site Assessments

- Phase II Environmental Site Assessments
- Tier I & II Vapor Encroachment Screening

Remediation

- Leaking Petroleum Storage Tank Corrective Action Project Management (CAPM) & Corrective Action Specialist (CAS) Services
- Voluntary Cleanup Program (VCP) Consulting through the TCEQ & RRC
- Innocent Owner Program (IOP) Consulting
- Industrial Hazardous Waste Corrective Action (IHWCA) Consulting
- Dry Cleaning Remediation Program (DCRP)Consulting Services
- Municipal Settings Designation (MSD) Services
- Brownfields Site Assessment & Advisory Services
- Operator Cleanup Program (OCP) Consulting Services
- Remediation Feasibility, Design, & Implementation
- Monitoring & Post-Closure Care
- Groundwater Monitoring
- Litigation Support

PHASE ENGINEERING

Building and Facilities Assessments

- Property Condition Assessments per ASTM E 2018
- Project Capital Needs Assessments (PCNA) per FHA Applications
- Asbestos Inspections, Management & Consulting
- Lead Based Paint Inspections, Risk Assessments & Consulting
- Lead in Drinking Water Testing
- Mold Assessments & Consulting
- Radon Measurement Surveys per ANSI-AARST Multifamily Standards
- Storm Water Pollution Prevention (SWPPP) Plans, Audits & Inspections
- Spill Prevention, Control & Counter Measure (SPCC) Plans
- Planning and Zoning Reports (PZR)

NEPA Compliance

- HUD Part 58 (CDBG Disaster Recovery, HOME, RAD) Environmental Clearance
- HUD Part 50/HEROS/Partner Worksheet (221(d)4, 223(f), RAD) Environmental Clearance
- USDA Environmental Reviews per 7 CFR Part 1970
- National Housing Trust Fund Compliance
- Section 811 Compliance
- HUD 8-Step / 5-Step Decision Making Process for Floodplains or Wetlands per 24 CFR Part 55
- HUD Noise Studies and Mitigation
  Pipeline and Fracking Hazard Analysis
- Historical Preservation SHPO Section 106 Reviews
- Cultural Resource Surveys
- Endangered Species Evaluations
- Habitat Assessments

Wetlands – Section 404 Compliance

- Wetland Determinations
- Wetland Delineations
- Nationwide Permit Compliance Evaluations
- Individual Permitting
- US Army Corps of Engineers Consultations
- Wetland Monitoring
- Mitigation Plans

PHASE ENGINEERING

Licenses & Certifications

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

Registered Professional Engineering Firm

Licensed Professional Geoscientist Firm Asbestos

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

Indoor Air Quality

- Mold Assessment Company
- Mold Assessment Consultant
- Mold Assessment Technician

Lead

- Lead Firm
- Risk Assessor
- Inspector

Underground Storage Tanks

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

Wetlands

- United States Army Corp of Engineers Delineation Course Certified

Storm Water & Pollution Prevention

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

Radon

- Residential Radon Measurement Provider
- Multifamily Specialized

Recognized Associations

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

- ASTM Committee Environmental Site Assessments for Commercial Real Estate Transactions & ASTM Phase II Task Force
- ASTM Teaching Staff - Phase I & Phase II Environmental Site Assessments
- Risk Management Association Board (RMA)
- Society of Wetland Scientists (SWS)
- Certified Commercial Investment Member (CCIM)
- Commercial Real Estate Women (CREW)
- Houston Geological Society (HGS)
- Association of Commercial Real Estate Professionals (ACRP)
- Society of Industrial and Office Realtors (SIOR)
- Institute of Real Estate Management (IREM)
- Urban Land Institute (ULI)
- Houston Building Owners & Managers Association (BOMA)
- National Association of Government Guaranteed Lenders (NAGGL)
- Houston Association of Government Guaranteed Lenders (HAGGL)
- Texas Bankers Association (TBA)
- Southwestern Mortgagee Advisory Council (SWAC)
- Independent Bankers Association of Texas (IBAT)
- National Registry of Environmental Professionals (NREP)
- Texas Association of Environmental Professionals (TAEP)
- Texas Affiliation of Affordable Housing Providers (TAAHP)
- ASTM Committee D18 on Soil and Rock, Subcommittee on Geospatial Technology
- Houston Geological Society (HGS), Environmental and Engineering Group
- Urban and Regional Information Systems Association (URISA)
- Texas Association of Environmental Professionals (TAEP)
- Texas Association Professional Geoscientists (TAPG)
- Texas Board of Professional Geoscientists (TBPG)
- American Institute of Professional Geologists (AIPG), Texas Section, AIPG District IV – Southeast Texas

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 2/1/2025 1/30/2024

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

PRODUCER LOCKTON COMPANIES 3657 BRIARPARK DRIVE, SUITE 700 HOUSTON TX 77042 866-260-3538	**CONTACT NAME:** **PHONE (A/C, No, Ext):** **FAX (A/C, No):** **E-MAIL ADDRESS:**
INSURED 1504744 Principal Environmental, LLC dba TruHorizon Environmental Solutions Phase Engineering LLC 401 S. Jim Wright Fwy. Suite 103 Fort Worth TX 76108	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A :** Transportation Insurance Company — 20494 **INSURER B :** Colony Insurance Company — 39993 **INSURER C :** The Continental Casualty Company — 20443 **INSURER D :** Benchmark Insurance Company — 41394 **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 18249106 **REVISION NUMBER:** XXXXXXX

