



HOUSING DEVELOPMENT ASSISTANCE (RHDA/OHDA)

Application for Housing Development Financing

PLEASE NOTE: AHFC Reserves the right to fund projects at a lower amount than requested, and the right to deny applications that do not coincide with the [Austin Strategic Housing Blueprint](#) and policy direction from the Austin City Council.

Applicant Information

(If the developer involves multiple entities, is a partnership or joint venture, please provide the requisite information for each and identify the entity that will serve as the "lead" organization.)

Developer Name

Guadalupe Neighborhood Development Corporation

Owner Name

Guadalupe Neighborhood Development Corporation

Street Address

813 E. 8th St, Austin TX 78702

City

Austin

State

TX

Zip

78702

Contact Name

Mark C. Rogers

Contact Telephone

5124796275

Contact Email

Federal Tax ID Number

74-2247265

D-U-N-S Number (visit www.dnb.com for free DUNS#.)

15287795

The applicant/developer certifies that the data included in this application and the exhibits attached hereto are true and correct. *Unsigned/undated submissions will not be considered.*

Legal Name of Developer/Entity

Guadalupe Neighborhood Development Corporation

Title of Authorized Officer

Executive Director


Signature of Authorized Officer


Date

INSTRUCTIONS: Applications will be reviewed on a quarterly basis. All applications submitted in the review period that achieve the minimum threshold score will be reviewed by an internal panel of NHCD staff. All awards will be made by the AHFC Board of Directors. To be considered for an award, please complete this application electronically, print, sign, and deliver to:

Department of Neighborhood
Housing and Community
1000 East 11th Street
Austin, Texas 78702
Attn: James May
Community Development Manager

City of Austin

JAN 31 2019

NHCD / AHFC

Project Summary Form

1) Project Name FJZ Street Phase IV	2) Project Type 100% Affordable	3) New Construction or Rehabilitation? New Construction
4) Location Description (Acreage, side of street, distance from intersection) 3104, 3105, 3108, 3109, 3112, 3113, 3116, 3117, 3120, 3121 Father		5) Mobility Bond Corridor Airport Blvd
6) Census Tract 8.01	7) Council District District 3	8) Elementary School OAK SPRINGS EL
9) Affordability Period 99 Years		
10) Type of Structure Single Family	11) Occupied? No	12) How will funds be used? Construction Only

13) Summary of Rental Units by MFI Level

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four (+) Bedroom	Total
Less than 20% MFI						0
Less than 30% MFI						0
Less than 40% MFI						0
Less than 50% MFI						0
Less than 60% MFI						0
Less than 80% MFI						0
Less than 120% MFI						0
No Restrictions						0
Total Units	0	0	0	0	0	0

14) Summary of Units for Sale at MFI Level

Income Level	Efficiency	One	Two	Three	Four (+)	Total
Less than 60% MFI			2	1		3
Less than 80% MFI			1	3	3	7
Less than 120% MFI						0
No Restrictions						0
Total Units	0	0	3	4	3	10

15) Initiatives and Priorities

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	2	Continuum of Care Units	
Accessible Units for Sensory Impairments	2		

Use the City of Austin GIS Map to Answer the questions below

- 16) Is the property within 1/2 mile of an Imagine Austin Center or Corridor?
- 17) Is the property within 1/4 mile of a High-Frequency Transit Stop?
- 18) Is the property within 3/4 mile of Transit Service?
- 19) The property has Healthy Food Access?

20) Estimated Sources and Uses of funds

Sources	
Debt	1,150,000
Third Party Equity	67,500
Grant	10,000
Deferred Developer Fee	143,000
Other	0
City of Austin	1,235,200

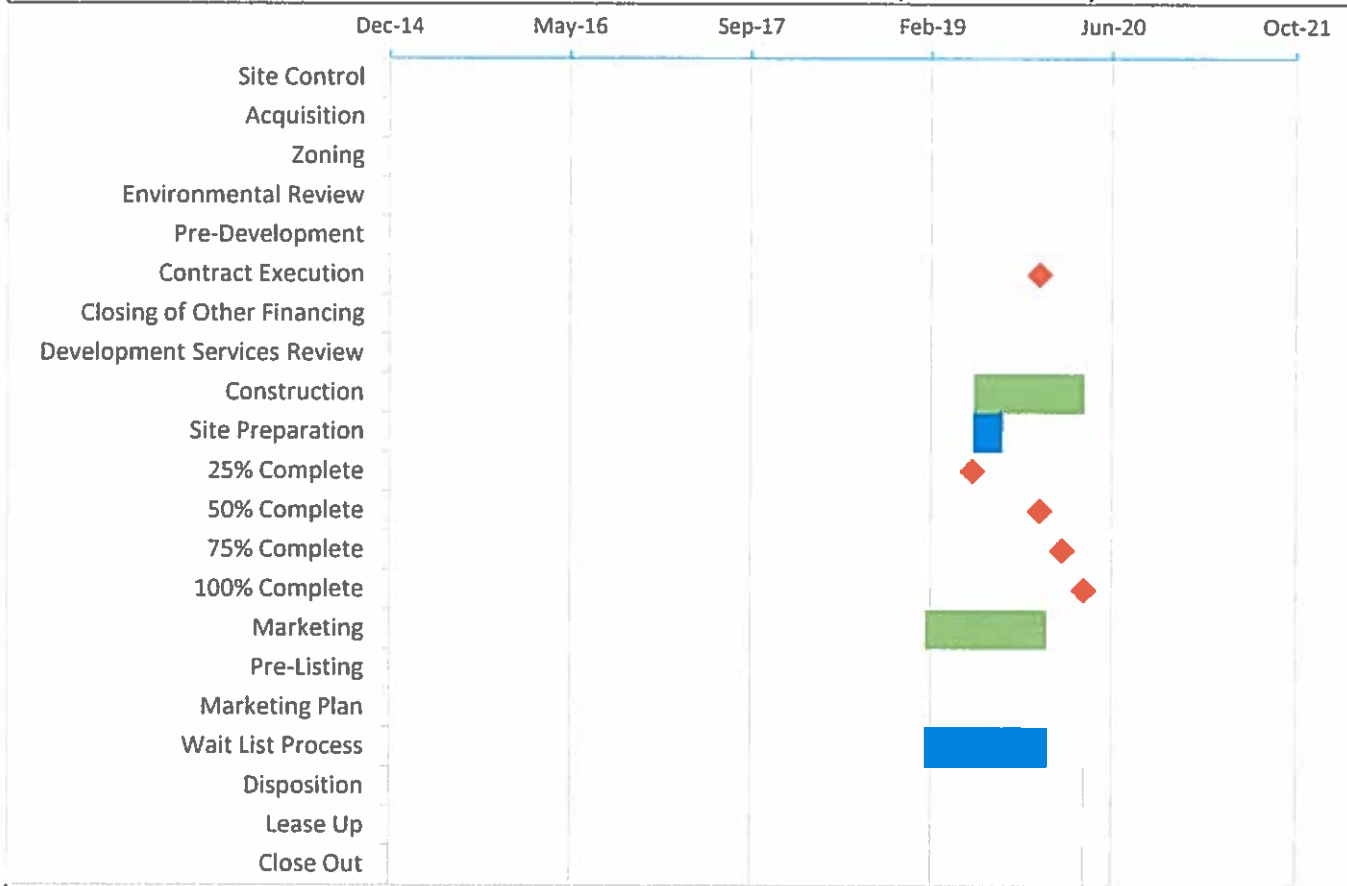
Total \$ 2,605,700

Uses	
Acquisition	0
Off-Site	0
Site Work	0
Sit Amenities	0
Building Costs	2,330,200
Contractor Fees	243,000
Soft Costs	32,500
Financing	0
Developer Fees	0

Total \$ 2,605,700

Development Schedule

	Start Date	End Date
Site Control	May-08	Jun-08
Acquisition	Jan-09	
Zoning	Jun-08	Jun-08
Environmental Review	May-08	
Pre-Development	Dec-19	Jun-19
Contract Execution	Dec-19	
Closing of Other Financing	Dec-19	Jun-19
Development Services Review	Dec-19	
Construction	Jun-19	Apr-20
Site Preparation	Jun-19	Aug-19
25% Complete	Jun-19	
50% Complete	Dec-19	
75% Complete	Feb-20	
100% Complete	Apr-20	
Marketing	Jan-19	Dec-19
Pre-Listing		
Marketing Plan		
Wait List Process	Jan-19	Dec-19
Disposition	Apr-20	Apr-20
Lease Up		
Close Out	Apr-20	Apr-20



Development Budget

	Total Project Cost	Requested AHFC Funds	Description
Pre-Development			
Appraisal	5,000		GNDC or Buyer
Environmental Review	0		
Engineering	15,000		GNDC
Survey	8,000		GNDC
Architectural	17,000		GNDC
Subtotal Pre-Development Cost	\$45,000	\$0	
Acquisition			
Site and/or Land			
Structures			
Other (specify)			
Subtotal Acquisition Cost	\$0	\$0	
Construction			
Infrastructure	0		
Site Work	10,000	0	
Demolition	0		
Concrete	220,000	220,000	
Masonry	0		
Rough Carpentry	290,000	225,000	
Finish Carpentry	70,000		
Waterproofing and Insulation	70,000		
Roofing and Sheet Metal	100,000	100,000	
Plumbing/Hot Water	130,000	0	
HVAC/Mechanical	160,000	160,000	
Electrical	85,000	30,000	
Doors/Windows/Glass	450,000	150,000	
Lath and Plaster/Drywall and Acoustical	80,000	80,000	
Tiel Work	160,000		
Soft and Hard Floor	100,200	35,200	
Paint/Decorating/Blinds/Shades	150,000	35,000	
Specialties/Special Equipment	30,000		
Cabinetry/Appliances	150,000	100,000	
Carpet	0		
Other (specify): Fencing	30,000		
Construction Contingency	243,000	100,000	Construction Contingency/Paid Deve
Subtotal Construction Cost	\$2,528,200	\$1,235,200	
Soft & Carrying Costs			
Legal	0		
Audit/Accounting	0		
Title/Recording	20,000		GNDC
Architectural (Inspections)	10,000		GNDC
Construction Interest	2500		GNDC
Construction Period Insurance	0		
Construction Period Taxes	0		
Relocation	0		
Marketing	0		
Davis-Bacon Monitoring	0		
Other (specify)			
Subtotal Soft & Carrying Costs	\$32,500	\$0	
TOTAL PROJECT BUDGET	\$2,605,700	\$1,235,200	

Projected Affordability Data for Home Sales (OHDA)

	Unit Model 1	Unit Model 2	Unit Model 3	Unit Model 4	Unit Model 5	Unit Model 6	Unit Model 7
Number of Units	1	2	2	2	3	0	0
Number of Bedrooms	2	2	3	3	4	0	0
Square Footage	1086	1182	1379	1389	1550	0	0
Anticipated Sale Price	\$115,000	\$115,000	\$115,000	\$115,000	\$115,000	\$0	\$0
Borrower Contribution	\$145,570	\$145,570	\$145,470	\$145,570	\$145,470	\$0	\$0
Homebuyer Subsidy	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Principal Amount of Mortgage	\$115,000	\$115,000	\$115,000	\$115,000	\$260,570	\$0	\$0
Anticipated Interest Rate	5.00%	5.00%	5.00%	5.00%	5.00%	0.00%	0.00%
Monthly Principal Amount	\$485	\$485	\$485	\$485	\$485	\$0	\$0
Monthly Interest	\$140	\$140	\$140	\$140	\$140	\$0	\$0
Estimated Monthly Taxes	\$200	\$200	\$200	\$200	\$200	\$0.00	\$0.00
Estimated Monthly Insurance	\$85.00	\$85.00	\$85.00	\$85.00	\$85.00	\$0.00	\$0.00
TOTAL Estimated PITI	\$910	\$910	\$910	\$910	\$910	\$0	\$0

Project Name	FJZ Street Phase IV	
Project Type	100% Affordable	
Council District	District 3	
Census Tract	8.01	
AHFC Funding Request Amount	\$1,235,200	
Estimated Total Project Cost	\$2,605,700	
High Opportunity	NO	
High Displacement Risk	YES	
High Frequency Transit	Yes	
Imagine Austin	Yes	
Mobility Bond Corridor	Airport Blvd	
SCORING ELEMENTS		Description
UNITS		
< 20% MFI	0	# of rental units at < 20% MFI
< 30% MFI	0	# of rental units at < 30% MFI
District Goal	0.00%	% of annual goal reached with units
High Opportunity	0.00%	% of annual goal reached with units
Displacement Risk	0.00%	% of annual goal reached with units
High Frequency Transit	0.00%	% of annual goal reached with units
Imagine Austin	0.00%	% of annual goal reached with units
Geographic Dispersion	0.00%	% of annual goal reached with units
Mobility Bond Corridor	0.00%	% of annual goal reached with units
SCORE	0	% of Goals * 20
< 40% MFI	0	# of rental units at < 40% MFI
< 50% MFI	0	# of rental units at < 50% MFI
District Goal	0.00%	% of annual goal reached with units
High Opportunity	0.00%	% of annual goal reached with units
Displacement Risk	0.00%	% of annual goal reached with units
High Frequency Transit	0.00%	% of annual goal reached with units
Imagine Austin	0.00%	% of annual goal reached with units
Geographic Dispersion	0.00%	% of annual goal reached with units
Mobility Bond Corridor	0.00%	% of annual goal reached with units
SCORE	0	% of Goals * 15
< 60% MFI	3	# of units for purchase at < 60% MFI
< 80% MFI	7	# of units for purchase at < 80% MFI
District Goal	1.59%	% of annual goal reached with units
High Opportunity	0.00%	% of annual goal reached with units
Displacement Risk	2.01%	% of annual goal reached with units
High Frequency Transit	7.60%	% of annual goal reached with units
Imagine Austin	7.60%	% of annual goal reached with units
Geographic Dispersion	0.00%	% of annual goal reached with units
Mobility Bond Corridor	9.08%	% of annual goal reached with units
SCORE	4	% of Goals * 15
Unit Score	4	MAXIMUM SCORE = 350
INITIATIVES AND PRIORITIES		
Continuum of Care	0	Total # of units provided up to 100 per year
Permanent Supportive Housing Score	0	(total CoC Units/100 + HF Units/50) * 20
Access to Healthy Food	Yes	Within 1 Mile of Healthy Food (City GIS)
Permanent Supportive Housing Weighted Score	0	Mobility, Access to Jobs, Community Institutions, Social Cohesion
2 Bedroom Units	3	Total Affordable 2 Bedroom units
3 Bedroom Units	4	Total Affordable 3 Bedroom units
4 Bedroom Units	3	Total Affordable 4+ Bedroom units
Family Friendly Score	20	Multi-bedroom Unit/Total Units * 20
TEA Grade	64	Elementary School Rating from TEA
Family Friendly Weighted Score	6	Educational Attainment, Environment, Community Institutions, Social Cohesion, Ec
Accessible Units	4	mobility and sensory units
Non-PSH, Non-Voucher Under 20% MFI	0	Total units under 20% MFI
Accessibility Score	8	Accessible Unit/Total Units * 20
Metro Access Service	Yes	Within 3/4 mile of fixed route transit
Accessibility Weighted Score	3	Housing Stability, Health, Mobility, Community Institutions
Initiatives and Priorities Score	36	MAXIMUM SCORE = 200
UNDERWRITING		
AHFC Leverage	47%	% of total project cost funded through AHFC request
Leverage Score	13	25 - (% leverage * 25)
AHFC Per Unit Subsidy	\$123,520.00	Amount of assistance per unit
Subsidy per unit score	10	(\$200,000 - per unit subsidy) * 25 / \$200,000
AHFC Per Bedroom Subsidy	\$41,173.33	Amount of assistance per bedroom
Subsidy per Bedroom Score	20	(\$200,000 - per bedroom subsidy) * 25 / \$200,000
Debt Coverage Ratio (Year 5)	#REF!	Measured at the 5 Year mark
Debt Coverage Ratio Score	#REF!	Minimum = 1.0; Maximum = 1.5; 1.25 = best score
Underwriting Score	#REF!	MAXIMUM SCORE = 100
APPLICANT		
FINAL QUANTITATIVE SCORE	#REF!	THRESHOLD SCORE = 50
Previous Developments		
Compliance Score		
Proposal		
Supportive Services		
Development Team		
Management Team		
Notes		

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION BRIEF DESCRIPTION AND RELEVANT EXPERIENCE

Guadalupe Neighborhood Development Corporation (“GNDC”) is a non-profit, community based organization created in 1981. The organization began as an initiative to revitalize the Guadalupe Neighborhood, which had been losing housing and residents since the early 1960’s. After defeating the French Legation Park project in 1980, which would have displaced 20 households from the neighborhood, residents formed the Guadalupe Neighborhood Area Association (GNAA). In April 1981, GNAA produced the Guadalupe Community Development Program: Phase I Plan proposing use of Community Development Block Grant (CDBG) funds that had been set aside for the French Legation Park. Following City approval of the Phase I Plan and funding, the team purchased and renovated 10 housing units.

Mark Rogers began working as a Project Director for GNDC in 1994, and became Executive Director in 2001. Since its inception, GNDC has developed 64 single-family rental units, and enabled over 52 families to become home owners, many of which were supported with City funding. In August of 2008, GNDC completed its first affordable multi-family housing project, La Vista de Guadalupe, a twenty two unit project financed primarily through Texas Department of Housing and Community Affairs, which awarded GNDC over three million dollars in tax credits, and the Austin Housing Finance Corporation (AHFC). In 2017, GNDC developed the Jeremiah Program Moody Campus in partnership with Jeremiah Program Austin, which offers 35 units of supportive and affordable housing to Jeremiah Program participants, as well as a 4-classroom pre-k school and daycare. This project was also supported by \$2 million in forgivable loans from the AHFC. GNDC is currently developing the 11-acre Guadalupe-Saldana Net-Zero Subdivision with a mix of multi-family, townhomes, duplex and single-family homes. At this time 59 units have been completed and, at final build-out, the innovative subdivision will provide 125 permanently affordable homes.

GNDC owns and manages all of its rental properties, and uses a Community Land Trust model to sell homes for homeownership, keeping them permanently affordable. GNDC is committed to respect the people it serves and is dedicated to improve the quality of life in the neighborhoods where it works. The organization has a long and successful history of working with the City of Austin to fund, develop, construct and manage its affordable housing for East Austin residents.

Certificate of Status, See Exhibit A

Developer Curriculum Vitae, See Exhibit B

Attached:

- 1) CV of Mark C. Rogers, Executive Director**
- 2) CV of Rachel Stone, Assistant Executive Director**

Financial Capacity

GNDC has been developing affordable housing since the 1980s and has maintained a 30+ year relationship with the Austin Housing Finance Corporation throughout those projects. GNDC is well versed and experienced in multiple funding sources including, but not limited to, Low Income Housing Tax Credits, HUD's Neighborhood Stabilization Program, General Obligation Bonds, Community Development Block Grants, HOME funds as well as private Foundation support for its affordable housing developments. Some of GNDC's projects include a mix of AHFC funds with grant funding, such as the 35-unit Jeremiah Project, while others have CHDO, LIHTC, and other HUD funds layered into the project. GNDC has successfully developed 64 single-family rental units, 57 multifamily units, and over 52 homeownership units utilizing city, state, and foundation funding.

See Exhibit C**Attached:**

- 1) IRS Tax Exemption Certification**
- 2) Certified Audit for 2017**
- 3) Board Resolution**

Project Proposal

GNDC is requesting \$1,235,200 in AHFC funds to be applied as construction cost and associated soft cost assistance (\$130,000 per house) for 10 net-zero energy homes that will be sold in a Community Land Trust arrangement to income eligible homebuyers at the Guadalupe-Saldaña Net-Zero Subdivision.

GNDC has permit-ready building plans for 2-bedroom, 3-bedroom, and 4-bedroom homes, designed as net-zero energy capable. There are 12 vacant lots remaining along Father Joe Znotas Street in the subdivision. GNDC currently has over 80 applications from potential homebuyers with low-to-moderate incomes who would like to acquire the homes through a Community Land Trust sale. GNDC will serve households with 7 incomes at or below 80% and 3 households with incomes at or below 60% of the Austin-Round Rock – San Marcos Median Family Income (MFI). In its CLT program, GNDC gives the highest priority to its current GNDC renters; especially those whose income are nearest 80% of the Austin MFI. GNDC's 2nd highest priority is to serve residents and former residents of the neighborhoods surrounding the site, generally considered Central East Austin. GNDC aims to ensure that the mortgage payments (principal, interest, taxes and insurance) of the buyers is not more than 30% of their gross income.

The Guadalupe-Saldaña Net-Zero Subdivision (the Subdivision) is located near the intersections of Tillery Street, Goodwin Avenue, and Webberville Road in East Austin. This Subdivision is being developed with a 99-year affordability period, via a restrictive covenant running with the land, and GNDC is using a Community Land Trust for the home sales to qualified buyers while leasing the land via a long-term, 99-year ground lease. Currently GNDC has 16 CLT homes at the subdivision and 2 other CLT homes elsewhere in East Austin.

This project is unique because it is Austin's first subdivision using a community land trust, it is 100% affordable, and also is striving for the highest level of green and sustainable building. GNDC is proud to say that it developed the first Community Land Trust home in the State of Texas in 2012. Since that time, GNDC has developed 16 additional CLT homes and is now prepared to develop 24 more in phases over the next two to three years. GNDC is excited to develop additional Community Land Trust homes for sale at the Subdivision – GNDC's cornerstone Community Land Trust project.

The total project cost is \$2,605,700. GNDC is requesting \$1,235,200 in AHFC funds to be applied to construction and development soft costs for 8 homes. An additional 1,150,000 is being financed by a private lender; likely either Horizon Bank or Frost Bank. GNDC is providing \$77,500 toward project expenses. All funds are essentially committed except AHFC's. Horizon provided financing on Phase II and Frost is a frequent lender for GNDC.

Development Team

List and Contact Info for Development Team

- 1) Guadalupe Neighborhood Development Corporation, Developer
Mark C. Rogers
813 E. 8th St,
Austin TX 78702
(512) 479-6275

- 2) hatch + ulland owen, Architects
Tom Hatch
1010 E.11th Street
Austin, TX 78702
(512) 474-8548

- 3) Green Earth, Engineering
Tim Zhang
2500 W William Cannon Dr # 201, Austin, TX 78745
(512) 289-8086

Exhibit D:

Attached:

Curriculum Vitae for Development Team

Property Management Team

GNDC owns and manages affordable housing properties. Yolanda Alemán-Limón has overseen Property Management activities for 15 years, and is responsible for training and onboarding new Property Management staff, with the assistance of the Executive Director and Assistant Executive Director.

See Exhibit E:**Attached:**

- 1) Resume of Yolanda Alemán-Limón
- 2) Compliance reports from NHCD indicating no open violations

Market Assessment

The Father Joe Znotas Street Phase IV project proposes to construct 10 new single-family homes for ownership through a community land trust. Three of the homes will be affordable to households with incomes at or below 60% and seven of the homes will be affordable to households with incomes at or below 80% of the Austin area median family income. All units are on Father Joe Znotas Street in the Govalle Neighborhood, 78702 zip code area of Austin.

The 78702 zip code area has been identified in a number of studies and reports, including the recently released Uprooted¹ report by the University of Texas Center for Sustainable Development and the Entrepreneurship and Community Development Clinic, as one of the most rapidly gentrifying areas in the United States. In 2016 the area had a population of approximately 23,000. Approximately 55% of the residents are renters, 15% higher than the state average. The median income between 2000 and 2016 rose nearly 100%. In 2010 approximately 55% of the population was Hispanic whereas by 2017 it had decreased by about 8% to about 47%. During those same 7 years the Black population had decreased from 17.4% to 13.2%.

A clear indication of the changing market is demonstrated by the fact that home and condo values nearly doubled between 2000 and 2018. The change in population is shown by the fact that the adjusted gross income increased from approximately \$23,500 in 2004 to \$38,500 just eight years later in 2012. Even so, in 2016, 23% of residents had income below the poverty level and 12% of residents had a household income below 50% of the poverty level.

The median sales price for a detached home was only about \$200,000 in 2000, and in 2016 it had risen to \$384,218 and the current median listing price for homes in 78702 is \$459,000 with a median price per square foot at \$383. The median house size is 1,244 square feet. The Tyndall, a condo development recently developed in 78702 just east of downtown Austin, has sales with costs per square foot between the high-\$400s and high \$700s which translates as condo units with 1,000 square feet selling for between about \$475,000 and \$790,000.

With current interest rates at about 4.5%, a \$375,000 mortgage would require a total monthly payment of about \$2,600. To be affordable, that would require a gross income of about \$105,000, which is over 150% of the MFI for a family of 2, 138% MFI for a family of 3, or 118% MFI for a family of 4 in Austin. There are predictions of tougher market for home buyers in 2019 with interest rates predicted to rise to between 5.55% and 5.8%.

Data from www.city-data.com and www.movoto.com/demographics/tx/78702/ shows the housing stock in the area displays a striking contrast in terms of age and style. Of the 10,254 housing units in the area, 3,403 were built between 2000 and 2016, during less than 20 years. There are only 2,724 homes from the preceding 40 years, those built between 1960 and 2000. At the other end of the age spectrum, 4,127 of the homes in 78702 were built prior to 1950 with 1,627 of those built before 1940.

¹ Uprooted: Residential Displacement in Austin's Gentrifying Neighborhoods, and What Can Be Done About It, available at <https://sites.utexas.edu/gentrificationproject/>

Current building trends are overwhelmingly aimed at apartment and condo development and single-family infill projects with two dwelling per lot.

Because GNDC gives priority to households with ties to the areas where it develops housing, it draws its home buyers and renters almost entirely households with ties to the East Austin community. GNDC currently has a waiting list for rental housing at over 700 households and a waiting list of interested buyers with over 80 households. Well over 90% of these prospective tenants and buyers have strong ties to East Austin. Remarkably, GNDC does virtually no marketing except and word of mouth has garnered applications from over 80 households interested in home ownership and over 700 desiring rental housing. Clearly there is a huge demand for affordable housing from households with low and moderate incomes coming from East Austin.

ii. The majority of GNDC's buyers are likely to come from the 78702, 78721 and 78741 zip code areas. Because GNDC gives priority to those households from areas where displacement has occurred and where it continues to cost-burden long-time residents, the primary market/geographic area, based on neighborhood boundaries and zip code area is 78702, 78721 and 78741. These include the Central East Austin, East Cesar Chavez, Holly, Govalle, Rosewood, MLK, and Montopolis Neighborhoods.

iii. GNDC began marketing its CLT Ownership program in 2014 after it found a mortgage lender for CLT homes. GNDC currently has 80 applicants hoping to purchase a home through its CLT program. There will be 7 homes for sale to households with incomes between 60% and 80% of the MFI and there are 25 buyers within that MFI range. The effective demand and capture rate therefore is 28%. There are 12 potential buyers with incomes between 50% and 60% of the MFI. The effective demand and capture rate therefore is 25%.

iv. **Analyze the Competition: *There are virtually no other housing developments that are providing affordable single-family sales opportunities in the market area.*** The Austin Housing Finance Corporation produced 14 affordable ownership units between 2014 and 2018, but it appears their program has ceased. We are unable to identify any comparable units based on location, year of construction, target population, and property condition.

v. **Absorption Period.** All 10 units will be pre-sold, meaning the sale will close within a week to a month after final completion..

Good Neighbor Policy - Father Joe Street Ownership Phase IV

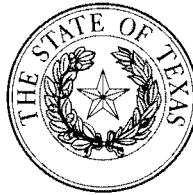
GNDC has always included residents and property owners from the neighborhoods where it develops housing on its board of directors. Currently, Candace Fox, who serves on the Board of Directors, is also the Co-Chair of the Govalle Neighborhood. The Father Joe Street Phase IV Project is within the boundaries of the Govalle Neighborhood Association. Ms. Fox also serves as a representative on the Govalle Johnston Terrace Neighborhood Plan Contact Team. Additionally, Board of Directors Anna Maciel, lives within the Govalle Neighborhood.

GNDC has a Policy for Public Input which it adopted in 2002. In conformity with this policy, GNDC typically publicizes for a public meeting, via emails and flyers, to be held at an accessible public location, at which it presents new projects. The purpose of the meeting is to gather input regarding the location, design and program of the projects.

GNDC began designing the Guadalupe-Saldana Net-Zero Subdivision in 2007. On August 23, 2008 the project was presented at Santa Julia Church in the Govalle Neighborhood to neighborhood residents and property owners. The project was re-designed and was presented again in November 2008 and a survey seeking input was provided. The survey results showed:

- 82% of the respondents liked or loved the project (only one person expressed dislike)
- 12% (2 people) wanted less affordable housing
- 12% (2 people) wanted more density than the down-zoning would allow
- 6% did not like the mix of ownership and rental
- folks favored option A over the other two
- the conceptual house designs were well received
- favorite aspects of the project included the net zero energy goals and the focus on neighborhood resident retention
- alterations to the project included safer parking, more ownership and community gardens
- final feedback included suggestions to add density in some areas to better address affordable housing shortage

Subsequent Charettes and Input Meetings were held in May 2009 and April 2010. Construction began on the subdivision in 2011 with a number of neighborhood residents and leaders in attendance. Because this is the fourth phase of development along Father Joe Znotas Street, GNDC has had numerous opportunities to receive input and feedback from the neighborhood. The response has been overwhelmingly favorable. Currently, of the 16 home GNDC community land trust ownership units on Father Joe Znotas Street, all the owners come from East Austin and all but a few from the immediate Govalle Neighborhood.



Office of the Secretary of State

Certificate of Fact

The undersigned, as Secretary of State of Texas, does hereby certify that the document, Articles of Incorporation for GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION (file number 55666001), a Domestic Nonprofit Corporation, was filed in this office on April 06, 1981.

It is further certified that the entity status in Texas is in existence.

In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on January 22, 2019.



A handwritten signature in black ink, appearing to read "David Whitley".

David Whitley
Secretary of State

Mark C. Rogers, Ph.D.

Mark@guadalupependc.org

Areas of expertise

Nonprofit residential development, affordable housing, green building, partnership development

Experience

Executive Director, Guadalupe Neighborhood Development Corporation 1994-Present

- Leads the growth of Guadalupe Neighborhood Development Corporation while focusing on its mission of preserving the residential character of, and prioritizing the households with ties to, the neighborhoods where it works.
- Oversees the operations and growth of the corporation while minimizing debt. 78% of GNDC's operating budget is generated by rental income.
- Oversees the development projects which include the 11-acre Guadalupe-Saldana Net-Zero Subdivision planned for 125 units of affordable, green housing, a growing portfolio of Community Land Trust homes, and the management of 105 rental units, and a variety of scattered site development initiatives.
- Coordinates partnerships and collaborations for various initiatives, including the Alley Flat Initiative with the University of Texas School of Architecture's Center for Sustainable Development and the Austin Community Design and Development Center and the Jeremiah Program Moody Campus with the Jeremiah Program Austin.
- Supervises development staff regarding grant and financing applications.
- Manages the design and programming of the development of new properties.
- Oversees compliance requirements to ensure the funding requirements for various projects.
- Manages the corporations and partnership assets and develops budgets for each.

Private Consultant

2004-Present

Works with several nonprofit and for-profit developers on a variety of projects including small subdivisions and infill rental and ownership projects.

PROJECTS LIST & COMPLETION DATE

- | | |
|---|---|
| • GNDC Exterior Rehab Project, 16 rental units, 1994 | • 807 Waller Community Land Trust home, 2014 |
| • Major Interior Rehab Project, 18 rental units, 1996 | • Guadalupe-Saldana Net-Zero, 125 units. Rental & ownership 2005-ongoing: |
| • Montopolis Good Neighbor Program, 6 lease-to-own Rehabs, 1999 | • 4 Duplex Project. 8 new rental units, 2013 |
| • Guadalupe Area Infill Project, 17 new homes, 2004 | • Rainey Street Relocation, 4 rehab homes, 2014 |
| • Guadalupe HIP 2000, 9 rental units, new and rehab, 2003 | • Jeremiah Program Moody Campus. 35 new multifamily rental units, 2017 |
| • RHDA Rental Infill Project, 7 new rental units, 2007 | • Father Joe Znotas Street Phase II, 8 CLT ownership, 2018 |
| • La Vista de Guadalupe, 22 LIHTC rental units, 2008 | • Father Joe Znotas Street Phase III, 4 CLT ownership, 2018 |
| • SOL Rental Project, 8 rental units, Acquisition, 2009 | • RHDA Scattered Infill. 7 rental units. 2019 |
| • SOL Ownership Project, 6 Home ownership shared equity, 2010. | |
| • 1313 Willow Community Land Trust home, 2012 | |

Rachel R. Stone

Rachel@guadalupendc.org

EMPLOYMENT EXPERIENCE:

Assistant Executive Director, GNDC, *Austin TX*, 2018-Present

- Development of Strategic Partnerships and Fundraising Relationships.
- Development of Affordable housing through completion of SMART Housing and Zoning Applications.
- Community outreach and engagement.

Program Development Manager, ICAST, *Austin TX/Denver CO*, 2015-Present

- Developed and managed financing, youth development and clean energy programs for a 501(c)3 national nonprofit dedicated to green rehab and preservation of multifamily affordable housing;
- Provide legal, technical assistance, research, and policy analysis on best practices for executing energy, affordable housing, workforce development, health, and financing programs;

Policy Coordinator, SPEER, *Austin TX*, 2014

- Coordinated and streamlined collaboration between Austin and other local Texas governments' energy efficiency initiatives through a City Energy Leadership Council.
- Drafted and edited model resolution, contract, application and provided technical assistance for cities and counties to use in the establishment of local Property-Assessed Clean Energy (PACE) programs.
- Researched and drafted extensive policy papers; organized and led webinars, workshops, and panels.

Clean Energy Attorney, Environment Texas, *Austin TX*, 2013–2014

- Led advocacy efforts expanding policies to promote solar power, wind power, and energy efficiency at the local and state level in Texas.
- Drafted and published research and policy fact sheets, developed media campaigns and coalitions, provided outreach and coordination of grassroots organizing.

Staff Attorney, U.S. Dept. Housing & Urban Development, *Fort Worth TX*, 2011-2013

- Provided research, counseling and written memoranda to resolve legal and regulatory questions regarding fair housing, community development grants, and government ethics.
- Assisted FEMA on disaster response, improved collaboration with outside agencies and government grantees, and proactively identified training and improvement needs within agency.

RELATED CLINICS & INTERNSHIPS:

Student Attorney, UT Community Development Clinic, *Austin TX*, 2010–2011

Law Clerk, Lower River Colorado Authority, *Austin TX*, 2010

Law Clerk, Texas Civil Rights Project, *Austin TX*, 2009

GIS Technician, City of Austin Watershed Protection, *Austin TX*, 2006–2007

Intern for the Mayor's Staff, City of New Haven City Hall, *New Haven CT*, 2005

Neighborhood Services Intern, Providence City Hall, Providence RI, 2004

COMMUNITY ENGAGEMENT:

Treasurer, Solar Austin Board of Directors, *Austin TX*, 2014-Present

Executive Committee Member, Austin Housing Coalition, *Austin TX*, 2017-Present

Vice President, Artstillery Board of Directors, *Dallas TX*, 2017-Present

Affordable Housing Group Chair, 2018 Bond Election Advisory Task Force, *Austin TX*, 2016-2018

LICENSURE & EDUCATION:

Texas State Bar Admission, 2011

J.D., The University of Texas School of Law, 2011 *Austin TX*

- Justice Center Award Recipient for Extraordinary Commitment to Public Service, 2011
- UT Center for Public Policy and Dispute Resolution Mediation Certification, 2010
- Related coursework: Administrative Law, Community Development Clinic, Regulation & Public Policy, Land Use Regulation, Property & Governance

B.A., Brown University, 2006 *Providence RI*

- Double Major: Urban Studies & Literary Arts

Internal Revenue Service
District Director

Department of the Treasury

FEB 9 1983

Date: FEB 04 1983

Employer Identification Number:

74-2247265

Accounting Period Ending:

OCTOBER 31

Foundation Status Classification:

170(b)(1)(A)(vi) and 509(a)(1)

Advance Ruling Period Ends:

OCTOBER 31, 1986

Person to Contact:

EO TECHNICAL ASSISTANT

Contact Telephone Number:

(214) 767-2728

EO:7215,WBJ

GUADALUPE NEIGHBORHOOD DEVELOPMENT
CORPORATION
1212 EAST 9TH STREET
AUSTIN, TX 78702

Dear Applicant:

Based on information supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code.

Because you are a newly created organization, we are not now making a final determination of your foundation status under section 509(a) of the Code. However, we have determined that you can reasonably be expected to be a publicly supported organization described in section 170(b)(1)(A)(vi) and 509(a)(1).

Accordingly, you will be treated as a publicly supported organization, and not as a private foundation, during an advance ruling period. This advance ruling period begins on the date of your inception and ends on the date shown above.

Within 90 days after the end of your advance ruling period, you must submit to us information needed to determine whether you have met the requirements of the applicable support test during the advance ruling period. If you establish that you have been a publicly supported organization, you will be classified as a section 509(a)(1) or 509(a)(2) organization as long as you continue to meet the requirements of the applicable support test. If you do not meet the public support requirements during the advance ruling period, you will be classified as a private foundation for future periods. Also, if you are classified as a private foundation, you will be treated as a private foundation from the date of your inception for purposes of sections 507(d) and 4940.

Grantors and donors may rely on the determination that you are not a private foundation until 90 days after the end of your advance ruling period. If you submit the required information within the 90 days, grantors and donors may continue to rely on the advance determination until the Service makes a final determination of your foundation status. However, if notice that you will no longer be treated as a section 509(a)(1) organization is published in the Internal Revenue Bulletin, grantors and donors may not rely on this determination after the date of such publication. Also, a grantor or donor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act that resulted in your loss of section 509(a)(1) status, or acquired knowledge that the Internal Revenue Service had given notice that you would be removed from classification as a section 509(a)(1) organization.

If your sources of support, or your purposes, character, or method of operation change, please let us know so we can consider the effect of the change on your exempt status and foundation status. Also, you should inform us of all changes in your name or address.

Generally, you are not liable for social security (FICA) taxes unless you file a waiver of exemption certificate as provided in the Federal Insurance Contributions Act. If you have paid FICA taxes without filing the waiver, you should call us. You are not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the excise taxes under Chapter 42 of the Code. However, you are not automatically exempt from other Federal excise taxes. If you have any questions about excise, employment, or other Federal taxes, please let us know.

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

You are required to file Form 990, Return of Organization Exempt from Income Tax, only if your gross receipts each year are normally more than \$10,000.* If a return is required, it must be filed by the 15th day of the fifth month after the end of your annual accounting period. The law imposes a penalty of \$10 a day, up to a maximum of \$5,000, when a return is filed late, unless there is reasonable cause for the delay.

You are not required to file Federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Code. If you are subject to this tax, you must file an income tax return on Form 990-T. In this letter, we are not determining whether any of your present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

You need an employer identification number even if you have no employees. If an employer identification number was not entered on your application, a number will be assigned to you and you will be advised of it. Please use that number on all returns you file and in all correspondence with the Internal Revenue Service.

Because this letter could help resolve any questions about your exempt status and foundation status, you should keep it in your permanent records.

If you have any questions, please contact the person whose name and telephone number are shown in the heading of this letter.

cc: JAMES W. PIPER

ENCLOSURE: 872-C

Sincerely yours,



R. C. Voskuil
District Director

For tax years ending on and after December 31, 1982, organizations whose gross receipts are not normally more than \$25,000 are excused from filing Form 990. For guidance in determining if your gross receipts are "normally" not more than the \$25,000 limit, see the instructions for the Form 990.

**Department of the Treasury
Director, Exempt Organizations**

**Internal Revenue Service
P.O. Box 2508
Cincinnati, OH 45201**

Date: MAY 24 2000

Guadalupe Neighborhood Development
Corporation
1113 E 9th St.
Austin, TX 78702

Employer Identification Number:
74-2247265

Document Locator Number:
310069476EO

Contact Person - ID Number:
Mr. Evans - 31-02826

Contact Telephone Number:
(877) 829-5500 Toll-Free

Our Letter Dated:
October, 1986

Addendum Applies:
No

Dear Sir or Madam:

We have received your correspondence dated February 23, 2000, which includes Form 8734.

Since your organization was issued its determination letter, the Internal Revenue Code has been revised and organizations exempt under 501(c)(3) are classified as either private foundations or public charities described in 509(a). Our records do not indicate that we have made this determination for your organization.

Your exempt status under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3) is still in effect. Based on the information you submitted, we have determined that you are not a private foundation within the meaning of section 509(a) of the Code because you are an organization of the type described in sections 509(a)(1) and 170(b)(1)(A)(vi).

Grantors and contributors may rely on this determination unless the Internal Revenue Service publishes notice to the contrary. However, if you lose your section 509(a)(1) status, a grantor or contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act, or the substantial or material change on the part of the organization that resulted in your loss of such status, or if he or she acquired knowledge that the Internal Revenue Service had given notice that you would no longer be classified as a section 509(a)(1) organization.

If we have indicated in the heading of this letter that an addendum applies, the addendum enclosed is an integral part of this letter.

Because this letter could help resolve any questions about your private foundation status, please keep it in your permanent records.

If you have any questions, please contact the person whose name and telephone number are shown above.

Sincerely yours,

Steven T. Miller
Steven T. Miller
Director, Exempt Organizations

Letter 1050 Modified (DO/CG)



Montemayor Britton Bender PC

CERTIFIED PUBLIC ACCOUNTANTS

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

CONSOLIDATED FINANCIAL STATEMENTS
AND
INDEPENDENT AUDITOR'S REPORT

31 DECEMBER 2017 AND 2016



Montemayor Britton Bender PC
CERTIFIED PUBLIC ACCOUNTANTS

Board of Directors and Management
Guadalupe Neighborhood Development Corporation

INDEPENDENT AUDITOR'S REPORT

We have audited the accompanying consolidated financial statements of Guadalupe Neighborhood Development Corporation (GNDC), a nonprofit organization, which comprise the consolidated statement of financial position as of 31 December 2017 and 2016, and the related consolidated statements of activities and cash flows for each year then ended, and the related notes to the consolidated financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risk of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

2525 WALLINGWOOD DRIVE
BUILDING 1, SUITE 200
AUSTIN, TEXAS 78746
PHONE: 512.442.0380
FAX: 512.442.0817
www.montemayor.team



We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of GNDC as of 31 December 2017 and 2016, and changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Our audit was conducted for the purpose of forming an opinion on the consolidated financial statements taken as a whole. The accompanying schedule of expenditures of federal awards (page 24), as required by Title 2 *U.S. Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, is presented for additional analysis and is not a required part of the consolidated financial statements. The supplemental schedule of Community Land Trust sources and uses (page 27) is presented for additional analysis as required by Texas property tax code 11.1827, and is also not a required part of the consolidated financial statements. The supplemental financial statements of Guadalupe Jeremiah LP (pages 18-19) are presented for additional analysis, and are also not a required part of the consolidated financial statements. The schedule of expenditures of federal awards, the supplemental schedule of Community Land Trust sources and uses, and the supplemental financial statements of Guadalupe Jeremiah LP are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the consolidated financial statements. Such information has been subjected to the auditing procedures applied in the audit of the consolidated financials and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards, the supplemental schedule of Community Land Trust sources and uses, and the supplemental financial statements of Guadalupe Jeremiah LP are fairly stated in all material respects in relation to the consolidated financial statements taken as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated 15 May 2018, on our consideration of GNDC's internal control over financial reporting on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering GNDC's internal control over financial reporting and compliance.

Montemayor Britton Bender PC

15 May 2018
Austin, Texas

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
31 DECEMBER 2017 AND 2016

	<u>2017</u>	<u>2016</u>
ASSETS		
CURRENT ASSETS		
Cash	\$675,776	\$1,991,394
Current portion of notes receivable	5,100	5,100
Prepaid insurance and other	<u>65,349</u>	<u>70,321</u>
	746,225	2,066,815
NONCURRENT ASSETS		
Fixed assets	10,036	0
Long-term portion of notes receivable	3,082,276	3,051,119
Long-term interest receivable	1,091,701	986,693
Construction in progress (including land of \$1,001,078)	3,482,651	9,532,201
Rental real estate	<u>11,397,618</u>	<u>3,725,122</u>
	<u>\$19,810,507</u>	<u>\$19,361,950</u>
LIABILITIES AND NET ASSETS		
CURRENT LIABILITIES		
Accounts payable	\$433,018	\$291,665
Accrued liabilities and deferred revenue	112,123	90,546
Retainage payable	144,173	598,884
Current portion of notes payable	<u>77,033</u>	<u>34,226</u>
	766,347	1,015,321
LONG-TERM LIABILITIES		
Minority interest liabilities	4,955,993	4,945,239
Long-term portion of notes payable	<u>11,410,888</u>	<u>10,359,200</u>
	<u>17,133,228</u>	<u>16,319,760</u>
NET ASSETS		
Unrestricted	2,595,426	2,916,790
Temporarily restricted	<u>81,853</u>	<u>125,400</u>
	<u>2,677,279</u>	<u>3,042,190</u>
	<u>\$19,810,507</u>	<u>\$19,361,950</u>

The accompanying notes are an integral part of this financial statement presentation.

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

CONSOLIDATED STATEMENT OF ACTIVITIES

YEAR ENDED 31 DECEMBER 2017

	<u>Unrestricted</u>	<u>Temporarily Restricted</u>	<u>Total</u>
REVENUE			
Rent	\$451,904	\$0	\$451,904
Foundation and corporate contributions	101,631	59,800	161,431
Interest	105,008	0	105,008
Forgiveness of debt	10,368	0	10,368
Other	28,881	2,775	31,656
Net assets released from restriction	<u>106,122</u>	<u>(106,122)</u>	<u>0</u>
	<u>803,914</u>	<u>(43,547)</u>	<u>760,367</u>
EXPENSES			
Depreciation	355,523	0	355,523
Payroll	264,584	0	264,584
Loss on notes receivable	155,596	0	155,596
Repairs and maintenance	81,657	0	81,657
Insurance	69,522	0	69,522
Utilities	65,139	0	65,139
Professional services	29,296	0	29,296
Interest	25,037	0	25,037
Property taxes	19,671	0	19,671
Loss on disposal of houses	16,080	0	16,080
Other	<u>43,173</u>	<u>0</u>	<u>43,173</u>
	<u>1,125,278</u>	<u>0</u>	<u>1,125,278</u>
CHANGE IN NET ASSETS	<u>(321,364)</u>	<u>(43,547)</u>	<u>(364,911)</u>
BEGINNING NET ASSETS	<u>2,916,790</u>	<u>125,400</u>	<u>3,042,190</u>
ENDING NET ASSETS	<u><u>\$2,595,426</u></u>	<u><u>\$81,853</u></u>	<u><u>\$2,677,279</u></u>

The accompanying notes are an integral part of this financial statement presentation.

CONSOLIDATED STATEMENT OF ACTIVITIES

YEAR ENDED 31 DECEMBER 2016

	<u>Unrestricted</u>	<u>Temporarily Restricted</u>	<u>Total</u>
REVENUE			
Rent	\$412,403	\$0	\$412,403
Foundation contributions	21,932	113,000	134,932
Contributions including \$111,960 in contributed services	119,460	0	119,460
Interest	105,458	0	105,458
Forgiveness of debt	21,100	0	21,100
Other	30,784	0	30,784
Net assets released from restriction	<u>3,000</u>	<u>(3,000)</u>	<u>0</u>
	<u>714,137</u>	<u>110,000</u>	<u>824,137</u>
EXPENSES			
Payroll	229,002	0	229,002
Depreciation	174,622	0	174,622
Legal services	111,960	0	111,960
Repairs and maintenance	60,756	0	60,756
Insurance	49,491	0	49,491
Professional services	21,298	0	21,298
Utilities	21,071	0	21,071
Interest	20,590	0	20,590
Other	<u>37,586</u>	<u>0</u>	<u>37,586</u>
	<u>726,376</u>	<u>0</u>	<u>726,376</u>
CHANGE IN NET ASSETS	(12,239)	<u>110,000</u>	97,761
BEGINNING NET ASSETS	<u>2,929,029</u>	<u>15,400</u>	<u>2,944,429</u>
ENDING NET ASSETS	<u>\$2,916,790</u>	<u>\$125,400</u>	<u>\$3,042,190</u>

The accompanying notes are an integral part of this financial statement presentation.

