

# **1418 Frontier Valley Drive, Austin Texas**



## **Rental Housing Development Assistance Application May 5, 2023**



**1418 Frontier Valley Drive  
Austin, Texas**

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**Tab A1 – Executive Summary  
&  
Project Proposal**

# PROJECT NARRATIVE

Heartwood Real Estate Group and Delphi Affordable Housing Group two Austin based affordable housing firms are excited to present the Property located at 1418 Frontier Valley Drive, spanning an area of 1.68 acres. The property is zoned MH-NP (Mobile Home Residence - Neighborhood Plan). This location will be transformed into a remarkable residential complex, that will feature 101-units. This top-notch, mixed-income multifamily community has been designed for both individuals and families. It will offer residents access to affordable, appealing, cozy and stimulating living spaces. Furthermore, the community has been designed to promote a better quality of life through a range of activities, social opportunities, wellness resources and convenient amenities.

The proposed housing development offers an appealing solution to the ever-increasing cost of home ownership for individuals and families on a moderate to low income. As property values continue to escalate, this development will provide residents with the chance to live in a well built and affordable housing, ultimately helping to address the affordability crisis in the Austin housing market.

As a mixed-income community, the proposed development will offer affordable units to qualifying households as well as some market units. Affordable units will be rent and income restricted for households with earnings in 50% to 80% of the Area Median Income (AMI).

A mix of studios, one and two bedroom floor plans will give residents the option to choose the unit type that best fits their lifestyle and budget. The amenities, high end interiors, prime location and access to transit will make Frontier Valley one of the premier mixed-income residential communities in Austin.

The total development cost of Frontier Valley is \$23.1M. The finance structure will consist of a construction loan and common equity. The remaining source will be this City of Austin RHDA request and a deferred developer fee. Increasing interest rates and lower levels of bank lending are putting the project at risk, creating a need for 1.1 million in gap funding. The Developers have spent the past two years with a very experienced local team completing the pre-construction process and have secured the site development and building permits. Therefore we want to underscore how important AHFC's consideration is for this "shovel ready" project's feasibility.

The Frontier Valley community will offer its residents:

- Resident community space and amenities including a lobby/business center, fitness room, pool, security cameras, recycling service and storage and a leasing office.
- Outdoor recreation will include landscaped outdoor spaces and bicycle parking.
- Pedestrian connections to adjacent trails.

# **1418 Frontier Valley Drive Austin, Texas**

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## **Tab A2 – Project Summary Form**



APPLICATION CHECKLIST/ INFORMATION FORM				
DEVELOPER : Heartwood/Delphi		OWNER/BORROWER NAME : Delphi Affordable Housing Group		
DEVELOPMENT NAME : 1418 Frontier Valley Tenant, LLC		FUNDING CYCLE DEADLINE : May 5, 2023		
FEDERAL TAX ID NO: 92-2281085		DUNS NO: TBD		
PROJECT ADDRESS: 1418 Frontier Valley Drive		PROGRAM : RHDA		
CONTACT NAME : Chris Affinito		AMOUNT REQUESTED: \$1,100,000		
CONTACT ADDRESS AND PHONE : 2130 Goodrich Ave., Austin Texas 973-230-3065				
APPLICATION TABS				INITIALS
A 1	<a href="#">EXECUTIVE SUMMARY/PROJECT PROPOSAL</a>			CA
A 2	PROJECT SUMMARY FORM			CA
A 3	PROJECT TIMELINE			CA
A 4	DEVELOPMENT BUDGET			CA
A 5	OPERATING PRO FORMA			CA
A 6	SCORING SHEET			CA
ATTACHMENT TABS				
1	ENTITY INFORMATION	1.a.	<a href="#">Detailed listing of developer's experience</a>	CA
		1.b.	Certificate of Status	CA
		1.c.	<a href="#">Statement of Confidence</a>	CA
2	PRINCIPALS INFORMATION	2.a.	Resumes of principals	CA
		2.b.	Resumes of development team	CA
		2.c.	Resumes of property management team	CA
3	FINANCIAL INFORMATION	3.a.	Federal IRS Certification	NA
		3.b.	<a href="#">Certified Financial Audit</a>	NA
		3.c.	Board Resolution	NA
		3.d.	<a href="#">Financial Statements</a>	CA
		3.e.	<a href="#">Funding commitment letters.</a>	CA
4	PROJECT INFORMATION	4.a.	<a href="#">Market Study</a>	CA
		4.b.	<a href="#">Good Neighbor Policy</a>	CA
		4.c.	<a href="#">SMART Housing Letter</a>	CA
		4.d.	<a href="#">MOU with ECHO</a>	NA
		4.e.	<a href="#">Resident Services</a>	NA
5	PROPERTY INFORMATION	5.a.	<a href="#">Appraisal</a>	CA
		5.b.	<a href="#">Property Maps</a>	CA
		5.c.	Zoning Verification Letter	CA
		5.d.	Proof of Site control	CA
		5.e.	<a href="#">Phase I ESA</a>	CA
		5.f.	<a href="#">SHPO</a>	NA
The applicant/developer certifies that the data included in this application and the exhibits attached hereto are true and correct. <i>Unsigned/undated submissions will not be considered.</i>				
SIGNATURE OF APPLICANT		DATE AND TIME STAMP OF RECEIPT		
<div>Chris Affinito</div>				
PRINTED NAME				
<div>Chris Affinito</div>				
TITLE OF APPLICANT				
<div>President</div>				
DATE OF SUBMISSION				
<div>5-May-23</div>		FOR AHFC USE ONLY		

