

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT



**COUNTRY CLUB CREEK APARTMENTS
4501 E. RIVERSIDE DRIVE
AUSTIN, TX 78741**

Presented To:
Post Investment Group
1801 Century Park East, Suite 2240
Los Angeles, CA 90067

PE Project No. 15.2356.01
August 11, 2016



PE NATIONAL, PLLC

ENGINEERING AND ENVIRONMENTAL CONSULTANTS
DALLAS, TX 75218



August 10, 2016

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***Phase 1 Environmental Site Assessment
Country Club Creek Apartments
4501 E. Riverside Drive
Austin, Texas 78741
PE Project Number 16.2444.01***

Dear Mr. Pickett:

Attached please find our Phase I Environmental Site Assessment (the report) for the above-mentioned asset (the Project Site). During the survey and research, our surveyor met with agents representing the Project Site, or agents of the owner, and reviewed the Project Site and its history. The report was completed according to the terms and conditions authorized by Post Investment Group (Post).

This report has been completed in conformance with the (ASTM) Standard E 1527-13, “*Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*”, and the requirements of most banks, Fannie Mae and Post. This report may be relied upon by Post and its affiliates and assigns (“Entities”) and any party that purchases an interest in the property from Post, and a reference to this report may be included or quoted in an offering memorandum, registration statement, prospectus, sales brochure or similar document (in either electronic or hard format) issued in connection with a sale, securitization or other transaction involving the property referenced in this report.

Special conditions include (i) this Report may be relied upon by Post (and its successors and assigns) in determining whether to make a mortgage loan and/or a mezzanine loan (collectively, the “Loan”) secured by or relating to the property which is the subject of this Report (the “Property”), (ii) this Report may be relied upon by any actual or prospective purchaser, participant, transferee, assignee or servicer (and each of their respective successors and assigns) of all or any portion the Loan, (iii) this Report may be relied upon by any actual or prospective investor (including agent or advisor) in any securities evidencing a beneficial interest in or backed by all or any portion of the Loan; any rating agency actually or prospectively rating any such securities, any indenture trustee; any fellow underwriter; and any institutional provider(s) from time to time of any liquidity facility or credit support for such financings (iv) this Report or a reference to this Report may be included, summarized or quoted in any offering circular, registration statement, prospectus and any other document, and in any medium (including, without limitation, in CD-ROM form) and distributed in connection with a securitization or transaction involving any portion of the Loan and/or such securities, (v) persons who acquire the Loan or an interest in the Loan may rely on this Report, and (vi) this Report speaks only as of its date in the absence of a specific written update of the Report signed and delivered by PE National, PLLC. There are no intended or unintended third party beneficiaries to this report, except as expressly stated herein.

PE National is an independent contractor, not an employee of either the issuer or the borrower, and its compensation was not based on the findings or recommendations made in the report or on the closing



of any business transaction. We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312 and we have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Subject Property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Thank you very much for the opportunity to provide environmental consulting services for Post Investment Group. Should you have any questions or require additional information, please contact us.

Respectfully submitted,

PE NATIONAL, PLLC

Gordon L. Duncan, P.E.
Sr. Project Engineer / Property Evaluator

David Gentry, P.E.
Project Engineer

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TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
Introduction	1
Property Description	1
General Environmental Conditions	2
Findings	3
Conclusions and Recommendations	3
SECTION 1 – INTRODUCTION	4
1.1 Project Purpose	4
1.2 Scope of Services	4
1.3 Deviations from ASTM Scope	5
1.4 Assumptions	5
1.5 Limitations and Exceptions	5
1.6 Special Terms and Conditions	6
1.7 Use and Reliance On Report	6
1.8 Visual Site Inspection	6
1.9 User Provided Information	6
1.10 Other Information Sources	7
SECTION 2 – SITE AND VICINITY DESCRIPTION	9
2.1 Site Description	9
2.2 Physical Setting	9
2.2.1 Site Topography and Property Elevations	9
2.2.2 Flood Zone	9
2.2.3 Seismic Zone and Liquefaction Hazard	9
2.2.4 Wind Zone and Hurricane Susceptibility	10
2.2.5 Soils and Bedrock	10
2.2.6 Hydrogeology	10
2.2.7 Wetlands	10
2.3 Current Uses of Adjacent Properties	10
SECTION 3 – HISTORICAL PROPERTY USES	11
3.1 Historical Aerial Photographs	11
3.2 Historical Topographic Maps	12
3.3 Sanborn Fire Insurance Maps	13
3.4 City Directory Abstracts	13
SECTION 4 – SITE RECONNAISSANCE	15
4.1 Stains and Odors	15
4.2 Trash and Debris	15
4.3 Hazardous Materials and Petroleum Products	15
4.4 Hazardous Wastes	15
4.5 Asbestos	15
4.6 Lead-Based Paint	16
4.7 Lead in Water	16
4.8 Radon Gas	17

TABLE OF CONTENTS

4.9	PCBs in Electrical Equipment	17
4.10	Microbial Contamination (Mold)	17
4.11	Storage Tanks	18
4.12	Pits, Ponds, and Lagoons	18
4.13	Sumps and Catch Basins	18
4.14	Retention Ponds or Basins	18
4.15	Wells	18
4.16	Stressed Vegetation	18
4.17	Septic Systems	18
4.18	Landfills	19
4.19	Underground Pipelines	19
4.20	High Power Transmission Lines	19
SECTION 5 – ENVIRONMENTAL DATABASE REVIEW		20
5.1	RCRA-GEN (RCRA Generator) Sites	20
5.2	SWLF (Solid Waste Landfill) Sites	20
5.3	LPST (Leaking Petroleum Storage Tank) Facilities	21
5.4	PST (Petroleum Storage Tank) Facilities	22
5.5	VCP (Voluntary Cleanup Program) Sites	22
5.6	HW (Hazardous Waste) Sites	22
5.7	RCRA (Resource Conservation and Recovery Act) Facilities	23
5.8	DRYC (Dry Cleaning) Facilities	23
5.9	Unmapped Sites	3
SECTION 6 – QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS		24
6.1	Definition of an Environmental Professional	24
6.2	Relevant Experience	24

APPENDIX 1 – FIGURES

APPENDIX 2 – SITE PHOTOGRAPHS

APPENDIX 3 – ENVIRONMENTAL DATABASE REPORTS

APPENDIX 4 – SUPPORTING DOCUMENTS

APPENDIX 5 – RESUMES OF ENVIRONMENTAL PROFESSIONALS

PHASE I ENVIRONMENTAL SITE ASSESSMENT
COUNTRY CLUB CREEK APARTMENTS
4501 E. RIVERSIDE DRIVE
AUSTIN, TEXAS 78741

EXECUTIVE SUMMARY

INTRODUCTION

PE National, PLLC (PE) was requested by Post Investment Group to complete a Phase I Environmental Site Assessment (ESA) for Country Club Creek Apartments, Austin, (Travis County), Texas. The purpose of the ESA is to determine if the Project Site is threatened by "Recognized Environmental Conditions" (RECs) as defined by American Society for Testing and Materials (ASTM) Standard E 1527-05, "*Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*". This Report also complies with industry standards including those established by the "All Appropriate Inquiries" or "AAI" Rule (40 C.F.R. 312) promulgated by the EPA.

PROPERTY DESCRIPTION

Country Club Creek Apartments (Project Site) is a garden-style apartment community located about 2 $\frac{3}{4}$ miles south-southeast of the Austin downtown central business district. Public records indicate the 17.0060-acre property was developed in 1996 with a leasing office/laundry/mail center building, a laundry/mail center building, and 17 apartment buildings that contain 252 apartments. The Project Site is zoned ERC, East Riverside Corridor District.

The Project Site is traversed by a creek that runs in a north-south orientation. The creek divides the east and west portions of the property. The office/mail building, eight (8) apartment buildings, a community swimming pool, and a sand volley ball court are located west of the creek. A laundry/mail center building, seventeen (17) apartment buildings, and the playground are located east of the creek.

Unrestricted site access is provided from adjacent public roadways that surround property. Asphaltic cement driveways and parking areas provide vehicular access to all areas of the Project Site. Concrete sidewalks offer access to the site buildings and amenity areas. Community amenities include a clubhouse, fitness center, swimming pool, sand volley ball court, playground, and two (2) laundry facilities. The Property Evaluator counted 551 parking spaces, including 351 open spaces and 200 covered (carport) spaces. Of the open spaces, 11 are designated as handicap reserved with ADA compliant pavement markings and yard signage.

The apartment buildings are two and three-story wood-framed structures with pitched shingled roofs, stucco and fiber cement siding (HardiPlank) exterior walls, and reinforced concrete slab on grade foundations. The office and laundry buildings are one-story structures.

The apartments are offered in four (4) floor plans including one-bed/one-bath flat, two-bedroom/two-bath flat, three-bedroom/two-bath flat, and four-bedroom/2 bath townhouse. Unit sizes range from 651 to 1,422 square feet, and average 990 square feet. The total net rentable area (NRA) is 249,356 square feet. Apartment amenities include an all-electric kitchen, faux wood vinyl flooring, 2" faux wood blinds, ceiling fans with light kits in the dining area, connections for full size laundry equipment, and a patio or balcony.

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

Country Club Creek Apartments

Austin, Texas 78741

August 10, 2016

The office building and apartments are heated and cooled with standard split DX HVAC systems that consist of exterior grade-level condenser units and interior ceiling plenum-mounted fan coil units. Domestic hot water is provided with individual water heaters. Electrical power to the buildings is provided with grade-level transformers that feed electricity via underground wiring to disconnects and individual meters on the building exteriors. Each meter features a 100-ampere (two pole) breaker for overload protection. Electric branch wiring in the apartments is copper.

GENERAL ENVIRONMENTAL CONDITIONS

A visual inspection of the Project Site was conducted by Gordon Duncan, P.E. on August 8, 2016. All areas of the property were inspected including the grounds; electrical, mechanical, and plumbing areas, and more than 10% of the apartment units. The following environmental conditions were noted as a result of the visual site assessment, review of available records, and interviews with persons knowledgeable of the Project Site.

Assessment Component	Acceptable	Routine Solution	PHASE II	Reference Section
Adjacent Properties	X			2.3
Prior Uses	X			3.2
Stains and Odors	X			4.1
Trash and Debris	X			4.2
Hazardous Materials	X			4.3
Hazardous Wastes	X			4.4
Asbestos	X			4.5
Lead-Based Paint	X			4.6
Lead in Drinking Water	X			4.7
Radon	X			4.8
PCBs	X			4.9
Mold	X			4.10
Storage Tanks	X			4.11
Pits, Ponds, Lagoons	X			4.12
Sumps and Catch Basins	X			4.13
Detention Basins	X			4.14
Wells	X			4.15
Stressed Vegetation	X			4.16
Septic Systems	X			4.17
Landfills	X			4.18
Regulatory Database Review	X			5.0

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

Country Club Creek Apartments

Austin, Texas 78741

August 10, 2016

FINDINGS

On-Site Environmental Conditions

No *on-site* RECs were identified for the Project Site.

Off-Site Environmental Conditions

No *off-site* RECs were identified for the Project Site.

De-Minimus Conditions

No *de-minimus* RECs were identified for the Project Site.

CONCLUSIONS AND RECOMMENDATIONS

PE National, PLLC (PE) completed a Phase I Environmental Site Assessment (ESA) for Country Club Creek Apartments in Austin, Texas. The purpose of the ESA is to determine if the Project Site is threatened by "Recognized Environmental Conditions" (RECs) as defined by American Society for Testing and Materials (ASTM) Standard E 1527-05, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process".

A visual inspection of the Project Site was conducted on August 8, 2016 for evidence of on-site RECs. The only hazardous substances stored at the Project Site are those used for the maintenance of the site, buildings, and apartment unit interiors such as HVAC refrigerants, cleaners and disinfectants, pool water treatment chemicals, and other substances. No evidence of chemical spills was observed, and all hazardous materials are stored in their original containers.

The review of historical aerial photographs, topographic maps, and city directories indicate the Project Site was farmland and undeveloped land prior to the construction of the existing multifamily apartment community. In addition, no adjacent or nearby properties were identified in the aerial photographs, topographic maps, and city directories that present a historical or current REC for the Project Site.

The review of federal, state, and municipal databases identified 14 hazardous waste facilities or notifications of spills within the ASTM-prescribed radii from the Project Site. These include one (1) RCRA Generator (RCRA-GEN) facility, one (1) Solid Waste Landfill (SWLF) facility, four (4) Leaking Petroleum Storage Tank (LPST) facilities, three (3) Petroleum Storage Tank (PST) facilities, one (1) Voluntary Cleanup Program (VCP) facility, three (3) Hazardous Waste (HW) facilities, two (2) Resource Conservation and Recovery Act (RCRA) facilities, and one (1) Drycleaners (DRYC) facility. Based on our review of the database information, none of the listed facilities presents a REC for the Project Site at this time.

Based on a visual assessment of the Project Site and off-site assessment of all adjacent properties, discussions with persons knowledgeable of site history and operations, the review of available environmental documents, and the evaluation of available environmental database reports, no RECs were identified for the Project Site. No further environmental assessment of the Project Site is considered necessary at this time.

SECTION 1.0 - INTRODUCTION

At the request of Post Investment Group (United), PE National, PLLC has performed a Phase I Environmental Site Assessment (ESA) of Country Club Creek Apartments, a multifamily community located at 4501 E. Riverside Drive, Austin, Texas 76108. PE National has prepared this report as its instrument of service, which includes limited research, a review of specified and reasonably ascertainable listings, and a site reconnaissance to identify "recognized environmental conditions" as defined by the American Society for Testing and Materials (ASTM) Standard E 1527-05.

1.1 PROJECT PURPOSE

The purpose of this ESA is to identify existing or potential "Recognized Environmental Conditions" in connection with the Project Site. The term "Recognized Environmental Conditions" (RECs) is defined by the ASTM Standard as "the presence or likely presence of any hazardous substances or petroleum products on a site under conditions that indicate an existing release, a past release, or a material threat of release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater or surface water of the property." To that extent, this ESA has been performed to identify the presence or likely presence of any hazardous substances, petroleum products, or conditions on the site or nearby properties that may present a potential environmental condition to the Project Site.

1.2 SCOPE OF SERVICES

United, and its affiliates, its successors and assigns, rating agencies and certain investors involved in the Securitization or other disposition, may use and rely upon this Report in connection with the planned securitization of the Project Site. United, at its option, may elect to include selected information contained in the Report in the Offering Memorandum or other disclosure materials relating to the Securitization and the Consultant agrees to cooperate in answering questions by any of the above parties in connection with the Securitization. Reliance on this Report by any other party other than Entities may involve assumptions, which could lead to an incorrect understanding of the findings, conclusions, and recommendations, presented herein.

The project scope of work is defined by ASTM Standard E 1527-05, and the requirement guidelines of United. PE National, warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an ESA of a Project Site for the purpose of identifying RECs. No other warranties are implied or expressed. The Scope of this ESA included the following components:

- Reasonably ascertainable information pertaining to the Project Site was reviewed in order to identify general environmental characteristics of the Project Site. The information collected included the location of the site, current occupants and associated business activities, a description of the structures, roads, and other improvements, and the surrounding Project Site use. A review of information pertaining to the regional geology was also conducted.

- A historical review was conducted to determine the prior use of the Project Site and adjoining properties. The research consisted of the review of readily ascertainable records including previously conducted environmental assessments, aerial photographs, city directories, fire insurance maps, interviews with present and/or past owners, and other pertinent sources. Information obtained for surrounding Project Site was limited to information revealed in the course of researching the Project Site and information that was readily ascertainable.

1.3 DEVIATIONS FROM ASTM SCOPE

There were no deviations from the scope required by ASTM E1527.

1.4 ASSUMPTIONS

There is a possibility that even with the proper application of these methodologies there may exist on the Project Site conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. PE National believes the information obtained for the record review and the interviews conducted concerning the Project Site are reliable. However, PE National cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The methodologies of this assessment are not intended to produce all-inclusive or comprehensive results, but rather to provide information relating to the Project Site.

1.5 LIMITATIONS AND EXCEPTIONS

The findings and conclusions contain the limitations inherent in these methodologies that are referred to in ASTM 1527-13. Specific limitations and exceptions to the ESA are more specifically set forth below:

- It should be noted that all surficial environmental assessments are inherently limited in the sense that conclusions are drawn and recommendations developed from information obtained from limited research and site evaluation. Subsurface conditions were not field investigated as part of this assessment and may differ from the conditions implied by surficial observations. Additionally, the passage of time may result in a change in the environmental characteristics at the Project Site and surrounding properties. Historical and environmental information pertaining to the Project Site have been included in this report to the extent that such information is "publically available" and "practically reviewable" as defined in the above referenced Standard.
- It must be noted that no investigation can absolutely rule out the existence of any hazardous materials at the Project Site. This assessment has been based upon prior site history and observable conditions and activities. Existing hazardous materials and contaminants can escape detection using these methods. In addition, conclusions based on the environmental database search report, prepared by Banks Environmental Solutions, are limited to the accuracy of that report. To the extent possible, field observations are used to verify the information or identify errors and inconsistencies in the database search report regarding the listed facilities in the immediate vicinity of the Project Site.

- The work performed in conjunction with this assessment and the data developed are intended as a description of available information at the dates and location given. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated. In addition, this report is not intended as a regulatory agency compliance/safety audit, or for the purpose of ensuring that all applicable permits and/or operating procedures are current and/or appropriate.

1.6 SPECIAL TERMS AND CONDITIONS

The information submitted in this report was based solely upon the conditions, operations and practices as observed on the date of the site visit and the additional sources detailed above. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or on time or budget restraints.

No environmental sampling of any type was conducted as part of this ESA. Unless specifically stated otherwise in the report, no chemical analyses or testing of soils, groundwater, potable water, asbestos, or lead-based paint testing have been performed for this assessment.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This is Project Site to the limitations of historical documentation, availability, and accuracy of pertinent records and the personal recollections of those persons contacted.

1.7 USE AND RELIANCE ON REPORT

This report is prepared solely for the use and benefit of Post Investment Group (Post), its Successors and/or Assignees, in accordance with ASTM Standard E 1527-05 protocol and other guidelines as part of a financing transaction. This report is not intended to provide advice or guidance with regard to the purchase of the real estate referenced herein. The report represents an assessment of the historic use of the Project Site and identification of any recognized environmental conditions (RECs) of the buildings and Project Site based upon limited site observation of readily accessible and visible components, and professional judgment. This assessment is current only as of the date of the site visit. This report and the findings contained herein shall not, in whole or in part, be altered, dispersed, or disclosed to any other party. No other party may rely on the information presented herein without the written permission of PE National.

1.8 VISUAL SITE INSPECTION

The visual inspection of the Project Site was conducted by Gordon Duncan, P.E. on August 8, 2016. Included in the visual assessment were the site, the building exteriors, interior spaces, mechanical and electrical equipment areas, chemical storage areas, and adjacent properties.

1.9 USER PROVIDED INFORMATION

Pursuant to ASTM E1527-05, the following Project Site information was provided from the User of this report.

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

Country Club Creek Apartments

Austin, Texas 78741

August 10, 2016

- Project Site name and address
- Project Site owner name, phone number, and email address
- Project use type, size, number of buildings and apartment units

1.10 OTHER INFORMATION SOURCES

The following sources provided information pertinent to the development of this Phase I Environmental Site Assessment. They include environmental databases, municipal web sites, and interviews with persons knowledgeable of the site.

WEB SOURCES

- City of Austin (www.austintexas.gov/): The web source provided the names and phone numbers for department representatives, and zoning information.
- Travis Central Appraisal District (www.traviscad.org/): The web source was accessed for general property information including ownership and acreage.
- FEMA Map Center ([www.http://msc.fema.gov/](http://www.fema.gov/)): The web source provided information regarding the flood zone for the Project Site.
- FEMA Disaster Center (www.disastercenter.com/build/seismic.htm): This source was used to determine the seismic zone for the area of the Project Site.
- FEMA Wind Zones of the United States (<http://www.fema.gov/>): This source was accessed for information regarding the FEMA Wind Zone in the area of the Project Site.

DOCUMENTS

- *Regulatory Database Report, Country Club Creek Apartments, 4501 E. Riverside Drive, Austin, TX (Report RD-ES#121052, dated August 8, 2016)*, published by Banks Environmental Data, Inc.
- *Historical Aerial Photographs, Country Club Creek Apartments, 4501 E. Riverside Drive, Austin, TX (Report HT-ES#121052, dated August 8, 2016)*, published by Banks Environmental Data, Inc.
- *Historical Topographic Maps, Country Club Creek Apartments, 4501 E. Riverside Drive, Austin, TX (Report TH-ES#121052, dated August 8, 2016)*, published by Banks Environmental Data, Inc.
- *City Directory Report, Country Club Creek Apartments, 4501 E. Riverside Drive, Austin, TX (Report CD-ES#121052, dated August 8, 2016)*, published by Banks Environmental Data, Inc.
- *Historical Fire Insurance Map Research, Country Club Creek Apartments, 4501 E. Riverside Drive, Austin, TX (Report FI-ES#121052, dated August 8, 2016)*, published by Banks Environmental Data, Inc.

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

Country Club Creek Apartments

Austin, Texas 78741

August 10, 2016

SITE INTERVIEWS

- Maintenance Manager, Bart De La Rosa (817.367.2206): Mr. De La Rosa provided access to the building roofs and the site mechanical and electrical systems, and accompanied the inspector during the visual assessment of the apartment interiors, mechanical, and electrical systems. Mr. De La Rosa has been at the property for eight (8) years.

MUNICIPAL CONTACTS

1. City of Austin Open Records Department: The Open Records Department was contacted for file information regarding any violations of environmental rules for the Project Site.

SECTION 2.0 – SITE AND VICINITY DESCRIPTION

This section of the report provides a general description of the site, location, structures, physical setting, and description of adjacent properties.

2.1 PROJECT LOCATION AND DESCRIPTION

Country Club Creek Apartments is located 2½ miles southeast of downtown Austin, Texas. The Project Site lies on the south side of E. Riverside Drive about 260 feet east of S. Pleasant Valley Road (see Appendix 1, Site Location Map). The 17.0060-acre property was developed in 1996 with a leasing office/laundry/mail center building, a laundry/mail center building, and 17 apartment buildings that contain 252 apartments. The Project Site is zoned ERC, East Riverside Corridor District.

2.2 PHYSICAL SETTING

2.2.1 SITE TOPOGRAPHY AND PROPERTY ELEVATION

The site topography slopes downward from the west and east toward an on-site drainage creek that traverses the property in a north-south orientation. A scan of the Project Site with Google Earth™ found the elevation to vary from about 508' above mean sea level (+msl) at the southwest corner of the Project Site to about 471'+msl in the creek bed at the north-central property boundary, a 37-foot elevation difference.

2.2.2 FLOOD ZONE

Community map No. 48453C0605J, dated 01/06/2016, indicates the Project Site is located in Flood Zone X, Flood Zone X (shaded), and Flood Zone AE. FEMA defines Flood Zone X as “areas outside the 100 and 500-year floodplains”. Flood Zone X (shaded) is defined as “Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile. Flood Zone AE is defined as “Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood. Zone AE includes areas where the “Base Flood Elevations have been determined”. It does not appear any of the site buildings are located in the special flood hazard areas. However, PE recommends the Owner obtain a Flood Hazard Verification Letter to verify the site buildings are located outside the flood hazard areas. A copy of the FEMA flood zone map is included in Appendix 5.

2.2.3 Seismic Zone and Liquefaction Hazard

The Uniform Building Code Seismic Zone Map indicates the project is located in Seismic Zone 0. Structures located in this seismic zone historically have not been subject to damaging ground motion from earthquakes. Due to the seismic zone and soil types, there is no potential for soil liquefaction at the Project Site. A copy of the Seismic Hazard Map of the U.S. is included in Appendix 5.

2.2.4 Wind Zone and Hurricane Susceptibility

The FEMA Wind Zone Map of the U.S. indicates the Project Site is located in Wind Zone III. Areas located in Wind Zone IV can experience wind speeds of up to 200 miles per hour. A copy of the FEMA Wind Zone Map is included in Appendix 5.

2.2.5 SOILS AND BEDROCK

According to the BANKS Regulatory Database Report™, six (6) soil types outcrop at the Project Site. The soil types, from east to west, include Urban land and Ferris soils (UvE), the Heiden clay (HeO2), Houston Black clay (HnA, HnB, and HeC2), and the Tinn Clay (Tw). All soil types consist of clays, which extend from the ground surface to greater than 203 centimeters (80 inches) below grade. None of the soils are classified as hydric (saturated with anaerobic conditions in the upper layers).

2.2.6 HYDROGEOLOGY

Shallow groundwater beneath the Project Site typically lies on individual layers of clay, and flows in a direction that mimics the site topography. For the area of the Project Site, the topography slopes gently downward toward the center of the property from the east and west. However, it should be noted that no site specific information regarding groundwater was available for review to confirm its depth and direction.

2.2.7 WETLANDS

The National Wetlands Inventory maps provided in the Banks Database Report indicates there are no recorded federal wetland areas located on the site or adjacent properties, and none were observed during the visual inspection of the Project Site.