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION
CONSOLIDATED STATEMENT OF CASH FLOWS
YEARS ENDED 31 DECEMBER 2017 AND 2016

21 of 238

CASH FLOWS FROM OPERATING ACTIVITIES	<u>2017</u>	<u>2016</u>
Change in net assets	(\$364,911)	\$97,761
Depreciation	355,523	174,622
Amortization	7,297	7,297
Forgiveness of debt	(10,368)	(21,100)
Discount on note receivable	155,596	0
Loss on disposal of asset	16,080	0
Change in prepaid insurance and other	4,972	(52,524)
Change in interest receivable	(105,008)	(105,458)
Change in accrued liabilities and deferred revenue	21,577	5,663
Change in retainage payable	(454,711)	598,884
Change in accounts payable	<u>141,353</u>	<u>291,665</u>
	<u>(232,600)</u>	<u>996,810</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Notes receivable principal payments received	72,150	34,820
Notes receivable funded	(258,903)	0
Additions to construction in progress	(1,780,520)	(6,050,370)
Purchase of housing units and fixed assets	<u>0</u>	<u>(292,554)</u>
	<u>(1,967,273)</u>	<u>(6,308,104)</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Capital contribution to Guadalupe Jeremiah LP from limited partner	1,787	4,883,943
Distributions to Guadalupe Jeremiah LP limited partner	(215,098)	0
Principal payments on debt	(401,204)	(72,281)
Proceeds from debt	<u>1,498,770</u>	<u>2,050,000</u>
	<u>884,255</u>	<u>6,861,662</u>
NET CHANGE IN CASH	(1,315,618)	1,550,368
BEGINNING CASH	<u>1,991,394</u>	<u>441,026</u>
ENDING CASH	<u>\$675,776</u>	<u>\$1,991,394</u>
SUPPLEMENTARY INFORMATION:		
Cash paid for interest	<u>\$25,037</u>	<u>\$20,590</u>

The accompanying notes are an integral part of this financial statement presentation.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 1: ORGANIZATION

Guadalupe Neighborhood Development Corporation (GNDC) is a Texas nonprofit corporation set up to provide affordable housing to families in the Austin area with very low to moderate incomes. In 2005, GNDC established a new entity and became the sole member of GNDC GP, LLC. In turn, GNDC GP, LLC became the general partner of Guadalupe-Saldana Affordable Homes, LP. Because GNDC has 100% of the voting interest in GNDC GP, LLC, and GNDC GP, LLC has a controlling financial interest in Guadalupe-Saldana Affordable Homes, LP (as general partner), the financial statements consolidate the financial statements of the 3 entities. Inter-company balances have been eliminated in the consolidation. GNDC GP, LLC's sole purpose is to serve as general partner of Guadalupe-Saldana Affordable Homes, LP. Guadalupe-Saldana Affordable Homes, LP owns land where GNDC will build approximately 125 homes. The accompanying consolidated financial statements report all of the activity of various funding sources which includes rental and interest income, grants, and contributions.

During 2007, GNDC established La Vista de Guadalupe, LLC (La Vista) with GNDC as the sole member. La Vista is serving as the 0.01% general partner in a low income housing development and GNDC is serving as the developer of the development. The financial statements of La Vista are not material and have not been consolidated. In addition, although GNDC (La Vista) serves as the general partner in the development, other partners, as stipulated in the partnership agreements, retain the controlling financial interest in the development.

In 2015, GNDC established GNDC Saldana GP, LLC (GNDC Saldana GP), with GNDC being the sole member. GNDC Saldana GP and the Jeremiah Program Austin, LLC subsequently formed a partnership, Guadalupe Jeremiah LP (Guadalupe Jeremiah), with GNDC Saldana GP as the general partner, and Jeremiah Program Austin, LLC as a limited partner. As GNDC, through GNDC Saldana GP, has a controlling financial interest in and is the primary beneficiary of Guadalupe Jeremiah, the financial statements of Guadalupe Jeremiah are consolidated with GNDC. Inter-company balances have been eliminated in the consolidation. In 2017, Guadalupe Jeremiah constructed a residential rental facility with 35 units for single parents pursuing education and career opportunities.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

FINANCIAL STATEMENT PRESENTATION

GNDC is required to report information regarding its financial position and activities according to three classes of net assets: unrestricted net assets, temporarily restricted net assets, and permanently restricted net assets, as applicable.

BASIS OF ACCOUNTING

GNDC uses the accrual method of accounting which recognizes revenue when earned and expenses when incurred.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

REVENUE

Unconditional grants and contributions received are recorded at fair value on the date of the award as unrestricted, temporarily restricted, or permanently restricted support depending on the existence and/or nature of any donor restrictions.

SUBSEQUENT EVENTS

Management of GNDC has evaluated subsequent events for disclosure through the date of the Independent Auditor's Report, the date the consolidated financial statements were available to be issued.

ESTIMATES

The preparation of consolidated financial statements in conformity with U.S. generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

FUNCTIONAL EXPENSE ALLOCATION

The costs of providing various program, management and fundraising activities have been summarized on a functional basis. Accordingly, certain costs have been allocated among the functions benefitted.

FIXED ASSETS

Acquisitions of property and equipment valued at \$1,000 or more and a useful life greater than one year are capitalized at cost, or estimated fair market value on the date of donation, if donated. Repairs and maintenance costs are expensed as incurred. Depreciation is computed using the straight-line method based on the estimated useful life of the asset, which is 5 years for furniture and equipment and 25 years for building.

REAL ESTATE

Real estate consists of land, housing units and appliances. Real estate is capitalized at cost, which includes the cost of preacquisition, acquisition, development, and construction. Housing units leased and the appliances within are depreciated using the straight-line method based on an estimated useful life of 25 and 5 years, respectively. Housing units leased and held for sale are restricted for rental and sales to families with low incomes. Housing units held for sale were sold to families with low income during the year. Upon the sale of housing units, the difference between the cost and sale proceeds results in a net gain or loss.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**RENTAL OPERATIONS**

GNDC leases its real estate properties as single family residences under noncancellable operating leases. There were 58 available housing units for lease in 2017 and 2016. Generally, these leases have twelve month terms, automatically renewing on a month-to-month basis thereafter.

INCOME TAXES

In accordance with Section 501(c)(3) of the Internal Revenue Code, GNDC is exempt from federal income taxes. Consequently, no provision for Federal income taxes is included in the accompanying consolidated financial statements.

Guadalupe Saldana and Guadalupe Jeremiah have elected to be taxed as limited partnerships. Under such elections, federal taxable income or loss and tax credits are passed through to the individual partners. Texas state taxes are imposed at the entity level. Any federal taxes due by GNDC, as the general partner, or any state taxes due by the limited partnerships, are recognized in the financial statements when incurred, as tax expense and tax liability.

At 31 December 2017 and 2016, respectively, no interest, penalties, federal taxes, or state taxes have been or are required to be accrued. GNDC's policy is to record interest and penalties related to income taxes as interest and other expense and federal or state taxes as tax expense. GNDC, generally, is no longer subject to income tax examinations by federal authorities for years prior to 31 December 2015.

NOTE 3: CONTINGENCY

GNDC receives forgivable loans and cost reimbursement grants from the City of Austin to assist with implementation of its program. Should GNDC not comply with the terms of the loans and grants or should any costs be determined to be ineligible, GNDC will be responsible for reimbursing the grantor for these amounts. Management believes there will be no such disallowance.

As part of a development agreement, GNDC guaranteed to fund operating deficits, if any, of La Vista apartments up to \$85,000 via an unsecured loan to La Vista with interest at 8%. As of 31 December 2017 and 2016, no operating deficits have been incurred.

NOTE 4: COMMITMENTS

Under the terms of various agreements with funding agencies, GNDC is required to provide certain services including, but not limited to, using certain properties for low income housing and maintaining certain levels of insurance.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 5: RELATED PARTY TRANSACTIONS

As of 31 December 2017 and 2016, GNDC had interest receivable of \$1,091,701 and \$986,693, respectively, and notes receivable of \$2,820,626 and \$2,748,231, respectively, due from Guadalupe Family Community, L.P., an organization with common officers.

During the years ended 31 December 2017 and 2016, GNDC paid Saldana Homes, LLC, a related party, \$898,672 and \$87,304, respectively, to construct eight houses and for repairs to two houses. Saldana Homes, LLC invested \$63,000 in Guadalupe-Saldana to purchase land.

GNDC purchased a house from a board member for \$261,000 in 2015. As of 31 December 2017 and 2016, GNDC owed the board member \$253,100, which will be paid with a 0% interest 15 year note. Payments on the note were deferred for three years.

NOTE 6: RENTAL REAL ESTATE

<u>GNDC:</u>	<u>2017</u>	<u>2016</u>
58 housing units in 2017 and 2016 (with \$927,500 land)	\$5,275,028	\$5,282,377
Construction in progress	1,301,169	34,740
Closing costs	19,247	19,247
Land	409,147	409,147
Accumulated depreciation	<u>(2,153,515)</u>	<u>(2,020,389)</u>
	<u>4,851,076</u>	<u>3,725,122</u>
<u>Guadalupe Jeremiah:</u>		
17 housing units in service in 2017	6,749,012	0
Accumulated depreciation	<u>(202,470)</u>	<u>0</u>
	<u>6,546,542</u>	<u>0</u>
	<u>\$11,397,618</u>	<u>\$3,725,122</u>

NOTE 7: CONCENTRATIONS

92% and 93% of notes payable are due to one lender as of 31 December 2017 and 2016. See Note 13.

At 31 December 2016, GNDC had cash balances in excess of FDIC insurance amounted to \$1,430,300. GNDC has not experienced any losses due to this credit risk.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 8: FINANCING RECEIVABLE

GNDC has a financing receivable agreement with one borrower. The receivable is performing and current, and is fully collateralized by property. Thus, no allowance is needed.

NOTE 9: CONTRIBUTED SERVICES

During the year ended 31 December 2016, GNDC received \$111,960 in contributed legal services.

NOTE 10: FUNCTIONAL EXPENSES

	<u>2017</u>	<u>2016</u>
Program	\$848,172	\$644,812
Management	95,894	74,300
Fundraising	<u>9,536</u>	<u>7,264</u>
	<u>953,602</u>	<u>726,376</u>
Unallocated:		
Loss on note receivable	155,596	0
Loss on disposal of asset	<u>16,080</u>	<u>0</u>
	<u>\$1,125,278</u>	<u>\$726,376</u>

NOTE 11: CONSTRUCTION CONTRACT COMMITMENT AND SUBSEQUENT EVENTS

On 20 November 2017 GNDC entered into a contract with Saldana Homes, LLC to construct seven rental units. The total contract commitment is approximately \$1,243,000. Construction began subsequent to year-end.

On 2 February 2018 GNDC entered into a contract with Austin Habitat for Humanity to build four houses. The total commitment is \$300,000.

NOTE 12: NOTES RECEIVABLE

The notes are collateralized by real property as described in the note agreements. GNDC's access to the collateral is based on normal legal foreclosure processes. If the debtors fail to perform according to the terms of the agreements, and the collateral proves to be of no value, GNDC would incur a loss equal to the principal balance receivable.

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 12: NOTES RECEIVABLE

	<u>2017</u>	<u>2016</u>
Note receivable from Guadalupe Family Community, L.P., collateralized by real estate, bearing an interest rate of 4%. See note 13 for the related note payable to the City of Austin in the same amount.	\$2,138,239	\$2,138,239
Note receivable from Guadalupe Family Community, L.P., collateralized by real estate, note bears a 1.5% interest rate.	155,248	185,248
Note receivable from Guadalupe Family Community, L.P., collateralized by real estate, note bears a 0% interest rate.	78,399	77,457
Note receivable from Guadalupe Family Community, L.P., collateralized by real estate, note bears a 0% interest rate.	102,365	0
Note receivable from Guadalupe Family Community, L.P., collateralized by real estate, note bears a 4.9% interest rate	350,000	350,000
Notes receivable agreements (4 in 2017 and 5 in 2016), collateralized by real estate, note bears a 0% interest, monthly payments are scheduled to begin in 2040. In the event of default, the receivable will begin to accrue interest at 10%.	139,100	176,150
Note receivable from one borrower, collateralized by real estate, note bears an interest rate of 0%.	<u>124,025</u>	<u>129,125</u>
	3,087,376	3,056,219
Less current portion of notes receivable	<u>(5,100)</u>	<u>(5,100)</u>
Long-term portion of notes receivable	<u>\$3,082,276</u>	<u>\$3,051,119</u>

During 2010, GNDC entered into six note receivable agreements as the result of the sale of six properties. The properties were sold by an independent party at appraised fair market value, but with the seller accepting amounts less than fair market value. The cash portion of the sales were financed by the purchasers with bank mortgages and down payment assistance from the City of Austin. The difference between the appraised value sales price and the cash required at purchase was secured by a third lien held by GNDC. The third lien note also provided GNDC with a share of equity based on the percentage value of its lien relative to the appraised value of the property. Based on current market value estimates, GNDC's interest in any appreciated value over the recorded value of the third lien notes is not considered significant at year-end. One property was sold during 2016, and GNDC received the portion of the third lien used to acquire the property, \$21,615, plus \$12,585 for its share of equity based on the appreciated value, calculated as the difference between the initial property value and the appraised value at resale. One property was sold during 2017, and GNDC received the portion of the third lien used to acquire the property, \$37,050, plus \$9,447 for its share of equity based on the appreciated value, calculated as the difference between the initial property value and the appraised value at resale.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 13: NOTES PAYABLE

The carrying value of assets pledged as collateral on loans is as follows:

	<u>2017</u>	<u>2016</u>
Construction in progress (including land of \$1,001,078)	\$3,477,345	\$3,477,345
Land	339,147	409,147
Rental real estate (with \$785,250 and \$807,750 in land in 2017 and 2016, respectively)	2,930,265	3,053,300
Note receivable (see Note 12)	<u>2,138,339</u>	<u>2,138,239</u>
	<u>\$8,885,096</u>	<u>\$9,078,031</u>

	<u>2017</u>	<u>2016</u>
Various notes payable to the City of Austin, collateralized by rental real estate, with interest at 6%. Repayment is waived as scheduled, provided GNDC maintains this property for low income families. Repayment waived for the year is disclosed in the statement of activities as forgiveness of debt. The note matures 27 February 2021.	\$20,000	\$25,000
Note payable to Austin Housing Finance, with a 0% interest, collateralized by real estate. The note will be forgiven as each of the housing units are sold. The remaining balance will be forgiven in its entirety if on 31 August 2110, GNDC is in compliance with all terms and conditions of the Loan Agreement.	1,396,154	1,396,154
Note payable to Mary Helen Lopez (a board member), at 0% interest, payable in monthly payments of \$1,450 starting June 2018 until June 2033, discounted to present value at a rate of 6%.	133,039	135,134
Note payable to Austin Housing Finance, collateralized by rental real estate. The note bears a 0% interest rate until maturity and the principal and interest shall be forgiven in its entirety if on 31 March 2112, GNDC is in compliance with all terms and conditions of the Loan Agreements.	600,000	600,000
Note payable to the Austin Housing Finance, collateralized by rental real estate, bearing interest at 0%, due in monthly installments through 1 April 2023.	19,500	22,750

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 13: NOTES PAYABLE

	<u>2017</u>	<u>2016</u>
Notes payable to Austin Housing Finance, collateralized by rental real estate. The notes bear a 0% interest rate until maturity and the principal and interest shall be forgiven in its entirety if on 1 March 2107, GNDC is in compliance with all terms and conditions of the Loan Agreements.	102,354	102,354
Note payable to Austin Housing Finance, collateralized by rental real estate. The note bears a 0% interest rate until maturity and the principal and interest shall be forgiven in its entirety if on 23 April 2108, GNDC is in compliance with all terms and conditions of the Loan Agreement.	850,000	850,000
Note payable to Austin Housing Finance, collateralized by rental real estate. The note bears a 0% interest rate until maturity and the principal and interest shall be forgiven in its entirety on 11 November 2049 if GNDC is in compliance with all terms and conditions of the loan.	435,500	435,500
Note payable to Austin Housing Finance, collateralized by rental real estate. The note bears a 0% interest rate until maturity and the principal and interest shall be forgiven in its entirety on 1 February 2027. GNDC is in compliance with all terms and conditions for repayment.	395,000	395,000
Note payable to Austin Housing Finance, collateralized by GNDC's note receivable from Guadalupe Family Community, L.P. which in turn, is collateralized by the underlying rental real estate. The note bears a 0% interest rate until maturity and the principal and interest shall be forgiven in its entirety if on 1 September 2049, GNDC is in compliance with all terms and conditions of the Loan Agreement. See Note 12 for related note receivable.	2,138,239	2,138,239
Note payable to Austin Housing Finance, collateralized by rental real estate. The note bears a 0% interest rate until maturity and the principal and interest shall be forgiven in its entirety if on 31 January 2108, GNDC is in compliance with all terms and conditions of the Loan Agreement.	1,000,000	1,000,000
Note payable to Austin Housing Finance, collateralized by real estate. The note bears a 0% interest rate until maturity and the principal and interest shall be forgiven in its entirety if on 30 April 2049, GNDC is in compliance with all terms and conditions of the Loan Agreement.	60,000	60,000

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 13: NOTES PAYABLE

	<u>2017</u>	<u>2016</u>
Note payable to Austin Housing Finance, collateralized by real estate. The note bears a 0% interest rate until maturity and the principal and interest shall be forgiven in its entirety if on 20 December 2108, GNDC is in compliance with all terms and conditions of the Loan Agreement.	555,000	555,000
Note payable to Wells Fargo, collateralized by real estate. The note bears a 5.65% interest rate, payable in monthly installments. The balance was paid in full in 2017.	0	273,248
Note payable to Wells Fargo, collateralized by real estate. The note bears a 4.5% interest rate, payable in monthly installments until 1 September 2016. The loan was extended to 31 December 2016.	0	62,886
Notes payable to Texas Department of Housing and Community Affairs, at 0% interest, collateralized by real estate. \$162,000 is payable in monthly installments beginning 1 August 2014 until maturity 1 July 2044. \$161,000 is forgiven in annual increments of \$5,368, through maturity on 1 August 2043, provided GNDC is in compliance with all terms and conditions of the loan agreement.	283,082	292,161
Note payable to Austin Housing Finance, collateralized by real estate. The note bears a 0% interest rate until maturity and the principal and interest shall be forgiven in its entirety if on 31 December 2032, GNDC is in compliance with all terms and conditions of the Loan Agreement.	50,000	50,000
Note payable to Austin Housing Finance, collateralized by real estate. The note bears a 0% interest rate until maturity and the principal and interest shall be forgiven in its entirety if on 31 December 2114, GNDC is in compliance with all terms and conditions of the Loan Agreement.	2,000,000	2,000,000
Note payable to Frost, collateralized by real estate. The note bears a 4.75% interest rate, payable in monthly installments until 10 February 2027.	556,185	0
Note payable to Austin Housing Finance, uncollateralized. The note bears a 0% interest rate until maturity and the principal and interest shall be forgiven in its entirety if on 31 May 2021, GNDC is in compliance with all terms and conditions of the Loan Agreement.	893,868	0
	<u>\$11,487,921</u>	<u>\$10,393,426</u>

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 13: NOTES PAYABLE

Maturities:

2018	\$77,033
2019	82,400
2020	84,986
2020	87,699
2021	85,571
Thereafter	<u>11,070,232</u>
	<u>\$11,487,921</u>

GNDC has eight available loans totaling \$800,000, which bear interest at a rate of prime plus 0.25%, and are payable monthly until maturity 5 June 2018.

NOTE 14: MINORITY INTEREST LIABILITIES

	<u>2017</u>	<u>2016</u>
Saldana LLP interest in Guadalupe-Saldana Affordable	\$61,296	\$61,296
Jeremiah Program Austin, LLC interest in Guadalupe-Jeremiah LP	<u>4,894,697</u>	<u>4,883,943</u>
	<u>\$4,955,993</u>	<u>\$4,945,239</u>

NOTE 15: TEMPORARILY RESTRICTED NET ASSETS

	<u>2017</u>	<u>2016</u>
Feasibility study	\$40,678	\$100,000
Home ownership	15,400	15,400
Affordable housing	20,000	10,000
Other projects	<u>5,775</u>	<u>0</u>
	<u>\$81,853</u>	<u>\$125,400</u>

NOTE 16: FAIR VALUE DISCLOSURES

	<u>Amount</u>	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
2017 discounted note receivable	<u>\$102,365</u>	N/A	<u>\$102,365</u>	N/A

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**NOTE 16: FAIR VALUE DISCLOSURES**

The discount on a long-term related party note receivable was valued by management based on market rates for similar organizations (see Note 12).

SUPPLEMENTAL BALANCE SHEET

GUADALUPE JEREMIAH LP

31 DECEMBER 2017

ASSETS

CURRENT ASSETS

Cash	\$418,374
Accounts receivable and other	<u>23,181</u>
	441,555

RENTAL REAL ESTATE

7,131,452\$7,573,007

LIABILITIES AND PARTNERS' EQUITY

CURRENT LIABILITIES

Due to limited partner- Jeremiah Program Austin, LLC	\$267,720
Due to general partner- GNDC	100,000
Accrued liabilities	<u>28,045</u>
	395,765

PARTNERS' EQUITY

7,177,242\$7,573,007

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION**SUPPLEMENTAL STATEMENT OF NET INCOME AND CHANGES IN PARTNERS' EQUITY****GUADALUPE JEREMIAH LP****YEAR ENDED 31 DECEMBER 2017****INCOME**

Contributions and other	\$77,378
Rental income and other	<u>28,097</u>
	<u>105,475</u>

EXPENSES

Depreciation	220,560
Utilities	33,830
Repairs and maintenance	29,403
Management fees	15,750
Insurance	14,024
Other	<u>6,202</u>
	<u>319,769</u>

NET INCOME/(LOSS)	<u>(214,294)</u>
-------------------	------------------

BEGINNING PARTNERS' EQUITY, as previously reported	7,088,816
PRIOR PERIOD ADJUSTMENT-record partners' contributed capital	<u>404,965</u>
BEGINNING PARTNERS' EQUITY, restated	7,493,781
CAPITAL CONTRIBUTIONS- General partner- GNDC	111,066
CAPITAL CONTRIBUTIONS- Limited partner- Jeremiah Program Austin, LLC	1,787
CAPITAL DISTRIBUTIONS- Limited partner- Jeremiah Program Austin, LLC	<u>(215,098)</u>
ENDING PARTNERS' EQUITY	<u>\$7,177,242</u>

See Independent Auditor's Report



Montemayor Britton Bender PC
CERTIFIED PUBLIC ACCOUNTANTS

Board of Directors and Management
Guadalupe Neighborhood Development Corporation

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED
IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the consolidated financial statements of Guadalupe Neighborhood Development Corporation (GNDC) which comprise the consolidated statement of financial position as of 31 December 2017, and the related consolidated statements of activities and cash flows for the year then ended, and the related notes to the consolidated financial statements, and have issued our report thereon dated 15 May 2018.

Internal Control Over Financial Reporting

In planning and performing our audit of the consolidated financial statements, we considered GNDC's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the consolidated financial statements, but not for the purpose of expressing an opinion on the effectiveness of GNDC's internal control. Accordingly, we do not express an opinion of the effectiveness of GNDC's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.



Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether GNDC's consolidated financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of consolidated financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the organization's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the organization's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Montemayor Brittan Bender PC

15 May 2018
Austin, Texas



Montemayor Britton Bender PC
CERTIFIED PUBLIC ACCOUNTANTS

Board of Directors and Management
Guadalupe Neighborhood Development Corporation

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR
EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER
COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE**

Report on Compliance for Each Major Federal Program

We have audited Guadalupe Neighborhood Development Corporation's (GNDC) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of GNDC's major federal programs for the year ended 31 December 2017. GNDC's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with the requirements of federal statutes, regulations, and the terms and conditions applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of GNDC's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about GNDC's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of GNDC's compliance.



Opinion on Each Major Federal Program

In our opinion, GNDC complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended 31 December 2017.

Report on Internal Control Over Compliance

Management of GNDC is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered GNDC's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of GNDC's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of the internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of the testing based on the requirements of Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Montemayor Britton Bender PC

15 May 2018
Austin, Texas

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

YEAR ENDED 31 DECEMBER 2017

Federal Grantor/ Pass-through Grantor/ Program Title	Federal CFDA Number	Agency or Pass-through Number	Original Loan Amount	Loan Balance at beginning of year	Expenses	Total
U.S. Department of Housing & Urban Development:						
HUD Section 8- Rental Assistance Passed Through the Austin Housing Finance Corporation:	14.195			N/A	\$110,907	\$110,907
Community Housing Development Organization	14.218		\$1,550,000	1,396,154		1,396,154
Home Investment Partnerships Program	14.239	GNDC 5-La Vista	2,138,239	2,138,239		2,138,239
Home Investment Partnerships Program	14.239	GNDC 6	395,000	395,000		395,000
Home Investment Partnerships Program	14.239	728LN000202-A	100,000	25,000		25,000
Home Investment Partnerships Program	14.239	SOL RENTAL	850,000	850,000		850,000
Home Investment Partnerships Program	14.239	728EX000308	22,750	22,750		22,750
Home Investment Partnerships Program	14.239	SOL RENTAL	200,000	200,000		200,000
Home Investment Partnerships Program	14.239		946,610	0	893,868	893,868
				3,630,989		4,524,857
Passed Through Texas Department of Housing and Community Affairs Neighborhood Stabilization Program	14.239		323,000	293,850		293,850
			\$6,525,599	\$5,320,993	\$1,004,775	\$6,325,768

This schedule is prepared on the same basis of accounting as described in the notes to the financial statements on pages 7 through 16. See Note 13 for ending loan balances. GNDC did not elect to use the 10% de minimis indirect cost rate.

See independent auditor's report.

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

FOR THE YEAR ENDED 31 DECEMBER 2017

I. SUMMARY OF AUDITOR'S RESULTS

A. FINANCIAL STATEMENTS

- | | |
|--|------------|
| 1. Type of auditor's report issued: | Unmodified |
| 2. Internal control over financial reporting: | |
| a. Material weakness (es) identified? | No |
| b. Significant deficiency(ies) identified that are not considered material weaknesses? | None noted |
| c. Noncompliance material to financial statements? | None |

B. FEDERAL AWARDS

- | | |
|---|--------------|
| 1. Internal controls over major programs: | |
| a. Material weakness(es) identified? | No |
| b. Significant deficiency(s) identified that are not considered material weakness(es)? | None noted |
| 2. Type of auditor's report issued on compliance with major programs: | Unmodified |
| 3. Any audit findings disclosed that are required to be reported in accordance with 2 CFR Section 200.516(a)? | No |
| 4. Major program: Home Investment Partnerships Program | CFDA #14.239 |
| 5. Dollar threshold used to distinguish between Type A and Type B programs: | \$750,000 |
| 6. Auditee qualified as a low-risk auditee? | Yes |

II. FINANCIAL STATEMENT FINDINGS

- A. Current year – none
- B. Prior year – none

III. FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

None noted.



Montemayor Britton Bender PC
CERTIFIED PUBLIC ACCOUNTANTS

Board of Directors and Management
Guadalupe Neighborhood Development Corporation

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH REQUIREMENTS
OF THE TEXAS PROPERTY TAX CODE

We have audited the compliance of Guadalupe Neighborhood Development Corporation (GNDC) with types of compliance requirements described in Sections 11.182 and 11.1825 of the Texas Property Tax Code, *Organizations Constructing or Rehabilitating Low-Income Housing: Property Not Previously Exempt*, for the year ended 31 December 2017. Compliance with the requirements of the Texas Property Tax Code is the responsibility of GNDC's management. Our responsibility is to express an opinion on GNDC's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above occurred. An audit includes examining, on a test basis, evidence about GNDC's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination on GNDC's compliance with those requirements.

In our opinion, GNDC complied, in all material respects, with the requirements referred to above for the year ended 31 December 2017.

This report is intended for the information of the Board of Directors, management, others within the organization and state or federal agencies and is not intended to be and should not be used by anyone other than these specified parties.

Montemayor Britton Bender PC

15 May 2018
Austin, Texas

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GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION**SUPPLEMENTAL SCHEDULE OF COMMUNITY LAND TRUST SOURCES AND USES****YEAR ENDED 31 DECEMBER 2017****Sources of funds:**

GNDC funds Father Joe Znotas Phase II	\$30,878
AHFC loan Father Joe Znotas Phase II	604,902
Horizon loans Father Joe Znotas Phase II (available to borrow)	533,026
1313 Willow mortgage principal	5,100
1313 Willow property tax & insurance escrow	2,940
1313 Willow maintenance escrow	1,440
1313 ground lease fee	300
807 Waller ground lease fee	300
3005 FJZontas ground lease fee	300
3001 FJZontas ground lease fee	300
3000 FJZontas ground lease fee	300
3004 FJZontas ground lease fee	<u>300</u>
	<u>\$1,180,086</u>

Uses of funds:

Father Joe Znotas Phase II	\$1,168,806
1313 Willow principal reduction	5,100
GNDC ground lease income	1,800
1313 Willow property taxes	1,898
1313 Willow escrow refund	394
1313 Willow insurance	1,243
1313 Willow escrow deposit	560
1313 Willow maintenance escrow expense	<u>285</u>
	<u>\$1,180,086</u>

See independent auditor's report.

**RESOLUTION OF THE
GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION
TO SUBMIT AN APPLICATION TO THE
AUSTIN HOUSING FINANCE CORPORATION FOR FUNDING**

WHEREAS, the undersigned Officers of the Guadalupe Neighborhood Development Corporation (the "Corporation"), a Texas non-profit corporation, do hereby take the actions set forth below:

WHEREAS, the Corporation desires to undertake an affordable housing project in the Corporation's service area with up to 10 single-family units for home ownership for households with low to moderate incomes, and

WHEREAS, the Corporation already has financed design work and identified potential buyers for such a project, being a part of the Guadalupe-Saldana Net-Zero Subdivision, and called Father Joe Znotas Street Phase IV, but needs additional funding to complete construction of the project, therefore

BE IT RESOLVED THAT, for the purpose of securing construction related financing, at a meeting of the Board of Directors held on January 28, 2019, the Board of Directors hereby does authorize the Executive Director, on behalf of the Corporation, to submit an application to the Austin Housing Finance Corporation, in an amount not to exceed \$2,000,000.

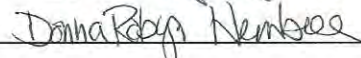
THEREFORE, BE IT FURTHER RESOLVED, that the President, or Vice President, or Executive Director, and all other officers of the Corporation are hereby authorized and directed, to execute, attest, and deliver any and all applications, contracts, documents, certificates, instruments and writings necessary to secure said financing, and to take all other actions, as may be necessary or appropriate;

IN WITNESS WHEREOF, this Resolution is made this 28th day of January, 2019

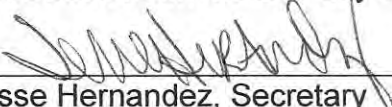
_____, President

_____, Vice President

_____, Secretary

_____, Treasurer

I, Jesse Hernandez, Secretary of the Guadalupe Neighborhood Development Corporation, do hereby certify the foregoing is a true and complete copy of the construction loan resolution of this organization as adopted by the Board of Directors on the 28th day of January, 2019.



Jesse Hernandez, Secretary



GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION RESUME



GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

The Guadalupe Neighborhood Development Corporation (GNDC) dedicates its resources to the development of high quality affordable housing for very low to moderate income persons. We work for the improvement, revitalization and preservation of the residential neighborhoods within our East Austin service area. GNDC is committed to respect the people it serves and is dedicated to improve the quality of life in the neighborhoods where it works. GNDC gives the highest priority to families with generational ties to the Guadalupe target neighborhoods.

BUILDINGS/PROPERTIES

For over 35 years, GNDC has been developing and managing high quality, affordable rental and ownership properties in East Austin. It currently owns and manages fifty-nine single-family properties, two multi-family family properties and operates six community land trust properties.

.....

Under Construction, opening in 2017:

Jeremiah Program Moody Campus: 35 units of transition housing for single parent with preschool age children at 1200 Paul Teresa Saldana Street in the Guadalupe-Saldana Net-Zero Subdivision. In partnership with Jeremiah Program Austin, this development will provide highly affordable apartments, a fully licensed child development center and life-skills training and educational support in order to move families out of poverty two generations at a time.



GNDC COMMUNITY LAND TRUST:

GNDC built and sold the first Community land Trust home in Texas in 2012 and brought the first CLT mortgage to Texas in 2014. Currently GNDC operates 6 CLT properties and has 24 planned for 2017-18. AIA Austin 2014 Community Vision Award winner.



Home owner Mary Ybarra and family at 1313 Willow Street, the first community land trust home in Texas



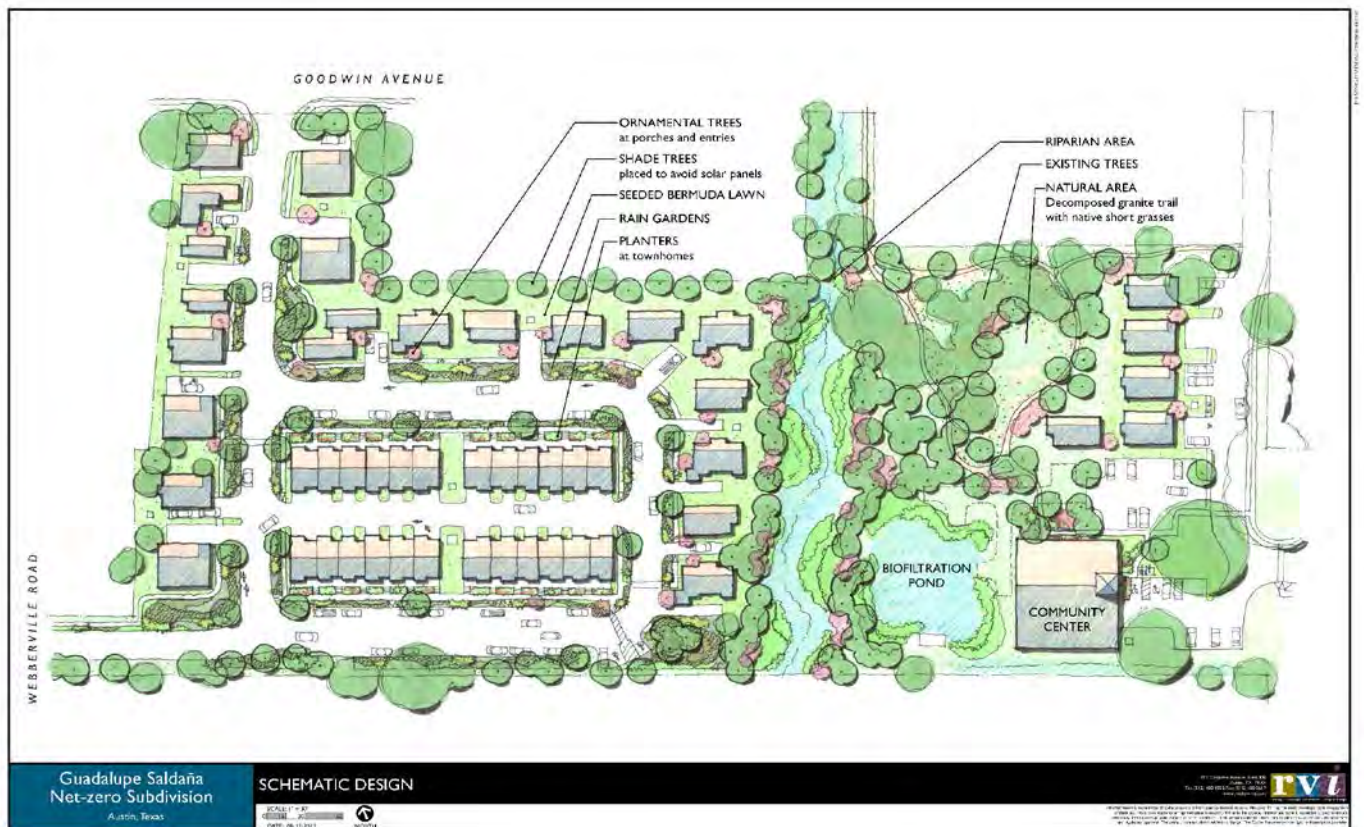
In 2014, GNDC's CLT program enabled the Hernandez Family, Jesse, Becky and their three sons, to purchase 807 Waller Street, which had a market value of \$565,000, for \$85,000. This was the first community land trust home in Texas to be purchased with a private mortgage.



AISD teachers, Robert Aleman and Katie Heuer, with their daughter Evelyn on the porch their newly renovated CLT home that GNDC relocated from the Rainey Street National Register District in downtown Austin to the Guadalupe-Saldana Net-Zero Subdivision.

GUADALUPE-SALDANA NET-ZERO SUBDIVISION:

125 units of "super-green homes are planned. GNDC's subdivision merges sustainable design and supportive social services with affordable rental and homeownership homes. The Enterprise Green Community certified development is transforming a former "brownfield" into one of the "greenest" developments in Austin. The subdivision is made possible through the support from the Austin Housing Finance Corporation, Texas Department of Housing and Community Affairs, Austin Energy, the Austin Brownfield Revitalization Office, Enterprise Community Partners, Kresge Foundation, Cynthia and George Mitchell Foundation, Wells Fargo Bank, Bank of America, BBVA Compass and Shelter with Spirit. Envision Central Texas Community Stewardship Award: Innovation Winner 2011.





TOWNHOMES DESIGNED BY NELSEN PARTNERS FOR THE GUADALUPE-SALDANA NET-ZERO SUBDIVISION

LA VISTA DE GUADALUPE:



22 units of family housing opened in 2008. This Tax Credit development, prominently located on a hill overlooking downtown Austin, provides extremely affordable rents ranging from between \$330 per month for a one-bedroom unit to \$850 per month for a three-bedroom two-bath unit. One-bedroom market-rate units just one block away rent for over \$1,400 per month.

THE ALLEY FLAT INITIATIVE

GNDC began building secondary apartments—also called alley flats, granny flats and ADUs in 1999, even before Austin's land development code was changed to add this building type. In 2005 GNDC, the University of Texas Center for Sustainable Development, and the Austin Community Design and Development Center joined to form The Alley Flat Initiative. GNDC has developed nine alley homes and has four more planned in 2017. 2009 Envision Central Texas Community Stewardship Award Winner: Redevelopment.



Rebecca Castillo and Daughter on the porch of the alley flat they rent from GNDC.



904-B Lydia Street is an alley flat designed and partially constructed by University of Texas architecture students. Margaret Renteria, grandmother of a tenant living in the main house, was the first tenant, making this a true Granny Flat.



HATCH + ULLAND OWEN ARCHITECTS

COMPANY HISTORY + EXECUTIVE SUMMARY



About Us - hatch + ulland owen architects (h+uo) is an Austin, Texas based architectural firm focused on creating visionary, sustainable and socially-responsible design. The firm was founded in 1978 by Tom Hatch, FAIA, with a commitment to help build strong, vibrant communities. It has evolved over several decades from its sole-proprietorship beginnings to its current partnership structure when, in 2006, Erik Ulland and Randall Owen joined him as partners. Our keen sense of community values has inspired a wide range of distinctive projects including, numerous multi-family communities for neighborhood non-profits, Foundation Communities, and market rate developers. Some noteworthy projects: 65 Whole Foods Markets across the country, including the original WFM Corporate Headquarters at 6th and Lamar; The Crossings (now Travaasa Experiential Resort and Spa); Threadgill's; Thundercloud Subs; Twin Oaks Library; Oak Point Park in Plano; McKinney Roughs Nature Park; a variety of Mueller Homes; numerous single-family residences; as well as farm worker housing in the valley and in the panhandle.



A dynamic design studio featuring a wealth of architectural expertise, h+uo prides itself on interpreting our clients' visions and delivering high quality, contextually responsive design in the Multi-family residential, Hospitality, Retail, Office, Community / Civic, Education, and Single-family residential markets. The culture of the firm, our reputation in Austin, throughout Texas and around the country, as well as the growing list of satisfied and repeat clients continues to thrive.



Commitment to Our Community - Going back to the inception of the firm in 1978, we have been committed to community-based design, as evidenced by the following:

- **People Places** - No matter what the project (whether park projects, public institutions, affordable housing or retail establishments), we believe that one of architecture's greatest contributions is to create places where people feel comfortable both alone and together, and where people can be enriched by interaction with each other. To that end, a common thread running through all of our work is the creation of "people places" that nurture the human spirit and respect the environment.
- **Civic Involvement** - Members of our firm currently serve or have in the past served on numerous boards and commissions, including the City of Austin Building and Standards Commission, Downtown Austin Alliance, Austin Energy Green Building Program, House the Homeless Task Force, and Meals on Wheels. Texas Low Income Housing Information Service, Housing Texas, Housing Works, Sharir Dance Company, Austin Woman's Club Advisory, and the Board of Planned Parenthood.
- **Crossing Social and Economic Boundaries** - We believe that architecture and sound planning should be available to all people, so we have intentionally reached across social, cultural, and economic boundaries to seek out opportunities where our talents may be of use to all parts of our community. As part of that effort, as we have noted, we have completed numerous successful affordable housing projects in Austin and beyond, most notably M Station, one the few LEED Platinum certified affordable housing developments in the country, as well as many civic projects including libraries, schools, and parks.
- Our ongoing and past projects with the City of Austin have substantiated our commitment to civic responsibility. Further, we received a perfect score on the Consultant Performance Evaluation Form for a number of our recently completed projects.



COMPANY HISTORY + EXECUTIVE BACKGROUND *(continued)*



Client Service - Any architectural project involves a fine balance between the client's program, the opportunities and constraints of the site, available funding, building technologies, and greater societal interests. Achieving that balance and synthesizing the many interests is the essence of good client and environmental service. We pride ourselves on being good listeners and on being responsive and agile team players.



Sustainable Design and Construction - h+uo architects has long engaged in sustainable building, even before that practice became mainstream. It has always been part of the firm's philosophy that the act of building should be undertaken responsibly -- both with respect to other humans and the natural environment. We bring to every project our commitment and expertise in sustainable design. We were the architects for Austin's first large scale, commercial "green" building (Whole Foods Market's previous store and headquarters at 6th and Lamar) and we have subsequently designed 64 other Whole Foods Markets and numerous other commercial green projects:



- The new Foundation Communities' Michael and Susan Dell Foundation Learning Center at Lakeline Station was designed to meet the stringent criteria of The Living Building Challenge petal certification, which is a rating system that requires building to make positive contributions to the environment as opposed to minimizing the damage, per LEED. The Learning Center is the first non-industrial "net zero" commercial building in Austin, ultimately producing more energy than it consumes. It was the Austin Green Awards Project of the Year (2017).
- Foundation Communities' M Station in East Austin, an affordable housing community and learning center achieved the highest scoring LEED Platinum rating in the country which was the first such accreditation for multifamily housing in the U.S. at that time. It also achieved Austin Energy 5 Star Certification, won the 2012 Austin Business Journal Social Impact Award, and won the 2012 Envision Central Texas Community Stewardship Award for New Development.
- Foundation Communities' Homestead Oaks achieved Austin Energy Green Building 4-Star Rating in 2016. It is also seeking LEED Gold certification, currently pending.
- Franklin Gardens, a Chestnut Neighborhood Revitalization Corporation, affordable housing development for seniors received the ECT Community Stewardship Award for New Development, an Austin Energy Green Building , 4-Star Rating and the Livable Vision Award.
- The Crossings, now Travaasa, a holistic learning and conference center, including a conference building, dining hall, spa, and multiple lodges.
- All of the buildings at LCRA's McKinney Roughs Environmental Learning Center, including an administrative building, a classroom building, a dining hall, and three dormitories.
- Morris Williams Golf Pro Shop and Cart Barn LEED Silver rated.
- American YouthWorks downtown facility as well as their LEED certified Green Collar Training Facility in southeast Austin.

We are firm believers in following an "integrated" design approach, where the various members of the design team and the client work parallel with each other in a coordinated fashion from the very beginning, rather than sequentially in an autonomous fashion.

RECENT RESIDENTIAL DESIGN PROJECTS

JEREMIAH PROGRAM

Austin, Texas

Size: 49,865 SF

Budget: \$6 Million

Scope: Architectural / Engineering services.

Description: The Jeremiah Program Moody Campus includes 35 two-bedroom apartments, an on-site accredited five-classroom child development center for up to 60 children, two covered playground areas, empowerment and life skills classrooms, gathering spaces, and staff offices. The unique complex is a safe home for mothers and their children who have escaped abusive situations.

Client Reference:

Mark Rogers

Guadalupe Neighborhood

Development Corporation

813 E. 8th Street

Austin, Texas 78702

phone: 512.479.6275, ext. 3



RECENT RESIDENTIAL DESIGN PROJECTS

LAKELINE STATION APARTMENTS & LEARNING CENTER

Austin, Texas

Size (Apartments): 122,824 SF

Size (Learning Center): 6,874 SF

Budget: \$20 Million

Scope: Architectural / Engineering and Living Building Challenge.

Description: The Lakeline Station Learning Center is an activity and learning hub in the center of 128 affordable housing apartments. The Learning Center provides after school and summer education for children as well as exercise classes, tax preparation, and jobs training for adults.

This important project is at the top of its class in regards to sustainability. It was carefully designed to meet the rigorous green standards of the Living Building Challenge Petal Certification, a rating system which requires that a building be fully self-supporting for its energy production and contains no toxic materials. When complete the Lakeline Station Learning Center will be a beautiful, healthy, light-filled space for learning that will also grow its own food. It will be one of only a handful of Living Building Challenge Petal certified projects in the state of Texas.

Austin Green Building Project of the Year Award, 2017.

Client Reference:

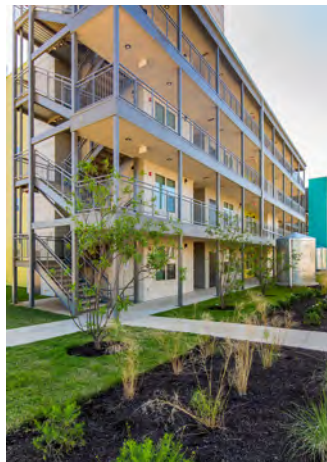
Walter Moreau

Foundation Communities

3036 S. 1st Street, Ste. 200

Austin, TX 78704

phone: 512.447.2026



RECENT RESIDENTIAL DESIGN PROJECTS

THE CHICON

Austin, Texas

Size: SE Bldg: 14,516 SF

Size: SW Bldg: 16,311 SF

Budget: \$8 Million

Scope: Architectural / Engineering services.

Description: A three-building multi-family, mixed-use development in East Austin aimed to preserve and support the history, legacy and culture of the Chestnut Neighborhood. The development offers residential units (both affordable and market rate condominiums) atop ground level retail, restaurant and office spaces.

The Chicon is currently under construction and on track to be complete Spring 2018.

Client Reference:

Sarah Andre

Chestnut Neighborhood

Revitalization Corporation

702 Rio Grande

Austin, TX 78701

phone: 512.689.3369



RECENT RESIDENTIAL DESIGN PROJECTS

NET ZERO HOMES

Austin, Texas

Size: 1,200 - 1,600 SF Homes

Budget: \$1 Million

Scope: Architectural / Engineering services.

Description: The Guadalupe Neighborhood Development Corporation received funding to buy a sizable piece of land just off Tillery Street in East Austin. Their latest project on the land includes one and one, two, and three bedroom homes that are designed to be net zero in energy consumption. AHFH is building some of the homes along side of our designs built by Saldana Homes. The land is held in trust by GNDC and the homes are currently being sold at a very low point. Their property taxes reflect the low sales price. The new small very affordable subdivision is a jewel in East Austin.

