FJZ Phase V Narrative

GNDC is working to complete two of the three remaining lots of the 4-acre single-family site fronting onto Father Joe Znotas and Tillery Streets. GNDC has already built and sold 26 CLT homes in the prior 4 FJZ Phases of the Guadalupe Saldaña Net Zero Subdivision. These two homes, located at 1126 Tillery St and 3128 Father Joe Znotas Street, are existing homes that were relocated from other sites. 1126 Tillery is being completed as a 2-bedroom, 2-bathroom home. GNDC moved the house from 1008 Brass Street in 2021 onto Tillery and is now working on renovations to add a front porch, back deck, master bathroom, a second bathroom/laundry and a remodel of the kitchen. The house will be sold as a 2-bedroom, 2-bathroom home to a household at below 80% MFI. 3128 Father Joe Znotas Street was formerly at 1501 East Cesar Chavez. A developer paid for the relocation cost, the foundation for the relocated house and drying in the structure. GNDC is remodeling by adding three bedrooms and 2 and a half bathrooms with a 2-story addition off the rear of the relocated house. The finished house, with 4 bedrooms and 2.5 bathrooms, will be sold to a household at or below 80% MFI.

The 11-acre Guadalupe-Saldaña Net-Zero Subdivision is located near the intersections of Goodwin Avenue, Webberville Road, and Tillery Street. When completed, the subdivision will provide 124 units of "super-green," permanently affordable homes to the East Austin community. This innovative project merges sustainable design and supportive social services with GNDC's affordable rental and home ownership programs, as well as trails, green space and easy access to transit.

This Funding Request in an amount of $140,000 for rehabilitation and remodeling costs for the 2 houses. The total project cost for this phase is $822,137. GNDC already owns the land and has $234,671 of equity into the project in the two existing structures, recent architectural and engineering design work. We also received a $225,000 donation from the developer of a nearby project called Springdale Green that is being used for the development and improvement of these two homes. GNDC has previously received $121,466 in AHFC funds that were used for land acquisition, infrastructure and architectural and engineering design work for these lots as part of the entire subdivision.

History of the Guadalupe-Saldaña Net Zero Subdivision

GNDC's work on the Guadalupe-Saldaña Net Zero Subdivision began in 2005 when GNDC purchased slightly more than 7 acres of land at a property tax foreclosure sale. In 2009 GNDC purchased an adjacent 4-acre site, with one occupied rental unit, with $1 million in Austin GO Bonds. The subdivision and site development permits were approved in January 2011. Environmental remediation and site work for approximately 7 acres of the 11-acre site was completed with CDBG funds in 2012 and, in 2013, GNDC completed 4 "net zero" duplexes on the east side of the multi-family section of the Subdivision using GO Bonds from the AHFC and Neighborhood Stabilization Program funds from the Texas Department of Housing and Community Affairs. This deeply affordable housing consists of 4 two- bedroom units and 4 fully accessible one-bedroom units.

In 2015, GNDC relocated 4 homes from the Rainey Street National Register District to Father Joe Znotas Street, which were then sold in GNDC's Community Land Trust Program to income-eligible home buyers for between $100,000 and $125,000 each. A special Rainey Street Historic Preservation funds was created by City Council to help finance rehabilitation and remodeling of these homes. This was followed in 2017 and 2018, by 8 newly constructed ownership units on Father Joe Znotas (FJZ) Street Phase II. In 2018-19, GNDC completed 4 new ownership units that were built in collaboration with Austin Habitat for Humanity as FJZ Phase III. GNDC completed 10 new ownership homes in FJZ Phase IV between 2020 and 2021. These 22

homes, built after the initial four units from Rainey Street, were completed using HOME Funds and private construction loans.

GNDC, in partnership with the Jeremiah Program, completed the Jeremiah Moody Campus in 2017. This multi-family development provides 35 two-bedroom rental units to very low-income single parents enrolled in the Jeremiah Program Austin. The facility includes a 5-classroom accredited child development center with 2 playgrounds, community and social service spaces, and staff offices for Jeremiah Program Austin and GNDC.

Between 2013 and 2021, GNDC has developed 70 units on the portion of the 11-acre subdivision where site work and infrastructure had been completed in 2012. GNDC is currently working to complete 2 more homes on the remaining sites. The one remaining vacant lot will be developed in 2023-24.

Project Summary Form

1) **Project Name**	2) **Project Type**	3) **New Construction or Rehabilitation**
FJZ Phase V	100% Affordable	Rehabilitation

4) **Address(s) or Location Description**	5) **Mobility Bond Corridor**
3128 Father Joe Znotas & 1126 Tillery Street	Airport Blvd

6) **Census Tract**	7) **Council District**	8) **Elementary School**	9) **Affordability Period**
8.01	District 3	OAK SPRINGS EL	99 Years

10) **Type of Structure**	11) **Occupied?**	12) **How will funds be used?**
Single Family	No	Construction

13) Summary of **Rental Units by MFI Level**

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four (+) Bedroom	Total
Up to 20% MFI						**0**
Up to 30% MFI						**0**
Up to 40% MFI						**0**
Up to 50% MFI						**0**
Up to 60% MFI						**0**
Up to 80% MFI						**0**
Up to 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
Up to 60% MFI						**0**
Up to 80% MFI			1		1	**2**
Up to 120% MFI						**0**
No Restrictions						**0**
Total Units	0	0	1	0	1	**2**

15) **Initiatives and Priorities** (of the Affordable Units)

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	0	Continuum of Care Units	0
Accessible Units for Sensory Impairments	0		

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? Yes

17) Is the property within 1/4 mile of a High-Frequency Transit Stop? Yes

18) Is the property within 3/4 mile of Transit Service? Yes

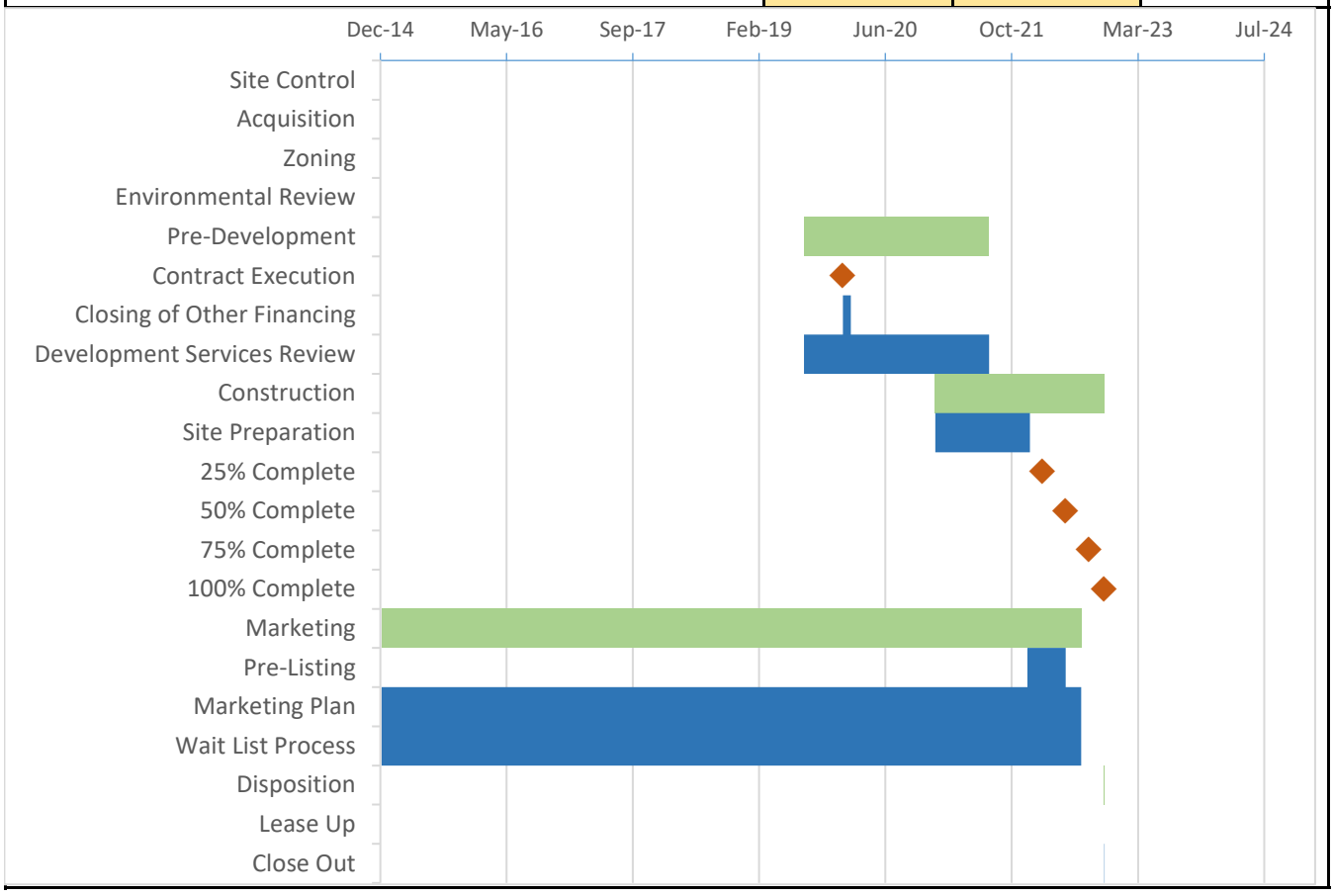
19) The property has Healthy Food Access? No

20) **Estimated Sources and Uses of funds**

Sources		***Uses***	
Debt	-	Acquisition	144,081
Equity	324,671	Off-Site	-
Grant	236,000	Site Work	
Other	-	Sit Amenities	-
Deferred Developer Fee		Building Costs	582,898
Previous AHFC Funding	121,466	Contractor Fees	
Current AHFC Request	**140,000**	Soft Costs	45,158
		Financing	-
		Developer Fees	50,000
Total **$**	**822,137**	***Total*** **$**	**822,137**

Development Schedule

	Start Date	End Date
Site Control	Jan-09	Jan-11
Acquisition	Sep-09	
Zoning	Jan-09	Jan-11
Environmental Review	Jan-11	Jan-11
Pre-Development	Aug-19	Aug-21
Contract Execution	Jan-20	
Closing of Other Financing	Jan-20	Feb-20
Development Services Review	Aug-19	Aug-21
Construction	Jan-21	Nov-22
Site Preparation	Jan-21	Jan-22
25% Complete	Mar-22	
50% Complete	Jun-22	
75% Complete	Sep-22	
100% Complete	Nov-22	
Marketing	Jan-15	Aug-22
Pre-Listing	Jan-22	Jun-22
Marketing Plan	Jan-15	Aug-22
Wait List Process	Jan-15	Aug-22
Disposition	Nov-22	Nov-22
Lease Up		
Close Out	Nov-22	Nov-22



Development Budget

	Total Project Cost	Requested AHFC Funds	Description
Pre-Development			
Appraisal	0		
Environmental Review	0		
Engineering	8,900		
Survey	2,150		
Architectural	27,008		12,333 was from AHFC previously
Subtotal Pre-Development Cost	$38,058	$0	
Acquisition			
Site and/or Land	109,132	0	AHFC $66,667 (2 lots) & $42,466 infrastructure previously
Structures	28,922		Relocated 1008 Brass St. to 1126 Tillery St.
Other (specify)	6,027		Permits, fees & demolition
Subtotal Acquisition Cost	$144,081	$0	
Construction			
Infrastructure	0		Included in site work
Site Work	18,050		
Demolition	6,500		
Concrete	14,300		
Masonry	0		
Rough Carpentry	91,875		
Finish Carpentry	4,525		
Waterproofing and Insulation	8,730		
Roofing and Sheet Metal	26,800		
Plumbing/Hot Water	35,700		
HVAC/Mechanical	23,350		
Electrical	43,300		
Doors/Windows/Glass	16,200		
Lath and Plaster/Drywall and Acoustical	21,050		
Tile Work	11,880		
Soft and Hard Floor	21,400		
Paint/Decorating/Blinds/Shades	41,450	30,000	
Specialties/Special Equipment	36,209	30,000	
Cabinetry/Appliances	36,415	30,000	
Landscaping	4,164		
Other (specify)	71,000		
Construction Contingency	50,000		GNDC provides contingency
Subtotal Construction Cost	$582,898	$90,000	
Soft & Carrying Costs			
Legal	0		
Audit/Accounting	1,000		
Title/Recording	3,500		
Architectural (Inspections)	2,000		
Construction Interest	600		
Construction Period Insurance	0		
Construction Period Taxes	0		
Relocation	0		
Marketing	0		
Davis-Bacon Monitoring	0		
Developer Fee	50,000	50,000	
Other (specify)	0		
Subtotal Soft & Carrying Costs	$57,100	$50,000	
TOTAL PROJECT BUDGET	$822,137	$140,000	

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	1	0	0	0	0	0
Number of Bedrooms	2	4	0	0	0	0	0
Square Footage	772	2189	0	0	0	0	0
Anticipated Sale Price	$220,000	$290,000	$0	$0	$0	$0	$0
Borrower Contribution	$0	$0	$0	$0	$0	$0	$0
Homebuyer Subsidy	$40,000	$40,000	$0	$0	$0	$0	$0
Total Principal Amount of Mortgage	$180,000	$250,000	$0	$0	$0	$0	$0
Anticipated Interest Rate	3.60%	3.60%	0.00%	0.00%	0.00%	0.00%	0.00%
Monthly Principal Amount	$255	$387	$0	$0	$0	$0	$0
Monthy Interest	$495	$750	$0	$0	$0	$0	$0
Estimated Monthly Taxes	$270	$400	$0	$0	$0	$0	$0
Estimated Monthly Insurance	$80	$100	$0	$0	$0	$0	$0
TOTAL Estimated PITI	$1,100	$1,637	$0	$0	$0	$0	$0

Project Name	FJZ Phase V	
Project Type	100% Affordable	
Council District	District 3	
Census Tract	8.01	
Prior AHFC Funding	$121,466	
Current AHFC Funding Request Amount	$140,000	
Estimated Total Project Cost	$822,137	
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	10%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	33%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	9%	% of City's affordable housing goal near high frequency transit
Imagine Austin	9%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	0%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	6%	% of City's affordable housing goal within mobility bond corroidors
SCORE	**0**	**% of annual goal * units * 50%, max of 75**
< 40% MFI	0	# of rental units at < 40% MFI
< 50% MFI	0	# of rental units at < 50% MFI
District Goal	10%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	33%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	9%	% of City's affordable housing goal near high frequency transit
Imagine Austin	9%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	0%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	6%	% of City's affordable housing goal within mobility bond corroidors
SCORE	**0**	**% of annual goal * units * 25%, max of 75**
< 60% MFI	0	# of units for purchase at < 60% MFI
District Goal	10%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	33%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	9%	% of City's affordable housing goal near high frequency transit
Imagine Austin	9%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	0%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	6%	% of City's affordable housing goal within mobility bond corroidors
SCORE	**0**	**% of annual goal * units * 50%, max of 75**
< 80% MFI	2	# of units for purchase at < 80% MFI
District Goal	10%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	33%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	9%	% of City's affordable housing goal near high frequency transit
Imagine Austin	9%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	0%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	6%	% of City's affordable housing goal within mobility bond corroidors
SCORE	**0**	**% of annual goal * units * 25%, max of 75**
Unit Score	**0**	**MAXIMUM SCORE = 300**
INITIATIVES AND PRIORITIES		
Continuum of Care	0	Total # of units provided up to 100 per year
Continuum of Care Score	0	(total CoC Units/100 + HF Units/50)*20
Access to Healthy Food	No	Within 1 Mile of Healthy Food (City GIS)
Continuum of Care Weighted Score	0	Mobility, Access to Jobs, Community Institutions, Social Cohesion
2 Bedroom Units	1	Total Affordable 2 Bedroom units
3 Bedroom Units	0	Total Affordable 3 Bedroom units
4 Bedroom Units	1	Total Affordable 4+ Bedroom units
Multi-Generational Housing Score	20	Multi-bedroom Unit/Total Units * 20
TEA Grade	64	Elementary School Rating from TEA
Multi-Generational Housing Weighted Score	6	Educational Attainment, Environment, Community Institutions, Social Cohesion, E
Accessible Units	0	mobiltiy and sensory units
Non-PSH, Non-Voucher Under 20% MFI	0	Total units under 20% MFI
Accessibility Score	0	Accessible Unit/Total Units * 20
Metro Access Service	Yes	Within 3/4 mile of fixed route transit
Accessibility Weighted Score	0	Housing Stability, Health, Mobility, Community Institutions
Initiatives and Priorities Score	**26**	**MAXIMUM SCORE = 200**
UNDERWRITING		
AHFC Leverage	32%	% of total project cost funded through AHFC request
Leverage Score	**12**	**3 points per 5% reduction in leverage below 50% (max 30)**
AHFC Per Unit Subsidy (including prior amounts)	$130,733	Amount of assistance per unit
Subsidy per unit score	**9**	**($200,000 - per unit subsidy)*25/$200,000**
AHFC Per Bedroom Subsidy	$43,578	Amount of assistance per bedroom
Subsidy per Bedroom Score	**20**	**($200,000 - per bedroom subsidy)*25/$200,000**
Debt Coverage Ratio (Year 5)	0.00	Measured at the 5 Year mark
Debt Coverage Ratio Score	**0**	**Minimum = 1.0; Maximum = 1.5; 1.25 = best score**
Underwriting Score	**40**	**MAXIMUM SCORE = 100**
APPLICANT		
FINAL QUANTITATIVE SCORE	66	**THRESHOLD SCORE = 50**
Previous Developments		
Compliance Score		
Proposal		
Supportive Services		
Development Team		
Management Team		
Notes		

APPLICATION CHECKLIST/ INFORMATION FORM

DEVELOPER : Guadalupe Neighborhood Development Corporation	**OWNER/BORROWER NAME : Guadalupe Neighborhood Development Corporation**
DEVELOPMENT NAME : FJZ Phase V	**FUNDING CYCLE DEADLINE : February 4, 2022**
FEDERAL TAX ID NO: 74-2247265	**DUNS NO: 015287795**
PROJECT ADDRESS: 1126 Tillery & 3128 Father Joe Znotas Str	**PROGRAM : OHDA**
CONTACT NAME : Mark Rogers	**AMOUNT REQUESTED: $ 180,000**
CONTACT ADDRESS AND PHONE : 813 E. 8th Street Austin TX 78702, (512) 479 6275	

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A2	PROJECT SUMMARY FORM	MR
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A4	DEVELOPMENT BUDGET	MR
A5	OPERATING PRO FORMA	MR
A6	SCORING SHEET	MR

	ATTACHMENT TABS			
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		1.b.	Certificate of Status	MR
		1.c.	Statement of Confidence	N/A
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		2.b.	Resumes of development team	MR
		2.c.	Resumes of property management team	MR
3	**FINANCIAL INFORMATION**	3.a.	Federal IRS Certification	MR
		3.b.	Certified Financial Audit	MR
		3.c.	Board Resolution	MR
		3.d.	Financial Statements	MR
		3.e.	Funding commitment letters .	MR
4	**PROJECT INFORMATION**	4.a.	Market Study	MR
		4.b.	Good Neighbor Policy	MR
		4.c.	SMART Housing Letter	MR
		4.d.	MOU with ECHO	N/A
		4.e.	Resident Services	N/A
5	**PROPERTY INFORMATION**	5.a.	Appraisal	N/A
		5.b.	Property Maps	MR
		5.c.	Zoning Verification Letter	MR
		5.d.	Proof of Site control	MR
		5.e.	Phase I ESA	MR
		5.f.	SHPO	N/A

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.