## Project Summary Form

1) <b>Project Name</b> Frontier Valley	2) <b>Project Type</b> Mixed-Income	3) <b>New Construction or Rehabilitation</b> New Construction
4) <b>Address(s) or Location Description</b> 1418 Frontier Valley Drive		5) <b>Mobility Bond Corridor</b> East Riverside Dr
6) <b>Census Tract</b> 23.12	7) <b>Council District</b> District 3	8) <b>Elementary School</b> DEL VALLE EL
		9) <b>Affordability Period</b> 40 years
10) <b>Type of Structure</b> Multi-family	11) <b>Occupied?</b> No	12) <b>How will funds be used?</b> 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	22					22
Up to 60% MFI	16		2			18
Up to 80% MFI			11			11
Up to 120% MFI						0
No Restrictions	2	43	5			50
<b>Total Units</b>	<b>40</b>	<b>43</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>101</b>

### 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						0
Up to 120% MFI						0
No Restrictions						0
<b>Total Units</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

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

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	3	Continuum of Care Units	
Accessible Units for Sensory Impairments	3		

### 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

Debt	12,350,000
Equity	9,662,037
Grant	
Other	
Deferred Developer Fee (not applicable for OHDA)	
<b>Previous AHFC Funding</b>	
<b>Current AHFC Request</b>	<b>1,100,000</b>

**Total \$ 23,112,037**

#### Uses

Acquisition	3,750,000
Off-Site	500,000
Site Work	800,000
Sit Amenities	100,000
Building Costs	13,311,648
Contractor Fees	517,109
Soft Costs	1,638,128
Financing	1,573,150
Developer Fees	922,002

**Total \$ 23,112,037**

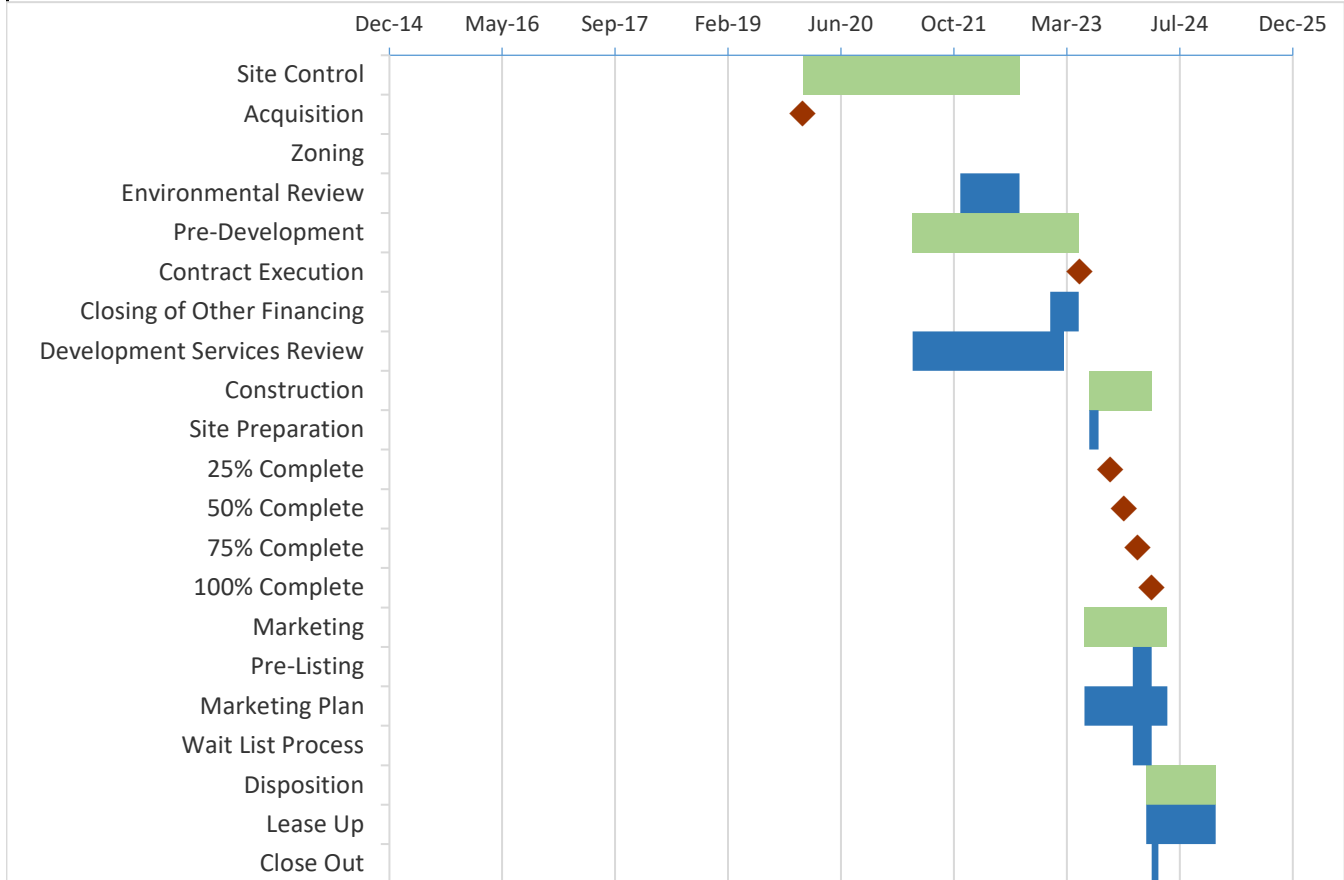
# **1418 Frontier Valley Drive Austin, Texas**