Client Reference:

Mark Rogers

Guadalupe Neighborhood

Development Corporation

813 E. 8th Street

Austin, Texas 78702

phone: 512.479.6275, ext. 3



RECENT RESIDENTIAL DESIGN PROJECTS

CARDINAL POINT APARTMENTS & LEARNING CENTER

Austin, Texas

Size (Apartments): 117,168 SF

Size (Learning Center): 5,200 SF

Budget: \$16 Million

Scope: Architectural / Engineering.

Description: Multi-family community for Foundation Communities at Four Points in Northwest Austin. The affordable and environmentally friendly community includes a total of 5 three-story apartment buildings with a total of 120 units, a 2,300 SF leasing office, and a 5,200 SF learning center. Other amenities on site include a community playground, sport court, and covered bike shelter. A challenging 8.5 acre site required coordination with all consultants to incorporate Heritage trees, sufficient site drainage, a raingarden, and previously undiscovered caves. The project was completed with the Texas Department of Housing and Community Affairs (TDHCA) tax credit program. It began leasing units in early 2018.

Client Reference:

Walter Moreau

Foundation Communities

3036 S. 1st Street, Ste. 200

Austin, TX 78704

phone: 512.447.2026



RESUME: PROJECT PRINCIPAL

Thomas H. Hatch, FAIA

EDUCATION

Bachelor of Architecture (with Honors)
Texas Tech University, 1969

REGISTRATION

Texas #5485 (1975)

EXPERIENCE

hatch + ulland owen architects (formerly Hatch Partnership)
Austin, Texas (Jan. 1997 - Present)

Tom Hatch Architects
Austin, Texas (March 1978 - December 1996)

3-D International
Austin, Texas (1977 - 1978)

Independent Architects
Austin, Texas (1973 - 1977)

U.S. Coast Guard
Yorktown, Virginia, (1969 - 1971)



SAMPLE PROJECTS

Lakeline Station • Austin, Texas

A new affordable housing development for Foundation Communities with an onsite Learning Center. The Michael and Susan Dell Foundation Learning Center is pending Petal Certification for the Living Building Challenge.

**Cardinal Point • Austin, Texas**

A new affordable housing community for Foundation Communities with an onsite Learning Center. Like Lakeline Station, Cardinal Point is located in Northwest Austin where heretofore, there have been no affordable housing developments. Currently under construction.

**Homestead Oaks • Austin, Texas**

A Foundation Communities 140-unit affordable housing community with an onsite Learning Center. This is the first multi-family rental apartments in the City of Austin to pursue 134.16kW solar tied directly to residential units. The apartments also feature 18 - 10,000 gallon rainwater collection cisterns used for irrigation. *Recipient of the Austin Energy Green Building Award Four-Star Rating.*

**M Station • Austin, Texas**

A 150-unit eco-friendly affordable housing development for Foundation Communities with an on-site learning center. M Station is the first LEED for Homes multi-family project in Austin and the first multi-family LEED for Homes Platinum community in Texas. *Recipient of the Austin Business Journal's Social Impact Award.*

**Jeremiah Program Moody Campus • Austin, Texas**

New 49,865 sf building that includes 35 two-bedroom apartments, an on-site accredited five-classroom child development center, two covered playground areas, empowerment and life skills classrooms, gathering spaces, and staff offices.

La Vista de Guadalupe • Austin, Texas

A 22-unit downtown affordable housing project for the Guadalupe Neighborhood serving our very low income working community.

Lyons Gardens • Austin, Texas

54-unit elder housing community of Family Eldercare in East Austin.

The Chicon • Austin, Texas

A three-building multi-family mixed-use development in East Austin under construction. It was commissioned by neighborhood members as a revitalization effort for the Chicon Street corridor, and will include affordable housing units, market-rate condominiums, and ground floor retail space.

Pease Mansion • Austin, Texas

Complete restoration of the Abner Cook Governor's Mansion in Pemberton Heights.

Various New and Rehabilitated Homes • East Austin, Texas

Numerous new construction and revitalization of homes for AHFC and the Guadalupe Neighborhood Housing Corporation.

GreenEarth Engineering, Inc.

Consulting Structural Engineers

Resume: **Tim (Zhigang) Zhang****Title:** Principal Engineer**Education:** The University of Texas at Austin, MS, 1997, Civil Engineering
Qingdao Institute of Architecture & Engineering, BS, 1993, CE**Registration:** Professional Engineer in the State of Texas, No. 88698**Professional Affiliation:** US Green Building Council LEED Accredited Professional
City of Austin Green Building Program - Member
American Institute of Steel Construction - Member**Experience:****July 2004 to Present, Principal Engineer, GreenEarth Engineering, Inc.**

- Hill Ranch Apartments
San Marcos, Texas
96-unit apartments and Water Quality Ponds, site retaining walls.
- Seton Southwest Labor & Delivery Addition
Austin, Texas
9,000 SF, \$4.0 Million Two-story addition
- Manchaca Fire Station #5
Manchaca, Texas
12,000 SF, \$1.8 Million Single-story fire station & office building
- Esplanade Rehabilitation Hospital
Corpus Christi, Texas
30,000 SF, \$5.5 Million Single-story hospital – steel structure
- Hays County RPTP Facility– Office Building Addition
Hays County, Texas
15,000 SF, \$2.2 Million Single-story office building addition
- Refugio County Memorial Hospital – Physical Therapy & Wellness Center Addition
Refugio, Texas
Two single-story buildings with a combined gross area of 9,200 S.F.
Completed
- Parsons House – 27,000 S.F. Assisted Living Community
La Porte, Texas

GreenEarth Engineering, Inc.

Consulting Structural Engineers

Resume: **Tim (Zhigang) Zhang**

Single-story wood framing structure

- Meridell Achievement Center
Single-story, 10,000 S.F. medical treatment center
- Seally Urgent Care Center
Single-story, 8,000 S.F. Medical Office Building
- Buda Alzheimer's Home
Two single-story, 8,500 S.F. Assisted Living Buildings
- Waterscape Villas Condo. Jonestown, Texas
6-story, 90-unit condominium, 75,000 S.F.
- Casa Trinidad, Lake Travis, Texas
22,000 Square Feet single-family home
- Swanee 21 Apartments, Austin, Texas
3-story, 21 Unit apartment building
- Central United Methodist Church Childcare Center --- single-story, 23,000 square feet steel structure
- Lavaca Medical Center – 10,000 S.F. steel structure
- Upland 2&3 Retail Center --- single story, 26,000 square steel structure
- Treaty Oak Bank – 2-story, 10,000 S.F. steel office building
- Katherine Ann Porter School – 32,000 S.F. school building expansion, renovation.
- Don Dario' Restaurant – 5,000 S.F. restaurant with ICFS wall system.
- Potter Dental Clinic – 4,500 S.F. wood framing dental clinic

YOLANDA ALEMÁN-LIMÓN

<u>EXPERIENCE:</u>	<div data-bbox="235 346 1492 378"> Property Manager October 1, 2003 – Present </div> <div data-bbox="235 388 925 420"> <i>Guadalupe Neighborhood Development Corporation</i> </div> <div data-bbox="243 430 1492 1029"> <ul style="list-style-type: none"> • Receive all correspondence in person, telephone, mail, e-mail and fax • Receive and record receipts for rental payments for 71 GNDC properties and La Vista de Guadalupe apartment complex • Receive and receipt payments for 3 mortgage properties. • Prepare and issue payments for all bills, including taxes, insurance premiums, maintenance and repair of properties, following the established procurement policies. • Files kept in appropriate settings and locations to accommodate access by authorized Board, Staff, Auditors, Funding Providers, and Investors. • Collect necessary income information from applicants and from new and existing tenants to determine eligibility for certification or re-certification in various programs. • Oversee compliance with Federal, State and City guidelines and regulations in accordance to Low-Income Housing Tax Credit; HOME and RHDA programs. • Prepare new and renewal leases. • Manage move-out and move-in process. • Prepare and deliver notices for late rent, late mortgage, lease violations and eviction. </div>
	<div data-bbox="235 1060 1492 1092"> Senior Patient Account Representative February 1993 - September, 2009 </div> <div data-bbox="235 1102 787 1134"> <i>City of Austin, Health and Human Services</i> </div> <div data-bbox="243 1144 1492 1459"> <ul style="list-style-type: none"> • Insured Billing and Collection of all first, second and third party billing. • Verified insurance data from Medicaid Software for accuracy and completeness. • Managed appeals for Medicaid, Medicare and HMO's in a timely manner • Managed patient accounts to verify insurance or guarantor payer paid for services rendered. • Contacted appropriate clinic sites by e-mail, fax or phone • Managed itemized billing statements for Law Firms and other professional agencies. • Collected and applied fees for the itemized statements. • Directed 6 co-workers, served as Acting-Supervisor when needed. </div>
	<div data-bbox="235 1501 1492 1533"> Senior Administrative Clerk October 1985 - February 1993 </div> <div data-bbox="235 1543 909 1575"> <i>City of Austin, Woman and Children (WIC) Program</i> </div> <div data-bbox="243 1585 1492 1753"> <ul style="list-style-type: none"> • Interviewed clients to ensure eligibility for State and City guidelines. • Explained program to clients and issued WIC coupons. • Translated for Spanish-speaking clients. • Maintained and documented weekly inventory of coupons. • Prepared reports for State and Federal agency departments. </div>
<u>EDUCATION:</u>	G.E.D Austin Community College, Austin, Texas 1985
<u>SKILLS:</u>	Bilingual in Spanish, Proficient in Microsoft Word, bookkeeping, and accounting



City of Austin

Neighborhood Housing and Community Development

P.O. Box 1088, Austin, TX 78767 -1088

(512) 974-3100 ♦ Fax (512) 974-3112 ♦ www.cityofaustin.org/housing

October 5, 2016

Mark Rodgers
Executive Director
Guadalupe Neighborhood
Development Corporation
813 E. 8th Street
Austin, TX 78702

Re.: 2015 Rental Housing Development Assistance (RHDA) Monitoring
904-B Lydia, Austin, TX 78702

Dear Mr. Rodgers:

On June 27, 2016, Neighborhood Housing and Community Development (NHCD) conducted an on-site review of records for the above referenced location(s) and a physical inspection of selected units. The purpose of the monitoring was to ensure compliance with local and federal regulatory requirements set forth in your RHDA loan agreement with the Austin Housing Finance Corporation (AHFC).

I am pleased to inform you that Guadalupe Neighborhood Development Corporation has cleared all deficiencies and is now compliant with the terms of the loan agreement.

If you have any questions or need additional information, please contact me at 512-974-3110 or Susan.Kinel@austintexas.gov.

Regards,

Susan Kinel
Sr. Contract Compliance Specialist
Neighborhood Housing and Community Development

Attachment: Physical Inspection Report

XC: Yolanda Alemon-Limon, Property Manager, GNDC
Joseph A. Martinez, President, GNDC Board of Directors
Chase Clements, NHCD



City of Austin

Neighborhood Housing and Community Development

P.O. Box 1088, Austin, TX 78767 -1088

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October 5, 2016

Mark Rodgers
Executive Director
Guadalupe Neighborhood
Development Corporation
813 E. 8th Street
Austin, TX 78702

Re.: 2015 Rental Housing Development Assistance (RHDA) Monitoring
5908 Ventus, 5921 Ventus, 5916 Lux, 5929 Lux, 1129 A&B Altum
and 1133 A&B Altum

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Neighborhood Housing and Community Development

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City of Austin

Neighborhood Housing and Community Development

P.O. Box 1088, Austin, TX 78767-1088

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October 5, 2016

Mark Rodgers
Executive Director
Guadalupe Neighborhood
Development Corporation
813 E. 8th Street
Austin, TX 78702

Re.: 2015 Rental Housing Development Assistance (RHDA) Monitoring
110 Chicon, Units A & B, Austin, TX 78702

Dear Mr. Rodgers:

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City of Austin

Neighborhood Housing and Community Development

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October 5, 2016

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Executive Director
Guadalupe Neighborhood
Development Corporation
813 E. 8th Street
Austin, TX 78702

Re.: 2015 Rental Housing Development Assistance (RHDA) Monitoring
La Vista de Guadalupe Apts., 813 E. 8th Street, Austin, TX 78702

Dear Mr. Rodgers:

On June 27, 2016, Neighborhood Housing and Community Development (NHCD) conducted an on-site review of records for the above referenced location(s) and a physical inspection of selected units. The purpose of the monitoring was to ensure compliance with local and federal regulatory requirements set forth in your RHDA loan agreement with the Austin Housing Finance Corporation (AHFC).

I am pleased to inform you that Guadalupe Neighborhood Development Corporation has cleared all deficiencies and is now compliant with the terms of the loan agreement.

If you have any questions or need additional information, please contact me at 512-974-3110 or Susan.Kinel@austintexas.gov.

Regards,

Susan Kinel
Sr. Contract Compliance Specialist
Neighborhood Housing and Community Development

Attachment: Physical Inspection Report

XC: Yolanda Alemon-Limon, Property Manager, GNDC
Joseph A. Martinez, President, GNDC Board of Directors
Chase Clements, NHCD



City of Austin

Neighborhood Housing and Community Development

P.O. Box 1088, Austin, TX 78767-1088

(512) 974-3100 ♦ Fax (512) 974-3112 ♦ www.cityofaustin.org/housing

October 5, 2016

Mark Rodgers
Executive Director
Guadalupe Neighborhood
Development Corporation
813 E. 8th Street
Austin, TX 78702

Re.: 2015 Rental Housing Development Assistance (RHDA) Monitoring
809-B San Marcos St., 907-B Spence St., 1009-B E. 10th St.,
2320 Santa Rita St., 303 San Saba St., and 1002 Wheeless

Dear Mr. Rodgers:

On June 27, 2016, Neighborhood Housing and Community Development (NHCD) conducted an on-site review of records for the above referenced location(s) and a physical inspection of selected units. The purpose of the monitoring was to ensure compliance with local and federal regulatory requirements set forth in your RHDA loan agreement with the Austin Housing Finance Corporation (AHFC).

I am pleased to inform you that Guadalupe Neighborhood Development Corporation has cleared all deficiencies and is now compliant with the terms of the loan agreement.

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Regards,

Susan Kinel
Sr. Contract Compliance Specialist
Neighborhood Housing and Community Development

Attachment: Physical Inspection Report

XC: Yolanda Alemon-Limon, Property Manager, GNDC
Joseph A. Martinez, President, GNDC Board of Directors
Chase Clements, NHCD

211 Inks Avenue- Monitoring Closed

Inbox

Jenny DeSilva <jennyd@shccnet.org>

Nov 27,
2018, 11:04
AM

to me

Good Morning Yolanda:

Let me apologize for this belated response to your June 7, 2018 email regarding the Developer Monitoring audit I performed on your two affordable units on Inks Avenue. I wanted you to have a formal notification that the monitoring, as a result of that compliance audit, was closed. Your response satisfied the required corrective actions detailed in the original summary letter issued on June 3, 2018.

I did want to alert you to a minor typo on the Form As completed for both units. On the blank for the maximum renewal income limit, you are to insert the figure that represents 120% of the median family income in effect at the time of the renewal. The correct figure should have been \$97,680. Your forms displayed \$97,700. This did not impact either households calculations, but I wanted to make sure you were aware so that you can update the forms. Here is a quick screenshot of how yours displayed.

Please give me a call if you have any questions. Thanks for your timely response.

Jenny DeSilva

Director

Blueprint Housing Solutions

A subsidiary of the Housing Authority of the City of Austin

1124 S. IH 35, Austin, Texas 78704

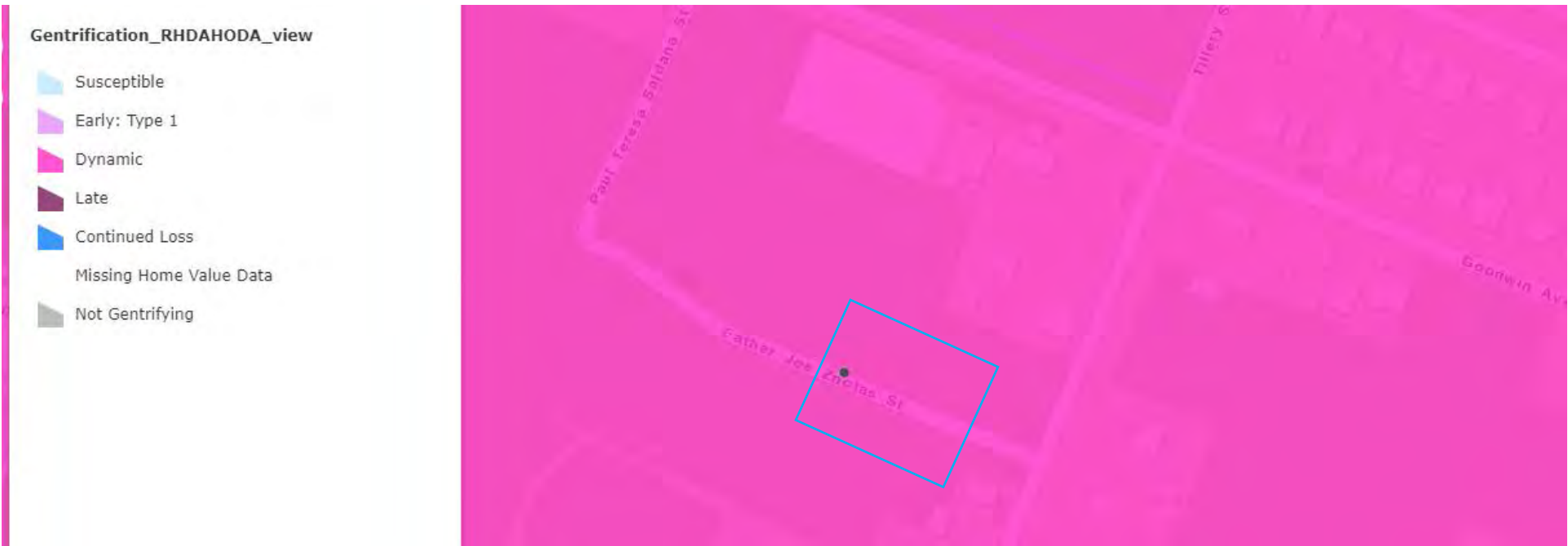
Office: (512) 767-7723

Fax: (512) 472-9905

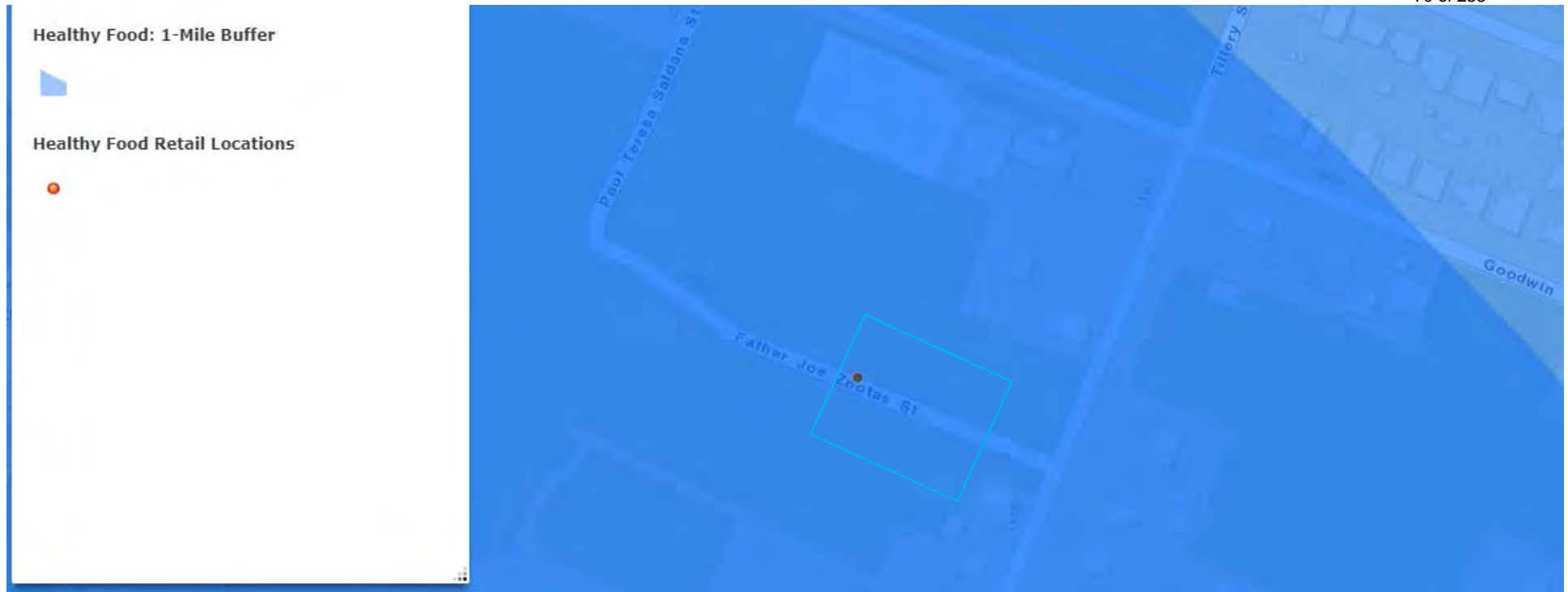
Email: jennyd@blueprinthousing.org

Web: www.blueprinthousing.org

Maps of 3104, 3105, 3108, 3109, 3112, 3113, 3116, 3117, 3120, 3121 Father Jose Znotas Street, Austin, Texas 78702





**General Information**

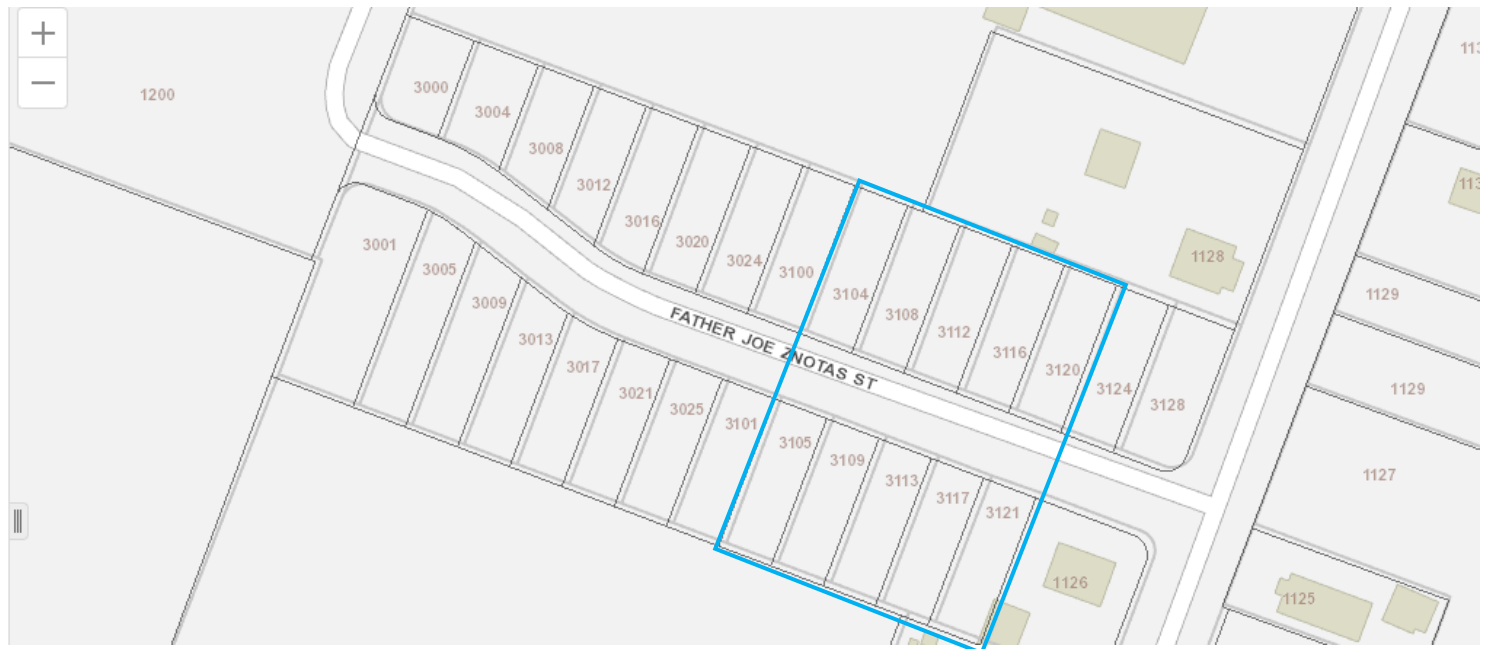
Address: 3104 FATHER JOE ZNOTAS ST
Tax ID: 0207140343
Appraisal District: Travis

FEMA Floodplain

Flood Zone: X
Community Number: 480624
Panel Number: 48453C0465J
Effective Date: 1/6/2016
100-Year Flood Elevation: N/A
500-Year Flood Elevation: N/A

City of Austin Floodplain

25-Year Flood Elevation: N/A
100-Year Flood Elevation: N/A



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Warranty Deed with Vendor's Lien

Date: January 30, 2009

Grantor: Tillery, LLC

Grantor's Mailing Address: 2311 Willowview DR
Richmond, TX 77409

Grantee: Guadalupe Neighborhood Development Corporation

Grantee's Mailing Address: 813 E Eighth Street
Austin, TX 78702

Consideration: A Promissory Note in the original principal sum of One Million and No/100 Dollars (\$1,000,000.00) payable to the order of Austin Housing Finance Corporation, a Texas public, non-profit corporation, which Promissory Note is secured by a Deed of Trust of even date to Margaret Shaw, Trustee.

The debt evidenced by this Note is in part payment of the purchase price of the Property. The debt is secured by deed of trust and by a vendor's lien on the Property, which is expressly retained. The lien created by the deed of trust and the vendor's lien is transferred to Lender by the deed. The deed does not waive the vendor's lien, and the two liens and the rights created by this deed of trust are cumulative. Lender may elect to foreclose under either of the liens without waiving the other or may foreclose under both.

Property (including any improvements):

A tract or parcel of land containing 3.998 acres, more or less, being out of and a part of Outlot No. 51, Division "A" of the Outlots of the Government Survey, adjoining the City of Austin, , Travis County, Texas, according to the map of the City of Austin on file in the General Land Office of the State of Texas, and being that same 4 acre tract conveyed to Tillery, LLC, by the deed recorded in Document No. 2007097412, of the Official Public Records of Travis County, Texas; the herein described 3.998-acre tract being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all intents and purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Liens, if any, described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-

of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for the current year, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Austin Housing Finance Corporation, a Texas public, non-profit corporation, ("Lender"), at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Lender and are transferred to Lender without recourse against Grantor.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

When the context requires, singular nouns and pronouns include the plural.

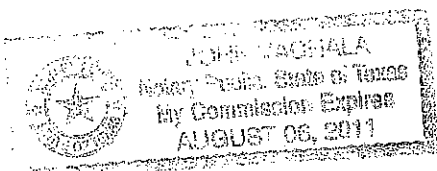
Tillery, LLC

By: Kathleen Holler
Kathleen Holler, Manager

STATE OF TEXAS)

COUNTY OF Hill)

This instrument was acknowledged before me January 30, 2009 by Kathleen Holler, Manager of Tillery, LLC, a Manager P. limited liability company, on behalf of said limited liability company.



[Signature]
Notary Public, State of Texas

Grantee's Address/Return to:

813 E Eighth St.
Austin, TX 78702

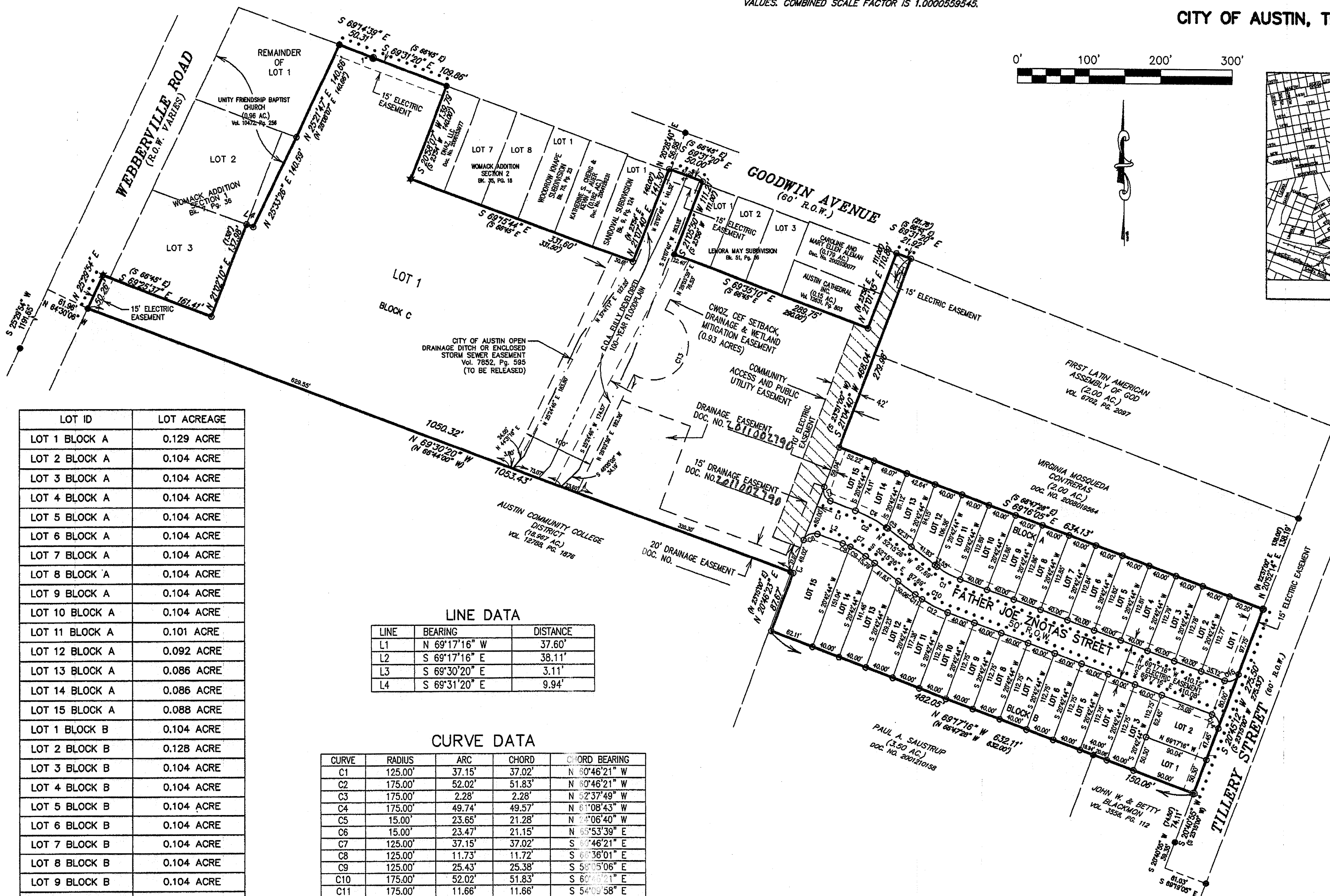
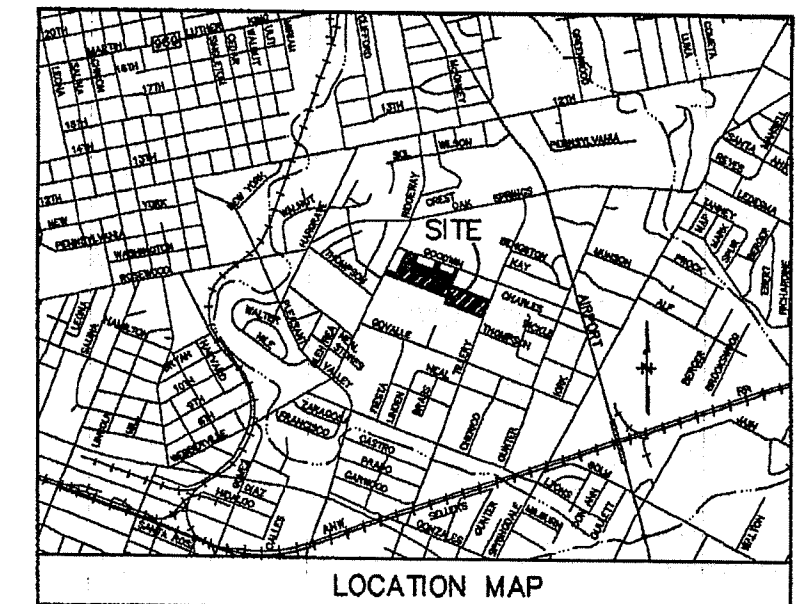
Exhibit H

BEARING BASIS NOTE:

HORIZONTAL DATUM BASED ON TEXAS STATE PLANE
COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE.
COORDINATES AND DISTANCES SHOWN ARE SURFACE
VALUES. COMBINED SCALE FACTOR IS 1.0000559545.

GUADALUPE-SALDANA
NET ZERO SUBDIVISION

CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



LOT ID	LOT ACREAGE
LOT 1 BLOCK A	0.129 ACRE
LOT 2 BLOCK A	0.104 ACRE
LOT 3 BLOCK A	0.104 ACRE
LOT 4 BLOCK A	0.104 ACRE
LOT 5 BLOCK A	0.104 ACRE
LOT 6 BLOCK A	0.104 ACRE
LOT 7 BLOCK A	0.104 ACRE
LOT 8 BLOCK A	0.104 ACRE
LOT 9 BLOCK A	0.104 ACRE
LOT 10 BLOCK A	0.104 ACRE
LOT 11 BLOCK A	0.101 ACRE
LOT 12 BLOCK A	0.092 ACRE
LOT 13 BLOCK A	0.086 ACRE
LOT 14 BLOCK A	0.086 ACRE
LOT 15 BLOCK A	0.088 ACRE
LOT 1 BLOCK B	0.104 ACRE
LOT 2 BLOCK B	0.128 ACRE
LOT 3 BLOCK B	0.104 ACRE
LOT 4 BLOCK B	0.104 ACRE
LOT 5 BLOCK B	0.104 ACRE
LOT 6 BLOCK B	0.104 ACRE
LOT 7 BLOCK B	0.104 ACRE
LOT 8 BLOCK B	0.104 ACRE
LOT 9 BLOCK B	0.104 ACRE
LOT 10 BLOCK B	0.104 ACRE
LOT 11 BLOCK B	0.105 ACRE
LOT 12 BLOCK B	0.112 ACRE
LOT 13 BLOCK B	0.123 ACRE
LOT 14 BLOCK B	0.134 ACRE
LOT 15 BLOCK B	0.218 ACRE
LOT 1 BLOCK C	7.752 ACRES
FATHER JOE ZNOTAS STREET	0.739 ACRE
TOTAL AREA	11.765 ACRES
TOTAL NO. OF LOTS	31

LINE DATA

LINE	BEARING	DISTANCE
L1	N 69°17'16" W	37.60'
L2	S 69°17'16" E	38.11'
L3	S 69°30'20" E	3.11'
L4	S 69°31'20" E	9.94'

CURVE DATA

CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	125.00'	37.15'	37.02'	N 60°46'21" W
C2	175.00'	52.02'	51.83'	N 60°46'21" W
C3	175.00'	2.28'	2.28'	N 52°37'49" W
C4	175.00'	49.74'	49.57'	N 61°08'43" W
C5	15.00'	23.65'	21.28'	N 60°06'40" W
C6	15.00'	23.47'	21.15'	N 65°53'39" E
C7	125.00'	37.15'	37.02'	S 60°46'21" E
C8	125.00'	11.73'	11.72'	S 60°36'01" E
C9	125.00'	25.43'	25.38'	S 58°05'06" E
C10	175.00'	52.02'	51.83'	S 60°46'21" E
C11	175.00'	11.66'	11.66'	S 54°09'58" E
C12	175.00'	40.36'	40.27'	S 62°40'52" E
C13	50.00'	166.72'	99.54'	N 26°03'39" E
C14	15.00'	23.55'	21.21'	S 24°16'02" E
C15	15.00'	23.55'	21.21'	N 65°46'26" E

DEVELOPER/OWNER:

GUADALUPE-SALDANA
AFFORDABLE HOMES, L.P.813 E 8TH ST.
AUSTIN, TX 78702
(512) 479-6275 (Phone)

SURVEYOR:

terra
firma

LAND SURVEYING

1701 Directors Boulevard, Suite 400 Austin, Texas 78744 • 512/328-8373 • Fax 512/445-2286

ENGINEER:

JC JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-4391701 DIRECTORS BLVD., STE. 400 AUSTIN, TEXAS 78744
(512) 441-9493 (Phone)
(512) 445-2286 (Fax)

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON PIPE FOUND (EXCEPT AS NOTED)
- ★ COTTON SPINDLE FOUND
- 1/2" IRON ROD SET W/ CAP STAMPED "TERRA FIRMA"
- () RECORD INFORMATION
- CEF CRITICAL ENVIRONMENTAL FEATURE
- CWQZ CRITICAL WATER QUALITY ZONE
- SIDEWALK
- CENTERLINE CREEK

SHEET 1 OF 2

FILE:	J:\PROJECTS\A115\009\DWG\SUBDIVISION\PLAT.DWG	J:\PROJECTS\A115\009\POINTFILES\A115-009SUBD.CRD
JOB NO:	0A115-009-00/700	DRAWN BY: CLW/MSC
DATE:	10-9-2009	CHECKED BY: CCC
SCALE:	1"=100'	REVISED: 12/01/10

GUADALUPE-SALDANA
NET ZERO SUBDIVISION



City of Austin

Founded by Congress, Republic of Texas, 1839
Planning and Development Review Department
P.O. Box 1088, Austin, Texas 78767

December 2, 2013

Cassandra Ramirez
Guadalupe Neighborhood Development Corporation
813 East 8th Street Austin, TX 78702

Dear Ms. Ramirez;

Please be advised that the properties locally known as 1126 Tillery Street and 3000-3128 Father Joe Znotas Street are currently zoned Family Residential – Neighborhood Plan (SF-3-NP). The properties are not a part of a Planned Unit Development and there do not appear to be any current Code violations.

The final plat of the preliminary plan C8-2009-01121A.SH was approved on January 7, 2009. A correction to the site plan was approved November 30, 2012. These approved plans reflect a development built to Single Family Residence Small Lot (SF-4A) site development standards, as per the City of Austin's Land Development Code Section 25-2-566 (Special Requirements for Affordable Housing in Certain Single Family Districts).

Provided that the construction is built in full compliance with the approved plans, relocated homes or homes built on-site would be in compliance with the requirements of zoning as specified in the City of Austin's Land Development Code.

If you need further assistance, please contact me at (512) 974-2330.

Sincerely,

Robert Heil
Development Assistance Center

***PHASE I ENVIRONMENTAL
SITE ASSESSMENT***

In Compliance with ASTM E 1527-05 and EPA's All Appropriate Inquiry Standards

**1126 TILLERY STREET
AUSTIN, TRAVIS COUNTY, TEXAS**

Prepared for:

**Jennifer J. Prenger
Falvey Keenan Realtors**

Prepared by:

**Cuesta Resources, LLC
204 County Road 180
Leander, Texas 78641**

**Project N^o 08-141
May 15, 2008**

May 27, 2008

Jennifer J. Prenger, Realtor
Falvey Keenan Realtors
11712 Barrington Way
Austin, Texas 78759

SUBJECT: Phase I Environmental Site Assessment for 1126 Tillery Street Property

Dear Ms. Prenger:

Cuesta Resources, LLC (Cuesta) performed a Phase I Environmental Site Assessment (ESA) for the 1126 Tillery Street property, which is located on a residential street in east Austin.

Our services were performed for, and the reports can be relied on by Mr. and Mrs. Holler in accordance with the Terms and Conditions between the Hollers and Cuesta as established in Cuesta's Proposal. The attached report meets the minimum requirements of the American Society of Testing and Materials (ASTM) E 1527-05; *Environmental Site Assessments: Phase I Environmental Site Assessment Process* and 40 CFR Part 312; *Standards and Practices for All Appropriate Inquiries*.

The objective of our services was to identify and record any obvious existing or potential conditions that could cause potential environmental liability to, or restrict the use of, the subject property. We observed the standard of care generally exercised by the profession under similar circumstances and conditions to complete this Phase I ESA.

The report represents the condition of the property at the time the work was performed and may not represent the condition of the property at a later date.

This Phase I ESA did not include any inquiry with respect to asbestos, radon, methane, lead-based paint, lead in drinking water, formaldehyde, subsurface investigation activities, wetlands, regulatory compliance, air quality, mold, ecological resources, endangered species, cultural and historic resources, or other services, potential conditions, or features not specifically identified and discussed herein.

The discovery of any additional information concerning the environmental conditions at the Site should be reported to us for our review, so that we can reassess potential environmental issues and modify our recommendations, if necessary.

The information collected for this project is confidential and will not be released to anyone other

than to those shown on the distribution without your client's authorization. If you have any questions, please do not hesitate to contact us. We appreciate the opportunity to perform this service for you.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Will Boettner', with a long horizontal stroke extending to the right.

Will Boettner, P.G.
Senior Scientist

Copies Submitted: 3

EXECUTIVE SUMMARY

Cuesta Resources, LLC performed a Phase I Environmental Site Assessment (ESA) using the guidance provided by the American Society for Testing and Materials (ASTM) 1527-05 *Environmental Site Assessment, Phase I Environmental Site Assessment Process* and 40 Code of Federal Regulations (CFR) Part 312; *Standards and Practices for All Appropriate Inquiries*. The objective of our services was to identify and record any obvious existing or potential conditions that could cause potential environmental liability to, or restrict the use of, the subject property. The approximate 4-acre tract of land is located at 1126 Tillery Street in Austin, Travis County, Texas, and is herein referenced as the 'Site'. The Site is located in a predominantly residential area. The scope of work performed, objectives, extent and limitations of the services are described in more detail in the text of the report.

In summary, our findings are:

Our review of the available historical information indicates the Site has changed very little from initial development about 1910. Historical aerial photographs of the site vicinity show the area was originally small farms and cultivated pastures until about 1970. The property contains one wood frame single family residence and an associated wood frame building used for storage of household items. .

- Cuesta reviewed selected federal and state environmental regulatory lists. There is a nearby closed historical landfill site to the west that is recorded by the City of Austin and the City buffer for the old landfill site lies intrudes about 200 feet onto the property. The City of Austin landfill buffer is an estimated buffer that does not indicate the presence of waste materials but rather that the former landfill margins are not completely known and land owners should be aware of the possibility that the site may be influenced by the former landfill. It does not suggest that the former landfill presents an on-going environmental concern that would likely adversely impact the Site. The site soil conditions and historical aerial photography do not indicate that the closed landfill was on the 1126 Tillery property.
- No additional environmental concerns were identified during the site reconnaissance conducted on April 24 and 15, 2008.

Based on the results of this assessment, Cuesta has determined that one (1) "Recognized Environmental Condition", as defined by ASTM, was identified in connection with activities at or near the subject property. Additionally, other than the closed landfill site, the surrounding properties do not appear to pose a potential environmental concern to the Site. Cuesta recommends that two soil samples be collected to a depth of not less than 10 feet on the western boundary of the 1126 Tillery property to eliminate the possibility that the closed landfill site ever encroached upon the 1126 Tillery property.

1.0 INTRODUCTION AND SCOPE OF SERVICE

1.1 Purpose

The purpose of the Phase I ESA is to identify reasonably observable, on site and/or adjacent potential sources of contamination, which could adversely affect the environmental quality of the Site, and to ascertain the possibility of site contamination that may have resulted from historical use of the Site. This Phase I ESA was performed to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser on Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability: that is, the practices that constitute "appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined by the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments, E 1527-05.

The opinions included herein are based upon the information obtained during the study and our professional experience. In the event that other relevant information becomes available, we request the opportunity to review the information, and to modify our opinions, if warranted.

1.2 Detailed Scope of Services

This Phase I ESA was conducted to identify recognized environmental conditions on the Site and was performed in accordance with current ASTM standards and Cuesta's standard scope of services which are presented below:

- Perform a site visit (reconnaissance) to look for surficial indications of past and present activities involving hazardous substances and/or petroleum products. Will Boettner, P.G., a professional who is experienced in performing environmental assessments, performed the site reconnaissance on April 24 and 25, 2008;
- Conduct interviews with the current property owner(s) and/or "knowledgeable site personnel" in an attempt to determine current and/or historical onsite activities that may be relevant to the Site and/or adjoining properties;
- Review selected, available, historical information, including aerial photographs, *Sanborn* Fire Insurance Maps and topographic maps (where coverage is available) of the Site and surrounding properties in an attempt to determine on-site and off-site historical activities;
- Review selected, available, lists published by state and federal environmental regulatory agencies for records or comments pertaining to past or present environmental concerns at the Site and/or within the specified "search distances" from the Site. These search distances adhere to the standard distances proposed by

the ASTM;

- Perform a vehicular reconnaissance of selected areas in an attempt to verify the locations of listed facilities within search distances specified by ASTM and to assist in visually identifying nearby land use which may create the potential for an adverse, environmental impact on the Site; and
- Provide a written final report summarizing the Phase I ESA observations, interviews, file reviews, findings and conclusions.

1.3 Significant Assumptions

This Phase I ESA is intended to limit, but not eliminate, uncertainty regarding potential for recognized environmental conditions in connection with the Site with reasonable limits of time and cost. It is assumed that the user has provided Cuesta with any specialized knowledge or experience that is material to recognized environmental conditions in connection with the Site, including the reason why the property may have a significantly lower purchase price than comparable properties, if applicable (ASTM 1527-05 Section 6.5).

In general, groundwater flow direction has been inferred based on topography in the vicinity of the Site with the assumption that shallow groundwater flow will follow surface topography or other available water resources. No site-specific measurements of groundwater depth and flow direction have been performed.

Based on this interpretation, Cuesta has reviewed regulatory agency information for facilities that are located in a presumed up-gradient direction that, further based on proximity and knowledge of potential contaminant fate and transport, may present a potential impact to the Site.

Cuesta has reviewed historical aerial photographs in an attempt to determine the past use of the Site and adjoining properties. Although some uses can be determined, due to the quality and scale of the photographs, few on-site details are identifiable.

1.4 Limitations and Exceptions

Cuesta has endeavored to meet what it believes is the standard of care for the services performed and, in doing so, is obliged to advise the user of Phase I ESA limitations. Cuesta believes that providing information about limitations is essential to help the user identify and thereby manage risks. These risks can be mitigated, but not eliminated, through additional research. Cuesta will, upon request, advise the user of the additional research opportunities available and the associated costs.

This report is an instrument of service of Cuesta and includes limited research, a review of specified and reasonably ascertainable listings and a site reconnaissance to identify

"recognized environmental conditions" using the *ASTM E 1527-05; Environmental Site Assessments: Phase I Environmental Site Assessment Process*. "Recognized environmental conditions" are defined by the ASTM as "the presence or likely presence of any hazardous substances or petroleum products on a property 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." The Phase I ESA was performed in accordance with generally accepted practices of the profession undertaken in similar studies at the same time and in the same geographical area. Cuesta has observed a standard of care generally exercised by the profession under similar circumstances and conditions.

The Phase I ESA did not include any inquiry with respect to asbestos, radon, methane, lead based paint, lead in drinking water, formaldehyde, endangered species, wetlands, subsurface investigation activities or other services or potential conditions or features not specifically identified and discussed herein.

This report represents Cuesta service to the addressee as of the report date. In that regard, the report constitutes Cuesta's final document, and the text of the report may not be altered in any manner after final issuance of the same. Opinions relative to environmental conditions given in this report are based upon information derived from the most recent site reconnaissance date and from other activities described herein. The addressee is herewith advised that the conditions observed by our firm are subject to change. Certain indicators of the presence of hazardous materials may have been latent or not present at the time of the most recent site reconnaissance and may have subsequently become observable. In a similar manner, the research effort conducted for a Phase I ESA is limited. Accordingly, it is possible that Cuesta's research, while fully appropriate for a Phase I ESA and in compliance with the scope of service, may not include other important information sources. Assuming such sources exist, their information could not have been considered in the formulation of our findings and conclusions.