2.3 CURRENT USES OF ADJACENT PROPERTIES

The current uses of properties located adjacent to the Project Site were identified to determine if those uses presented a REC. The following uses for the adjacent properties were determined from off-site locations.

- North: E. Riverside Drive followed by a Chevron gasoline station, a shopping center, and the Ballpark South Apartments. The shopping center contains a vacant suite (#100), Hollywood Beauty Shop (#110), Cricket phone store (#130), Supercuts hair salon (#140), River Rock Dental and Orthodontics (#150), Subway sandwich shop (#160), Metro PCA store (#165), and a Little Ceasars pizza restaurant (#170)
- East: Wickersham Lane followed by an Exxon gasoline station and a hair salon (northeast), undeveloped land (east), and the Lexington Apartments (southeast).
- South: Verde Apartments (southeast), undeveloped land and drainage creek (south), and the Trio Apartments (southwest)
- West: Cube Smart self-storage facility and a CVS Pharmacy

Based on our off-site visual observations and review of available records, none of the adjacent properties present a REC for the Project Site.

SECTION 3.0 – HISTORICAL PROPERTY USES

Available documents indicate the Project Site was primarily undeveloped prior to its current use as a multi-family apartment community. Project Site uses from 1938 to the present are known.

3.1 HISTORICAL AERIAL PHOTOGRAPHS

Historical aerial photographs were obtained for the years 1940, 1951, 1964, 1973, 1980, 1988, 1995, 2004, 2008, 2012, and 2014 to determine the uses of the Project Site and adjacent properties over time. The photographs were reviewed for indications of potential RECs such as landfills, pond or lagoons, and other items of environmental concern.

1940 Aerial Photograph Source: ASCS Scale: 1" = 500'	Riverside Drive has been constructed north of the Project Site. The Project Site is used as primarily as farmland, although the southern portion consists of undeveloped land. Adjacent and surrounding properties is undeveloped or used as farmland. Country Club Creek flows through the Project Site.
1951 Aerial Photograph Source: ASCS Scale: 1" = 500'	The Project Site is used as farmland. A single family residence has been constructed west of the Project Site, and another has been constructed to the north across E. Riverside Drive. South Pleasant Valley Road has been constructed northeast of the site.
1964 Aerial Photograph Source: ASCS Scale: 1" = 500'	The Project Site and surrounding properties appear much as they do in the 1951 aerial photograph. With the exception of the expansion of S. Pleasant Valley Road north of Riverside Drive, no additional improvements have been completed in the area.
1973 Aerial Photograph Source: TXDOT Scale: 1" = 500'	The Project Site and surrounding properties appear much as they do in the 1964 aerial photograph. A portion of Wickersham Road has been constructed on the east side of the Project Site, and a multi-family apartment community has been constructed about one thousand feet to the west.
1980 Aerial Photograph Source: TXDOT Scale: 1" = 500'	The Project Site remains farmland and undeveloped land. East Riverside Drive has been expanded north of the Project Site, South Pleasant Valley Road has been expanded and extended to the west of the Project Site, and Wickersham Road has been expanded and extended to the east of the Project Site. New multifamily communities have been constructed about 400 feet west of the Project Site and on adjacent property to the southeast.
1988 Aerial Photograph Source: TXDOT Scale: 1" = 500'	The Project Site remains farmland and undeveloped land. Significant commercial, retail, and multifamily developments have been constructed to the north, southeast, south, and west of the Project Site.

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

Country Club Creek Apartments

Austin, Texas 78741

August 10, 2016

1995 Aerial Photograph Source: USGS Scale: 1" = 500'	The Project Site remains farmland and undeveloped land. The adjacent properties west of the Project Site are undeveloped, but a retail structure has been constructed northeast of S. Pleasant Valley Road. In addition, the shopping center and gasoline station north of E. Riverside Drive have also been constructed.
2004 Aerial Photograph Source: USDA Scale: 1" = 500'	The Project Site has been built, as have the self-storage facility and CVS Pharmacy store west of the site. Adjacent property to the east, across Wickersham Road remains undeveloped land.
2008 Aerial Photograph Source: USDA Scale: 1" = 500'	The Project Site and adjacent and surrounding properties appear much as they do in the 2004 aerial photograph.
2012 Aerial Photograph Source: USDA Scale: 1" = 500'	The Project Site and adjacent and surrounding properties appear much as they do in the 2008 aerial photograph.
2014 Aerial Photograph Source: USDA Scale: 1" = 500'	The Project Site and adjacent and surrounding properties appear much as they do in the 2012 aerial photograph with the exception of the construction of a gasoline station on adjacent property to the east, at the corner of Wickersham Road and E. Riverside Dr.

Based on our review and evaluation of the historical aerial photographs, the Project Site and surrounding properties were farmland and undeveloped land prior to their development. No uses identified as potential RECs for the Project Site were identified in any of the aerial photographs. The identified uses are consistent with those observed on the historical topographic maps and city directory abstracts reviewed for this project.

3.2 HISTORICAL TOPOGRAPHIC MAPS

Historical topographic maps of the 1896, 1910, 1955, 1966, 1973, 1988, 2010, 2013, and 2016 that depict the site and surrounding properties were reviewed for this ESA. The maps were evaluated for indications of potential RECs such as landfills, surface scarification, treatment devices, pond or lagoons, and other environmentally concerns.

1896 Topographic Map Quad: Montopolis, TX	The Project Site and surrounding properties are undeveloped land. Riverside Drive, Wickersham Road, Sheringham Drive, and other nearby roadways have been constructed. A single family neighborhood is under development about 2,000 feet to the north of the Project Site.
1910 Topographic Map Quad: Montopolis, TX	Few differences are visible between the 1910 and 1896 topographic maps.

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

Country Club Creek Apartments

Austin, Texas 78741

August 10, 2016

1955 Topographic Map Quad: Montopolis, TX	The area of the Project Site is shown to be undeveloped land. Apparent single-family residences and commercial buildings have been constructed to the east along E. Riverside Drive.
1966 Topographic Map Quad: Montopolis, TX	The area of the Project Site is undeveloped land. Adjacent and nearby properties are similar to those shown in the 1955 aerial photograph. Pleasant Valley Road has been constructed north of the Project Site, but the roadway has not yet been extended to the west of the Project Site.
1973 Topographic Map Quad: Montopolis, TX	The area of the Project Site is undeveloped land. Adjacent and nearby properties are similar to those shown in the 1966 aerial photograph. Significant commercial development is shown to the southwest, west, and northwest of the Project Site.
1988 Topographic Map Quad: Montopolis, TX	The Project Site and all surrounding properties have been developed with the structures that currently exist.
2010 Topographic Map Quad: Montopolis, TX	The Project Site and all surrounding properties and public roadways have been constructed. The topographic map indicates that additional developments have been completed to the south and southwest.
2013 Topographic Map Quad: Montopolis, TX	Other than more detail in the map, there are few differences between the 2013 and 2010 topographic maps.
2016 Topographic Map Quad: Montopolis, TX	There are few differences between the 2016 and 2013 topographic maps.

The review of the historical topographic maps found no evidence of historical or potential RECs for the Project Site, and nothing was visible that appeared to be inconsistent with the historical aerial photographs or city directories reviewed for this assessment.

3.3 Fire Insurance Maps

In the late nineteenth century, fire insurance companies began preparing maps for use by fire departments. These maps indicate construction materials of specific structures in developed urban areas and were updated and expanded geographically over time. The maps typically identify structures in downtown or developed industrial and commercial areas, and not urban areas such as that in which the Project Site has been constructed. Consequently, no fire insurance maps depicting the Project Site are available.

3.4 CITY DIRECTORY ABSTRACTS

City directory abstracts were evaluated for the Project Site and surrounding locations to assist in determining a history of previous uses in order to help identify the likelihood of past uses having led to RECs. The address for the Project Site is not identified in the 1964, 1968, 1973, 1978, 1983, or 1987 publications of the Polk's City Directory, but is identified in the 1997 publication of

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

Country Club Creek Apartments

Austin, Texas 78741

August 10, 2016

the Polk's city directory as Country Club Creek, Ltd. The 2002 publication of Polk's identifies the Country Club Creek Apartments at 4501 E. Riverside Drive with 67 tenants. Also listed at the address that year is the House of Redemptive Care and Asiatic (mail order and catalog shopping). The 2006 Polk's city directory identifies the Project Site as being occupied by the Country Club Creek Apartments with 89 tenants listed, and the 2011 publication lists the Country Club Creek Apartments with 71 tenants. Based on this information, the address for the Project Site has only been identified as an apartment community. In addition, none of the properties listed in the city directories that are adjacent to or nearby the Project Site present a REC.

SECTION 4.0 – SITE RECONNAISSANCE

This section of the report describes our visual observations of the site for the presence of Recognized Environmental Conditions, REC's, as defined by ASTM E1527-05 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process".

4.1 STAINS AND ODORS

The site was visually assessed for unusual stains and odors that may indicate the presence of potentially hazardous materials or wastes. No stains or odors were noted in chemical or paint storage areas, mechanical rooms, or other areas on the site. Except for oily stains in vehicle parking areas, no stains or odors were noted.

4.2 TRASH AND DEBRIS

Metal trash dumpsters have been placed at strategic locations on the Project Site. No evidence of the illegal disposal of hazardous or petroleum wastes was observed in the vicinity of the trash dumpsters, and the areas around the dumpsters were observed to be free of trash and debris.

4.3 HAZARDOUS MATERIALS AND PETROLEUM PRODUCTS

The only hazardous materials present on the site are those typically used for apartment community maintenance purposes such as paint, HVAC refrigerants, pool chemicals, stain and odor removers, cleansers, and other maintenance substances. Maintenance chemicals, flammable and non-flammable hazardous substances, pool water treatment chemicals (chlorine tablets, pH balance, etc.), and paint are stored in the maintenance shop in Building 5 (next to the office building) and in a storage room in the laundry/mail building in the east-central portion of the Project Site. All the maintenance chemicals were observed to be stored in their original containers, and there was no evidence of spillage or uncontrolled releases in the storage areas.

Material Safety Data Sheets (MSDS) maintained in the leasing office should be updated to ensure the MSDSs for all chemicals currently in use are contained in the MSDS booklet in accordance with OSHA Hazard Awareness and Right-to-Know standards.

4.4 HAZARDOUS WASTES

According to the property maintenance manager, no hazardous wastes of any kind are stored on the property. A visual inspection of the buildings and site did not reveal the presence of stored hazardous wastes in drums or other containers. In addition, the site was not listed on any environmental databases as a facility that generates, stores, treats, or disposes of regulated wastes.

4.5 ASBESTOS

Asbestos is a naturally occurring group of minerals that was in widespread use in the past as a construction material for heat insulation, fire resistance, and as a binding material for wall and ceiling panels and carpet underlay material.

Asbestos can be found in almost any building material and is routinely found in insulation, blown acoustic ceilings, flooring and roofing materials. Less commonly used as a building material since the mid-1970s, asbestos is still in use or distribution in certain materials such as flooring and roofing. Asbestos-containing material (ACM), defined by the Environmental Protection Agency as any material that contains more than 1% asbestos by weight, is most hazardous when friable (i.e. material which, when dry, may be crumbled, pulverized, or reduced to powder by hand pressure). Friable asbestos is considered more hazardous than non-friable asbestos because it can become more easily airborne and thus is more likely to enter the respiratory system, where it can lead to serious health problems. Inhalation of airborne fibers is believed potentially to lead to lung diseases and cancer.

In the late 1970s, the Consumer Product Safety Commission banned the use of asbestos in wallboard patching compounds and other materials due to their potential to release asbestos to the air. In addition, asbestos has been voluntarily reduced as a component in construction materials since 1978. Since the site buildings were constructed in 1997, ACM would not have been used as a construction material. Based on the date of construction, ACM does not present a REC for the Project Site.

4.6 LEAD IN PAINT

In the past, manufacturers often used lead pigments in paint to make the paint last longer and hold to surfaces for a longer period. If ingested, lead in paint is particularly a concern in young children, pregnant women and fetuses. Excessive blood-lead levels can seriously impair a child's brain and central nervous system, causing impaired reading and learning disabilities, delayed cognitive development, mental retardation, seizures, convulsions, coma, and death.

In 1978, the Consumer Products Safety Commission banned the use of lead in paint for use in single and multifamily residences, and its use was generally discontinued for all but industrial applications. Paint with lead in excess of 0.5% by weight is considered to be hazardous under particular circumstances. Since that time, some state, county or city agencies have adopted lead regulations which are designed to protect children from a lead-based paint (LBP) hazard: evaluating the health hazard for children may involve medical confirmation of blood-lead levels in children exposed to the surface.

The Project Site was constructed in 1997, well after the EPA's 1979 ban on the use of LBP as a construction material for residential properties. Therefore, LBP does not present a REC for the Project Site.

4.7 LEAD IN WATER

Austin Water is a municipal water distribution utility owned by the City of Austin. The water comes from three water treatment plants that pump surface water from the Colorado River as it flows into Lake Travis and Lake Austin. The City of Austin treats and filters the water according to federal and state standards to remove any harmful contaminants.

The Texas Commission on Environmental Quality (TCEQ) completed an assessment of the source water and found that some sources are susceptible to certain contaminants. However, Austin Water was found to be in full compliance with the State of Texas and the EPAs national primary drinking water regulations, including the maximum contaminant levels for lead in water. A copy of the 2015 Water Quality Report is included in Appendix 5, Supporting Documents. Please note that no sampling or analysis of domestic water supplies was conducted during the site assessment to determine actual lead concentrations that may be present.

4.8 RADON GAS

Radon is a naturally occurring radioactive gas that comes from the breakdown of uranium in soil, rock, and water. Under certain conditions, the cancer-causing gas can migrate from the ground into buildings, where it can present a hazard to the building's occupants. Sections 307 and 309 of the Indoor Radon Abatement Act of 1988 (IRAA) directed the EPA to list and identify areas of the US with the potential for elevated indoor radon levels. According to the EPA's Map of Radon Zones, Travis County is located in EPA Radon Zone 3, which has a predicted indoor radon level below 2.0 picoCuries per liter of air (pCi/L). The US EPA considers radon gas concentrations of 4.0 pCi/L of air or greater to present a public health hazard that could require abatement activities. Based on the radon zone, radon gas is not expected to present a REC for the Project Site.

4.9 PCBs IN ELECTRICAL EQUIPMENT

PCBs belong to a broad family of man-made organic chemicals known as chlorinated hydrocarbons. PCBs were domestically manufactured from 1929 until their manufacture was banned in 1979. They have a range of toxicity and vary in consistency from thin, light-colored liquids to yellow or black waxy solids. Due to their non-flammability, chemical stability, high boiling point, and electrical insulating properties, PCBs were used in hundreds of industrial and commercial applications including electrical, heat transfer, and hydraulic equipment; as plasticizers in paints, plastics, and rubber products; in pigments, dyes, and carbonless copy paper; and many other industrial applications. Although no longer commercially produced in the United States, PCBs may be present in products and materials produced before the 1979 PCB ban.

The site was evaluated for the presence of electrical and hydraulic equipment that may contain polychlorinated biphenyl (PCB) coolant oils. Electrical equipment evaluated as part of this assessment includes grade-level transformers, electrical disconnects and meters, and fluorescent light ballast.

By 2004, the City of Austin had replaced all PCB containing transformers with non-PCB containing units. In addition, PCBs have been discontinued for use as residential lighting ballast. Based on our observations and discussions with property management, PCBs do not present a REC for the Project Site.

4.10 MICROBIAL CONTAMINATION (MOLD)

At the time of the site visit no evidence of toxic mold, or conditions conducive to mold growth, was observed on the building exteriors or interiors. No evidence of leaks was observed in water heater closets, fan coil plenums, or bathrooms in the inspected apartment units that could allow the growth of mold. We noted no other conditions that support the mold growth except for housekeeping issues around bathroom tub locations (caulking; tenant responsibility). However, these observations do not constitute a comprehensive mold survey of the project site and the conclusions made are based solely on observable conditions in readily accessible areas of the buildings on the inspection date.

4.11 STORAGE TANKS

Project Site management indicated that no aboveground or underground storage tanks are present on the site, and the visual inspection did not reveal the presence of fill or vent pipes commonly associated with underground storage tanks. In addition, no emergency generators or other devices were noted that have secondary containment tanks for the storage of petroleum fuel. Based on our observations and the review of available public documents, aboveground and underground storage tanks do not appear to present a REC for the Project Site at this time.

4.12 PITS, PONDS, AND LAGOONS

No industrial pits, ponds, or lagoons are present on the Project Site.

4.13 SUMPS AND CATCH BASINS

No sumps or catch basins associated with industrial or regulated activities are present on the Project Site.

4.14 RETENTION PONDS OR BASINS

No retention ponds or basins of any type are located at the Project Site.

4.15 WELLS

No wells of any type were observed on the site and none were reported to be present in documents reviewed for this project.

4.16 STRESSED VEGETATION

The site was visually assessed for evidence of stressed vegetation which could be an indicator of exposure to hazardous materials or wastes. No areas with stressed or dead vegetation were observed except where weed and grass chemicals are applied in a controlled manner.

4.17 SEPTIC SYSTEMS

Sanitary sewer services are provided by the City of Austin wastewater conveyance and treatment system. No septic systems were observed on the site and the property maintenance manager indicated that none are present.

4.18 LANDFILLS

No evidence of landfills or the subsurface disposal of wastes of any type was observed during the visual assessment of the Project Site. In addition, the Project Site is not listed on any federal, state, or municipal databases as a solid waste or hazardous waste landfill.

4.19 UNDERGROUND PIPELINES

There was no evidence of the presence of underground petroleum or natural gas pipelines within the boundaries of the Project Site, and none are shown on publically available maps or records accessed for this assessment. A natural gas pipeline originating from a gas production well northeast of the Project Site (on adjacent property) runs from the well to the north, and does not traverse the property.

4.20 HIGH POWER ELECTRIC TRANSMISSION LINES

No high power electric transmission lines are located on the Project Site. The nearest high power electrical transmission lines are located more than 1,500 feet south of the Project Site. Recent studies in Denmark have reported that tenants inside residential structures are not affected by electromagnetic radiation that emanates from high power transmission lines greater than 50 feet from the structure. Due to the distance from the Project Site, the high power transmission lines do not present a REC.

SECTION 5.0 – ENVIRONMENTAL DATABASE REVIEW

The American Society for Testing and Materials (ASTM) has established Standard Practice E1527-05 “to define good commercial and customary practice in the United States of America for conducting an environmental site assessment”. Section 7 of the Standard (Records Review) has established recommended approximate minimum search distances and guidelines for updating database information. The sources of data utilized for this assessment, which are described below, maintains the information in accordance with ASTM standards and guidance documents.

A search of available environmental records was conducted by BANKS Environmental Data, Inc. (BANKS) in Austin, TX. The Banks Regulatory Database Report™ was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with the Project Site.

The Banks Regulatory Database Report™ identified 17 facilities in federal, state, and municipal databases within the ASTM prescribed distances from the Project Site. Included are one (1) RCRA Generator (RCRA-GEN) facility, one (1) Solid Waste Landfill (SWLF) facility, four (4) Leaking Petroleum Storage Tank (LPST) facilities, three (3) Petroleum Storage Tank (PST) facilities, one (1) Voluntary Cleanup Program (VCP) facility, three (3) Hazardous Waste (HW) facilities, two (2) Resource Conservation and Recovery Act (RCRA) facilities, and one (1) Drycleaners (DRYC) facility. The names and addresses of the facilities, their distances from the Project Site, and the current regulatory status are provided below.

5.1 RCRA-GEN (RCRA Generator) Sites: The EPA regulates all hazardous waste generators subject to the Resource Conservation and Recovery Act (RCRA). The facilities are classified by the quantity of hazardous waste generated on a monthly basis. One (1) RCRA GEN facility was identified within the ASTM prescribed distance of 0.25 miles of the Project Site. The facility name, address, and current environmental status is provided below.

1. **CVS Pharmacy:** Located at 4405 E. Riverside Drive, on adjacent property to the west at a higher relative elevation. The CVS Pharmacy is listed as a RCRA-Generator because it sells hazardous materials that may be spilled or released inside the store. Various types of hazardous wastes are described as potentially being generated including, but not limited to, corrosive and ignitable wastes, mercury, chromium, and naphthalene. Since any hazardous wastes that may be spilled would likely occur inside the building or at loading areas, the present a very low environmental risk. Based on this, the RCRA Generator site does not present a REC for the Project Site at this time.

5.2 SWLF (Solid Waste Landfill) Sites: The State/Tribal SWLF database is a listing of closed and abandoned municipal solid waste landfills. The sites are either unauthorized or permitted. One (1)

SWLF site was identified within the ASTM-prescribed search distance of 0.50 miles of the Project Site. The facility name, address, and current environmental status is provided below.

1. Surface Landfill: Located at the southwest corner of Pleasant Drive and Riverside Drive, about 350 feet northwest of the Project Site at a higher relative elevation. The SWLF was a surface excavation that was closed upon the discovery of material placement. Little additional information if available. Based on the limited use of the SWLF and the subsequent closure, it does not appear to present a REC for the Project Site.

5.3 LPST (Leaking Petroleum Storage Tank) facilities: This database contains information on leaking storage tanks, equipment failures, compliance, and releases in the state. Four (4) LPST facilities were discovered within the ASTM prescribed distance of ½ mile of the Project Site. The name, address, and current regulatory status of the facilities are described below.

1. Exxon 60103: Located at 2512 E. Riverside Drive, about 470 feet north of the Project Site. A petroleum release was reported at the facility on 11/4/1999 during the removal of three (3) PSTs. The petroleum release was apparently limited in extent because there are “no apparent receptors [were] impacted”. The status of the release is “Final concurrence issued, case close[d]”. Based on the date and limited extent of the release, it does not present a REC for the Project Site. Petroleum storage tanks are still in use at the facility, which is located down gradient of the Project Site.
2. Stop N Save 3: Located at 1800 Burton Drive, about 650 west of the Project Site. A petroleum release was reported at the facility on 4/15/1988. The database report indicates that shallow groundwater was not impacted, and there were “no apparent threats or impacts to receptors” such as creeks or the municipal storm water collection system. The status of the release is shown as “Final concurrence issued, case close[d]”. Based on the date and acceptable regulatory status of the release, it does not present a REC for the Project Site.
3. Diamond Shamrock 552: Located at 2222 E. Oltorf Street, about 0.40 miles (2,112 feet) south southwest of the Project Site. A petroleum release was reported at the facility on 7/31/1996. A petroleum release was discovered at the facility in February 1990 as old PSTs from the ground. Groundwater was impacted, but there were “no apparent threats or impacts to receptors”. The status of the release is “Final concurrence issued, case close[d]”. Based on the date and limited extent of the release, it does not present a REC for the Project Site. Two (2) PSTs are still in use at the facility.
4. Speedy Stop 218: Located at 2225 E. Oltorf Street, about 0.43 miles (2,270 feet) west-southwest of the Project Site. A petroleum release was reported at the facility on 11/17/2008. The release did not impact groundwater and there were “no apparent threats or impacts to receptors”. The site is currently active with three (3) PST systems. The status of the release is “Final concurrence issued, case close[d]”. Based on the date and limited extent of the release, it does not present a REC for the Project Site.

5.4 PST (Petroleum Storage Tank) facilities: This database contains information on above ground and underground storage tanks, compliance, and releases in the state. Three (3) PST facilities were discovered within the ASTM prescribed distance of the Project Site. None of the facilities are listed on the LPST database discussed above. Facility operations are strictly regulated by the TCEQ, and redundant systems are available to ensure that any petroleum leaks that may occur are restricted to the immediate area of the release. Based on the PST database report, none of the listed facilities present a REC for the Project Site at this time.

5.5 VCP (Voluntary Cleanup Program) Sites: The State/Tribal database contains sites from both the Voluntary Cleanup Program (VCP) and the Innocent Operator Program (IOP) that are located within 0.50 miles of the Project Site. The VCP records contain information on contaminated sites that private parties have cleaned up through assistance from the State in the form of administrative, technical, and legal incentives. The IOP records are sites that have received certificates from the State acknowledging that their property is contaminated as a result of a release or migration of contaminants from a source not located on the property. The database report identified one (1) VCP facility within the ASTM prescribed distance of 0.50 mile of the Project Site. The facility name, address, and environmental status are provided below.

1. **Riverside Place Shopping Center:** Located at 2410 E. Riverside Drive, about 700 feet northwest of the Project Site at a lower relative elevation. Hazardous wastes including chlorinated solvents were spilled into the soil from a dry cleaning facility at the shopping center in December 1999. A VCP application was received by the TCEQ from the Owner in November 1996 to clean up the wastes. The database report indicates that contaminated soil was excavated and transported to an approved landfill, and the status of the release is "Completed". Based on the acceptable environmental regulatory status, the date of the release, and the down gradient direction, the VCP facility does not present a REC for the Project Site.

5.6 HW (Hazardous Waste) Sites: This database contains information on facilities that store, process, or dispose of hazardous waste as maintained by the Industrial and Hazardous Waste Permits section of the TCEQ. The database report identified three (3) HW facilities within the ASTM prescribed distance of the Project Site. Information regarding the facilities is presented below.