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## **Tab A3 – Project Timeline**

## Development Schedule

	Start Date	End Date
<b>Site Control</b>	Jan-20	Aug-22
Acquisition	Jan-20	
Zoning		
Environmental Review	Nov-21	Aug-22
<b>Pre-Development</b>	May-21	May-23
Contract Execution	May-23	
Closing of Other Financing	Jan-23	May-23
Development Services Review	May-21	Mar-23
<b>Construction</b>	Jun-23	Mar-24
Site Preparation	Jun-23	Aug-23
25% Complete	Sep-23	
50% Complete	Nov-23	
75% Complete	Jan-24	
100% Complete	Mar-24	
<b>Marketing</b>	Jun-23	Jun-24
Pre-Listing	Jan-24	Mar-24
Marketing Plan	Jun-23	Jun-24
Wait List Process	Jan-24	Mar-24
<b>Disposition</b>	Mar-24	Jan-25
Lease Up	Mar-24	Jan-25
Close Out	Mar-24	Apr-24



# **1418 Frontier Valley Drive Austin, Texas**

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## **Tab A4 – Development Budget**

## Development Budget

	Total Project Cost	Requested AHFC Funds	Description
<b>Pre-Development</b>			
Appraisal	10,000		
Environmental Review	14,000		
Engineering	257,500		
Survey	25,000		
Architectural	392,450		
<b>Subtotal Pre-Development Cost</b>	\$698,950	\$0	
<b>Acquisition</b>			
Site and/or Land	3,750,000		
Structures	0		
Other (specify)	0		
<b>Subtotal Acquisition Cost</b>	\$3,750,000	\$0	
<b>Construction</b>			
Infrastructure	906,898	400000	
Site Work	744,805	200000	
Demolition	0		
Concrete	997,229		
Masonry	98,148		
Rough Carpentry	3,185,714	500,000	
Finish Carpentry	119,568		
Waterproofing and Insulation	225,411		
Roofing and Sheet Metal	183,726		
Plumbing/Hot Water	1,282,593		
HVAC/Mechanical	733,589		
Electrical	1,706,422		
Doors/Windows/Glass	903,918		
Lath and Plaster/Drywall and Acoustical	650,532		
Tiel Work	131,263		
Soft and Hard Floor	131,263		
Paint/Decorating/Blinds/Shades	313,242		
Specialties/Special Equipment	173,514		
Cabinetry/Appliances	909,954		
Carpet	0		
Other (specify)	199,085		Pool
Construction Contingency	151,025		Elevator
<b>Subtotal Construction Cost</b>	\$13,747,899	\$1,100,000	
<b>Soft &amp; Carrying Costs</b>			
Legal	75,000		
Audit/Accounting	25,000		
Title/Recordin	18,750		
Architectural (Inspections)	75,000		
Construction Interest	650,000		
Construction Period Insurance	188,500		
Construction Period Taxes	0		
Relocation	0		
Marketing	25,000		
Davis-Bacon Monitoring	0		
Developer Fee	992,002		
Other (specify)	1,385,078		Carry Cost, Closing Costs, Construction Project Management
<b>Subtotal Soft &amp; Carrying Costs</b>	\$3,434,330	\$0	
<b>TOTAL PROJECT BUDGET</b>	\$21,631,179	\$1,100,000	