This report is not a comprehensive site characterization or regulatory compliance audit and should not be construed as such. The opinions presented in this report are based upon findings derived from a site reconnaissance, a review of specified records and sources and comments made by interviewees. Specifically, Cuesta does not and cannot represent that the Site contains no hazardous or toxic materials, products, or other latent conditions beyond that observed by our company during the site assessment. Further, the services herein shall in no way be construed, designed or intended to be relied upon as legal interpretation or advice.

1.5 Special Terms and Conditions

In those instances where additional services or service enhancements are included in the report as requested or authorized by the user, those services are presented in the scope of work. There are no special terms and conditions.

1.6 User Reliance

The study and report have been prepared on behalf of and for the exclusive use of the addressee solely for its use and reliance in the environmental assessment of this Site. The addressee is the only party to which Cuesta has explained the risks involved and which has been involved in the shaping of the scope of services needed to satisfactorily manage those risks, if any, from the addressee's point of view. Accordingly, reliance on this report by any other party may involve assumptions whose extent and nature lead to a distorted meaning and impact of the findings and opinions related herein. Cuesta's findings and opinions related in this report may not be relied upon by any party except the addressee. With the consent of the addressee and Cuesta, we may be available to contract with other parties to develop findings and opinions that relate specifically to such other parties' unique risk management concerns related to the Site.

2.0 SITE DESCRIPTION

2.1 Locations and Legal Descriptions

The Site is an approximate 4-acre foot tract of land located in the City of Austin, in Travis County, Texas. The property consists of ~4-acres of grass covered former farm land that is currently not being used for any active agricultural activities. The Site is located west of the Tillery Street, a predominantly residential community of single family homes.

A Site Location Map , Site and Vicinity Map are provided at the end of this report.

2.2 Site and Vicinity General Characteristics

2.2.1 Topography

The Site is ranges in elevation from approximately 459 feet to 456 feet above mean sea level (MSL) based on the USGS 7.5 minute topographic map for the Austin East Quadrangle. Surface runoff travels to the east and southeast south from the topographically higher northwest corner.

2.2.2 Soil Conditions

Soils at the site are from the Bergstrom soils and Urban Land series and the Houston Black Clay Series as reported in the *Web Soil Survey*, published by the U.S. Department of Agriculture, Soil Conservation Service, 2008. These soils are characterized as being a

medium brown to dark brown silty sandy clay loam (Bergstrom and Urban) to a dark brown to black cobbly clay (Houston Black soils) that ranges in thickness from 0 to 13 inches and overlies a coarsely fractured indurated limestone bedrock. The Bergstrom soil is well drained, has moderate to slow permeability and rapid runoff. The Houston Black soils are less well drained, prone to shrink-swell behavior and low permeability.

A geotechnical study has not been conducted for the Site.

2.2.3 Geology

The Site is located on the Austin Group and Colorado River floodplain deposits. The Austin Group consists of Upper Cretaceous age marine limestone deposit characterized as a marly, fossiliferous formation subject to weathering and leaching. (*Geologic Atlas of Texas, Austin Sheet, 2005, Bureau of Economic Geology*).

2.2.4 Regional Groundwater Conditions

The Site is not located over a sole source aquifer according to the EPA Region VI, Sole Source Aquifer Office, Dallas, Texas found at <http://www.epa.gov/earth/r6/6wq/swp/ssa/maps.htm>. The depth to shallow ground water is dependent on several parameters such as seasonal water table conditions, elevation and site geology.

Based on surface elevations, shallow groundwater probably flows to the southeast towards the regional drainage channels that are present to the southeast and south. Although there are old cisterns and wells in the area, shallow ground water is not known to be used as a source of drinking water in the area.

2.2.5 Floodplain Information

The Site is not located in a flood hazard area according to the Revised City of Austin Floodplain maps for the area.

2.3 Current Use of the Property

The site is currently a single family home surrounded by a large (~4-acre) grassy pasture. There are two structures on the site, a single family stick built house and a small outbuilding/garage converted to storage of domestic furniture and toys. The home is currently occupied and adequately maintained. There were no hazardous substances stored inside of the residence or in the converted garage except for normal household cleaners, some limited quantities of paint and unused furniture.

2.4 Structures, Roads and Other Improvements

The Site is developed with a single family residence and a converted garage. An electric supply line crosses the property from north to south and has a power drop and meter to the residence and garage. The transformers on the poles are labeled as not containing PCB's and a call to Austin Energy did not reveal any evidence of PCB's in the transformers.

2.5 Current Uses of Adjoining Properties

Adjacent properties were visually examined from public access right-of-ways or from the legal boundaries of the Site. Visual assessment of adjacent property use, as well as the potential for environmental conditions was conducted during the site reconnaissance. Adjacent property and nearby descriptions are as follows:

- On the north side is a single family residence that also occupies a small parcel of former farmland;
- On the east is the route of Tillery Street, a tree-lined residential street with numerous single family residences;
- On the south is Ted's Tree Farm, a commercial nursery that includes landscaping materials and plants; and
- On the west is a vacant area that is extensively tree covered but that is owned by the Austin Community College system.

One former facility was identified by Cuesta or listed in the environmental database review on adjacent or nearby properties that indicated sources of potential environmental concern. The former landfill site referred to in the City of Austin closed landfill records as the Webberville-Govalle site is present to the northwest of the 1126 Tillery site. This abandoned and closed landfill has a buffer established by the City of Austin that extends approximately 200 feet onto the Tillery property. The buffer is only advisory and does not indicate the confirmed presence of landfill deposits. A review of the historical aerial photography did not reveal the presence of landfill activity on the Tillery property.

3.0 USER PROVIDED INFORMATION

3.1 Title Records

Cuesta was not provided with a Title Search Report and review of a title report was not included in the scope of this project.

3.2 Environmental Liens or Activity and Use Limitations

Activity and use limitations (AULs) are legal or physical restrictions or limitations on the use of, or access to, a property or facility to prevent exposure of hazardous substances or petroleum products. These restrictions may include institutional and engineering controls that may be recorded in a regulatory database or in the restrictions on the record of title.

According to the FirstSearch database report, the Site is not identified in the TCEQ's Brownfield database. According to the property owner, no environmental liens or restrictions have been placed on the property; however, Cuesta did not review title documents.

3.3 Specialized Knowledge

Further, if Cuesta or CLIENT have knowledge that the information being used from a prior Phase I ESA is not accurate or it is obvious that the information is not accurate, such information from a prior Phase I ESA may not be used. According to property owner, a prior Phase I ESA has not been conducted for the Site.

3.4 Commonly Known or Reasonably Ascertainable Information

Based on our interviews, CLIENT and/or property owner have no commonly known or reasonable ascertainable information about the parent property or Site that is material to determining recognized environmental conditions

3.5 Valuation Reduction for Environmental Issues

CLIENT and/or property owner indicated that the property value, purchase, or lease price has not been devalued, compared to comparable properties, as a result of environmental conditions at the Site, or surrounding properties.

3.6 Owner, Property Manager, and Occupant Information

The Site is currently owned and managed by the Hollers, and occupied by a renter/tenant. The current tenant is single family residential and no evidence of commercial or industrial activity was noted during the site visits.

3.7 Reason for Performing Phase I ESA

This Phase I ESA was requested by Client as part of their due diligence prior to the sale of the property.

4.0 RECORDS REVIEW

The purpose of the record review is to obtain and examine reasonably obtainable records to help identify recognized environmental conditions in connection with the Site. For this review, records were obtained from Banks Information Services, Inc. The approximate maximum search distance (MSD) radius, as recommended in the ASTM 1527-05 Section 8.2, for the site vicinity review is noted after each database listed below. The distance from the Site to the listed facility represents the approximate distances from the center of the

Site to the identified facility addresses and may not represent the actual distance from the boundary of the Site to the boundary of the listed facility. Regulatory data for listed facilities are provided in the appendices of this report.

4.1 Standard Environmental Record Sources

A summary of the federal and state databases searched is provided below.

- **Federal NPL (MSD = 1.0 mile):** The National Priorities List (NPL) was reviewed to identify facilities that the United States Environmental Protection Agency (EPA) considers to present the greatest risk to human health and the environment. No NPL, proposed NPL or delisted NPL facilities were identified within the search radius.
- **Federal CERCLIS/NFRAP (MSD = 0.5 mile):** The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) and the No Further Remedial Action Planned (NFRAP) databases are maintained by the EPA. CERCLIS contains facilities that are either proposed to be placed, or are currently on the NPL and facilities that are in the screening and assessment phase for possible inclusion on the NPL. NFRAP includes facilities where, following an initial investigation, no contamination was found, contamination was quickly removed, or the contamination does not require further NPL consideration as determined by the EPA. No CERCLIS/NFRAP sites were identified within the search radius.
- **Federal RCRA COR (MSD = 1.0 mile):** The EPA maintains a database of Resource Conservation and Recovery Act (RCRA) facilities that are undergoing “corrective action”. A Corrective Action Order (COR) is issued when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. No RCRA COR facilities were identified within the search radius.
- **Federal RCRA-TSD (MSD = 0.5 mile):** The EPA’s RCRA program identifies and tracks hazardous waste from the point of generation to disposal. RCRA-TSD facilities treat, store, and/or dispose of (TSD) hazardous waste. No RCRA-TSD facilities were identified in the search radius.
- **Federal RCRA GEN (MSD = 0.25 mile):** This EPA database identifies RCRA facilities that are generators of hazardous waste. Inclusion on the RCRA GEN registry does not necessarily imply that an environmental release/problem exists at the facility. One RCRA Generator site was identified in the records search but is for the closed Austin Independent School District DeLeon facility located about ¼ mile to the southeast. This site is not considered a threat to the Tillery property.
- **Federal ERNS (MSD = 0.25 mile):** The Emergency Response Notification

System (ERNS) is an EPA database used to collect information on reported releases of oil and hazardous substances. No ERNS facilities were identified within the search radius.

- **State Site (MSD = 1.0 mile):** The TCEQ maintains a database of facilities which may constitute an imminent and substantial endangerment to public health and safety or to the environment due to a release or threatened release of hazardous substances into the environment. No State Site facilities were identified within the search radius.
- **State SWL (MSD = 0.5 mile):** The TCEQ Municipal Solid Waste Division maintains a database of permitted Solid Waste Landfills (SWL), incinerators, or transfer stations. No SWL facilities were identified within the search radius.
- **State LPST (MSD = 0.5 mile):** The Texas Commission on Environmental Quality (TCEQ) Petroleum Storage Tank Division maintains a database of Leaking Petroleum Storage Tank (LPST) facilities. Nine LPST facilities were identified within the search radius. None of the identified LPST sites are close enough or up gradient to pose a risk to the Tillery site.
- **State UST/AST (MSD = 0.25 mile):** The TCEQ provides the Petroleum Storage Tank Database and the Aboveground Storage Tank Database for underground storage tank (UST) and aboveground storage tank (AST) facilities. One UST/AST facility was identified within the search radius but it is too far away and down gradient from the Tillery property and does not pose a threat to the site.
- **BROWNFIELD (MSD = 0.50 mile):** The TCEQ's Brownfield database includes all former industrial properties that lie dormant or underutilized due to liability associated with real or perceived contamination. Some sites are noted as having institutional and or engineering controls placed on them (also called activity and use limitations (AULs)). Also included in this database are the TCEQ's listing of all sites in the VCP (Voluntary Cleanup Program) and the IOP (Innocent Owner/Operator Program). Some VCP and IOP sites are noted as having institutional and or engineering controls placed on them. EPA's Brownfields Management System (BMS) is an analytical database designed to assist the EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant programs.

In Texas, if a facility has institutional and or engineering controls in place, the TCEQ will include the facility in their Brownfield database. Because the Site and adjacent properties do not currently have institutional and or engineering controls in place, they are not listed in the TCEQ's Brownfield database. One Brownfield Voluntary Cleanup (VCP) site was identified and consists of a cleanup of a portion of the old Webberville-Govalle landfill site that was identified under the

City of Austin closed landfill survey.

- **State OTHER (MSD = 0.25 mile):** This Texas Industrial Hazardous Waste Notice of Registration database tracks industrial and hazardous waste generation and management activities in the state for industrial and hazardous waste transporters, receivers, generators, and one time shipments. One other facility was identified within the search radius but does not pose a threat to the Tillery property since it is the closed Deleon Austin ISD facility.
- **Non-Geocoded Sites:** The Banks Information Solutions, Inc. report identified eight non-geocoded sites but none of them pose a threat to the Tillery property.

4.2 Additional Environmental Record Sources

TCEQ Online Databases. Cuesta researched the LPST Database Query and Central Registry Query on the TCEQ website to ascertain records of underground storage tank installation and removal as well as and hazardous material spill incidents. According to the LPST Database Query and Central Registry Query, no records are available for the Site and no other adjoining properties were listed other than reported by the database search.

Capitol Area Council of Governments. Cuesta contacted the Capitol Area Council of Governments (CAPCOG) office to ascertain general environmental and developmental land use information regarding the Site and its immediately surrounding vicinity. CAPCOG maintains records of permitted and unpermitted landfills. CAPCOG provided Cuesta with ArcView file of the locations of permitted and unpermitted landfills in Travis County. According to their database, no landfills are located on the Site or in the site vicinity.

4.3 Physical Setting Sources

The Site is an approximate 4-acre tract of land located in the City of Austin in Travis County, Texas. The site consists of an undeveloped parcel of former farmland with scattered oaks and Pecans.

The *Austin East, Texas*, 7.5-minute topographic quadrangle map 1984 obtained from the Texas Natural Resource Information System (TNRIS) and printed at a scale of 1:24,000 by the United States Geologic Survey (USGS) was used to determine the physical setting of the Site. Review of the topographic map indicates that groundwater flow beneath the Site is likely to drain towards the southeast.

Other published information utilized in conducting this environmental assessment is listed in Section 10.0 *References*, of this report.

4.4 Historical Use Information of the Property

Standard historical sources (i.e. fire insurance maps, historical topographic maps, aerial photographs, etc.) are typically used to help determine historical site use. This section provides the “reasonably ascertainable” information obtained from our historical information search of the Site.

4.4.1 from First Development

Review of the historical sources indicates that the use of the Site has been identified back to the property’s first developed use (including agricultural uses) or back to 1940. The Site has been developed since at least 1910. Records show no development of the Site prior to 1910. According to Mrs. Holler, the property owner, the Site is developed with a single family residence built in 1910. The property was used as a farm from about 1910 to about 1970. *Review of the historical sources indicates that the use of the Site has been identified back to 1951 as an agricultural field. Aerial photographs and other historical sources back to 1940 are not reasonably ascertainable and would not likely show a change of property use. It is our opinion that this data failure does not constitute a significant data gap or impact our ability to identify recognized environmental conditions at the Site.*

4.4.2 City Directories

City directories are published for urban areas and provide listings of residents, businesses, and professional concerns. City directories were not available for the site vicinity because of its historically rural setting.

4.4.3 Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps are typically published for pre-1960 central business districts. In the late nineteenth century, the Sanborn Company began preparing maps for use by fire insurance companies. *Sanborn Fire Insurance Maps* are not available for this area because of its historically farming nature.

4.4.4 Historical Topographic Map Review

A historical topographic map depicting development of the Site and surrounding areas was reviewed and is summarized below.

HISTORICAL TOPOGRAPHIC MAP REVIEW		
Date	Map	Scale
1962	USGS Topographic Quadrangle Map of 'Austin East', Texas	Scale: 1: 24,000

No environmental concerns were identified from review of the historical topographic map.

4.4.5 Aerial Photograph Review

Available aerial photographs depicting development of the Site and vicinity at periodic intervals were reviewed, and summarized below. The information obtained from the evaluation of the aerial photograph depends upon the scale and quality. Copies of the aerials are provided in the appendices.

AERIAL PHOTOGRAPH SUMMARY		
Date	Source of Aerial	Scale
1951	Agricultural Stabilization and Conservation Service	Scale: 1 inch = 500 feet
The Site and adjacent properties are open and agricultural fields with a few residential structures present. The current house is visible in the southeast corner of the property. There is no evidence of activities that would create lasting environmental limitations on the property. A drainage channel runs from the north to the south on the western edge of the property.		
1964	Agricultural Stabilization and Conservation Service	Scale: 1 inch = 500 feet
The Site and adjacent properties are very similar to the 1951 photo with the surrounding area still being used as agricultural or farming land with a few single family residences visible. On the northwest corner of the Tillery property, an extensive land disturbance is		

AERIAL PHOTOGRAPH SUMMARY		
Date	Source of Aerial	Scale
visible on an adjoining property. This appears to be the former Webberville-Govalle landfill described in the City of Austin survey of closed landfills report. The landfill appears to occupy the northern portion of its property and does not appear to be in contact with the Tillery property.		
1970	TXDOT	Scale: 1 inch = 500 feet
By 1970, the Webberville-Govalle landfill site to the north appears to be closed. The Site and adjacent properties are still farming and agricultural lands and there are an increasing number of residential sites visible. Trees along the fence lines are much larger and there does not appear to be any activity that could indicate environmental problems for the Tillery property.		
1995	US Geological Survey	Scale: 1 inch = 500 feet
The Site and adjacent properties are still open and undeveloped except for some additional single family residential construction. The site of the Webberville-Govalle landfill is overgrown with trees and obscuring vegetation. There do not appear to be activities either on the Tillery property or surrounding that would pose an environmental threat to the site.		
2004	USDA	Scale: 1 inch = 500 feet
The Site and adjacent properties are increasingly residential and built up. The Tillery property remains open and under pasture but the property to the direct south is now a tree nursery. The site of the former Webberville-Govalle landfill is extensively tree covered and overgrown.		

No additional environmental concerns at the Site were identified from review of the aerial photographs. The past activities at the Webberville-Govalle landfill are the only apparent activities on the historical aerial photos that would pose a potential environmental threat to the Tillery property.

4.5 Historical Use Information of Adjoining Properties

The same standard historical sources used in the previous section (i.e. fire insurance maps, historical topographic maps, aerial photographs, etc.) were used to determine the property use of adjoining properties. Information obtained from the historical sources is summarized below.

HISTORICAL USE OF ADJOINING PROPERTIES		
Direction	First Developed	Description of Development and Use
North	Pre-1951	Cropped field with fences and several residential and out buildings
East	Pre-1951	Residential lots and structures
South	Pre-1951	Farming and residential structures
West	Pre-1970	Landfill and fences

No additional environmental concerns beyond the Webberville-Govalle landfill on the adjoining property was identified from review of the historical sources.

5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying ASTM recognized environmental conditions in connection with the Site to the extent not obstructed by bodies of water, adjacent buildings, or other obstacles.

The Site and adjoining properties were visually observed on April 24 and 25 by Will Boettner, P.G. The purpose of the reconnaissance was to note evidence of recognized environmental conditions. Additionally, reconnaissance of the adjoining properties was performed to identify land use and the associated potential for producing recognized environmental conditions.

Selected photographs taken during the site reconnaissance are provided in the appendices.

5.2 General Site Setting

The approximate 4-acre Site is located at 1126 Tillery Street in the City of Austin, Travis County, Texas. The Site is covered in tall grass and has a few pecan and oak trees. No evidence of hazardous materials or wastes was observed at the time of site reconnaissance.

- **Topographic Observations:** The Site appears to be relatively flat. The general direction of area runoff drainage appears to be to the southeast along with the slight topographic elevation change.

- **Source of Drinking Water:** Drinking water in the site vicinity is provided by the City of Austin.
- **Sewage Disposal/Septic System:** The property has City of Austin wastewater and sewage service.
- **Hazardous Substances and Petroleum Products associated with Operations other than Storage Tanks:** No evidence of hazardous substances or petroleum products was observed on the Site.
- **Storage Tanks and Associated Equipment:** No evidence of aboveground storage tanks (ASTs) was observed on the Site. No underground storage tanks (USTs) or evidence thereof, such as fill caps or pipes was observed on the Site.
- **Odors:** No odors suggesting a release or recognized environmental conditions were detected on the Site.
- **Surficial Staining and Stressed Vegetation:** No surficial staining or stressed vegetation was observed on the Site.
- **Drums and Other Containers:** No drums or other containers were observed on the Site.
- **Polychlorinated Biphenyls (PCBs):** No potentially-polychlorinated biphenyls (PCBs) containing equipment was observed on the Site.
- **Heating and Cooling Systems:** Heating, Ventilation and Air Conditioning (HVAC) systems were observed on the Site.
- **Drains or Sumps:** No drains or sumps were observed on the Site.
- **Pits, Ponds or Lagoons:** No pits, ponds or lagoons were observed on the Site.
- **Solid Waste Disposal:** No solid waste is disposed at the Site.
- **Wastewater Discharges:** No evidence of wastewater was observed on the Site.
- **Hydraulic Lifts:** No hydraulic lifts were observed on the Site.

5.3 Exterior Observations of Structures

The Site contains a one-story frame residence, a one story detached garage, landscaped areas and paved drive and parking. The exterior of the buildings consists of wood siding. The roof of the building consists of sheets of composite asphalt shingling.

5.4 Interior Observations of Structures

The structures on the property consist of a house and a detached garage. The interior of the building generally consists of drywall, plaster, tile (4-inch by 4-inch), linoleum tile floors (12-inch by 12-inch), sheet vinyl flooring and incandescent and fluorescent lighting. According to the property owner, the building has been renovated several times since original construction. Cuesta did not observe insulated piping.

6.0 INTERVIEWS

6.1 Interview with Owner

Mrs. Holler was interviewed regarding the history of the Site. Her family has owned the property since about 1910 and they were not aware of an environmental concern on the property.

6.2 Interview with Site Manager

The Site or the parent property does not contain a facility with manager; therefore no interviews were conducted.

6.3 Interviews with Occupants

The current tenant was not available for interview purposes and was not contacted.

6.4 Interview with Local Government Officials

Cuesta contacted the TCEQ in Austin, Texas to ascertain general environmental and developmental land use information regarding the subject property and its immediately surrounding vicinity. The TCEQ maintains records of underground storage tank installation and removal as well as and hazardous material spill incidents. According to the TCEQ, no records are available for the Site.

Cuesta also contacted the Emergency Services Department in the City of Austin to ascertain general emergency, spills and disaster or accident history of the property. According to the Fire Marshal's office, no records are available for the Site.

6.5 Interview with Others

No other interviews were conducted for this report.

Local Electrical Utility Company. Cuesta contacted Austin Energy to determine if the pole-mounted transformers located in the utility easement contain polychlorinated biphenyls.

Local Fire Department. Cuesta contacted the Austin Fire Department to ascertain information regarding response calls made to the Site or site vicinity. The office stated that a written request for open records review must be submitted and the fee varies depending on any information. Since other information is available regarding the general land use and land development of the Site, Cuesta did not request a records search for the Site.

7.0 FINDINGS

In summary, our findings are:

Our review of the available historical information indicates the Site has changed very little from initial development about 1910. Historical aerial photographs of the site vicinity show the area was originally small farms and cultivated pastures until about 1970. The property contains one wood frame single family residence and an associated wood frame building used for storage of household items. .

- Cuesta reviewed selected federal and state environmental regulatory lists. There is a nearby closed historical landfill site to the west that is recorded by the City of Austin and the City buffer for the old landfill site lies intrudes about 200 feet onto the property. The City of Austin landfill buffer is an estimated buffer that does not indicate the presence of waste materials but rather that the former landfill margins are not completely known and land owners should be aware of the possibility that the site may be influenced by the former landfill. It does not suggest that the former landfill presents an on-going environmental concern that would likely adversely impact the Site. The site soil conditions and historical aerial photography do not indicate that the closed landfill was on the 1126 Tillery property.
- No additional environmental concerns were identified during the site reconnaissance conducted on April 24 and 15, 2008.

Based on the results of this assessment, Cuesta has determined that one (1) "Recognized Environmental Condition", as defined by ASTM, was identified in connection with activities at or near the subject property. Additionally, other than the closed landfill site, the surrounding properties do not appear to pose a potential environmental concern to the Site. Cuesta recommends that two soil samples be collected to a depth of not less than 10 feet on the western boundary of the 1126 Tillery property to eliminate the possibility that the closed landfill site ever encroached upon the 1126 Tillery property.

Based on the results of this assessment, Cuesta has determined that no "Recognized Environmental Condition", as defined by ASTM, were identified in connection with activities on the 1126 Tillery property and the surrounding properties do not appear to pose a potential environmental concern to the Site.

The site of the former Webberville-Govalle landfill does represent the potential to affect the environmental character of the Tillery property if waste material had either been placed on the subject property or leachate had escaped the landfill site in the past. Based on the review of the aerial photos, there does not appear to be evidence that the landfill encroached onto the Tillery property. Limited soil sampling is recommended to confirm that the landfill site did not extend into the Tillery property. Cuesta reserves the right to alter our findings based on our review of any information received after the date of this report.

8.0 OPINION AND CONCLUSIONS

Cuesta has performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM E1527-05 of 1126 Tillery Street. This assessment has revealed no evidence of recognized environmental conditions in connection with the Site. The potential does exist that the former Webberville-Govalle landfill site may have contributed environmental impacts to the Tillery property and additional limited soil sampling should be conducted to rule out impacts from the landfill site.

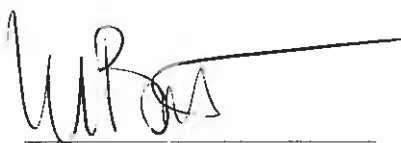
9.0 DEVIATIONS

There were no significant deviations to the American Society for Testing and Materials (ASTM) 1527-05 *Environmental Site Assessment, Phase I Environmental Site Assessment Process* and 40 Code of Federal Regulations (CFR) Part 312; *Standards and Practices for All Appropriate Inquiries*.

10.0 SIGNATURES AND QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

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

Will Boettner, P.G.

A handwritten signature in dark ink, appearing to read 'Will Boettner', is written over a horizontal line.

APPENDIX A
SITE PHOTOGRAPHS



Photo 1 View of front of residence at 1126 Tillery



Photo 2 View of converted garage structure at 1126 Tillery



Photo 3 View of interior of garage storage at 11 26 Tillery



Photo 4 View to east at adjacent property to 1126 Tillery



Photo 5 View to northwest along property line of 1126 Tillery showing heavy tree growth along channel of unnamed drainage



Photo 6 View from Tillery Street looking to the west and northwest at back of 1126 Tillery property

APPENDIX B
Historical Aerial Photographs











APPENDIX C
Records of Communication

RECORD OF COMMUNICATION

Project N°:

Site Name: 1126 Tillery			Location: Austin, Texas		
Communications with: Mrs. Holler			PHONE:		
Of:			Location: Austin, Texas		
Communication Via:	X	Telephone		Letter	In Person
Recorded By: Will Boettner			Of: Cuesta Resources		
At (Time):			On (Date): 4/24/2008		
Subject: Owner Interview					
<p>Property been in family since 1910; House built in 1910 on property used for farming. Records exist for land back to 1850's prior to her family purchase.</p> <p>No known environmental problems or liens against property.</p>					

1126 Tillery Street

Project N° 08-141

APPENDIX D
REGULATORY DOCUMENTATION



Banks Environmental Data

Environmental FirstSearch™ Report

Target Property: Holler Property

1126 TILLERY

AUSTIN TX 78702

Job Number: ES35165

PREPARED FOR:

CUESTA RESOURCES, L.L.C.

204-A County Road 180

Austin, TX 78641

AAI

04-25-08



Tel: (512) 478-0059

Fax: (512) 478-1433

Environmental FirstSearch Search Summary Report

116 of 238

Target Site: 1126 TILLERY
AUSTIN TX 78702

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	02-08-08	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	02-08-08	0.50	0	0	0	0	-	0	0
CERCLIS	Y	02-08-08	0.50	0	0	0	0	-	0	0
NFRAP	Y	02-08-08	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	04-01-08	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	04-01-08	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	04-01-08	0.25	0	0	1	-	-	0	1
Federal IC / EC	Y	02-08-08	0.50	0	0	0	0	-	0	0
ERNS	Y	12-31-07	0.25	0	0	0	-	-	1	1
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	0	0
State/Tribal Sites	Y	06-15-07	1.00	0	0	0	0	0	0	0
State Spills 90	Y	06-15-07	0.25	0	0	0	-	-	7	7
State/Tribal SWL	Y	06-15-07	0.50	0	0	0	0	-	1	1
State/Tribal LUST	Y	06-06-07	0.50	0	0	1	8	-	0	9
State/Tribal UST/AST	Y	06-06-07	0.25	0	0	1	-	-	0	1
State/Tribal EC	Y	06-06-07	0.50	0	0	0	0	-	0	0
State/Tribal IC	Y	06-07-07	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	03/18/08	0.50	0	0	0	1	-	0	1
State/Tribal Brownfields	Y	06-15-07	0.50	0	0	0	0	-	1	1
State Other	Y	06-15-07	0.25	0	0	1	-	-	0	1
- TOTALS -				0	0	4	9	0	10	23

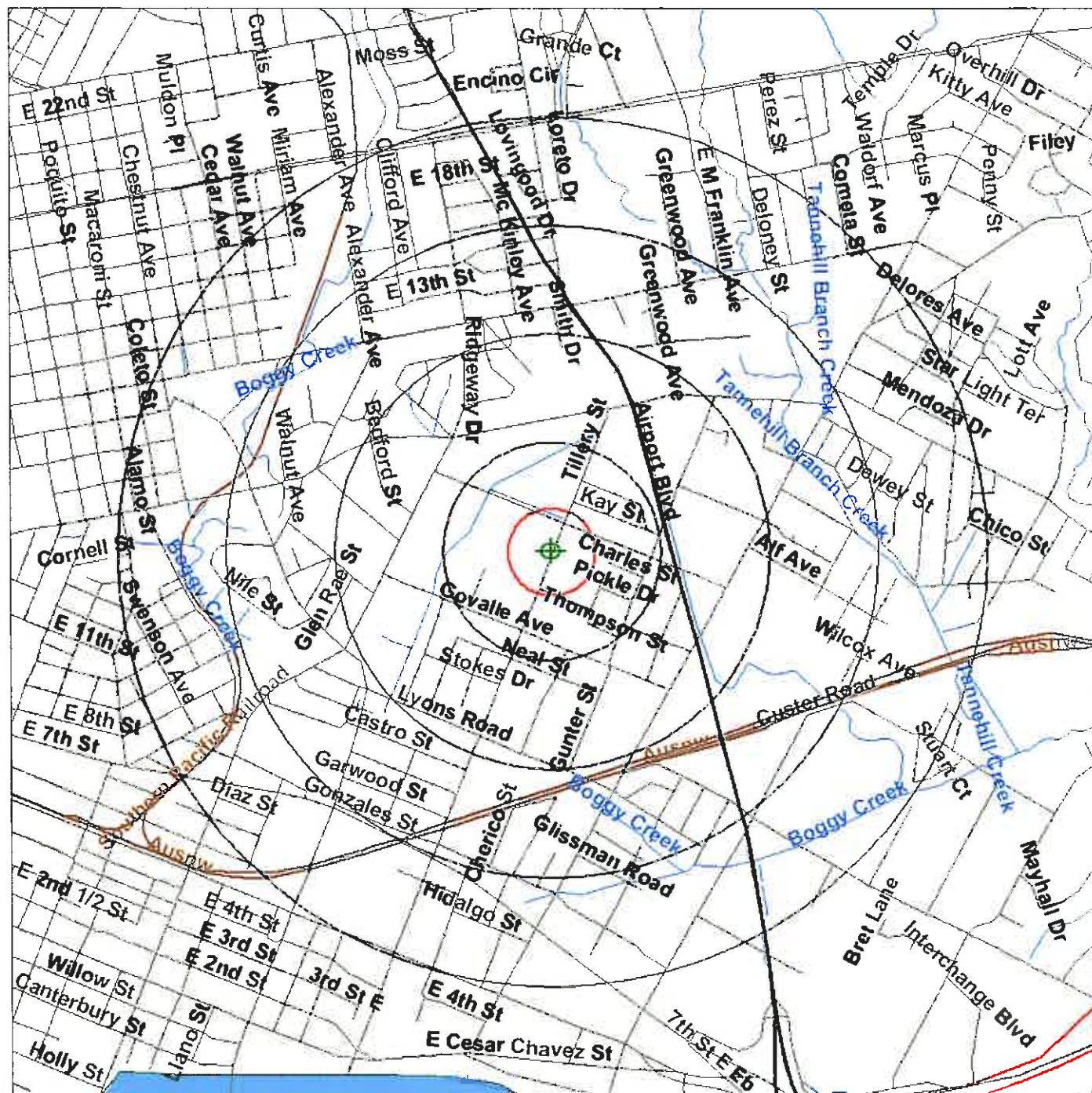
Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to Banks Environmental Data, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in Banks Environmental Data's databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although Banks Environmental Data uses its best efforts to research the actual location of each site, Banks Environmental Data does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of Banks Environmental Data services proceeding are signifying an understanding of Banks Environmental Data searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

1126 TILLERY , AUSTIN TX 78702



Source: 2005 U.S. Census TIGER Files

Target Site (Latitude: 30.26864 Longitude: -97.70107)

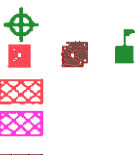
Identified Site, Multiple Sites, Receptor

TPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

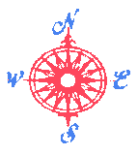
Triballand

Railroads

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



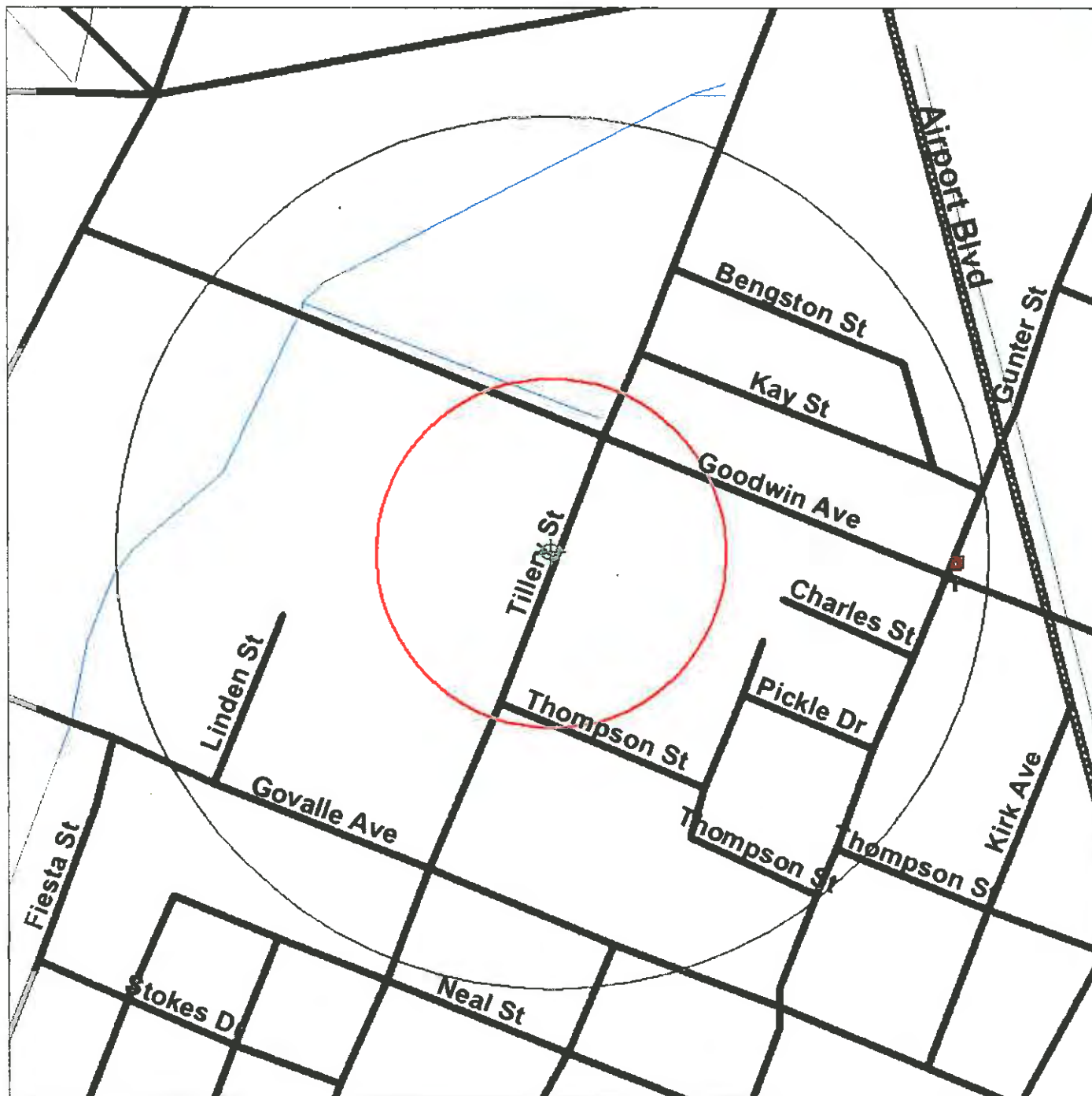




Environmental FirstSearch

.25 Mile Radius
ASTM Map: RCRAGEN, ERNS, UST

1126 TILLERY , AUSTIN TX 78702



Source: 2005 U.S. Census TIGER Files

Target Site (Latitude: 30.26864 Longitude: -97.70107)

Identified Site, Multiple Sites, Receptor

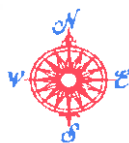
IDL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Railroads

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

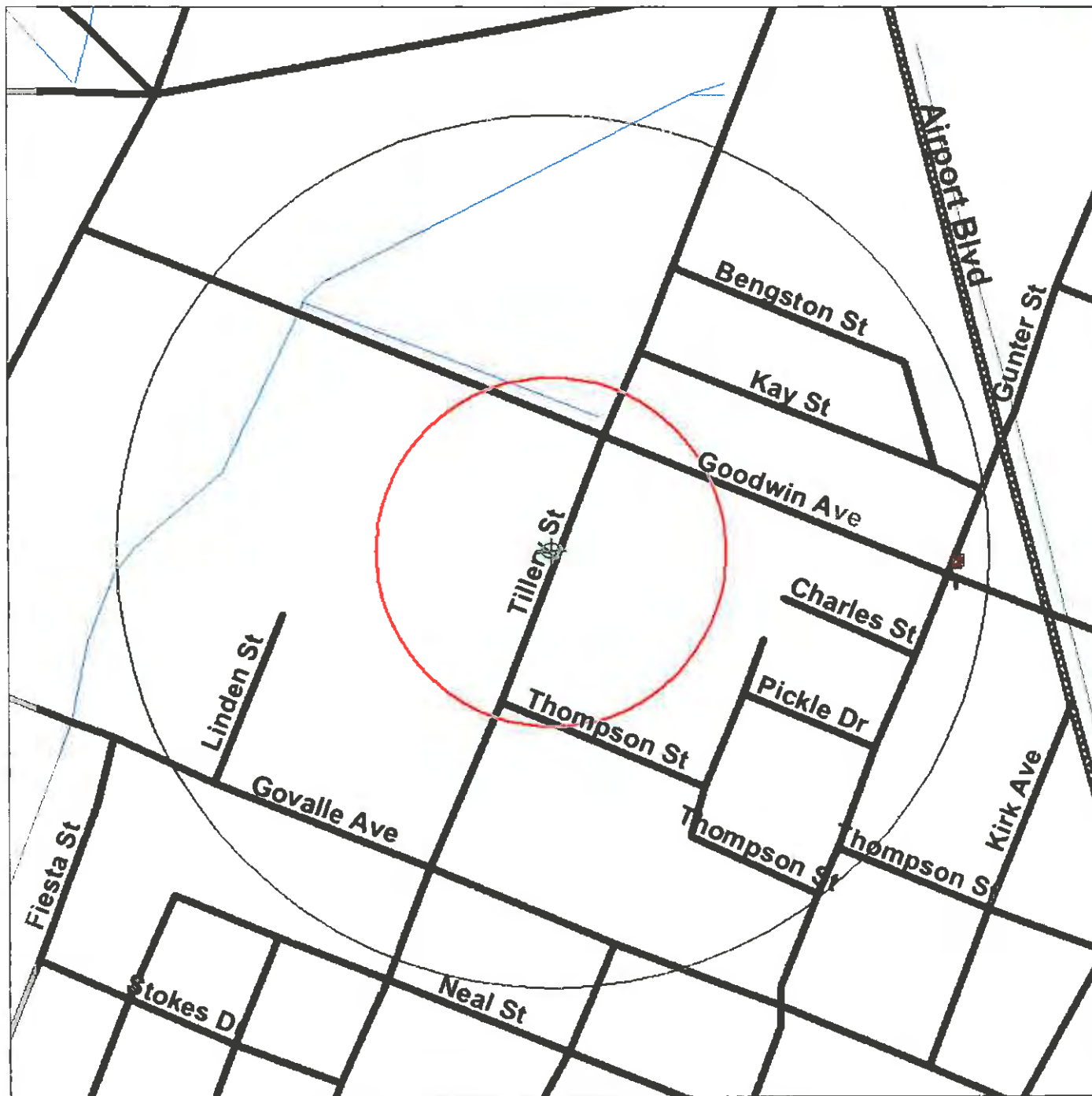




Environmental FirstSearch

.25 Mile Radius
Non-ASTM Map: Other

1126 TILLERY , AUSTIN TX 78702



Source: 2005 U.S. Census TIGER Files

Target Site (Latitude: 30.26864 Longitude: -97.70107)

Identified Site, Multiple Sites, Receptor

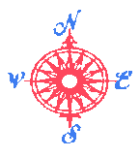
TPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
Triballand.....