SIGNATURE OF APPLICANT

Mark C Rogers

PRINTED NAME

Mark C. Rogers

TITLE OF APPLICANT

Executive Director

DATE OF SUBMISSION

DATE AND TIME STAMP OF RECEIPT

FOR AHFC USE ONLY

FJZ Phase V

Guadalupe Neighborhood Development Corporation

OHDA Application Attachment Tabs

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1. Applicant Entity

Developers Experience

GNDC is a 501(c)(3) Texas non-profit corporation with nearly 40 years of service as an affordable housing provider to families from East Austin. Since its formation in 1981, GNDC has rehabilitated over 100 homes and has made home owners of over 70 families, including 28 homeowners in its Community Land Trust (CLT) program. GNDC also offers an ongoing rental program of more than 180 units that provide high quality, long-term affordable housing units to families and special needs populations such as the elderly, disabled, and single-parent households from GNDC's service area. GNDC provides property management services for all of its rental housing and has done so since the organization's inception.

GNDC is widely regarded as the most effective and active neighborhood development corporation in Austin and has moved to a leading position among the builders of "green" housing in Austin. GNDC has received many awards in recognition of its benefits to Austin and Central Texas. GNDC's achievements are best exemplified by the successful preservation of community character and neighborhood integrity in light of dramatic changes that include commercial encroachment, steady gentrification and rising property taxes that are displacing the historically Hispanic and African American families that have lived in Central East Austin. GNDC is one of a handful of Community Housing Development Organizations (CHDO) in Austin that meets specific requirements for development expertise, board membership, and community representation.

GNDC is one of few nonprofits helping low to moderate income families become homeowners in the city. GNDC pioneered its Community Land Trust Program in 2012, the first in Texas, and now has 28 CLT homeowners in the program. CLT homeownership creates long-term, stable, affordable housing. Because the land is owned by GNDC and the home has restricted resale value, the homeowner is largely exempt from rapidly rising property taxes. GNDC oversees and manages the property tax process and ensures long-term care of the home through a Stewardship Fund that escrows a small monthly payment used for eventual repairs and maintenance. To date, none of GNDC's CLT homeowners has defaulted on their mortgage. GNDC also works to ensure homes are as energy efficient as possible and has worked with Austin Energy to receive rebates on solar panels and other green components for the CLT homes, making them even more affordable to owners.

GNDC has developed project management, market analysis, site selection and control, planning and construction experience and skills throughout its nearly forty years of existence. GNDC partners with equally experienced architects, engineers, and other development team members for its housing projects. All architects have extensive experience and are leaders in the field of green building and historic preservation. GNDC works to ensure projects are as energy efficient as possible and has worked with Austin Energy to receive rebates on solar panels and other green components for a significant portion of its new construction and rehab projects.

Corporations Section
P.O.Box 13697
Austin, Texas 78711-3697

Ruth R. Hughs
Secretary of State

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 November 03, 2020.

Ruth R. Hughs
Secretary of State

2. Principals' Information

Principals/Property Manager CVs

Executive Director Resume

Assistant Executive Director

Administrative Coordinator CV

Property Manager CV

Assistant Property Manager CV

Corporate Resume

Mark C. Rogers, Ph.D.

Mark@guadalupendc.org
813 east 8th Street, Austin, TX 78702
512-479-6275 x6

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

Rachel R. Stone

913 Nile St, Austin TX 78702 | 203-640-1678 | 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

JUSTIN N. GONZALES

1111 W 10th St Austin Tx 78703
justin@guadalupendc.org
(361) 571-3336

PROFESSIONAL EXPERIENCE

Guadalupe Neighborhood Development Corporation **April 2021 - Current**

Administrative Coordinator

- Administrative and Operations support for the Executive Director and Board of Directors.
- Training for certification as a HUD Homebuyer Counselor (12.5 hour course)
- Organize and Manage digital filing system.
- Assist Property Managers with technical requirements and compliance for State and Federal programs.
- Utilize Adobe Pro and Canva for creation of marketing and fundraising campaigns.

Greenberg Traurig **September 2019 - August 2020**

Event Coordinator

- Customer service and coordination for all firm events, fundraisers, and dinners.(4-400+ people).
- Create event timelines and checklists for multiple coinciding events with key players, staff, tech, etc.
- Utilize Adobe Premier and Illustrator for creation of digital invites, marketing promotions, and memos
- Digital conference Specialist: connected events with Bluejeans/Zoom conferencing for telework/tele-events/ webinar production

Buca Di Beppo **February 2017 - September 2019**

Sales Coordinator

- Manage all tour & travel related events, consisting of 800+ events annually - $1,000,000 in revenue
- Negotiate contracts with corporations
- Coordinate events for corporate and social markets, leveraging highest-quality customer service to exceed all client and management expectations
- Direct front of house of house/back of house staff and work closely with management to ensure quality control and success of events

United States House of Representatives **September 2016 – February 2017**

Legislative Intern, Congressman Blake Farenthold (Washington, D.C.) *Home District*

- Drafted press releases and weekly social media posts garnering constituent approval
- Monitored district press and drafted talking points for the communications director
- Constituency Outreach and Engagement: daily constituent response emails and mailings on a variety of policy areas including gun control, environment, judicial, LGBTQ rights, and government oversight
- Researched how companies affected the economic, environmental, and legal atmospheres of the district.

Wendy Davis Gubernatorial Campaign **September 2014 -November 2014**

Battleground Texas Field Organizer (Austin, Texas)

- Communicated powerful speeches aimed to gain incremental votes
- Coordinated political rallies and events
- Solicited donations using 'Hard Ask' persuasion calls
- Maintained a network of contacts relevant to running a successful campaign

EDUCATION

University of Texas at Austin **May 2014**

Government BA; Concentration: Public Policy GPA 3.1
Published 2014. UT Libraries: "*Does Hispanic Congressman Ideology Differ by Country of Origin*?"
Business Marketing and Digital Advertising Certification GPA 3.5

YOLANDA ALEMÁN-LIMÓN

604 Springdale Road, Austin, Texas 78702
(512) 786-3473

EXPERIENCE:

Property Manager October 1, 2003 – Present

Guadalupe Neighborhood Development Corporation

- 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.

Senior Patient Account Representative February 1993 - September, 2009

City of Austin, Health and Human Services

- 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.

Senior Administrative Clerk October 1985 - February 1993

City of Austin, Woman and Children (WIC) Program

- 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.

EDUCATION: **G.E.D Austin Community College,** Austin, Texas 1985

SKILLS: **Bilingual in Spanish, Proficient in Microsoft Word, bookkeeping, and accounting**

LINDA RODRIGUEZ

12201 Ferrystone Glen Drive, Del Valle TX 78761 (512) 740-7822

PROFESSIONAL EXPERIENCE

Assistant Property Manager
Guadalupe Neighborhood Development Corporation - Austin, TX May 2018 - Present

- Receive and record rental and fee payments for the Guadalupe-Saldana Net Zero Subdivision duplexes, apartments and Community Land Trust homes.
- Coordinate and oversee vendor contracts for repairs, cleaning, and waste management.
- Income verification and eligibility certification for rental applications.
- Customer service and program coordination with the Jeremiah Program.
- Manage compliance with Federal, State, and City program guidelines and regulations
- Prepare new and renewal leases, manage move-in and move-out processes, and deliver all notices to tenants regarding the property and their lease contracts.

Senior Claims Analyst/Appeals Adjustor
Covenant Management Systems - Austin, TX July 1998 - June 2017

- Researched and analyzed claims for potential recovery of claims paid in error.
- Processed medical claims for HMO/PP0/3rd party carriers, Government Chip & STAR.
- Responsible for refund checks and investigated causes of over payments.
- Assisted with cross training of new analysts regarding procedures and programs.
- Reviewed claims for appropriate for payment, denial, or requesting for information.
- Analyzed and provided timely responses to provider and member claims complaints.
- Documented, investigated and resolved member complaints regarding quality of care.
- Gathered and analyzed data to make quality improvement to policies and procedures.
- Provided performance metrics via auditing tools and reports.

Accounts Payable/Receivable Department
Austin Regional Clinic - Austin, TX January 1998 - July 1998

- Responsible for processing of accounts payable invoices to ensure the prompt payment of vendor while compiling with Company's polices.
- Issued Payments within 30 days and utilized internal computer software (Oracle).
- Responsible for printing daily checks and mailing payments.
- Completed file management for all invoices within a timely manner.
- Software: Mediview, EZ Cap, Virtual Examiner and Grievance and Appeal software.
- Worked with Customer Service, Authorization, Contracting and Eligibility Departments.

PROFESSIONAL SKILLS

HIPPA Compliance; Receiving Payments; Refund Checks; Billing; Eligibility Processing; Contracting; Clerical Support; Data Archiving; Customer Service; MS Excel/ Outlook.

EDUCATION

Accounting Certification, Mansfield Business School –Austin, TX 1990

3. Financial Information

IRS Letter

Audited Financials/Financial Capacity

Financial Statements

Board Member Resolution

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 ASSISTOR
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.

Letter 1045(DO) (6-77)

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)

Financial Capacity

GNDC is 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, and HOME funds, as well as private foundation support, and has an excellent compliance record with all sources.

Please see Appendix for 2020 Audited Financials

JAY PAUL
COMPANY

Via email at mark@guadalupendc.org

May 19, 2021

Mark Rogers, Executive Director
Guadalupe Neighborhood Dev. Corp
813 E. 8th St.
Austin, Texas 78702

Subject: $475,000 Contribution to Guadalupe Neighborhood Development Corporation for Affordable Housing; 1011 and 1017 Springdale Road Rezoning, Case C814-2020-0104 - Springdale Green PUD ("Rezoning Case")

Dear Mr. Rogers:

Thank you for talking to us about the possibility of contributing to your efforts to create affordable housing. We have had an opportunity to consider the current ongoing developments and we are committing to help fund the four homes you have identified; two on Father Joe Znotas St., and two on Tillery St.. Please accept this letter as AUS Springdale LLC's commitment to fund those four homes with a total contribution of $475,000.

Because two of the homes that you are working on either have building permits or are close to having building permits, we want to make this $475,000 donation in two installments. We will fund $225,000 on or before December 15, 2021 to help with the two homes that you have indicated will cost $225,000 to construct. The additional $275,000 installment will be made on or before June 1, 2022.

As you know, we have a pending Rezoning Case and this pledge is conditioned on the passage of that case on terms which are acceptable to AUS Springdale LLC allowing the development of the structures contemplated in the land-use plan submitted with the Rezoning Case application.

We appreciate this opportunity to participate in GNDC's efforts to provide Affordable Housing.

Very truly yours,

Janette D'Elia, COO
for Aus Springdale LLC

Good Neighbor Policy

GNDC began developing infill single-family and duplex housing in the Guadalupe Neighborhood in 1983 and established a Board of Directors comprised entirely of residents and property owners from the neighborhood. By 1988, GNDC began working in the East Cesar Chavez and Holly Neighborhoods and, for that reason, added board members who lived within or owned property within those neighborhoods. Since then, GNDC always has a seat on its Board of Directors for residents or property owners who live in the neighborhoods where GNDC develops housing. These Directors are able to serve as liaisons to the neighborhoods and help GNDC engage residents on affordable housing development.

GNDC has a Policy for Public Input which it adopted in 2002. In conformity with this policy, GNDC holds open meetings at accessible, public locations, such as libraries, to gather input regarding the location, design and program of the projects. GNDC typically publicizes these meetings via emails to residents and associations, and flyers throughout the neighborhood.

In 2020, GNDC did extensive surveying of the neighborhood regarding a development a few blocks away from this site. GNDC's survey results concluded that the neighborhood desires a focus on housing that serves East Austin community members who are being priced out of Austin. Survey results determined an "extremely" to "very" important need for homeownership opportunities, and a desire for 2-3 bedroom units with a family-focus.

GNDC believes its concept is highly compatible with the goals and vision of the neighborhood plan. The conceptual design supports several parts of the neighborhood plan, which frequently calls out "owner occupied housing" as a core value.

GNDC began gathering neighborhood input on the design and program of the Guadalupe-Saldana Net Zero Subdivision in the fall of 2007 by meeting with the Neighborhood Contact Team at the Oak Springs Library (now Willie Mae Kirk Library) to show preliminary concepts. Formal public meetings were held at:

- Santa Julia Classroom, August 23, 2008
- Santa Julia Parish Hall, November 22, 2008
- Lyons Garden, April 4, 2009
- Lyons Garden April 17, 2010
- Austin Community College Eastview Campus. May 16, 2015

The May 2015 meeting was advertised door-to-door throughout the Govalle Neighborhood and focused on the plan and development of the subdivision.

City of Austin Good Neighbor Checklist

The Neighborhood Housing and Community Development Office (NHCD) offers a Good Neighbor Policy to standardize process and identify expectations for all projects funded through the City of Austin's Rental Housing Development Assistance (RHDA) and Acquisition and Development (A&D) programs. Applicants of these programs are required to prepare and begin implementing a community engagement plan, including neighborhood notification activities. The community engagement plan is required whether the application is for funding for new construction or renovation of an existing building, regardless of whether there is a change in ownership.

A successful community engagement plan leads to open, ongoing two-way communication between developers and neighbors. This requires good-faith efforts and cooperation by developers, City officials and residents. A positive, open dialogue between housing developers and neighbors can prevent misunderstandings, facilitate prompt resolution of any inadvertent misunderstandings, and provide a fair, thoughtful, dependable means of resolving differences.

The following checklist of items is required of all applicants for funding:

(1) Preliminary Research

☑ Review the Neighborhood Plan (if applicable)

(2) Neighborhood Notification

☑ Notify property owners within at least 500 feet of the site and registered neighborhood organizations with boundaries included in the proposed development site, using a written notice, letter or flyer.

(3) Pre-Application Engagement

☑ Contact neighborhood organizations to provide current information about the project, including any neighborhood association whose boundaries are included in the proposed development site and Neighborhood Planning Contact Team (if applicable). *(see full City of Austin Good Neighbor Guidelines for more detailed information on what kind of information may be appropriate to share)*

☑ Appoint a Single-Point-of-Contact (SPOC) to serve as the liaison for exchanging information.

(4) Application requirements

☐ Provide communications plan

☐ Provide documentation showing the content of the notice, and proof of delivery

☑ Provide signed copy of this checklist.

I have reviewed and completed all of the above checklist items required by the City of Austin's Good Neighbor Guidelines.

Mark c. Rogers	Mark C. Rogers	02/01/2022
Signed	printed name	date

COMMUNITY INPUT MEETING

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION

INVITES YOU TO LEARN AND GIVE FEEDBACK ABOUT OUR CURRENT AFFORDABLE HOUSING DEVELOPMENTS AND AFFORDABLE HOME OWNERSHIP OPPORTUNITIES.

WHEN: SATURDAY, MAY 16TH
AUSTIN COMMUNITY COLLEGE EASTVIEW CAMPUS
BLDG 8000 RM 8111
10 AM UNTIL NOON

MEETING LOCATION BLDG 8000
RM 8111

Public parking is available along Govalle Avenue and Webberville Road. Rm 8111 in Bldg 8000 can be easily accessed from the Govalle Avenue entrance.