**1418 Frontier Valley Drive  
Austin, Texas**

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**Tab A5 - Operating Proforma**



## 15 Year Rental Housing Operating Pro Forma (RHDA)

*The pro forma should be based on the operating income and expense information for the base year (first year of stabilized occupancy using today's best estimates of market rents, restricted rents, rental income and expenses), and principal and interest debt service. The Department uses an annual growth rate of 2% for income and 3% for expenses. Written explanation for any deviations from these growth rates or for assumptions other than straight-line growth made during the proforma period should be attached to this exhibit.*

INCOME	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15
POTENTIAL GROSS ANNUAL RENTAL INCOME	\$1,947,842	\$2,098,537	\$2,184,034	\$2,267,966	\$2,350,792	\$2,725,212	\$3,159,268
Secondary Income	\$212,355	\$219,810	\$226,495	\$233,384	\$240,483	\$278,786	\$323,189
POTENTIAL GROSS ANNUAL INCOME	\$2,160,196	\$2,318,346	\$2,410,529	\$2,501,351	\$2,591,275	\$3,003,998	\$3,482,457
Provision for Vacancy & Collection Loss	-\$5,159	-\$5,340	-\$5,502	-\$5,670	-\$5,842	-\$6,773	-\$7,851
Rental Concessions	-\$1,307	\$0	\$0	\$0	\$0	\$0	\$0
EFFECTIVE GROSS ANNUAL INCOME	\$2,153,731	\$2,313,006	\$2,405,027	\$2,495,681	\$2,585,433	\$2,997,225	\$3,474,605
<b>EXPENSES</b>							
General & Administrative Expenses	\$23,995	\$24,837	\$25,593	\$26,371	\$27,173	\$31,501	\$36,519
Management Fee	\$66,346	\$68,675	\$70,764	\$72,916	\$75,134	\$87,101	\$100,974
Payroll, Payroll Tax & Employee Benefits	\$191,959	\$198,698	\$204,742	\$210,969	\$217,386	\$252,010	\$292,148
Repairs & Maintenance	\$53,988	\$55,884	\$57,584	\$59,335	\$61,140	\$70,878	\$82,167
Electric & Gas Utilities	\$125,733	\$130,147	\$134,106	\$138,185	\$142,388	\$165,066	\$191,357
Water, Sewer & Trash Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Property Insurance Premiums	\$49,070	\$50,792	\$52,337	\$53,929	\$55,569	\$64,420	\$74,680
Property Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserve for Replacements	\$29,994	\$31,047	\$31,991	\$32,964	\$33,967	\$39,377	\$45,648
Other Expenses	\$80,389	\$83,211	\$85,742	\$88,350	\$91,037	\$105,537	\$122,346
TOTAL ANNUAL EXPENSES	\$621,473	\$643,291	\$662,857	\$683,018	\$703,793	\$815,889	\$945,839
NET OPERATING INCOME	\$1,532,257	\$1,669,715	\$1,742,170	\$1,812,662	\$1,881,639	\$2,181,336	\$2,528,766
<b>DEBT SERVICE</b>							
First Deed of Trust Annual Loan Payment	\$1,049,750	\$985,978	\$985,978	\$985,978	\$985,978	\$985,978	\$985,978
Second Deed of Trust Annual Loan Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Third Deed of Trust Annual Loan Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Annual Required Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Annual Required Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>ANNUAL NET CASH FLOW</b>	\$482,507	\$683,737	\$756,192	\$826,684	\$895,661	\$1,195,357	\$1,542,788
<b>CUMULATIVE NET CASH FLOW</b>	\$482,507	\$1,166,245	\$1,922,436	\$2,749,120	\$3,644,782	\$8,872,328	\$15,717,691
<b>Debt Coverage Ratio</b>	1.46	1.69	1.77	1.84	1.91	2.21	2.56