National Historic Sites and Landmark Sites

Railroads

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



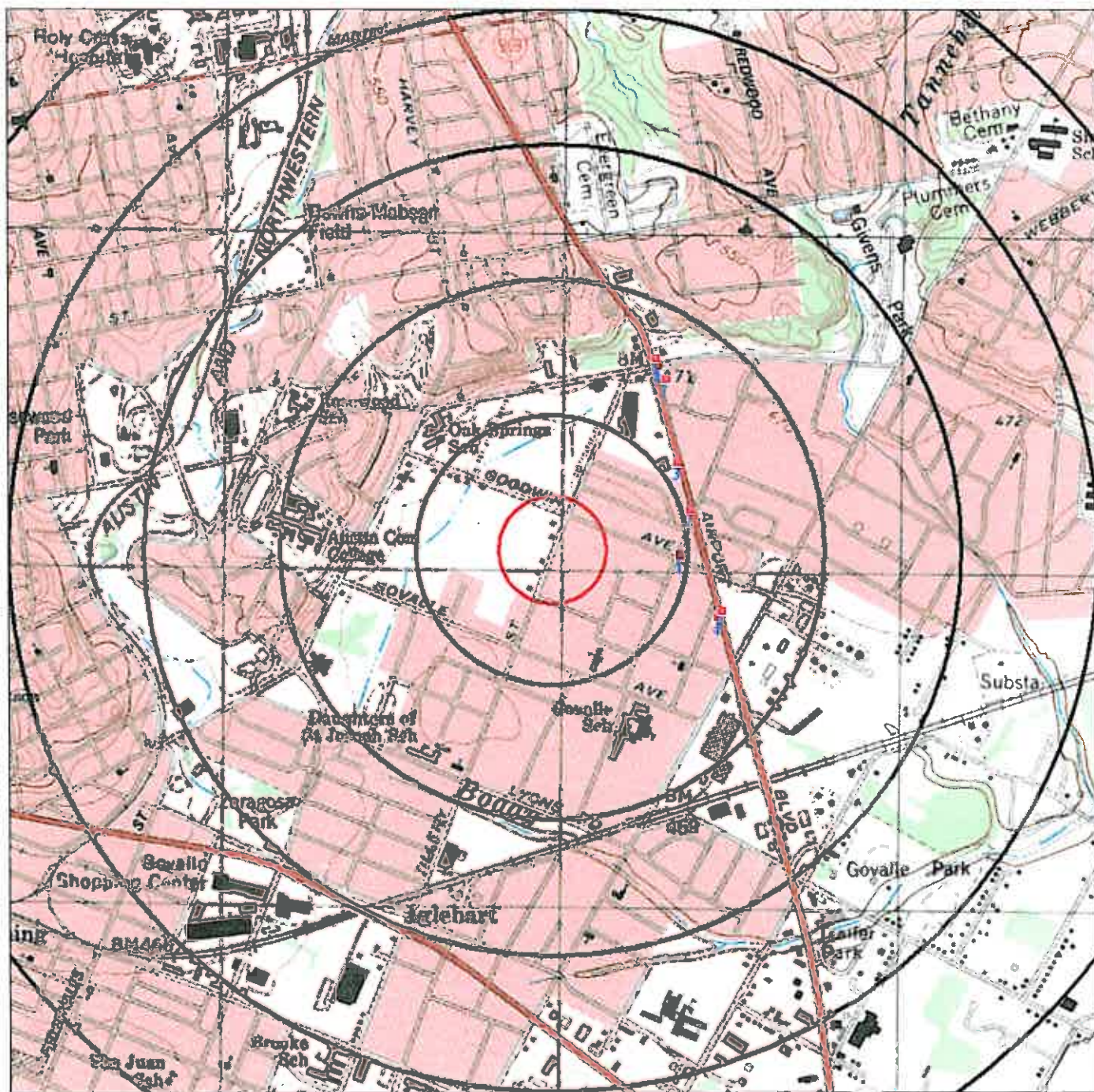


Environmental FirstSearch

Topo : 1.00 Mile Radius

Single Map

1126 TILLERY , AUSTIN TX 78702



Source:

Target Site (Latitude: 30.26864 Longitude: -97.70107)

Identified Site, Multiple Sites, Receptor

DELNPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste
Cultural Land

Map Name: AUSTIN EAST Date Created: 1988 Date Revised: None

Map Reference Code: 30097-C6-TF-024

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft Radius



Environmental FirstSearch Site Information Report

Request Date: 04-25-08
Requestor Name: Ashley Neve
Standard: AAI

Search Type: COORD
Job Number: ES35165
Filtered Report

Target Site: 1126 TILLERY
 AUSTIN TX 78702

Demographics

Sites: 23	Non-Geocoded: 10	Population: NA
Radon: NA		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
Longitude:	-97.70107	-97:42:4	Easting:	624947.838
Latitude:	30.26864	30:16:7	Northing:	3349086.339
			Zone:	14

Comment

Comment: TRAVIS COUNTY

Additional Requests/Services

Adjacent ZIP Codes: 1 Mile(s)

Services:

ZIP Code	City Name	ST	Dist/Dir	Sel
78721	AUSTIN	TX	0.27 NE	Y
78722	AUSTIN	TX	0.98 NW	N
78723	AUSTIN	TX	0.98 NW	N

	Requested?	Date
Sanborns	No	
Aerial Photographs	No	
Historical Topos	No	
City Directories	No	
Title Search/Env Liens	No	
Municipal Reports	No	
Online Topos	Yes	04-25-08

Environmental FirstSearch **Selected Sites Summary Report**

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

TOTAL: 23 **GEOCODED:** 13 **NON GEOCODED:** 10 **SELECTED:** 23

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Page No.
	BROWNFIELD	GROVE LANDFILL/AUSTIN (NOW G20) G014/WITHDRAWAL	AUSTIN TX	NON GC	1
	ERNS	USAF 164588/FIXED FACILITY	FOUR SEASONS GARDEN SHOP AUSTIN TX	NON GC	2
1	LUST	FORMER AUSTIN ISD DE LEON CENTER 113293	1135 GUNTER AUSTIN TX 78701	0.23 SE	3
2	LUST	B and M TRANSMISSION 099911	1136 AIRPORT BLVD AUSTIN TX 78700	0.26 NE	6
3	LUST	DIAMOND SHAMROCK 84 115755	1140 AIRPORT BLVD AUSTIN TX 78702	0.28 NE	10
4	LUST	GOVALLE FOOD STORE 115047	1116 AIRPORT BLVD AUSTIN TX 78702	0.32 SE	14
5	LUST	MISSION PETROLEUM CARRIER 104573	1119 AIRPORT BLVD AUSTIN TX 78702	0.33 SE	17
7	LUST	EXXON 61683 093677	1149 1/2 AIRPORT BLVD AUSTIN TX 78762	0.38 NE	21
8	LUST	DOUBLE R I 112384	1149 AIRPORT BLVD AUSTIN TX 78702	0.39 NE	22
8	LUST	EXXON 61683 114391	1149 1/2 AIRPORT AUSTIN TX 78702	0.39 NE	26
9	LUST	JACK IN THE BOX 114839	1151 AIRPORT BLVD AUSTIN TX 78702	0.40 NE	32
1	OTHER	AUSTIN ISD IHW-72387/INACTIVE	1135 GUNTER ST AUSTIN TX 78702	0.23 SE	35
1	RCRAGN	AUSTIN ISD DELEON TXD981901655/VGN	1135 GUNTER AUSTIN TX 78702	0.23 SE	37
	SPILLS	GENERIC INCIDENT ZIP CODE 78702 72841/CLOSED	AUSTIN TX 78702	NON GC	38
	SPILLS	SBR PUMPING 8000/CLOSED	618 TILLERY ST AUSTIN TEXAS AUSTIN TX	NON GC	39
	SPILLS	SELLMAN PLUMBING AND SEPTIC TRANSF 45843/CLOSED	AUSTIN TX	NON GC	40
	SPILLS	SONIC DRIVE-IN 1379/CLOSED	AUSTIN TX	NON GC	41
	SPILLS	THOMAS C GREEN WATER 63245/CLOSED	AUSTIN TEXAS AUSTIN TX	NON GC	42
	SPILLS	ADVANCED MICRO DEVICES AMD LONE ST 82518/CLOSED	AUSTIN TX	NON GC	43
	SPILLS	ALAMO CONCRETE PRODUCTS SOUTH PLAN 62185/CLOSED	AUSTIN TX	NON GC	44
	SWL	AUSTIN, CITY OF 42004	AUSTIN TX	NON GC	45

Environmental FirstSearch
Selected Sites Summary Report

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

TOTAL: 23 **GEOCODED:** 13 **NON GEOCODED:** 10 **SELECTED:** 23

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Page No.
1	UST	AUSTIN ISD DELEON BUS TERMINAL 0048094	1135 GUNTER ST AUSTIN TX 78702	0.23 SE	46
6	VCP	AUSTIN COMMUNITY COLLEGE VCP-1771/INVESTIGATION	3101 AND 3401 WEBBERVILLE R AUSTIN TX 78702	0.34 SW	49

Environmental FirstSearch Site Detail Report

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

BROWNFIELD

SEARCH ID: 23 **DIST/DIR:** NON GC **MAP ID:**

NAME: GROVE LANDFILL/AUSTIN (NOW G20) ADDRESS: AUSTIN TX TRAVIS CONTACT:	REV: 12/30/2006 ID1: G014 ID2: STATUS: WITHDRAWAL PHONE:
--	---

BROWNFIELD PROGRAM SITE DETAILS

OTHER SITE IDENTIFIERS

TCEQ SWR NUMBER:
LPST NUMBER:
EPA TX ID/CERCLIS ID:
INSTITUTIONAL CONTROL:
STANDARD:

SITE INFORMATION

BF APP RECEIVED:
LEAD TYPE: Owner
PROJECT MANAGER: Ellington
FACILITY TYPE: Former Municipal Solid Waste Landfill
CONTAMINANT CATEGORIES:
MEDIA AFFECTED:
SIZE OF FACILITY: acres

AGREEMENT DETAILS

CERT ISSUED DATE:
TYPE OF CERT:
TYPE OF REMEDY: NOT REPORTED

BROWNFIELD APPLICANT INFORMATION

APPLICANT:
APP CONTACT:
APP TITLE:
APP ADDRESS:
APP ADDRESS2:
APP PHONE:
APP FAX:

APPLICANT ATTORNEY/CONSULTANT INFORMATION

ATTY/CONS COMPANY:
ATTY/CONS CONTACT:
ATTY/CONS TITLE:
ATTY/CONS ADDRESS:
APP ADDRESS2:
ATTY/CONS PHONE:
ATTY/CONS FAX:

Environmental FirstSearch **Site Detail Report**

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

ERNS

SEARCH ID: 14

DIST/DIR: NON GC

MAP ID:

NAME: USAF
ADDRESS: FOUR SEASONS GARDEN SHOP
AUSTIN TX
TRAVIS
CONTACT:

REV: 4/27/90 0:
ID1: 164588
ID2:
STATUS: FIXED FACILITY
PHONE:

SPILL INFORMATION

DATE OF SPILL: 4/27/90 **TIME OF SPILL:** 1015

PRODUCT RELEASED (1): PESTICIDES
QUANTITY (1): 0
UNITS (1): UNK

PRODUCT RELEASED (2):
QUANTITY (2):
UNITS (2):

PRODUCT RELEASED (3):
QUANTITY (3):
UNITS (3):

MEDIUM/MEDIA AFFECTED

AIR:	NO	GROUNDWATER:	NO
LAND:	YES	FIXED FACILITY:	NO
WATER:	NO	OTHER:	NO
WATERBODY AFFECTED BY RELEASE:	NONE		

CAUSE OF RELEASE

DUMPING:	NO	EQUIPMENT FAILURE:	NO
NATURAL PHENOMENON:	NO	OPERATOR ERROR:	NO
OTHER CAUSE:	YES	TRANSP. ACCIDENT:	NO
UNKNOWN:	NO		

ACTIONS TAKEN: CONTAINED ON-SITE-NO WATERWAYS AFFECTED.
RELEASE DETECTION: WATER FROM FIRE FIGHTING EFFORTS. FIRE IN WAREHOUSE
MISC. NOTES: RUNOFF 3600-4000 GALL

DISCHARGER INFORMATION

DISCHARGER ID: 164588
TYPE OF DISCHARGER: FEDERAL GOVERNMENT
NAME OF DISCHARGER: USAF
ADDRESS: 479-4100
AUSTIN TX

DUN and BRADSTREET :

Environmental FirstSearch Site Detail Report

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

LUST

SEARCH ID: 9 **DIST/DIR:** 0.23 SE **MAP ID:** 1

NAME: FORMER AUSTIN ISD DE LEON CENTER ADDRESS: 1135 GUNTER AUSTIN TX 78701 TRAVIS CONTACT: FRED FILLEY	REV: 02/27/07 ID1: 113293 ID2: 0048094 STATUS: PHONE: 512/414-2375
--	---

SITE INFORMATION

REPORTED:	6/19/1998
ENTERED INTO SYSTEM:	6/26/1998
SITE PRIORITY:	assessment incomplete, no apparent receptors impacted
SITE STATUS:	Final concurrence issued, case close
PRP:	AUSTIN ISD
PRP ADDRESS:	1111 W 6TH ST BLDG C 230 AUSTIN TX 78703
PRP CONTACT:	FRED FILLEY
PRP PHONE:	512/414-2375

LUST INFORMATION

TANK NUMBER:	2
STATUS:	Removed From Ground
STATUS DATE:	06151998
INSTALL DATE:	01011960
REGISTERED DATE:	03281989
CAPACITY:	0010000 Gallons
EXT CONTAINMENT DESIGN:	-

CONSTRUCTION MATERIAL:	-
CORROSION PROTECTION:	-
	- None
CORROSION PROT VARIANCE:	No Variance
STG 1 VAPOR RECOVERY EQUIP STATUS:	Not Reported
STG 1 EQUIP INSTALL DATE:	
STG 2 VAPOR RECOVERY EQUIP STATUS:	
STG 2 EQUIP INSTALL DATE:	

INSTALLER COMPANY:
INSTALLER NAME:
INSTALLER LICENSE NUMBER:

TYPE OF PIPE:	
PIPE MATERIAL:	
PIPE DESIGN EXT CONTAINMENT:	-
PIPE CONECTORS and VALVES:	- -
PIPE CORROSION PROTECTION:	-
	- None
PIPE CORROSION PROT VARIANCE:	No Variance

SUBSTANCE STORED:	GASOLINE
TANK RLSE DETECTION METHODS:	- - - Inventory Control
TANK RLSE DETECTION VARIANCE:	No Variance
PIPE RLSE DETECTION METHODS:	- - - None
PIPE RLSE VARIANCE:	No Variance
SPILL/OVERFILL PREVENTION:	- -
SPILL/OVERFILL VARIANCE:	No Variance

- Continued on next page -

JOB: ES35165
TRAVIS COUNTY

SEARCH ID: 9 **DIST/DIR:** 0.23 SE **MAP ID:** 1

REV: 02/27/07
ID1: 113293
ID2: 0048094
STATUS:
PHONE: 512/414-2375

No Variance

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

Selected Site Details Page - 4

Environmental FirstSearch **Site Detail Report**

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

LUST

SEARCH ID: 9 **DIST/DIR:** 0.23 SE **MAP ID:** 1

NAME: FORMER AUSTIN ISD DE LEON CENTER
ADDRESS: 1135 GUNTER
AUSTIN TX 78701
TRAVIS
CONTACT: FRED FILLEY

REV: 02/27/07
ID1: 113293
ID2: 0048094
STATUS:
PHONE: 512/414-2375

STG 2 EQUIP INSTALL DATE:

INSTALLER COMPANY:

INSTALLER NAME:

INSTALLER LICENSE NUMBER:

TYPE OF PIPE:

PIPE MATERIAL:

PIPE DESIGN EXT CONTAINMENT:

- -

PIPE CONECTORS and VALVES:

- -

PIPE CORROSION PROTECTION:

-

- None

PIPE CORROSION PROT VARIANCE:

No Variance

SUBSTANCE STORED:

GASOLINE

TANK RLSE DETECTION METHODS:

- - - Inventory Control

TANK RLSE DETECTION VARIANCE:

No Variance

PIPE RLSE DETECTION METHODS:

- - - None

PIPE RLSE VARIANCE:

No Variance

SPILL/OVERFILL PREVENTION:

- -

SPILL/OVERFILL VARIANCE:

No Variance

Environmental FirstSearch Site Detail Report

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

LUST

SEARCH ID: 4 **DIST/DIR:** 0.26 NE **MAP ID:** 2

NAME: B and M TRANSMISSION ADDRESS: 1136 AIRPORT BLVD AUSTIN TX 78700 TRAVIS CONTACT: STEVE MCANGUS	REV: 02/27/07 ID1: 099911 ID2: 0060445 STATUS: PHONE: 512/328-9302
--	---

SITE INFORMATION

REPORTED:	8/6/1991
ENTERED INTO SYSTEM:	8/20/1991
SITE PRIORITY:	gw impacted, no apparent threats or impacts to receptors
SITE STATUS:	Final concurrence pending documentation of well plugging
PRP:	MCANGUS INVESTMENTS
PRP ADDRESS:	4501 PLACID PL AUSTIN TX 78731
PRP CONTACT:	STEVE MCANGUS
PRP PHONE:	512/328-9302

LUST INFORMATION

TANK NUMBER:	4
STATUS:	Removed From Ground
STATUS DATE:	04291988
INSTALL DATE:	
REGISTERED DATE:	10091991
CAPACITY:	0003000 Gallons
EXT CONTAINMENT DESIGN:	-
	-
CONSTRUCTION MATERIAL:	Steel
CORROSION PROTECTION:	-
	- None
CORROSION PROT VARIANCE:	No Variance
STG 1 VAPOR RECOVERY EQUIP STATUS:	Not Reported
STG 1 EQUIP INSTALL DATE:	
STG 2 VAPOR RECOVERY EQUIP STATUS:	
STG 2 EQUIP INSTALL DATE:	
INSTALLER COMPANY:	
INSTALLER NAME:	
INSTALLER LICENSE NUMBER:	
TYPE OF PIPE:	
PIPE MATERIAL:	Steel
PIPE DESIGN EXT CONTAINMENT:	-
PIPE CONNECTORS and VALVES:	- -
PIPE CORROSION PROTECTION:	-
	- None
PIPE CORROSION PROT VARIANCE:	No Variance
SUBSTANCE STORED:	GASOLINE
TANK RLSE DETECTION METHODS:	- - - None
TANK RLSE DETECTION VARIANCE:	No Variance
PIPE RLSE DETECTION METHODS:	- - - None
PIPE RLSE VARIANCE:	No Variance
SPILL/OVERFILL PREVENTION:	- -
SPILL/OVERFILL VARIANCE:	No Variance

- Continued on next page -

Environmental FirstSearch **Site Detail Report**

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

LUST

SEARCH ID: 4 **DIST/DIR:** 0.26 NE **MAP ID:** 2

NAME: B and M TRANSMISSION
ADDRESS: 1136 AIRPORT BLVD
AUSTIN TX 78700
TRAVIS
CONTACT: STEVE MCANGUS

REV: 02/27/07
ID1: 099911
ID2: 0060445
STATUS:
PHONE: 512/328-9302

TANK NUMBER: 3
STATUS: Removed From Ground
STATUS DATE: 04291988
INSTALL DATE:
REGISTERED DATE: 10091991
CAPACITY: 0003000 Gallons
EXT CONTAINMENT DESIGN: -

CONSTRUCTION MATERIAL: Steel
CORROSION PROTECTION: -
- None
CORROSION PROT VARIANCE: No Variance
STG 1 VAPOR RECOVERY EQUIP STATUS: Not Reported
STG 1 EQUIP INSTALL DATE:
STG 2 VAPOR RECOVERY EQUIP STATUS:
STG 2 EQUIP INSTALL DATE:

INSTALLER COMPANY:
INSTALLER NAME:
INSTALLER LICENSE NUMBER:

TYPE OF PIPE:
PIPE MATERIAL: Steel
PIPE DESIGN EXT CONTAINMENT: -
PIPE CONECTORS and VALVES: - -
PIPE CORROSION PROTECTION: -
- None
PIPE CORROSION PROT VARIANCE: No Variance

SUBSTANCE STORED: GASOLINE
TANK RLSE DETECTION METHODS: - - - None
TANK RLSE DETECTION VARIANCE: No Variance
PIPE RLSE DETECTION METHODS: - - - None
PIPE RLSE VARIANCE: No Variance
SPILL/OVERFILL PREVENTION: - -
SPILL/OVERFILL VARIANCE: No Variance

TANK NUMBER: 5
STATUS: Removed From Ground
STATUS DATE: 07021991
INSTALL DATE:
REGISTERED DATE: 10091991
CAPACITY: 0000500 Gallons
EXT CONTAINMENT DESIGN: -
-
CONSTRUCTION MATERIAL: Steel
CORROSION PROTECTION: -
- None
CORROSION PROT VARIANCE: No Variance
STG 1 VAPOR RECOVERY EQUIP STATUS: Not Reported
STG 1 EQUIP INSTALL DATE:
STG 2 VAPOR RECOVERY EQUIP STATUS:

- Continued on next page -

Environmental FirstSearch **Site Detail Report**

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

LUST

SEARCH ID: 4

DIST/DIR: 0.26 NE

MAP ID: 2

NAME: B and M TRANSMISSION

REV: 02/27/07

ADDRESS: 1136 AIRPORT BLVD
AUSTIN TX 78700
TRAVIS

ID1: 099911

ID2: 0060445

CONTACT: STEVE MCANGUS

STATUS:

PHONE: 512/328-9302

STG 2 EQUIP INSTALL DATE:

INSTALLER COMPANY:

INSTALLER NAME:

INSTALLER LICENSE NUMBER:

TYPE OF PIPE:

PIPE MATERIAL:

Steel

PIPE DESIGN EXT CONTAINMENT:

-

PIPE CONNECTORS and VALVES:

- -

PIPE CORROSION PROTECTION:

-

- None

PIPE CORROSION PROT VARIANCE:

No Variance

SUBSTANCE STORED:

USED OIL

TANK RLSE DETECTION METHODS:

- - - None

TANK RLSE DETECTION VARIANCE:

No Variance

PIPE RLSE DETECTION METHODS:

- - - None

PIPE RLSE VARIANCE:

No Variance

SPILL/OVERFILL PREVENTION:

- -

SPILL/OVERFILL VARIANCE:

No Variance

TANK NUMBER:

2

STATUS:

Removed From Ground

STATUS DATE:

04291988

INSTALL DATE:

REGISTERED DATE:

10091991

CAPACITY:

0003000 Gallons

EXT CONTAINMENT DESIGN:

-

-

CONSTRUCTION MATERIAL:

Steel

CORROSION PROTECTION:

-

- None

CORROSION PROT VARIANCE:

No Variance

STG 1 VAPOR RECOVERY EQUIP STATUS:

Not Reported

STG 1 EQUIP INSTALL DATE:

STG 2 VAPOR RECOVERY EQUIP STATUS:

STG 2 EQUIP INSTALL DATE:

INSTALLER COMPANY:

INSTALLER NAME:

INSTALLER LICENSE NUMBER:

TYPE OF PIPE:

PIPE MATERIAL:

Steel

PIPE DESIGN EXT CONTAINMENT:

-

PIPE CONNECTORS and VALVES:

- -

PIPE CORROSION PROTECTION:

-

- None

PIPE CORROSION PROT VARIANCE:

No Variance

SUBSTANCE STORED:

GASOLINE

- Continued on next page -

Environmental FirstSearch **Site Detail Report**

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

LUST

SEARCH ID: 4 **DIST/DIR:** 0.26 NE **MAP ID:** 2

NAME: B and M TRANSMISSION
ADDRESS: 1136 AIRPORT BLVD
AUSTIN TX 78700
TRAVIS
CONTACT: STEVE MCANGUS

REV: 02/27/07
ID1: 099911
ID2: 0060445
STATUS:
PHONE: 512/328-9302

TANK RLSE DETECTION METHODS: - - - None
TANK RLSE DETECTION VARIANCE: No Variance
PIPE RLSE DETECTION METHODS: - - - None
PIPE RLSE VARIANCE: No Variance
SPILL/OVERFILL PREVENTION: - -
SPILL/OVERFILL VARIANCE: No Variance

TANK NUMBER: 1
STATUS: Removed From Ground
STATUS DATE: 04291988
INSTALL DATE:
REGISTERED DATE: 10091991
CAPACITY: 0003000 Gallons
EXT CONTAINMENT DESIGN: -

CONSTRUCTION MATERIAL: Steel
CORROSION PROTECTION: -

CORROSION PROT VARIANCE: No Variance
STG 1 VAPOR RECOVERY EQUIP STATUS: Not Reported
STG 1 EQUIP INSTALL DATE:
STG 2 VAPOR RECOVERY EQUIP STATUS:
STG 2 EQUIP INSTALL DATE:

INSTALLER COMPANY:
INSTALLER NAME:
INSTALLER LICENSE NUMBER:

TYPE OF PIPE:
PIPE MATERIAL: Steel
PIPE DESIGN EXT CONTAINMENT: -
PIPE CONECTORS and VALVES: -
PIPE CORROSION PROTECTION: -
- None
PIPE CORROSION PROT VARIANCE: No Variance

SUBSTANCE STORED: GASOLINE
TANK RLSE DETECTION METHODS: - - - None
TANK RLSE DETECTION VARIANCE: No Variance
PIPE RLSE DETECTION METHODS: - - - None
PIPE RLSE VARIANCE: No Variance
SPILL/OVERFILL PREVENTION: - -
SPILL/OVERFILL VARIANCE: No Variance

Environmental FirstSearch Site Detail Report

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

LUST

SEARCH ID: 5 **DIST/DIR:** 0.28 NE **MAP ID:** 3

NAME: DIAMOND SHAMROCK 84 ADDRESS: 1140 AIRPORT BLVD AUSTIN TX 78702 TRAVIS CONTACT: C SHAY WIDEMAN	REV: 02/27/07 ID1: 115755 ID2: 0045188 STATUS: PHONE: 210/592-4663
--	---

SITE INFORMATION

REPORTED:
ENTERED INTO SYSTEM: 6/11/2003
SITE PRIORITY: gw impacted, no apparent threats or impacts to receptors
SITE STATUS: monitoring
PRP: DIAMOND SHAMROCK REF and MKTG CO
PRP ADDRESS: PO BOX 696000
 SAN ANTONIO TX 78269
PRP CONTACT: C SHAY WIDEMAN
PRP PHONE: 210/592-4663

LUST INFORMATION

TANK NUMBER: 2
STATUS: Removed From Ground
STATUS DATE: 09262002
INSTALL DATE: 01011972
REGISTERED DATE: 10081987
CAPACITY: 0006045 Gallons
EXT CONTAINMENT DESIGN: Single Wall -
 -
CONSTRUCTION MATERIAL: Steel
CORROSION PROTECTION: Cathodic Protection-Field Installed -
 - Cathodic Protection
CORROSION PROT VARIANCE: No Variance
STG 1 VAPOR RECOVERY EQUIP STATUS: Two-Point System or Coaxial System
STG 1 EQUIP INSTALL DATE:
STG 2 VAPOR RECOVERY EQUIP STATUS:
STG 2 EQUIP INSTALL DATE:
INSTALLER COMPANY:
INSTALLER NAME:
INSTALLER LICENSE NUMBER:
TYPE OF PIPE: Pressurizes
PIPE MATERIAL: Fiberglass Reinforced Plastic (FRP)
PIPE DESIGN EXT CONTAINMENT: Single Wall -
PIPE CONECTORS and VALVES: Shear/Impact Valves (Under Dispenser) - Steel Swing Joints (At Ends of Piping) -
PIPE CORROSION PROTECTION: FRP Tank or Piping (Noncorrodible) - Ext Dielectric Coating/Laminate/Tape/Wrap
 - Non Corrodible Material
PIPE CORROSION PROT VARIANCE: No Variance
SUBSTANCE STORED: GASOLINE
TANK RLSE DETECTION METHODS: SIR (Stat. Inventory Reconciliation) and Inventory Cntrl - - - Tightness Testing
TANK RLSE DETECTION VARIANCE: No Variance
PIPE RLSE DETECTION METHODS: Auto Leak Line Detector (3.0gph for pressure piping) - SIR (Stat. Inventory Reconciliation) and
 Inventory Cntrl - - - Tightness Testing
PIPE RLSE VARIANCE: No Variance
SPILL/OVERFILL PREVENTION: Auto Flow Restrictor Valve (AFRV) - Auto Delivery Shut Off Valve (ADSV) - Factory Built Spill
 Container/Bucket/Sump
SPILL/OVERFILL VARIANCE: No Variance

- Continued on next page -

Environmental FirstSearch

Site Detail Report

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

LUST

SEARCH ID: 5

DIST/DIR: 0.28 NE

MAP ID: 3

NAME: DIAMOND SHAMROCK 84
ADDRESS: 1140 AIRPORT BLVD
AUSTIN TX 78702
TRAVIS
CONTACT: C SHAY WIDEMAN

REV: 02/27/07
ID1: 115755
ID2: 0045188
STATUS:
PHONE: 210/592-4663

TANK NUMBER: 4
STATUS: Removed From Ground
STATUS DATE: 09262002
INSTALL DATE: 01011972
REGISTERED DATE: 10081987
CAPACITY: 0004006 Gallons
EXT CONTAINMENT DESIGN: Single Wall -
-
CONSTRUCTION MATERIAL: Steel
CORROSION PROTECTION: Cathodic Protection-Field Installed -
- Cathodic Protection
CORROSION PROT VARIANCE: No Variance
STG 1 VAPOR RECOVERY EQUIP STATUS: Two-Point System or Coaxial System
STG 1 EQUIP INSTALL DATE:
STG 2 VAPOR RECOVERY EQUIP STATUS:
STG 2 EQUIP INSTALL DATE:

INSTALLER COMPANY:
INSTALLER NAME:
INSTALLER LICENSE NUMBER:

TYPE OF PIPE: Pressurizes
PIPE MATERIAL: Fiberglass Reinforced Plastic (FRP)
PIPE DESIGN EXT CONTAINMENT: Single Wall -
PIPE CONNECTORS and VALVES: Shear/Impact Valves (Under Dispenser) - Steel Swing Joints (At Ends of Piping) -
PIPE CORROSION PROTECTION: FRP Tank or Piping (Noncorrodible) - Ext Dielectric Coating/Laminate/Tape/Wrap
- Non Corrodible Material
PIPE CORROSION PROT VARIANCE: No Variance

SUBSTANCE STORED: GASOLINE
TANK RLSE DETECTION METHODS: SIR (Stat. Inventory Reconciliation) and Inventory Cntrl - - Tightness Testing
TANK RLSE DETECTION VARIANCE: No Variance
PIPE RLSE DETECTION METHODS: Auto Leak Line Detector (3.0gph for pressure piping) - SIR (Stat. Inventory Reconciliation) and
Inventory Cntrl - - Tightness Testing
PIPE RLSE VARIANCE: No Variance
SPILL/OVERFILL PREVENTION: Auto Flow Restrictor Valve (AFRV) - Auto Delivery Shut Off Valve (ADSV) - Factory Built Spill
Container/Bucket/Sump
SPILL/OVERFILL VARIANCE: No Variance

TANK NUMBER: 3
STATUS: Removed From Ground
STATUS DATE: 09262002
INSTALL DATE: 01011972
REGISTERED DATE: 10081987
CAPACITY: 0004006 Gallons
EXT CONTAINMENT DESIGN: Single Wall -
-
CONSTRUCTION MATERIAL: Steel
CORROSION PROTECTION: Cathodic Protection-Field Installed -
- Cathodic Protection

- Continued on next page -

Environmental FirstSearch

Site Detail Report

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

LUST

SEARCH ID: 5 **DIST/DIR:** 0.28 NE **MAP ID:** 3

NAME: DIAMOND SHAMROCK 84
ADDRESS: 1140 AIRPORT BLVD
AUSTIN TX 78702
TRAVIS
CONTACT: C SHAY WIDEMAN

REV: 02/27/07
ID1: 115755
ID2: 0045188
STATUS:
PHONE: 210/592-4663

CORROSION PROT VARIANCE: No Variance
STG 1 VAPOR RECOVERY EQUIP STATUS: Two-Point System or Coaxial System
STG 1 EQUIP INSTALL DATE:
STG 2 VAPOR RECOVERY EQUIP STATUS:
STG 2 EQUIP INSTALL DATE:

INSTALLER COMPANY:
INSTALLER NAME:
INSTALLER LICENSE NUMBER:

TYPE OF PIPE: Pressurizes
PIPE MATERIAL: Fiberglass Reinforced Plastic (FRP)
PIPE DESIGN EXT CONTAINMENT: Single Wall -
PIPE CONECTORS and VALVES: Shear/Impact Valves (Under Dispenser) - Steel Swing Joints (At Ends of Piping) -
PIPE CORROSION PROTECTION: FRP Tank or Piping (Noncorrodible) - Ext Dielectric Coating/Laminate/Tape/Wrap
- Non Corrodible Material

PIPE CORROSION PROT VARIANCE: No Variance

SUBSTANCE STORED: GASOLINE
TANK RLSE DETECTION METHODS: SIR (Stat. Inventory Rconciliation) and Inventory Cntrl - - Tightness Testing
TANK RLSE DETECTION VARIANCE: No Variance
PIPE RLSE DETECTION METHODS: Auto Leak Line Detector (3.0gph for pressure piping) - SIR (Stat. Inventory Rconciliation) and
Inventory Cntrl - - Tightness Testing
PIPE RLSE VARIANCE: No Variance
SPILL/OVERFILL PREVENTION: Auto Flow Restrictor Valve (AFRV) - Auto Delivery Shut Off Valve (ADSV) - Factory Built Spill
Container/Bucket/Sump
SPILL/OVERFILL VARIANCE: No Variance

TANK NUMBER: 1
STATUS: Removed From Ground
STATUS DATE: 09262002
INSTALL DATE: 01011972
REGISTERED DATE: 10081987
CAPACITY: 0009994 Gallons
EXT CONTAINMENT DESIGN: Single Wall -
-
CONSTRUCTION MATERIAL: Steel
CORROSION PROTECTION: Cathodic Protection-Field Installed -
- Cathodic Protection
CORROSION PROT VARIANCE: No Variance
STG 1 VAPOR RECOVERY EQUIP STATUS: Two-Point System or Coaxial System
STG 1 EQUIP INSTALL DATE:
STG 2 VAPOR RECOVERY EQUIP STATUS:
STG 2 EQUIP INSTALL DATE:

INSTALLER COMPANY:
INSTALLER NAME:
INSTALLER LICENSE NUMBER:

TYPE OF PIPE: Pressurizes
PIPE MATERIAL: Fiberglass Reinforced Plastic (FRP)
PIPE DESIGN EXT CONTAINMENT: Single Wall -

- Continued on next page -

Environmental FirstSearch Site Detail Report

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

LUST

SEARCH ID: 5 **DIST/DIR:** 0.28 NE **MAP ID:** 3

NAME: DIAMOND SHAMROCK 84
ADDRESS: 1140 AIRPORT BLVD
AUSTIN TX 78702
TRAVIS
CONTACT: C SHAY WIDEMAN

REV: 02/27/07
ID1: 115755
ID2: 0045188
STATUS:
PHONE: 210/592-4663

PIPE CONECTORS and VALVES:

PIPE CORROSION PROTECTION:

PIPE CORROSION PROT VARIANCE:

SUBSTANCE STORED:

TANK RLSE DETECTION METHODS:

TANK RLSE DETECTION VARIANCE:

PIPE RLSE DETECTION METHODS:

Inventory Cntrl - - Tightness Testing

PIPE RLSE VARIANCE:

SPILL/OVERFILL PREVENTION:

Container/Bucket/Sump

SPILL/OVERFILL VARIANCE:

Shear/Impact Valves (Under Dispenser) - Steel Swing Joints (At Ends of Piping) -
Ext Dielectric Coating/Laminate/Tape/Wrap - FRP Tank or Piping (Noncorrodible)
- Non Corrodible Material
No Variance

GASOLINE

SIR (Stat. Inventory Rconciliation) and Inventory Cntrl - - - Tightness Testing

No Variance

Auto Leak Line Detector (3.0gph for pressure piping) - SIR (Stat. Inventory Rconciliation) and

No Variance

Auto Flow Restrictor Valve (AFRV) - Auto Delivery Shut Off Valve (ADSV) - Factory Built Spill

No Variance

Environmental FirstSearch

Site Detail Report

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

LUST

SEARCH ID: 10 **DIST/DIR:** 0.32 SE **MAP ID:** 4

NAME:	GOVALLE FOOD STORE	REV:	02/27/07
ADDRESS:	1116 AIRPORT BLVD	ID1:	115047
	AUSTIN TX 78702	ID2:	0066096
	TRAVIS	STATUS:	
CONTACT:	SULTANALI S MOMIN	PHONE:	512/926-4961

SITE INFORMATION

REPORTED:
ENTERED INTO SYSTEM: 9/20/2000
SITE PRIORITY: gw impacted, no apparent threats or impacts to receptors
SITE STATUS: monitoring
PRP: GOVALLE FOOD STORE
PRP ADDRESS: 1116 AIRPORT BLVD
AUSTIN TX 78702
PRP CONTACT: SULTANALI S MOMIN
PRP PHONE: 512/926-4961

LUST INFORMATION

TANK NUMBER: 1
STATUS: Removed From Ground
STATUS DATE: 07242002
INSTALL DATE: 00000000
REGISTERED DATE: 10261994
CAPACITY: 0010000 Gallons
EXT CONTAINMENT DESIGN: Single Wall -
-
CONSTRUCTION MATERIAL: Steel
CORROSION PROTECTION: -
-
CORROSION PROT VARIANCE: No Variance
STG 1 VAPOR RECOVERY EQUIP STATUS: Not Reported
STG 1 EQUIP INSTALL DATE:
STG 2 VAPOR RECOVERY EQUIP STATUS:
STG 2 EQUIP INSTALL DATE:

INSTALLER COMPANY:
INSTALLER NAME:
INSTALLER LICENSE NUMBER:

TYPE OF PIPE: Suction
PIPE MATERIAL: Steel
PIPE DESIGN EXT CONTAINMENT: -
PIPE CONECTORS and VALVES: -
PIPE CORROSION PROTECTION: -
-
PIPE CORROSION PROT VARIANCE: No Variance
SUBSTANCE STORED: GASOLINE
TANK RLSE DETECTION METHODS: - - -
TANK RLSE DETECTION VARIANCE: No Variance
PIPE RLSE DETECTION METHODS: - - -
PIPE RLSE VARIANCE: No Variance
SPILL/OVERFILL PREVENTION: - -
SPILL/OVERFILL VARIANCE: No Variance

- Continued on next page -

Environmental FirstSearch

Site Detail Report

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

LUST

SEARCH ID: 10

DIST/DIR: 0.32 SE

MAP ID: 4

NAME: GOVALLE FOOD STORE
ADDRESS: 1116 AIRPORT BLVD
AUSTIN TX 78702
TRAVIS
CONTACT: SULTANALI S MOMIN

REV: 02/27/07
ID1: 115047
ID2: 0066096
STATUS:
PHONE: 512/926-4961

TANK NUMBER: 2
STATUS: Removed From Ground
STATUS DATE: 07242002
INSTALL DATE: 00000000
REGISTERED DATE: 10261994
CAPACITY: 0006000 Gallons
EXT CONTAINMENT DESIGN: Single Wall -
-
CONSTRUCTION MATERIAL: Steel
CORROSION PROTECTION: -
-
CORROSION PROT VARIANCE: No Variance
STG 1 VAPOR RECOVERY EQUIP STATUS: Not Reported
STG 1 EQUIP INSTALL DATE:
STG 2 VAPOR RECOVERY EQUIP STATUS:
STG 2 EQUIP INSTALL DATE:

INSTALLER COMPANY:
INSTALLER NAME:
INSTALLER LICENSE NUMBER:

TYPE OF PIPE: Suction
PIPE MATERIAL: Steel
PIPE DESIGN EXT CONTAINMENT: -
PIPE CONNECTORS and VALVES: - -
PIPE CORROSION PROTECTION: -
-
PIPE CORROSION PROT VARIANCE: No Variance

SUBSTANCE STORED: GASOLINE
TANK RLSE DETECTION METHODS: - - -
TANK RLSE DETECTION VARIANCE: No Variance
PIPE RLSE DETECTION METHODS: - - -
PIPE RLSE VARIANCE: No Variance
SPILL/OVERFILL PREVENTION: - -
SPILL/OVERFILL VARIANCE: No Variance

TANK NUMBER: 3
STATUS: Removed From Ground
STATUS DATE: 07242002
INSTALL DATE: 00000000
REGISTERED DATE: 10261994
CAPACITY: 0006000 Gallons
EXT CONTAINMENT DESIGN: Single Wall -
-
CONSTRUCTION MATERIAL: Steel
CORROSION PROTECTION: -
-
CORROSION PROT VARIANCE: No Variance
STG 1 VAPOR RECOVERY EQUIP STATUS: Not Reported
STG 1 EQUIP INSTALL DATE:
STG 2 VAPOR RECOVERY EQUIP STATUS:

- Continued on next page -

Environmental FirstSearch Site Detail Report

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

LUST

SEARCH ID: 10	DIST/DIR: 0.32 SE	MAP ID: 4
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NAME: GOVALLE FOOD STORE
ADDRESS: 1116 AIRPORT BLVD
 AUSTIN TX 78702
 TRAVIS
CONTACT: SULTANALI S MOMIN

REV: 02/27/07
ID1: 115047
ID2: 0066096
STATUS:
PHONE: 512/926-4961

STG 2 EQUIP INSTALL DATE:

INSTALLER COMPANY:

INSTALLER NAME:

INSTALLER LICENSE NUMBER:

TYPE OF PIPE:

Suction

PIPE MATERIAL:

Steel

PIPE DESIGN EXT CONTAINMENT:

-

PIPE CONNECTORS and VALVES:

- -

PIPE CORROSION PROTECTION:

-

PIPE CORROSION PROT VARIANCE:

No Variance

SUBSTANCE STORED:

GASOLINE

TANK RLSE DETECTION METHODS:

- - -

TANK RLSE DETECTION VARIANCE:

No Variance

PIPE RLSE DETECTION METHODS:

- - -

PIPE RLSE VARIANCE:

No Variance

SPILL/OVERFILL PREVENTION:

- -

SPILL/OVERFILL VARIANCE:

No Variance

Environmental FirstSearch

Site Detail Report

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

LUST

SEARCH ID: 12 **DIST/DIR:** 0.33 SE **MAP ID:** 5

NAME: MISSION PETROLEUM CARRIER ADDRESS: 1119 AIRPORT BLVD AUSTIN TX 78721 TRAVIS CONTACT: JOLENE FERGUSON	REV: 02/27/07 ID1: 104573 ID2: 0053881 STATUS: PHONE: 281/836-1485
---	---

SITE INFORMATION

REPORTED:	9/10/1992
ENTERED INTO SYSTEM:	9/16/1992
SITE PRIORITY:	gw impacted, no apparent threats or impacts to receptors
SITE STATUS:	Final concurrence issued, case close
PRP:	TEXACO REFINING AND MARKETING
PRP ADDRESS:	16800 GREENSPPOINT PK STE 215 S HOUSTON TX 77060
PRP CONTACT:	JOLENE FERGUSON
PRP PHONE:	281/836-1485

LUST INFORMATION

TANK NUMBER:	3
STATUS:	Removed From Ground
STATUS DATE:	12141992
INSTALL DATE:	01011978
REGISTERED DATE:	05291990
CAPACITY:	0002000 Gallons
EXT CONTAINMENT DESIGN:	-
CONSTRUCTION MATERIAL:	Steel
CORROSION PROTECTION:	-
	- None
CORROSION PROT VARIANCE:	No Variance
STG 1 VAPOR RECOVERY EQUIP STATUS:	Not Reported
STG 1 EQUIP INSTALL DATE:	
STG 2 VAPOR RECOVERY EQUIP STATUS:	
STG 2 EQUIP INSTALL DATE:	

INSTALLER COMPANY:
INSTALLER NAME:
INSTALLER LICENSE NUMBER:

TYPE OF PIPE:	
PIPE MATERIAL:	Steel
PIPE DESIGN EXT CONTAINMENT:	-
PIPE CONECTORS and VALVES:	- -
PIPE CORROSION PROTECTION:	-
	- None
PIPE CORROSION PROT VARIANCE:	No Variance

SUBSTANCE STORED:	Empty
TANK RLSE DETECTION METHODS:	- - - None
TANK RLSE DETECTION VARIANCE:	No Variance
PIPE RLSE DETECTION METHODS:	- - - None
PIPE RLSE VARIANCE:	No Variance
SPILL/OVERFILL PREVENTION:	- -
SPILL/OVERFILL VARIANCE:	No Variance

- Continued on next page -

Environmental FirstSearch

Site Detail Report

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

LUST

SEARCH ID: 12 **DIST/DIR:** 0.33 SE **MAP ID:** 5

NAME: MISSION PETROLEUM CARRIER
ADDRESS: 1119 AIRPORT BLVD
AUSTIN TX 78721
TRAVIS
CONTACT: JOLENE FERGUSON

REV: 02/27/07
ID1: 104573
ID2: 0053881
STATUS:
PHONE: 281/836-1485

TANK NUMBER: 1
STATUS: Removed From Ground
STATUS DATE: 12141992
INSTALL DATE: 01011978
REGISTERED DATE: 05291990
CAPACITY: 0004000 Gallons
EXT CONTAINMENT DESIGN: -
-
CONSTRUCTION MATERIAL: Steel
CORROSION PROTECTION: -
- None
CORROSION PROT VARIANCE: No Variance
STG 1 VAPOR RECOVERY EQUIP STATUS: Not Reported
STG 1 EQUIP INSTALL DATE:
STG 2 VAPOR RECOVERY EQUIP STATUS:
STG 2 EQUIP INSTALL DATE:

INSTALLER COMPANY:
INSTALLER NAME:
INSTALLER LICENSE NUMBER:

TYPE OF PIPE:
PIPE MATERIAL: Steel
PIPE DESIGN EXT CONTAINMENT: -
PIPE CONNECTORS and VALVES: - -
PIPE CORROSION PROTECTION: -
- None
PIPE CORROSION PROT VARIANCE: No Variance

SUBSTANCE STORED: Empty
TANK RLSE DETECTION METHODS: - - - None
TANK RLSE DETECTION VARIANCE: No Variance
PIPE RLSE DETECTION METHODS: - - - None
PIPE RLSE VARIANCE: No Variance
SPILL/OVERFILL PREVENTION: - -
SPILL/OVERFILL VARIANCE: No Variance

TANK NUMBER: 2
STATUS: Removed From Ground
STATUS DATE: 12141992
INSTALL DATE: 01011978
REGISTERED DATE: 05291990
CAPACITY: 0003000 Gallons
EXT CONTAINMENT DESIGN: -
-
CONSTRUCTION MATERIAL: Steel
CORROSION PROTECTION: -
- None
CORROSION PROT VARIANCE: No Variance
STG 1 VAPOR RECOVERY EQUIP STATUS: Not Reported
STG 1 EQUIP INSTALL DATE:
STG 2 VAPOR RECOVERY EQUIP STATUS:

- Continued on next page -

Environmental FirstSearch

Site Detail Report

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

LUST

SEARCH ID: 12 **DIST/DIR:** 0.33 SE **MAP ID:** 5

NAME: MISSION PETROLEUM CARRIER
ADDRESS: 1119 AIRPORT BLVD
AUSTIN TX 78721
TRAVIS
CONTACT: JOLENE FERGUSON

REV: 02/27/07
ID1: 104573
ID2: 0053881
STATUS:
PHONE: 281/836-1485

STG 2 EQUIP INSTALL DATE:

INSTALLER COMPANY:

INSTALLER NAME:

INSTALLER LICENSE NUMBER:

TYPE OF PIPE:

PIPE MATERIAL: Steel

PIPE DESIGN EXT CONTAINMENT: -

PIPE CONECTORS and VALVES: - -

PIPE CORROSION PROTECTION: -

- None

PIPE CORROSION PROT VARIANCE: No Variance

SUBSTANCE STORED: Empty

TANK RLSE DETECTION METHODS: - - - None

TANK RLSE DETECTION VARIANCE: No Variance

PIPE RLSE DETECTION METHODS: - - - None

PIPE RLSE VARIANCE: No Variance

SPILL/OVERFILL PREVENTION: - -

SPILL/OVERFILL VARIANCE: No Variance

TANK NUMBER: 4
STATUS: Removed From Ground

STATUS DATE: 00000000

INSTALL DATE:

REGISTERED DATE: 05291990

CAPACITY: 0000550 Gallons

EXT CONTAINMENT DESIGN: Single Wall -

-

CONSTRUCTION MATERIAL: Steel

CORROSION PROTECTION: -

- None

CORROSION PROT VARIANCE: No Variance

STG 1 VAPOR RECOVERY EQUIP STATUS: Not Reported

STG 1 EQUIP INSTALL DATE:

STG 2 VAPOR RECOVERY EQUIP STATUS:

STG 2 EQUIP INSTALL DATE:

INSTALLER COMPANY:

INSTALLER NAME:

INSTALLER LICENSE NUMBER:

TYPE OF PIPE: Gravity

PIPE MATERIAL: Steel

PIPE DESIGN EXT CONTAINMENT: Single Wall -

PIPE CONECTORS and VALVES: - -

PIPE CORROSION PROTECTION: -

- None

PIPE CORROSION PROT VARIANCE: No Variance

SUBSTANCE STORED: Empty

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

LUST

SEARCH ID: 12

DIST/DIR: 0.33 SE

MAP ID: 5

NAME: MISSION PETROLEUM CARRIER

REV: 02/27/07

ADDRESS: 1119 AIRPORT BLVD

ID1: 104573

AUSTIN TX 78721

ID2: 0053881

TRAVIS

STATUS:

CONTACT: JOLENE FERGUSON

PHONE: 281/836-1485

TANK RLSE DETECTION METHODS:

- - - None

TANK RLSE DETECTION VARIANCE:

No Variance

PIPE RLSE DETECTION METHODS:

- - - None

PIPE RLSE VARIANCE:

No Variance

SPILL/OVERFILL PREVENTION:

- -

SPILL/OVERFILL VARIANCE:

No Variance

Environmental FirstSearch
Site Detail Report

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

LUST

SEARCH ID: 8

DIST/DIR: 0.38 NE

MAP ID: 7

NAME: EXXON 61683
ADDRESS: 1149 1/2 AIRPORT BLVD
AUSTIN TX 78762
TRAVIS
CONTACT: ERNIE VILLASENOR

REV: 02/27/07
ID1: 093677
ID2: 0026033
STATUS:
PHONE: 713/656-7701

SITE INFORMATION

REPORTED: 9/8/1989
ENTERED INTO SYSTEM: 10/9/1989
SITE PRIORITY: gw impacted, no apparent threats or impacts to receptors
SITE STATUS: Final concurrence issued, case close
PRP: EXXON CO USA
PRP ADDRESS: PO BOX 2180
HOUSTON TX 77252
PRP CONTACT: ERNIE VILLASENOR
PRP PHONE: 713/656-7701

LUST INFORMATION

Environmental FirstSearch Site Detail Report

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

LUST

SEARCH ID: 6 **DIST/DIR:** 0.39 NE **MAP ID:** 8

NAME: DOUBLE R I ADDRESS: 1149 AIRPORT BLVD AUSTIN TX 78702 TRAVIS CONTACT: GUY OLIVER	REV: 02/27/07 ID1: 112384 ID2: 0019610 STATUS: PHONE: 512/457-1977
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SITE INFORMATION

REPORTED:	6/11/1997
ENTERED INTO SYSTEM:	6/17/1997
SITE PRIORITY:	gw impacted, no apparent threats or impacts to receptors
SITE STATUS:	Final concurrence issued, case close
PRP:	STARTEX PETROLEUM INC
PRP ADDRESS:	201 W STASSNEY LN AUSTIN TX 78745
PRP CONTACT:	GUY OLIVER
PRP PHONE:	512/457-1977

LUST INFORMATION

TANK NUMBER:	1
STATUS:	In Use
STATUS DATE:	
INSTALL DATE:	01011981
REGISTERED DATE:	05081986
CAPACITY:	0012000 Gallons
EXT CONTAINMENT DESIGN:	Single Wall - -
CONSTRUCTION MATERIAL:	Steel
CORROSION PROTECTION:	Cathodic Protection-Field Installed - -
CORROSION PROT VARIANCE:	No Variance
STG 1 VAPOR RECOVERY EQUIP STATUS:	Exempt by TNRCC Rule
STG 1 EQUIP INSTALL DATE:	
STG 2 VAPOR RECOVERY EQUIP STATUS:	
STG 2 EQUIP INSTALL DATE:	
INSTALLER COMPANY:	
INSTALLER NAME:	
INSTALLER LICENSE NUMBER:	
TYPE OF PIPE:	Pressurizes
PIPE MATERIAL:	Fiberglass Reinforced Plastic (FRP)
PIPE DESIGN EXT CONTAINMENT:	Single Wall -
PIPE CONECTORS and VALVES:	Shear/Impact Valves (Under Dispenser) - Steel Swing Joints (At Ends of Piping) -
PIPE CORROSION PROTECTION:	Cathodic Protection-Field Installed - FRP Tank or Piping (Noncorrodible) -
PIPE CORROSION PROT VARIANCE:	No Variance
SUBSTANCE STORED:	GASOLINE
TANK RLSE DETECTION METHODS:	SIR (Stat. Inventory Reconciliation) and Inventory Cntrl - - -
TANK RLSE DETECTION VARIANCE:	No Variance
PIPE RLSE DETECTION METHODS:	Auto Leak Line Detector (3.0gph for pressure piping) - SIR (Stat. Inventory Reconciliation) and Inventory Cntrl - -
PIPE RLSE VARIANCE:	No Variance
SPILL/OVERFILL PREVENTION:	Auto Flow Restrictor Valve (AFRV) - Factory Built Spill Container/Bucket/Sump - Tight - Fill Fitting
SPILL/OVERFILL VARIANCE:	No Variance