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	
B	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT X LOC OTHER:	Y	Y	PACE4257645	2/1/2024	2/1/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 1,000,000 $ 250,000 $ 25,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
A	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY X HIRED AUTOS ONLY SCHEDULED AUTOS X NON-OWNED AUTOS ONLY	Y	Y	7036870910	2/1/2024	2/1/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 1,000,000 $ XXXXXXX $ XXXXXXX $ XXXXXXX $ XXXXXXX
B D	X **UMBRELLA LIAB** X OCCUR X **EXCESS LIAB** CLAIMS-MADE DED RETENTION $	Y	Y	EXC4257646 MNGR-X-2000534	2/1/2024 2/1/2024	2/1/2025 2/1/2025	EACH OCCURRENCE AGGREGATE 	$ 10,000,000 $ 10,000,000 $ XXXXXXX
C	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	Y	6045858613	2/1/2024	2/1/2025	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
B	Pollution Liability Professional Liability	Y	Y	PACE4257645	2/1/2024	2/1/2025	$1,000,000 Each Pollution Condition Limit $1,000,000 Limit	

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

CERTIFICATE HOLDER

18249106
For Information Purposes Only

CANCELLATION See Attachment

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

All policies (except Workers' Compensation/EL) include a blanket automatic additional insured endorsement [provision] that confers additional insured status to the certificate holder only if there is a written contract between the named insured and the certificate holder that requires the named insured to name the certificate holder as an additional insured. In the absence of such a contractual obligation on the part of the named insured, the certificate holder is not an additional insured under the policy.

All policies include a blanket automatic waiver of subrogation endorsement [provision] that provides this feature only when there is a written contract between the named insured and the certificate holder that requires it. In the absence of such a contractual obligation on the part of the named insured, the waiver of subrogation feature does not apply.

All policies include a blanket notice of cancellation to certificate holders endorsement, providing for 30 days' advance notice if the policy is cancelled by the company other than for nonpayment of premium, 10 days' notice after the policy is canceled for nonpayment of premium. Notice is sent to certificate holders with mailing addresses on file with the agent or the company. The endorsement does not provide for notice of cancellation if the named insured requests cancellation.

The General Liability and Auto Liability policies contain a special endorsement with "Primary and Noncontributory" wording.

The Workers Compensation and Employers Liability include Alternate Employer coverage under form # WC 00 03 01.

Zahir Jamal

Senior Staff Environmental Scientist

Professional Experience

Mr. Zahir Jamal is a Professional Environmental Project Manager for Phase Engineering, LLC. Over the last 20 years, he has conducted and/or managed over 10,000 Phase I Environmental Site Assessment (ESAs) and Phase II Environmental Site Assessment (ESAs)

Licenses/Certifications

- 40-Hour OSHA (HAZWOPER)

Education

- B.E. (Bachelor of Engineering) N E D University, Karachi, Pakistan
- M.S. Environmental Engineer, University of Windsor, Windsor, Canada

Select Project Experience

City of Houston, Houston, TX: Performed subsurface investigations at several City of Houston owned properties that had underground storage tanks (USTs). For facilities where the USTs were determined to be leaking, performed investigations to determine the extent of affected soil and /or groundwater.

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

Private and Industrial Clients: Performed several Phase I Environmental Site Assessment (ESAs) involving field investigations and report writing.

Jillian Chahal

Due Diligence Project Director

Professional Experience

Ms. Chahal is an Environmental Professional for Phase Engineering, LLC. Ms. Chahal has over 15 years of experience in environmental consulting/remediation/construction projects in Texas for a wide variety of clients in the healthcare, industrial and commercial sectors.

Ms. Chahal has managed and conducted Environmental Site Assessment projects exercising due diligence and meeting client expectations. She has performed and reviewed thousands of Phase I environmental site assessments. She has completed hundreds of assessments for asbestos, mold, air quality, safety, industrial hygiene and soil and water contaminant investigation projects. She has designed remediation protocols, detailing hazard control systems, and operational procedures to best manage risks and exposure. Her experience has encompassed various aspects of consulting/project management including project design, research, cost projection and plan development; risk assessment; monitoring; and compliance.

Licenses/Certifications/Training

- 40-Hour OSHA (HAZWOPER) (29 CFR 1910.120)
- Certified Safety Professional (CSP)
- Certified Hazardous Materials Manager (CHMM)
- TDSHS Asbestos Consultant (not current)
- TDSHS Mold Consultant (not current)

Education

- B.S. Bioenvironmental Sciences, Texas A&M University, College Station, Texas
- M.P.H. Public Health (Environmental and Occupational Health), University of Texas Health Science Center, Houston, Texas

Brian Ingamells, G.I.T.
Staff Environmental Scientist and Geophysicist

Professional Experience
Mr. Ingamells is a Staff Environmental Scientist for Phase Engineering, LLC since September of 2021. As a member of Phase, he has conducted numerous Phase I Environmental Site Assessments (ESAs), Phase II ESAs, geophysical surveys with ground penetrating radar (GPR), petroleum storage tank (PST) / leaking petroleum storage tank (LPST) related projects and other relevant projects.

Under previous employers as a staff geologist and geophysicist, Mr. Ingamells has years of experience in geological logging of oil / gas wells, geotechnical logging and geophysical surveying including GPR, electromagnetic susceptibility (EM), electrical resistivity (ER), utility location using radio detection (RD) and various shallow seismology methods.

Education
- B.S. Geophysics, University of Texas at Austin