Market Analysis and Response to Market Study

see Appendix for Market Study

This project is proposed in an area that is rapidly gentrifying. The Austin Housing Blueprint has identified a need for 6,295 affordable units in this Council District. Because GNDC gives priority to households with ties to the areas where it develops housing, well over 90% of its prospective tenants and home buyers have strong ties to the East Austin community. GNDC currently has a waitlist for rental housing at over 800 households and a waitlist of interested buyers with over 100 households. Remarkably, this extensive waitlist was built with only word-of-mouth marketing, demonstrating the huge demand for affordable housing and GNDC's reputation for delivering it to households from East Austin. After the first CLT ownership units on Father Joe Znotas Street were completed and sold, interest from current and former East Austin residents gradually increased. As more homes were built and sold, the list of potential homebuyers grew exponentially.

The intention is that GNDC's buyers for the Subdivision will come from its growing waitlist of over 100 applicants of current or former East Austin residents wanting to own a home in order to remain or return to the Eastside. GNDC has contacted every household on its Ownership Wait List of 118 applicants and the list expands every week. The average annual income of families on the ownership waitlist is $43,350 with an average of 58% MFI. Perhaps more significantly, GNDC's ten (10) sales during the past 12 months were to households with an average MFI of 63% and an average annual income of $53,536. The average sales price (mortgage) was $174,000. GNDC's waitlists clearly demonstrate the strong market for this proposed development. It shows a pressing need for homeownership units that will be affordable to households with generational ties to an area that otherwise is no longer affordable. The Project will create 24 multi-bedroom homes for homeownership. All units can be successfully sold within three months of completion and stabilized occupancy for the project as a whole will take place within 3 months after the project is completed.

Location Concerns

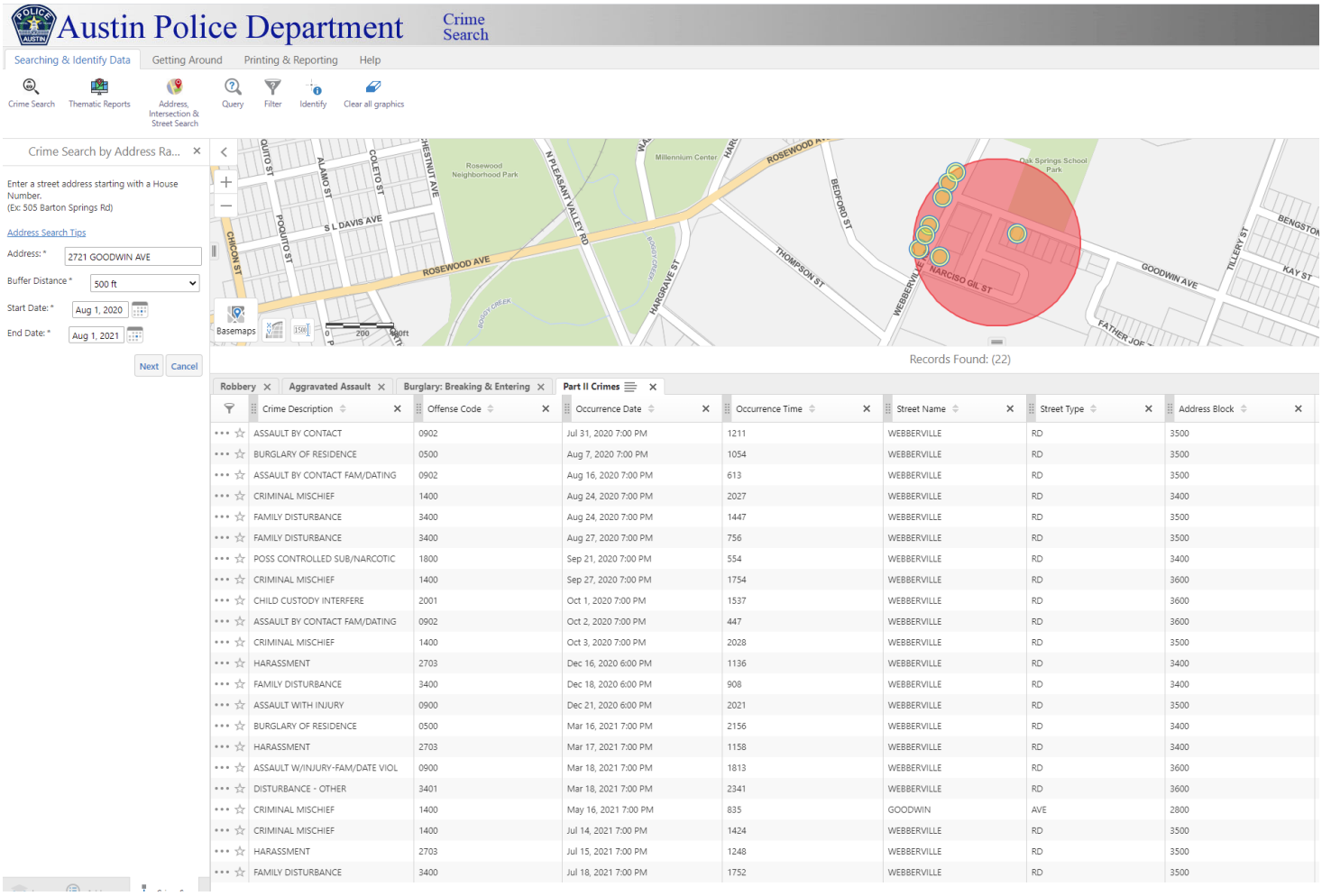
GNDC is aware that the Guadalupe Saldana Net-Zero Subdivision is location is in an area of a higher than average concentration of low-income households, as is the entire Eastern Crescent of Austin. This area overlaps with the gentrification map. As higher-income families move into the area, lower-income families are forced out, despite being born and raised in the neighborhood, and desiring to live near their familiar churches, neighbors and family members. The subdivision is purposely located in an area experiencing rapid growth, as smaller houses are being torn down and replaced with larger, more expensive homes.

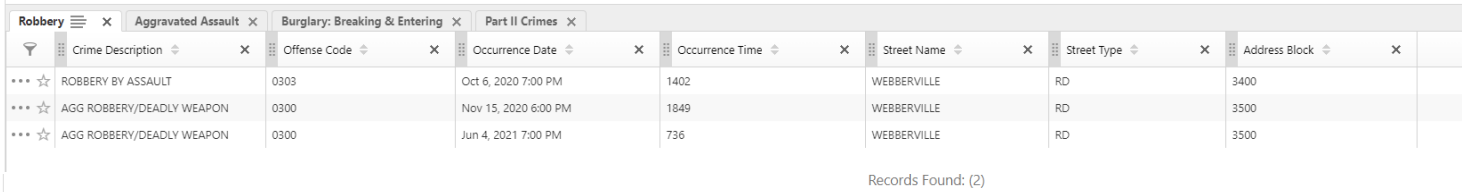
GNDC aims to serve lower-income families who would like to remain in their neighborhood. GNDC's original service area was also highly low-income 40 years ago. GNDC first developments were denied Section 8 assistance because the "area was too blighted." Now, properties in the area are consistently selling for between $700,000 and $1.2 million. It is very unlikely that Govalle will remain "low-income" for very long. FJZ Phase V will provide affordable homeownership opportunities in a highly desirable neighborhood, close to downtown and transit lines, for households who will otherwise be forced to move out into lower-income areas, away from transit, their community, and farther from good employment opportunities.

Regarding crime rates, much of the crime that comes up on the market study is along Airport Boulevard

and Springdale, which is on the far side of the neighborhood. Attached is a list of crime within 500 feet from the Subdivision site from August 1 2020-August 1 2021. Within a year, there were no murders, two burglaries, two robberies, and two aggravated assaults. The majority of the crimes are cases of family disturbances and criminal mischief.

GNDC already has 70 units in the Guadalupe Saldana Net-Zero Subdivision, and has had few reports of violent criminal activity. We are well acquainted with the surrounding area, the community police, and the neighborhood association. Crime has not been an issue for current GNDC's residents, and this project will bring more stable homeownership opportunities to the neighborhood.





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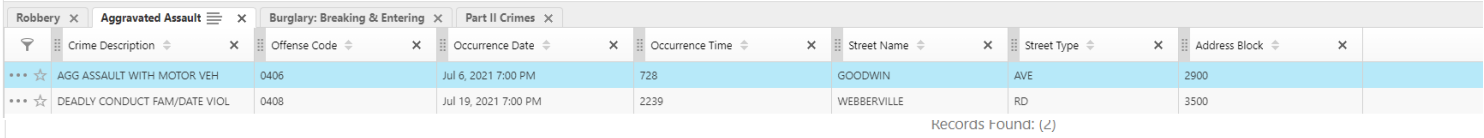

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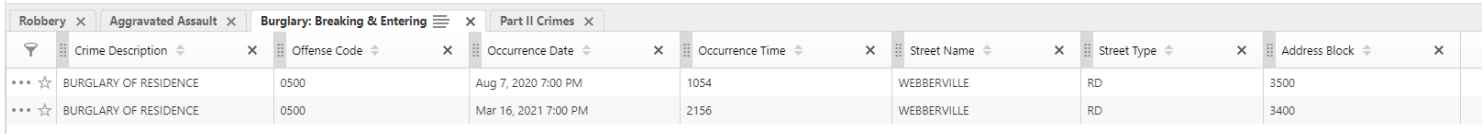


City of Austin

P.O. Box 1088, Austin, TX 78767
www.cityofaustin.org/housing

Neighborhood Housing and Community Development Department

October 12, 2020 (Revision to letter dated March 19, 2020)

S.M.A.R.T. Housing Certification
Guadalupe Neighborhood Development Corporation (GNDC) – 1126 Tillery Street and 3128 Father Joe Znotas Street

TO WHOM IT MAY CONCERN:

Guadalupe Neighborhood Development Corporation (development contact Mark Rogers, (512-479-6275 (ext. 6)); mark@guadalupendc.org) is planning to develop as part of the Father Joe Znotas subdivision, one single family unit at 1126 Tillery Street (ID# 335-5670) and one single family unit at 3128 Father Joe Znotas Street (335-5671), Austin TX 78702. The project is subject to a minimum 5-year affordability period after issuance of certificate of occupancy, unless project funding requirements are longer.

The two sites will have existing homes relocated to them from 1008 Brass Street and 1501 Cesar Chavez Street. The S.M.A.R.T. housing certification covers the eligible fees associated with the home relocations.

NHCD certifies that the proposed development meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since **100% (2) units** will serve households with incomes at or below **80% MFI**, the development will be eligible for **100%** waiver of all fees listed in the City of Austin's Land Development Code, Chapter 25-1-704, as amended. The expected fee waivers include, but are not limited to, the following fees:

Capital Recovery Fees	Misc. Site Plan Fee	Move House onto Lot
Building Permit	Building Plan Review	Move House onto City Right – of-Way Fee
Concrete Permit	Construction Inspection	Land Status Determination
Electrical Permit	Subdivision Plan Review	Board of Adjustment Fee
Mechanical Permit	Misc. Subdivision Fee	Parkland Dedication (*by separate ordinance*
Plumbing Permit	Zoning Verification	
Site Plan Review	Demolition Permit Fee	

Prior to issuance of building permits and starting construction, the developer must:

- Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Austin Energy: Contact Austin Energy Green Building: 512-482-5300 or greenbuilding@austinenergy.com).
- Submit plans demonstrating compliance with visitability and transit-oriented standards.

Before a Certificate of Occupancy will be granted, the development must:

- Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- Pass a final inspection to certify that visitability and transit-oriented standards have been met.
- An administrative hold will be placed on the building permit, until the following items have been completed: 1) the number of affordable units have been finalized and evidenced through a sealed letter

from project architect and/or engineer, 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

The applicant must demonstrate compliance with S.M.A.R.T. Housing standards after the completion of the units or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

Please contact me by phone 512.974.2108 or by email at alex.radtke@austintexas.gov if you need additional information.