- Continued on next page -

Environmental FirstSearch

Site Detail Report

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

LUST

SEARCH ID: 6

DIST/DIR: 0.39 NE

MAP ID: 8

NAME: DOUBLE R 1
ADDRESS: 1149 AIRPORT BLVD
AUSTIN TX 78702
TRAVIS
CONTACT: GUY OLIVER

REV: 02/27/07
ID1: 112384
ID2: 0019610
STATUS:
PHONE: 512/457-1977

TANK NUMBER: 3
STATUS: In Use
STATUS DATE:
INSTALL DATE: 01011981
REGISTERED DATE: 05081986
CAPACITY: 0012000 Gallons
EXT CONTAINMENT DESIGN: Single Wall -
-
CONSTRUCTION MATERIAL: Steel
CORROSION PROTECTION: Cathodic Protection-Field Installed -
-
CORROSION PROT VARIANCE: No Variance
STG 1 VAPOR RECOVERY EQUIP STATUS: Exempt by TNRCC Rule
STG 1 EQUIP INSTALL DATE:
STG 2 VAPOR RECOVERY EQUIP STATUS:
STG 2 EQUIP INSTALL DATE:

INSTALLER COMPANY:
INSTALLER NAME:
INSTALLER LICENSE NUMBER:

TYPE OF PIPE: Pressurizes
PIPE MATERIAL: Fiberglass Reinforced Plastic (FRP)
PIPE DESIGN EXT CONTAINMENT: Single Wall -
PIPE CONECTORS and VALVES: Shear/Impact Valves (Under Dispenser) - Steel Swing Joints (At Ends of Piping) -
PIPE CORROSION PROTECTION: FRP Tank or Piping (Noncorrodible) - Cathodic Protection-Field Installed
-
PIPE CORROSION PROT VARIANCE: No Variance

SUBSTANCE STORED: GASOLINE
TANK RLSE DETECTION METHODS: SIR (Stat. Inventory Reconciliation) and Inventory Cntrl - - -
TANK RLSE DETECTION VARIANCE: No Variance
PIPE RLSE DETECTION METHODS: Auto Leak Line Detector (3.0gph for pressure piping) - SIR (Stat. Inventory Reconciliation) and
Inventory Cntrl - -
PIPE RLSE VARIANCE: No Variance
SPILL/OVERFILL PREVENTION: Auto Flow Restrictor Valve (AFRV) - Factory Built Spill Container/Bucket/Sump - Tight - Fill
Fitting
SPILL/OVERFILL VARIANCE: No Variance

TANK NUMBER: 4
STATUS: In Use
STATUS DATE:
INSTALL DATE: 01011981
REGISTERED DATE: 05081986
CAPACITY: 0006000 Gallons
EXT CONTAINMENT DESIGN: Single Wall -
-
CONSTRUCTION MATERIAL: Steel
CORROSION PROTECTION: Cathodic Protection-Field Installed -
-

- Continued on next page -

Environmental FirstSearch **Site Detail Report**

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

LUST

SEARCH ID: 6 **DIST/DIR:** 0.39 NE **MAP ID:** 8

NAME:	DOUBLE R 1	REV:	02/27/07
ADDRESS:	1149 AIRPORT BLVD	ID1:	112384
	AUSTIN TX 78702	ID2:	0019610
	TRAVIS	STATUS:	
CONTACT:	GUY OLIVER	PHONE:	512/457-1977

CORROSION PROT VARIANCE: No Variance
STG 1 VAPOR RECOVERY EQUIP STATUS: Exempt by TNRCC Rule
STG 1 EQUIP INSTALL DATE:
STG 2 VAPOR RECOVERY EQUIP STATUS:
STG 2 EQUIP INSTALL DATE:

INSTALLER COMPANY:
INSTALLER NAME:
INSTALLER LICENSE NUMBER:

TYPE OF PIPE: Pressurizes
PIPE MATERIAL: Fiberglass Reinforced Plastic (FRP)
PIPE DESIGN EXT CONTAINMENT: Single Wall -
PIPE CONECTORS and VALVES: Shear/Impact Valves (Under Dispenser) - Steel Swing Joints (At Ends of Piping) -
PIPE CORROSION PROTECTION: Cathodic Protection-Field Installed - FRP Tank or Piping (Noncorrodible)
 -

PIPE CORROSION PROT VARIANCE: No Variance

SUBSTANCE STORED: DIESEL
TANK RLSE DETECTION METHODS: SIR (Stat. Inventory Reconciliation) and Inventory Cntrl - - -
TANK RLSE DETECTION VARIANCE: No Variance
PIPE RLSE DETECTION METHODS: Auto Leak Line Detector (3.0gph for pressure piping) - SIR (Stat. Inventory Reconciliation) and Inventory Cntrl - -
PIPE RLSE VARIANCE: No Variance
SPILL/OVERFILL PREVENTION: Auto Flow Restrictor Valve (AFRV) - Factory Built Spill Container/Bucket/Sump - Tight - Fill Fitting
SPILL/OVERFILL VARIANCE: No Variance

TANK NUMBER: 2
STATUS: In Use
STATUS DATE:
INSTALL DATE: 01011981
REGISTERED DATE: 05081986
CAPACITY: 0006000 Gallons
EXT CONTAINMENT DESIGN: Single Wall -
 -

CONSTRUCTION MATERIAL: Steel
CORROSION PROTECTION: Cathodic Protection-Field Installed -
 -

CORROSION PROT VARIANCE: No Variance
STG 1 VAPOR RECOVERY EQUIP STATUS: Exempt by TNRCC Rule
STG 1 EQUIP INSTALL DATE:
STG 2 VAPOR RECOVERY EQUIP STATUS:
STG 2 EQUIP INSTALL DATE:

INSTALLER COMPANY:
INSTALLER NAME:
INSTALLER LICENSE NUMBER:

TYPE OF PIPE: Pressurizes
PIPE MATERIAL: Fiberglass Reinforced Plastic (FRP)
PIPE DESIGN EXT CONTAINMENT: Single Wall -

- Continued on next page -

Environmental FirstSearch Site Detail Report

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

LUST

SEARCH ID: 6 **DIST/DIR:** 0.39 NE **MAP ID:** 8

NAME: DOUBLE R 1
ADDRESS: 1149 AIRPORT BLVD
AUSTIN TX 78702
TRAVIS
CONTACT: GUY OLIVER

REV: 02/27/07
ID1: 112384
ID2: 0019610
STATUS:
PHONE: 512/457-1977

PIPE CONECTORS and VALVES:
PIPE CORROSION PROTECTION:

Shear/Impact Valves (Under Dispenser) - Steel Swing Joints (At Ends of Piping) -
FRP Tank or Piping (Noncorrodible) - Cathodic Protection-Field Installed

PIPE CORROSION PROT VARIANCE:

No Variance

SUBSTANCE STORED:
TANK RLSE DETECTION METHODS:
TANK RLSE DETECTION VARIANCE:
PIPE RLSE DETECTION METHODS:
Inventory Cntrl - -

GASOLINE
SIR (Stat. Inventory Reconciliation) and Inventory Cntrl - - -
No Variance
Auto Leak Line Detector (3.0gph for pressure piping) - SIR (Stat. Inventory Reconciliation) and

PIPE RLSE VARIANCE:
SPILL/OVERFILL PREVENTION:
Fitting

No Variance
Auto Flow Restrictor Valve (AFRV) - Factory Built Spill Container/Bucket/Sump - Tight - Fill

SPILL/OVERFILL VARIANCE:

No Variance

Environmental FirstSearch Site Detail Report

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

LUST

SEARCH ID: 7 **DIST/DIR:** 0.39 NE **MAP ID:** 8

NAME: EXXON 61683 ADDRESS: 1149 1/2 AIRPORT AUSTIN TX 78762 TRAVIS CONTACT: HARRY JANKE	REV: 02/27/07 ID1: 114391 ID2: 0026033 STATUS: PHONE: 512/990-3236
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SITE INFORMATION

REPORTED:	1/13/1999
ENTERED INTO SYSTEM:	1/18/1999
SITE PRIORITY:	gw impacted, no apparent threats or impacts to receptors
SITE STATUS:	Final concurrence issued, case close
PRP:	EXXON COMPANY USA
PRP ADDRESS:	2700 W PECAN ST STE 400 PFLUGERVILLE TX 78660
PRP CONTACT:	HARRY JANKE
PRP PHONE:	512/990-3236

LUST INFORMATION

TANK NUMBER:	4
STATUS:	Removed From Ground
STATUS DATE:	09071989
INSTALL DATE:	01011965
REGISTERED DATE:	05081986
CAPACITY:	0000550 Gallons
EXT CONTAINMENT DESIGN:	-

CONSTRUCTION MATERIAL:	Steel
CORROSION PROTECTION:	-
	- Cathodic Protection
CORROSION PROT VARIANCE:	No Variance
STG 1 VAPOR RECOVERY EQUIP STATUS:	Not Reported

STG 1 EQUIP INSTALL DATE:	
STG 2 VAPOR RECOVERY EQUIP STATUS:	
STG 2 EQUIP INSTALL DATE:	

INSTALLER COMPANY:	
INSTALLER NAME:	
INSTALLER LICENSE NUMBER:	

TYPE OF PIPE:	
PIPE MATERIAL:	Steel
PIPE DESIGN EXT CONTAINMENT:	-
PIPE CONECTORS and VALVES:	- -
PIPE CORROSION PROTECTION:	-
	- Cathodic Protection
PIPE CORROSION PROT VARIANCE:	No Variance

SUBSTANCE STORED:	USED OIL
TANK RLSE DETECTION METHODS:	- - - None
TANK RLSE DETECTION VARIANCE:	No Variance
PIPE RLSE DETECTION METHODS:	- - - None
PIPE RLSE VARIANCE:	No Variance
SPILL/OVERFILL PREVENTION:	- -
SPILL/OVERFILL VARIANCE:	No Variance

- Continued on next page -

Environmental FirstSearch Site Detail Report

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

LUST

SEARCH ID: 7 **DIST/DIR:** 0.39 NE **MAP ID:** 8

NAME: EXXON 61683 ADDRESS: 1149 1/2 AIRPORT AUSTIN TX 78762 TRAVIS CONTACT: HARRY JANKE	REV: 02/27/07 ID1: 114391 ID2: 0026033 STATUS: PHONE: 512/990-3236
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TANK NUMBER: 3
STATUS: Removed From Ground
STATUS DATE: 09071989
INSTALL DATE: 01011965
REGISTERED DATE: 05081986
CAPACITY: 0006000 Gallons
EXT CONTAINMENT DESIGN: -

CONSTRUCTION MATERIAL: Steel
CORROSION PROTECTION: -
 - Cathodic Protection

CORROSION PROT VARIANCE: No Variance
STG 1 VAPOR RECOVERY EQUIP STATUS: Not Reported

STG 1 EQUIP INSTALL DATE:
STG 2 VAPOR RECOVERY EQUIP STATUS:
STG 2 EQUIP INSTALL DATE:

INSTALLER COMPANY:
INSTALLER NAME:
INSTALLER LICENSE NUMBER:

TYPE OF PIPE:
PIPE MATERIAL: Steel
PIPE DESIGN EXT CONTAINMENT: -
PIPE CONECTORS and VALVES: - -
PIPE CORROSION PROTECTION: -
 - Cathodic Protection
PIPE CORROSION PROT VARIANCE: No Variance

SUBSTANCE STORED: GASOLINE
TANK RLSE DETECTION METHODS: - - - None
TANK RLSE DETECTION VARIANCE: No Variance
PIPE RLSE DETECTION METHODS: - - - None
PIPE RLSE VARIANCE: No Variance
SPILL/OVERFILL PREVENTION: - -
SPILL/OVERFILL VARIANCE: No Variance

TANK NUMBER: 2
STATUS: Removed From Ground
STATUS DATE: 09071989
INSTALL DATE: 01011965
REGISTERED DATE: 05081986
CAPACITY: 0006000 Gallons
EXT CONTAINMENT DESIGN: -

CONSTRUCTION MATERIAL: Steel
CORROSION PROTECTION: -
 - Cathodic Protection

CORROSION PROT VARIANCE: No Variance
STG 1 VAPOR RECOVERY EQUIP STATUS: Not Reported

STG 1 EQUIP INSTALL DATE:
STG 2 VAPOR RECOVERY EQUIP STATUS:

- Continued on next page -

Environmental FirstSearch

Site Detail Report

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

LUST

SEARCH ID: 7 **DIST/DIR:** 0.39 NE **MAP ID:** 8

NAME:	EXXON 61683	REV:	02/27/07
ADDRESS:	1149 1/2 AIRPORT	ID1:	114391
	AUSTIN TX 78762	ID2:	0026033
	TRAVIS	STATUS:	
CONTACT:	HARRY JANKE	PHONE:	512/990-3236

STG 2 EQUIP INSTALL DATE:

INSTALLER COMPANY:

INSTALLER NAME:

INSTALLER LICENSE NUMBER:

TYPE OF PIPE:

PIPE MATERIAL:

Steel

PIPE DESIGN EXT CONTAINMENT:

-

PIPE CONECTORS and VALVES:

- -

PIPE CORROSION PROTECTION:

-

- Cathodic Protection

PIPE CORROSION PROT VARIANCE:

No Variance

SUBSTANCE STORED:

GASOLINE

TANK RLSE DETECTION METHODS:

- - - None

TANK RLSE DETECTION VARIANCE:

No Variance

PIPE RLSE DETECTION METHODS:

- - - None

PIPE RLSE VARIANCE:

No Variance

SPILL/OVERFILL PREVENTION:

- -

SPILL/OVERFILL VARIANCE:

No Variance

TANK NUMBER:

1

STATUS:

Removed From Ground

STATUS DATE:

09071989

INSTALL DATE:

01011965

REGISTERED DATE:

05081986

CAPACITY:

0006000 Gallons

EXT CONTAINMENT DESIGN:

-

CONSTRUCTION MATERIAL:

Steel

CORROSION PROTECTION:

-

- Cathodic Protection

CORROSION PROT VARIANCE:

No Variance

STG 1 VAPOR RECOVERY EQUIP STATUS:

Not Reported

STG 1 EQUIP INSTALL DATE:

STG 2 VAPOR RECOVERY EQUIP STATUS:

STG 2 EQUIP INSTALL DATE:

INSTALLER COMPANY:

INSTALLER NAME:

INSTALLER LICENSE NUMBER:

TYPE OF PIPE:

PIPE MATERIAL:

Steel

PIPE DESIGN EXT CONTAINMENT:

-

PIPE CONECTORS and VALVES:

- -

PIPE CORROSION PROTECTION:

-

- Cathodic Protection

PIPE CORROSION PROT VARIANCE:

No Variance

SUBSTANCE STORED:

GASOLINE

- Continued on next page -

Environmental FirstSearch

Site Detail Report

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

LUST

SEARCH ID: 7 **DIST/DIR:** 0.39 NE **MAP ID:** 8

NAME:	EXXON 61683	REV:	02/27/07
ADDRESS:	1149 1/2 AIRPORT	ID1:	114391
	AUSTIN TX 78762	ID2:	0026033
	TRAVIS	STATUS:	
CONTACT:	HARRY JANKE	PHONE:	512/990-3236

TANK RLSE DETECTION METHODS:	- - - None
TANK RLSE DETECTION VARIANCE:	No Variance
PIPE RLSE DETECTION METHODS:	- - - None
PIPE RLSE VARIANCE:	No Variance
SPILL/OVERFILL PREVENTION:	- -
SPILL/OVERFILL VARIANCE:	No Variance

TANK NUMBER:	3
STATUS:	In Use
STATUS DATE:	
INSTALL DATE:	12011989
REGISTERED DATE:	05081986
CAPACITY:	0012000 Gallons
EXT CONTAINMENT DESIGN:	Double Wall -

CONSTRUCTION MATERIAL:	Fiberglass Reinforced Plastic (FRP)
CORROSION PROTECTION:	FRP Tank or Piping (Noncorrodible) - Coated Tank (Steel w/Ext Polyurethane Laminate)

CORROSION PROT VARIANCE:	No Variance
STG 1 VAPOR RECOVERY EQUIP STATUS:	Not Reported
STG 1 EQUIP INSTALL DATE:	
STG 2 VAPOR RECOVERY EQUIP STATUS:	
STG 2 EQUIP INSTALL DATE:	

INSTALLER COMPANY:
INSTALLER NAME:
INSTALLER LICENSE NUMBER:

TYPE OF PIPE:	Pressurizes
PIPE MATERIAL:	Fiberglass Reinforced Plastic (FRP)
PIPE DESIGN EXT CONTAINMENT:	Double Wall -
PIPE CONNECTORS and VALVES:	Flexible Connectors (At Ends of Piping) - Shear/Impact Valves (Under Dispenser) - Steel Swing Joints (At Ends of Piping)
PIPE CORROSION PROTECTION:	FRP Tank or Piping (Noncorrodible) -
PIPE CORROSION PROT VARIANCE:	No Variance

SUBSTANCE STORED:	DIESEL
TANK RLSE DETECTION METHODS:	Interstitial Monitoring within Secondary Wall/Jacket - - - Auto Tank Gauging and inv. contr
TANK RLSE DETECTION VARIANCE:	No Variance
PIPE RLSE DETECTION METHODS:	Annual Piping Tightness Test (.1 gph) - Auto Leak Line Detector (3.0gph for pressure piping) -
PIPE RLSE VARIANCE:	No Variance
SPILL/OVERFILL PREVENTION:	Auto Flow Restrictor Valve (AFRV) - Factory Built Spill Container/Bucket/Sump - Tight - Fill Fitting
SPILL/OVERFILL VARIANCE:	No Variance

TANK NUMBER:	2
STATUS:	In Use
STATUS DATE:	
INSTALL DATE:	12011989
REGISTERED DATE:	05081986

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Environmental FirstSearch

Site Detail Report

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

LUST

SEARCH ID: 7 **DIST/DIR:** 0.39 NE **MAP ID:** 8

NAME:	EXXON 61683	REV:	02/27/07
ADDRESS:	1149 1/2 AIRPORT	ID1:	114391
	AUSTIN TX 78762	ID2:	0026033
	TRAVIS	STATUS:	
CONTACT:	HARRY JANKE	PHONE:	512/990-3236

CAPACITY: 0012000 Gallons
EXT CONTAINMENT DESIGN: Double Wall -

CONSTRUCTION MATERIAL: Fiberglass Reinforced Plastic (FRP)
CORROSION PROTECTION: FRP Tank or Piping (Noncorrodible) -

CORROSION PROT VARIANCE: No Variance
STG 1 VAPOR RECOVERY EQUIP STATUS: Not Reported

STG 1 EQUIP INSTALL DATE:
STG 2 VAPOR RECOVERY EQUIP STATUS:
STG 2 EQUIP INSTALL DATE:

INSTALLER COMPANY:
INSTALLER NAME:
INSTALLER LICENSE NUMBER:

TYPE OF PIPE: Pressurizes
PIPE MATERIAL: Fiberglass Reinforced Plastic (FRP)
PIPE DESIGN EXT CONTAINMENT: Double Wall -
PIPE CONECTORS and VALVES: Flexible Connectors (At Ends of Piping) - Shear/Impact Valves (Under Dispenser) - Steel Swing
Joints (At Ends of Piping)
PIPE CORROSION PROTECTION: FRP Tank or Piping (Noncorrodible) -

PIPE CORROSION PROT VARIANCE: No Variance

SUBSTANCE STORED: GASOLINE
TANK RLSE DETECTION METHODS: Interstitial Monitoring within Secondary Wall/Jacket - - - Auto Tank Gauging and inv. contr
TANK RLSE DETECTION VARIANCE: No Variance
PIPE RLSE DETECTION METHODS: Annual Piping Tightness Test (.1 gph) - Auto Leak Line Detector (3.0gph for pressure piping) -
PIPE RLSE VARIANCE: No Variance
SPILL/OVERFILL PREVENTION: Auto Flow Restrictor Valve (AFRV) - Factory Built Spill Container/Bucket/Sump - Tight - Fill
Fitting
SPILL/OVERFILL VARIANCE: No Variance

TANK NUMBER: 1
STATUS: In Use
STATUS DATE:
INSTALL DATE: 12011989
REGISTERED DATE: 05081986
CAPACITY: 0012000 Gallons
EXT CONTAINMENT DESIGN: Double Wall -

CONSTRUCTION MATERIAL: Fiberglass Reinforced Plastic (FRP)
CORROSION PROTECTION: FRP Tank or Piping (Noncorrodible) - Coated Tank (Steel w/Ext Polyurethane Laminate)

CORROSION PROT VARIANCE: No Variance
STG 1 VAPOR RECOVERY EQUIP STATUS: Not Reported

STG 1 EQUIP INSTALL DATE:
STG 2 VAPOR RECOVERY EQUIP STATUS:
STG 2 EQUIP INSTALL DATE:

INSTALLER COMPANY:

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Environmental FirstSearch

Site Detail Report

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

LUST

SEARCH ID: 7

DIST/DIR: 0.39 NE

MAP ID: 8

NAME: EXXON 61683
ADDRESS: 1149 1/2 AIRPORT
AUSTIN TX 78762
TRAVIS
CONTACT: HARRY JANKE

REV: 02/27/07
ID1: 114391
ID2: 0026033
STATUS:
PHONE: 512/990-3236

INSTALLER NAME:
INSTALLER LICENSE NUMBER:

TYPE OF PIPE:	Pressurizes
PIPE MATERIAL:	Fiberglass Reinforced Plastic (FRP)
PIPE DESIGN EXT CONTAINMENT:	Double Wall -
PIPE CONECTORS and VALVES:	Flexible Connectors (At Ends of Piping) - Shear/Impact Valves (Under Dispenser) - Steel Swing Joints (At Ends of Piping)
PIPE CORROSION PROTECTION:	FRP Tank or Piping (Noncorrodible) -
PIPE CORROSION PROT VARIANCE:	No Variance
SUBSTANCE STORED:	GASOLINE
TANK RLSE DETECTION METHODS:	Interstitial Monitoring within Secondary Wall/Jacket - - Auto Tank Gauging and irr. contr
TANK RLSE DETECTION VARIANCE:	No Variance
PIPE RLSE DETECTION METHODS:	Annual Piping Tightness Test (.1 gph) - Auto Leak Line Detector (3.0gph for pressure piping) -
PIPE RLSE VARIANCE:	No Variance
SPILL/OVERFILL PREVENTION:	Auto Flow Restrictor Valve (AFRV) - Factory Built Spill Container/Bucket/Sump - Tight - Fill Fitting
SPILL/OVERFILL VARIANCE:	No Variance

Environmental FirstSearch

Site Detail Report

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

LUST

SEARCH ID: 11 **DIST/DIR:** 0.40 NE **MAP ID:** 9

NAME:	JACK IN THE BOX	REV:	02/27/07
ADDRESS:	1151 AIRPORT BLVD	ID1:	114839
	AUSTIN TX 78721	ID2:	0072937
	TRAVIS	STATUS:	
CONTACT:	PAUL DENEKA	PHONE:	858/571-2689

SITE INFORMATION

REPORTED:	11/12/1999
ENTERED INTO SYSTEM:	12/29/1999
SITE PRIORITY:	gw impact, public/domestic water supply well w/in 0.25mi
SITE STATUS:	Final concurrence issued, case close
PRP:	JACK IN THE BOX INC
PRP ADDRESS:	9330 BALBOA AVE SAN DIEGO CA 92123
PRP CONTACT:	PAUL DENEKA
PRP PHONE:	858/571-2689

LUST INFORMATION

TANK NUMBER:	1
STATUS:	Removed From Ground
STATUS DATE:	01182000
INSTALL DATE:	08311987
REGISTERED DATE:	02172000
CAPACITY:	0003000 Gallons
EXT CONTAINMENT DESIGN:	Single Wall -
	-
CONSTRUCTION MATERIAL:	Steel
CORROSION PROTECTION:	-
	- None
CORROSION PROT VARIANCE:	No Variance
STG 1 VAPOR RECOVERY EQUIP STATUS:	Not Reported
STG 1 EQUIP INSTALL DATE:	
STG 2 VAPOR RECOVERY EQUIP STATUS:	
STG 2 EQUIP INSTALL DATE:	

INSTALLER COMPANY:
INSTALLER NAME:
INSTALLER LICENSE NUMBER:

TYPE OF PIPE:	
PIPE MATERIAL:	Steel
PIPE DESIGN EXT CONTAINMENT:	Single Wall -
PIPE CONECTORS and VALVES:	- -
PIPE CORROSION PROTECTION:	-
	- None
PIPE CORROSION PROT VARIANCE:	No Variance

SUBSTANCE STORED:	GASOLINE
TANK RLSE DETECTION METHODS:	- - - None
TANK RLSE DETECTION VARIANCE:	No Variance
PIPE RLSE DETECTION METHODS:	- - - None
PIPE RLSE VARIANCE:	No Variance
SPILL/OVERFILL PREVENTION:	- -
SPILL/OVERFILL VARIANCE:	No Variance

- Continued on next page -

Environmental FirstSearch

Site Detail Report

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

LUST

SEARCH ID: 11 **DIST/DIR:** 0.40 NE **MAP ID:** 9

NAME: JACK IN THE BOX
ADDRESS: 1151 AIRPORT BLVD
AUSTIN TX 78721
TRAVIS
CONTACT: PAUL DENEKA

REV: 02/27/07
ID1: 114839
ID2: 0072937
STATUS:
PHONE: 858/571-2689

TANK NUMBER: 2
STATUS: Removed From Ground
STATUS DATE: 01182000
INSTALL DATE: 08311987
REGISTERED DATE: 02182000
CAPACITY: 0003000 Gallons
EXT CONTAINMENT DESIGN: Single Wall -
-
CONSTRUCTION MATERIAL: Steel
CORROSION PROTECTION: -
- None
CORROSION PROT VARIANCE: No Variance
STG 1 VAPOR RECOVERY EQUIP STATUS: Not Reported
STG 1 EQUIP INSTALL DATE:
STG 2 VAPOR RECOVERY EQUIP STATUS:
STG 2 EQUIP INSTALL DATE:

INSTALLER COMPANY:
INSTALLER NAME:
INSTALLER LICENSE NUMBER:

TYPE OF PIPE:
PIPE MATERIAL: Steel
PIPE DESIGN EXT CONTAINMENT: Single Wall -
PIPE CONNECTORS and VALVES: -
PIPE CORROSION PROTECTION: -
- None
PIPE CORROSION PROT VARIANCE: No Variance

SUBSTANCE STORED: GASOLINE
TANK RLSE DETECTION METHODS: - - - None
TANK RLSE DETECTION VARIANCE: No Variance
PIPE RLSE DETECTION METHODS: - - - None
PIPE RLSE VARIANCE: No Variance
SPILL/OVERFILL PREVENTION: - -
SPILL/OVERFILL VARIANCE: No Variance

TANK NUMBER: 3
STATUS: Removed From Ground
STATUS DATE: 01182000
INSTALL DATE: 08311987
REGISTERED DATE: 02182000
CAPACITY: 0003000 Gallons
EXT CONTAINMENT DESIGN: Single Wall -
-
CONSTRUCTION MATERIAL: Steel
CORROSION PROTECTION: -
- None
CORROSION PROT VARIANCE: No Variance
STG 1 VAPOR RECOVERY EQUIP STATUS: Not Reported
STG 1 EQUIP INSTALL DATE:
STG 2 VAPOR RECOVERY EQUIP STATUS:

- Continued on next page -

Environmental FirstSearch **Site Detail Report**

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

LUST

SEARCH ID: 11

DIST/DIR: 0.40 NE

MAP ID: 9

NAME: JACK IN THE BOX
ADDRESS: 1151 AIRPORT BLVD
AUSTIN TX 78721
CONTACT: PAUL DENEKA

REV: 02/27/07
ID1: 114839
ID2: 0072937
STATUS:
PHONE: 858/571-2689

STG 2 EQUIP INSTALL DATE:

INSTALLER COMPANY:
INSTALLER NAME:
INSTALLER LICENSE NUMBER:

TYPE OF PIPE:

PIPE MATERIAL: Steel
PIPE DESIGN EXT CONTAINMENT: Single Wall -
PIPE CONECTORS and VALVES: - -
PIPE CORROSION PROTECTION: -
- None
PIPE CORROSION PROT VARIANCE: No Variance

SUBSTANCE STORED: GASOLINE
TANK RLSE DETECTION METHODS: - - - None
TANK RLSE DETECTION VARIANCE: No Variance
PIPE RLSE DETECTION METHODS: - - - None
PIPE RLSE VARIANCE: No Variance
SPILL/OVERFILL PREVENTION: - -
SPILL/OVERFILL VARIANCE: No Variance

Environmental FirstSearch Site Detail Report

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

OTHER

SEARCH ID: 2 **DIST/DIR:** 0.23 SE **MAP ID:** 1

NAME: AUSTIN ISD ADDRESS: 1135 GUNTER ST AUSTIN TX 78702 TRAVIS CONTACT: FRED FILLEY	REV: 04/04/2004 ID1: IHW-72387 ID2: TXD981901655 STATUS: INACTIVE PHONE: 512-414-1700
---	--

FACILITY INFORMATION:

REGISTRATION NUMBER:	72387
INITIAL NOTIFICATION DATE:	19870501
LAST AMMENDMENT DATE:	20010727
EPA ID:	TXD981901655
TCEQ PERMIT:	Not reported
SITE PRIMARY STD. IND. CODE:	99990 - Nonclassifiable - Nonclassifiable Establishments
GENERATOR OF WASTE:	Yes
RECEIVERS OF WASTE:	No
TRANSPORTERS OF WASTE:	No
TRANSFER FACILITY:	No
MEXICAN FACILITY (Maquiladora):	No
TYPE OF GENERATOR:	CESQG/Non-industrial and/or municipal
INDUSTRIAL WASTE PERMIT NUMBER:	Not reported
MUNICIPAL WASTE PERMIT NUMBER:	Not reported
MAILING ADDRESS:	1111 W 6th Ste C230
MAILING ADDRESS 2:	
MAILING ADDRESS 3:	Austin TX 78703 -
MAILING COUNTRY:	USA
LOCATION DESCRIPTION:	1135 Gunter St, Austin, TX

OWNER INFORMATION

COMPANY or INDIVIDUAL S NAME:	Austin ISD
CONTACT:	Fred Filley
CONTACT PHONE:	512-414-1700
OWNER MAILING ADDRESS:	1111 W 6th Ste C230
OWNER MAILING ADDRESS 2:	Austin TX 78703-
OWNER P. O. BOX:	Not reported
OWNER TELEPHONE:	512-414-1700
OWNER FAX:	Not reported
OWNER EMAIL:	Not reported
TYPE OF BUSINESS:	Other/Misc

OPERATOR INFORMATION

COMPANY or INDIVIDUAL S NAME:	Austin ISD
OPERATOR MAILING ADDRESS:	1111 W 6th Ste C230
OPERATOR MAILING ADDRESS 2:	Austin TX 78703-
OPERATOR TELEPHONE:	512-414-1700
OPERATOR FAX:	
OPERATOR EMAIL:	
TYPE OF BUSINESS:	Other/Misc
OPERATOR TAX ID:	

WASTE INFORMATION

TX WASTE CODE (8 character code):
TX WASTE CODE (6 digit code being phased out): 990001

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

OTHER

SEARCH ID: 2

DIST/DIR: 0.23 SE

MAP ID: 1

NAME: AUSTIN ISD
ADDRESS: 1135 GUNTER ST
AUSTIN TX 78702
TRAVIS
CONTACT: FRED FILLEY

REV: 04/04/2004
ID1: IHW-72387
ID2: TXD981901655
STATUS: INACTIVE
PHONE: 512-414-1700

WASTE CODE STATUS: Inactive
WASTE DESCRIPTION FROM WASTE FORM:
GENERATOR S WASTE DESCRIPTION:
PRIMARY SOURCE:

TX WASTE CODE (8 character code):
TX WASTE CODE (6 digit code being phased out): 990002
WASTE CODE STATUS: Inactive
WASTE DESCRIPTION FROM WASTE FORM:
GENERATOR S WASTE DESCRIPTION:
PRIMARY SOURCE:

Environmental FirstSearch

Site Detail Report

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

RCRAGN

SEARCH ID: 1 **DIST/DIR:** 0.23 SE **MAP ID:** 1

NAME: AUSTIN ISD DELEON
ADDRESS: 1135 GUNTER
AUSTIN TX 78702
TRAVIS
CONTACT: FD FILLEY

REV: 2/9/04
ID1: TXD981901655
ID2:
STATUS: VGN
PHONE: 5129267940

SITE INFORMATION

UNIVERSE TYPE:

CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN 100 KG/MONTH OF HAZARDOUS WASTE

SIC INFORMATION:

ENFORCEMENT INFORMATION:

AGENCY: S - STATE **DATE:** 25-JUL-91
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE **DATE:** 25-JUL-91
TYPE: 120 - WRITTEN INFORMAL

VIOLATION INFORMATION:

VIOLATION NUMBER: 0001 **RESPONSIBLE:** S - STATE
DETERMINED: 25-JUL-91 **DETERMINED BY:** S - STATE
CITATION: 335.9A2/3 **RESOLVED:** 23-AUG-91
TYPE: SWR

VIOLATION NUMBER: 0002 **RESPONSIBLE:** S - STATE
DETERMINED: 25-JUL-91 **DETERMINED BY:** S - STATE
CITATION: 335.9A2/3 **RESOLVED:** 23-AUG-91
TYPE: SWR

Environmental FirstSearch Site Detail Report

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

SPILLS

SEARCH ID: 17

DIST/DIR: NON GC

MAP ID:

NAME: GENERIC INCIDENT ZIP CODE 78702

REV: 4/14/2005

ADDRESS:

ID1: 72841

AUSTIN TX

ID2: RN104052303

TRAVIS

STATUS: CLOSED

CONTACT:

PHONE:

SPILL INFORMATION:

TYPE OF INCIDENT:	EMERGENCY RESPONSE
LEVEL OF IMPORTANCE/PRIORITY:	8
NOTIFICATION DATE:	3/6/2006
DATE OF INCIDENT/DISCHARGE:	3/6/2006
STATUS DATE:	3/28/2006
TCEQ PROGRAM AREA:	WASTE
POTENTIAL IMPACT:	
NUMBER OF REPORTS:	0
FREQUENCY OF OCCURRENCE:	PAST
NATURE OF INCIDENT:	MSWNONINDU
RECEIVING WATER BODY:	
RECEIVING AIR SOURCE:	TRUCK
DISPUTED STATUS:	PUBLIC AUTO
DISPUTED STATUS DATE:	03/17/2006

COMMENTS

ABSORBED LIQUID, REMOVED WASTE.

Environmental FirstSearch **Site Detail Report**

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

SPILLS

SEARCH ID: 18

DIST/DIR: NON GC

MAP ID:

NAME: SBR PUMPING
ADDRESS: 618 TILLERY ST AUSTIN TEXAS 78702
AUSTIN TX
TRAVIS

REV: 4/14/2005
ID1: 8000
ID2: RN102881752
STATUS: CLOSED
PHONE:

CONTACT:

SPILL INFORMATION:

TYPE OF INCIDENT:	COMPLAINT
LEVEL OF IMPORTANCE/PRIORITY:	4
NOTIFICATION DATE:	9/16/2002
DATE OF INCIDENT/DISCHARGE:	
STATUS DATE:	1/3/2003
TCEQ PROGRAM AREA:	WATER
POTENTIAL IMPACT:	ENVIRONMEN
NUMBER OF REPORTS:	1
FREQUENCY OF OCCURRENCE:	CURRENT
NATURE OF INCIDENT:	ODOR
RECEIVING WATER BODY:	
RECEIVING AIR SOURCE:	VACUUM TRUCK
DISPUTED STATUS:	PUBLIC AUTO
DISPUTED STATUS DATE:	

COMMENTS

THIS INVESTIGATION WAS INITIATED FROM A TELEPHONE COMPLAINT ALLEGING A SBR VACUUM TRUCK WAS SPILLING SLUDGE OUT OF THE TRUCK ONTO THE GOLF COURSE NEAR THE HURST CREEK WASTEWATER TREATMENT PLANT (WWTP). TCEQ INVESTIGATOR KATHY ROECKER CONDUCTED A FILE REVIEW OF THE HURST CREEK WWTP (PERMIT NO. 12215-001) ON 09/30/2002 TO SEE IF THE PLANT WAS AUTHORIZED FOR LAND APPLICATION OF THEIR SLUDGE ON OR NEAR THE GOLF COURSE. THERE WAS NO PROVISION IN THAT PERMIT THAT WOULD ALLOW LAND APPLICATION OF SLUDGE FROM THE HURST CREEK WWTP ON OR NEAR THE GOLF COURSE. KATHY ROECKER MET WITH ANDY SULLIVAN TO CONDUCT A SITE INVESTIGATION AND RECORDS REVIEW ON 10/18/2002. KATHY ROECKER WAS UNABLE TO FIND A TRIP TICKET DATED 09/14/2002 SHOWING A SBR VACUUM TRUCK WAS AT THE HURST CREEK WWTP ON THAT DAY. SBR DOES HAVE AN AGREEMENT TO HAUL LEACHATE COLLECTED FROM A LOCAL LANDFILL AND IS AUTHORIZED TO DISPOSE OF THE LEACHATE AT THE HURST CREEK WWTP AS LONG AS THE LEACHATE DOES NOT ADVERSELY AFFECT THE PLANT. SEE ATTACHMENT A. NO EVIDENCE WAS FOUND TO SUBSTANTIATE THE COMPLAINANT'S ALLEGATIONS. THE COMPLAINANT DID NOT PROVIDE AN ADDRESS AND WAS UNABLE TO BE REACHED BY TELEPHONE; THEREFORE, WAS NOT INFORMED OF THE RESULTS OF THIS INVESTIGATION.

Environmental FirstSearch Site Detail Report

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

SPILLS

SEARCH ID: 19

DIST/DIR: NON GC

MAP ID:

NAME: SELLMAN PLUMBING AND SEPTIC TRANSFER STATION
ADDRESS: AUSTIN TX
TRAVIS
CONTACT:

REV: 4/14/2005
ID1: 45843
ID2: RN101668887
STATUS: CLOSED
PHONE:

SPILL INFORMATION:

TYPE OF INCIDENT:	COMPLAINT
LEVEL OF IMPORTANCE/PRIORITY:	5
NOTIFICATION DATE:	8/25/2004
DATE OF INCIDENT/DISCHARGE:	
STATUS DATE:	4/18/2005
TCEQ PROGRAM AREA:	WATER
POTENTIAL IMPACT:	HEALTH
NUMBER OF REPORTS:	1
FREQUENCY OF OCCURRENCE:	CURRENT
NATURE OF INCIDENT:	ODOR
RECEIVING WATER BODY:	
RECEIVING AIR SOURCE:	SELLMAN PLUMBING AND SEPTIC
DISPUTED STATUS:	
DISPUTED STATUS DATE:	04/18/2005

COMMENTS

INTRODUCTION THIS INVESTIGATION ORIGINATED FROM AN ANONYMOUS TELEPHONE COMPLAINT ALLEGING SELLMAN S PLUMBING AND SEPTIC OF EMPTYING LIQUID WASTE INTO HOLDING TANKS ON THEIR PROPERTY CREATING NUISANCE ODOR CONDITIONS. **INVESTIGATION** TCEQ INVESTIGATOR KATHY ROECKER ARRIVED AT SELLMAN S PLUMBING AND SEPTIC (TRANSPORTER REGISTRATION NO.: 21565) AT 10:35 AM ON SEPTEMBER 23, 2004. KATHY ROECKER MET WITH MR. CRAIG SELLMAN TO DISCUSS THE COMPLAINT. MR. SELLMAN IS A REGISTERED LIQUID WASTE HAULER AND ALSO MANUFACTURES CONCRETE SEPTIC TANKS AT THIS BUSINESS LOCATION. MANY CONCRETE TANKS WERE STORED ON SITE DURING THIS COMPLAINT INVESTIGATION; HOWEVER, NONE OF THE TANKS CONTAINED LIQUID WASTE OR APPEARED AT HAVE EVER CONTAINED LIQUID WASTE. NO NUISANCE ODORS WERE PRESENT THE DAY OF THE INVESTIGATION AND THE ALLEGATIONS OF LIQUID WASTE BEING STORED IN HOLDING TANKS COULD NOT BE SUBSTANTIATED. NO VIOLATIONS WERE NOTED DURING THIS COMPLAINT INVESTIGATION. **CONCLUSION** THE COMPLAINANT WAS ANONYMOUS; THEREFORE, THE COMPLAINANT WAS NOTIFIED AS TO THE RESULTS OF THE INVESTIGATION. NO FURTHER ACTION IS REQUIRED BY THE TCEQ AUSTIN REGION OFFICE FOR THIS COMPLAINT.

Environmental FirstSearch Site Detail Report

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

SPILLS

SEARCH ID: 20

DIST/DIR: NON GC

MAP ID:

NAME: SONIC DRIVE-IN
ADDRESS:
AUSTIN TX
TRAVIS

REV: 4/14/2005
ID1: 1379
ID2: RN101510907
STATUS: CLOSED
PHONE:

CONTACT:

SPILL INFORMATION:

TYPE OF INCIDENT:	EMERGENCY RESPONSE
LEVEL OF IMPORTANCE/PRIORITY:	1
NOTIFICATION DATE:	2/21/2002
DATE OF INCIDENT/DISCHARGE:	2/21/2002
STATUS DATE:	2/28/2002
TCEQ PROGRAM AREA:	WATER
POTENTIAL IMPACT:	ENVIRONMENT
NUMBER OF REPORTS:	0
FREQUENCY OF OCCURRENCE:	CURRENT
NATURE OF INCIDENT:	QUALITY
RECEIVING WATER BODY:	WILLIAMSON CREEK
RECEIVING AIR SOURCE:	SONIC DRIVE-IN
DISPUTED STATUS:	PUBLIC AUTO
DISPUTED STATUS DATE:	01/01/1800

SPILL INFORMATION:

TYPE OF INCIDENT:	EMERGENCY RESPONSE
LEVEL OF IMPORTANCE/PRIORITY:	1
NOTIFICATION DATE:	2/21/2002
DATE OF INCIDENT/DISCHARGE:	2/21/2002
STATUS DATE:	2/28/2002
TCEQ PROGRAM AREA:	WATER
POTENTIAL IMPACT:	ENVIRONMENT
NUMBER OF REPORTS:	0
FREQUENCY OF OCCURRENCE:	CURRENT
NATURE OF INCIDENT:	QUALITY
RECEIVING WATER BODY:	WILLIAMSON CREEK
RECEIVING AIR SOURCE:	SONIC DRIVE-IN
DISPUTED STATUS:	PUBLIC AUTO
DISPUTED STATUS DATE:	01/01/1800

COMMENTS

IT IS ALLEGED THAT SONIC DRIVE-IN WASHED ITS CAR PAD AND DRIVEWAY USING WATER AND A CLEANING AGENT. RUN OFF FROM THE WASH HAD ENTERED A STORM DRAIN THEN INTO A CREEK THAT FLOWS THROUGH AN APARTMENT COMPLEX.

COMMENTS

IT IS ALLEGED THAT SONIC DRIVE-IN WASHED ITS CAR PAD AND DRIVEWAY USING WATER AND A CLEANING AGENT. RUN OFF FROM THE WASH HAD ENTERED A STORM DRAIN THEN INTO A CREEK THAT FLOWS THROUGH AN APARTMENT COMPLEX.

Environmental FirstSearch Site Detail Report

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

SPILLS

SEARCH ID: 21

DIST/DIR: NON GC

MAP ID:

NAME: THOMAS C GREEN WATER
ADDRESS: AUSTIN TEXAS
AUSTIN TX
TRAVIS

REV: 4/14/2005
ID1: 63245
ID2: RN101608289
STATUS: CLOSED
PHONE:

CONTACT:

SPILL INFORMATION:

TYPE OF INCIDENT:	EMERGENCY RESPONSE
LEVEL OF IMPORTANCE/PRIORITY:	8
NOTIFICATION DATE:	8/13/2005
DATE OF INCIDENT/DISCHARGE:	8/13/2005
STATUS DATE:	9/19/2005
TCEQ PROGRAM AREA:	WATER
POTENTIAL IMPACT:	
NUMBER OF REPORTS:	0
FREQUENCY OF OCCURRENCE:	PAST
NATURE OF INCIDENT:	OTHER
RECEIVING WATER BODY:	
RECEIVING AIR SOURCE:	GREEN WATER TREATMENT PLANT
DISPUTED STATUS:	PUBLIC AUTO
DISPUTED STATUS DATE:	08/27/2005

COMMENTS

PRIOR TO THE DISCOVERY THAT THE MATERIAL DISCHARGED TO THE SANITARY SEWER, SAMPLES WERE TAKEN, PH TAKEN, AND CITY OF AUSTIN WATERSHED PROTECTION CONDUCTED AN INVESTIGATION. PH AT OUTFALL WAS 8.5 AND DOWNSTREAM 50 FT 8.1 NORMAL CREEK PH IS 7.5 - 8. SAMPLES OF CREEK WERE TESTED FOR FLUORIDES. SAMPLES AT OUTFALL WERE 0.41 AND DOWNSTREAM 0.40. RAW WATER IS NORMALLY 2-4.

Environmental FirstSearch
Site Detail Report

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

SPILLS

SEARCH ID: 15

DIST/DIR: NON GC

MAP ID:

NAME: ADVANCED MICRO DEVICES AMD LONE STAR SITE

REV: 4/14/2005

ADDRESS:
AUSTIN TX
TRAVIS

ID1: 82518

ID2: RN105066112

STATUS: CLOSED

CONTACT:

PHONE:

SPILL INFORMATION:

TYPE OF INCIDENT:	EMERGENCY RESPONSE
LEVEL OF IMPORTANCE/PRIORITY:	3
NOTIFICATION DATE:	10/10/2006
DATE OF INCIDENT/DISCHARGE:	10/9/2006
STATUS DATE:	11/17/2006
TCEQ PROGRAM AREA:	WASTE
POTENTIAL IMPACT:	GENERAL
NUMBER OF REPORTS:	0
FREQUENCY OF OCCURRENCE:	PAST
NATURE OF INCIDENT:	OTHER
RECEIVING WATER BODY:	BARTON CREEK
RECEIVING AIR SOURCE:	TRUCK
DISPUTED STATUS:	VERIFY
DISPUTED STATUS DATE:	10/11/2006

COMMENTS

SEE ABOVE FOR WORK COMPLETED BY EXCELL ENVIRONMENTAL.

**Environmental FirstSearch
Site Detail Report**

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

SPILLS

SEARCH ID: 16

DIST/DIR: NON GC

MAP ID:

NAME: ALAMO CONCRETE PRODUCTS SOUTH PLANT

REV: 4/14/2005

ADDRESS:
AUSTIN TX
TRAVIS

ID1: 62185
ID2: RN100249549
STATUS: CLOSED

CONTACT:

PHONE:

SPILL INFORMATION:

TYPE OF INCIDENT:	EMERGENCY RESPONSE
LEVEL OF IMPORTANCE/PRIORITY:	0
NOTIFICATION DATE:	8/1/2005
DATE OF INCIDENT/DISCHARGE:	8/1/2005
STATUS DATE:	11/15/2005
TCEQ PROGRAM AREA:	WASTE
POTENTIAL IMPACT:	ENVIRONMEN
NUMBER OF REPORTS:	0
FREQUENCY OF OCCURRENCE:	PAST
NATURE OF INCIDENT:	INDUSTRIAL
RECEIVING WATER BODY:	
RECEIVING AIR SOURCE:	NORTH FLY ASH SILO
DISPUTED STATUS:	
DISPUTED STATUS DATE:	11/15/2005

COMMENTS

TANKER TRANSPORT COMPANY NOTIFIED THAT DRIVER SHOULD HAVE BEEN AWARE OF ACTIONS TO BE TAKEN IF SUCH AN EVENT OCCURED.