1. **CVS Pharmacy:** Located at 4405 E. Riverside Drive, on adjacent property to the west at a higher relative elevation. The CVS Pharmacy is listed as a RCRA-Generator because it generates small amounts of hazardous substances that have been released. The database report lists 13 types of hazardous wastes including, but not limited to, corrosive liquids, oxidizing liquids, flammable aerosols, compressed gas (butane and propane), and spent photo processing solutions that contain silver. Since the hazardous wastes generated at the facility would be minimal and contained within the building, the CVS store does not present a REC for the Project Site at this time.
2. **Mobil Oil OOAIX:** Located at 1919 S. Pleasant Valley Road, 1919 S. Pleasant Valley Road, about 350 feet north of the Project Site at a lower relative elevation. At one time the gasoline station

generated hazardous waste from vehicle service operations. The service operations are no longer active. Based on the inactive status of the facility, it does not present a REC for the Project Site.

3. *Exxon Tigermart RS 60103*: Located at 2512 E. Riverside Drive, about 480 feet north of the Project Site at a lower relative elevation. The gasoline station is listed as a HW facility due to spills of petroleum from fueling operations. The waste includes used absorbents that contain gasoline and oil. Based on the type of wastes generated and the down gradient direction, the PST facility does not present a REC for the Project Site.

5.7 RCRA - RCRA (Resource Conservation and Recovery Act) facilities: This database lists all sites that fall under the Resource Conservation and Recovery Act (RCRA) and are not classified as treatment, storage, disposers of hazardous material, hazardous waste generator, or subject to corrective action activity. Two (2) RCRA - RCRA facilities were identified within the ASTM prescribed distance of the Project Site. The name, address, and current regulatory status of the facilities are described below.

1. *Mobil Oil Corporation*: Located at 1919 S. Pleasant Valley Road, 1919 S. Pleasant Valley Road, about 350 feet north of the Project Site at a lower relative elevation. The database report indicates the gasoline station no longer generates hazardous wastes as part of its operations, and its status is described as "Inactive". Based on the inactive status of the facility, it does not present a REC for the Project Site.

5.8 DRYC – Dry Cleaners (Regulated Dry Cleaning) facilities: This database houses both the DCRP Program information and PERC information released by the TCEQ. The DCRP database contains records funded for state-lead cleanup of dry cleaner related contaminated sites. Also provided is a historic listing of any facility that registered with the DCRP indicating where or not the facility has used Perchloroethylene (PERC) in the past. One (1) DRYC facility was identified within the ASTM prescribed distance of the Project Site. The location and current environmental status for the facility is described below.

1. *American Cleaners*: Located at 1717 S. Pleasant Valley Road, about 880 feet north of the Project Site at a lower relative elevation. The database report indicates the dry cleaning facility no longer operates at the facility, and it operates as a drop station only. Based on the status and down gradient direction, the former DRYC facility does not present a REC for the Project Site.

5.9 Unmapped Sites: This database contains a listing of sites or facilities that could not be properly mapped due to the lack of address information. Two (2) sites were identified in the database including one (1) ERNS (Emergency Response Notification System) site and one SWLF (Solid Waste Landfill) site. The ERNS site involves an oil spill on July 10, 1977 from turbine at an electrical power plant is located 6,100 feet north of the Project Site on the north side of Town Lake (Lady Bird Lake). The oil sheen was cleaned from the surface of the lake water with absorbent booms. Due to the date of the release and distance, it does not present a REC for the Project Site. The SWLF site, which was to be a composting facility, was reportedly "Not Constructed" and the permit was withdrawn. Therefore, the SWLF site does not present a REC for the Project Site.

SECTION 6.0 – QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

6.1 DEFINITION OF AN ENVIRONMENTAL PROFESSIONAL

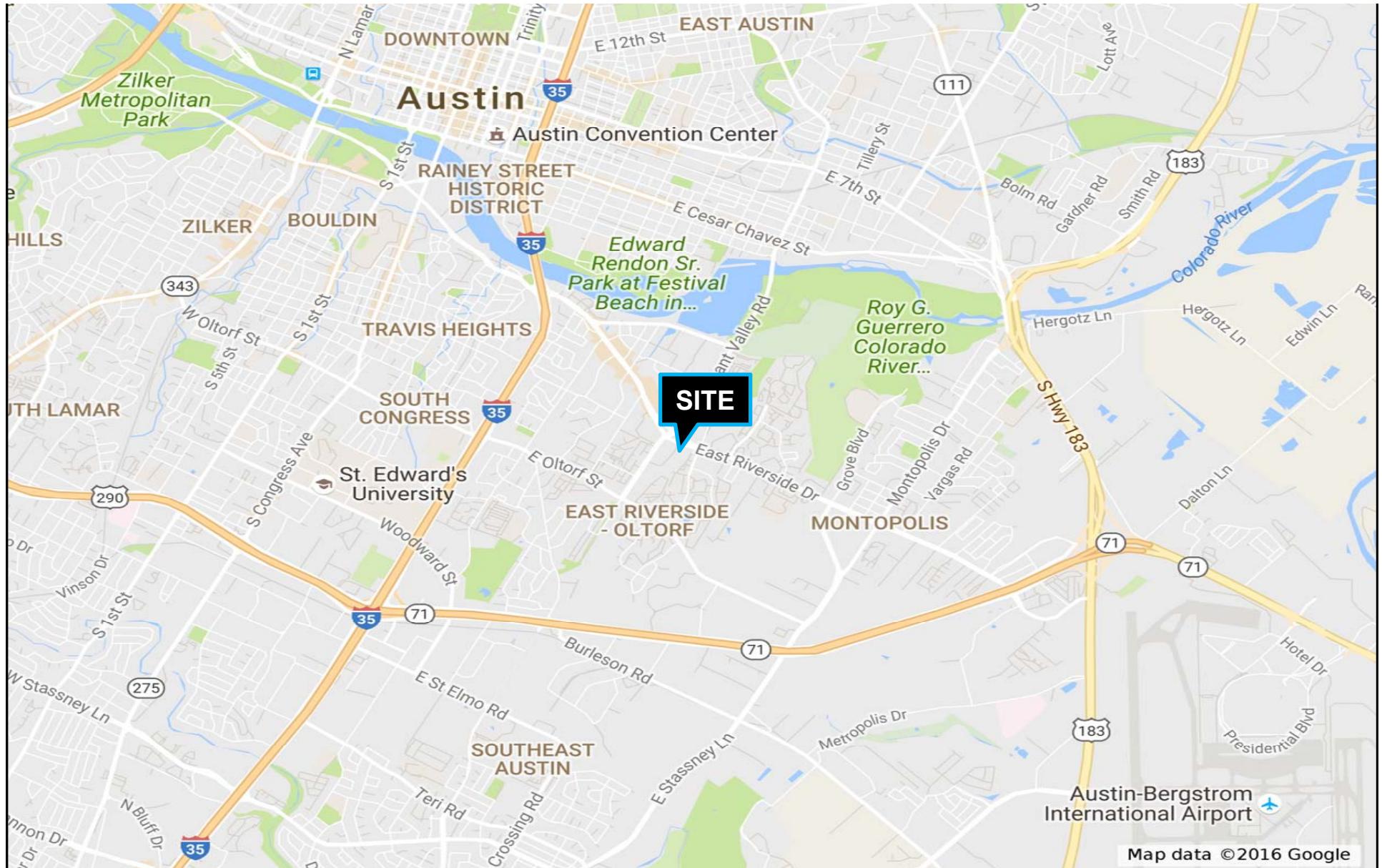
The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) defines an “Environmental Professional” as a person who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases (see §312.1(c)) on, at, in, or to a Project Site, sufficient to meet the objectives and performance factors in §312.20 (e) and (f). The Environmental Professional must (i) hold a current Professional Engineer’s or Professional Geologist’s license or registration from a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) and have the equivalent of three years of full-time relevant experience; or (ii) be licensed or certified by the federal government, a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) to perform environmental inquiries as defined in §312.21 and have the equivalent of three (3) years of full-time relevant experience; or (iii) have a Baccalaureate or higher degree from an accredited institution of higher education in a discipline of engineering or science and the equivalent of five years of full-time relevant experience; or (iv) have the equivalent of ten years of full-time relevant experience. It is further required that the Environmental Professional should remain current in his or her field through participation in continuing education or other activities. The definition of environmental professional provided above does not preempt state professional licensing or registration requirements such as those for a professional geologist, engineer, or site remediation professional. The rule further states that a person who does not qualify as an environmental professional under the foregoing definition may assist in the conduct of all appropriate inquiries in accordance with this part if such person is under the supervision or responsible charge of a person meeting the definition of an environmental professional provided above when conducting such activities.

6.2 RELEVANT EXPERIENCE

The term “*relevant experience*”, as used in the definition of environmental professional in this section, means: participation in the performance of all appropriate inquiries, investigations, environmental site assessments, or other site investigations that may include environmental analyses, investigations, and remediation which involve the understanding of surface and subsurface environmental conditions and the processes used to evaluate these conditions and for which professional judgment was used to develop opinions regarding conditions indicative of releases or threatened releases (see §312.1(c)) to the Project Site.

APPENDIX 1

FIGURES



Map data ©2016 Google

SITE LOCATION MAP

Country Club Creek Apartments
4501 E. Riverside Drive
Austin, TX 78741



PE NATIONAL, PLLC
9730 Northcliff Drive
Dallas, TX 75218
PE Project No. 16.2444.01



AERIAL VICINITY MAP

Country Club Creek Apartments
4501 E. Riverside Drive
Austin, TX 78741

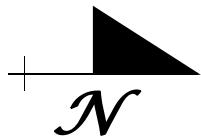


PE NATIONAL, PLLC
9730 Northcliff Drive
Dallas, TX 75218
PE Project No. 16.2444.01



SITE MAP

Country Club Creek Apartments
4501 E. Riverside Drive
Austin, TX 78741



PE NATIONAL, PLLC
9730 Northcliff Drive
Dallas, TX 75218
PE Project No. 16.2444.01

APPENDIX 2

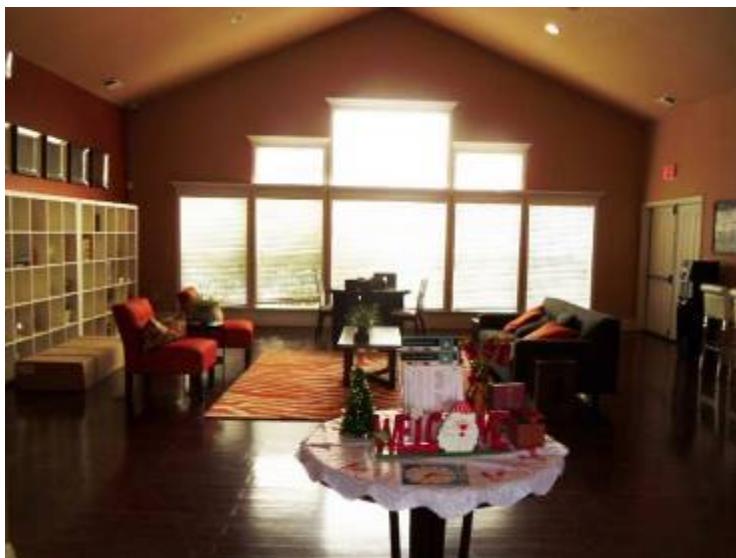
PHOTOGRAPHS



1. This photo shows the office/clubhouse building (left) and the maintenance shop (right) that is attached to Building 5.



2. View of the office building lobby.



3. View of the clubhouse in the office building.



4. A kitchen is provided in the clubhouse area of the building.



5. Janitorial supplies are stored in the kitchen beneath the sink. The hazardous substances are stored in their original containers and there was no evidence of spills.



6. All residential buildings are wood-framed with pitched roofs. Exterior walls are HardyPlank and stucco cement. Since the property was constructed in 1997, asbestos-containing materials and lead-based paint were not used.



7. Site buildings are two and three-stories in height.



8. A stormwater drainage creek traverses the Project Site in a north-south orientation. Several apartment buildings are visible in the left and right in the photo.



9. The maintenance shop is located in a structural extension on the north end of Building 5.



10. Various maintenance chemicals and non-hazardous latex paints are stored in the shop.



11. A laundry/mail/storage building on the east side of the property is used to store maintenance items and hazardous chemicals.



12. View of the shop interior.



13. Flammable materials are stored in a steel cabinet in the shop. All chemicals are stored in their original containers and there was no evidence of spills.



14. Latex paint is also stored in the building.



15. This photo is of the living room in a typical apartment unit.



16. View of a typical kitchen.



17. Cleaning and other chemicals stored in the apartments are the responsibility of the tenant.



18. Solid waste is collected twice weekly by Progressive Waste Services, a state-licensed solid waste collection, transport, and disposal company. No evidence of the illegal disposal of hazardous or petroleum wastes was observed within the dumpster enclosures or elsewhere on the site.



19. No electrical equipment on the site contains PCBs.



20. This is a view of manholes for the sanitary sewer line that runs parallel to the on-site creek.



21. Pool water treatment chemicals, such as this liquid chlorine, is stored in a wood enclosure surrounding the pool equipment.



22. This photo was taken at the intersection of S. Pleasant Valley Road and E. Riverside Drive (shown). About 350' to the north is a Chevron gasoline station that is down-gradient of the Project Site. All surrounding properties were undeveloped land or farmland prior to the construction of the existing structures.



23. A shopping center is located about 225 feet north of the Project Site and E. Riverside Drive. The property was undeveloped or used as farmland prior to the construction of the shopping center.



24. None of the retail tenants at the shopping center present a REC for the Project Site.



25. The Ballpark South Apartments is located northeast of the Project Site.



26. This Exxon gasoline station was constructed circa 2013 at the southeast corner of Wickersham Road and E. Riverside Drive near the northeast corner of the Project Site. The gasoline station does not present a REC for the Project Site, and should present a low environmental risk over time.



27. Undeveloped land parcels are located east of the Project Site across Wickersham Road. No evidence of illegal dumps was observed on the property.



28. The Hillside Villas Apartments is located southeast of the Project Site across Wickersham Road.



29. The Verde Apartments lie south of the eastern portion of the Project Site across Sheringham Drive. The property was undeveloped land prior to the construction of the community.



30. Undeveloped land associated with Country Club Creek lies south of the Project Site. The water in the creek flows to the north.



31. The Trio Apartments lies south of the western portion of the Project Site across Sheringham Drive.

32. A CubeSmart self-storage facility borders the west property boundary. The storage building is shown on the left and a building on the Project Site is shown to the right.

33. View of the CubeSmart storage building and a portion of a CVS store (left in photo) lie west of the Project Site, which is shown in the background. The property was undeveloped land prior to the construction of the facility.

APPENDIX 3

ENVIRONMENTAL DATABASE REPORTS

Prepared for:

PE NATIONAL, PLLC
9601 White Rock Trail, STE 109-S
Dallas, TX 75238



Regulatory Database Report

ASTM E1527-13/AAI Compliant
Country Club Creek Apartments
4501 E. Riverside Drive
Austin, TX 78741
PO #: 16.2444.01
ES-121052
Monday, August 08, 2016

Table of Contents

Geographic Summary	3
Database Summary	4
Maps	
Summary Map - 0.25 Mile Buffer	5
Summary Map - 0.5 Mile Buffer	6
Summary Map - 1 Mile Buffer	7
Topographic Overlay Map - 1 Mile Buffer	8
Current Imagery Overlay Map - 0.5 Mile Buffer	9
Soils Sub-Report	
Soil Survey Map - 0.25 Mile Buffer	10
Soils Details	11
Soils Definitions	16
Water & Oil/Gas Wells Sub-Report	
Water & Oil/Gas Wells Map - 0.25 Mile Buffer	17
Water & Oil/Gas Wells Details	18
Sites Summary	
Mapped Sites Summary	19
Unmapped Sites Summary	20
Zip Code Map - 1 Mile Buffer	21
Sites Details	
Mapped Sites Details	22
Unmapped Sites Details	41
Federal & State Database Definitions and Sources	43
Disclaimer	46

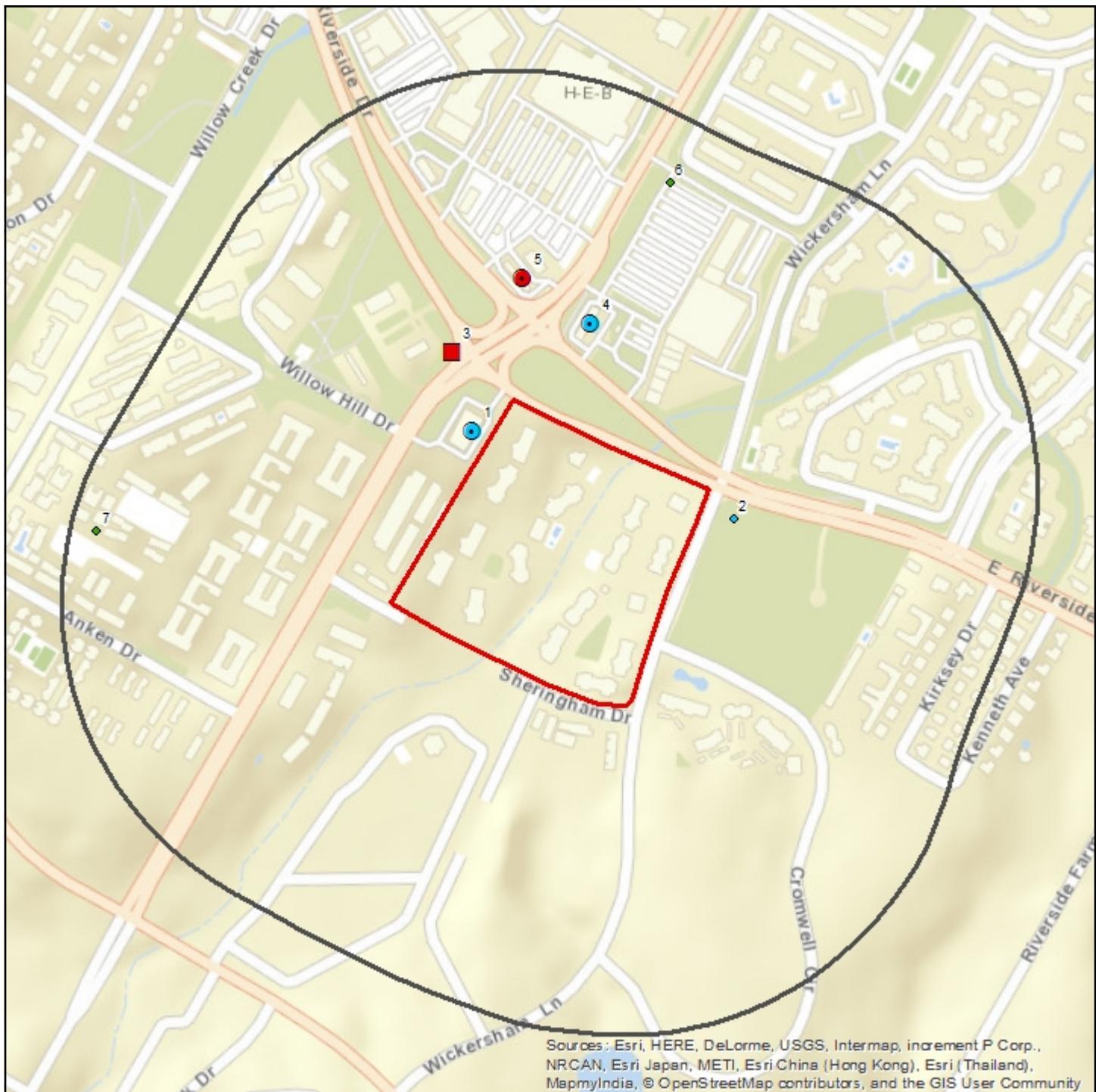
Geographic Summary

Location	
TX	
Target location is 0.032 square miles and has a 0.71 mile perimeter	
Coordinates	
Longitude & Latitude in Degrees Minutes Seconds	NA
Longitude & Latitude in Decimal Degrees	NA
X and Y in UTM	NA
Elevation	
NA	
Zip Codes Searched	
Search Distance	Zip Codes (historical zip codes included)
Target Property	78741
0.25 miles	78741
0.5 miles	78741
1 mile	78702, 78704, 78741
Topos Searched	
Search Distance	Topo Name
Target Property	Montopolis (1975)
0.25 miles	Montopolis (1975)
0.5 miles	Montopolis (1975)
1 mile	Montopolis (1975)

Database Summary

Databases Searched	Distance Searched	# Mapped	# Not Mapped	Total
Federal - ASTM 1527-13/AAI Required				
National Priority List (NPL)	1	0	0	0
Delisted National Priority List (DNPL)	0.5	0	0	0
CERCLIS (CER)	0.5	0	0	0
CERCLIS NFRAP (CER NFRAP)	0.5	0	0	0
RCRA CORRACTS (RCRA COR)	1	0	0	0
RCRA non-CORRACTS TSD (RCRA TSD)	0.5	0	0	0
RCRA Generators (RCRA GEN)	0.25	1	0	1
Federal Brownfields (FED BWN)	0.5	0	0	0
Federal Institutional Control (FED IC)	0.5	0	0	0
Federal Engineering Control (FED EC)	0.5	0	0	0
ERNS List (ERNS)	0.25	1	1	2
State - ASTM 1527-13/AAI Required				
State/Tribal Equivalent NPL (ST NPL)	1	0	0	0
State/Tribal Equivalent CERCLIS (ST CER)	0.5	0	0	0
State/Tribal Disposal or Landfill (SWLF)	0.5	1	1	2
State/Tribal Leaking Storage Tank (LPST)	0.5	4	0	4
State/Tribal Storage Tank (PST)	0.25	3	0	3
State/Tribal Institutional Control (ST IC)	0.25	0	0	0
State/Tribal Engineering Control (ST EC)	0.5	0	0	0
State/Tribal Voluntary Cleanup (VCP)	0.5	1	0	1
State/Tribal Brownfield (ST BWN)	0.5	0	0	0
State/Tribal Hazardous Waste (HW)	0.25	3	0	3
Non-ASTM/AAI Required Databases				
RCRA (RCRA)	0.25	2	0	2
Dry Cleaners (DRYC)	0.25	1	0	1
State/Tribal Municipal Settings Designation (MS)	0.25	0	0	0
Total Sites Found		17	2	19

Summary Map - 0.25 Mile Buffer



Country Club Creek Apartments

● Single Site	● Cluster Site	■ Large Tract	● Cluster Site with Large Tract
<i>RCRA COR, RCRA TSD, CER, LPST, NPL, ST NPL, SWLF</i>			
● Single Site	● Cluster Site	■ Large Tract	● Cluster Site with Large Tract
<i>RCRA GEN, ST & FED BWN, ST & FED EC, ST & FED IC, DNPL, CER NFRAP, PST, VCP, ST CER</i>			
● Single Site	● Cluster Site	■ Large Tract	● Cluster Site with Large Tract
<i>ERNS, HW, RCRA, DRYC</i>			

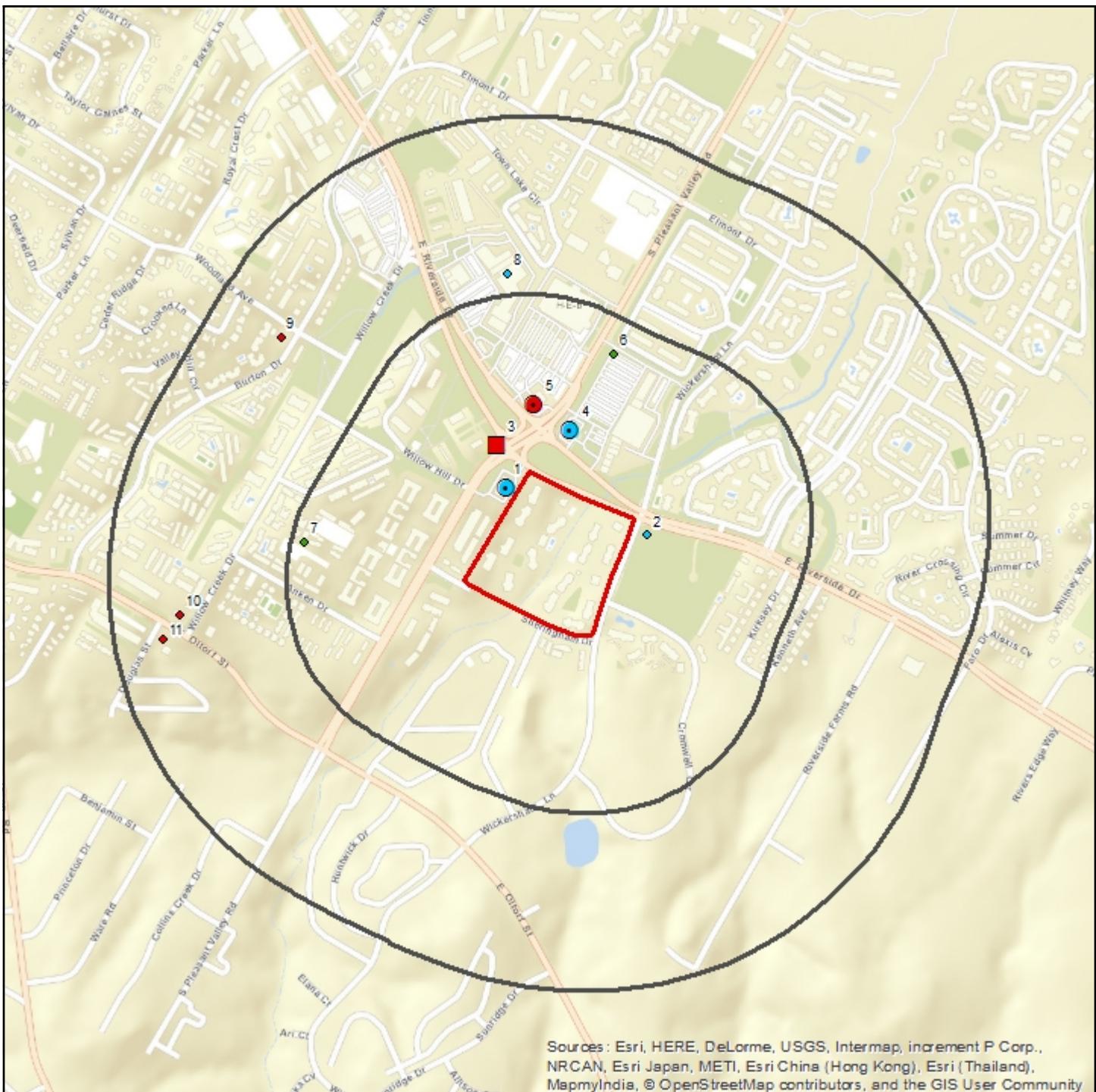
■ Target Property
□ Search Buffer

1 : 7,000
1 inch = 0.110 miles
1 inch = 583 feet
1 centimeter = 0.070 kilometers
1 centimeter = 70 meters