Sincerely,

Alex Radtke

Alex Radtke, Senior Planner
Neighborhood Housing and Community Development

Cc: Kristin Martinez, AE Jonathan Orenstein, AWU Mashell Smith, ORS

Property Information

Property Maps

High Opportunity Census Tracts

Tracts at risk of Displacement or Gentrification

Imagine Austin Centers and Corridors with 0.5 mile buffer

High-Frequency Transit Stops with 0.25 mile walk

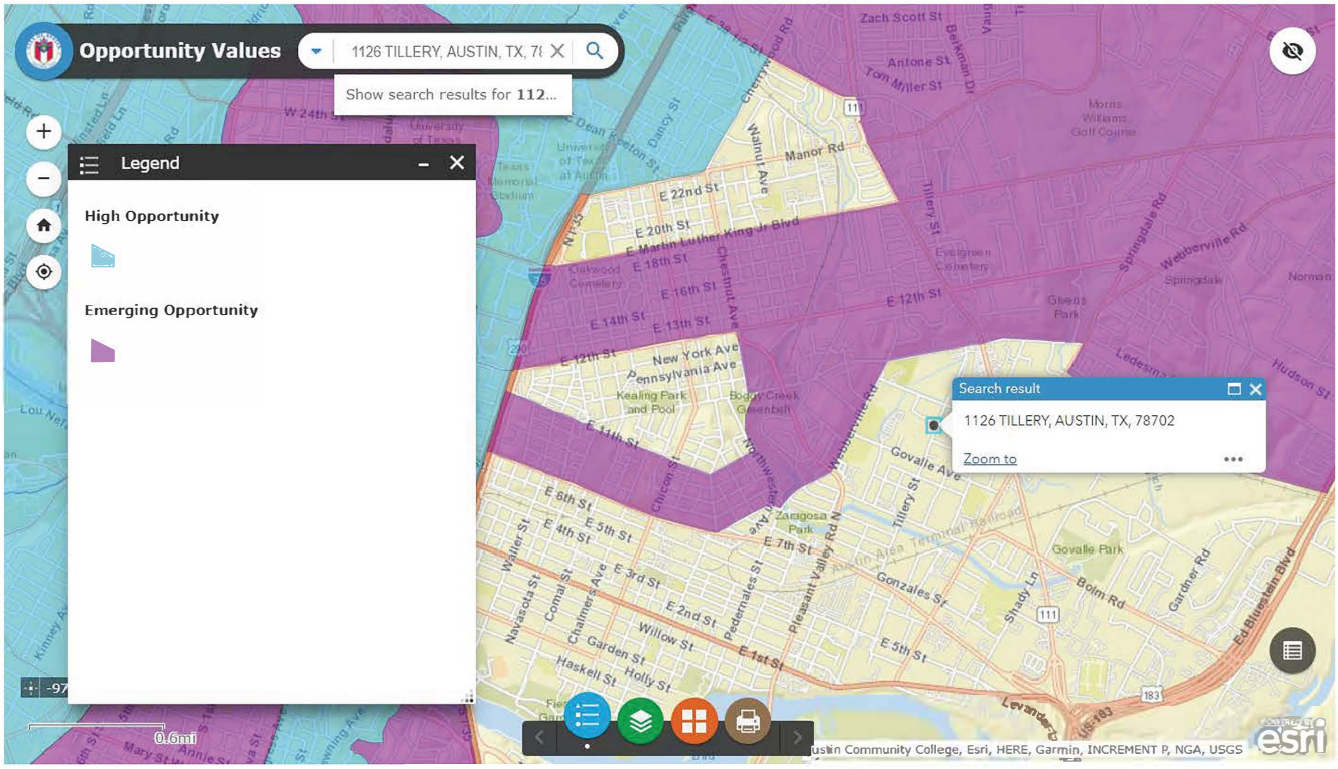
Mobility Corridor with 0.5 mile buffer

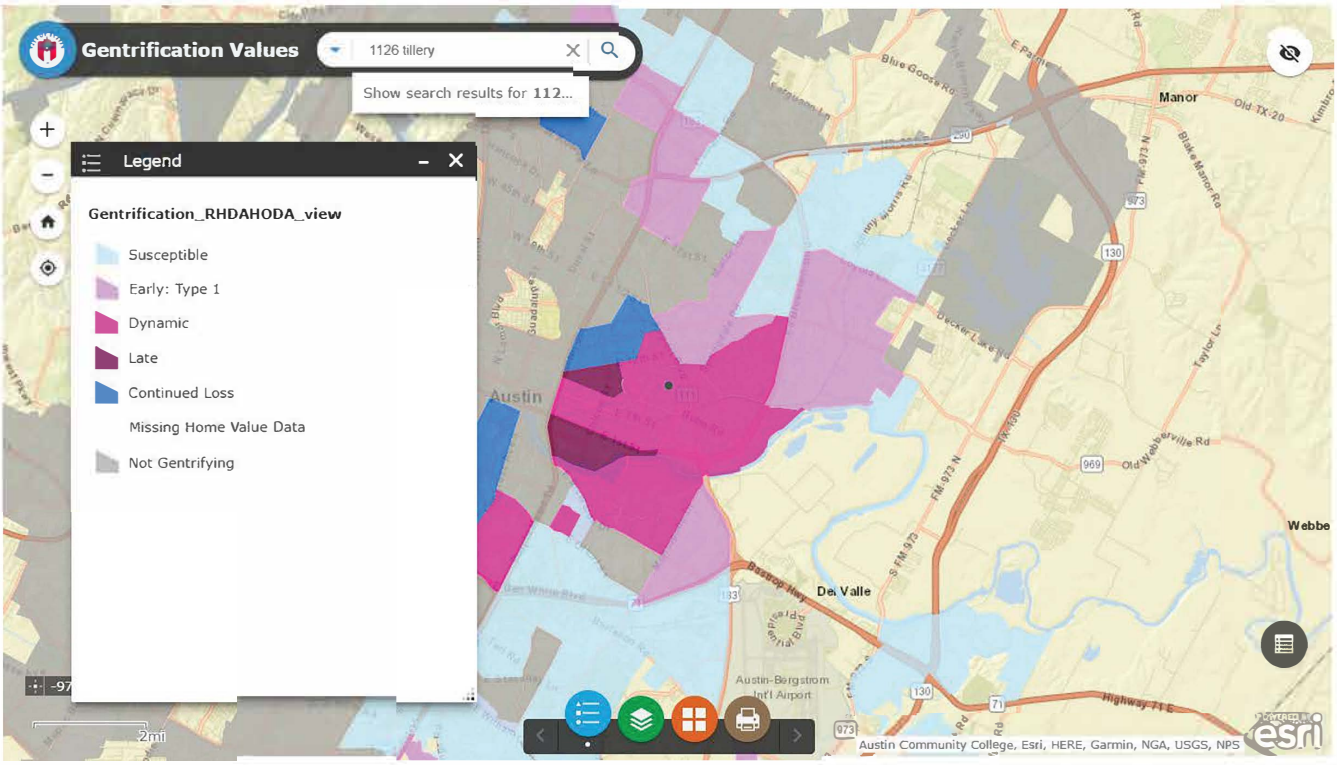
Healthy Food Access with 1 mile buffer

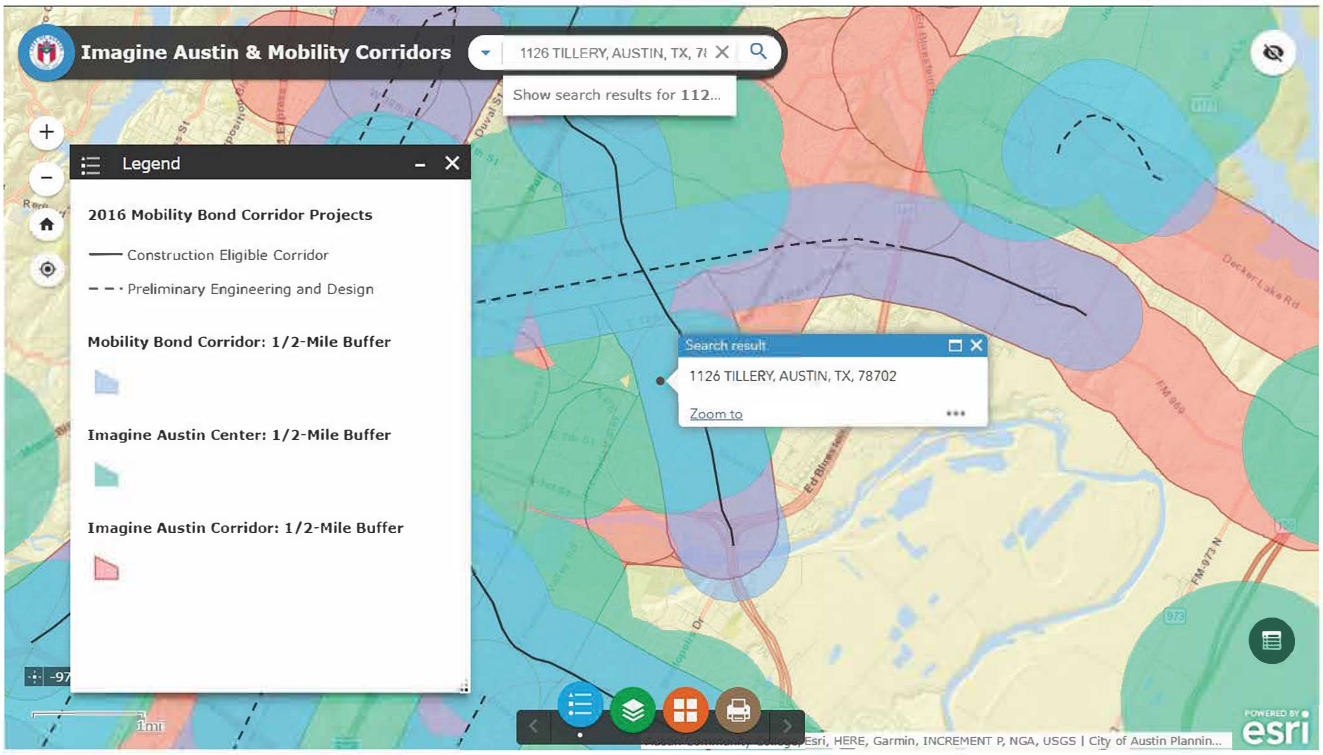
100 year Flood Plain

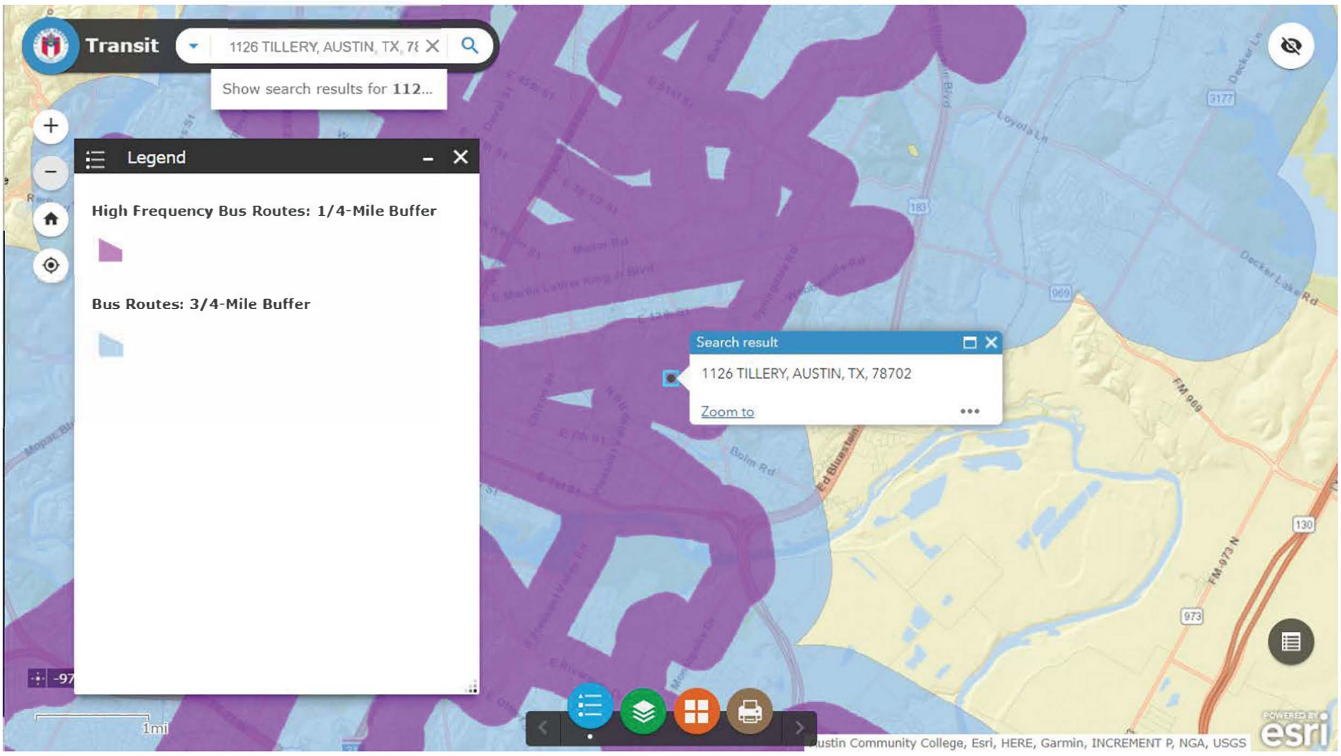
Zoning Verification Letter

Proof of Site Control


Opportunity Values
1126 TILLERY, AUSTIN, TX, 7
Show search results for 112...
Legend
High Opportunity
Emerging Opportunity
Search result
1126 TILLERY, AUSTIN, TX, 78702
Zoom to
0.6mi
Austin Community College, Esri, HERE, Garmin, INCREMENT P, NGA, USGS


Gentrification Values
1126 tillery
Show search results for 112...
Legend
Gentrification_RHDAHODA_view
Susceptible
Early: Type 1
Dynamic
Late
Continued Loss
Missing Home Value Data
Not Gentrifying
Manor
Austin
Del Valle
2mi
Austin Community College, Esri, HERE, Garmin, NGA, USGS, NPS


Imagine Austin & Mobility Corridors
1126 TILLERY, AUSTIN, TX, 7
Show search results for 112...
Legend
2016 Mobility Bond Corridor Projects
Construction Eligible Corridor
Preliminary Engineering and Design
Mobility Bond Corridor: 1/2-Mile Buffer
Imagine Austin Center: 1/2-Mile Buffer
Imagine Austin Corridor: 1/2-Mile Buffer
Search result
1126 TILLERY, AUSTIN, TX, 78702
Zoom to
Esri, HERE, Garmin, INCREMENT P, NGA, USGS | City of Austin Plannin...
esri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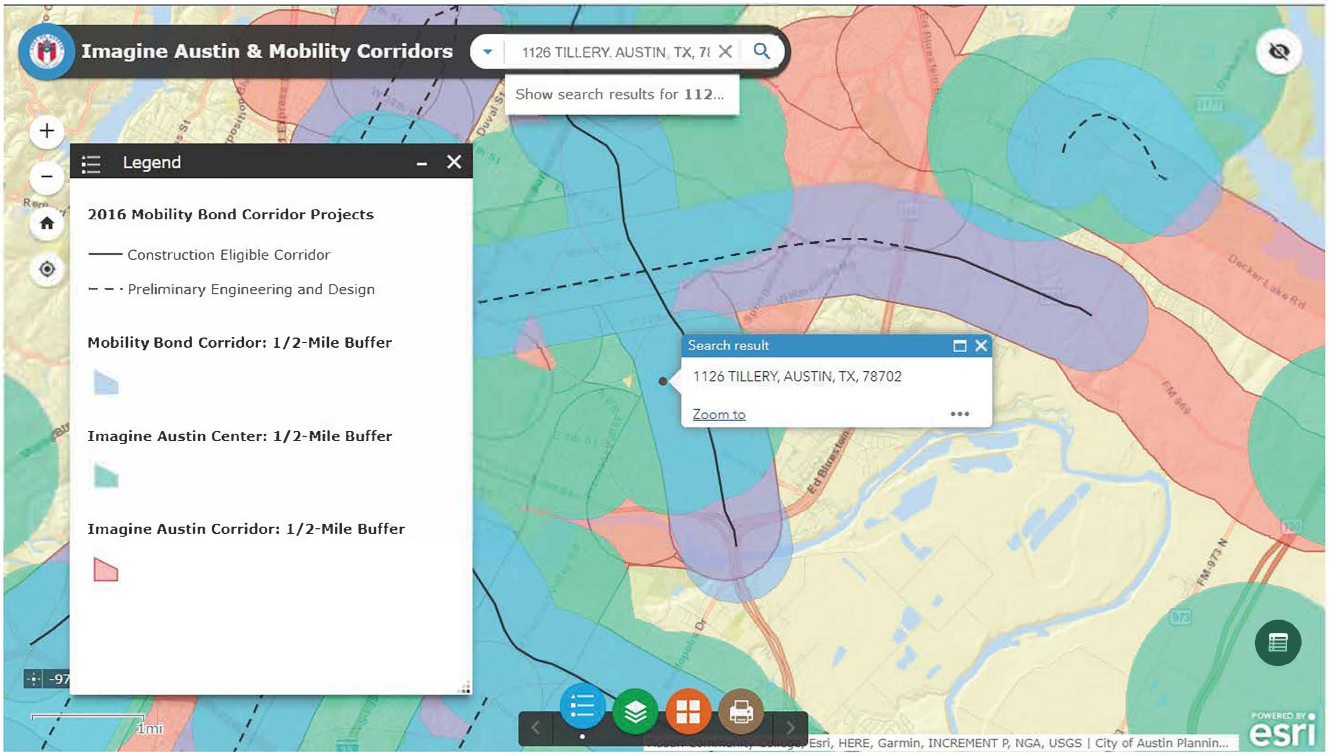
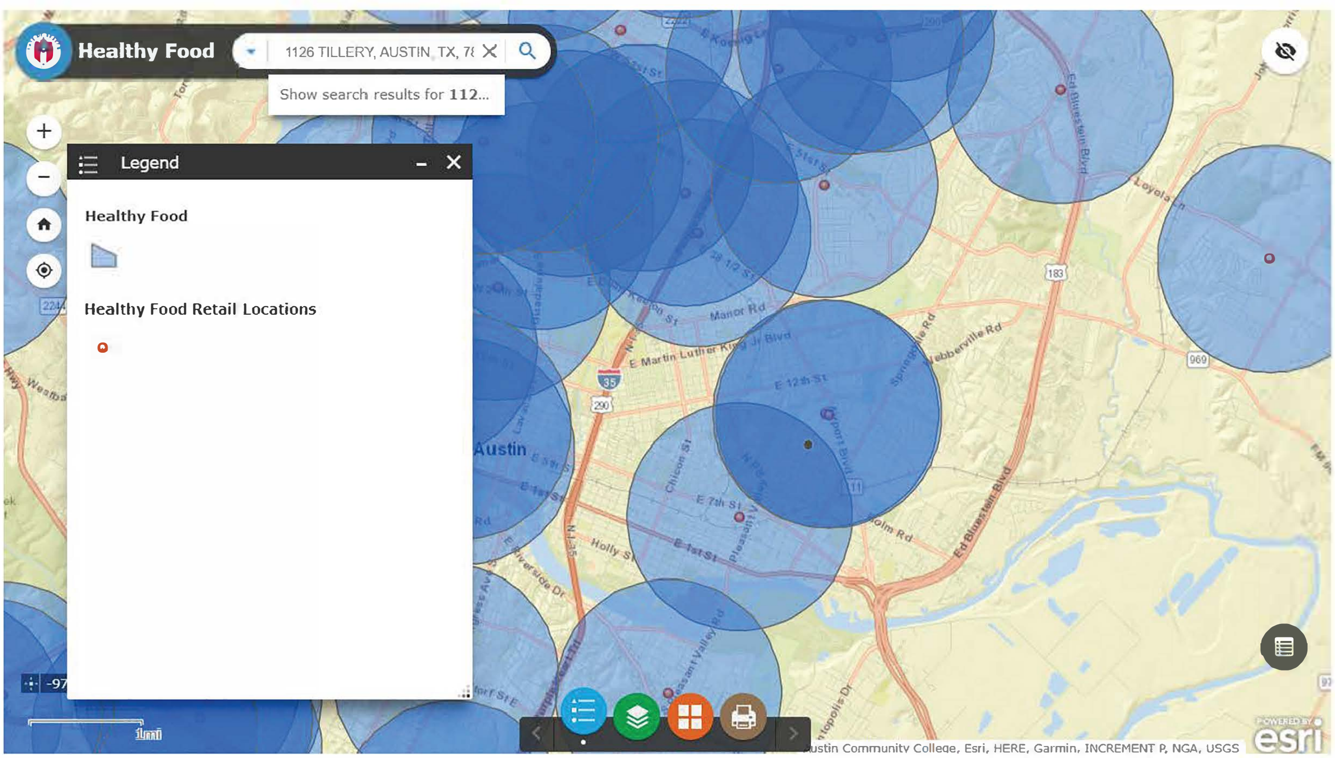
Show search results for 112...
Legend
High Frequency Bus Routes: 1/4-Mile Buffer
Bus Routes: 3/4-Mile Buffer
Search result
1126 TILLERY, AUSTIN, TX, 78702
Zoom to
Austin Community College, Esri, HERE, Garmin, INCREMENT P, NGA, USGS
esri


Imagine Austin & Mobility Corridors
1126 TILLERY, AUSTIN, TX, 78
Show search results for 112...
Legend
2016 Mobility Bond Corridor Projects
Construction Eligible Corridor
Preliminary Engineering and Design
Mobility Bond Corridor: 1/2-Mile Buffer
Imagine Austin Center: 1/2-Mile Buffer
Imagine Austin Corridor: 1/2-Mile Buffer
Search result
1126 TILLERY, AUSTIN, TX, 78702
Zoom to
1mi
Esri, HERE, Garmin, INCREMENT P, NGA, USGS | City of Austin Plannin...