**1418 Frontier Valley Drive  
Austin, Texas**

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**Tab A6 - Scoring Sheet**

Project Name	Frontier Valley	
Project Type	Mixed-Income	
Council District	District 3	
Census Tract	23.12	
Prior AHFC Funding	\$0	
Current AHFC Funding Request Amount	\$1,100,000	
Estimated Total Project Cost	\$23,112,037	
High Opportunity	No	
High Displacement Risk	YES	
High Frequency Transit	Yes	
Imagine Austin	No	
Mobility Bond Corridor	East Riverside Dr	
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	0%	% 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 corridors
SCORE	0	% of annual goal * units * 50%, max of 75
< 40% MFI	0	# of rental units at < 40% MFI
< 50% MFI	22	# 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	0%	% 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 corridors
SCORE	3	% 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	0%	% 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 corridors
SCORE	0	% of annual goal * units * 50%, max of 75
< 80% MFI	0	# 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	0%	% 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 corridors
SCORE	0	% of annual goal * units * 25%, max of 75
Unit Score	3	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	0	Total Affordable 2 Bedroom units
3 Bedroom Units	0	Total Affordable 3 Bedroom units
4 Bedroom Units	0	Total Affordable 4+ Bedroom units
Multi-Generational Housing Score	0	Multi-bedroom Unit/Total Units * 20
TEA Grade	71	Elementary School Rating from TEA
Multi-Generational Housing Weighted Score	0	Educational Attainment, Environment, Community Institutions, Social Cohesion,
Accessible Units	6	mobility and sensory units
Non-PSH, Non-Voucher Under 20% MFI	0	Total units under 20% MFI
Accessibility Score	5	Accessible Unit/Total Units * 20
Metro Access Service	Yes	Within 3/4 mile of fixed route transit
Accessibility Weighted Score	1	Housing Stability, Health, Mobility, Community Institutions
Initiatives and Priorities Score	6	MAXIMUM SCORE = 200
UNDERWRITING		
AHFC Leverage	22%	% of total project cost funded through AHFC request
Leverage Score	18	3 points per 5% reduction in leverage below 50% (max 30)
AHFC Per Unit Subsidy (including prior amounts)	\$50,000	Amount of assistance per unit
Subsidy per unit score	19	(\$200,000 - per unit subsidy)*25/\$200,000
AHFC Per Bedroom Subsidy	\$50,000	Amount of assistance per bedroom
Subsidy per Bedroom Score	19	(\$200,000 - per bedroom subsidy)*25/\$200,000
Debt Coverage Ratio (Year 5)	1.91	Measured at the 5 Year mark
Debt Coverage Ratio Score	0	Minimum = 1.0; Maximum = 1.5; 1.25 = best score
Underwriting Score	56	MAXIMUM SCORE = 100
APPLICANT		
FINAL QUANTITATIVE SCORE	65	THRESHOLD SCORE = 50
Previous Developments		
Compliance Score		
Proposal		
Supportive Services		
Development Team		
Management Team		
Notes		

**1418 Frontier Valley Drive  
Austin, Texas**

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**Attachment 1 – Entity  
Information**

**1a. Detailed listing of developer's  
experience**



## Our Story

Heartwood is committed to helping Austin face the challenges of the city's housing crisis through creative development.

Like many fast-growing cities, Austin faces a major housing crisis. We founded Heartwood to be a part of the solution—by thoughtfully repurposing sites into beautiful, durable housing for Austin residents.

Our team is small, and we feel this gives us an edge. We are nimble, driven, and free to think creatively. We have developed close relationships with our consultants and partners—and we have intimate, local knowledge of Austin's housing market and the intricacies of the city's development process. We tackle complex projects that others tend to overlook. We build a variety of housing types, from affordable apartment buildings to luxury townhome communities and high-end custom-designed single-family homes. Fifty percent of our developments include substantial affordable housing components.

At Heartwood, we believe that Austin's growth will require various types of housing to meet the challenges we face as a city. We intend to help make Austin both affordable and beautiful as it grows.



### QUALITY

We develop homes with integrity and durability.



### GIVING BACK

We're invested in giving back to our community by improving the neighborhoods around us.



### COLLABORATION

We seek to challenge the system by working collaboratively with our team.



### INNOVATION

We stay curious and drive innovation in everything we do.

# COMPANY PROFILE



**DELPHI**  
AFFORDABLE HOUSING GROUP

## Our Story

Delphi Affordable Housing Group is a real estate development and consulting firm specializing in financial structuring, due diligence, development and syndication of affordable housing.

Our mission is to build value through the development, investment, and management of affordable housing communities.

Delphi was founded in January 1997. As a developer, Delphi has acquired and rehabilitated multifamily properties that are tax credit eligible by utilizing bond and tax credit financing. The company has acquired and renovated over twenty multifamily properties consisting of more than 3,000 units. In addition Delphi has consulted on projects consisting of 4,000 units. Delphi's consulting clientele includes housing authorities, non-profits, and for profit developers.

We believe our most valuable assets are the people who work every day to improve every project, every time.

## TAX CREDIT/BOND PROJECTS

Delphi Affordable Housing Group Developer Projects are in the bold font, while the Consulting Projects are in regular font.