Lambert Conformal Conic Projection
1983 North American Datum
First Standard Parallel: 33° 0' 0" North
Second Standard Parallel: 39° 0' 0" North
Central Meridian: 98° 0' 0" West
Latitude of Origin: 39° 0' 0" North

Summary Map - 0.5 Mile Buffer



Country Club Creek Apartments

- | | | | |
|---|----------------|---------------|---------------------------------|
| ● Single Site | ● Cluster Site | ■ Large Tract | ● Cluster Site with Large Tract |
| RCRA COR, RCRA TSD, CER, LPST, NPL, ST NPL, SWLF | | | |
| ● Single Site | ● Cluster Site | ■ Large Tract | ● Cluster Site with Large Tract |
| RCRA GEN, ST & FED BWN, ST & FED EC, ST & FED IC, DNPL, CER NFRAP, PST, VCP, ST CER | | | |
| ● Single Site | ● Cluster Site | ■ Large Tract | ● Cluster Site with Large Tract |
| ERNS, HW, RCRA, DRYC | | | |

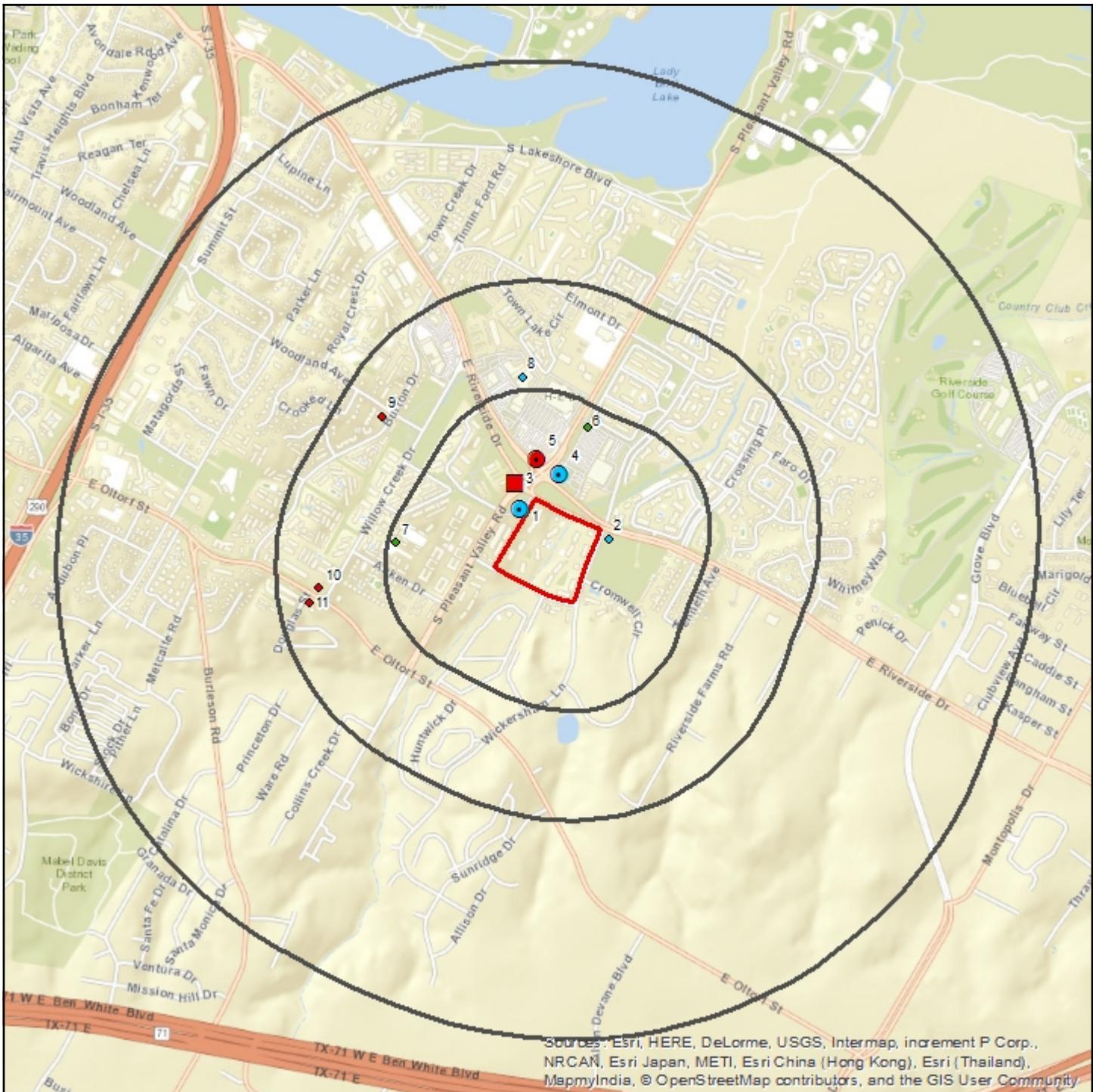
- | |
|-------------------|
| ■ Target Property |
| □ Search Buffer |

1 : 13,000
1 inch = 0.205 miles
1 inch = 1083 feet
1 centimeter = 0.130 kilometers
1 centimeter = 130 meters



Lambert Conformal Conic Projection
1983 North American Datum
First Standard Parallel: 33° 0' 00" North
Second Standard Parallel: 35° 0' 00" North
Central Meridian: 98° 0' 00" West
Latitude of Origin: 33° 0' 00" North

Summary Map - 1 Mile Buffer



Country Club Creek Apartments

- | | | | |
|---|----------------|---------------|---------------------------------|
| ● Single Site | ● Cluster Site | ■ Large Tract | ■ Cluster Site with Large Tract |
| RCRA COR, RCRA TSD, CER, LPST, NPL, ST NPL, SWLF | | | |
| ● Single Site | ● Cluster Site | ■ Large Tract | ■ Cluster Site with Large Tract |
| RCRA GEN, ST & FED BWN, ST & FED EC, ST & FED IC, DNPL, CER NFRAP, PST, VCP, ST CER | | | |
| ● Single Site | ● Cluster Site | ■ Large Tract | ■ Cluster Site with Large Tract |
| ERNS, HW, RCRA, DRYC | | | |

- | |
|-------------------|
| ■ Target Property |
| □ Search Buffer |

1 : 21,000

1 inch = 0.331 miles

1 inch = 1750 feet

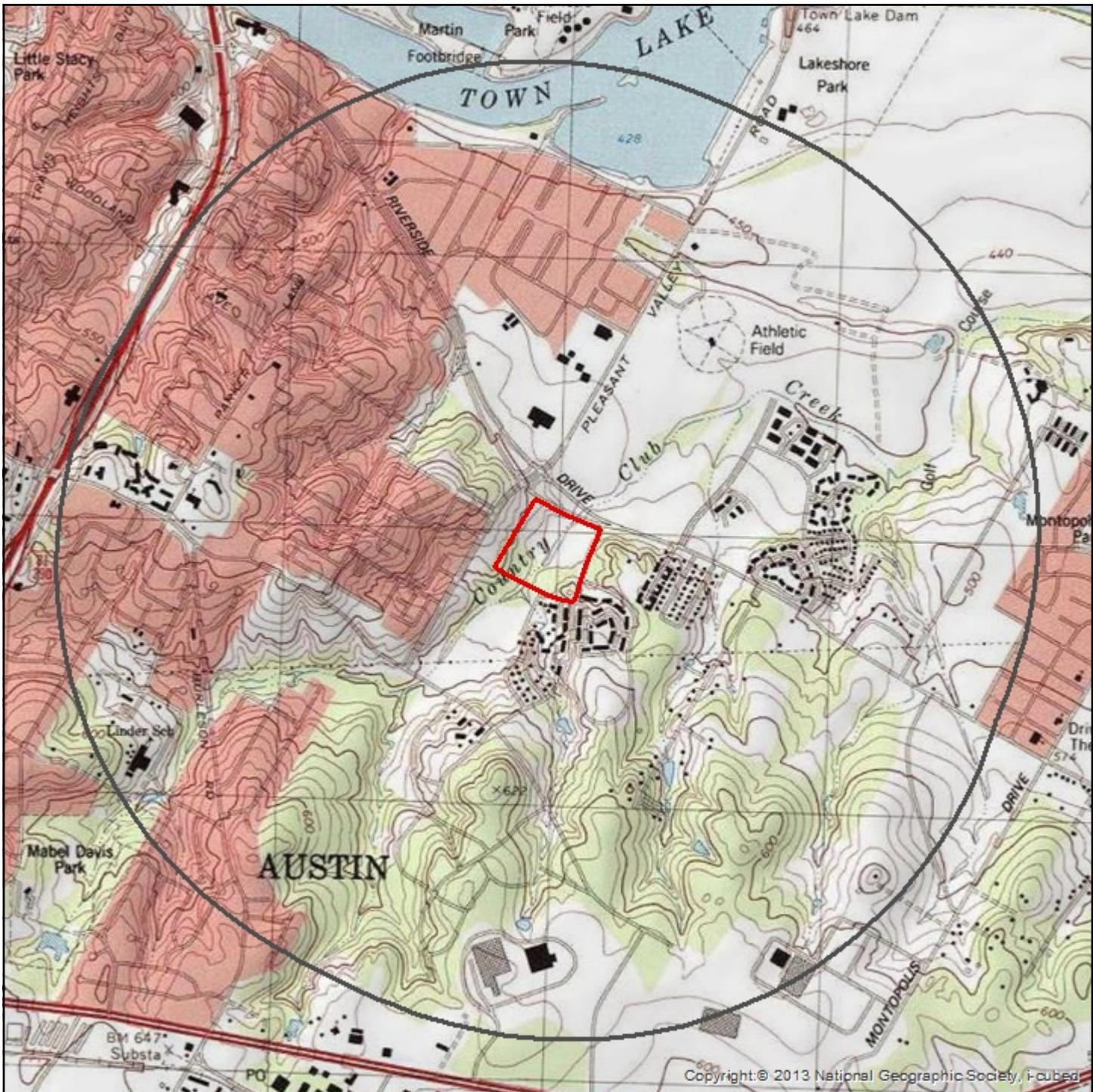
1 centimeter = 0.210 kilometers

1 centimeter = 210 meters

N

Lambert Conformal Conic Projection
1983 North American Datum
First Standard Parallel: 33° 0' 0" North
Second Standard Parallel: 35° 0' 0" North
Central Meridian: 98° 0' 0" West
Latitude of Origin: 39° 0' 0" North

Topographic Overlay Map - 1 Mile Buffer



Country Club Creek Apartments

- Target Property
- Search Buffer

Target Property Quad Name(s)
Montopolis (1975)

N

1 : 21,000
1 inch = 0.331 miles
1 inch = 1750 feet

Lambert Conformal Conic Projection
1929 North American Datum
First Standard Parallel: 33° 0' 00" North
Second Standard Parallel: 45° 0' 00" North
Central Meridian: 95° 0' 00" West
Latitude of Origin: 39° 0' 00" North

Current Imagery Overlay Map - 0.5 Mile Buffer



ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP


Country Club Creek Apartments

- | | | | |
|---|----------------|---------------|---------------------------------|
| ● Single Site | ● Cluster Site | ■ Large Tract | ● Cluster Site with Large Tract |
| RCRA COR, RCRA TSD, CER, LPST, NPL, ST NPL, SWLF | | | |
| ● Single Site | ● Cluster Site | ■ Large Tract | ● Cluster Site with Large Tract |
| RCRA GEN, ST & FED BWN, ST & FED EC, ST & FED IC, DNPL, CER NFRAP, PST, VCP, ST CER | | | |
| ● Single Site | ● Cluster Site | ■ Large Tract | ● Cluster Site with Large Tract |
| ERNS, HW, RCRA, DRYC | | | |

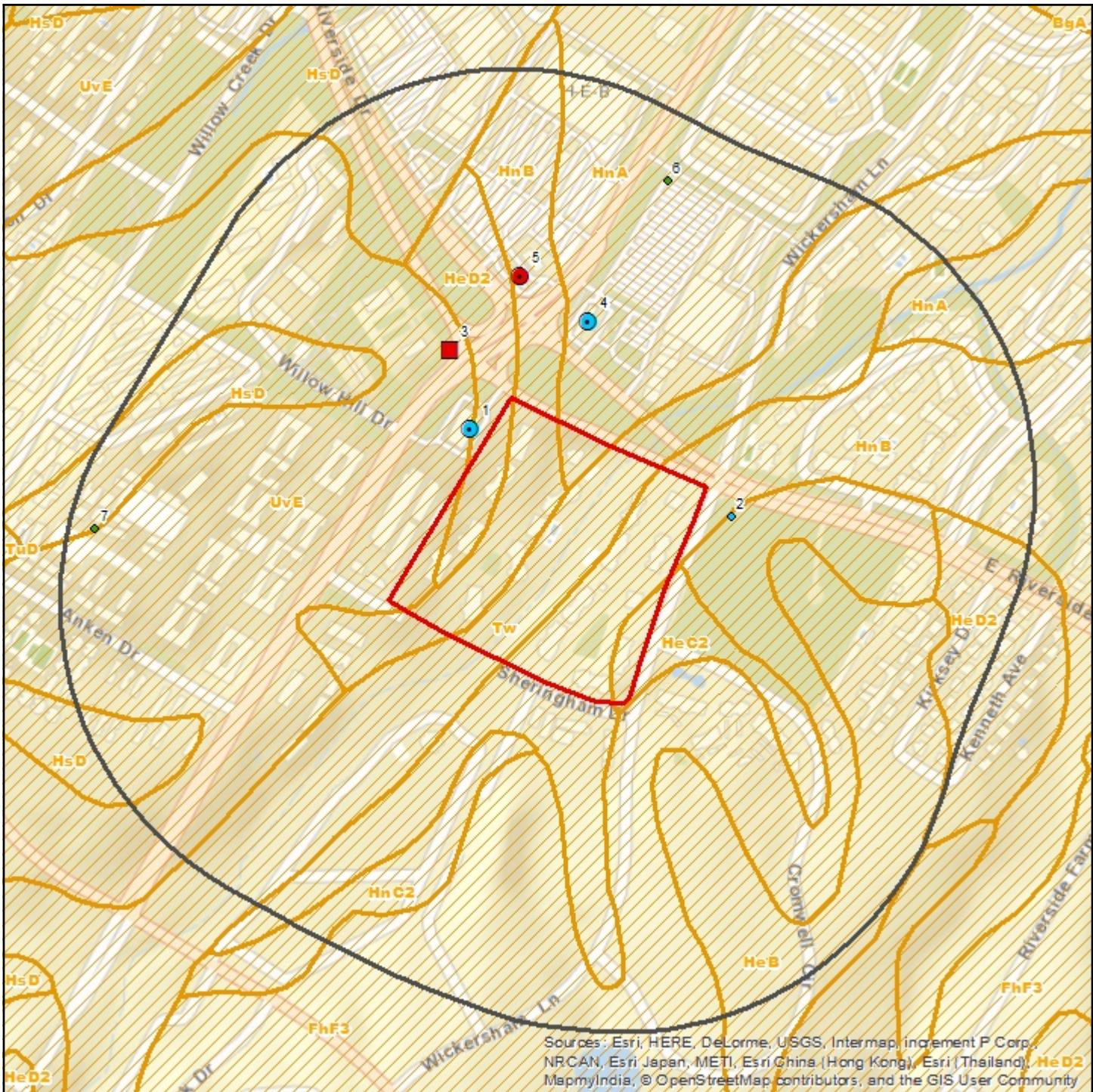
- | |
|-------------------|
| ■ Target Property |
| ■ Search Buffer |

1 : 13,000
 1 inch = 0.205 miles
 1 inch = 1083 feet
 1 centimeter = 0.130 kilometers
 1 centimeter = 130 meters



Lambert Conformal Conic Projection
 1983 North American Datum
 First Standard Parallel: 33° 0' 0" North
 Second Standard Parallel: 35° 0' 0" North
 Central Meridian: 98° 0' 0" West
 Latitude of Origin: 39° 0' 0" North

Soil Survey Map - 0.25 Mile Buffer



Country Club Creek Apartments

- | | | | |
|---|----------------|---------------|---------------------------------|
| ● Single Site | ● Cluster Site | ■ Large Tract | ● Cluster Site with Large Tract |
| RCRA COR, RCRA TSD, CER, LPST, NPL, ST NPL, SWLF | | | |
| ● Single Site | ● Cluster Site | ■ Large Tract | ● Cluster Site with Large Tract |
| RCRA GEN, ST & FED BWN, ST & FED EC, ST & FED IC, DNPL, CER NFRAP, PST, VCP, ST CER | | | |
| ● Single Site | ● Cluster Site | ■ Large Tract | ● Cluster Site with Large Tract |
| ERNS, HW, RCRA, DRYC | | | |

- | |
|-------------------|
| ■ Target Property |
| □ Search Buffer |
| ■ Soils Boundary |

1 : 7,000
1 inch = 0.110 miles
1 inch = 583 feet
1 centimeter = 0.070 kilometers
1 centimeter = 70 meters

N

Lambert Conformal Conic Projection
1983 North American Datum
First Standard Parallel: 33° 0' 0" North
Second Standard Parallel: 35° 0' 0" North
Central Meridian: 98° 0' 0" West
Latitude of Origin: 39° 0' 0" North

Soils

Soils Types Found

Target Property

HnB, UvE, HeD2, HeC2, Tw, HnA, HnB

Within 0.25 miles of Target Property

HeB, HnB, FhF3, UvE, HsD, HeD2, HsD, HnC2, HeD2, HeC2, HnA, Tw, HnA, HsD, HnB

Soil Type Descriptions

FhF3 - Ferris-Heiden complex, 8 to 20 percent slopes, severely eroded

Percent Hydric

0

Minimum Depth to Bedrock

91 cm

Ferris, severely eroded (60 percent)

Hydrologic Group High runoff potential

Soil Drainage Class Well drained

Corrosion Potential - Uncoated Steel High

Depth to Restrictive Feature 91 to 152 cm to Densic bedrock

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
H1	Clay	0 cm	15 cm	A-7-6	CH
H2	Clay	15 cm	91 cm	A-7-6	CH
H3	Silty clay	91 cm	152 cm	A-7-6	CH

Heiden, severely eroded (35 percent)

Hydrologic Group High runoff potential

Soil Drainage Class Well drained

Corrosion Potential - Uncoated Steel High

Depth to Restrictive Feature

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
H1	Clay	0 cm	15 cm	A-7-6	CH
H2	Clay	15 cm	38 cm	A-7-6	CH
H3	Clay	38 cm	127 cm	A-7-6	CH, CL
H4	Clay	127 cm	203 cm	A-7-6	CH, CL

Unnamed (5 percent)

HeB - Heiden clay, 1 to 3 percent slopes

Percent Hydric

0

Minimum Depth to Bedrock

Heiden (85 percent)

Hydrologic Group High runoff potential

Soil Drainage Class Well drained

Corrosion Potential - Uncoated Steel High

Depth to Restrictive Feature 102 to 165 cm to Densic material

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
A	Clay	15 cm	46 cm	A-7-6	CH
Ap	Clay	0 cm	15 cm	A-7-6	CH
Bkss	Clay	46 cm	147 cm	A-7-6	CH
CBdk	Clay	147 cm	178 cm	A-7-6	CH

Houston Black (10 percent)

Hydrologic Group High runoff potential

Soil Drainage Class Moderately well drained

Corrosion Potential - Uncoated Steel High

Depth to Restrictive Feature

Soils

Ferris (5 percent)

Hydrologic Group	High runoff potential
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	100 to 152 cm to Densic bedrock

HeC2 - Heiden clay, 3 to 5 percent slopes, eroded

Percent Hydric	0
Minimum Depth to Bedrock	

Heiden, moderately eroded (85 percent)

Hydrologic Group	High runoff potential
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	102 to 165 cm to Densic material

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
A	Clay	0 cm	33 cm	A-7-6	CH
Bkss	Clay	56 cm	147 cm	A-7-6	CH
Bss	Clay	33 cm	56 cm	A-7-6	CH
CBdk	Clay	147 cm	203 cm	A-7-6	CH

Houston Black (10 percent)

Hydrologic Group	High runoff potential
Soil Drainage Class	Moderately well drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	

Ferris, severely eroded (5 percent)

Hydrologic Group	High runoff potential
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	100 to 152 cm to Densic bedrock

HeD2 - Heiden clay, 5 to 8 percent slopes, eroded

Percent Hydric	0
Minimum Depth to Bedrock	

Heiden, moderately eroded (85 percent)

Hydrologic Group	High runoff potential
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	102 to 165 cm to Densic material

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
A1	Clay	0 cm	20 cm	A-7-6	CH
A2	Clay	20 cm	56 cm	A-7-6	CH
Bss	Clay	56 cm	112 cm	A-7-6	CH
CBd	Clay	112 cm	203 cm	A-7-6	CH

Ferris, moderately eroded (10 percent)

Hydrologic Group	High runoff potential
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	100 to 152 cm to Densic bedrock

Heiden, severely eroded (5 percent)

Hydrologic Group	High runoff potential
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	102 to 165 cm to Densic material

Soils

HnA - Houston Black clay, 0 to 1 percent slopes

Percent Hydric 0

Minimum Depth to Bedrock

Houston Black (85 percent)

Hydrologic Group	High runoff potential
Soil Drainage Class	Moderately well drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
Ap	Clay	0 cm	15 cm	A-7-6	CH
BCkss	Clay	178 cm	203 cm	A-7-6	CH
Bkss	Clay	15 cm	178 cm	A-7-6	CH

Wilson (8 percent)

Hydrologic Group	High runoff potential
Soil Drainage Class	Moderately well drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
H1	Clay loam	0 cm	13 cm	A-6, A-7-6	CL
H2	Clay	13 cm	97 cm	A-7-6	CH, CL
H3	Clay	97 cm	178 cm	A-6, A-7-6	CH, CL

Heiden (7 percent)

Hydrologic Group	High runoff potential
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	100 to 165 cm to Densic material

HnB - Houston Black clay, 1 to 3 percent slopes

Percent Hydric 0

Minimum Depth to Bedrock

Houston Black (80 percent)

Hydrologic Group	High runoff potential
Soil Drainage Class	Moderately well drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
Ap	Clay	0 cm	15 cm	A-7-6	CH
BCkss	Clay	178 cm	203 cm	A-7-6	CH
Bkss	Clay	15 cm	178 cm	A-7-6	CH

Heiden (15 percent)

Hydrologic Group	High runoff potential
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	100 to 165 cm to Densic material

Fairlie (5 percent)

Hydrologic Group	High runoff potential
Soil Drainage Class	Moderately well drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	102 to 152 cm to Paralithic bedrock

Soils

HnC2 - Houston Black clay, 3 to 5 percent slopes, moderately eroded

Percent Hydric 0

Minimum Depth to Bedrock

Houston Black, moderately eroded (90 percent)

Hydrologic Group	High runoff potential
Soil Drainage Class	Moderately well drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
Ap	Clay	0 cm	15 cm	A-7-6	CH
BCkss	Clay	178 cm	203 cm	A-7-6	CH
Bkss	Clay	15 cm	178 cm	A-7-6	CH

Heiden (10 percent)

Hydrologic Group	High runoff potential
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	100 to 165 cm to Densic material

HsD - Houston Black soils and Urban land, 0 to 8 percent slopes

Percent Hydric 0

Minimum Depth to Bedrock

Houston Black (56 percent)