Healthy Food
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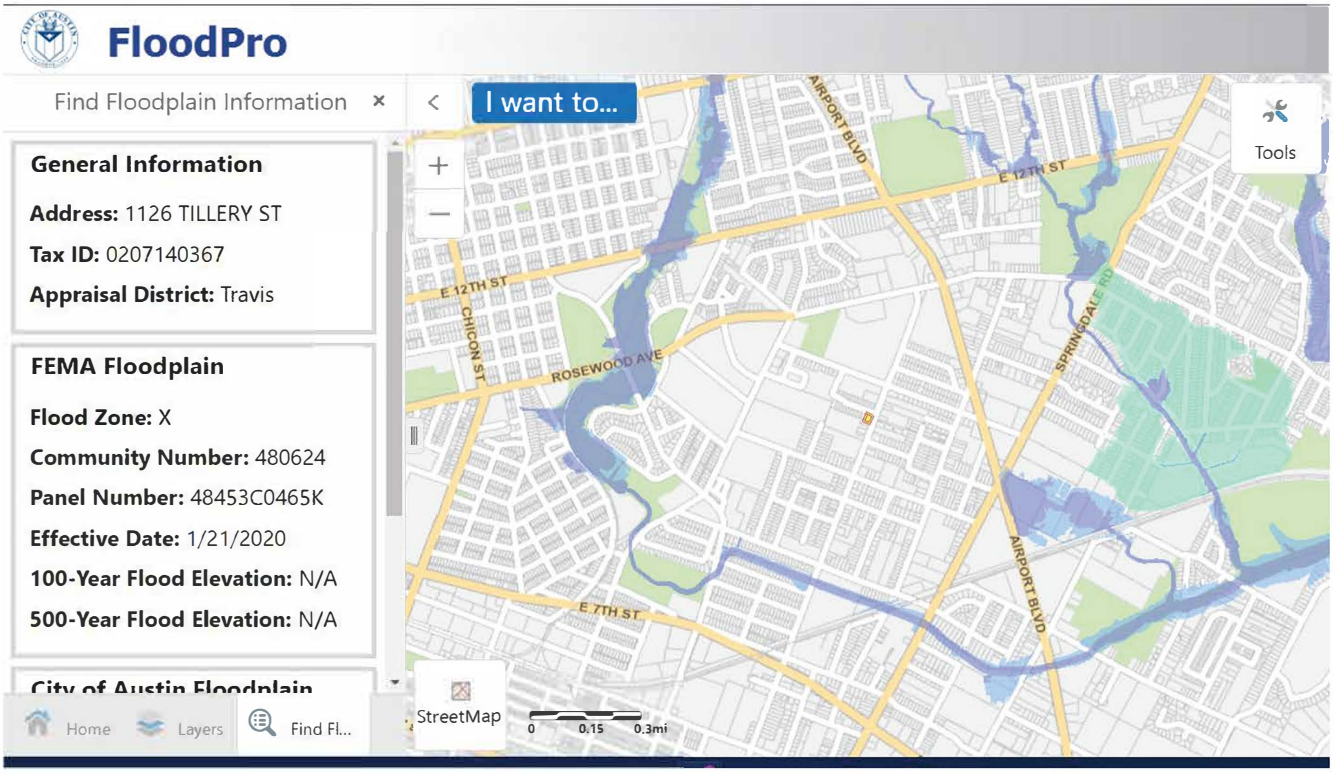
Legend
Healthy Food
Healthy Food Retail Locations
Austin
1mi
Austin Community College, Esri, HERE, Garmin, INCREMENT P, NGA, USGS


FloodPro
Find Floodplain Information
I want to...
Tools
General Information
Address: 1126 TILLERY ST
Tax ID: 0207140367
Appraisal District: Travis
FEMA Floodplain
Flood Zone: X
Community Number: 480624
Panel Number: 48453C0465K
Effective Date: 1/21/2020
100-Year Flood Elevation: N/A
500-Year Flood Elevation: N/A
City of Austin Floodplain
Home
Layers
Find Fl...
StreetMap
0
0.15
0.3mi
AIRPORT BLVD
E 12TH ST
CHICON ST
ROSEWOOD AVE
SPRINGDALE RD
E 7TH ST

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

03|803476
SS

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 77469

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 Travis)

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

JOHN SACHALA
Notary Public, State of Texas
My Commission Expires
AUGUST 06, 2011

Notary Public, State of Texas

Grantee's Address/Return to:
813 E Eighth St.
Austin, TX 78702

Appendix

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 Nº 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

204 County Road 180
Leander, Texas 78641

Phone: (512)431-5727
Fax: (512)528-0502

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,

Will Boettner, P.G.
Senior Scientist

Copies Submitted: 3

204 County Road 180
Leander, Texas 78641

Phone: (512)431-5727
Fax: (512)528-0502

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/earth1r6/6wq/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 if 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 may 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 1951as 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.

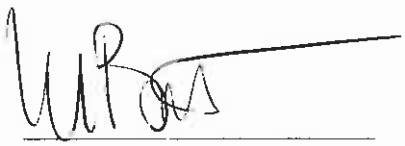
9.0 DEVIATIONS

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.



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

BANKS
ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP

1951
ASCS
1"=500'

BANKS
ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP

1964
ASCS
1"=500'

N

BANKS
ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP

1970
TXDOT
1"=500'

BANKS
ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP

1995
USGS
1"=500'

BANKS
ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP

2004
USDA
1"=500'

APPENDIX C

Records of Communication

RECORD OF COMMUNICATION

Project N^{o}:

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						

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.

No known environmental problems or liens against property.

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

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

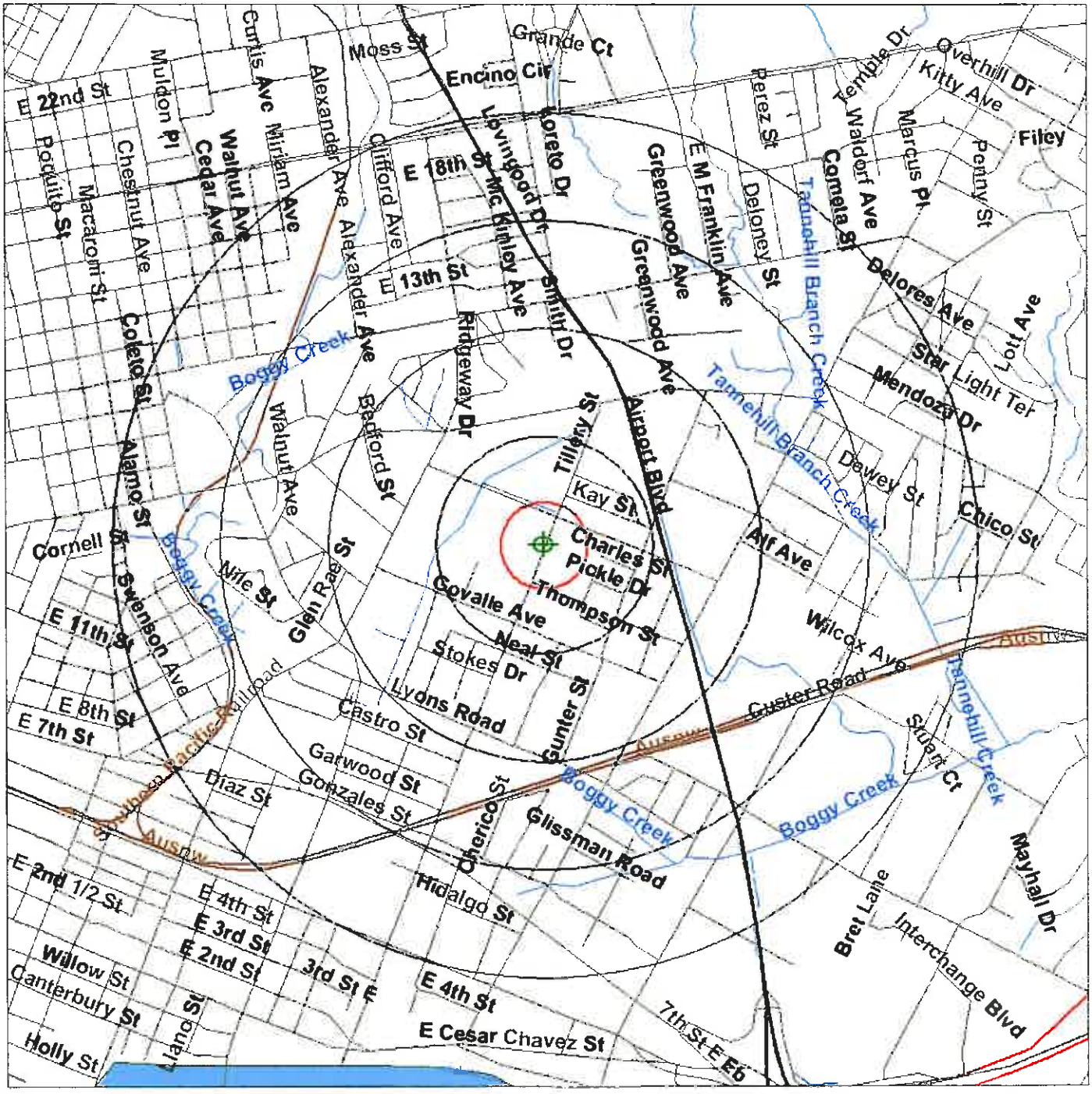
Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to Banks Environmental Data, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in Banks Environmental 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.

Environmental FirstSearch
1 Mile Radius
ASTM Map: NPL, RCRACOR, STATE Sites

1126 TILLERY , AUSTIN TX 78702



urce: 2005 U.S. Census TIGER Files

Target Site (Latitude: 30.26864 Longitude: -97.70107) .....

Identified Site, Multiple Sites, Receptor .....

NPL, 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

.5 Mile Radius

ASTM Map: CERCLIS, RCRATSD, LUST, SWL

1126 TILLERY , AUSTIN TX 78702

urce: 2005 U.S. Census TIGER Files

Target Site (Latitude: 30.26864 Longitude: -97.70107) .....

dentified Site, Multiple Sites, Receptor .....

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

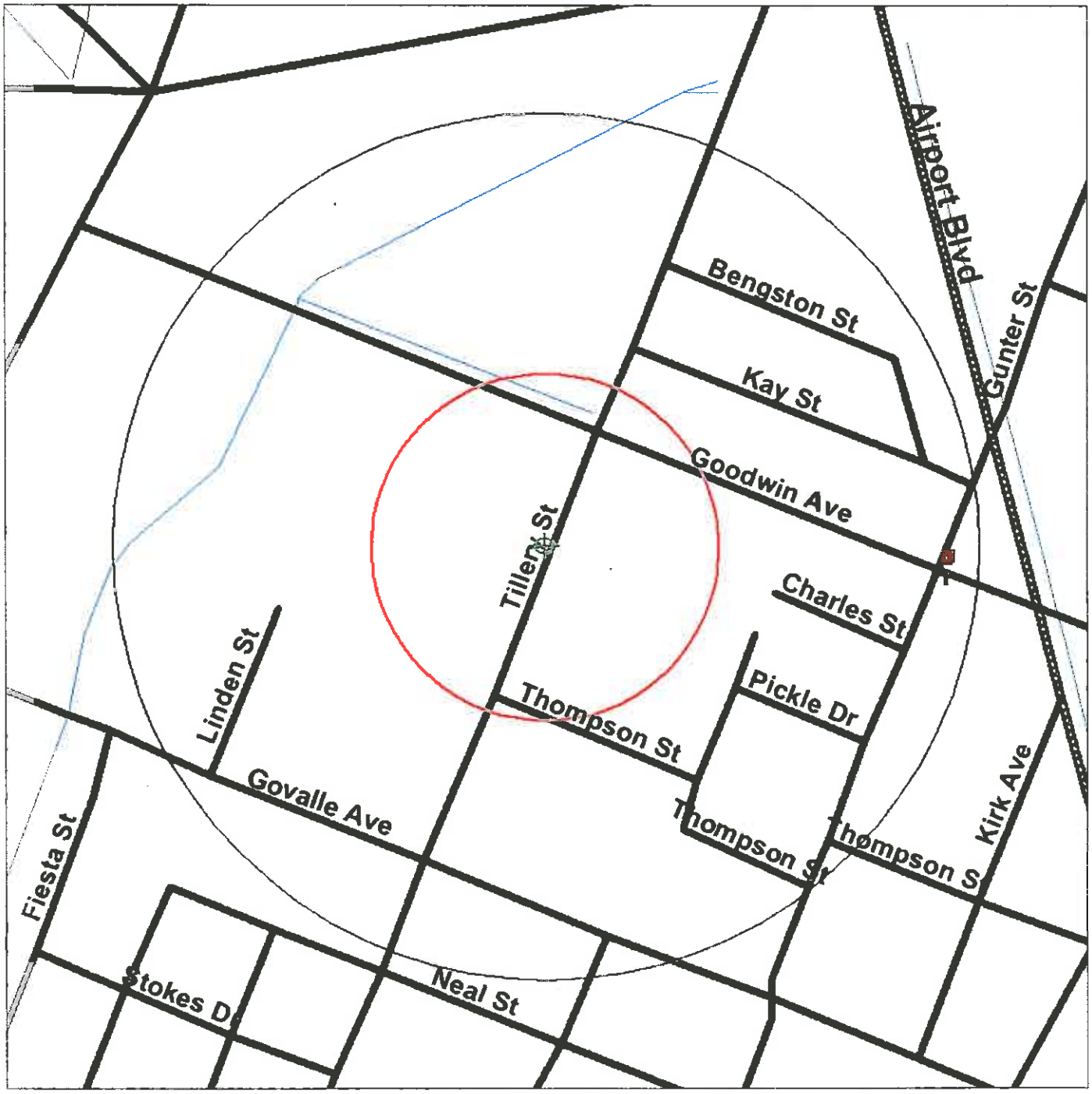
Triballand.....

Railroads .....

lack 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



urce: 2005 U.S. Census TIGER Files

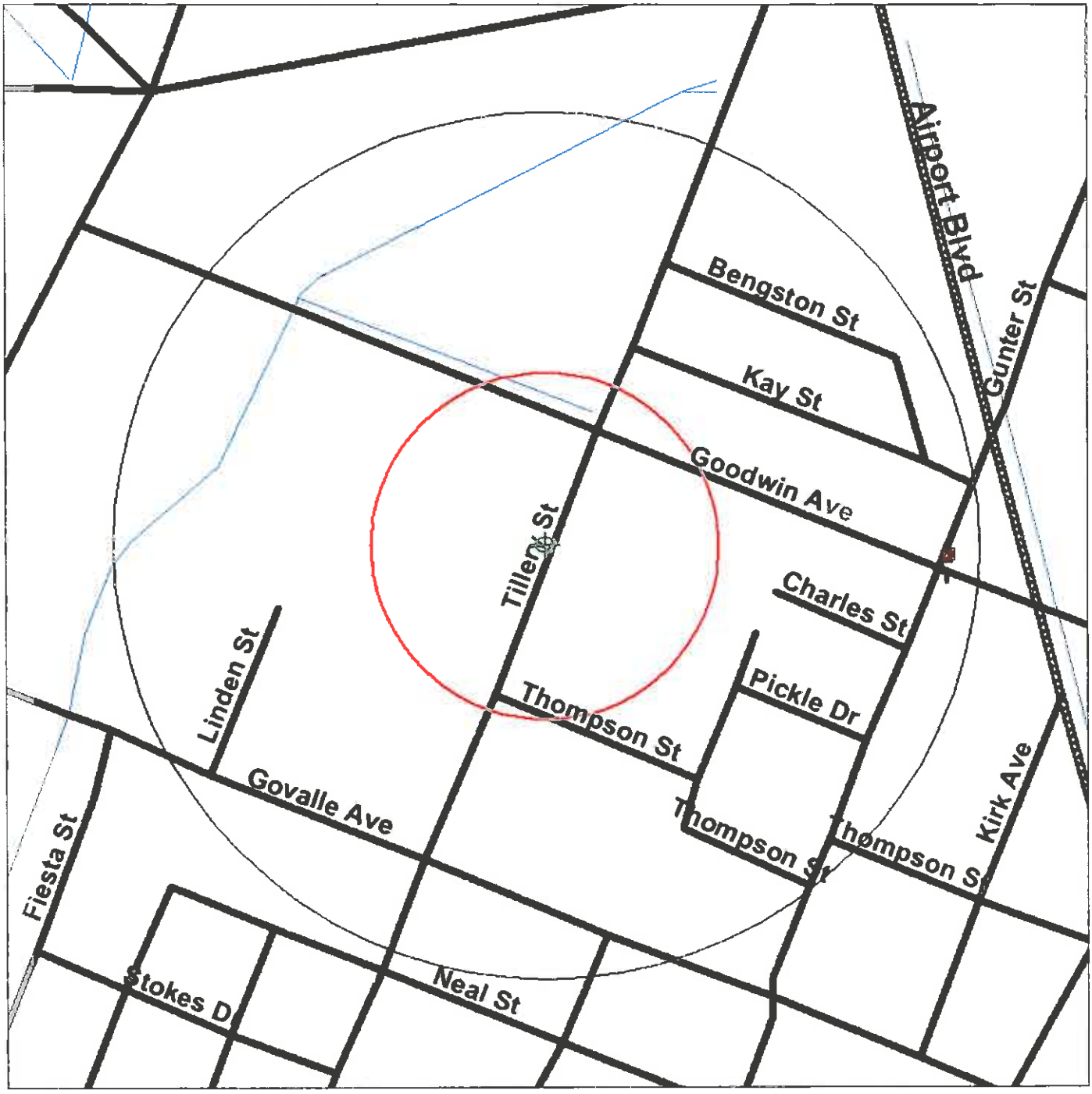
Target Site (Latitude: 30.26864 Longitude: -97.70107) .....
(dentified Site, Multiple Sites, Receptor .....
IPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
Triballand.....
Railroads .....
Jlack Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.25 Mile Radius

Non-ASTM Map: Other

1126 TILLERY , AUSTIN TX 78702



urce: 2005 U.S. Census TIGER Files

Target Site (Latitude: 30.26864 Longitude: -97.70107) .....

Identified Site, Multiple Sites, Receptor .....

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

Triballand.....

National Historic Sites and Landmark Sites .....

tailroads .....