Community Name	Community Location	Community Description	Debt	Equity
701 Fairmont Parkway	Pasadena, Texas	Multifamily new construction for women and children formerly in battered women's shelters.		
<b>87th Street</b>	<b>Odessa, Texas</b>	<b>Multifamily new construction of 181 units using bonds and tax credits.</b>	18,345,000	10,969,286
Arbor Place I	Little Rock, Arkansas	Acquisition and rehabilitation of 110 units.		
Arbor Place II	Little Rock, Arkansas	Acquisition and rehabilitation of 91 units using bonds and tax credits.		
Arboretum Apartments	San Antonio, Texas	Multifamily new construction using bonds and tax credits.		
<b>Beverly Apartments</b>	<b>Greer, South Carolina</b>	<b>Acquisition and rehabilitation of 80 units using bonds and tax credits.</b>	3,013,200	1,128,540
<b>Blue Water Garden Apartments</b>	<b>Hereford, Texas</b>	<b>Acquisition and rehabilitation of 132 units using bonds and tax credits.</b>	5,023,600	1,712,883
<b>Briarwood Apartments</b>	<b>Fort Smith, Arkansas</b>	<b>Acquisition and rehabilitation of 128 units using bonds and tax credits.</b>	4,175,000	1,396,000
Calcasieu Apartments	San Antonio, Texas	Historic renovation of a downtown office building into housing.		
Camelback West	Phoenix, Arizona	Acquisition and rehabilitation of 100 units using bonds and tax credits.		
<b>Casa Del Rio. Villa Hermosa</b>	<b>Del Rio, Texas</b>	<b>Acquisition/rehab RAD conversion of 161 units using bonds and tax credits.</b>	7,000,000	6,343,575
Casa de Roman	Somerton, Arizona	Multifamily new construction of 48 units.		
Corona del Valle	El Paso, Texas	Multifamily new construction of 100 units, part of AFL-CIO Housing Demonstration Program.		
Dayton Park Apartments	Dayton, Texas	Multifamily new construction of 50 units in a rural prison community.		
Dayton Park II	Dayton, Texas	New construction of 54 units.		
El Azteca	Laredo, Texas	Multifamily new construction of 50 units in 3rd poorest census tract in country, part of AFL-CIO.		
<b>Forest Park Apartments</b>	<b>Austin, Texas</b>	<b>Acquisition and rehabilitation of 228 units using bonds and tax credits.</b>	15,077,600	7,450,576
Gallagher Garden Apartments	Laredo, Texas	Multifamily new construction of 56 units by Laredo Housing Authority.		
<b>Gateway East</b>	<b>El Paso, Texas</b>	<b>Acquisition and rehabilitation of 104 units using tax credits.</b>	2,075,591	2,928,000
<b>Grandview</b>	<b>Little Rock, Arkansas</b>	<b>Acquisition and rehabilitation of 128 units using bonds and tax credits.</b>	4,070,000	1,669,507
<b>Greenville Apartments*</b>	<b>Greenville, South Carolina</b>	<b>Acquisition and rehabilitation of 100 units using bonds and tax credits.</b>	4,269,700	1,476,606
<b>Gulfway Manor Apartments</b>	<b>Corpus Christi, Texas</b>	<b>Acquisition and rehabilitation of units 151</b>	7,770,231	4,545,768
<b>Heights on Congress</b>	<b>Austin, Texas</b>	<b>Acquisition and rehabilitation of 172 units using bonds and tax credits.</b>	6,100,000	
<b>Hillandale Apartments</b>	<b>Columbia, South Carolina</b>	<b>Acquisition and rehabilitation of 200 units using bonds and tax credits.</b>	6,600,000	2,704,437
<b>Huntley Villas I and II</b>	<b>Holt, Michigan</b>	<b>Acquisition and rehabilitation of 160 units using bonds and tax credits.</b>	-	-
<b>JVL 16</b>	<b>St. Louis, Missouri</b>	<b>Acquisition and rehabilitation of 88 units using bonds and tax credits.</b>	4,039,000	4,196,179
<b>Lafayette Family &amp; Elderly*</b>	<b>St. Louis, Missouri</b>	<b>Acquisition and rehabilitation of 162 units using bonds and tax credits.</b>	6,275,000	5,917,432
Lago Vista	San Antonio, Texas	Multifamily new construction of 92 mixed income units.		
Las Quintas Apartments	Eagle Pass, Texas	New construction of 60 units using tax credits.		
Marbach Manor	San Antonio, Texas	Multifamily rehabilitation of 123 units, the first private activity 4% transaction in Texas.		
<b>McMullen Square Apts</b>	<b>San Antonio, Texas</b>	<b>Acquisition and rehabilitation of 100 units using 9% tax credits.</b>	2,749,617	2,220,617
Montana Senior Village	Las Cruces, New Mexico	New construction and rehabilitation of 58 units for senior housing.		
Mountain Pointe	Nogales, Arizona	New construction of 108 units using tax credits.		