Environmental FirstSearch
Site Detail Report

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

SWL

SEARCH ID: 22

DIST/DIR: NON GC

MAP ID:

NAME: AUSTIN, CITY OF
ADDRESS:

AUSTIN TX
TRAVIS

REV: 3/1/02

ID1: 42004

ID2:

STATUS:

PHONE: (512) 4720500

CONTACT:

SITE INFORMATION

TNRCC REGION: 11
TYPE OF LANDFILL: RESOURCE RECOVERY/COMPOSTING FACILITY
FACILITY STATUS: PROPOSED SITE (PERMIT HAS NOT BEEN ISSUED BEFORE FOR THIS SITE)
TYPE OF BUSINESS:
ESTIMATED CLOSE DATE:
ORIGINAL SIZE IN ACRES: 0
TONS OF WASTE RECD PER DAY: 0
YDS OF WASTE RECD PER DAY: 0
POPULATION SERVED: 0
AREA SERVED:

PERMIT INFORMATION

PERMIT NUMBER: 42004
PERMIT STATUS: APPLICATION WITHDRAWN
PERMIT APPLICANT NAME: AUSTIN, CITY OF
APPLICANT ADDRESS: PO BOX 1088
AUSTIN TX 78767
APPLICANT PHONE: (4720500) 4720500

OWNER INFORMATION

OWNER NAME: AUSTIN, CITY OF
OWNER ADDRESS: PO BOX 1088
AUSTIN TX 78767

Environmental FirstSearch Site Detail Report

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

UST

SEARCH ID: 3 **DIST/DIR:** 0.23 SE **MAP ID:** 1

NAME: AUSTIN ISD DELEON BUS TERMINAL
ADDRESS: 1135 GUNTER ST
AUSTIN TX 78701
TRAVIS
CONTACT: DEL MARTINEZ

REV: 2/27/2007
ID1: 0048094
ID2:
STATUS:
PHONE: 512-414-1718

FACILITY INFORMATION:

NUMBER OF USTS ON SITE: 0003
NUMBER OF ASTS ON SITE: 0000
TNRCC FACILITY ID: 0048094
TNRCC CUSTOMER ID: 24616
FACILITY TYPE: Fleet Refueling
FACILITY MANAGER: Del Martinez
MANAGER PHONE: 512-414-1718

OWNER INFORMATION

TYPE: Local Government
COMPANY: AUSTIN ISD DELEON BUS TERMINAL
ADDRESS: 1111 W 6TH ST STE C230
AUSTIN TX 78703-5300
PO BOX:
CONTACT: KRIS HAFEZI
CONTACT PHONE: 512-414-0240
AMENDMENTS: Owner Contact Changed

UST INFORMATION (tank information)

TANK NUMBER: 2
STATUS: Removed From Ground
STATUS DATE: 06151998
INSTALL DATE: 01011960
REGISTERED DATE: 03281989
CAPACITY: 0010000 Gallons
EXT CONTAINMENT DESIGN: -
-
CONSTRUCTION MATERIAL:
CORROSION PROTECTION: -
- None
CORROSION PROT VARIANCE: No Variance
STG 1 VAPOR RECOVERY EQUIP STATUS: Not Reported
STG 1 EQUIP INSTALL DATE:
STG 2 VAPOR RECOVERY EQUIP STATUS:
STG 2 EQUIP INSTALL DATE:

INSTALLER COMPANY:
INSTALLER NAME:
INSTALLER LICENSE NUMBER:

TYPE OF PIPE:
PIPE MATERIAL:
PIPE DESIGN EXT CONTAINMENT: -
PIPE CONECTORS and VALVES: -
PIPE CORROSION PROTECTION: -
- None

- Continued on next page -

Environmental FirstSearch

Site Detail Report

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

UST

SEARCH ID: 3 **DIST/DIR:** 0.23 SE **MAP ID:** 1

NAME: AUSTIN ISD DELEON BUS TERMINAL ADDRESS: 1135 GUNTER ST AUSTIN TX 78701 TRAVIS CONTACT: DEL MARTINEZ	REV: 2/27/2007 ID1: 0048094 ID2: STATUS: PHONE: 512-414-1718
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PIPE CORROSION PROT VARIANCE: No Variance

SUBSTANCE STORED:	GASOLINE
TANK RLSE DETECTION METHODS:	- - - Inventory Control
TANK RLSE DETECTION VARIANCE:	No Variance
PIPE RLSE DETECTION METHODS:	- - - None
PIPE RLSE VARIANCE:	No Variance
SPILL/OVERFILL PREVENTION:	- -
SPILL/OVERFILL VARIANCE:	No Variance

TANK NUMBER:	1
STATUS:	Removed From Ground
STATUS DATE:	06151998
INSTALL DATE:	01011960
REGISTERED DATE:	03281989
CAPACITY:	0010000 Gallons
EXT CONTAINMENT DESIGN:	-

CONSTRUCTION MATERIAL:	-
CORROSION PROTECTION:	-
	- None
CORROSION PROT VARIANCE:	No Variance
STG 1 VAPOR RECOVERY EQUIP STATUS:	Not Reported
STG 1 EQUIP INSTALL DATE:	
STG 2 VAPOR RECOVERY EQUIP STATUS:	
STG 2 EQUIP INSTALL DATE:	

INSTALLER COMPANY:
INSTALLER NAME:
INSTALLER LICENSE NUMBER:

TYPE OF PIPE:	
PIPE MATERIAL:	
PIPE DESIGN EXT CONTAINMENT:	-
PIPE CONECTORS and VALVES:	- -
PIPE CORROSION PROTECTION:	-
	- None
PIPE CORROSION PROT VARIANCE:	No Variance

SUBSTANCE STORED:	DIESEL
TANK RLSE DETECTION METHODS:	- - - Inventory Control
TANK RLSE DETECTION VARIANCE:	No Variance
PIPE RLSE DETECTION METHODS:	- - - None
PIPE RLSE VARIANCE:	No Variance
SPILL/OVERFILL PREVENTION:	- -
SPILL/OVERFILL VARIANCE:	No Variance

TANK NUMBER:	3
STATUS:	Removed From Ground
STATUS DATE:	06151998
INSTALL DATE:	01011960

- Continued on next page -

Environmental FirstSearch **Site Detail Report**

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

UST

SEARCH ID: 3 **DIST/DIR:** 0.23 SE **MAP ID:** 1

NAME: AUSTIN ISD DELEON BUS TERMINAL
ADDRESS: 1135 GUNTER ST
AUSTIN TX 78701
TRAVIS
CONTACT: DEL MARTINEZ

REV: 2/27/2007
ID1: 0048094
ID2:
STATUS:
PHONE: 512-414-1718

REGISTERED DATE: 03281989
CAPACITY: 0004000 Gallons
EXT CONTAINMENT DESIGN: -

CONSTRUCTION MATERIAL:
CORROSION PROTECTION: -

- None
No Variance
Not Reported

CORROSION PROT VARIANCE:
STG 1 VAPOR RECOVERY EQUIP STATUS:
STG 1 EQUIP INSTALL DATE:
STG 2 VAPOR RECOVERY EQUIP STATUS:
STG 2 EQUIP INSTALL DATE:

INSTALLER COMPANY:
INSTALLER NAME:
INSTALLER LICENSE NUMBER:

TYPE OF PIPE:
PIPE MATERIAL:

PIPE DESIGN EXT CONTAINMENT: -
PIPE CONECTORS and VALVES: - -
PIPE CORROSION PROTECTION: -

- None
No Variance

PIPE CORROSION PROT VARIANCE:

SUBSTANCE STORED: GASOLINE
TANK RLSE DETECTION METHODS: - - - Inventory Control
TANK RLSE DETECTION VARIANCE: No Variance
PIPE RLSE DETECTION METHODS: - - - None
PIPE RLSE VARIANCE: No Variance
SPILL/OVERFILL PREVENTION: - -
SPILL/OVERFILL VARIANCE: No Variance

AST INFORMATION

Environmental FirstSearch Site Detail Report

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

VCP

SEARCH ID: 13 **DIST/DIR:** 0.34 SW **MAP ID:** 6

NAME: AUSTIN COMMUNITY COLLEGE ADDRESS: 3101 AND 3401 WEBBERVILLE ROAD AUSTIN TX TRAVIS CONTACT:	REV: 3/3/2008 ID1: VCP-1771 ID2: STATUS: INVESTIGATION PHONE:
---	--

VOLUNTARY CLEANUP PROGRAM SITE DETAILS

OTHER SITE IDENTIFIERS

PROGRAM COST ACCT NUMBER: 33971
TCEQ SWR NUMBER:
LPST NUMBER:
EPA TX ID/CERCLIS ID:
EPA REGISTRATION NUMBER:

SITE INFORMATION

VCP APP RECEIVED: 12/20/2004
LEAD TYPE: Owner
PROJECT MANAGER: Settemeyer
FACILITY TYPE: Landfill
CONTAMINANT CATEGORIES: Methane
MEDIA AFFECTED:
SIZE OF FACILITY: 29 acres

AGREEMENT DETAILS

AGREEMENT DATE: 1/28/2005
RULES - RISK REDUCTION OR PST: TRRP
RISK REDUCT 1, 2, 3, and PLAN A OR B: B
CERT ISSUED DATE:
TYPE OF CERT:
TYPE OF REMEDY:

VCP APPLICANT INFORMATION

APP COMPANY: Austin Community College
APP CONTACT: Becky Cole
APP TITLE: Manager, EHS and Insurance
APP ADDRESS: 9101 Tuscany Way
APP ADDRESS2: Austin, TX 78754
APP PHONE: 512-223-1015
APP FAX: 512-223-1035

APPLICANT ATTORNEY/CONSULTANT INFORMATION

ATTY/CONS COMPANY: Geomatrix Consultants, Inc.
ATTY/CONS CONTACT: Phil Bullock
ATTY/CONS TITLE: Principal
ATTY/CONS ADDRESS: 5725 Highway 290 West, Suite 200-B
APP ADDRESS2: Austin, TX 78735
ATTY/CONS PHONE: 512-494-0333
ATTY/CONS FAX: 512-494-0334

Environmental FirstSearch Descriptions

NPL: EPA NATIONAL PRIORITY LIST - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money.

A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

FINAL - Currently on the Final NPL

PROPOSED - Proposed for NPL

NPL DELISTED: EPA NATIONAL PRIORITY LIST Subset - Database of delisted NPL sites. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

DELISTED - Deleted from the Final NPL

CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)- CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL.

PART OF NPL- Site is part of NPL site

DELETED - Deleted from the Final NPL

FINAL - Currently on the Final NPL

NOT PROPOSED - Not on the NPL

NOT VALID - Not Valid Site or Incident

PROPOSED - Proposed for NPL

REMOVED - Removed from Proposed NPL

SCAN PLAN - Pre-proposal Site

WITHDRAWN - Withdrawn

NFRAP: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

NFRAP - No Further Remedial Action Plan

P - Site is part of NPL site

D - Deleted from the Final NPL

F - Currently on the Final NPL

N - Not on the NPL

O - Not Valid Site or Incident

P - Proposed for NPL

R - Removed from Proposed NPL

S - Pre-proposal Site

W - Withdrawn

RCRA COR ACT: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

RCRAInfo facilities that have reported violations and subject to corrective actions.

RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM

TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities that treat, store, dispose, or incinerate hazardous waste.

RCRA GEN: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. Facilities that generate or transport hazardous waste or meet other RCRA requirements.

LGN - Large Quantity Generators

SGN - Small Quantity Generators

VGN - Conditionally Exempt Generator.

Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

Federal IC / EC: EPA BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs.

FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated.

ERNS: EPA/NRC EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) - Database of incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: DOI/BIA INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation.

State/Tribal Sites: TCEQ STATE SUPERFUND REGISTRY - TCEQ sites which may constitute an imminent and substantial endangerment to public health and safety or to the environment due to a release or threatened release of hazardous substances into the environment

State Spills 90: TCEQ Database of emergency response actions and spill releases dating from 2002 to present

State/Tribal SWL: TCEQ Listing of all permitted solid waste landfills, transfer stations, and incinerators

State/Tribal LUST: TCEQ Listing of all leaking underground petroleum storage tanks

State/Tribal UST/AST: TCEQ Listing of all underground petroleum storage tanks

State/Tribal EC: TCEQ See Institutional Controls database

State/Tribal IC: TCEQ Listing of sites in the Voluntary Cleanup Program (VCP) and the Innocent Owner/Operator Program (IOP) where Institutional or Engineering Controls have been placed on them.

State/Tribal VCP: *TCEQ* Listing of all sites in the Voluntary Cleanup Program (VCP) and the Innocent Owner/Operator Program (IOP). Some VCP and IOP sites are noted as having institutional controls placed on them.

State/Tribal Brownfields: *TCEQ/EPA* Listing of all former industrial properties that lie dormant or underutilized due to liability associated with real or perceived contamination. Some sites are noted as having institutional controls placed on them.

Brownfields Management System (BMS) is an analytical database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs.

RADON: *NTIS* NATIONAL RADON DATABASE - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

State Other: *TCEQ* Texas Industrial Hazardous Waste Notice of Registration (IHW NOR) data. The TCEQ enters all information submitted by industrial and hazardous waste transporters, receivers (including recyclers), generators and one time shipments into a database that tracks industrial and hazardous waste generation and management activities in the state of Texas. All facilities of these types receive a solid waste registration number.

Dry Cleaner Remediation Program (DCRP) - The Dry Cleaner Remediation Program (DCRP) was established by the Texas Legislature in 2003. It created the Dry Cleaning Facility Release Fund for state lead clean up of dry cleaner related contaminated sites. 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. The DCRP administers the Dry Cleaning Facility Release Fund to assist with remediation of contamination caused by dry cleaning solvents.

Facilities which are not current on their DCRP payments get dropped from the program. Banks Information Solutions 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.

State Other: *US DOJ* NATIONAL CLANDESTINE LABORATORY REGISTER - Database of addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the U.S. Department of Justice ("the Department"), and the Department has not verified the entry and does not guarantee its accuracy. All sites that are included in this data set will have an id that starts with NCLR.

Environmental FirstSearch Database Sources

NPL: EPA Environmental Protection Agency

Updated quarterly

NPL DELISTED: EPA Environmental Protection Agency

Updated quarterly

CERCLIS: EPA Environmental Protection Agency

Updated quarterly

NFRAP: EPA Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: EPA Environmental Protection Agency.

Updated quarterly

RCRA TSD: EPA Environmental Protection Agency.

Updated quarterly

RCRA GEN: EPA Environmental Protection Agency.

Updated quarterly

Federal IC / EC: EPA Environmental Protection Agency

Updated quarterly

ERNS: EPA/NRC Environmental Protection Agency

Updated annually

Tribal Lands: DOI/BIA United States Department of the Interior

Updated annually

State/Tribal Sites: TCEQ The Texas Commission on Environmental Quality's Office of Permitting, Remediation and Registration, Remediation Division

Updated quarterly

State Spills 90: TCEQ The Texas Commission on Environmental Quality

Updated quarterly

State/Tribal SWL: TCEQ The Texas Commission on Environmental Quality's Office of Permitting, Remediation and Registration, Waste Permits Division, Municipal Solid Waste Permits Section

Updated annually

State/Tribal LUST: TCEQ The Texas Commission on Environmental Quality's Office of Permitting, Remediation and Registration, Waste Permits Division, Petroleum Storage Tank Program

Updated quarterly

State/Tribal UST/AST: TCEQ The Texas Commission on Environmental Quality's Office of Permitting, Remediation and Registration, Waste Permits Division, Petroleum Storage Tank Program

Updated quarterly

State/Tribal EC: TCEQ The Texas Commission on Environmental Quality

Updated quarterly

State/Tribal IC: TCEQ The Texas Commission on Environmental Quality

Updated quarterly

State/Tribal VCP: TCEQ The Texas Commission on Environmental Quality

Updated quarterly

State/Tribal Brownfields: TCEQ/EPA The Texas Commission on Environmental Quality

Updated quarterly

RADON: NTIS Environmental Protection Agency, National Technical Information Services

Updated periodically

State Other: TCEQ The Texas Commission on Environmental Quality's Office of Permitting, Remediation and Registration

Updated quarterly

State Other: US DOJ U.S. Department of Justice

Updated when available

Environmental FirstSearch
Street Name Report for Streets within 1 Mile(s) of Target Property

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

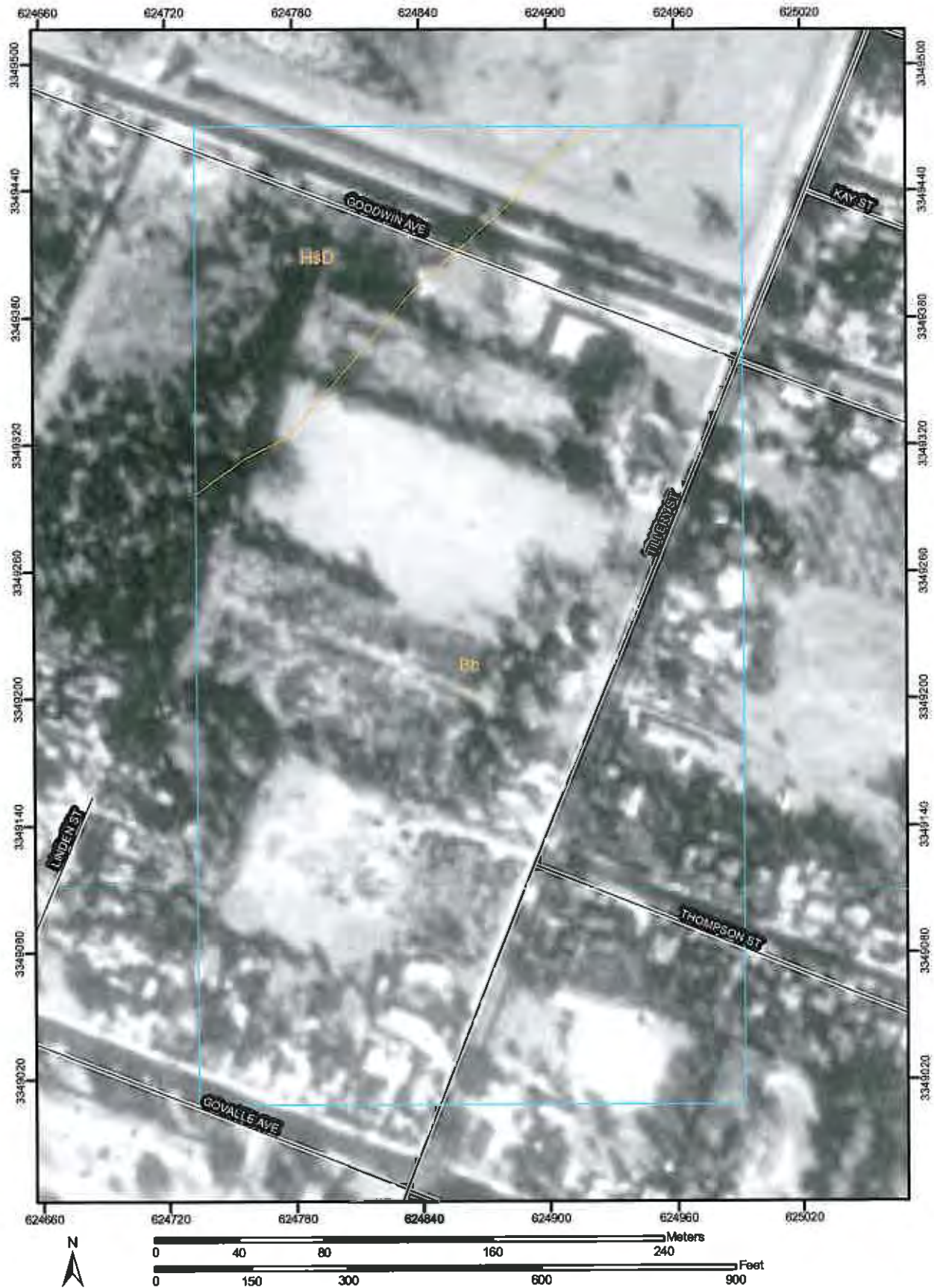
Street Name	Dist/Dir	Street Name	Dist/Dir
9th St EAST	0.77 SW	Harvard St	0.84 SW
Abbate Cir	0.45 NE	Harvey Ln	0.41 NW
Airport Blvd	0.27 NE	Harvey St	0.50 NW
Alamo St	0.96 NW	Henninger St	0.14 SE
Alexander Ave	0.65 NW	Hidalgo St	0.86 SW
Alf Ave	0.45 NE	Holmes Ct	0.65 NW
Allen St	0.73 SW	Holton St	0.81 SW
Bedford St	0.33 NW	Jain Ln	0.77 SE
Bengston St	0.17 NE	Kay St	0.13 NE
Berger St	0.77 NE	Kirk Ave	0.31 SE
Bolm Rd	0.54 SE	Koerner Ln	0.97 SE
Brass St	0.27 SW	Kuhlman Ave	0.51 SW
Breedlove Ct	0.59 NE	Ledesma Rd	0.75 NE
Brookwood Ave	0.73 SE	Linden St	0.16 SW
Bryan St	0.85 SW	Loreto Dr	0.81 NE
Calle Limon	0.65 SE	Louis Ave	0.97 NE
Calles St	0.81 SW	Lovingood Dr	0.83 NW
Castro St	0.54 SW	Luna St	0.91 NE
Cedar Ave	0.84 NW	Lyons Rd	0.45 SW
Cessal Ave	0.98 NE	Mahan Dr	0.98 SE
Charles St	0.14 SE	Mansell Ave	0.60 SE
Cherico St	0.23 SE	Map Cir	0.55 NE
Chestnut Ave	0.85 NW	Map St	0.65 NE
Chico St	0.96 NE	Maple Ave	0.93 NW
Chote Ave	0.60 SE	Mark St	0.69 NE
Clifford Ave	0.66 NW	Marks Cir	0.60 SE
Coletto St	0.91 NW	Mason Ave	0.95 NE
Cometa St	0.97 NE	Maude St	0.54 SW
Commerce St	0.87 NE	Mc Kinley Ave	0.55 NW
Cornell St	0.97 SW	Mendoza Dr	0.85 NE
Coronado St	0.88 SW	Mercer Dr	0.60 NE
Courts Dr	0.48 NW	Milburn Ln	0.65 SE
Crest Ave	0.38 NW	Miriam Ave	0.88 NW
Custer Rd	0.70 SE	Morelos St	0.99 SW
Deloney St	0.82 NE	Munson St	0.33 NE
Denfield St	0.68 NE	N Pleasant Valley Rd	0.53 SW
Desirable Dr	0.97 SE	Neal St	0.26 SW
Dewey St	0.76 NE	New York Ave	0.94 NW
Diaz St	0.90 SW	New York Dr	0.77 NW
Don Ann St	0.61 SE	Nickols Ave	0.98 NE
E 10th St	0.80 SW	Nile St	0.57 SW
E 11th St	0.83 SW	NORTH Pleasant Valle	0.53 SW
E 12th St	0.55 NW	Northwestern Ave	0.78 SW
E 13th St	0.61 NW	Nowotny Ln	0.69 SE
E 14th 1/2 St	0.70 NW	Oak Grove Ave	0.38 NW
E 14th St	0.66 NW	Oak Springs Dr	0.30 NW
E 16th St	0.77 NW	Pandora St	0.45 NW
E 17th St	0.81 NE	Pedernales St	0.80 SW

Environmental FirstSearch
Street Name Report for Streets within 1 Mile(s) of Target Property

Target Property: 1126 TILLERY
AUSTIN TX 78702

JOB: ES35165
TRAVIS COUNTY

Street Name	Dist/Dir	Street Name	Dist/Dir
E 18th 1/2 St	0.92 NW	Pennsylvania Ave	0.50 NE
E 18th St	0.87 NW	Peoples St	0.96 SW
E 5th St	0.99 SW	Perez St	0.86 NE
E 6th St	1.00 SW	Pershing Dr	1.00 NE
E 7th St	0.75 SW	Pickle Dr	0.14 SE
E 8th St	0.78 SW	Poquito St	0.96 SW
E 9th St	0.78 SW	Prado St	0.60 SW
E M Franklin Ave	0.71 NE	Prock Ln	0.55 NE
E Martin Luther King	0.98 NW	Prospect Ave	0.96 SW
EAST 10th St	0.80 SW	Rainbow Ridge Cir	0.98 NE
EAST 11th St	0.83 SW	Ramos St	0.55 SW
EAST 12th St	0.55 NW	Reyes St	0.81 NE
EAST 13th St	0.61 NW	Richardine Ave	0.90 SE
EAST 14th 1/2 St	0.70 NW	Ridge Dr	0.55 NE
EAST 14th St	0.66 NW	Ridgeway Dr	0.34 NW
EAST 16th St	0.77 NW	Rosewood Ave	0.34 NW
EAST 17th St	0.81 NE	S L Davis Ave	0.87 NW
EAST 18th 1/2 St	0.92 NW	San Saba St	0.99 SW
EAST 18th St	0.87 NW	Sanchez St	0.72 NW
EAST 5th St	0.99 SW	Santa Anna St	0.88 NE
EAST 6th St	1.00 SW	Sara Dr	0.62 NE
EAST 7th St	0.75 SW	Saucedo St	0.67 SE
EAST 8th St	0.78 SW	Sellers St	0.56 SE
EAST 9th St	0.78 SW	Shady Ln	0.70 SE
EAST M Franklin Ave	0.71 NE	Singleton Ave	0.88 NW
EAST Martin Luther K	0.98 NW	Smith Dr	0.47 NE
Ebert Ave	0.84 SE	Sol Wilson Ave	0.48 NW
Estes Ave	0.96 SE	SOUTH L Davis Ave	0.87 NW
Euneva St	0.49 NW	Springdale Rd	0.39 SE
Fiesta St	0.27 SW	Spur St	0.71 NE
Francisco St	0.62 SW	Stokes Dr	0.33 SW
Garland Ave	0.91 NE	Stuart Cir	0.94 SE
Garwood St	0.66 SW	Swenson Ave	0.92 SW
Glen Oaks Ct	0.58 SW	Tanney St	0.70 NE
Glen Oaks Dr	0.51 SW	Thompson St	0.09 SW
Glen Rae St	0.46 SW	Tillery St	0.01 SE
Glissman Rd	0.70 SE	Ulit Ave	0.86 NW
Gonzales St	0.73 SW	Vermont Rd	0.88 SW
Goodwin Ave	0.07 NE	Walnut Ave	0.57 NW
Govalle Ave	0.19 SW	Walter St	0.66 SW
Graham St	0.62 NW	Wayneroy Dr	0.47 NE
Grant St	0.71 NE	Webberville Rd	0.32 NW
Greenwood Ave	0.54 NE	Wheat Ave	0.59 NW
Gullett St	0.70 SE	Wilcox Ave	0.74 SE
Gunter St	0.22 SE	Yale St	0.97 SW
Hamilton Ave	0.98 SW	Zaragosa St	0.59 SW
Hargrave St	0.57 NW		



MAP INFORMATION

Original soil survey map sheets were prepared at publication scale. Viewing scale and printing scale, however, may vary from the original. Please rely on the bar scale on each map sheet for proper map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: UTM Zone 14N










































This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Travis County, Texas
Survey Area Data: Version 9, Jul 9, 2007

Date(s) aerial Images were photographed: 1/28/1995

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

MAP LEGEND

	Area of Interest (AOI)		Very Stony Spot
	Soils		Wet Spot
			Other
			Special Line Features
	Blowout		Gully
	Borrow Pit		Short Steep Slope
	Clay Spot		Other
	Closed Depression		Political Features
	Gravel Pit		Municipalities
	Gravelly Spot		Cities
	Landfill		Urban Areas
	Lava Flow		Water Features
	Marsh		Oceans
	Mine or Quarry		Streams and Canals
	Miscellaneous Water		Transportation
	Perennial Water		Ralls
	Rock Outcrop		Roads
	Saline Spot		Interstate Highways
	Sandy Spot		US Routes
	Severely Eroded Spot		State Highways
	Sinkhole		Local Roads
	Slide or Slip		Other Roads
	Sodic Spot		
	Spoil Area		
	Stony Spot		

Map Unit Legend

Travis County, Texas (TX453)			
Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
Bh	Bergstrom soils and Urban land, 0 to 2 percent slopes	25.4	85.9%
HsD	Houston Black soils and Urban land, 0 to 8 percent slopes	4.2	14.1%
Totals for Area of Interest (AOI)		29.5	100.0%



**Limited Phase II Environmental
Site Assessment
Targeted Brownfield
Assessment
Tillery Property (4-Acre Site)
1126 Tillery Street
Austin, Travis County, Texas**

ECOLOGY AND ENVIRONMENT, INC.

1412 Main Street, Suite 1500
Dallas, Texas 75202
August 14, 2009

Submitted to:

UNITED STATES ARMY CORPS OF ENGINEERS

Fort Worth District
Fort Worth, Texas 76102



ecology and environment, inc.

International Specialists in the Environment

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Dallas, Texas 75202
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List of Abbreviations and Acronyms

ACM	Asbestos Containing Material
msl	above mean sea level
ASTM	American Society for Testing and Materials
BGS	Below Ground Surface
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
COCs	constituents of concern
COMB	Combined
E & E	Ecology and Environment, Inc.
EPA	U.S. Environmental Protection Agency
ESA	Environmental Site Assessment
GPS	Global Positioning System
GW	Groundwater
IDW	Investigation-Derived Waste
ING	Ingestion
LUST	leaking underground storage tank
mg/kg	milligrams per kilogram
PCL	Protective Concentration Level
PID	Photoionization Detector
QAPP	Quality Assurance Project Plan
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
SVOCs	Semi-volatile Organic Compounds
SWMU	Solid Waste Management Units
TBA	Target Brownfield Assessment
TCEQ	Texas Commission on Environmental Quality

List of Abbreviations and Acronyms (Cont.)

TOT	Total
TRRP	Texas Risk Reduction Program
TWDB	Texas Water Development Board
USACE	United States Army Corps of Engineers
USTs	underground storage tanks
VOCs	Volatile Organic Compounds

Executive Summary

Ecology and Environment, Inc., (E & E) was retained by the United States Army Corps of Engineers, Fort Worth District (USACE) to conduct a Limited Phase II Environmental Site Assessment (ESA) at the Tillery Property Targeted Brownfields Assessment (TBA) site, hereafter referred to as “The Tillery Site”. The Tillery site is a 4 acre vacant property located at 1126 Tillery St, Austin, Travis County, Texas.

This Phase II ESA is being funded and provided on behalf of the City of Austin, Guadalupe-Saldona Affordable Homes, L P, and Guadalupe Neighborhood Development Corporation through the U.S. Environmental Protection Agency (EPA) Region 6 Targeted Brownfields Assessment program.

The Phase II ESA was prepared in accordance with Environmental Protection Agency (EPA) Requirements for Quality Assurance Project Plans (EPA QA/R-5, March 2001) and American Society of Testing and Material (ASTM) Standard Guide for Environmental Site Assessments: *Phase II Environmental Site Assessment Process (Designation: E1903-97 (Reapproved 2002))*. The objective of the limited Phase II ESA was to evaluate the presence of buried construction debris and identify the presence of affected surface soils providing sufficient information to determine the presence and nature of any site contaminants. The Phase II was also intended to assist in making an informed decision about the property and where applicable, provide a level of knowledge necessary to satisfy the innocent purchaser defense under Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

During the March 26, 2009 investigation, eight soil samples were collected and analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), RCRA 8 metals, and pesticides. Analytical data results were compared to Texas Risk Reduction Program (TRRP) Tier 1 protective concentration levels (PCLs) for residential soils. The RCRA 8 metals were compared against the Texas-Specific Median Background and TRRP Tier I PCLs for $^{GW}SOIL_{ING}$ and $^{Tot}SOIL_{Comb}$. Lead and mercury were compared against Texas-Specific Median Background concentrations, Tier I and Tier II PCLs

Executive Summary

The Texas Commission on Environmental Quality (TCEQ) TRRP is the tiered process for determining human health and ecological protective concentration levels (PCLs) for constituents of concerns (COCs). TRRP Tier 1 ^{GW}SOIL_{ING} PCL for surface and subsurface soil is the soil-to-groundwater leaching of COCs for Class 1 and 2 groundwater. TRRP Tier 1 ^{Tot}SOIL_{Comb} PCL for residential soil is a risk based exposure (ingestion, dermal contact, inhalation of volatiles and particulates) pathway.

Calculated TRRP Tier 2 ^{GW}SOIL_{ING} PCL for Soil-to-Groundwater is a risk-based analysis to derive site-specific PCL for complete or reasonably anticipated completed exposure pathways. Tier 2 PCLS are determined utilizing site-specific exposure factors, as allowable and/or affected property parameters and Tier 1 default values.

Analytical results from soil samples collected at the site indicate that VOCs, SVOCs, and pesticides were below the respective Tier I PCLs. Analytical results for two RCRA 8 Metals (lead and mercury) were above their respective TRRP Tier I ^{GW}SOIL_{ING} PCL for Residential 0.5 acre Source Area and the Texas-Specific Soil Median Background concentration for metals. These two analytes were then compared to site-specific calculated Tier 2 values. Tier 2 calculations for lead and mercury determined both analytes were below their respective Tier 2 values.

Based on the soil sample analytical results, it can be determined that the soil media is not impacted by VOCs, SVOCs, pesticides and RCRA metals. RCRA metals with the exception of lead and mercury were below their respective Tier I PCLs. Additional evaluation of the tiered process, determined that lead and mercury were below their calculated Tier 2 values.

No groundwater samples were collected or analyzed during this site investigation. A groundwater monitoring well (MW-1) installed in February 2009 by another contractor was identified during the March 26, 2009 site investigation. Monitoring well MW-1 is located on the eastern side of the Tillery Site. A review of the analytical data from this existing groundwater monitoring well indicated that VOCs, SVOCs, pesticides and RCRA metals were below their respective Tier I ^{GW}SOIL_{ING} PCL values or detected below the sample quantitation limits.

1

Introduction

1.1 Purpose

The purpose of this limited Phase II ESA for the Tillery Site located in Austin, Travis County, Texas was to investigate the presence of construction debris in the subsurface soil, investigate the presence of constituents of concern (COCs) in the surface soils and groundwater. The Phase II ESA was designed to determine the absence/presence and nature of potential surface soil contamination at the site and where applicable, provide the level of knowledge necessary to satisfy the innocent purchaser defense under the Comprehensive Environmental Response Compensation and Liability Act (CERCLA).

1.2 Scope of Services

The scope of work for this assessment was conducted in accordance with the American Society of Testing and Materials (ASTM) Standard Guide for Environmental Site Assessments: *Phase II Environmental Site Assessment Process (Designation: E 1903-97(Reapproved 2002))*.

Specific tasks conducted as part of the site investigation included the following:

- Review of previous site data;
- Site investigation and sample collection;
- Laboratory data analyses; and
- Report preparation and findings.

1.3 Special Terms and Conditions

This phase II ESA does not address the presence of asbestos-containing materials (ACM) or lead based paint at the subject property. The findings and conclusions presented in this report apply only to the recognized environmental condition (REC) identified in previous site assessment reports (Section 6, References). The REC identified in previous reports includes waste piles and former unregistered landfill associated with the adjacent 7 acre property.

2

Background

2.1 Site Description

For the purposes of this investigation, the site consists of an approximate four acre area with the address of 1126 Tillery Street, hereafter referred to as “The Tillery Site”, located in Austin, Texas. The geographic coordinates of the site are approximately N 30° 16' 07.1” and W 97° 42' 03.8”. See Figure 2-1 for the Site Location map. An adjoining seven acre property is immediately adjacent to the northwest side of the four acre property and occupies the addresses of 2711 Goodwin Avenue and 3501 Webberville Road (Goodwin Property). Assessment activities associated with the seven acre property will be conducted under a separate site evaluation and investigation.

2.2 Physical Setting of the Area

The Tillery Site is located at 1126 Tillery Street, Austin, Travis County, Texas. The four acre property sits at an elevation of between approximately 450 feet to 470 feet above mean sea level (msl), approximately 1.5 miles northwest of downtown Austin. Austin is in a period of rapid growth. This is creating expansion of suburbs surrounding Austin. The City of Austin has a population of approximately 700,000 residents. The City of Austin is the county seat of Travis County. Travis County lies roughly on the boundary between the Blackland Prairie and the Edwards Plateau. The average total annual precipitation in the region is 30-34 inches, with most of the precipitation occurring in April and May as thunderstorms. Temperatures range from an average low of 40°F in January to an average high of 96°F in July.

2.3 Geologic Setting

Travis County is divided by rolling hills to the west and flat gently easterly sloping sediments to the east. It is in the Colorado River Basin and bounded on the north by the Brazos River Basin. The Llano and Colorado Rivers converge approximately 50 miles to the northwest and Travis Lake is approximately 15 miles to the northwest of the City of Austin. Elevation ranges from less than 450 to more than 550 feet above mean sea level. Surface water from the site drains to-

2. Background

ward Boggy Creek south of the site. Boggy Creek flows to the Colorado River approximately two and one-half miles east of the site.

Travis County lies on the eastern edge of the Edwards Plateau where the gently east dipping Lower Cretaceous Age sedimentary sequences of the Glen Rose Formation and Fredricksburg Group, Upper Cretaceous Austin Chalk, Navarro Group and Marlbrook Marl are truncated by the northeast-southwest trending Balcones Fault Zone. Additionally, the east side (east of Interstate-35) of the City of Austin lies on Quaternary Fluvial terrace deposits commonly exposed at the surface.

2.4 Site History and Land Use

According to previous Phase I ESA and Phase II ESA reports conducted in 2007, 2008, and 2009 the Tillery Site is immediately adjacent to the Goodwin Site. The Tillery Property has been developed for residential and agricultural usage since as early as 1910. According to the Cuesta Phase I ESA the Tillery Site is a 4 acre grassy pasture with a single family resident. Previous site investigation reports conducted by Cuesta and URS identified one REC associated with the subject property. The REC identified in previous reports includes waste piles and former unregistered landfill associated with the Goodwin Site.

The Goodwin Site is a seven acre area that was formerly utilized as an unregistered landfill from the early 1950s until 1970 and referred to as the Webberville-Govalle landfill. The unregistered landfill was reportedly used for disposal of construction debris associated with the construction of nearby Interstate-35. The former unregistered landfill located on the adjacent 7-acre Goodwin Property is a concern for the adjacent subject 4-acre Tillery Property. On the surface, several piles of construction and household debris on the Goodwin Property may potentially pose a threat to human health and the environment.

A review of the Texas Commission on Environmental Quality (TCEQ) database and other accessible documentation did not identify any other use of the above-mentioned properties.

2.5 Adjacent Property Land Use

The Tillery Site is located on Tillery Street which is south of Goodwin Avenue, east of Webberville Road, and north of Govalle Avenue. Adjacent property locations were taken from the Cuesta Phase I ESA report. See Figure 2-2 for the property location. Adjacent properties include the following:

North	Single family residence
South	Ted's Tree Farm Service
East	Tillery Street and numerous residential properties
West	The Goodwin (7 acre) Site

2. Background

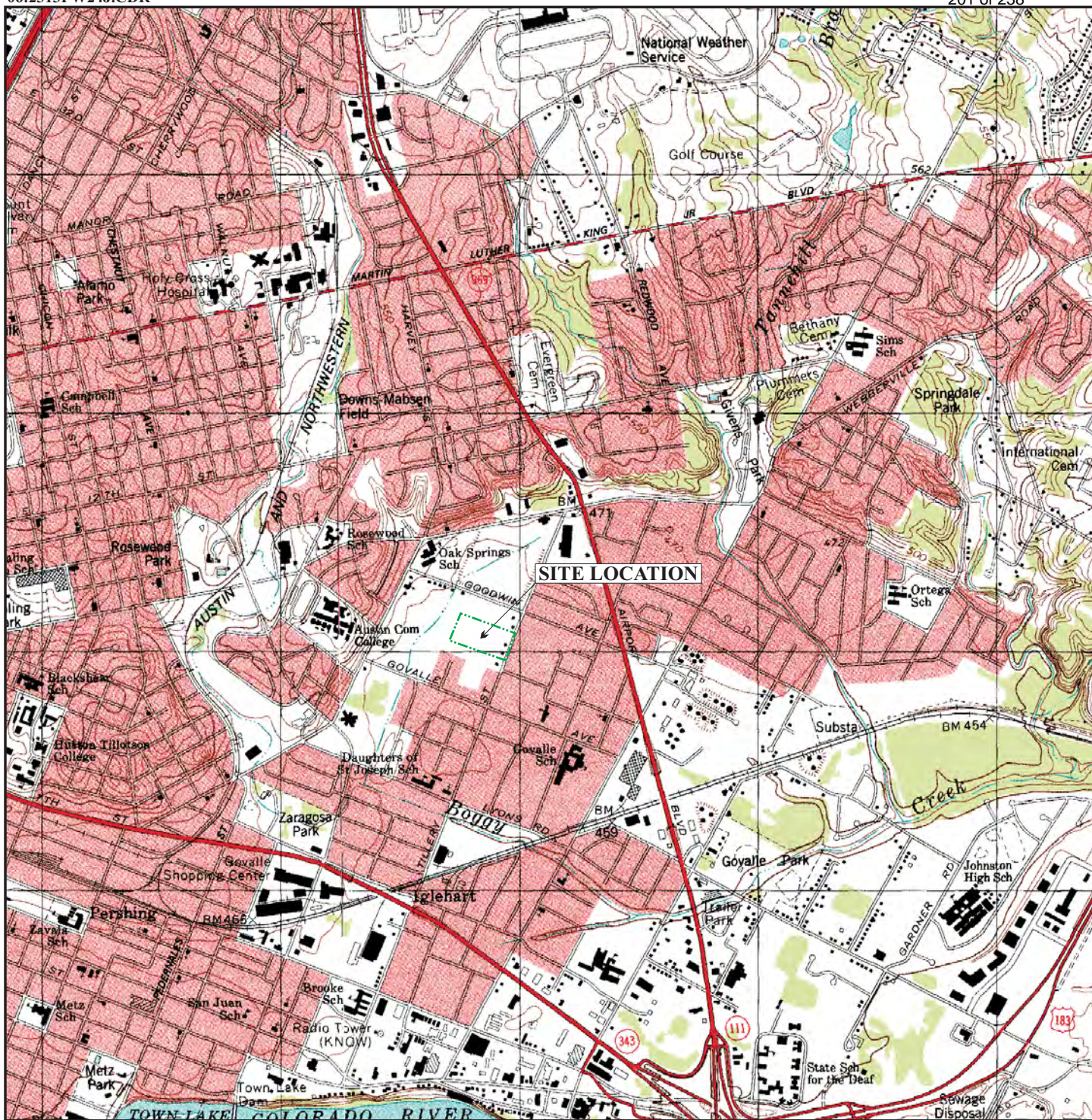
2.6 Summary of Previous Assessment

The following assessment documents were reviewed prior to conducting field activity associated with the subject property:

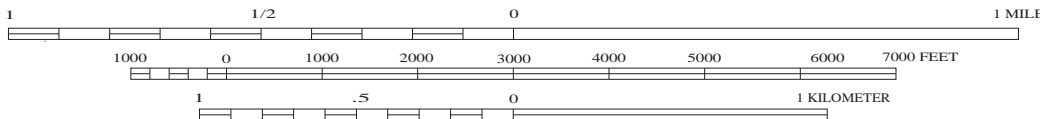
- URS Corporation. January 2009. *Tillery Street Limited Site Investigation – Austin, Texas Environmental Services Rotation List (2008-2010); Tillery Street Field Investigation Report*
- Cuesta Resources, LLC. May 2008. *Phase I Environmental Site Assessment* at 1126 Tillery Street, Austin, Travis County, Texas
- Shaw Environmental, Inc. March 2008. *Limited Phase II Environmental Site Assessment Brownfields, Investigation, Goodwin Property, Austin, TX.*

The Cuesta Phase I ESA identified one REC during their assessment associated with trash and debris along the boundary of the 7 acre Goodwin property impacting the 4 acre Tillery property. According to the URS Field Investigation Report dated January 2009, the REC identified in the Cuesta Phase I ESA was evaluated by two trenches at a maximum depth of 10 feet or to native soils. Lead and selenium were detected above TCEQ Tier 1 Protective concentration levels. The URS report also confirmed the presence of construction debris on the margin of the Tillery Property and the adjoining Goodwin property.

An environmental regulatory database search was also conducted as part of the Cuesta Phase I ESA. Historical aerial photographs indicated the subject property has been used as an agricultural area until the 1970's. The database search did not identify registered Solid Waste Management Units (SWMU), EPA, underground storage tanks (UST) or Hazardous Waste Generator numbers associated with the subject property or sites within 0.25 mile radius of the subject property. The subject property is not listed or identified as a leaking underground storage tank (LUST) site.



SCALE 1:24 000



CONTOUR INTERVAL 10 FEET



QUADRANGLE LOCATION

ecology and environment, inc.
 & Dallas, Texas
 International Specialists in the Environment

JOB No. 002313.FW24.01

AUGUST 2009

SOURCE: U.S.G.S. 7.5 MIN. TOPOGRAPHIC QUADRANGLES
 AUSTIN EAST, TEXAS - 1988

FIGURE 2-1
 SITE LOCATION MAP
 TILLERY PROPERTY BROWNSFIELDS ASSESSMENT
 AUSTIN, TRAVIS COUNTY, TEXAS



NOTES:

1. THE PROPERTY LIMITS AND SITE LOCATION ARE APPROXIMATE.
2. THE SITE VICINITY MAP WAS TAKEN FROM THE PREVIOUS SHAW PHASE II ESA.

LEGEND

— — — — — APPROXIMATE PROPERTY LIMITS

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FIGURE 2-2
 VICINITY MAP
 TILLERY PROPERTY BROWNSFIELDS ASSESSMENT
 AUSTIN, TRAVIS COUNTY, TEXAS

JOB#: 002313.FW24.01

Date: AUGUST 2009

File Name: 2313FW24H.dwg

P.M.: P. JOHNSON

3

Phase II ESA Activities

3.1 Supplemental Records Review

According to a Phase I Environmental Site Assessment (ESA) conducted in May, 2008 (Cuesta, 2008), the Tillery Property consists primarily of grassy pasture. The Tillery Property has been developed for residential and agricultural usage since as early as 1910, and according to the ESA conducted by Cuesta, one items of environmental concern was identified on the property that is associated with the former Goodwin Property unregistered landfill and de minimis conditions associated with agricultural usage.

3.2 Conceptual Site Model and Sampling Plan

The conceptual site model takes into consideration the potential distributions of contaminants with respect to the properties and fate and transport characteristics of the contaminant in a setting such as that being assessed. The Tillery Site assessment was designed to investigate the potential presence of soil contamination at the site. Site samples were collected from soil media only.

3.3 Work Plan Deviations

No deviations from the work plan occurred during the assessment. The work plan and sampling plan were presented by E & E in the Quality Assurance Project Plan (QAPP) dated March 2009.

3.4 Environmental Data Search

An Environmental Data Search was performed during the Phase I ESA complete by Cuesta Resources, LLC. The Cuesta Phase I ESA reported one potential recognized environmental condition originating from the adjacent seven acre property. A former unauthorized landfill was operated on the Goodwin Property and its boundary was determined to be undefined. No other recognized environmental conditions exist at the Goodwin Site.

Detailed findings from the Environmental Data Search can be found in the Phase I ESA document prepared by Cuesta Resources, LLC.

3. Phase II ESA Activities

3.5 Site Assessment Activities

3.5.1 Soil Investigation

E & E conducted a site investigation on March 26, 2009, during this investigation two soil borings were advanced and eight surface soil samples were collected. The two soil borings were advanced on the subject property using a Geoprobe™ direct push machine. Placement of the soil borings were slightly adjusted due to the overgrowth of vegetation along the northwest portion of the property boundary. The soil borings were placed along the margin of the Goodwin Property and the Tillery Property to determine the presence of encroaching construction debris at depth on the four acre property, if any.

Soil borings were advanced to a depth of ten (10) feet below the ground surface (bgs). There were no visible indications of construction debris throughout the soil borings nor was there any indication of hydrocarbon vapor emitting from the soil boring as indicated by a photo-ionization detector (PID). No soil samples were collected from borehole SB-01 or SB-02. SB-01 was installed within a ten foot radius of investigation Trench #1 conducted during the URS investigation.