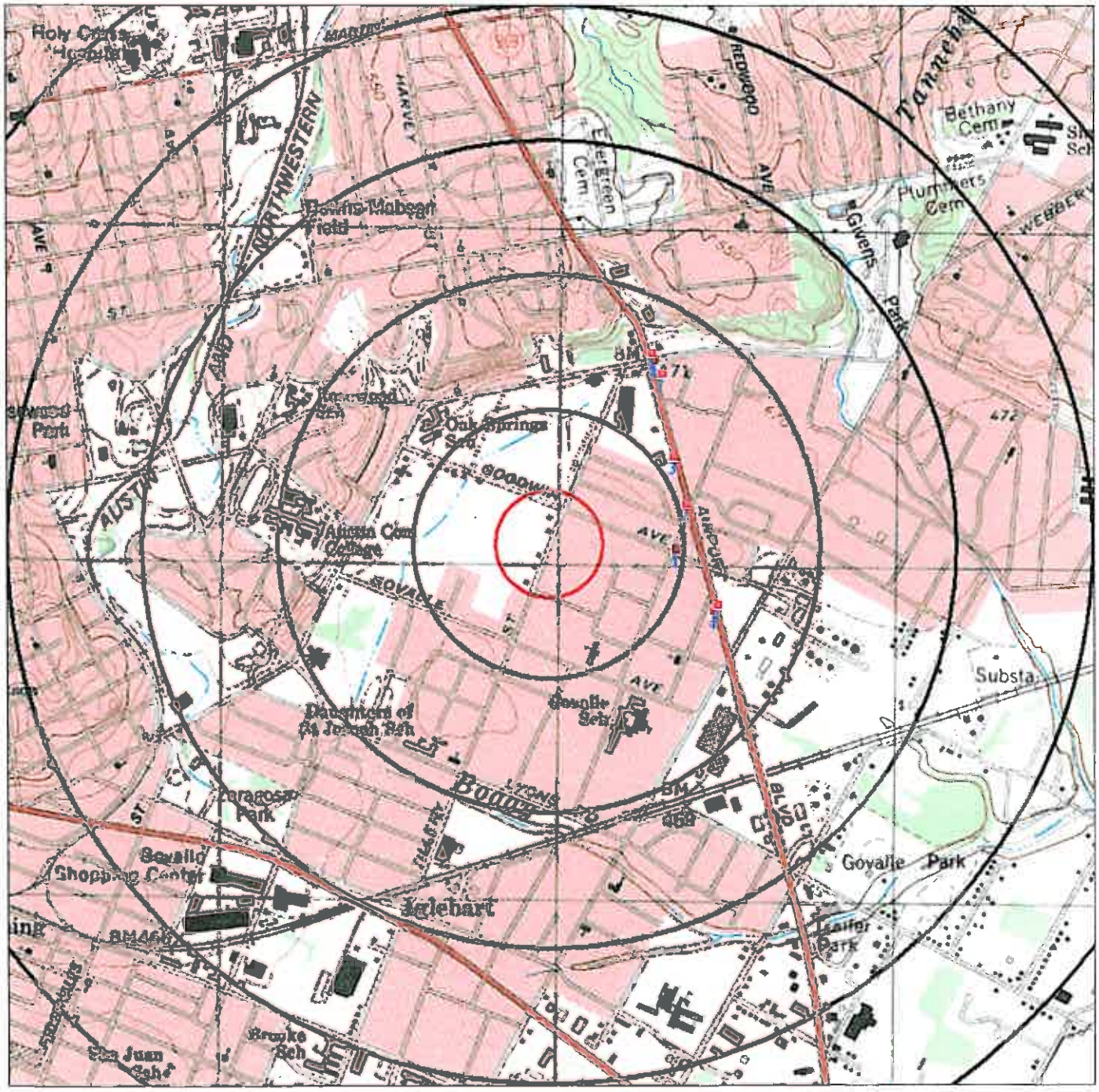
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

Topo : 1.00 Mile Radius

Single Map

1126 TILLERY , AUSTIN TX 78702



urce:

- arget Site (Latitude: 30.26864 Longitude: -97.70107)
- ntified Site, Multiple Sites, Receptor
- PL, DELNPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste
- ribal Land
- p Name: AUSTIN EAST Date Created: 1988– Date Revised: None–
- p Reference Code: 30097-C6-TF-024
- lack Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

Environmental FirstSearch
Site Information Report

Request Date:	04-25-08	**Search Type:**	COORD
Requestor Name:	Ashley Neve	**Job Number:**	ES35165
Standard:	AAI	**Filtered Report**	

Target Site: 1126 TILLERY
AUSTIN TX 78702

Demographics

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

Site Location

	Degrees (Decimal)	**Degrees (Min/Sec)**		**UTMs**
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)

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

Services:

	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 1 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:

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 :

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	**REV:**	02/27/07
ADDRESS:	1135 GUNTER	**ID1:**	113293
	AUSTIN TX 78701	**ID2:**	0048094
	TRAVIS	**STATUS:**	
CONTACT:	FRED FILLEY	**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 -

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

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
REGISTERED DATE:	03281989
CAPACITY:	0004000 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:	

- Continued on next page -

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	**REV:**	02/27/07
ADDRESS:	1135 GUNTER	**ID1:**	113293
	AUSTIN TX 78701	**ID2:**	0048094
	TRAVIS	**STATUS:**	
CONTACT:	FRED FILLEY	**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

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	**ID1:**	099911
	AUSTIN TX 78700	**ID2:**	0060445
	TRAVIS	**STATUS:**	
CONTACT:	STEVE MCANGUS	**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 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 -

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 -

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

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: 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 CONECTORS and VALVES: - -
PIPE CORROSION PROTECTION: -
- None
PIPE CORROSION PROT VARIANCE: No Variance

SUBSTANCE STORED: GASOLINE

- Continued on next page -

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	**ID1:**	099911
	AUSTIN TX 78700	**ID2:**	0060445
	TRAVIS	**STATUS:**	
CONTACT:	STEVE MCANGUS	**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:	-
	- 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

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	**REV:**	02/27/07
ADDRESS:	1140 AIRPORT BLVD	**ID1:**	115755
	AUSTIN TX 78702	**ID2:**	0045188
	TRAVIS	**STATUS:**	
CONTACT:	C SHAY WIDEMAN	**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 Despenser) - 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 -

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 CONECTORS and VALVES:	Shear/Impact Valves (Under Despenser) - 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 -

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	**REV:**	02/27/07
ADDRESS:	1140 AIRPORT BLVD	**ID1:**	115755
	AUSTIN TX 78702	**ID2:**	0045188
	TRAVIS	**STATUS:**	
CONTACT:	C SHAY WIDEMAN	**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 Despenser) - 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: 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 -

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

PIPE CONECTORS and VALVES:	Shear/Impact Valves (Under Despenser) - Steel Swing Joints (At Ends of Piping) -
PIPE CORROSION PROTECTION:	Ext Dielectric Coating/Laminate/Tape/Wrap - FRP Tank or Piping (Noncorrodible) - 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

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

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 -

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 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

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 -

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

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

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 GREENSPOINT 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 -

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 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 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:	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 -

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 -

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 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	**REV:**	02/27/07
ADDRESS:	1149 1/2 AIRPORT BLVD	**ID1:**	093677
	AUSTIN TX 78762	**ID2:**	0026033
	TRAVIS	**STATUS:**	
CONTACT:	ERNIE VILLASENOR	**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

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

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 Despenser) - 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 -

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 Despenser) - 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 -

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

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 Despenser) - 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 -

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: Shear/Impact Valves (Under Despenser) - 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

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

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 -

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

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 -

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

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 -

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

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 CONECTORS and VALVES: Flexible Connectors (At Ends of Piping) - Shear/Impact Valves (Under Despenser) - 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

- Continued on next page -

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

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 Despenser) - 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:

- Continued on next page -

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 Despenser) - 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

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

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 -

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 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: 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 -

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

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

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/MiscOPERATOR TAX ID:

WASTE INFORMATION

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

- Continued on next page -

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:

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	**REV:**	2/9/04
ADDRESS:	1135 GUNTER	**ID1:**	TXD981901655
	AUSTIN TX 78702	**ID2:**	
	TRAVIS	**STATUS:**	VGN
CONTACT:	FD FILLEY	**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		

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
ADDRESS:
AUSTIN TX
TRAVIS
CONTACT:

REV: 4/14/2005
ID1: 72841
ID2: RN104052303
STATUS: CLOSED
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.

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
CONTACT:

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

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.

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.

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
CONTACT:

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

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.

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
CONTACT:

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

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.

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
ADDRESS:
AUSTIN TX
TRAVIS
CONTACT:

REV: 4/14/2005
ID1: 82518
ID2: RN105066112
STATUS: CLOSED
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.

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
ADDRESS:
AUSTIN TX
TRAVIS
CONTACT:

REV: 4/14/2005
ID1: 62185
ID2: RN100249549
STATUS: CLOSED
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
CONTACT:

REV: 3/1/02
ID1: 42004
ID2:
STATUS:
PHONE: (512) 4720500

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

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 Refuling
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 -

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

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 -

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
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

AST INFORMATION

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: 29acres

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 heve 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

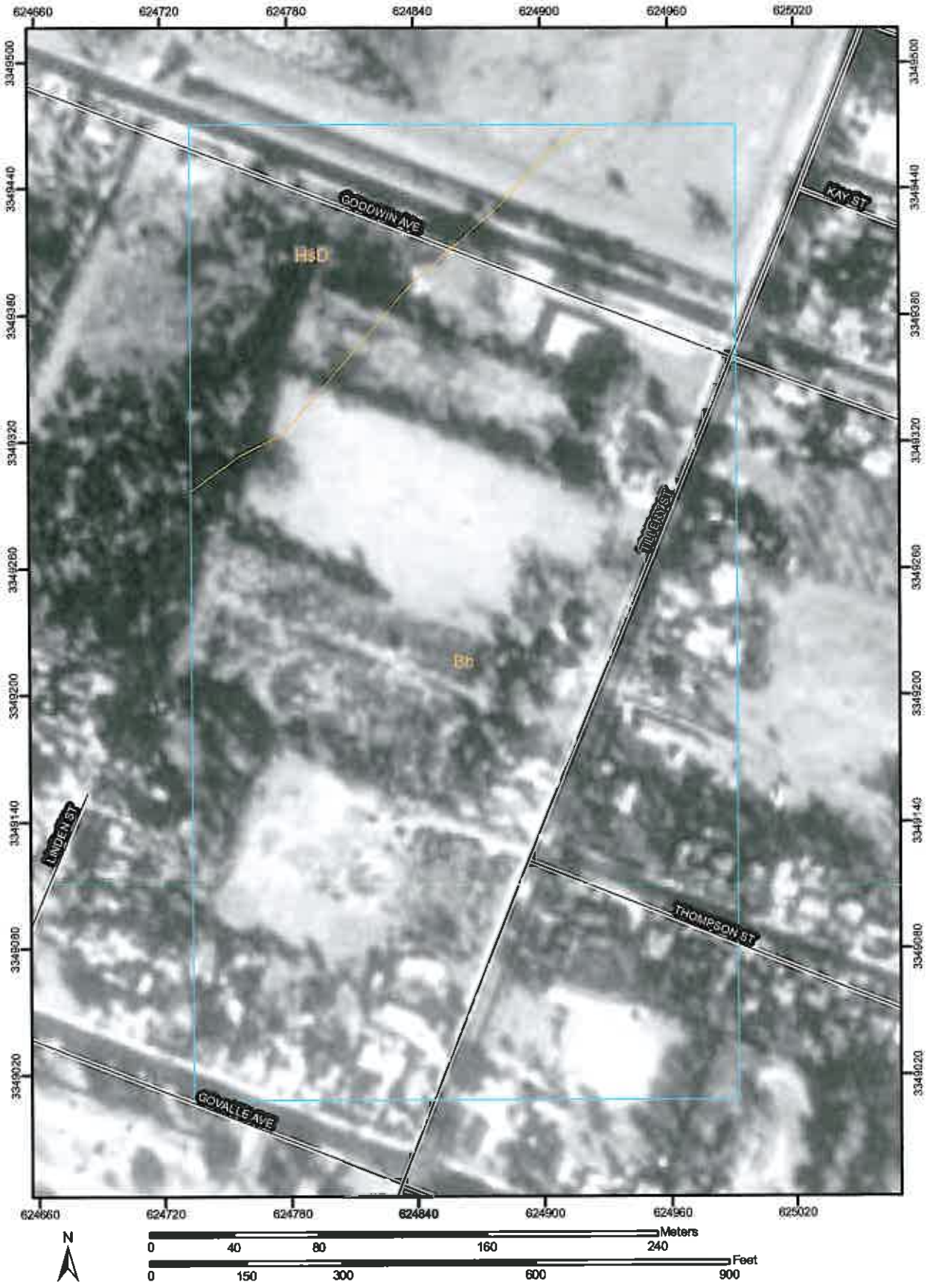
Street Name	Dist/Dir	Street Name	Dist/Dir
9th St EAST	0.77 SW	Harvard St	0.84 SW
Abbate Cir	0.45 NE	Harvey Ln	0.41 NW
Airport Blvd	0.27 NE	Harvey St	0.50 NW
Alamo St	0.96 NW	Henninger St	0.14 SE
Alexander Ave	0.65 NW	Hidalgo St	0.86 SW
Alf Ave	0.45 NE	Holmes Ct	0.65 NW
Allen St	0.73 SW	Holton St	0.81 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
Brookswood 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
Coleto 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		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GOVALLE AVE
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160
240
Feet
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150
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MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Units

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other

Special Line Features
- Gully
- Short Steep Slope
- Other

Political Features

Municipalities
- Cities
- Urban Areas

Water Features
- Oceans
- Streams and Canals

Transportation
- Rails

Roads
- Interstate Highways
- US Routes
- State Highways
- Local Roads
- Other Roads

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.

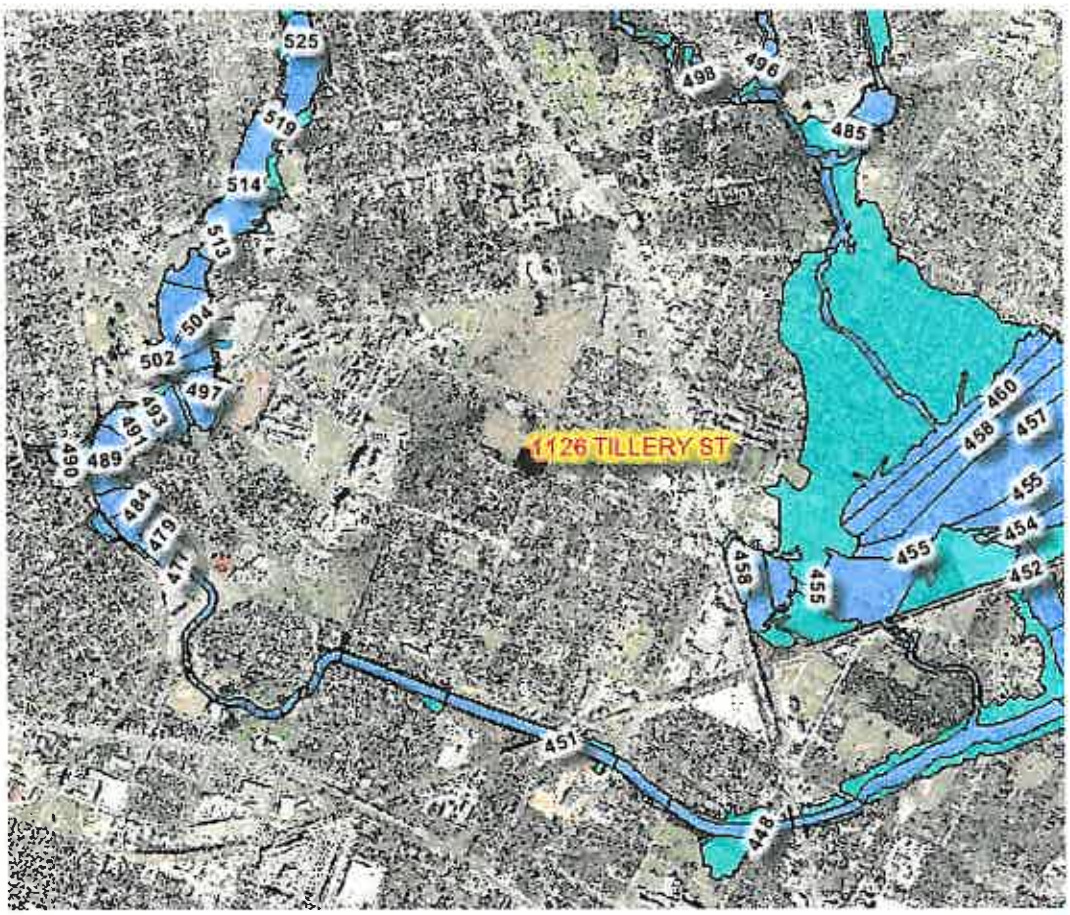
Soil Survey Area: Travis County, Texas
Survey Area Data: Version 9, Jul 9, 2007

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 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%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1126 TILLERY ST

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

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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

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 Praire 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-

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 Fluviatile 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 investiaiton 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

2.6 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.