Hydrologic Group	High runoff potential
Soil Drainage Class	Moderately well drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
H1	Clay	0 cm	20 cm	A-7-6	CH
H2	Clay	20 cm	76 cm	A-7-6	CH
H3	Clay	76 cm	203 cm	A-7-6	CH

Urban land (30 percent)

Hydrologic Group	High runoff potential
Soil Drainage Class	
Corrosion Potential - Uncoated Steel	
Depth to Restrictive Feature	

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
H1	Variable	0 cm	102 cm		

Unnamed (14 percent)

Tw - Tinn clay, 0 to 1 percent slopes, frequently flooded

Percent Hydric 5

Minimum Depth to Bedrock

Tinn (85 percent)

Hydrologic Group	High runoff potential
Soil Drainage Class	Moderately well drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
A	Clay	0 cm	42 cm	A-7, A-7-6	CH
Bkssy	Clay	146 cm	204 cm	A-7, A-7-6	CH
Bss	Clay	42 cm	146 cm	A-7, A-7-6	CH

Soils

Whitesboro (10 percent)

Hydrologic Group	Moderately low runoff potential
Soil Drainage Class	Moderately well drained
Corrosion Potential - Uncoated Steel	Moderate
Depth to Restrictive Feature	

Gladewater (5 percent)

Hydrologic Group	High runoff potential
Soil Drainage Class	Somewhat poorly drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	

UvE - Urban land and Ferris soils, 10 to 15 percent slopes

Percent Hydric	0
Minimum Depth to Bedrock	91 cm

Urban land (40 percent)

Hydrologic Group	High runoff potential
Soil Drainage Class	
Corrosion Potential - Uncoated Steel	
Depth to Restrictive Feature	

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
H1	Variable	0 cm	102 cm		

Ferris (35 percent)

Hydrologic Group	High runoff potential
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	91 to 152 cm to Densic bedrock

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
H1	Clay	0 cm	15 cm	A-7-6	CH
H2	Clay	15 cm	91 cm	A-7-6	CH
H3	Silty clay	91 cm	152 cm	A-7-6	CH

Unnamed (25 percent)

Soils Descriptions

AASHTO Classification Definitions

A-1, A-1-a, A-1-b	Granular materials (35% or less passing No. 200 sieve), silt fragments, gravel and sand
A-2, A-2-4, A-2-5, A-2-6, A-2-7	Granular materials (35% or less passing No. 200 sieve), silty or clayey gravel and sand
A-3	Granular materials (35% or less passing No. 200 sieve), fine sand
A-4	Silt-Clay materials (more than 35% passing No. 200 sieve), silty soils
A-5	Silt-Clay materials (more than 35% passing No. 200 sieve), silty soils
A-6	Silt-Clay materials (more than 35% passing No. 200 sieve), clayey soils
A-7, A-7-5, A-7-6	Silt-Clay materials (more than 35% passing No. 200 sieve), clayey soils
A-8	Silt-Clay materials (more than 35% passing No. 200 sieve), clayey soils

Unified Classification Definitions

CH	Fine-grained soils, silts and clays (liquid limit is 50% or more), Fat Clay
CL, CL-A (proposed), CL-K (proposed), CL-ML, CL-O (proposed), CL-T (proposed)	Fine-grained soils, silts and clays (liquid limit is less than 50%), Lean Clay
GC, GC-GM	Coarse-grained soils, Gravels, gravel with fines, Clayey Gravel
GM	Coarse-grained soils, Gravels, gravel with fines, Silty Gravel
GP, GP-GC, GP-GM	Coarse-grained soils, Gravels, clean gravels, Poorly Graded Gravel
GW, GW-GC, GW-GM	Coarse-grained soils, Gravels, clean gravels, Well-Graded Gravel
MH, MH-A, MH-K, MH-O, MH-T	Fine-grained soils, silts and clays (liquid limit is 50% or more), Elastic Silt
ML, ML-A (proposed), ML-K (proposed), ML-O (proposed), ML-T (proposed)	Fine-grained soils, silts and clays (liquid limit is less than 50%), Silt
OH, OH-T (proposed)	Fine-grained soils, silts and clays (liquid limit is 50% or more), Organic Clay or Organic Silt
OL	Fine-grained soils, silts and clays (liquid limit is less than 50%), Organic Clay or Organic Silt
PT	Highly organic soils, Peat
SC, SC-SM	Coarse-grained soils, Sands, sands with fines, Clayey Sand
SM	Coarse-grained soils, Sands, sands with fines, Silty Sand
SP, SP-SC, SP-SM	Coarse-grained soils, Sands, clean sands, Poorly Graded Sand
SW, SW-SC, SW-SM	Coarse-grained soils, Sands, clean sands, Well-Graded Sand

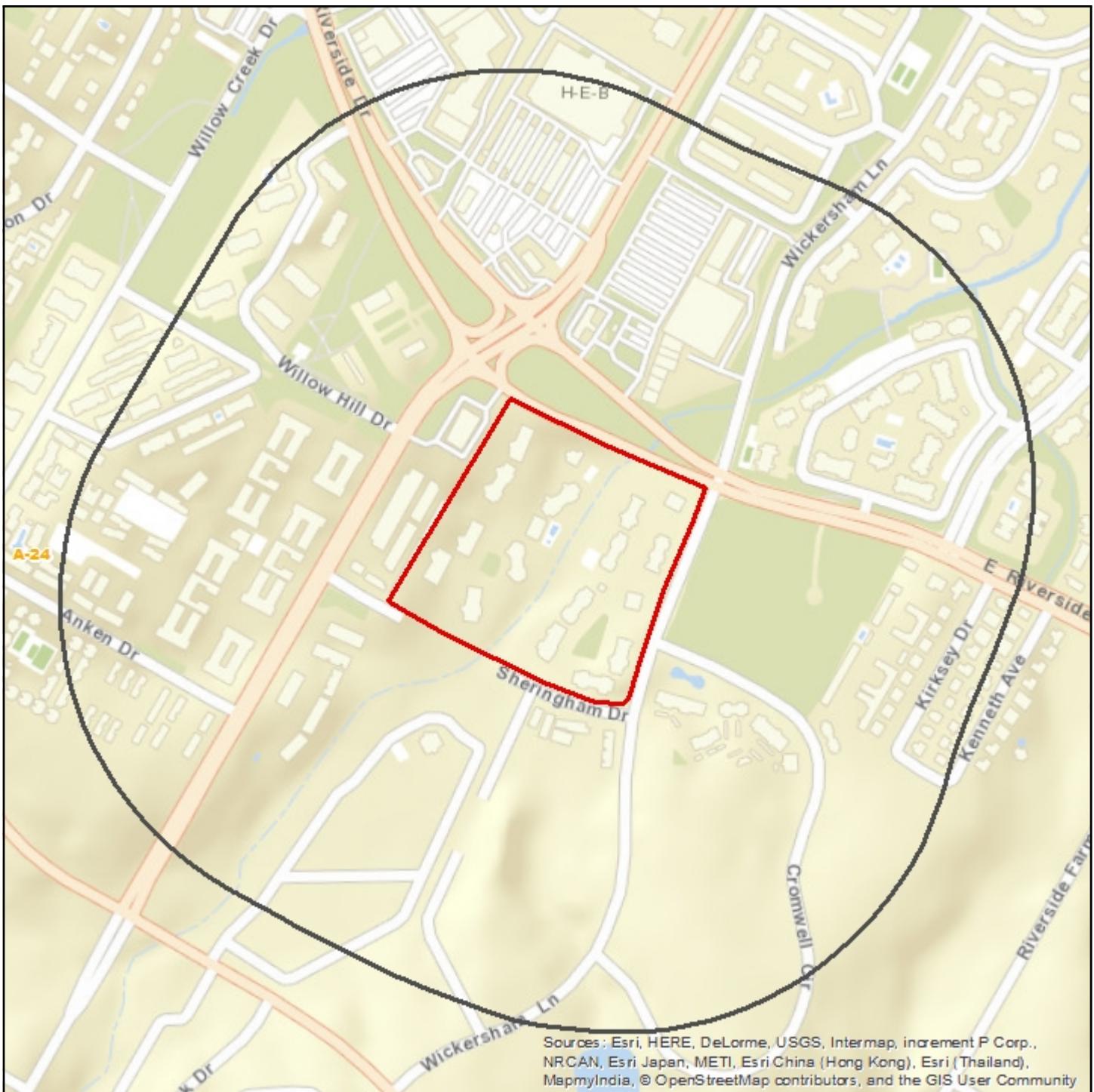
Source

Natural Resources Conservation Service, Soil Survey Geographic (SSURGO) Database.

Disclaimer

This Soils Survey from Banks Environmental Data, Inc. has searched Natural Resources Conservation Service (NRCS) and the Soil Survey Geographic Database (SSURGO). All soil data presented on the map and in the details section are based on information obtained from NRCS. Although Banks performs quality assurance and quality control on all data, inaccuracies of the data and mapped locations could possibly be traced to the source. Banks Environmental Data, Inc. cannot fully guarantee the accuracy of the SSURGO database maintained by NRCS.

Water & Oil/Gas Wells Map - 0.25 Mile Buffer



Country Club Creek Apartments

- Single Water Well
- Water Well Cluster
- Single Oil/Gas/Other Well
- Oil/Gas/Other Well Cluster
- Water/Oil/Gas/Other Well Cluster

- Target Property
- Search Buffer
- Texas Land Survey

1 : 7,000
1 inch = 0.110 miles
1 inch = 583 feet
1 centimeter = 0.070 Kilometers
1 centimeter = 70 meters



Lambert Conformal Conic Projection
1983 North American Datum
First Standard Parallel: 33° 0' 00" North
Second Standard Parallel: 35° 0' 00" North
Central Meridian: 98° 0' 00" West
Latitude of Origin: 39° 0' 00" North

Water & Oil/Gas Wells



This well scan searched for state and federal wells currently digitized in our geospatial database. No wells were found, but more wells could exist within the search area.

Source

U.S. Geological Survey, Texas Water Development Board (GW and Submitted Driller's Report), Texas Commission of Environmental Quality (PWS), Railroad Commission of Texas (Production Data)

Disclaimer

This well scan from Banks Environmental Data, Inc. has included a digital search of state and federal wells currently digitized in our geospatial database. Since this scan includes only well data that is currently mapped in our geospatial database, more wells could exist within the search area. For a complete well search or to locate more details, please contact Banks to obtain a full Water Well Report or Oil & Gas Well/Pipeline Search Report. More detailed individual well records can also be obtained from Banks for an additional cost, please reference a Well ID # from this well scan.

All well locations are based on information obtained from state and federal sources. Although Banks performs quality assurance and quality control on all data, inaccuracies of the records and mapped locations could possibly be traced to the specific regulatory authority or individual well driller. Banks Environmental Data, Inc. cannot fully guarantee the accuracy of the data or well location(s) of the maps and records maintained by the state and federal agencies.

Mapped Sites Summary

Database	Distance from Target Property	Map ID	Facility Site Name	Facility Site Address	Site Details Page #
*Sites are sorted by database tier, database, and distance from the target site.					
RCRA GEN	0.01 miles SW	1	CVS PHARMACY 6945	4405 E RIVERSIDE DR, AUSTIN, TX 78741	22
ERNS	0.23 miles W	7		2005 WILLOW CREEK DRIVE, AUSTIN, TX 78741	24
SWLF	0.06 miles NW	3	PLEASANT VALLEY & R	SW CORNER OF PLEASANT VALLEY RD. & RIVERSIDE DR., TX	25
LPST	0.09 miles N	5	EXXON 60103	2512 E RIVERSIDE DR, AUSTIN, TX 78741	26
LPST	0.4 miles NW	9	STOP N SAVE 3	1800 BURTON DR, AUSTIN, TX 78741	28
LPST	0.4 miles W	10	DIAMOND SHAMROCK 552	2222 E OLTOF ST, AUSTIN, TX 78741	29
LPST	0.43 miles W	11	SPEEDY STOP 218	2225 E OLTOF ST, AUSTIN, TX 78723	30
PST	0.03 miles E	2	APPLE MART	2101 WICKERSHAM LN, AUSTIN, TX 78741	31
PST	0.08 miles NE	4	STAR STOP 73	1919 S PLEASANT VALLEY RD, AUSTIN, TX 78741	32
PST	0.09 miles N	5	HEB 628	2512 E RIVERSIDE DR, AUSTIN, TX 78741	33
VCP	0.28 miles N	8	Riverside Place Shopping Center	2410 East Riverside Drive, Austin, TX	34
HW	0.01 miles SW	1	CVS PHARMACY 6945	4405 E RIVERSIDE DR , AUSTIN, TX 78741	35
HW	0.08 miles NE	4	MOBIL OIL 00AIX	1919 S Pleasant Valley Rd, Austin, TX 78741	36
HW	0.09 miles N	5	EXXON TIGERMART RS 60103	2512 E Riverside Dr, Austin, TX 78741	37
RCRA	0.08 miles NE	4	MOBIL OIL CORPORATION	1919 S PLEASANT VALLEY RD, AUSTIN, TX 78741	38
RCRA	0.09 miles N	5	EXXON MOBIL CORPORATION	2512 E RIVERSIDE DR, AUSTIN, TX 78741	39
DRYC	0.2 miles NE	6	AMERICAN CLEANERS	1717 S PLEASANT VALLEY RD STE 220, AUSTIN, TX 78741	40

End of Mapped Sites Summary Section

Unmapped Sites Summary

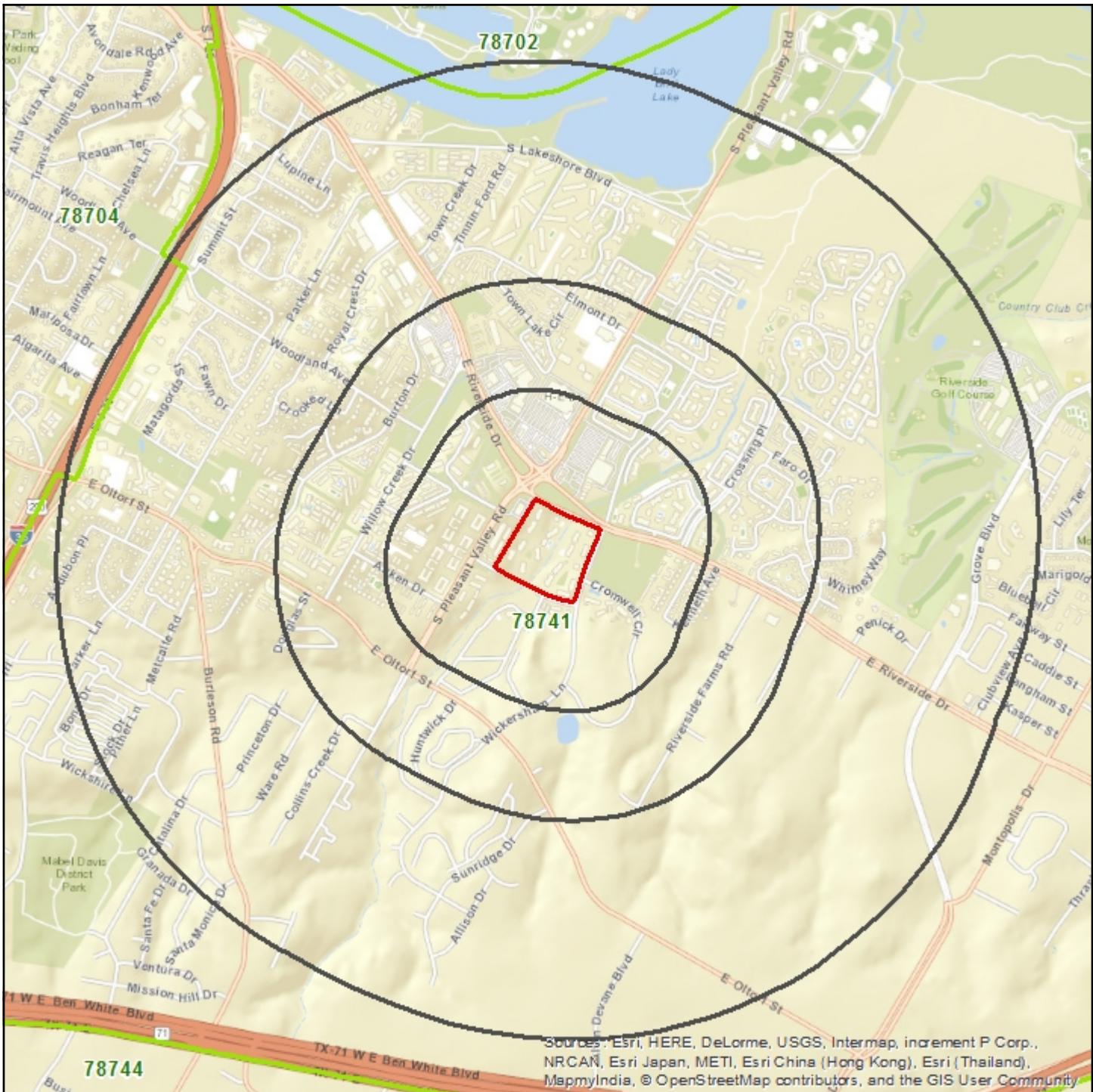
Database	Facility Site Name	Facility Site Address	Site Details Page #
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*Sites are sorted by database tier and database.

ERNS	CORNER OF PLEASANT VALLEY, AUSTIN, TX 78702	41
SWLF	CITY OF AUSTIN COMPOSTING FACILITY	AUSTIN, TX

End of Unmapped Sites Summary Section

Zip Code Map - 1 Mile Buffer



Country Club Creek Apartments

- Target Property
- Search Buffer
- Zip Code Boundary

1 : 21,000
 1 inch = 0.331 miles
 1 inch = 1750 feet
 1 centimeter = 0.210 kilometers
 1 centimeter = 210 meters



Lambert Conformal Conic Projection
 1983 North American Datum
 First Standard Parallel: 33° 0' 0" North
 Second Standard Parallel: 35° 0' 0" North
 Central Meridian: 98° 0' 0" West
 Latitude of Origin: 39° 0' 0" North

MapID 1: RCRA GEN - 4405 E RIVERSIDE DR**RCRA GEN - RCRA Generators**

Map ID #1	RCRA GEN - RCRA Generators	Source: EPA
EPA Handler ID: TXR000081004	Handler Sequence Number: 6	Banks ID: TXR000081004
CVS PHARMACY 6945 4405 E RIVERSIDE DR, AUSTIN, TX 78741		Rel. Loc.: 0.01 miles SW Elevation: 509.36 feet (+509.36)
Status:	Active Site - Handler Activities;	
Owner Name:	CVS PHARMACY INC	
Operator Name:	CVS PHARMACY INC	
Mailing Address Street #:		
Mailing Address Street:	1 CVS DR	
Mailing Address Street:		
Mailing Address City:	WOONSOCKET	
Mailing Address State:	RI	
Mailing Address Zip:	028956146	
Contact Name:	WENDY BRANT	
Contact Address Street #:		
Contact Address Street:	1 CVS DR	
Contact Address Street:		
Contact Address City:	WOONSOCKET	
Contact Address State:	RI	
Contact Address Zip:	028956146	
Contact Phone:	4017651500	
Contact Email Address:		
Government Performance and Results Act (GPRA) Permit:	The facility does not exist on the Operating/Post-Closure Permit Baseline.	
Government Performance and Results Act (GPRA) Corrective Action:	No	
Permit Workload:		
Closure Workload:		
Post-Closure Workload:		
Subject to Corrective Action:	No	
Subject to Corrective Action 3004:	No	
Subject to Corrective Action Non-TSDF:	No	
Corrective Action Workload:	No	
Generator Status:	Large Quantity Generator	
Nuclear Mixed Waste Handler:	No	
Onsite Burner Exemption:	No	
Furnace Exemption:	No	
Underground Injection Activity:	No	
NAIC Description 1:	One-Hour Photofinishing	
NAIC Description 2:		
NAIC Description 3:		
NAIC Description 4:		
Federal Generator Class:	Large Quantity Generator	
State Generator Class:		
Environmental Controls in Place:	No	
Institutional Controls in Place:	No	
Groundwater Controls in Place:	No	
Significant Non-Compliance:	No	
Unaddressed Significant Non-Complier:	No	
Addressed Significant Non-Complier:	No	
Significant Non-Complier with Compliance Schedule:	No	
Hazardous Waste Description		
1,2,3-PROPANETRIOL, TRINITRATE (R) (OR) NITROGLYCERINE (R)		
2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%		
ARSENIC OXIDE AS2O3 (OR) ARSENIC TRIOXIDE		
BENZOIC ACID, 2-HYDROXY-, COMPD. WITH (3AS-CIS)-1,2,3,3A,8,8A-HEXAHYDRO-1,3A,8-TRIMETHYL PYRROLO[2,3-B]INDOL-5-YL METHYL CARBAMATE ESTER (1:1) (OR) PHYSOSTIGMINE SALICYLATE		

MapID 1: RCRA GEN - 4405 E RIVERSIDE DR

Continued from Previous Page

CHROMIUM

CORROSIVE WASTE

IGNITABLE WASTE

MERCURY

NAPHTHALENE

SELENIUM

SILVER

End of RCRA GEN Sites Section

MapID 7: ERNS - 2005 WILLOW CREEK DRIVE**ERNS - ERNS List**

Map ID #7	ERNS - ERNS List	Source: EPA/National Response Center
NRC Report #: 631680	Secondary ID: NA	Banks ID: 631680
2005 WILLOW CREEK DRIVE, AUSTIN, TX 78741	Rel. Loc.: 0.23 miles W	Elevation: 577.72 feet (+577.72)
Responsible Party:	AUSTIN ENERGY	
Incident Location:		
Incident Date/Time:	12/12/2002 4:45 PM	
Cause of Incident:	UNKNOWN	
Description of Incident:	CALLER STATED THEY HAD A VEHICLE HIT A PAD MOUNTED TRANSFORMER, RELEASING MINERAL OIL INTO STORM DRAIN AND CREEK. NO PCBS.	
Incident Type:	MOBILE	
Additional Information:	CALLER HAD NO ADDITIONAL INFORMATION.	
Any Fatalities:	No	
Number of Fatalities:		
Remedial Action Taken:	BOOMS APPLIED, ABSORBENTS APPLIED, CONTRACTOR HAS BEEN HIRED	
Medium Affected:	WATER	
Medium Description:	WILLOW CREEK	
Railroad Involved:		
Pipeline Type Involved:		
Source:	TELEPHONE	
Materials Spilled	OIL, MISC: MINERAL	

End of ERNS Sites Section

MapID 3: SWLF - SW CORNER OF PLEASANT VALLEY RD. & RIVER**SWLF - State/Tribal Disposal or Landfill**

Map ID #3	SWLF - State/Tribal Disposal or Landfill	Source: TCEQ
TCEQ Closed Landfill Inventory Unnumbered: UNUM_1612	Secondary ID: NA	Banks ID: UNUM_1612
PLEASANT VALLEY & R		Rel. Loc.: 0.06 miles NW
SW CORNER OF PLEASANT VALLEY RD. & RIVERSIDE DR., TX		Elevation: 517.82 feet (+517.82)
Detail #1		
Facility Status:	CLOSED	
Acres:	0	
Estimated Closure Date:		
Additional Location Information:	INIT INSP REVEALED EXCAVATN WORK IN PROCESS, 2ND INSP WORK COMPL W VEGETATION	
Facility Owner Name:		
Permit Status:	Unauthorized/Non-Permitted Site	

End of SWLF Sites Section

MapID 5: LPST - 2512 E RIVERSIDE DR**LPST - State/Tribal Leaking Storage Tank**

Map ID #5	LPST - State/Tribal Leaking Storage Tank			Source: TCEQ
LPST ID: 114520	Facility ID: 0055951			Banks ID: 114520
EXXON 60103				Rel. Loc.: 0.09 miles N
2512 E RIVERSIDE DR, AUSTIN, TX 78741				Elevation: 480.27 feet (+480.27)
Status:	6A-Final concurrence issued, case close			
Leak Discovery Date:	2/25/1999			
Damage Description:	assessment incomplete, no apparent receptors impacted			
Leak Closure Date:	11/4/1999			
Owner Contact Name:	EXXON COMPANY USA			
Facility Information from Related UST				
Facility Contact Name:				
Facility Contact Phone:				
Facility Status:	ACTIVE			
Facility Type:	RETAIL			
Number of ASTs:	0			
Number of USTs:	3			
Tank #:	#1	#1A	#2	
Status:	IN USE	REMOVED FROM GROUND	IN USE	
Status Date:	3/2/1999	2/24/1999	3/2/1999	
Capacity:	12000	10000	12000	
Install Date:	3/2/1999	11/1/1989	3/2/1999	
Above or Below Ground Tank:	below	below	below	
Unit ID:				
Construction Material:				
Piping Type:	Pressurized			Pressurized
Piping Material:	FRP (fiberglass-reinforced plastic)	FRP (fiberglass-reinforced plastic)	FRP (fiberglass-reinforced plastic)	
Tank Contents:				
Tank Release Vapor Monitor				
Status Stage 1:				
Corrosion Protection:	FRP_tank_or_piping_noncorrodible	FRP_tank_or_piping_noncorrodible	FRP_tank_or_piping_noncorrodible	
Piping Corrosion Protection:	FRP_tank_or_piping_noncorrodible	FRP_tank_or_piping_noncorrodible	FRP_tank_or_piping_noncorrodible	
Tank #:	#2A	#3	#3A	
Status:	REMOVED FROM GROUND	IN USE	REMOVED FROM GROUND	
Status Date:	2/24/1999	3/2/1999	2/24/1999	
Capacity:	10000	12000	10000	
Install Date:	11/1/1989	3/2/1999	11/1/1989	
Above or Below Ground Tank:	below	below	below	
Unit ID:				
Construction Material:				
Piping Type:	Pressurized			
Piping Material:	FRP (fiberglass-reinforced plastic)	FRP (fiberglass-reinforced plastic)	FRP (fiberglass-reinforced plastic)	
Tank Contents:				
Tank Release Vapor Monitor				
Status Stage 1:				
Corrosion Protection:	FRP_tank_or_piping_noncorrodible	FRP_tank_or_piping_noncorrodible	FRP_tank_or_piping_noncorrodible	
Piping Corrosion Protection:	FRP_tank_or_piping_noncorrodible	FRP_tank_or_piping_noncorrodible	FRP_tank_or_piping_noncorrodible	
Tank #:	#4			
Status:	REMOVED FROM GROUND			
Status Date:	2/24/1999			
Capacity:	10000			
Install Date:	11/1/1989			
Above or Below Ground Tank:	below			
Unit ID:				
Construction Material:				
Piping Type:				
Piping Material:	FRP (fiberglass-reinforced plastic)			