Eight (8) surface soil samples were collected on the subject property using dedicated hand trowels. Each soil sample was immediately placed on ice for transport to Test America Laboratories in Arvada, Colorado.

Soil boring locations and surface soil sample locations were documented using a global positioning satellite (GPS) unit (See Table 4-1). Soil boring sample locations can be found on Figure 3-1. Boring logs are included in Appendix A.

3.5.2 Groundwater Investigation

Groundwater investigation was not a task of this Phase II ESA. E & E identified and documented the presence of a newly-installed groundwater monitoring well on the property during the March 26, 2009 site investigation. A review of the Texas Water Development Board (TWDB) Licensing and Regulations online database documented that the monitoring well (MW-1) was installed on the Tillery Property on February 24, 2009 and is owned by Tillery LLC. No other information about the monitoring well was available from the database.

E & E received copy of the ground water analytical data associated with monitoring well MW-1. The groundwater sampling report documented that groundwater samples were collected from MW-1 and two other wells thought to exist on the 7 acre Goodwin Site. The groundwater samples were collected on February 25, 2009 and analyzed for VOCs, SVOCs, pesticides, and total metals. According to the analytical data, acetone was the only VOC detected above the SQL but below the MDL and is an estimated concentration. Acetone is a common laboratory contaminant therefore this estimated concentration cannot be considered a verifiable concentration. Barium and selenium were detected at concentrations that are

3. Phase II ESA Activities

above the sample detection limit. These concentrations are consistent with previously reported soil analytical data for the site.

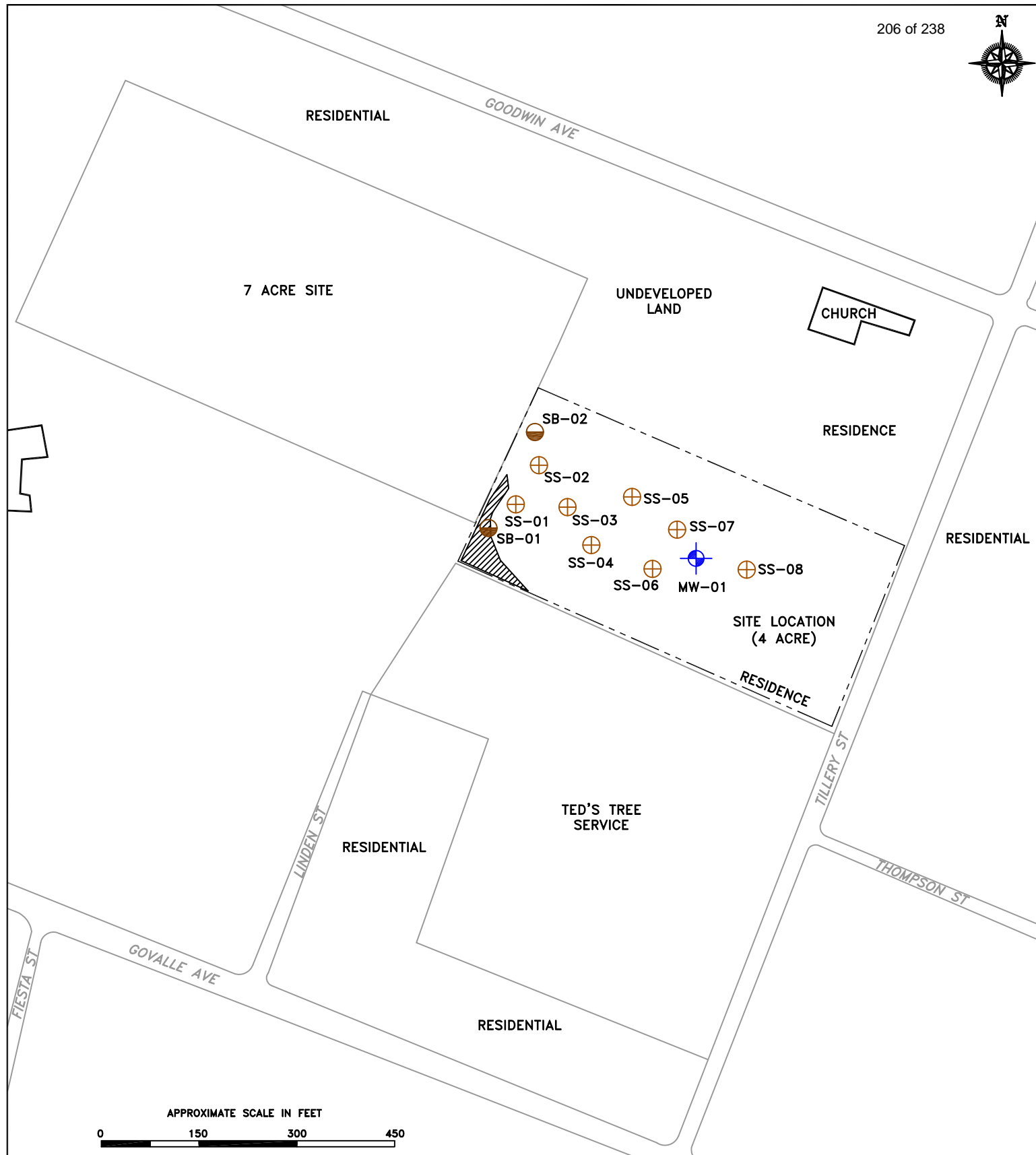
3.6 Sampling and Chemical Analyses Methods

3.6.1 Soil Analyses

Surface soil samples collected during the March 26, 2009 investigation were screened for organic vapors using a PID. Surface soil samples were analyzed for volatile organic carbons (VOCs) by EPA method 8260B, semi-volatile organic carbons (SVOC) by EPA method 8270C, RCRA Metals by EPA method 6020 (Mercury by EPA method 7470/7471A) and Pesticides by EPA method 8081A. A summary of COCs for each soil sample can be found in Table 4-2.

3.6.2 Groundwater Analysis

No groundwater samples were analyzed during this investigation.

**NOTES:**

1. THE PROPERTY LIMITS AND SITE LOCATION ARE APPROXIMATE.
2. THE SITE VICINITY MAP WAS TAKEN FROM THE PREVIOUS SHAW PHASE II ESA.
3. MONITORING WELL MW-01 WAS INSTALLED BY OTHERS.

LEGEND

	MONITORING WELL
	SOIL BORING LOCATION
	SURFACE SOIL LOCATION
	APPROXIMATE PROPERTY LIMITS
	LOCATION OF RECENT DEBRIS

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 Dallas, Texas
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FIGURE 3-1
 SOIL SAMPLE LOCATION MAP
 TILLERY PROPERTY BROWNSFIELDS ASSESSMENT
 AUSTIN, TRAVIS COUNTY, TEXAS

JOB#: 002313.FW24.01

Date: AUGUST 2009

File Name: 2313FW24I.dwg

P.M.: P. JOHNSON

4

Analytical Results of Field Investigation

4.1 Analytical Results

The primary constituents of concern assessed as a part of the investigation include VOC, SVOC, RCRA 8 metals, and pesticides.

Analytical data for soil samples are summarized in Table 4-2. A copy of the analytical data package including the data validation memorandum is provided in Appendix B.

TRRP Tier 1 PCLs under a residential scenario with a 0.5 acre source area were used as assessment levels for contaminants found in soil. A Class 1 aquifer resource classification is assumed under these comparisons providing the most conservative assessment. With the exception of lead and mercury, RCRA 8 metals were compared against Tier I PCLs and the Texas-Site Specific Median Background Concentrations for soils. Lead and mercury were compared to Tier 1 PCLs, Tier II PCLs, and Texas-Site Specific Median Background Concentrations.

The TRRP is the tiered process for determining human health and ecological PCLs for COCs. TRRP Tier 1 ^{GW}SOIL_{ING} PCL for surface and subsurface soil is the soil-to-groundwater leaching of COCs for Class 1 and 2 groundwater. TRRP Tier 1 ^{Tot}SOIL_{Comb} PCL for residential soil is a risk based exposure (ingestion, dermal contact, inhalation of volatiles and particulates) pathway.

Calculated TRRP Tier 2 ^{GW}SOIL_{ING} PCL for Soil-to-Groundwater is a risk-based analysis to derive site-specific PCLs for complete or reasonably anticipated completed exposure pathways. Tier 2 PCLs are determined utilizing site-specific exposure factors, as allowable and/or affected property parameters and Tier 1 default values. Tier 2 calculations take into consideration depth to groundwater and soil pH to determine site-specific concentrations. The TRRP Tier 2 evaluation process was continued for COCs (lead and mercury) that did not meet the Tier 1 criteria.

4. Analytical Results of Field Investigation

4.1.1 Soil Analytical Results

Soil samples were collected from eight (8) surface sample locations (SS-01 – SS-08) from 0-6" bgs. All samples were analyzed for VOC, SVOC, RCRA 8 Metals and pesticides. Four (4) random samples were selected to evaluate the pH of the soil. Laboratory results indicated that all VOCs, SVOC, and pesticides were below TRRP Tier 1 ^{GW}Soil_{Ing} PCLs for the contaminants of concerns. RCRA 8 metals with the exception of lead and mercury were below the respective TRRP Tier 1 ^{GW}Soil_{Ing} values and their respective Texas Median Background Concentrations.

Volatile Organic Compounds

No volatile organic compounds contaminants were detected above the respective Tier 1 ^{GW}SOIL_{ING} PCL or Tier 1 ^{Tot}SOIL_{Comb} PCLs.

Semi-Volatile Organic Compounds

No semi-volatile organic compounds contaminants were detected above the respective Tier 1 ^{GW}SOIL_{ING} PCL or Tier 1 ^{Tot}SOIL_{Comb} PCLs.

RCRA Metals

RCRA 8 metals, with the exception of lead and mercury, compared against the Texas-Site Specific Median Background Concentrations and the TRRP Tier 1 ^{GW}Soil_{Ing} PCLs were below their respective PCL values.

Lead and mercury were further evaluated using site-specific parameters and Tier 1 default values to determine Tier 2 ^{GW}SOIL_{ING} site-specific concentrations. A calculated Tier 2 value of 72.575 milligrams per kilogram (mg/kg) was determined for lead and a calculated Tier 2 value of 0.156 mg/kg was determined for mercury. Lead and mercury was shown to be below their repetitive Tier 2 values.

Pesticides

No pesticides were detected above the TRRP Tier 1 ^{GW}Soil_{Ing} PCLs or Tier 1 ^{Tot}SOIL_{Comb} PCLs for any soil samples.

4.1.2 Groundwater Analytical Results

No groundwater samples were collected during this limited site investigation.

A groundwater monitoring well (MW-1) installed in February 2009 by another contractor was identified during the March 26, 2009 site investigation. Monitoring well MW-1 is located on the eastern side of the Tillery Site. A review of the analytical data from this existing groundwater monitoring well indicated that VOCs, SVOCs, pesticides and RCRA metals were not detected above the sample quantitation limits

4. Analytical Results of Field Investigation

4.1.3 Investigation Derived Waste Analytical Results

No IDW was generated during this investigation. Soil cuttings were left on-site and returned to the original soil borings.

Table 4-1
 Surface Soil Sample GPS Locations
 Tillery Property - Targeted Brownfields
 1126 Tillery Street, Austin, Travis County, Texas

Surface Sample Identificaion	Latitude (degrees)	Longitude (degrees)
SS-01	30.26891000	-97.70272000
SS-02	30.26918000	-97.70261000
SS-03	30.26894000	-97.70241000
SS-04	30.26866000	-97.70216000
SS-05	30.26894000	-97.70196000
SS-06	30.26858000	-97.70169000
SS-07	30.26881000	-97.70156000
SS-08	30.26864000	-97.70140000

Table 4-2A
Soil Analytical Results (TRRP Tier 1 Residential Soil)
Tillery Property Brownfield Assessment

[illegible]

Table 4-2A
Soil Analytical Results (TRRP Tier 1 Residential Soil)
Tillery Property Brownfield Assessment

Analyte			Sample ID:	SS-01	SS-02	SS-03	SS-04	SS-05	SS-06	SS-07	SS-08
			Date:	03/26/09	03/26/09	03/26/09	03/26/09	03/26/09	03/26/09	03/26/09	03/26/09
Volatile Organic Compounds SW8260B (mg/Kg)											
ISOPROPYLBENZENE (CUMENE)	4343	347	0.00059 U	0.00059 U	0.00059 U	0.00059 U	0.00059 U	0.00059 U	0.00059 U	0.00059 U	0.00059 U
TERT-BUTYL METHYL ETHER	804	0.621	0.00034 U	0.00034 U	0.00034 U	0.00034 U	0.00034 U	0.00034 U	0.00034 U	0.00034 U	0.00034 U
METHYLENE CHLORIDE	392	0.013	0.00075 U	0.00075 U	0.00075 U	0.00075 U	0.00075 U	0.00075 U	0.00075 U	0.00075 U	0.00075 U
M,P-XYLENE	8857	150.78	0.001 U	0.001 U	0.001 U	0.001 U	0.001 U	0.001 U	0.001 U	0.001 U	0.001 U
NAPHTHALENE	220	31.2	0.00063 U	0.00063 U	0.00063 U	0.00063 U	0.00063 U	0.00063 U	0.00063 U	0.00063 U	0.00063 U
N-BUTYLBENZENE	1896	121	0.00056 U	0.00056 U	0.00056 U	0.00056 U	0.00056 U	0.00056 U	0.00056 U	0.00056 U	0.00056 U
N-PROPYLBENZENE	2157	44	0.00058 U	0.00058 U	0.00058 U	0.00058 U	0.00058 U	0.00058 U	0.00058 U	0.00058 U	0.00058 U
O-XYLENE (1,2-DIMETHYLBENZENE)	48153	70.7	0.00061 U	0.00061 U	0.00061 U	0.00061 U	0.00061 U	0.00061 U	0.00061 U	0.00061 U	0.00061 U
P-ISOPROPYLTOLUENE	3733	231	0.00049 U	0.00049 U	0.00049 U	0.00049 U	0.00049 U	0.00049 U	0.00049 U	0.00049 U	0.00049 U
SEC-BUTYLBENZENE	2083	84.8	0.00077 U	0.00077 U	0.00077 U	0.00077 U	0.00077 U	0.00077 U	0.00077 U	0.00077 U	0.00077 U
STYRENE	6675	3.25	0.00063 U	0.00063 U	0.00063 U	0.00063 U	0.00063 U	0.00063 U	0.00063 U	0.00063 U	0.00063 U
T-BUTYLBENZENE	1937	99.97	0.0005 U	0.0005 U	0.0005 U	0.0005 U	0.0005 U	0.0005 U	0.0005 U	0.0005 U	0.0005 U
TETRACHLOROETHYLENE(PCE)	103	0.0501	0.00059 U	0.00059 U	0.00059 U	0.00059 U	0.00059 U	0.00059 U	0.00059 U	0.00059 U	0.00059 U
TOLUENE	5934	8.21	0.00069 U	0.00069 U	0.00069 U	0.00069 U	0.00069 U	0.00069 U	0.00069 U	0.00069 U	0.00069 U
TRANS-1,2-DICHLOROETHENE	589	0.49	0.00039 U	0.00039 U	0.00039 U	0.00039 U	0.00039 U	0.00039 U	0.00039 U	0.00039 U	0.00039 U
TRANS-1,3-DICHLOROPROPENE	36.18	0.0358	0.00067 U	0.00067 U	0.00067 U	0.00067 U	0.00067 U	0.00067 U	0.00067 U	0.00067 U	0.00067 U
TRICHLOROETHYLENE (TCE)	116.9	0.0336	0.00023 U	0.00023 U	0.00023 U	0.00023 U	0.00023 U	0.00023 U	0.00023 U	0.00023 U	0.00023 U
TRICHLOROFLUOROMETHANE	15633	127	0.001 U	0.001 U	0.001 U	0.001 U	0.001 U	0.001 U	0.001 U	0.001 U	0.001 U
VINYL CHLORIDE	3.697	0.022	0.0013 U	0.0013 U	0.0013 U	0.0013 U	0.0013 U	0.0013 U	0.0013 U	0.0013 U	0.0013 U
<div> <div>PCL / ^{Tot}SOIL_{Comb}</div> <div>(March 2009 Tier I tables, 0.5 acre Source Area, Residential Use)</div> </div>			Notes: U - The material was analyzed for, but was not detected. J - The analyte was analyzed for, but the associated numerical value may not be consistent with the amount actually present in the environmental sample or may not be consistent with the sample detection or quantitation limit. The value is an estimated quantity. H - bias likely high L - bias likely low NA - Not Analyzed.								
<div> <div>PCL / ^{GW}SOIL_{Ing}</div> <div>(March 2009 Tier I tables, 0.5 acre Source Area, Residential Use)</div> </div>			<div> BOLD - Exceeds ^{GW}SOIL_{Ing} for Residential Use BOLD - Exceeds ^{Tot}SOIL_{Comb} for Residential Use </div>								

Table 4-2B
Soil Analytical Results (TRRP Tier 1 Residential Soil)
Tillery Property Brownfield Assessment

[illegible]

Table 4-2B
Soil Analytical Results (TRRP Tier 1 Residential Soil)
Tillery Property Brownfield Assessment

[illegible]

PCL / $T_{\text{TotSOILComb}}$
(March 2009 Tier I tables, 0.5 acre Source Area, Residential Use)

PCL / ^{GW}SOIL_{Ing}
(March 2009 Tier I tables, 0.5 acre Source Area, Residential Use)

Notes:

- U** - The material was analyzed for, but was not detected.
- J** - The associated numerical value is the sample quantitation or detection limit, which has been adjusted for sample weight/sample volume, extraction volume, percent solids, sample dilution or other analysis specific parameters.
The analyte was analyzed for, but the associated numerical value may not be consistent with the amount actually present in the environmental sample or may not be consistent with the sample detection or quantitation limit.
The value is an estimated quantity.
- H** - bias likely high
- L** - bias likely low
- NA** - Not Analyzed.
- BOLD** - Exceeds $^{GW}SOIL_{ing}$ for Residential Use
- BOLD** - Exceeds $^{TOT}SOIL_{Comb}$ for Residential Use

* - PCL for 4-methylphenol, lower of the two

Table 4-2C
Soil Analytical Results (TRRP Tier 1 & Tier 2 Residential Soil)
Tillery Property Brownfield Assessment

Analyte				Sample ID:	SS-01	SS-02	SS-03	SS-04	SS-05	SS-06	SS-07	SS-08
				Date:	03/26/09	03/26/09	03/26/09	03/26/09	03/26/09	03/26/09	03/26/09	03/26/09
RCRA Metal SW620 (mg/Kg)												
ARSENIC	5.9	24.16		5.019	3.4	5.7	3	1.4	2.9	1.7	2.2	2.9
BARIUM	300	7962		443	59 J	81	36	31	34	46	41	61
CADMIUM	-	52.42		1.509	0.28	0.33	0.16	0.16	0.16	0.28	0.2	0.3
CHROMIUM	30	29744		2400	11	15	7.3	4.9	6.4	7.7	6.9	8.5
LEAD	15	500	72.575	3.028	16	24	11	8.4	8.1	18	11	14
SELENIUM	0.3	308		2.29	0.56	1	0.45	0.41	0.48	0.61	0.57	0.54
SILVER	-	95.72		0.478	0.055 J	0.064	0.035	0.029	0.033	0.052	0.037	0.048
RCRA Metal SW7471 (mg/Kg)												
MERCURY	0.04	3.64	0.156	0.0078	0.015 J	0.021 J	0.012 J	0.0094 J	0.013 J	0.078	0.020 J	0.035
Texas-Specific Background Concentration				Notes: U - The material was analyzed for, but was not detected. The associated numerical value is the sample quantitation or detection limit, which has been adjusted for sample weight/sample volume, extraction volume, percent solids, sample dilution or other analysis specific parameters. J - The analyte was analyzed for, but the associated numerical value may not be consistent with the amount actually present in the environmental sample or may not be consistent with the sample detection or quantitation limit. The value is an estimated quantity. H - bias likely high L - bias likely low NA - Not Analyzed. BOLD - Exceeds Tier 1 ^{GW} SOIL _{avg} for Residential Use BOLD - Exceeds Tier 1 ^{TOT} SOIL _{comb} for Residential Use BOLD - Exceeds Tier 2 ^{GW} SOIL _{avg} for Residential Use BOLD - Exceeds Texas-Specific Median Background Concentration								
PCL / ^{TOT} SOIL _{Comb} (March 2009 Tier I tables, 0.5 acre Source Area, Residential Use)												
Tier 2 PCL / ^{GW} SOIL _{avg} (0.5 acre Source Area, Residential Use)												
PCL / ^{GW} SOIL _{avg} (March 2009 Tier I tables, 0.5 acre Source Area, Residential Use)												

Table 4-2D
Soil Analytical Results (TRRP Tier 1 Residential Soil)
Tillery Property Brownfield Assessment

Analyte		Sample ID:	SS-01	SS-02	SS-03	SS-04	SS-05	SS-06	SS-07
		Date:	03/26/09	03/26/09	03/26/09	03/26/09	03/26/09	03/26/09	03/26/09
Pesticides SW8081B (mg/Kg)									
4,4'-DDD	14.21	12.95	0.00055 U	0.00055 U	0.00055 U	0.00055 U	0.00055 U	0.00055 U	0.00055 U
4,4'-DDE	10.17	11.77	0.00024 U	0.00060 J	0.00024 U	0.00024 U	0.00024 U	0.00024 U	0.00024 U
4,4'-DDT	5.41	14.74	0.00059 U	0.00081 J	0.00059 U	0.00059 U	0.00059 U	0.00059 U	0.00059 U
ALDRIN	0.05	0.102	0.00025 U	0.00025 U	0.00025 U	0.00025 U	0.00025 U	0.00025 U	0.00025 U
alpha-BHC	0.255	0.0079	0.00021 U	0.00041 J	0.00021 U	0.00041 J	0.00021 U	0.00035 J	0.00021 U
alpha-CHLORDANE	12.8	738	0.00032 U	0.00032 U	0.00032 U	0.00032 U	0.00032 U	0.00032 U	0.00032 U
beta-BHC	0.9284	0.0289	0.00029 U	0.00029 U	0.00029 U	0.00029 U	0.00029 U	0.00029 U	0.00029 U
delta-BHC	2.93	0.17	0.00040 U	0.00040 U	0.00040 U	0.00040 U	0.00040 U	0.00040 U	0.00040 U
DIELDRIN	0.145	0.048	0.00021 U	0.00021 U	0.00021 U	0.00021 U	0.00021 U	0.00021 U	0.00021 U
ENDOSULFAN I	60.95	30.81	0.00018 U	0.00018 U	0.00018 U	0.00018 U	0.00018 U	0.00018 U	0.00018 U
ENDOSULFAN II	272	92.45	0.00029 U	0.00029 U	0.00029 U	0.00029 U	0.00029 U	0.00029 U	0.00029 U
ENDOSULFAN SULFATE	384	4659	0.00028 U	0.00028 U	0.00028 U	0.00028 U	0.00028 U	0.00028 U	0.00028 U
ENDRIN	8.84	0.75	0.00031 U	0.00031 U	0.00031 U	0.00031 U	0.00031 U	0.00031 U	0.00031 U
ENDRIN ALDEHYDE	19.37	627	0.00017 U	0.00017 U	0.00017 U	0.00017 U	0.00017 U	0.00017 U	0.00017 U
ENDRIN KETONE	18.77	50	0.00049 U	0.00049 U	0.00049 U	0.00049 U	0.00049 U	0.00049 U	0.00049 U
gamma-BHC	1.105	0.0091	0.00046 U	0.00046 U	0.00046 U	0.00046 U	0.00046 U	0.00046 U	0.00046 U
gamma-CHLORDANE	7.38	41	0.00027 U	0.00027 U	0.00027 U	0.00027 U	0.00027 U	0.00027 U	0.00027 U
HEPTACHLOR	0.128	0.188	0.00021 U	0.00021 U	0.00021 U	0.00021 U	0.00021 U	0.00021 U	0.00021 U
HEPTACHLOR EPOXIDE	0.239	0.058	0.00043 U	0.00043 U	0.00043 U	0.00043 U	0.00043 U	0.00043 U	0.00043 U
METHOXYCHLOR	271	124	0.00045 U	0.00045 U	0.00045 U	0.00045 U	0.00045 U	0.00045 U	0.00045 U
TOXAPHENE	1.24	11.5	0.016 U	0.016 U	0.016 U	0.016 U	0.016 U	0.016 U	0.016 U
<p>PCL / ^{Tot}SOIL_{Comb}</p> <p>(March 2009 Tier I tables, 0.5 acre Source Area, Residential Use)</p>			<p>Notes:</p> <p>U - The material was analyzed for, but was not detected.</p> <p>J - The associated numerical value is the sample quantitation or detection limit, which has been adjusted for sample weight/sample volume, extraction volume, percent solids, sample dilution or other analysis specific parameters.</p> <p>J - The analyte was analyzed for, but the associated numerical value may not be consistent with the amount actually present in the environmental sample or may not be consistent with the sample detection or quantitation limit.</p> <p>The value is an estimated quantity.</p> <p>H - bias likely high</p> <p>L - bias likely low</p> <p>NA - Not Analyzed.</p>						
			<p>BOLD - Exceeds ^{GW}SOIL_{Ing} for Residential Use</p> <p>BOLD - Exceeds ^{TOT}SOIL_{Comb} for Residential Use</p>						
<p>PCL / ^{GW}SOIL_{Ing}</p> <p>(March 2009 Tier I tables, 0.5 acre Source Area, Residential Use)</p>									

Tier 2 Soil to Groundwater PCL Equation

Analyte: Lead

Location: Tillery Property

$$^{GW}SOIL_{Ing} = \frac{^{GW}GW_{Ing} \times LDF \times L_2/L_1}{K_{SW}}$$

$$K_{SW} = \frac{\rho_b}{\theta_{ws} + K_d \rho_b + H' \theta_{as}}$$

$$K_d = (K_{oc})(f_s)$$

$^{GW}SOIL_{Ing}$ = Calculated Tier 2 Soil to Groundwater PCL.

$^{GW}GW_{Ing}$ = Groundwater Ingestion Protective Concentration Level [mg/L]

LDF = Leachate Dilution Factor [unitless]

L_1 = Thickness of affected soil [cm]

L_2 = Depth from top of affected soil to gw [cm]

ρ_b = Soil bulk density [g-soil/cm³-soil]

θ_{as} = Volumetric air content of the vadose zone [cm³-air/cm³-soil] = $\theta_t - \theta_{ws}$

θ_{ws} = Volumetric water content of the vadose zone (soil to groundwater) [cm³-water/cm³-soil]

K_d = Soil-Water Distribution Coefficient [unitless]

H' = Dimensionless Henry's Law Constant $H' = H \times 41.57$ @ 20°C (cm³-H₂O/cm³-air)

K_{SW} = Soil-leachate partition factor for COC [mg/L-water/mg/kg-soil]

Variable	Value	Source
$^{GW}GW_{Ing}$	= 0.015	Tier 1 value for residential and commercial/industrial setting.
LDF	= 20	Tier 1 default for 0.5 acre source area.
L_1	= 0.50	Based on analytical result (0.5 feet).
L_2	= 10	Depth to shallowest groundwater table assumed to be approximately 10 feet bgl.
r_b	= 1.67	Tier 1 default.
q_{as}	= 0.21	Tier 1 default.
q_{ws}	= 0.16	Tier 1 default.
K_d	= 12	Figure 30 TAC 350.73(e)(1)(A) for clayey soil and pH ≤ 5.
H'	= 0	Figure 30 TAC 350.73(e)
K_{SW}	= 0.082673267	Calculated.

Tier 2 $^{GW}SOIL_{Ing}$ = **72.575** mg/kg

Tier 2 Soil to Groundwater PCL Equation

Analyte: Mercury

Location: Tillery Property

$$^{GW}SOIL_{Ing} = \frac{^{GW}GW_{Ing} \times LDF \times L_2/L_1}{K_{SW}}$$

$$K_{SW} = \frac{\rho_b}{\theta_{ws} + K_d \rho_b + H' \theta_{as}}$$

$$K_d = (K_{oc})(f_s)$$

$^{GW}SOIL_{Ing}$ = Calculated Tier 2 Soil to Groundwater PCL.

$^{GW}GW_{Ing}$ = Groundwater Ingestion Protective Concentration Level [mg/L]

LDF = Leachate Dilution Factor [unitless]

L_1 = Thickness of affected soil [cm]

L_2 = Depth from top of affected soil to gw [cm]

ρ_b = Soil bulk density [g-soil/cm³-soil]

θ_{as} = Volumetric air content of the vadose zone [cm³-air/cm³-soil] = $\theta_t - \theta_{ws}$

θ_{ws} = Volumetric water content of the vadose zone (soil to groundwater) [cm³-water/cm³-soil]

K_d = Soil-Water Distribution Coefficient [unitless]

H' = Dimensionless Henry's Law Constant $H' = H \times 41.57$ @ 20°C (cm³-H₂O/cm³-air)

K_{SW} = Soil-leachate partition factor for COC [mg/L-water/mg/kg-soil]

Variable	Value	Source
$^{GW}GW_{Ing}$	= 0.002	Tier 1 value for residential and commercial/industrial setting.
LDF	= 20	Tier 1 default for 0.5 acre source area.
L_1	= 0.5	Based on analytical result (0.5 feet).
L_2	= 10	Depth to shallowest groundwater table assumed to be approximately 10 feet bgl.
ρ_b	= 1.67	Tier 1 default.
θ_{as}	= 0.21	Tier 1 default.
θ_{ws}	= 0.16	Tier 1 default.
K_d	= 0.04	USEPA <i>Supplemental Guidance for Developing Soil Screening Levels for Superfund Sites</i> - Exhibit C-4 (pH of 4.9)
H'	= 0.474	Figure 30 TAC 350.73(e)
K_{SW}	= 5.117E+00	Calculated.

Tier 2 $^{GW}SOIL_{Ing}$ = **0.156** mg/kg

5

Discussion of Findings and Conclusions

The Phase II Environmental Assessment was conducted and documentation prepared in accordance with the ASTM 1903-97 (RE-approved 2002) guidance, regulatory requirements, and work plan documents prepared in association with the Tillery Property.

5.1 Recognized Environmental Conditions

The recognized environmental conditions assessed as part of this limited Phase II ESA include the potential contaminants associated with an adjacent unauthorized landfill. The assessment included the advancement of 2 borings, collection of 8 surface soil samples and field documentation of site conditions at the time of the investigation.

Soil analytical results determined that no soil concentration exceeded their respective protective concentrations levels. RCRA 8 Metals that exceeded TRRP Tier 1 PCLs and/or Texas-Site Specific Median Background Concentrations were further evaluated using TRRP Tier 2 site-specific calculated values.

No indications of organic vapors were detected by the PID in the surface soil borings or the surface samples and no hydrocarbon odors were noticed in any of the investigation borings or surface soil samples.

5.2 Affected Media

Based on the analytical soil sample results obtained from this limited Phase II ESA it can be stated the subsurface soil media is not impacted.

5.3 Evaluation of Media Quality

Data gathered during the assessment documents the presence of construction debris on the adjacent property.

No other media were investigated.

5. Discussions of Findings and Conclusions

5.4 Conclusions

Based on analytical results, it can be stated that the soil media is not impacted by VOCs, SVOCs, pesticides and RCRA metals. RCRA metals with the exception of lead and mercury were below their respective Tier I PCLs. Additional evaluation of the tiered process, determined that lead and mercury were below their calculated Tier 2 values.

6

References

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ASTM E1903 – 97 (Reapproved 2002) – *Standard Guide for Environmental Site Assessments: Phase II Environmental Site Assessment Process.*

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URS Corporation. January 2009. *Tillery Street Limited Site Investigation – Austin, Texas Environmental Services Rotation List (2008-2010); Tillery Street Field Investigation Report.*

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Ecology and Environment Engineering, P.C. (E & E). *Quality Assurance Manual (QAM), Revision 5*, March 2004, Lancaster, New York.

Ecology and Environment Engineering, P.C. (E & E). August 2000, *Quality Management Plan (QMP)*, Lancaster, New York.

Shaw Environmental, Inc. March 2008. *Limited Phase II Environmental Site Assessment Brownfields, Investigation, Goodwin Property, Austin, TX.*

A Soil Boring Logs

DRILLING LOG OF WELL/BORING NO. SB-01

Project/Location: Austin - Goodwin / 1126 Tillery Street Austin, Texas Total Depth of Hole (feet BGS): 10

Boring Location: Southwest portion of property Ground Elevation (feet above): _____

Inner Casing Elevation (TOC): _____

Date Started/Finished: 3/26/09 - 3/26/09 Groundwater Depth (feet BGS): _____

Drilling Contractor: Total Support Service First Encountered: ▽ _____ Final: ▼ _____

Drill Method: Geoprobe Geologist: _____

							COMMENTS	
ELEVATION	DEPTH (feet)	WELL COMPLETION DIAGRAM	GRAPHIC LOG	SOIL/ROCK DESCRIPTION	SAMPLE INTERVAL	PID Readings (PPM)	RECOVERY (feet)	LEL (%)
Ground Surface Elevation								
				ground surface (gs)				
				0.5 Topsoil				
1				Silty Sand: fine to medium-grained, well sorted, subrounded grains, loose, slightly moist, dull brown to dull orange.				
2				2.0 No Recovery				
3								
4				4.0 Clayey Sand: Fine to medium-grained, well sorted, subrounded grains, loose, slightly moist, light yellow orange to yellow orange				
5								
6								
7								
8								
9								
10				10.0				



DRILLING LOG OF WELL/BORING NO. SB-2

Project/Location: Austin - Goodwin / 1126 Tillery Street Austin, Texas Total Depth of Hole (feet BGS): 10

Boring Location: Northwest portion of property Ground Elevation (feet above): _____

Inner Casing Elevation (TOC): _____

Date Started/Finished: 2/26/09 - 3/26/09 Groundwater Depth (feet BGS): _____

Drilling Contractor: Total Support Service First Encountered: ▽ _____ Final: ▽ _____

Drill Method: Geoprobe Geologist: _____

							COMMENTS	
ELEVATION	DEPTH (feet)	WELL COMPLETION DIAGRAM	GRAPHIC LOG	SOIL/ROCK DESCRIPTION	SAMPLE INTERVAL	PID Readings (PPM)	RECOVERY (feet)	LEL (%)
Blow Counts	Reviewed By:							
Ground Surface Elevation				ground surface (gs)				
1				Silty Sand: with trace siliaceous gravel nodules, fine to medium-grained, well sorted, subrounded grains, loose, slightly moist, dull brown to dull orange.				
2								
3								
4				4.0				
5				Silty Sand: with trace siliaceous gravel nodules, fine to medium-grained, well sorted, subrounded grains, loose, slightly moist, dull brown to dull orange.				
6								
7								
8				8.0				
9				Silty Sand: with trace siliaceous gravel nodules, fine to medium-grained, well sorted, subrounded grains, loose, slightly moist, dull brown to dull orange.				
10				10.0				



B

Analytical Data Summaries

Full data package (1528 pgs in electronic version)

DATA VALIDATION MEMORANDUM

DATE: April 24, 2009

TO: Patrick Johnson, Project Manager, E&E

FROM: Steven Elliott, Chemist/Data Validator, E&E Pensacola

SUBJ: Austin Goodwin Property Brownfield Assessment

Laboratory: TestAmerica, Arvada CO

Project	Lab Work Order
Goodwin Property - 002313.FW24	D9C270268

DELIVERABLES

The laboratory reports are complete, including raw sample and calibration data and supporting documentation, and sufficient to validate the reported data. Validation protocol followed is the US Army Corp of Engineers - EM 200-1-6, Chemical Quality Assurance for Hazardous Toxic and Radioactive Waste (HTRW), October 10, 1997, the US EPA document Methods for Chemical Analysis of Water and Wastes, EPA-600/4-79-020 and laboratory generated specific criteria where applicable.

SAMPLE INTEGRITY

Based on the information provided on the cooler receipt form, the samples arrived at the laboratory intact and properly preserved. Sample receipt temperatures were within the acceptance criteria of 4 ± 2 °C. Completed chain-of-custody (COC) documents are included in the laboratory report.

SAMPLE IDENTIFICATION

The field samples for this laboratory data packages and related laboratory identifications (IDs) are listed on the attached Table 1. Field duplicates for this project were not collected. Project-specific matrix spike/matrix spike duplicates (MS/MSD) were not designated in the field and extra volume was not noted on the COC. A summary of the analytical tests and the number of tests included in the laboratory work order are provided on Table 2. A summary of positive results for blanks samples and the associated qualified samples is provided on Table 3 and 3A. A summary of samples qualified due to surrogate recoveries outside QC limits is provided in Table 4. A summary of samples qualified due to MS/MSD recoveries outside QC limits is provided in Table 5. A summary of LCS recoveries outside QC limits is provided in Table 6. Reanalyzed samples are summarized in Table 7. All tables are attached to this memo.

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Table 1 Sample Listing

Work Order	Matrix	Sample ID	Lab ID	Sample Date	Lab QC	MS/MSD	ID Corrections
D9C270268	Soil	SS-01	D9C270268-001	3/26/2009	MS/MSD (8260, 6020)		None
D9C270268	Soil	SS-02	D9C270268-002	3/26/2009			None
D9C270268	Soil	SS-03	D9C270268-003	3/26/2009			None
D9C270268	Soil	SS-04	D9C270268-004	3/26/2009	MS/MSD (8081)		None
D9C270268	Soil	SS-05	D9C270268-005	3/26/2009			None
D9C270268	Soil	SS-06	D9C270268-006	3/26/2009			None
D9C270268	Soil	SS-07	D9C270268-007	3/26/2009			None
D9C270268	Soil	SS-08	D9C270268-008	3/26/2009			None

Table 2 Analyses

Lab Work Orders	Matrix	Test Method	Test Name	Number of Samples
D9C270268	Soil	SW6020A	Metals by ICP Method 6020A	8
D9C270268	Soil	SW7471A	Mercury by Method 7471A	8
D9C270268	Soil	SW8081	Pesticides by GC Method 8081	8
D9C270268	Soil	SW8260B	VOCs, by GCMS Method 8260B	8
D9C270268	Soil	SW8270C	Semivolatile Organics by Method 8270C	8
D9C270268	Soil	ASTM 2216-90	Percent Moisture	8
D9C270268	Soil	SW9045C	pH	4

HOLDING TIMES

All samples were analyzed within the project-specified holding time.

VOLATILE ANALYSES (8260B)

Blank Summary

Laboratory method blanks and field blanks were performed at the required frequency and no compounds were present above the Reporting Limit (RL) except for the following. Naphthalene and 1,2,3-trichlorobenzene were detected in the method blank associated with batch 9092060 at levels below the RL. Neither naphthalene nor 1,2,3-trichlorobenzene were detected in any of the associated samples and since the bias is high, no qualification was necessary. A summary

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of positive results for blanks samples and the associated qualified samples is provided on Table 3 and 3A.

A trip blank was not included with this sample delivery.

Surrogates

The recoveries for surrogates; 1,2-Dichloroethane-d4, 4-Bromofluorobenzene, Dibromofluoromethane, and Toluene-d8 were within acceptable QC limits for all samples.

Matrix Spike/Matrix Spike Duplicates (MS/MSD)

The MS/MSD was performed at the required frequency on sample SS-01. MS/MSD samples were not indicated on the COC as project-specific QC. The percent recovery and relative percent difference (RPD) values were within laboratory QC limits.

Laboratory Control Sample (LCS)

The LCSs were analyzed at the required frequency and all recoveries were within QC limits.

Internal Standards

Internal standard responses were within retention time and area count limits except for

Calibration

The method calibration criteria for initial and continuing calibration were met for all samples.

SEMIVOLATILE ANALYSES (8270C)

Blank Summary

Laboratory method blanks and field blanks were performed at the required frequency and no compounds were present above the PQL except for the following. Bis (2-ethylhexyl) phthalate was detected in the method blank associated with batch 9089241. Bis (2-ethylhexyl) phthalate was detected in all associated samples. Bis (2-ethylhexyl) phthalate results have been qualified as not detected, U, in samples SS-01, SS-02, SS-03, SS-04, and SS-08. The concentration of bis (2-ethylhexyl) phthalate in samples SS-05, SS-06, and SS-07 had concentrations greater than 10x the concentration detected in the method blank so no qualification was necessary.

Surrogates

The recoveries for surrogates 2,4,6-tribromophenol, 2-fluorobiphenyl, 2-fluorophenol, nitrobenzene-d5, phenol-d5, and terphenyl-d14 were within acceptable QC limits with the exception of the dilution analysis of SS-07. All surrogates were reported not detected due to the sample dilution. The result for bis (2-ethylhexyl) phthalate in the diluted sample is the reported result and has been qualified as estimated, J, due to the low surrogate recoveries. A summary of samples qualified due to surrogate recoveries outside QC limits is provided in Table 4.

Matrix Spike/Matrix Spike Duplicates (MS/MSD)

The MS/MSD was performed at the required frequency by the laboratory but on samples not associated with this sample batch. An MS/MSD was not indicated on the COC as project-specific QC.

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Laboratory Control Sample (LCS)

The LCSs were analyzed at the required frequency and all recoveries were within QC limits.

Internal Standards

Internal standard responses were within retention time and area count limits.

Calibration

The method calibration criteria for initial and continuing calibration were met for all samples.

Compound Identification and Quantitation

Sample SS-07 was analyzed at a dilution due to a high concentration of bis (2-ethylhexyl) phthalate. The diluted analysis result was within the calibration range of the instrument and should be the reported result. Reanalyzed samples are summarized in Table 7.

The peaks for benzo(b)fluoranthene and benzo(k)fluoranthene results for samples SS-02, SS-003, and SS-004 could not be resolved as part of the analysis. The two compounds are reported as benzo(b)fluoranthene while benzo(k)fluoranthene is reported as not detected. Therefore, the benzo(b)fluoranthene and benzo(k)fluoranthene results were qualified as estimated (J/UJ) with an indeterminate bias in the associated samples.

PESTICIDES (8081A)**Blank Summary**

Laboratory method blanks and field blanks were performed at the required frequency. alpha-BHC was detected in the method blank at a level below the RL.. Associated samples have been U qualified if the concentration of the sample was < 5x the amount in the method blank for alpha-BHC.

Surrogates

The recoveries for surrogates decachlorobiphenyl (DCB) and Tetrachloro-m-xylene (TCMX) were within acceptable QC limits for all samples.

Matrix Spike/Matrix Spike Duplicates (MS/MSD)

The MS/MSD was performed at the required frequency on sample SS-04. An MS/MSD was not indicated on the COC as project-specific QC. The percent recovery and RPD values were within QC limits.

Laboratory Control Sample (LCS)

The LCSs were analyzed at the required frequency and all recoveries were within QC limits.

Calibration

The method calibration criteria for initial and continuing calibration were met for all samples with the exception of a continuing calibration verification (CCV) standard that had percent difference results outside of QC limits for methoxychlor. However, methoxychlor was not detected in any of the associated samples and since the bias is high, no qualification was necessary.

METALS (6020A/7471A)**Blank Summary**

Laboratory method blanks and field blanks were analyzed at the required frequency and had no target analytes detected above the laboratory PQL.

Matrix Spike/Matrix Spike Duplicate (MS/MSD)

The MS/MSD was performed at the required frequency on sample SS-01 for 6020. A sample from another lot was used for 7471 MS/MSD analysis. An MS/MSD was not indicated on the COC as project-specific QC. The percent recovery and RPD values were within laboratory QC limits with one exception. The MS result for barium was outside QC limits. Barium has been qualified as estimated, J, in sample SS-01. A summary of samples qualified due to MS/MSD recoveries outside QC limits is provided in Table 5.

Laboratory Control Sample (LCS)

The LCSs were performed at the required frequency and all recoveries were within QC limits.

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Serial Dilution

Serial dilutions were performed at the required frequency and the percent difference values were within QC limits.

Calibration

The method calibration criteria for initial calibration and continuing calibration criteria were met. Barium and cadmium were detected at levels less than 3x the RL for each compound in the interference check sample (ICS) A. The concentrations of the trace impurities in the solution are not believed to have an adverse affect on the quantitation of barium and cadmium in the samples analyzed.

FIELD DUPLICATE RESULTS

Field duplicates were not submitted with this sampling event.

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Table 3 - List of Positive Results for Blank Samples

Method	Sample ID	Sample Type	Analyte	Result (mg/Kg)	Qual	MDL	PQL
SW8260	D9D0200000-060B	MBLK	Naphthalene	0.00080	None	0.00063	0.005
SW8260	D9D0200000-060B	MBLK	1,2,3-trichlorobenzene	0.00077	None	0.00075	0.005
SW8270	D9C3000000-241B	MBLK	Bis (2-ethylhexyl) phthalate	0.073	J	0.046	0.330
SW8081	D9C3100000-210B	MBLK	Alpha-BHC	0.00048	J	0.000021	0.0017

Table 3A - List of Samples Qualified for Method Blank Contamination

Method	Lab Blank	Analyte	Blank Result	Sample Result	PQL	Affected Samples	Sample Flag
SW8270	D9C3000000-241B	Bis (2-ethylhexyl) phthalate	0.073	0.094	0.330	SS-01,	U
SW8270	D9C3000000-241B	Bis (2-ethylhexyl) phthalate	0.073	0.140	0.330	SS-02	U
SW8270	D9C3000000-241B	Bis (2-ethylhexyl) phthalate	0.073	0.110	0.330	SS-03	U
SW8270	D9C3000000-241B	Bis (2-ethylhexyl) phthalate	0.073	0.130	0.330	SS-04	U
SW8270	D9C3000000-241B	Bis (2-ethylhexyl) phthalate	0.073	0.096	0.330	SS-08	U
SW8081	D9C3100000-210B	Alpha-BHC	0.00048	0.00041	0.0017	SS-02	U
SW8081	D9C3100000-210B	Alpha-BHC	0.00048	0.00041	0.0017	SS-04	U
SW8081	D9C3100000-210B	Alpha-BHC	0.00048	0.00035	0.0017	SS-06	U

Table 3B - List of Samples Qualified for Field Blank Contamination

Not applicable

Table 4 - List of Samples with Surrogates outside Control Limits

Method	Sample ID	Analyte	Surr. Rec.	Low Limit	High Limit	Dil Fac	Sample Qual.
SW8270	SS-07	Bis (2-ethylhexyl) phthalate	0.0%	35	125	4X	J Flag

Table 5 - List MS/MSD Recoveries and RPDs outside Control Limits

None

Table 6 - List LCS Recoveries outside Control Limits

None

Table 7 –Samples that were Reanalyzed

Method	Sample ID	Dil Fac	Reason
SW8270	SS-07	4X	Analyte concentration > cal range

Table 8 – Summary of Field Duplicate Results

Not Applicable

Note: Blank spaces indicate analytes was not analyzed or ND.

Key:

A = Analyte

NC = Not Calculated

ND = Not Detected



PQL = Practical Quantitation Limit

RPD = Relative Percent Difference



T = Tentatively Identified Compound

C Photographic Documentation



Photographic Log

#1 Observed construction debris	
Date : Time 3/26/09 : 1230	
Direction West	
Photographer David Aguinaga	
#2 Observed construction debris	
Date : Time 3/26/09 : 1231	
Direction West	
Photographer David Aguinaga	

Photographic Log

#3 Soil boring SB-02	
Date : Time 3/26/09 : 1240	
Direction North	
Photographer David Aguinaga	
#4 Soil boring SB-02	
Date : Time 3/26/09 : 1241	
Direction Down	
Photographer David Aguinaga	

Photographic Log

#5 Looking Northwest from 4-acre property to 7-acre property	
Date/Time 3/26/09 : 1232	
Direction Northwest	
Photographer David Aguinaga	
#6 Existing groundwater monitoring well	
Date/Time 3/26/09 : 1150	
Direction North	
Photographer David Aguinaga	