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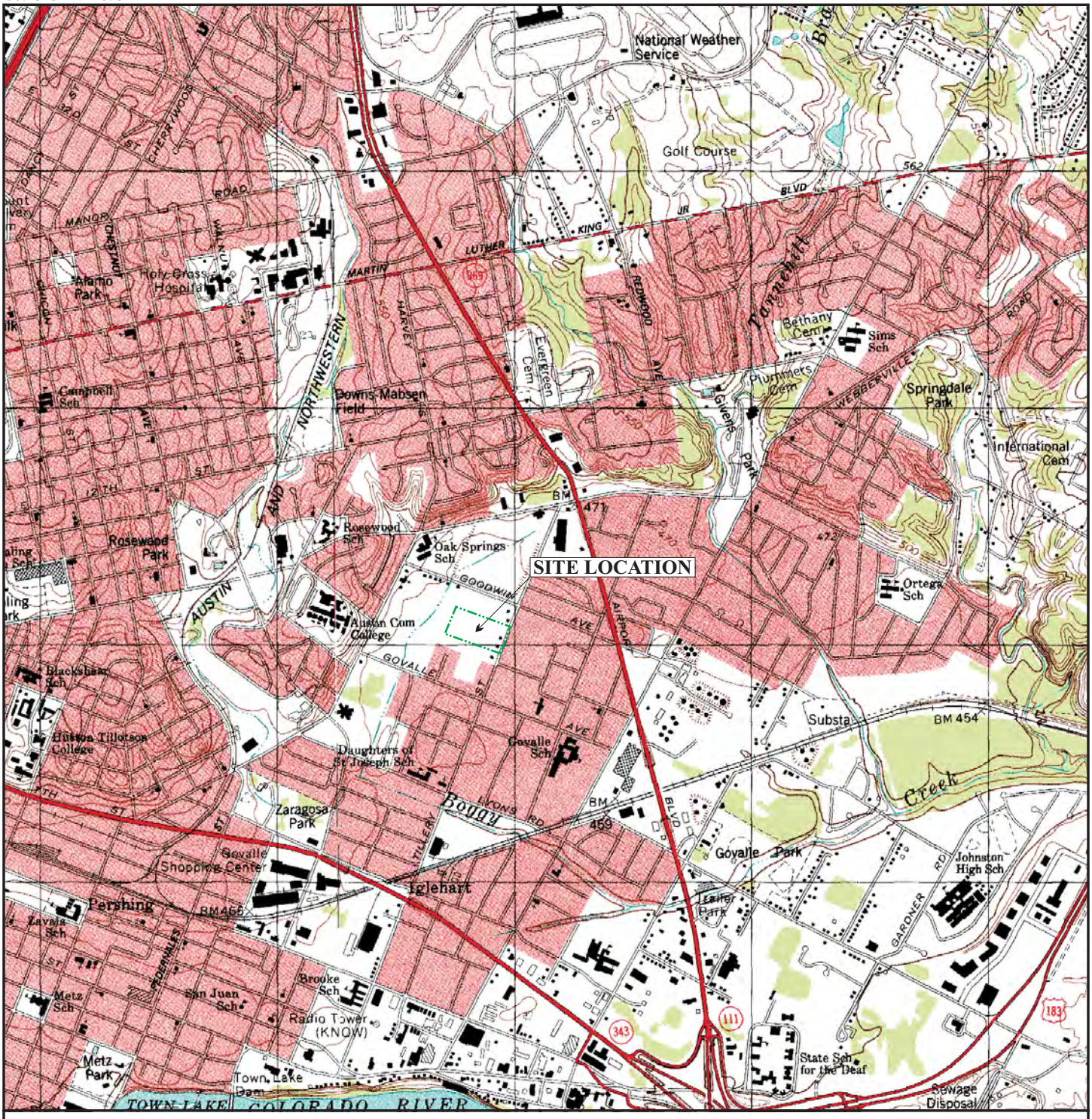
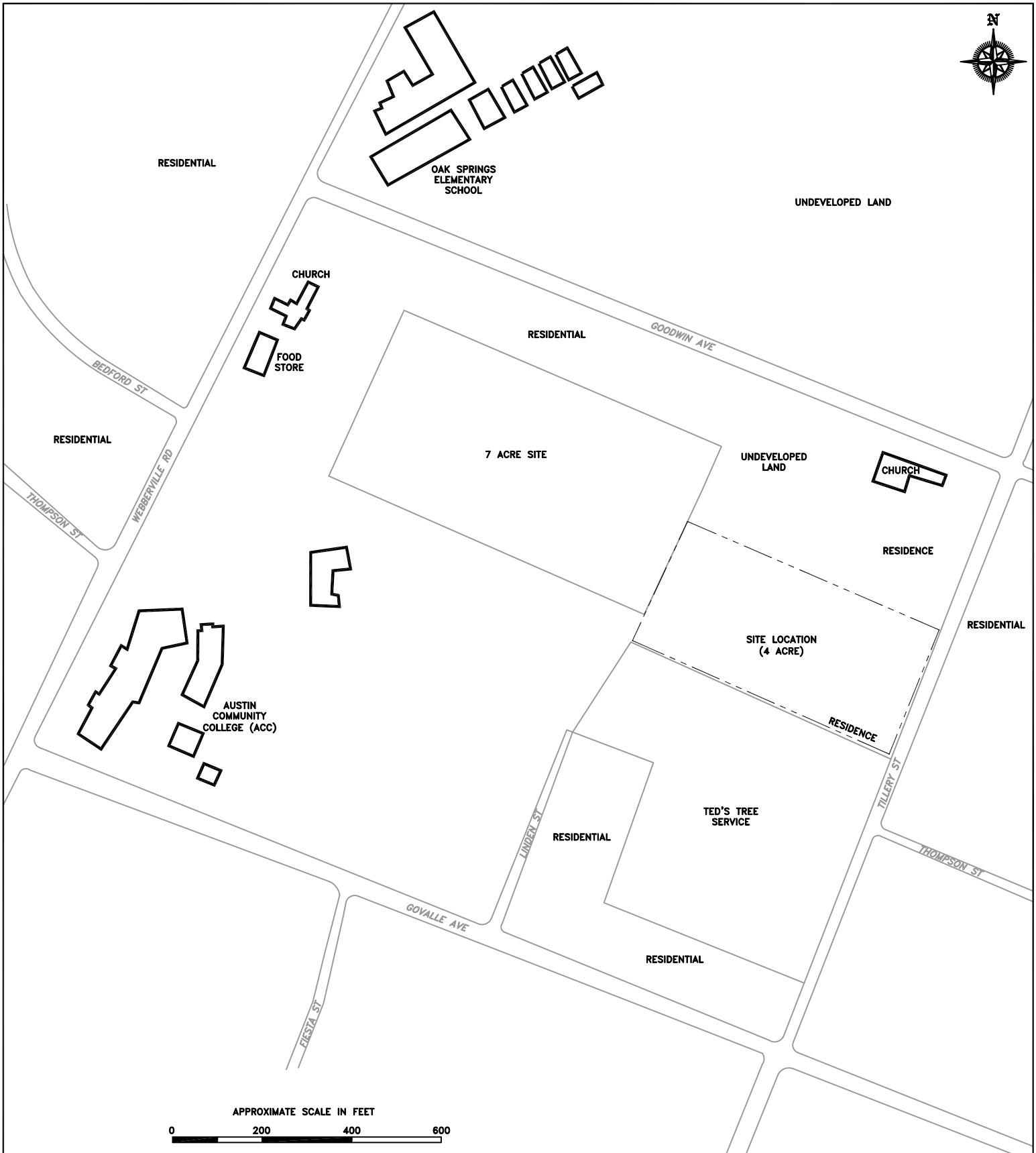


ecology and environment, inc.
Dallas, Texas
International Specialists in the Environment

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.

3.5 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 with in 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 date base 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

above the sample detection limit. These concentrations are consistent with previously reported soil analytical data for the site.

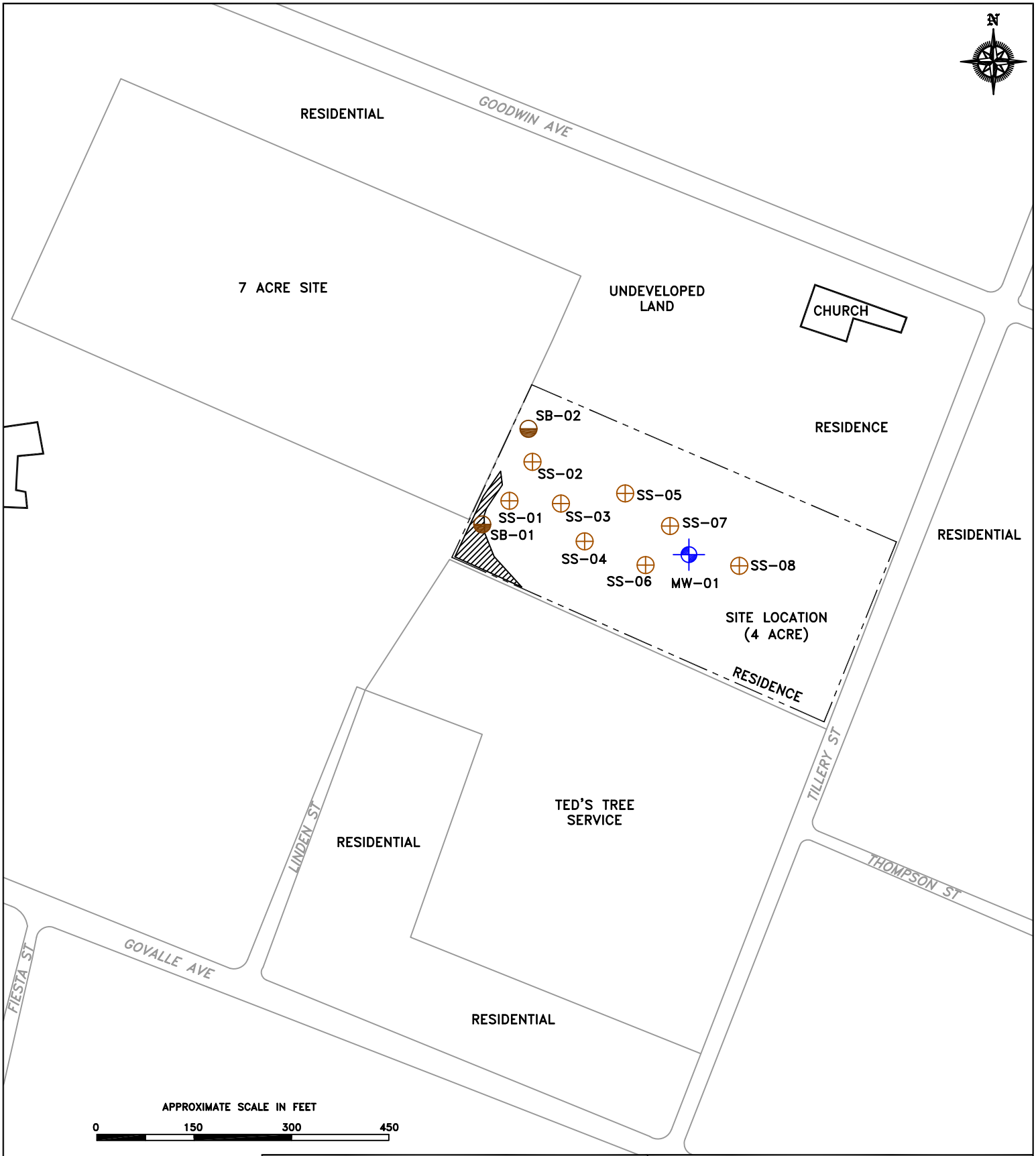
3.6 Sampling and Chemical Analyses Methods

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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FIGURE 3-1
SOIL SAMPLE LOCATION MAP
TILLERY PROPERTY BROWNSFIELDS ASSESSMENT
AUSTIN, TRAVIS COUNTY, TEXAS

JOB#: 002313.FW24.01	Date: AUGUST 2009
File Name: 2313FW241.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.

4.1.1 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

4.1.3 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 Identificaiton	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 Reults (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)										
1,1,1,2-TETRACHLOROETHANE	65.28	1.41	0.00056 U	0.00056 U	0.00056 U	0.00056 U	0.00056 U	0.00056 U	0.00056 U	0.00056 U
1,1,1-TRICHLOROETHANE	52263	1.62	0.00052 U	0.00052 U	0.00052 U	0.00052 U	0.00052 U	0.00052 U	0.00052 U	0.00052 U
1,1,2,2-TETRACHLOROETHANE	6.9	0.023	0.00061 U	0.00061 U	0.00061 U	0.00061 U	0.00061 U	0.00061 U	0.00061 U	0.00061 U
1,1,2-TRICHLOROETHANE	18.49	0.02	0.00088 U	0.00088 U	0.00088 U	0.00088 U	0.00088 U	0.00088 U	0.00088 U	0.00088 U
1,1-DICHLOROETHANE	4466	18.49	0.00021 U	0.00021 U	0.00021 U	0.00021 U	0.00021 U	0.00021 U	0.00021 U	0.00021 U
1,1-DICHLOROETHENE	2294	0.05	0.00059 U	0.00059 U	0.00059 U	0.00059 U	0.00059 U	0.00059 U	0.00059 U	0.00059 U
1,1-DICHLOROPROPENE	36.18	0.13	0.00054 U	0.00054 U	0.00054 U	0.00054 U	0.00054 U	0.00054 U	0.00054 U	0.00054 U
1,2,3-TRICHLOROBENZENE	193	26.28	0.00075 U	0.00075 U	0.00075 U	0.00075 U	0.00075 U	0.00075 U	0.00075 U	0.00075 U
1,2,3-TRICHLOROPROPANE	0.867	0.0022	0.00081 U	0.00081 U	0.00081 U	0.00081 U	0.00081 U	0.00081 U	0.00081 U	0.00081 U
1,2,4-TRICHLOROBENZENE	637	4.79	0.00073 U	0.00073 U	0.00073 U	0.00073 U	0.00073 U	0.00073 U	0.00073 U	0.00073 U
1,2,4-TRIMETHYLBENZENE	131	9.7	0.00058 U	0.00058 U	0.00058 U	0.00058 U	0.00058 U	0.00058 U	0.00058 U	0.00058 U
1,2-DIBROMO-3-CHLOROPROPANE	0.153	0.0017	0.0006 U	0.0006 U	0.0006 U	0.0006 U	0.0006 U	0.0006 U	0.0006 U	0.0006 U
1,2-DIBROMOETHANE (ETHYLENE DIBROMIDE)	0.734	0.0002	0.00052 U	0.00052 U	0.00052 U	0.00052 U	0.00052 U	0.00052 U	0.00052 U	0.00052 U
1,2-DICHLOROBENZENE	719	17.88	0.00045 U	0.00045 U	0.00045 U	0.00045 U	0.00045 U	0.00045 U	0.00045 U	0.00045 U
1,2-DICHLOROETHANE	11.4	0.013	0.0007 U	0.0007 U	0.0007 U	0.0007 U	0.0007 U	0.0007 U	0.0007 U	0.0007 U
1,2-DICHLOROPROPANE	60.8	0.022	0.00055 U	0.00055 U	0.00055 U	0.00055 U	0.00055 U	0.00055 U	0.00055 U	0.00055 U
1,3,5-TRIMETHYLBENZENE (MESITYLENE)	112	53.2	0.00057 U	0.00057 U	0.00057 U	0.00057 U	0.00057 U	0.00057 U	0.00057 U	0.00057 U
1,3-DICHLOROBENZENE	116	6.74	0.00048 U	0.00048 U	0.00048 U	0.00048 U	0.00048 U	0.00048 U	0.00048 U	0.00048 U
1,3-DICHLOROPROPANE	36	0.064	0.00051 U	0.00051 U	0.00051 U	0.00051 U	0.00051 U	0.00051 U	0.00051 U	0.00051 U
1,4-DICHLOROBENZENE	253	2.1	0.00078 U	0.00078 U	0.00078 U	0.00078 U	0.00078 U	0.00078 U	0.00078 U	0.00078 U
2,2-DICHLOROPROPANE	60.8	0.12	0.00044 U	0.00044 U	0.00044 U	0.00044 U	0.00044 U	0.00044 U	0.00044 U	0.00044 U
METHYL ETHYL KETONE (2-BUTANONE)	34376	29.28	0.0018 U	0.0018 U	0.0018 U	0.0018 U	0.0018 U	0.0018 U	0.0018 U	0.0018 U
2-CHLOROTOLUENE	1014	9.068	0.00051 U	0.00051 U	0.00051 U	0.00051 U	0.00051 U	0.00051 U	0.00051 U	0.00051 U
2-HEXANONE	107	3.87	0.0049 U	0.0049 U	0.0049 U	0.0049 U	0.0049 U	0.0049 U	0.0049 U	0.0049 U
4-CHLOROTOLUENE	4.8	37.8	0.00078 U	0.00078 U	0.00078 U	0.00078 U	0.00078 U	0.00078 U	0.00078 U	0.00078 U
METHYL ISOBUTYL KETONE (4-METHYL-2-PENT	5885	4.9	0.0044 U	0.0044 U	0.0044 U	0.0044 U	0.0044 U	0.0044 U	0.0044 U	0.0044 U
ACETONE	9849	42.7	0.0054 U	0.0054 U	0.0054 U	0.0054 U	0.0054 U	0.0054 U	0.0054 U	0.0054 U
BENZENE	65.7	0.0256	0.00047 U	0.00047 U	0.00047 U	0.00047 U	0.00047 U	0.00047 U	0.00047 U	0.00047 U
BROMOBENZENE	147	5.77	0.00049 U	0.00049 U	0.00049 U	0.00049 U	0.00049 U	0.00049 U	0.00049 U	0.00049 U
BROMOCHLOROMETHANE	621	3.039	0.0003 U	0.0003 U	0.0003 U	0.0003 U	0.0003 U	0.0003 U	0.0003 U	0.0003 U
BROMODICHLOROMETHANE	97.9	0.065	0.00022 U	0.00022 U	0.00022 U	0.00022 U	0.00022 U	0.00022 U	0.00022 U	0.00022 U
BROMOFORM	400	0.631	0.00023 U	0.00023 U	0.00023 U	0.00023 U	0.00023 U	0.00023 U	0.00023 U	0.00023 U
BROMOMETHANE	45.9	0.13	0.0005 U	0.0005 U	0.0005 U	0.0005 U	0.0005 U	0.0005 U	0.0005 U	0.0005 U
CARBON DISULFIDE	4647	13.58	0.00042 U	0.00042 U	0.00042 U	0.00042 U	0.00042 U	0.00042 U	0.00042 U	0.00042 U
CARBON TETRACHLORIDE	15.8	0.061	0.00063 U	0.00063 U	0.00063 U	0.00063 U	0.00063 U	0.00063 U	0.00063 U	0.00063 U
CHLOROBENZENE	522	1.092	0.00054 U	0.00054 U	0.00054 U	0.00054 U	0.00054 U	0.00054 U	0.00054 U	0.00054 U
CHLOROETHANE	26998	30.9	0.00089 U	0.00089 U	0.00089 U	0.00089 U	0.00089 U	0.00089 U	0.00089 U	0.00089 U
CHLOROFORM	15.57	1.019	0.00029 U	0.00029 U	0.00029 U	0.00029 U	0.00029 U	0.00029 U	0.00029 U	0.00029 U
CHLOROMETHANE	139	0.405	0.00077 U	0.00077 U	0.00077 U	0.00077 U	0.00077 U	0.00077 U	0.00077 U	0.00077 U
CIS-1,2-DICHLOROETHYLENE	767	0.248	0.00056 U	0.00056 U	0.00056 U	0.00056 U	0.00056 U	0.00056 U	0.00056 U	0.00056 U
CIS-1,3-DICHLOROPROPENE	7.58	0.00664	0.0013 U	0.0013 U	0.0013 U	0.0013 U	0.0013 U	0.0013 U	0.0013 U	0.0013 U
DIBROMOCHLOROMETHANE	72.29	0.0491	0.00057 U	0.00057 U	0.00057 U	0.00057 U	0.00057 U	0.00057 U	0.00057 U	0.00057 U
DIBROMOMETHANE	256	1.129	0.00084 U	0.00084 U	0.00084 U	0.00084 U	0.00084 U	0.00084 U	0.00084 U	0.00084 U
DICHLORODIFLUOROMETHANE	13475	239	0.00052 U	0.00052 U	0.00052 U	0.00052 U	0.00052 U	0.00052 U	0.00052 U	0.00052 U
ETHYLBENZENE	5340	7.63	0.00067 U	0.00067 U	0.00067 U	0.00067 U	0.00067 U	0.00067 U	0.00067 U	0.00067 U
HEXACHLOROBUTADIENE	19.6	3.289	0.00055 U	0.00055 U	0.00055 U	0.00055 U	0.00055 U	0.00055 U	0.00055 U	0.00055 U