MapID 5: LPST - 2512 E RIVERSIDE DR

Continued from Previous Page

Tank Contents:

Tank Release Vapor Monitor
Status Stage 1:

Corrosion Protection: FRP_tank_or_piping_noncorrodible
Piping Corrosion Protection: FRP_tank_or_piping_noncorrodible

MapID 9: LPST - 1800 BURTON DR

Map ID #9	LPST - State/Tribal Leaking Storage Tank		Source: TCEQ
LPST ID: 091818	Facility ID: 0039565		Banks ID: 091818
STOP N SAVE 3			Rel. Loc.: 0.4 miles NW
1800 BURTON DR, AUSTIN, TX 78741			Elevation: 518.66 feet (+518.66)
Status:	6A-Final concurrence issued, case close		
Leak Discovery Date:	4/15/1988		
Damage Description:	no gw impacted, no apparent threats or impacts to receptors		
Leak Closure Date:	8/9/1998		
Owner Contact Name:	NATIONAL CONVENIENCE BANKRUPT		
Facility Information from Related UST			
Facility Contact Name:	SAHIL SOMANI		
Facility Contact Phone:	5124473373		
Facility Status:	ACTIVE		
Facility Type:	RETAIL		
Number of ASTs:	0		
Number of USTs:	2		
Tank #:	#1	#2	
Status:	IN USE	IN USE	
Status Date:	1/1/1973	1/1/1973	
Capacity:	8000	8000	
Install Date:	1/1/1973	1/1/1973	
Above or Below Ground Tank:	below	below	
Unit ID:			
Construction Material:			
Piping Type:	Pressurized	Pressurized	
Piping Material:	Steel	Steel	
Tank Contents:			
Tank Release Vapor Monitor			
Status Stage 1:			
Corrosion Protection:	FRP_tank_or_piping_noncorrodible	FRP_tank_or_piping_noncorrodible	
Piping Corrosion Protection:			

MapID 10: LPST - 2222 E OLTORF ST

Map ID #10	LPST - State/Tribal Leaking Storage Tank			Source: TCEQ		
LPST ID: 096255	Facility ID: 0044708		Banks ID: 096255			
DIAMOND SHAMROCK 552			Rel. Loc.: 0.4 miles W			
2222 E OLTORF ST, AUSTIN, TX 78741			Elevation: 602.8 feet (+602.8)			
Status:	6A-Final concurrence issued, case close					
Leak Discovery Date:	2/7/1990					
Damage Description:	gw impacted, no apparent threats or impacts to receptors					
Leak Closure Date:	7/31/1996					
Owner Contact Name:	DIAMOND SHAMROCK REFINING CORPORATION					
Facility Information from Related UST						
Facility Contact Name:	KENT HAMEL					
Facility Contact Phone:	2103454670					
Facility Status:	ACTIVE					
Facility Type:	RETAIL					
Number of ASTs:	0					
Number of USTs:	3					
Tank #:	#1	#1A	#2			
Status:	IN USE	REMOVED FROM GROUND	IN USE			
Status Date:	3/1/1990	3/31/1990	3/1/1990			
Capacity:	12098	12000	12098			
Install Date:	3/1/1990	1/1/1962	3/1/1990			
Above or Below Ground Tank:	below	below	below			
Unit ID:						
Construction Material:						
Piping Type:	Pressurized	Pressurized	Pressurized			
Piping Material:	FRP (fiberglass-reinforced plastic)					
Tank Contents:						
Tank Release Vapor Monitor						
Status Stage 1:						
Corrosion Protection:	Composite_Tank_stee_l_w_FRP_external_la minate	Composite_Tank_stee_l_w_FRP_external_la minate	Composite_Tank_stee_l_w_FRP_external_la minate			
Piping Corrosion Protection:	Isolated_in_Open_Area_2nd_Containment	FRP_tank_or_piping_noncorrodible	Isolated_in_Open_Area_2nd_Containment			
Tank #:	#2A	#3	#3A			
Status:	REMOVED FROM GROUND	IN USE	REMOVED FROM GROUND			
Status Date:	3/31/1990	3/1/1990	3/31/1990			
Capacity:	12000	12098	12000			
Install Date:	1/1/1962	3/1/1990	1/1/1962			
Above or Below Ground Tank:	below	below	below			
Unit ID:						
Construction Material:						
Piping Type:	Pressurized	Pressurized	Pressurized			
Piping Material:	FRP (fiberglass-reinforced plastic)					
Tank Contents:						
Tank Release Vapor Monitor						
Status Stage 1:						
Corrosion Protection:	Composite_Tank_stee_l_w_FRP_external_la minate FRP_tank_or_piping_noncorrodible	Composite_Tank_stee_l_w_FRP_external_la minate	Composite_Tank_stee_l_w_FRP_external_la minate FRP_tank_or_piping_noncorrodible			
Piping Corrosion Protection:	FRP_tank_or_piping_noncorrodible	Isolated_in_Open_Area_2nd_Containment	FRP_tank_or_piping_noncorrodible			

MapID 11: LPST - 2225 E OLTORF ST

Map ID #11	LPST - State/Tribal Leaking Storage Tank			Source: TCEQ		
LPST ID: 117966	Facility ID: 0025762		Banks ID: 117966			
SPEEDY STOP 218			Rel. Loc.: 0.43 miles W			
2225 E OLTORF ST, AUSTIN, TX 78723			Elevation: 578 feet (+578)			
Status:	6A-Final concurrence issued, case close					
Leak Discovery Date:	11/17/2008					
Damage Description:	no gw impacted, no apparent threats or impacts to receptors					
Leak Closure Date:	5/21/2009					
Owner Contact Name:	SPEEDY STOP FOOD STORES LTD					
Facility Information from Related UST						
Facility Contact Name:	ZEESHAN JANMOHAD					
Facility Contact Phone:	5124435335					
Facility Status:	ACTIVE					
Facility Type:	RETAIL					
Number of ASTs:	0					
Number of USTs:	3					
Tank #:	#1	#2	#3			
Status:	IN USE	IN USE	IN USE			
Status Date:	1/1/1980	1/1/1980	1/1/1980			
Capacity:	9816	9816	9816			
Install Date:	1/1/1980	1/1/1980	1/1/1980			
Above or Below Ground Tank:	below	below	below			
Unit ID:						
Construction Material:						
Piping Type:	Pressurized	Pressurized	Pressurized			
Piping Material:	FRP (fiberglass-reinforced plastic)	FRP (fiberglass-reinforced plastic)	FRP (fiberglass-reinforced plastic)			
Tank Contents:						
Tank Release Vapor Monitor Status Stage 1:						
Corrosion Protection:	FRP_tank_or_piping_noncorrodible	FRP_tank_or_piping_noncorrodible	FRP_tank_or_piping_noncorrodible			
Piping Corrosion Protection:	FRP_tank_or_piping_noncorrodible	FRP_tank_or_piping_noncorrodible	FRP_tank_or_piping_noncorrodible			

End of LPST Sites Section

MapID 2: PST - 2101 WICKERSHAM LN**PST - State/Tribal Storage Tank**

Map ID #2	PST - State/Tribal Storage Tank	Source: TCEQ
Facility #: 0085576	TCEQ Customer ID: 130837	Banks ID: 0085576
APPLE MART 2101 WICKERSHAM LN, AUSTIN, TX 78741		Rel. Loc.: 0.03 miles E Elevation: 480.17 feet (+480.17)
Facility Contact Name:	PARVEZ BADARPURA	
Facility Contact Phone:	5125775955	
Facility Status:	ACTIVE	
Facility Type:	RETAIL	
Number of ASTs:	0	
Number of USTs:	1	
Tank #:	#1	
Status:	IN USE	
Status Date:	4/15/2013	
Capacity:	24000	
Install Date:	4/15/2013	
Above or Below Ground Tank:	below	
Unit ID:		
Construction Material:		
Piping Type:	Pressurized	
Piping Material:	Nonmetallic Flexible Piping	
Tank Contents:		
Tank Release Vapor Monitor Status Stage 1:		
Corrosion Protection:	External_nonmetallic_jacket	
Piping Corrosion Protection:	Nonmetallic_flexible_piping_noncorrodible	

MapID 4: PST - 1919 S PLEASANT VALLEY RD

Map ID #4	PST - State/Tribal Storage Tank		Source: TCEQ		
Facility #: 0062266	TCEQ Customer ID: 095659		Banks ID: 0062266		
STAR STOP 73			Rel. Loc.: 0.08 miles NE		
1919 S PLEASANT VALLEY RD, AUSTIN, TX 78741			Elevation: 479.08 feet (+479.08)		
Facility Contact Name:	SUNNY PANJWANI				
Facility Contact Phone:	8328149789				
Facility Status:	ACTIVE				
Facility Type:	RETAIL				
Number of ASTs:	0				
Number of USTs:	4				
Tank #:	#1	#2	#3		
Status:	IN USE	IN USE	IN USE		
Status Date:	4/1/1987	4/1/1987	4/1/1987		
Capacity:	10000	10000	10000		
Install Date:	4/1/1987	4/1/1987	4/1/1987		
Above or Below Ground Tank:	below	below	below		
Unit ID:					
Construction Material:					
Piping Type:	Pressurized	Pressurized	Pressurized		
Piping Material:	FRP (fiberglass-reinforced plastic)	FRP (fiberglass-reinforced plastic)	FRP (fiberglass-reinforced plastic)		
Tank Contents:					
Tank Release Vapor Monitor					
Status Stage 1:					
Corrosion Protection:	FRP_tank_or_piping_noncorrodible	FRP_tank_or_piping_noncorrodible	FRP_tank_or_piping_noncorrodible		
Piping Corrosion Protection:	FRP_tank_or_piping_noncorrodible Isolated_in_Open_Area_2nd_Containment	FRP_tank_or_piping_noncorrodible Isolated_in_Open_Area_2nd_Containment	FRP_tank_or_piping_noncorrodible Isolated_in_Open_Area_2nd_Containment		
Tank #:	#4				
Status:	IN USE				
Status Date:	4/1/1987				
Capacity:	10000				
Install Date:	4/1/1987				
Above or Below Ground Tank:	below				
Unit ID:					
Construction Material:					
Piping Type:	Pressurized				
Piping Material:	FRP (fiberglass-reinforced plastic)				
Tank Contents:					
Tank Release Vapor Monitor					
Status Stage 1:					
Corrosion Protection:	FRP_tank_or_piping_noncorrodible				
Piping Corrosion Protection:	FRP_tank_or_piping_noncorrodible Isolated_in_Open_Area_2nd_Containment				

MapID 5: PST - 2512 E RIVERSIDE DR

Map ID #5	PST - State/Tribal Storage Tank			Source: TCEQ			
Facility #: 0055951	TCEQ Customer ID: 048586			Banks ID: 0055951			
HEB 628				Rel. Loc.: 0.09 miles N			
2512 E RIVERSIDE DR, AUSTIN, TX 78741				Elevation: 480.27 feet (+480.27)			
Facility Contact Name:							
Facility Contact Phone:							
Facility Status:	ACTIVE						
Facility Type:	RETAIL						
Number of ASTs:	0						
Number of USTs:	3						
Tank #:	#1	#1A	#2				
Status:	IN USE	REMOVED FROM GROUND	IN USE				
Status Date:	3/2/1999	2/24/1999	3/2/1999				
Capacity:	12000	10000	12000				
Install Date:	3/2/1999	11/1/1989	3/2/1999				
Above or Below Ground Tank:	below	below	below				
Unit ID:							
Construction Material:							
Piping Type:	Pressurized			Pressurized			
Piping Material:	FRP (fiberglass-reinforced plastic)	FRP (fiberglass-reinforced plastic)	FRP (fiberglass-reinforced plastic)				
Tank Contents:							
Tank Release Vapor Monitor Status Stage 1:							
Corrosion Protection:	FRP_tank_or_piping_noncorrodible	FRP_tank_or_piping_noncorrodible	FRP_tank_or_piping_noncorrodible				
Piping Corrosion Protection:	FRP_tank_or_piping_noncorrodible	FRP_tank_or_piping_noncorrodible	FRP_tank_or_piping_noncorrodible				
Tank #:	#2A	#3	#3A				
Status:	REMOVED FROM GROUND	IN USE	REMOVED FROM GROUND				
Status Date:	2/24/1999	3/2/1999	2/24/1999				
Capacity:	10000	12000	10000				
Install Date:	11/1/1989	3/2/1999	11/1/1989				
Above or Below Ground Tank:	below	below	below				
Unit ID:							
Construction Material:							
Piping Type:	Pressurized						
Piping Material:	FRP (fiberglass-reinforced plastic)	FRP (fiberglass-reinforced plastic)	FRP (fiberglass-reinforced plastic)				
Tank Contents:							
Tank Release Vapor Monitor Status Stage 1:							
Corrosion Protection:	FRP_tank_or_piping_noncorrodible	FRP_tank_or_piping_noncorrodible	FRP_tank_or_piping_noncorrodible				
Piping Corrosion Protection:	FRP_tank_or_piping_noncorrodible	FRP_tank_or_piping_noncorrodible	FRP_tank_or_piping_noncorrodible				
Tank #:	#4						
Status:	REMOVED FROM GROUND						
Status Date:	2/24/1999						
Capacity:	10000						
Install Date:	11/1/1989						
Above or Below Ground Tank:	below						
Unit ID:							
Construction Material:							
Piping Type:							
Piping Material:	FRP (fiberglass-reinforced plastic)						
Tank Contents:							
Tank Release Vapor Monitor Status Stage 1:							
Corrosion Protection:	FRP_tank_or_piping_noncorrodible						
Piping Corrosion Protection:	FRP_tank_or_piping_noncorrodible						

End of PST Sites Section

MapID 8: VCP - 2410 East Riverside Drive**VCP - State/Tribal Voluntary Cleanup**

Map ID #8	VCP - State/Tribal Voluntary Cleanup	Source: TCEQ
VCP ID: 157	EPA Texas ID/Registration #: NA	Banks ID: VCP_000157
Riverside Place Shopping Center 2410 East Riverside Drive, Austin, TX		Rel. Loc.: 0.28 miles N Elevation: 477.13 feet (+477.13)
Status:	Completed	
Receive Date:	12/29/1995	
Completion Date - Certificate Issued:	9/24/1996	
Facility Type:	Dry Cleaners	
Acres:	13.6	
Applicant:	Durham & Bassett Realty Group, Inc.	
Institutional Controls:		
Site Contamination Information:	Chlorinated solvents	
Media Affected:	Soils	
Owner Name:	Steve Durham	
Owner Phone:	512-833-6444	
Additional Information:	Remedy: Excavation, Removal to off-site landfill	

End of VCP Sites Section

MapID 1: HW - 4405 E RIVERSIDE DR**HW - State/Tribal Hazardous Waste**

Map ID #1	HW - State/Tribal Hazardous Waste	Source: TCEQ
Register #: 91378	EPA ID: TXR000081004	Banks ID: 91378
CVS PHARMACY 6945 4405 E RIVERSIDE DR , AUSTIN, TX 78741		Rel. Loc.: 0.01 miles SW Elevation: 509.36 feet (+509.36)
Status:	ACTIVE	
Location Description:		
Additional State ID:	130345	
Permit Number:		
Facility Type:	Generator	
Facility Contact Name:	WENDY BRANT	
Facility Contact Phone:	401-7651500	
Company Name:	CVS PHARMACY INC	
Waste ID	Waste Code	Waste Description
369549	0114001H	Toxic solids, organic, n.o.s.
380037	0220001H	Corrosive Liquids Acid & Base, Rx Corrosive Liquids Acid & Base, Hypochlorite so
350872	0014001H	UN1760 Corrosive liquids, n.o.s. (Sodium Hydroxide, Potassium Carbonate) 8, PG
380039	8888001H	Oxidizing liquid, n.o.s., Hydrogen Peroxide, Sodium Hypochlorite
350871	0013801H	UN1950 Aerosols, [flammable, (each not exceeding 1 L capacity)] 2.1, PG , ERG-1
350873	0211009H	UN3077 Environmentally hazardous substances, solid, n.o.s. (Mercury, Silver) 9,
350875	0018001H	UN1325 Flammable solids, organic, n.o.s. (Naphthalene, Sulfur) 4.1, PG II, ERG-1
350876	0011801H	UN1954 Compressed gas, flammable, n.o.s. (Butane, Propane) 2.1, PG , ERG-115
337468	0077114H	SPENT PHOTO PROCESSING SOLUTIONS CONTAINING SILVER FROM PHOTO LAB PROCESSING
350870	0125004H	UN2811 Toxic solids, organic, n.o.s. (Warfarin, Nicotine) 6.1, PG II, ERG-154
350874	0015001H	UN1993 Flammable liquids, n.o.s. (Acetone, Alcohols) 3, PG II, ERG-128
360165	0008101H	NA3082 HAZARDOUS WASTE, LIQUID, N.O.S. (SILVER, AMMONIUM THIOSULFATE) 9 PGIII
369548	0017319H	Oxidizing liquid, n.o.s.; A new hazardous waste determination has been performed

MapID 4: HW - 1919 S Pleasant Valley Rd

Map ID #4	HW - State/Tribal Hazardous Waste	Source: TCEQ
Register #: 80513	EPA ID: TXD988038451	Banks ID: 80513
MOBIL OIL 00AIX		Rel. Loc.: 0.08 miles NE
1919 S Pleasant Valley Rd, Austin, TX 78741		Elevation: 479.08 feet (+479.08)
Status:	INACTIVE	
Location Description:	1919 S Pleasant Valley Rd, Austin, TX	
Additional State ID:	35271	
Permit Number:		
Facility Type:	Generator	
Facility Contact Name:	ROBIN A BUNN	
Facility Contact Phone:	703-8493330	
Company Name:	MOBIL OIL CORPORATION	

MapID 5: HW - 2512 E Riverside Dr

Map ID #5	HW - State/Tribal Hazardous Waste	Source: TCEQ
Register #: 77278	EPA ID: TXD988032173	Banks ID: 77278
EXXON TIGERMART RS 60103 2512 E Riverside Dr, Austin, TX 78741	Rel. Loc.: 0.09 miles N Elevation: 480.27 feet (+480.27)	
Status:	INACTIVE	
Location Description:	2512 E Riverside Dr, Austin, TX	
Additional State ID:	98370	
Permit Number:		
Facility Type:	Generator	
Facility Contact Name:	ALDA S POOL	
Facility Contact Phone:	713-6569075	
Company Name:	EXXON MOBIL CORPORATION	
Waste ID	Waste Code	Waste Description
00090509		Used absorbent (contains gasoline & oil)

End of HW Sites Section

MapID 4: RCRA - 1919 S PLEASANT VALLEY RD**RCRA - RCRA**

Map ID #4	RCRA - RCRA	Source: EPA
EPA Handler ID: TXD988038451	Handler Sequence Number: 3	Banks ID: TXD988038451
MOBIL OIL CORPORATION		Rel. Loc.: 0.08 miles NE
1919 S PLEASANT VALLEY RD, AUSTIN, TX 78741		Elevation: 479.08 feet (+479.08)
Status:	Inactive	
Owner Name:	MOBIL OIL CORPORATION	
Operator Name:	MOBIL OIL CORPORATION	
Mailing Address Street #:	3225	
Mailing Address Street:	GALLOWS RD	
Mailing Address Street:		
Mailing Address City:	FAIRFAX	
Mailing Address State:	VA	
Mailing Address Zip:	22037	
Contact Name:	ROBIN A BUNN	
Contact Address Street #:	3225	
Contact Address Street:	GALLOWS RD	
Contact Address Street:		
Contact Address City:	FAIRFAX	
Contact Address State:	VA	
Contact Address Zip:	22037	
Contact Phone:	703-849-3330	
Contact Email Address:		
Government Performance and Results Act (GPRA) Permit:	The facility does not exist on the Operating/Post-Closure Permit Baseline.	
Government Performance and Results Act (GPRA) Corrective Action:	No	
Permit Workload:		
Closure Workload:		
Post-Closure Workload:		
Subject to Corrective Action:	No	
Subject to Corrective Action 3004:	No	
Subject to Corrective Action Non-TSDF:	No	
Corrective Action Workload:	No	
Generator Status:	Not a Generator	
Nuclear Mixed Waste Handler:	No	
Onsite Burner Exemption:	No	
Furnace Exemption:	No	
Underground Injection Activity:	No	
NAIC Description 1:		
NAIC Description 2:		
NAIC Description 3:		
NAIC Description 4:		
Federal Generator Class:	Not a Generator, Verified	
State Generator Class:		
Environmental Controls in Place:	No	
Institutional Controls in Place:	No	
Groundwater Controls in Place:	No	
Significant Non-Compliance:	No	
Unaddressed Significant Non-Complier:	No	
Addressed Significant Non-Complier:	No	
Significant Non-Complier with Compliance Schedule:	No	
Hazardous Waste Description		
DESCRIPTION		
IGNITABLE WASTE		
LEAD		

MapID 5: RCRA - 2512 E RIVERSIDE DR

Map ID #5	RCRA - RCRA	Source: EPA
EPA Handler ID: TXD988032173	Handler Sequence Number: 4	Banks ID: TXD988032173
EXXON MOBIL CORPORATION		Rel. Loc.: 0.09 miles N
2512 E RIVERSIDE DR, AUSTIN, TX 78741		Elevation: 480.27 feet (+480.27)
Status:	Inactive	
Owner Name:	EXXON MOBIL CORPORATION	
Operator Name:	EXXON MOBIL CORPORATION	
Mailing Address Street #:		
Mailing Address Street:	PO BOX 4552	
Mailing Address Street:		
Mailing Address City:	HOUSTON	
Mailing Address State:	TX	
Mailing Address Zip:	77210	
Contact Name:	ALDA S POOL	
Contact Address Street #:		
Contact Address Street:	PO BOX 4552	
Contact Address Street:		
Contact Address City:	HOUSTON	
Contact Address State:	TX	
Contact Address Zip:	77210	
Contact Phone:	713-656-9075	
Contact Email Address:		
Government Performance and Results Act (GPRA) Permit:	The facility does not exist on the Operating/Post-Closure Permit Baseline.	
Government Performance and Results Act (GPRA) Corrective Action:	No	
Permit Workload:		
Closure Workload:		
Post-Closure Workload:		
Subject to Corrective Action:	No	
Subject to Corrective Action 3004:	No	
Subject to Corrective Action Non-TSDF:	No	
Corrective Action Workload:	No	
Generator Status:	Not a Generator	
Nuclear Mixed Waste Handler:	No	
Onsite Burner Exemption:	No	
Furnace Exemption:	No	
Underground Injection Activity:	No	
NAIC Description 1:		
NAIC Description 2:		
NAIC Description 3:		
NAIC Description 4:		
Federal Generator Class:	Not a Generator, Verified	
State Generator Class:		
Environmental Controls in Place:	No	
Institutional Controls in Place:	No	
Groundwater Controls in Place:	No	
Significant Non-Compliance:	No	
Unaddressed Significant Non-Complier:	No	
Addressed Significant Non-Complier:	No	
Significant Non-Complier with Compliance Schedule:	No	
Hazardous Waste Description		
BENZENE		
IGNITABLE WASTE		