**TAX CREDIT/BOND PROJECTS**

Community Name	Community Location	Community Description	Debt	Equity
<b>Murphy-Blair</b>	<b>St. Louis, Missouri</b>	<b>Acquisition and rehabilitation of 68 units using bonds and tax credits.</b>	6,315,000	7,776,556
Oakbrook Villas	Romulus, Michigan	Acquisition and rehabilitation of 352 units using bonds and tax credits.		
<b>Oakwood Manor</b>	<b>Little Rock, Arkansas</b>	<b>Acquisition and rehabilitation of 200 units using bonds and tax credits.</b>		
<b>Park Village Apartments</b>	<b>Big Spring, Texas</b>	<b>Acquisition and rehabilitation of 76 units using 9% tax credits.</b>	2,861,401	6,111,464
Pleasant Hill Village	Houston, Texas	New construction of 100 elderly units with centralized services program.		
<b>River Pointe Apartments</b>	<b>San Angelo, Texas</b>	<b>Acquisition and rehabilitation of 204 units</b>	3,565,699	9,130,536
<b>Rockwell Manor Apartments</b>	<b>Brownsville, Texas</b>	<b>Acquisition and rehabilitation of 126 units.</b>	5,260,000	3,555,874
<b>Santa Ana Apartments</b>	<b>St. Ann, Missouri</b>	<b>Acquisition and rehabilitation of 195 units using bonds and tax credits.</b>	4,525,000	3,815,314
Saul Kleinfeld	El Paso, Texas	Multifamily new construction of 30 units.		
Scottsdale New Ventura	Scottsdale, Arizona	Acquisition and rehabilitation of 134 units using bonds and tax credits.		
<b>Silver Springs Apartments</b>	<b>Austin, Texas</b>	<b>Acquisition and rehabilitation of 360 units using bonds and tax credits.</b>	30,302,000	11,410,910
Southwest Trails	Austin, Texas	New construction of 160 units using bonds and tax credits.		
<b>Summertree/Valleyview</b>	<b>N. Little Rock, Arkansas</b>	<b>Acquisition and rehabilitation of 120 units using bonds and tax credits.</b>		
<b>Sunflower Estates</b>	<b>LaFeria, Texas</b>	<b>New construction of 128 units using tax credits.</b>	3,404,008	8,576,853
<b>Sundance Apartments</b>	<b>Brownsville, Texas</b>	<b>New construction of 132 units using tax credits.</b>	4,300,000	15,446,910
<b>Sunland</b>	<b>Harlingen, Texas</b>	<b>New construction of 166 units bonds and tax credits.</b>	17,000,000	12,831,350
<b>Sunquest Apartments</b>	<b>Primera, Texas</b>	<b>New construction of 128 units using tax credits.</b>	4,055,000	12,317,536
<b>Sunrise Terrace</b>	<b>LaFeria, Texas</b>	<b>New construction of 70 single family homes using tax credits.</b>	3,169,000	8,294,084
<b>Tiffany Apartments</b>	<b>St. Louis, Missouri</b>	<b>Acquisition and rehabilitation of 60 units using bonds and tax credits.</b>	3,773,200	4,120,354
<b>Town North</b>	<b>Texarkana, TX</b>	<b>Acquisition and rehabilitation of 100 units using tax credits.</b>	1,934,915	1,992,000
Trails at the Park	Austin, Texas	Multifamily new construction of 200 units, mixed income.		
Tropicana Project				
*Cooperstown	El Paso, Texas	New construction of 16 units using tax credits.		
*South Cooperstown	El Paso, Texas	New construction of 20 units using tax credits.		
*Sunset Palms	El Paso, Texas	New construction of 36 units using tax credits.		
<b>Valleyview/Summertree</b>	<b>N. Little Rock, Arkansas</b>	<b>Acquisition and rehabilitation of 120 units using bonds and tax credits.</b>		
Villa Hermosa	Crystal City, Texas	New construction of 60 units (townhomes and 4-plexes) utilizing tax credits.		
Village Green	Austin, Texas	Acquisition and rehabilitation of 200 units using 501(c)(3) bonds.		
<b>Walnut Creek Apartments</b>	<b>Austin, Texas</b>	<b>Acquisition and rehabilitation of 98 units using bonds and tax credits.</b>	3,600,000	1,300,182
Western Pebble Hills	El Paso, Texas	Multifamily new construction of 30 units.		
Western Pellicano	El Paso, Texas	Multifamily new construction of 30 units.		
<b>Westwind Village</b>	<b>Carrizo Springs, Texas</b>	<b>New construction of 60 units, townhomes and fourplexes.</b>		
<b>Wurzbach Manor</b>	<b>San Antonio, Texas</b>	<b>Acquisition and rehabilitation of 161 units using bonds and tax credits.</b>	8,240,000	2,581,070
			198,888,762	163,920,399