Table 4-2A
Soil Analytical Reults (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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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

PCL / $^{Tot}SOIL_{Comb}$
(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.
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 $^{GW}SOIL_{Ing}$ for Residential Use

BOLD - Exceeds $^{TOT}SOIL_{Comb}$ for Residential Use

Table 4-2B
Soil Analytical Reults (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
Semi-Volatile Organic Compounds SW8270C (mg/Kg)										
1,2,4-TRICHLOROBENZENE	637	4.79	0.028 U	0.028 U	0.028 U	0.028 U	0.028 U	0.028 U	0.028 U	0.028 U
1,2-DICHLOROBENZENE	719	17.8	0.022 U	0.022 U	0.022 U	0.022 U	0.022 U	0.022 U	0.022 U	0.022 U
1,2-DIPHENYLHYDRAZINE	5.637	0.032	0.022 U	0.022 U	0.022 U	0.022 U	0.022 U	0.022 U	0.022 U	0.022 U
1,3-DICHLOROBENZENE	116.9	6.74	0.012 U	0.012 U	0.012 U	0.012 U	0.012 U	0.012 U	0.012 U	0.012 U
1,4-DICHLOROBENZENE	253	2.1	0.014 U	0.014 U	0.014 U	0.014 U	0.014 U	0.014 U	0.014 U	0.014 U
2,4,5-TRICHLOROPHENOL	5069	33.8	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U
2,4,6-TRICHLOROPHENOL	66.5	0.175	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U
2,4-DICHLOROPHENOL	196	0.35	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U
2,4-DIMETHYLPHENOL	1053	3.23	0.066 U	0.066 U	0.066 U	0.066 U	0.066 U	0.066 U	0.066 U	0.066 U
2,4-DINITROPHENOL	133	0.0936	0.33 U	0.33 U	0.33 U	0.33 U	0.33 U	0.33 U	0.33 U	0.33 U
2,4-DINITROTOLUENE	6.91	0.00532	0.066 U	0.066 U	0.066 U	0.066 U	0.066 U	0.066 U	0.066 U	0.066 U
2,6-DICHLOROPHENOL	65.5	0.0685	0.069 U	0.069 U	0.069 U	0.069 U	0.069 U	0.069 U	0.069 U	0.069 U
2,6-DINITROTOLUENE	6.91	0.00481	0.028 U	0.028 U	0.028 U	0.028 U	0.028 U	0.028 U	0.028 U	0.028 U
2-CHLORONAPHTHALENE	5042	669	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U
2-CHLOROPHENOL	384	1.63	0.021 U	0.021 U	0.021 U	0.021 U	0.021 U	0.021 U	0.021 U	0.021 U
2-METHYLNAPHTHALENE	252	17	0.019 U	0.019 U	0.019 U	0.019 U	0.019 U	0.019 U	0.019 U	0.019 U
2-METHYLPHENOL	1529	7.12	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U
2-NITROANILINE	14.1	0.0219	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U
2-NITROPHENOL	114.2	0.134	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U
3,3'-DICHLOROBENZIDINE	10.4	0.062	0.09 U	0.09 U	0.09 U	0.09 U	0.09 U	0.09 U	0.09 U	0.09 U
3-METHYLPHENOL & 4-METHYLPHENOL	297*	0.63*	0.033 U	0.033 U	0.033 U	0.033 U	0.033 U	0.033 U	0.033 U	0.033 U
3-NITROANILINE	19.5	0.025	0.073 U	0.073 U	0.073 U	0.073 U	0.073 U	0.073 U	0.073 U	0.073 U
4,6-DINITRO-2-METHYLPHENOL	5.83	0.0046	0.33 U	0.33 U	0.33 U	0.33 U	0.33 U	0.33 U	0.33 U	0.33 U
4-BROMOPHENYL PHENYL ETHER	0.27	0.35	0.019 U	0.019 U	0.019 U	0.019 U	0.019 U	0.019 U	0.019 U	0.019 U
4-CHLORO-3-METHYLPHENOL	329	4.52	0.066 U	0.066 U	0.066 U	0.066 U	0.066 U	0.066 U	0.066 U	0.066 U
4-CHLOROANILINE	23.5	0.0208	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U
4-CHLOROPHENYL PHENYL ETHER	0.163	0.032	0.021 U	0.021 U	0.021 U	0.021 U	0.021 U	0.021 U	0.021 U	0.021 U
4-NITROANILINE	218	0.108	0.072 U	0.072 U	0.072 U	0.072 U	0.072 U	0.072 U	0.072 U	0.072 U
4-NITROPHENOL	73	0.1	0.097 U	0.097 U	0.097 U	0.097 U	0.097 U	0.097 U	0.097 U	0.097 U
ACENAPHTHENE	2965	236	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U
ACENAPHTHYLENE	3781	408	0.017 U	0.017 U	0.017 U	0.017 U	0.017 U	0.017 U	0.017 U	0.017 U
ANTHRACENE	17744	6889	0.017 U	0.017 U	0.017 U	0.017 U	0.017 U	0.017 U	0.017 U	0.017 U
BENZIDINE	0.0154	0.000011	0.99 U	0.99 U	0.99 U	0.99 U	0.99 U	0.99 U	0.99 U	0.99 U
BENZO(A)ANTHRACENE	5.653	17.7	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U
BENZO(A)PYRENE	0.564	7.64	0.02 U	0.081 J	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U
BENZO(B)FLOURANTHENE	5.713	60.1	0.026 U	0.096 J	0.084 J	0.087 J	0.026 U	0.026 U	0.026 U	0.026 U
BENZO(GHI)PERYLENE	1780	46486	0.016 U	0.016 U	0.016 U	0.016 U	0.016 U	0.016 U	0.016 U	0.016 U
BENZO(K)FLUORANTHENE	57.23	615	0.04 U	0.04 U	0.04 U	0.04 U	0.04 U	0.04 U	0.04 U	0.04 U
BENZOIC ACID	687	189	0.33 U	0.33 U	0.33 U	0.33 U	0.33 U	0.33 U	0.33 U	0.33 U
BENZYL ALCOHOL	7050	29.29	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U
BIS(2-CHLOROETHOXY)METHANE	3.099	0.0117	0.023 U	0.023 U	0.023 U	0.023 U	0.023 U	0.023 U	0.023 U	0.023 U

Table 4-2B
Soil Analytical Reults (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
Semi-Volatile Organic Compounds SW8270C (mg/Kg)										
BIS(2-CHLOROETHYL) ETHER	2.17	0.0021	0.017 U	0.017 U	0.017 U	0.017 U	0.017 U	0.017 U	0.017 U	0.017 U
BIS(2-CHLOROISOPROPYL) ETHER	50.6	0.19	0.023 U	0.023 U	0.023 U	0.023 U	0.023 U	0.023 U	0.023 U	0.023 U
BIS(2-ETHYLHEXYL) PHTHALATE	43.1	163	0.094 J	0.14 J	0.11 J	0.13 J	2.5	1.4	5.5	0.096 J
BUTYL BENZYL PHTHALATE	1608	264	0.043 U	0.043 U	0.043 U	0.043 U	0.043 U	0.043 U	0.043 U	0.043 U
CARBAZOLE	234	4.56	0.036 U	0.036 U	0.036 U	0.036 U	0.036 U	0.036 U	0.036 U	0.036 U
CHRYSENE	560	1545	0.027 U	0.027 U	0.027 U	0.027 U	0.027 U	0.027 U	0.027 U	0.027 U
DIBENZ(AH)ANTHRACENE	0.549	15.25	0.019 U	0.019 U	0.019 U	0.019 U	0.019 U	0.019 U	0.019 U	0.019 U
DIBENZOFURAN	266	33.37	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U
DIETHYL PHTHALATE	2701	155.8	0.026 U	0.026 U	0.026 U	0.026 U	0.026 U	0.026 U	0.026 U	0.026 U
DIMETHYL PHTHALATE	1267	62.2	0.023 U	0.023 U	0.023 U	0.023 U	0.023 U	0.023 U	0.023 U	0.023 U
DI-N-BUTYL PHTHALATE	5115	3317	0.029 U	0.029 U	0.029 U	0.029 U	0.029 U	0.029 U	0.029 U	0.029 U
DI-N-OCTYL PHTHALATE	1285	1000000	0.014 U	0.014 U	0.014 U	0.014 U	0.014 U	0.014 U	0.014 U	0.014 U
FLUORANTHENE	2316	1917	0.036 U	0.036 U	0.036 U	0.036 U	0.036 U	0.036 U	0.036 U	0.036 U
FLUORENE	2262	298	0.018 U	0.018 U	0.018 U	0.018 U	0.018 U	0.018 U	0.018 U	0.018 U
HEXACHLOROBENZENE	1.07	1.129	0.029 U	0.029 U	0.029 U	0.029 U	0.029 U	0.029 U	0.029 U	0.029 U
HEXACHLOROBUTADIENE	19.6	3.289	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U
HEXACHLOROETHANE	66.56	1.83	0.021 U	0.021 U	0.021 U	0.021 U	0.021 U	0.021 U	0.021 U	0.021 U
INDENO(123-CD)PYRENE	5.72	173.37	0.022 U	0.032 J	0.022 U	0.022 U	0.022 U	0.022 U	0.022 U	0.022 U
ISOPHORONE	2231	3.0014	0.017 U	0.017 U	0.017 U	0.017 U	0.017 U	0.017 U	0.017 U	0.017 U
NAPHTHALENE	220.759	31.2	0.031 U	0.031 U	0.031 U	0.031 U	0.031 U	0.031 U	0.031 U	0.031 U
NITROBENZENE	65.67	0.351	0.022 U	0.022 U	0.022 U	0.022 U	0.022 U	0.022 U	0.022 U	0.022 U
N-NITROSODIMETHYLAMINE	0.074	0.000036	0.022 U	0.022 U	0.022 U	0.022 U	0.022 U	0.022 U	0.022 U	0.022 U
N-NITROSODI-N-PROPYLAMINE	0.399	0.00035	0.037 U	0.037 U	0.037 U	0.037 U	0.037 U	0.037 U	0.037 U	0.037 U
N-NITROSODIPHENYLAMINE	571	2.82	0.031 U	0.031 U	0.031 U	0.031 U	0.031 U	0.031 U	0.031 U	0.031 U
N-NITROSOPYROLIDINE	1.61	0.00084	0.021 U	0.021 U	0.021 U	0.021 U	0.021 U	0.021 U	0.021 U	0.021 U
PENTACHLOROPHENOL	2.41	0.0183	0.064 U	0.064 U	0.064 U	0.064 U	0.064 U	0.064 U	0.064 U	0.064 U
PHENANTHRENE	1705	415.7	0.33 U	0.33 U	0.33 U	0.33 U	0.33 U	0.33 U	0.33 U	0.33 U
PHENOL	2868	19.14	0.017 U	0.017 U	0.017 U	0.017 U	0.017 U	0.017 U	0.017 U	0.017 U
PYRENE	1697	1116	0.018 U	0.018 U	0.018 U	0.018 U	0.018 U	0.018 U	0.018 U	0.018 U

PCL / $^{Tot}SOIL_{Comb}$
(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 SW6020 (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

PCL / $^{Tot}SOIL_{Comb}$
(March 2009 Tier I tables, 0.5 acre Source Area, Residential Use)

Tier 2 PCL / $^{GW}SOIL_{Ing}$
(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.
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 $^{GW}SOIL_{Ing}$ for Residential Use

BOLD - Exceeds Tier 1 $^{TOT}SOIL_{Comb}$ for Residential Use

BOLD - Exceeds Tier 2 $^{GW}SOIL_{Ing}$ for Residential Use

BOLD - Exceeds Texas-Specific Median Background Concentration

Table 4-2D
Soil Analytical Reults (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

PCL / $^{Tot}SOIL_{Comb}$
(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.
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 $^{GW}SOIL_{Ing}$ for Residential Use

BOLD - Exceeds $^{TOT}SOIL_{Comb}$ for Residential Use

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 denisity [g-soil/cm^3-soil]

θ_{as} = Volumetric air content of the vadose zone [cm^3-air/cm^3-soil] = $\theta_t - \theta_{ws}$

θ_{ws} = Volumetric water content of the vadose zone (soil to groundwater) [cm^3-water/cm^3-soil]

K_d = Soil-Water Distribution Coefficient [unitless]

H' = Dimensionless Henry's Law Constant H' = H x 41.57 @ 20^{o}C (cm^3-H_2O/cm^3-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 denisity [g-soil/cm^3-soil]

θ_{as} = Volumetric air content of the vadose zone [cm^3-air/cm^3-soil] = $\theta_t - \theta_{ws}$

θ_{ws} = Volumetric water content of the vadose zone (soil to groundwater) [cm^3-water/cm^3-soil]

K_d = Soil-Water Distribution Coefficient [unitless]

H' = Dimensionless Henry's Law Constant H' = H x 41.57 @ 20°C (cm^3-H_2O/cm^3-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 *Supplemental Guidance for Developing Soil Screening Levels for Superfund Sites* - 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.

5.4 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

Bureau of Economic Geology. The University of Texas at Austin, Austin, Texas 78712. *Geologic Atlas of Texas, Austin Sheet.*

ASTM E1903 – 97 (Reapproved 2002) – *Standard Guide for Environmental Site Assessments: Phase II Environmental Site Assessment Process.*

Texas Risk Reduction Program (TRRP), 2008, TRRP Tier 1 PCL Tables, Texas Commission on Environmental Quality, April 23, 2008.

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

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

Boring Location: Southwest portion of property

Date Started/Finished: 3/26/09 - 3/26/09

Drilling Contractor: Total Support Service

Drill Method: Geoprobe

Total Depth of Hole (feet BGS): 10

Ground Elevation (feet above): _____

Inner Casing Elevation (TOC): _____

Groundwater Depth (feet BGS):

First Encountered: ▽ ____ Final: ▼ ____

Geologist: _____

ELEVATION	DEPTH (feet)	WELL COMPLETION DIAGRAM	GRAPHIC LOG	SOIL/ROCK DESCRIPTION	SAMPLE INTERVAL	PID Readings (PPM)	RECOVERY (feet)	LEL (%)	Blow Counts	COMMENTS
Ground Surface Elevation				*ground surface (gs)*						Reviewed By:
				Topsoil 0.5						
	1			Silty Sand: fine to medium-grained, well sorted, subrounded grains, loose, slightly moist, dull brown to dull orange. 2.0						
	2			No Recovery						
	3			4.0						
	4			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						

PROJECT NAME: Austin - Goodwin

WELL NO.: SB-01

DRILLING LOG OF WELL/BORING NO. SB-2

Project/Location: Austin - Goodwin / 1126 Tillery Street Austin, Texas

Boring Location: Northwest portion of property

Date Started/Finished: 2/26/09 - 3/26/09

Drilling Contractor: Total Support Service

Drill Method: Geoprobe

Total Depth of Hole (feet BGS): 10

Ground Elevation (feet above): _____

Inner Casing Elevation (TOC): _____

Groundwater Depth (feet BGS):

First Encountered: ▽ ____ Final: ▼ ____

Geologist: _____

ELEVATION	DEPTH (feet)	WELL COMPLETION DIAGRAM	GRAPHIC LOG	SOIL/ROCK DESCRIPTION	SAMPLE INTERVAL	PID Readings (PPM)	RECOVERY (feet)	LEL (%)	Blow Counts	COMMENTS
Ground Surface Elevation				*ground surface (gs)*						Reviewed By:
	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.

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

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.

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.

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.

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	

#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