End of RCRA Sites Section

MapID 6: DRYC - 1717 S PLEASANT VALLEY RD STE 220**DRYC - Dry Cleaners**

Map ID #6	DRYC - Dry Cleaners	Source: TCEQ
Registration #: RN104410824	Customer #: NA	Banks ID: RN104410824
AMERICAN CLEANERS		Rel. Loc.: 0.2 miles NE
1717 S PLEASANT VALLEY RD STE 220, AUSTIN, TX 78741		Elevation: 474.25 feet (+474.25)
Detail #1		
Status:	ACTIVE	
Site Type:	DROP STATION REGISTRATION	
State Contact Name:		
Facility Contact Phone:		
Owner:		
Owner Mailing Address:		
Owner Mailing City:		
Owner Mailing State:		
Owner Mailing Zip:		
Solvent:		
Rank:		
Score:		
Corrective Action Status:		
Detail #2		
Status:	INACTIVE	
Site Type:	DROP STATION REGISTRATION	
State Contact Name:		
Facility Contact Phone:		
Owner:		
Owner Mailing Address:		
Owner Mailing City:		
Owner Mailing State:		
Owner Mailing Zip:		
Solvent:		
Rank:		
Score:		
Corrective Action Status:		

End of DRYC Sites Section

Unmapped Sites Details: ERNS (394483)**ERNS - ERNS List**

ERNS - ERNS List	Source: EPA/National Response Center	
NRC Report #: 394483	Secondary ID: NA	Banks ID: 394483
CORNER OF PLEASANT VALLEY, AUSTIN, TX 78702		
Responsible Party:	CITY OF AUSTIN ELECT UTIL	
Incident Location:		
Incident Date/Time:	7/10/1997 8:00 AM	
Cause of Incident:	EQUIPMENT FAILURE	
Description of Incident:	POWER PLANT/LEAK IN SEAL OIL COOLER	
Incident Type:	FIXED	
Additional Information:	SUBSTANCE IS TURBINE OIL / RAINBOW SHEEN / 5-10K CFS FLOW IN LAKE	
Any Fatalities:	Unknown	
Number of Fatalities:		
Remedial Action Taken:	TWO SETS OF BOOM OUT / OIL SPILL TEAM IS PUTTING OUT MORE BOOM	
Medium Affected:	WATER	
Medium Description:	TOWN LAKE	
Railroad Involved:		
Pipeline Type Involved:	UNKNOWN	
Source:	UNAVAILABLE	
Materials Spilled	OTHER OIL - TURBINE OIL	

End of ERNS Sites Section

Unmapped Sites Details: SWLF (42004)**SWLF - State/Tribal Disposal or Landfill**

SWLF - State/Tribal Disposal or Landfill	Source: TCEQ
MSW ID: 42004	Regulated Entity#: RN101491231
Banks ID: 42004	
CITY OF AUSTIN COMPOSTING FACILITY	
AUSTIN, TX	
Detail #1	
Facility Type:	Resource Recovery/Composting Facility
Facility Status:	NOT CONSTRUCTED
Permit Status:	WITHDRAWN

End of SWLF Sites Section

Dataset Descriptions and Sources

Dataset	Source	Dataset Description	Update Schedule	Data Requested	Data Obtained	Data Updated	Source Updated
NPL -- National Priority List	EPA	NPL is the list of high priority hazardous waste sites in the United States eligible for long-term remedial action financed under the federal Superfund program and CERCLIS (SEMS database). Also known as Superfund sites, the EPA will only add sites to the NPL list based upon completion of the Hazard Ranking System (HRS) screening, public solicitation of comments about the proposed site, and after all comments have been addressed.	Quarterly	07/22/2016	08/03/2016	08/03/2016	03/07/2016
DNPL -- Delisted National Priority List	EPA	DNPL is a list of all sites that have been deleted from the EPA NPL list (SEMS database). These sites are taken off the NPL list usually due to no further response or remedial action being required on them. Notices to delete NPL sites are published in the Federal Register and become effective unless the EPA receives significant adverse or critical comments during the 30-day public comment period.	Quarterly	07/22/2016	08/03/2016	08/03/2016	03/07/2016
CER -- CERCLIS	EPA	CERCLIS sites come from the Comprehensive Environmental Response, Compensation, and Liability Act, a federal law designed to clean up abandoned hazardous waste sites (SEMS database). These sites are either proposed, listed or under review currently to be a part of the National Priority List.	Quarterly	07/22/2016	08/03/2016	08/03/2016	03/07/2016
CER NFRAP -- CERCLIS NFRAP	EPA	CERCLIS sites designated as No Further Remedial Action Planned or NFRAP have been removed from CERCLIS (SEMS database). NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the site being placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.	Quarterly	07/22/2016	08/03/2016	08/03/2016	03/07/2016
RCRA COR -- RCRA CORRACTS	EPA	These sites are registered hazardous waste generators or handlers that fall under the Resource Conservation and Recovery Act (RCRA) and subject to corrective action activity.	Quarterly	08/04/2016	08/04/2016	08/04/2016	07/12/2016
RCRA TSD -- RCRA non-CORRACTS TSD	EPA	This database lists all treatment, storage and disposal of hazardous material sites that fall under the Resource Conservation and Recovery Act (RCRA). All hazardous waste TSD facilities are required to notify EPA of their existence.	Quarterly	08/04/2016	08/04/2016	08/04/2016	07/12/2016
RCRA GEN -- RCRA Generators	EPA	The EPA regulates all Hazardous Waste Generators subject to the Resource Conservation and Recovery Act (RCRA). They are classified by the quantity of hazardous waste generated. A Small Quantity Generator (SQG) generates between 100kg and 1,000 kg of waste per month. A Large Quantity Generator (LQG) generates over 1,000 kg of waste per month. A Conditionally Exempt SQG (CEG) generates less than 100 kg of waste per month.	Quarterly	08/04/2016	08/04/2016	08/04/2016	07/12/2016
FED BWN -- Federal Brownfields	EPA	A listing of sites that assist the EPA in collecting, tracking, and updating information of sites in relation to the Small Business Liability Relief and Brownfields Revitalization Act. These sites are real property that is either abandoned or underutilized where redevelopment or expansion is complicated by real or perceived environmental contamination.	Quarterly	07/22/2016	07/22/2016	07/26/2016	07/07/2016
FED IC -- Federal Institutional Control	EPA	This is a listing of Brownfield Management System (BMS) sites that have had Institutional Controls (ICs) placed on them. ICs are administrative restrictions, such as legal controls, that help minimize the potential for human exposure to known contamination by ensuring appropriate land or resource use. ICs are meant to supplement Engineering Controls and will rarely be the sole remedy at a site. ICs are a type of Activity and Use Limitation (AUL).	Quarterly	07/22/2016	07/22/2016	07/26/2016	07/07/2016
FED EC -- Federal Engineering Control	EPA	This is a listing of Brownfield Management System (BMS) sites that have had Engineering Controls (ECs) placed on them. ECs are physical methods or modifications put into place on a site to reduce or eliminate the possibility of human exposure to known contamination. ECs are a type of Activity and Use Limitation (AUL).	Quarterly	07/22/2016	07/22/2016	07/26/2016	10/25/2013

Dataset Descriptions and Sources

Dataset	Source	Dataset Description	Update Schedule	Data Requested	Data Obtained	Data Updated	Source Updated
ERNS -- ERNS List	EPA/National Response Center	ERNS is a national database used to store information on unauthorized releases of oil and hazardous substances that have been reported to the National Response Center since 2001. The NRC is the sole federal point of contact for reporting oil and chemical spills. Prior to 2001 this information was maintained by the EPA.	Annually	01/04/2016	01/04/2016	01/09/2016	12/31/2015
ST NPL -- State/Tribal Equivalent NPL (TX)	TCEQ	This database contains sites determined by the TCEQ that may constitute an imminent and substantial endangerment to public health and safety or to the environment due to a release or threatened release of hazardous substances into the environment.	Quarterly	06/24/2016	06/27/2016	07/05/2016	06/27/2016
ST CER -- State/Tribal Equivalent CERCLIS (TX)	NA	This database is not currently available from this state. If this state does make this database available in the future, Banks Environmental Data will obtain it for reporting purposes.	N/A	N/A	N/A	N/A	N/A
SWLF -- State/Tribal Disposal or Landfill (TX)	TCEQ	The SWLF database contains records of municipal solid waste facilities that may accept various types of municipal solid waste for processing or disposal, depending on the type of facility. A Municipal Solid Waste facility may also accept certain special wastes and non-hazardous industrial solid wastes if approved by the TCEQ executive director.	Quarterly	07/25/2016	07/25/2016	07/25/2016	07/22/2016
SWLF -- State/Tribal Disposal or Landfill (TX)	TCEQ	This database is a listing of closed and abandoned municipal solid waste landfills. The sites included are either unauthorized (UNUM_) or permitted (PERMAPP_).	N/A	N/A	N/A	N/A	N/A
LPST -- State/Tribal Leaking Storage Tank (TX)	TCEQ	This database contains information on leaking storage tanks, equipment failures, compliance, and releases in the state.	Quarterly	06/03/2016	06/06/2016	06/17/2016	06/05/2016
LPST -- State/Tribal Leaking Storage Tank (TX)	EPA	The Tribal LUST database (maintained by EPA Region 6) provides information on leaking underground storage tank on tribal lands in Louisiana, Arkansas, Oklahoma, New Mexico and Tribal Nations.	Quarterly	06/22/2016	06/22/2016	06/24/2016	04/15/2016
PST -- State/Tribal Storage Tank (TX)	TCEQ	This database contains information on above and underground storage tanks, compliance, and releases in the state.	Quarterly	07/25/2016	07/25/2016	07/25/2016	07/07/2016
PST -- State/Tribal Storage Tank (TX)	EPA	The Tribal UST database (maintained by EPA Region 6) provides underground storage tank information on tribal lands in Louisiana, Arkansas, Oklahoma, New Mexico and Tribal Nations.	Quarterly	06/22/2016	06/22/2016	07/10/2016	04/16/2016
ST IC -- State/Tribal Institutional Control (TX)	TCEQ	This database includes Voluntary Cleanup Program (VCP) or Innocent Operator Program (IOP) sites that have been remediated and have had Institutional Controls (ICs) placed on them. ICs are administrative restrictions, such as legal controls, that help minimize the potential for human exposure to known contamination by ensuring appropriate land or resource use.	Quarterly	06/24/2016	06/27/2016	07/05/2016	06/27/2016
ST IC -- State/Tribal Institutional Control (TX)	RRC	The Railroad Commission of Texas Voluntary Cleanup Program provides an incentive to remediate Oil & Gas related pollution by participants as long as they did not cause or contribute to the contamination.	Quarterly	06/24/2016	06/24/2016	07/05/2016	06/24/2016
ST EC -- State/Tribal Engineering Control (TX)	TCEQ	This database includes Voluntary Cleanup Program (VCP) or Innocent Operator Program (IOP) sites that have been remediated and have had Engineering Controls (ECs) placed on them. ECs are physical methods or modifications put into place on a site to reduce or eliminate the possibility of human exposure to known contamination.	Quarterly	06/24/2016	06/27/2016	07/05/2016	06/27/2016

Dataset Descriptions and Sources

Dataset	Source	Dataset Description	Update Schedule	Data Requested	Data Obtained	Data Updated	Source Updated
VCP -- State/Tribal Voluntary Cleanup (TX)	TCEQ	This database contains sites from both the Voluntary Cleanup Program (VCP) and the Innocent Operator Program (IOP). The VCP records contain information on contaminated sites that private parties have cleaned up through assistance from the State in the form of administrative, technical, and legal incentives. The IOP records are sites that have received certificates from the State acknowledging that 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.	Quarterly	06/24/2016	06/27/2016	07/05/2016	06/27/2016
VCP -- State/Tribal Voluntary Cleanup (TX)	RRC	The Railroad Commission of Texas Voluntary Cleanup Program provides an incentive to remediate Oil & Gas related pollution by participants as long as they did not cause or contribute to the contamination.	Quarterly	07/19/2016	06/24/2016	07/05/2016	06/24/2016
ST BWN -- State/Tribal Brownfield (TX)	TCEQ	Brownfield sites are former industrial properties that lie dormant or underutilized due to liability associated with real or perceived contamination. In Texas, the TCEQ, in close partnership with the EPA and other federal, state, and local redevelopment agencies, and stakeholders, is facilitating cleanup, transferability, and revitalization of Brownfield's through the development of regulatory, tax, and technical assistance tools.	Quarterly	07/19/2016	07/19/2016	07/26/2016	07/19/2016
ST BWN -- State/Tribal Brownfield (TX)	RRC	The Railroad Commission of Texas' Voluntary Cleanup Program (RRC-VCP) provides an incentive to remediate Oil & Gas related pollution by participants as long as they did not cause or contribute to the contamination. Applicants to the program receive a release of liability to the state in exchange for a successful cleanup.	Quarterly	07/19/2016	06/24/2016	07/26/2016	06/24/2016
HW -- State/Tribal Hazardous Waste (TX)	TCEQ	This database contains information on facilities which store, process, or dispose of hazardous waste as maintained by the Industrial and Hazardous Waste Permits section of the TCEQ.	Quarterly	06/03/2016	06/17/2016	06/17/2016	06/06/2016
RCRA -- RCRA	EPA	This database lists all sites that fall under the Resource Conservation and Recovery Act (RCRA) and are not classifiable as treatment, storage, disposers of hazardous material, hazardous waste generator or subject to corrective action activity.	Quarterly	08/04/2016	08/04/2016	08/04/2016	07/12/2016
DRYC -- Dry Cleaners (TX)	TCEQ	Dry Cleaner data houses both the DCRP Program information and PERC information released by the TCEQ. The DCRP database contains records funded for state-lead clean up of dry cleaner related contaminated sites. The DCRP administers the Dry Cleaning Facility Release Fund to assist with remediation of contamination caused by dry cleaning solvents. There are two listings from this program: LIST#1 - A historic listing of any facility that registered with the DCRP indicating whether or not the facility has used Perchloroethylene (PERC) in the past. LIST#2 - A Prioritization list of dry cleaner sites Facilities on this list will be investigated in order to determine the existence and/or extent of possible contamination. Facilities which are not current on their DCRP payments get dropped from the program. Banks Environmental Data DOES NOT REMOVE these listings from our database so that we may present a more complete historical listing of facilities that may or may not have used PERC in the past.	Quarterly	07/11/2016	07/14/2016	07/26/2016	07/14/2016
MS -- State/Tribal Municipal Settings Designation (TX)	TCEQ	TCEQ defines a Municipal Settings Designation (MSD) as an official state designation given to a 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.	Quarterly	07/08/2016	07/08/2016	07/10/2016	06/01/2016

Disclaimer

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Prepared for:

PE NATIONAL, PLLC
9601 White Rock Trail, STE 109-S
Dallas, TX 75238



Historical Fire Insurance Map Research

Country Club Creek Apartments
4501 E. Riverside Drive
Austin, TX 78741
PO #: 16.2444.01
ES-121052
Monday, August 8, 2016

HISTORICAL FIRE INSURANCE MAP RESEARCH	
ES-121052	August 8, 2016



RESEARCH PROTOCOL

Banks Environmental Data, Inc. (Banks) has completed your research request to ascertain the likelihood of Fire Insurance Map coverage for the above site. This document reports that Digital Fire Insurance Maps at the Library of Congress have been reviewed based on client-supplied information. The Library of Congress' collection includes all maps submitted to the Library through copyright deposit and a set of maps transferred to the Library from the Bureau of the Census. Maps from the Bureau of the Census include corrections issued by the Sanborn Company that were pasted over the original map sheet. Maps acquired through copyright deposit remain in their original form.

No Fire Insurance Maps depicting the target property were identified.

HISTORICAL FIRE INSURANCE MAP RESEARCH	
ES-121052	August 8, 2016



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APPENDIX 4

SUPPORTING DOCUMENTS

Travis CAD**Property Search Results > 287440 POST RIVERSIDE COUNTRY CLUB LLC for Year 2016****Property****Account**

Property ID: 287440 Legal Description: LOT 1 BLK A CHEVY CHASE SOUTH PHS 6 RESUB OF LOT 1
 Geographic ID: 0307010201 Agent Code: ID:2028
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 4501 E RIVERSIDE DR
 TX 78741 Mapsco: 615Y
 Neighborhood: 08TC Map ID: 030701
 Neighborhood CD: 08TC

Owner

Name: POST RIVERSIDE COUNTRY CLUB LLC Owner ID: 1519160
 Mailing Address: 8149 SANTA MONICA BLVD #298 % Ownership: 100.0000000000%
 LOS ANGELES, CA 90046

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0
(+) Improvement Non-Homesite Value:	+	\$4,228,196
(+) Land Homesite Value:	+	\$0
(+) Land Non-Homesite Value:	+	\$4,458,804
(+) Agricultural Market Valuation:	+	\$0
(+) Timber Market Valuation:	+	\$0
<hr/>		
(=) Market Value:	=	\$8,687,000
(-) Ag or Timber Use Value Reduction:	-	\$0
<hr/>		
(=) Appraised Value:	=	\$8,687,000
(-) HS Cap:	-	\$0
<hr/>		
(=) Assessed Value:	=	\$8,687,000

Taxing Jurisdiction

Owner: POST RIVERSIDE COUNTRY CLUB LLC

% Ownership: 100.0000000000%

Total Value: \$8,687,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
02	CITY OF AUSTIN	0.458900	\$8,687,000	\$8,687,000	\$39,864.64	
03	TRAVIS COUNTY	0.416900	\$8,687,000	\$8,687,000	\$36,216.10	
06	DEL VALLE ISD	1.530000	\$8,687,000	\$8,687,000	\$132,911.10	
0A	TRAVIS CENTRAL APP DIST	0.000000	\$8,687,000	\$8,687,000	\$0.00	
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.117781	\$8,687,000	\$8,687,000	\$10,231.64	
68	AUSTIN COMM COLL DIST	0.100500	\$8,687,000	\$8,687,000	\$8,730.44	
Total Tax Rate:		2.624081				
Taxes w/Current Exemptions:						\$227,953.92
Taxes w/o Exemptions:						\$227,953.92

Improvement / Building

Improvement #1: APARTMENT 100+	State Code:	B1 Living Area: 204804.0 sqft	Value: \$4,228,196
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WP - 5		1997	3268.0
2ND	2nd Floor	WP - 5		1997	82110.0
3RD	3rd Floor	WP - 5		1997	36536.0

Travis CAD - Property Details

1ST	1st Floor	WP - 5	1997	82890.0
011	PORCH OPEN 1ST F	* - 5	1997	19909.0
012	PORCH OPEN 2ND F	* - 5	1997	18510.0
013	PORCH OPEN 3RD F	* - 5	1997	9620.0
051	CARPORT DET 1ST	* - 5	1997	1068.0
132	PLBG 5-FIXT AVG	AVG - *	1997	1.0
152	COMMODE AVG	AVG - *	1997	1.0
162	LAVATORY AVG	AVG - *	1997	1.0
172	SHOWER STALL AVG	AVG - *	1997	1.0
182	SINK AVG	AVG - *	1997	1.0
192	WATER HTR AVG	AVG - *	1997	1.0
212	URINAL AVG	AVG - *	1997	1.0
222	FOUNTAIN WTR AVG	AVG - *	1997	1.0
482	LIGHT POLES	* - *	1997	18.0
551	PAVED AREA	AS - *	1997	105413.0
581	STORAGE ATT	WP - 5	1997	8912.0
601	POOL COMM'L	CA - *	1997	1169.0
601	POOL COMM'L	CA - *	1997	315.0
611	TERRACE	CA - *	1997	3316.0
611	TERRACE	CA - *	1997	542.0

Improvement #2:	SPECIAL (NODEPR)	State Code:	B1	Living Area:	sqft	Value:	\$0
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MISC	Miscellaneous	* - *		1996	1.0
SO	Sketch Only	SO - *			3268.0
SO	Sketch Only	SO - *			225.0
SO	Sketch Only	SO - *			216.0
SO	Sketch Only	SO - *			40.0
SO	Sketch Only	SO - *			96.0
SO	Sketch Only	SO - *			252.0
SO	Sketch Only	SO - *			100.0
SO	Sketch Only	SO - *			688.0
SO	Sketch Only	SO - *			542.0

Improvement #3:	SPECIAL (NODEPR)	State Code:	B1	Living Area:	sqft	Value:	\$0
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MISC	Miscellaneous	* - *		1996	1.0
SO	Sketch Only	SO - *			7496.0
SO	Sketch Only	SO - *			7496.0
SO	Sketch Only	SO - *			7496.0
SO	Sketch Only	SO - *			646.0
SO	Sketch Only	SO - *			646.0
SO	Sketch Only	SO - *			646.0
SO	Sketch Only	SO - *			646.0
SO	Sketch Only	SO - *			646.0
SO	Sketch Only	SO - *			646.0
SO	Sketch Only	SO - *			646.0
SO	Sketch Only	SO - *			79.0
SO	Sketch Only	SO - *			79.0
SO	Sketch Only	SO - *			79.0
SO	Sketch Only	SO - *			79.0
SO	Sketch Only	SO - *			79.0
SO	Sketch Only	SO - *			79.0
SO	Sketch Only	SO - *			79.0
SO	Sketch Only	SO - *			79.0
SO	Sketch Only	SO - *			79.0
SO	Sketch Only	SO - *			79.0
SO	Sketch Only	SO - *			79.0
SO	Sketch Only	SO - *			79.0
SO	Sketch Only	SO - *			79.0
SO	Sketch Only	SO - *			79.0
SO	Sketch Only	SO - *			79.0
SO	Sketch Only	SO - *			79.0
SO	Sketch Only	SO - *			79.0
SO	Sketch Only	SO - *			79.0
SO	Sketch Only	SO - *			79.0
SO	Sketch Only	SO - *			79.0
SO	Sketch Only	SO - *			79.0
SO	Sketch Only	SO - *			79.0
SO	Sketch Only	SO - *			79.0
SO	Sketch Only	SO - *			79.0
SO	Sketch Only	SO - *			79.0

SO	Sketch Only	SO - *		79.0
SO	Sketch Only	SO - *		79.0
SO	Sketch Only	SO - *		79.0
SO	Sketch Only	SO - *		79.0
SO	Sketch Only	SO - *		79.0
SO	Sketch Only	SO - *		79.0
SO	Sketch Only	SO - *		79.0
SO	Sketch Only	SO - *		79.0
SO	Sketch Only	SO - *		216.0
SO	Sketch Only	SO - *		216.0
SO	Sketch Only	SO - *		216.0
SO	Sketch Only	SO - *		7496.0

Improvement #4:	SPECIAL (NODEPR)	State Code:	B1	Living Area:	sqft	Value:	\$0
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MISC	Miscellaneous	* - *		1996	1.0
SO	Sketch Only	SO - *			6000.0
SO	Sketch Only	SO - *			6000.0
SO	Sketch Only	SO - *			672.0
SO	Sketch Only	SO - *			672.0
SO	Sketch Only	SO - *			72.0
SO	Sketch Only	SO - *			72.0
SO	Sketch Only	SO - *			72.0
SO	Sketch Only	SO - *			72.0
SO	Sketch Only	SO - *			72.0
SO	Sketch Only	SO - *			72.0
SO	Sketch Only	SO - *			72.0
SO	Sketch Only	SO - *			72.0
SO	Sketch Only	SO - *			72.0
SO	Sketch Only	SO - *			72.0
SO	Sketch Only	SO - *			72.0
SO	Sketch Only	SO - *			88.0
SO	Sketch Only	SO - *			88.0
SO	Sketch Only	SO - *			16.0
SO	Sketch Only	SO - *			16.0
SO	Sketch Only	SO - *			144.0
SO	Sketch Only	SO - *			144.0
SO	Sketch Only	SO - *			72.0
SO	Sketch Only	SO - *			72.0

Improvement #5:	SPECIAL (NODEPR)	State Code:	B1	Living Area:	sqft	Value:	\$0
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MISC	Miscellaneous	* - *		1996	1.0
SO	Sketch Only	SO - *			3000.0
SO	Sketch Only	SO - *			2740.0
SO	Sketch Only	SO - *			72.0
SO	Sketch Only	SO - *			117.0
SO	Sketch Only	SO - *			72.0
SO	Sketch Only	SO - *			117.0
SO	Sketch Only	SO - *			117.0
SO	Sketch Only	SO - *			117.0
SO	Sketch Only	SO - *			56.0
SO	Sketch Only	SO - *			56.0
SO	Sketch Only	SO - *			56.0
SO	Sketch Only	SO - *			56.0
SO	Sketch Only	SO - *			117.0
SO	Sketch Only	SO - *			117.0
SO	Sketch Only	SO - *			117.0
SO	Sketch Only	SO - *			117.0

Improvement #6:	SPECIAL (NODEPR)	State Code:	B1	Living Area:	sqft	Value:	\$0
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MISC	Miscellaneous	* - *		1996	1.0

Travis CAD - Property Details

SO	Sketch Only	SO - *		6410.0
SO	Sketch Only	SO - *		6410.0
SO	Sketch Only	SO - *		71.0
SO	Sketch Only	SO - *		20.0
SO	Sketch Only	SO - *		71.0
SO	Sketch Only	SO - *		20.0
SO	Sketch Only	SO - *		79.0
SO	Sketch Only	SO - *		79.0
SO	Sketch Only	SO - *		79.0
SO	Sketch Only	SO - *		79.0
SO	Sketch Only	SO - *		79.0
SO	Sketch Only	SO - *		79.0
SO	Sketch Only	SO - *		79.0
SO	Sketch Only	SO - *		79.0
SO	Sketch Only	SO - *		79.0
SO	Sketch Only	SO - *		224.0
SO	Sketch Only	SO - *		156.0
SO	Sketch Only	SO - *		224.0
SO	Sketch Only	SO - *		156.0
SO	Sketch Only	SO - *		79.0
SO	Sketch Only	SO - *		79.0
SO	Sketch Only	SO - *		79.0
SO	Sketch Only	SO - *		79.0
SO	Sketch Only	SO - *		79.0
SO	Sketch Only	SO - *		79.0
SO	Sketch Only	SO - *		224.0
SO	Sketch Only	SO - *		156.0
SO	Sketch Only	SO - *		224.0
SO	Sketch Only	SO - *		156.0
SO	Sketch Only	SO - *		79.0
SO	Sketch Only	SO - *		79.0
SO	Sketch Only	SO - *		79.0
SO	Sketch Only	SO - *		79.0
SO	Sketch Only	SO - *		72.0
SO	Sketch Only	SO - *		72.0
SO	Sketch Only	SO - *		144.0
SO	Sketch Only	SO - *		144.0
SO	Sketch Only	SO - *		144.0
SO	Sketch Only	SO - *		144.0

Improvement #7:	SPECIAL (NODEPR)	State Code:	B1	Living Area:	sqft	Value:	\$0
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MISC	Miscellaneous	* - *		1996	1.0
SO	Sketch Only	SO - *			3316.0
SO	Sketch Only	SO - *			1169.0
SO	Sketch Only	SO - *			315.0

Improvement #8:	SPECIAL (NODEPR)	State Code:	B1	Living Area:	sqft	Value:	\$0
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MISC	Miscellaneous	*		0	1.0
SO	Sketch Only	SO		1982	3000.0
SO	Sketch Only	SO		1982	7696.0
SO	Sketch Only	SO		1982	7696.0
SO	Sketch Only	SO		1982	6100.0
SO	Sketch Only	SO		1982	7696.0
SO	Sketch Only	SO		1982	6100.0
SO	Sketch Only	SO		1982	6100.0
SO	Sketch Only	SO		1982	3000.0
SO	Sketch Only	SO		1982	6100.0
SO	Sketch Only	SO		1982	6410.0
SO	Sketch Only	SO		1982	7696.0
SO	Sketch Only	SO		1982	3000.0

SO	Sketch Only	SO	1982	7696.0
SO	Sketch Only	SO	1982	6100.0
SO	Sketch Only	SO	1982	6100.0
SO	Sketch Only	SO	1982	7696.0
SO	Sketch Only	SO	1982	6100.0
SO	Sketch Only	SO	1982	3268.0
SO	Sketch Only	SO	1982	3317.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	17.0600	743134.00	0.00	0.00	\$4,458,804	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2016	\$4,228,196	\$4,458,804	0	8,687,000	\$0	\$8,687,000
2015	\$4,698,457	\$2,972,536	0	7,670,993	\$0	\$7,670,993
2014	\$5,157,209	\$2,786,753	0	7,943,962	\$0	\$7,943,962
2013	\$5,926,129	\$1,411,955	0	7,338,084	\$0	\$7,338,084
2012	\$5,926,129	\$1,411,955	0	7,338,084	\$0	\$7,338,084
2011	\$6,037,498	\$1,411,955	0	7,449,453	\$0	\$7,449,453

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/18/2011	SW	SPECIAL WARRANTY DEED	COUNTRY CLUB CREEK LIMITED PARTNERSHIP	POST RIVERSIDE COUNTRY CLUB LLC			2011171251TR
2	12/9/1994	CD	CORRECTION DEED	COUNTRY CLUB LIMITED PARTNERSH	COUNTRY CLUB CREEK LIMITED PARTNERSHIP	12341	01490	
3	12/9/1994	WD	WARRANTY DEED	CHEVY CHASE SOUTH LTD	COUNTRY CLUB LIMITED PARTNERSH	12330	01059	

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ORDINANCE NO. 20130509-043

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO CHANGE THE BASE ZONING DISTRICTS FROM THE CURRENT DESIGNATIONS TO EAST RIVERSIDE CORRIDOR (ERC) DISTRICT, ON APPROXIMATELY 365 ACRES OF LAND GENERALLY KNOWN AS THE PLEASANT VALLEY NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON 14 TRACTS OF LAND.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change each base zoning district within the property described in Zoning Case No. C14-2012-0111b, on file at the Planning and Development Review Department, being approximately 365 acres of land (the "Property") within the area generally known as the East Riverside Corridor (ERC) district, locally known as the area located along or in proximity to East Riverside Drive between Pleasant Valley Road on the west and Grove Boulevard on the east, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A" (*the Zoning Map*) from the current base district designation to East Riverside Corridor (ERC) district.

PART 2. The base zoning districts for the 14 tracts of land are changed from rural residence (RR) district, rural residence-neighborhood plan (RR-NP) combining district, single family residence-large lot-neighborhood plan (SF-1-NP) combining district, single family residence-standard lot-neighborhood plan (SF-2-NP) combining district, family residence-neighborhood plan (SF-3-NP) combining district, multi-family residence-low density (MF-2) district, multi-family residence-low density-conditional overlay (MF-2-CO) combining district, multi-family residence-low density-neighborhood plan (MF-2-NP) combining district, multi-family residence-medium density-conditional overlay (MF-3-CO) combining district, multi-family residence-medium density-neighborhood plan (MF-3-NP) combining district, multi-family residence-moderate-high density (MF-4) district, limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district, general office-mixed-use-conditional overlay-neighborhood plan (GO-MU-CO-NP) combining district, neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district, neighborhood commercial-neighborhood plan (LR-NP) combining district, neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district, community commercial (GR) district, community commercial-conditional overlay (GR-CO) combining district, community commercial-mixed use-conditional overlay (GR-MU-CO) combining district, community commercial-neighborhood plan (GR-NP) combining district, community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district,

warehouse/limited office-conditional overlay-neighborhood plan (W/LO-CO-NP) combining district, general commercial services (CS) district, general commercial services-conditional overlay (CS-CO) combining district, general commercial services-mixed-use-neighborhood plan (CS-MU-NP) combining district, commercial-liquor sales (CS-1) district, commercial-liquor sales-neighborhood plan (CS-1-NP) combining district, industrial park-neighborhood plan (IP-NP) combining district, and limited industrial service-neighborhood plan (LI-NP) combining district to East Riverside Corridor (ERC) district, as more particularly described and identified in the chart below:

Tract #	PROP ID	Property Address	Current Zoning	Proposed Zoning	Neighborhood Planning Area
4	785944	4400 ELMONT DR	GR-CO	ERC	EROC
4	785945	1401 S PLEASANT VALLEY RD	GR-CO	ERC	EROC
4	285047	1109 S PLEASANT VALLEY RD	MF-2-CO; RR	ERC	EROC
4	483166	1225 S PLEASANT VALLEY RD	MF-2-CO; RR	ERC	EROC
4	287925	1401 WICKERSHAM LN	MF-3-NP; RR-NP	ERC	EROC
4	287926	LOT 1 BLK C PARKE GREEN SUBD	MF-3-CO; MF-3-NP; RR-NP; GR; GR-NP; CS-1; CS-1-NP	ERC	EROC
4	507739	7014SQ FT LOT 1 PLEASANT VALLEY SPORTSPLEX	RR	ERC	EROC
6	287990	1600 WICKERSHAM LN	MF-3-CO	ERC	EROC
7	287441	1810 WICKERSHAM LN	CS-1-NP; GR-NP	ERC	EROC
7	287993	1717 S PLEASANT VALLEY RD	CS-1; GR	ERC	EROC
7	287442	1919 S PLEASANT VALLEY RD	GR	ERC	EROC
7	287443	1819 S PLEASANT VALLEY RD	GR	ERC	EROC
7	287445	1912 WICKERSHAM LN	GR-NP	ERC	EROC
8	287932	4711 E RIVERSIDE DR	GO-MU-CO-NP	ERC	EROC

8	287934	LOT 1 BLK A CHEVY CHASE SOUTH PHS 4 SEC A	GR-MU-NP	ERC	EROC
8	287922	4700 E RIVERSIDE DR	RR-NP; MF-3-NP	ERC	EROC
9	701585	1901 CROSSING PL	LR-MU-CO	ERC	EROC
9	287939	1705 113 CROSSING PL	MF-2	ERC	EROC
9	380088	1500 FARO DR	MF-2-NP	ERC	EROC
9	287920	1400 CROSSING PL	MF-3-NP	ERC	EROC
10	286722	5602 PENICK DR	SF-3-NP	ERC	EROC
10	759245	5600 E RIVERSIDE DR	SF-3-NP; SF-1-NP	ERC	EROC
11	759250	5700 E RIVERSIDE DR	LR-MU-CO-NP	ERC	EROC
11	287995	ABS 24 DELVALLE S ACR .581	LR-MU-CO-NP; LR-NP	ERC	EROC
11	483168	ABS 24 DELVALLE S ACR 2.413	LR-MU-CO-NP; SF-1-NP; LR-NP	ERC	EROC
23	445742	4405 E RIVERSIDE DR	GR-CO	ERC	EROC
25	286715	2201 S PLEASANT VALLEY RD	CS-CO	ERC	EROC
26	287933	2207 WICKERSHAM LN	GR; MF-2	ERC	EROC
26	551508	4825 E RIVERSIDE DR	LO-MU-CO-NP	ERC	EROC
26	287438	2310 WICKERSHAM LN	MF-2	ERC	EROC
26	551506	4821 E RIVERSIDE DR	MF-2	ERC	EROC
26	287935	2239 CROMWELL CIR	MF-2-NP	ERC	EROC
26	445755	4600 SHERINGHAM DR	MF-2-NP	ERC	EROC
26	445757	4400 SHERINGHAM DR	MF-2-NP	ERC	EROC
26	551507	4823 E RIVERSIDE DR	MF-2-NP	ERC	EROC
26	551509	2004 KIRKSEY DR	MF-2-NP	ERC	EROC
26	551510	2006 KIRKSEY DR	MF-2-NP	ERC	EROC
26	551511	2008 KIRKSEY DR	MF-2-NP	ERC	EROC
26	551512	2010 KIRKSEY DR	MF-2-NP	ERC	EROC
26	551514	2100 KIRKSEY DR	MF-2-NP	ERC	EROC
26	551516	2102 KIRKSEY DR	MF-2-NP	ERC	EROC
26	551517	2104 KIRKSEY DR	MF-2-NP	ERC	EROC
26	551518	2106 KIRKSEY DR	MF-2-NP	ERC	EROC
26	287440	4501 E RIVERSIDE DR	MF-2-NP; RR-NP	ERC	EROC

26	551574	5007 E RIVERSIDE DR	SF-2-NP; SF-3-NP	ERC	EROC
26	551575	5021 E RIVERSIDE DR	SF-2-NP; SF-3-NP	ERC	EROC
26	551576	5107 E RIVERSIDE DR	SF-3-NP	ERC	EROC
26	729666	2011 KIRKSEY DR	SF-3-NP	ERC	EROC
27	289266	5201 E RIVERSIDE DR	GO-MU-CO-NP; SF-2-NP	ERC	EROC
29	507766	5401 E RIVERSIDE DR	LO-MU-CO-NP	ERC	EROC
30	289265	5601 E RIVERSIDE DR	IP-NP	ERC	EROC
30	292085	2400 GROVE BLVD	LI-NP	ERC	EROC
30	445977	2410 GROVE BLVD	LI-NP	ERC	EROC
30	445978	LOT 2-A BLK A LESS 12.3433AC MARSHALL HILLS SEC 1-C RESUB OF LOT 1	LI-NP	ERC	EROC
31	380242	5707 E RIVERSIDE DR	LI-NP	ERC	EROC
31	507767	5701 E RIVERSIDE DR	LO-MU-CO-NP	ERC	EROC

The Property is subject to the regulating plan adopted under Section 25-2-149 (*East Riverside Corridor (ERC) district*) of the City Code.

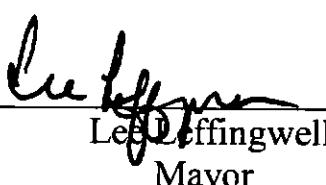
PART 3. This ordinance takes effect on May 20, 2013.

PASSED AND APPROVED

May 9

§
§

, 2013 §

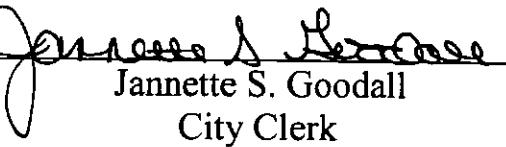


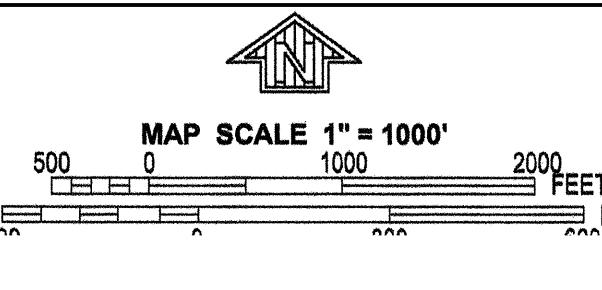
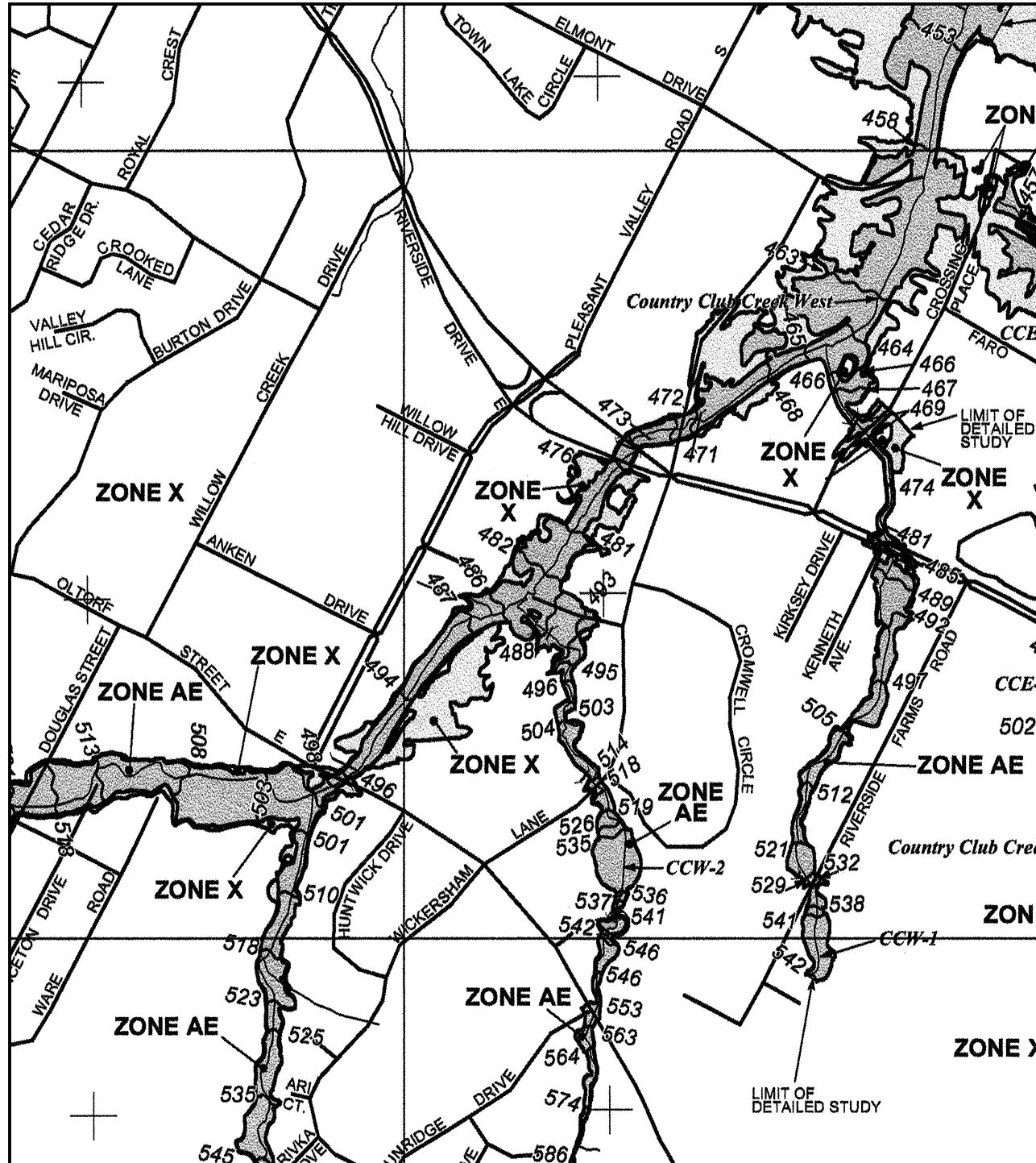
Lee Jeffingwell
Mayor

APPROVED:


Karen M. Kennard
City Attorney

ATTEST:


Jannette S. Goodall
City Clerk



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

**TRAVIS COUNTY,
TEXAS
AND INCORPORATED AREAS**

PANEL 605 OF 730
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:	NUMBER	PANEL	SUFFIX
COMMUNITY	481026	0605	H
AUSTIN, CITY OF	480624	0605	H

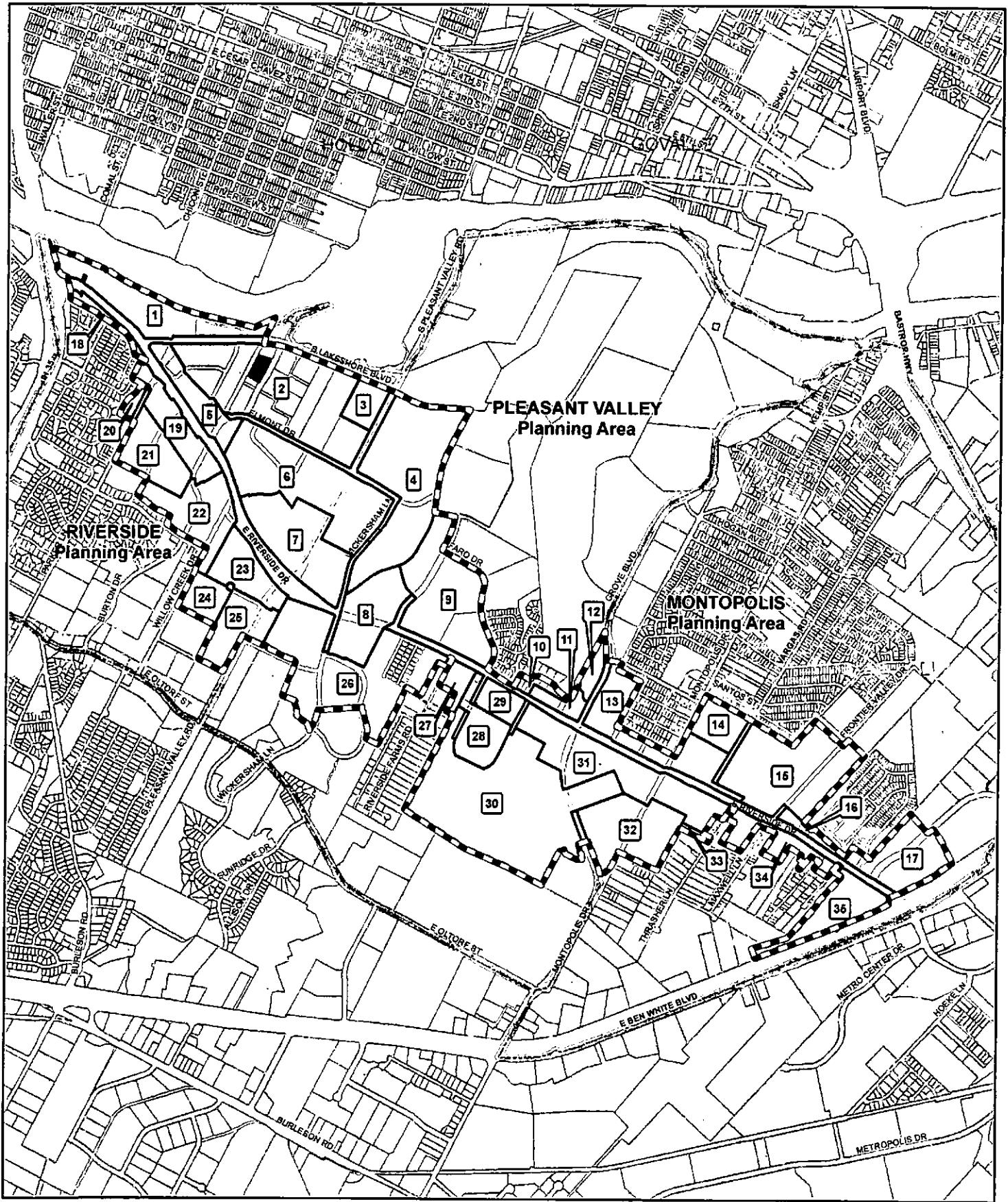
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
48453C0605H

MAP REVISED
SEPTEMBER 26, 2008

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msfc.fema.gov



East Riverside Corridor Zoning Map (with Tract Numbers)

Exhibit A



PLANNING AND
DEVELOPMENT REVIEW
DEPARTMENT

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. It has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

- Neighborhood Planning Areas
- East Riverside Corridor Boundary
- ERC Tract Boundary
- Parcel boundary
- Parcels/areas to be rezoned

0 0.125 0.25 0.5 Miles

ERC_Trac Zones_Ir_20121105 3/19/2013

APPENDIX 5

RESUMES OF ENVIRONMENTAL PROFESSIONALS

RESUME

GORDON L. DUNCAN, P.E.

Licensed Professional Engineer with more than 30 years of consulting engineering experience

POSITION	President and Chief Engineer PE National, PLLC (a Texas Corporation)
WORK EXPERIENCE	PE NATIONAL, PLLC (formerly PARTNERS ENGINEERING, INC.) 1997-Present Currently the President and Chief Engineer for the Corporation. Provides and oversees all engineering and environmental consulting services, which are provided for mortgage servicers, REITS, pension fund advisors, banks, appraisers, attorneys, and property owners. His real estate due diligence experience is extensive, having personally conducted more than eight-hundred Physical Condition Assessments and Phase I Environmental Site Assessments throughout the U.S. Project types include multi-family communities and senior-living residential centers, multi-story office buildings, shopping malls and strip centers, office/warehouse facilities, gasoline stations, and industrial properties. Gordon has extensive experience with the reporting requirements of HUD, Fannie Mae, and Freddie Mac as well as the specialized requirements of our individual clients.
	ESP National Corp. 1991-1997 President and Chief Engineer for the Corporation. Performed as the managing engineer for environmental site assessments and soil and groundwater investigations for the manufacturing and petrochemical industries throughout the U.S. Gordon managed a staff of engineers, geologists, and technicians to ensure Client service and product quality. He specialized in the environmental assessment of vacant and residential properties, gasoline stations, chemical plants, industrial hazardous waste disposal sites, and manufacturing facilities, and has extensive experience with hazardous waste remediation technologies including vacuum extraction, incineration, biodegradation, and other physical and chemical processes. While at ESP, Gordon Duncan became certified as a Corrective Action Project Manager in Texas. Maintained relationships with federal, state, and municipal environmental agencies.
	Fugro-McClelland (Southwest), Inc., Dallas, Texas 1988-1991 Position of Branch Manager and Director of Environmental Services. Managed up to fifteen professional, technical, and clerical personnel involved with geophysical and geotechnical site investigations, property due diligence investigations including physical condition and environmental evaluation, consulting and engineering, foundation design and inspection, and construction materials testing and inspection. Maintained relationships with federal, state, and municipal environmental agencies.

ATEC Associates, Inc., Dallas, Texas**1986-1988**

Position of Director of Environmental Inspection Services. Managed a staff of five professional individuals including engineers, geologists and chemists. Directed the installation of groundwater monitoring wells and treatment systems, installed and managed a small chemical testing laboratory, and maintained federal, state, and municipal environmental agency relationships.

Diamond Shamrock Corporation, Dallas, Texas**1984-1986**

Senior engineer for the Corporate Engineering and H&S Departments. Duties included the environmental management of the Corporations petrochemical processing and marketing (gasoline stations) operations, responses to spills and releases at gasoline stations and chemical plants. Managed the construction of convenience stores, fuel sales facilities, bulk tank facilities, and plant expansions. Conducted internal physical and environmental audits of existing research, design, and manufacturing facilities.

E&E, Inc., Dallas, Texas**1980-1984**

Senior engineer and contracts manager with the field environmental investigation team. Duties included formulating investigation procedures for the regulated facilities. Supervised junior staff of engineers and architects.

EDUCATION

B.S., Civil / Environmental Engineering
University of Florida, 1979

M.E., Civil Engineering
University of Texas at Arlington, 1991

LICENSES AND CERTIFICATIONS

Licensed Professional Engineer (TX)
Certified Property Inspector
Environmental Corrective Action Project Manager
Certified Environmental Manager

AFFILIATIONS

National Society of Professional Engineers
American Society of Civil Engineers
Architectural Engineering Institute
Environmental Assessment Association