# 01

## 87TH STREET, ODESSA TEXAS FIRM ROLE: DEVELOPER



**Project Size:** Multifamily new construction of 181 units using bonds and tax credits

**Development Team:** Partnership with Odessa Housing Finance Corporation

**Development Scope:** Affordable for households at 60% MFI

**Costs & Financing:** \$18,345,000 (debt) / \$10,969,286 (equity)

**Opened:** 2018

# 02

## WALNUT CREEK APARTMENTS, AUSTIN, TX FIRM ROLE: DEVELOPER



**Project Size:** Acquisition and rehabilitation of 98 units originally constructed in 1971 using bonds and tax credits. 20 units available at 30% MFI

**Unit Mix:** 36 1-BR units, 44 2-BR units, 18 3-BR units 1-, 2-, and 3- BR Units

**Funded via** HUD Section 8 and 236, Low Income Housing Tax Credits, and Austin Housing Finance Corporation

**Costs & Financing:** \$3,600,000 (debt), \$1,300,182 (equity)

# 03 | TRAILS AT THE PARK, AUSTIN TX

## FIRM ROLE: DEVELOPER



**Project Size: Multifamily new construction of 200 units**

**Mixed income community with 148 apartments available at 50%, 60%, and 80% MFI  
Received 9% Low Income Housing Tax Credits via Texas Department of Housing  
and Community Affairs in 1998**

**Opened in 2000**

**Managed by local housing non-profit Foundation Communities**



# 04

## 1200 SPRINGDALE ROAD, AUSTIN TX FIRM ROLE: DEVELOPER



1200 Springdale will be a 348-unit mixed-income, mixed-use apartment community situated on 2.25 acres of land at the corner of 12th Street and Springdale Road in Austin. The building will be configured as three stories of structured parking (405 total stalls) under five stories of residential space, with 21,000 SF of ground-floor retail space and full amenities. The project will participate in Austin's Affordability Unlocked development bonus, which requires 50% of all units to be affordable to families earning an average of no more than 60% of Travis County MFI, including 20% of all units, which will be reserved for families earning no more than 50% of Travis County MFI.

This project is under development by Heartwood Real Estate Group, and features a top-tier design team including Sixthriver Architects, WGI, Inc. for civil engineering, Wylie Engineering for mechanical engineering, Dunaway for structural engineering, TBG for Landscape, and IE2 Construction for preconstruction services.

Address: 1200, 1202, 1208 Springdale Road, Austin, Texas 78721

Project Size: 2.25 acres

Rezoned: GR-MU to GR-V-MU

Neighborhood: East MLK

# 05

## 4000 CLAWSON ROAD, AUSTIN TX FIRM ROLE: DEVELOPER



Clawson will be an attached townhome community in one of the more desirable, lush neighborhoods of Central Austin. We rezoned this property from Single Family to multi-family allowing us to building 19 units on this lot. The units will offer a mix of 2-3 bedroom floor plans, all of which will be 3 stories with a fenced in back yard space. Each unit will have its own stoop, offering a private walk up which sits above the two car garage. We are currently in the design phase with local award winning architects, Davey McEathron Architecture, developed and built by Heartwood Real Estate Group.

Address: 4000 Clawson Road, Austin 78704  
Project Size: 1.1 Acres  
Rezoned: SF-3 to MF-2  
Neighborhood: South Lamar

**1418 Frontier Valley Drive  
Austin, Texas**

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**Attachment 1 – Entity  
Information**

**1b. Certificate of Status**





## Office of the Secretary of State

### CERTIFICATE OF FILING OF

Heartwood Real Estate Group, Inc.  
File Number: 804182609

The undersigned, as Deputy Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic For-Profit Corporation has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Deputy Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 08/03/2021

Effective: 08/03/2021



A handwritten signature in black ink, appearing to be "Jose A. Esparza".

Jose A. Esparza  
Deputy Secretary of State



**The State of Texas**  
**Secretary of State**

**CERTIFICATE OF INCORPORATION**  
**OF**

**DELPHI AFFORDABLE HOUSING GROUP, INC.**  
**CHARTER NUMBER 01430774**

THE UNDERSIGNED, AS SECRETARY OF STATE OF THE STATE OF TEXAS,  
HEREBY CERTIFIES THAT THE ATTACHED ARTICLES OF INCORPORATION FOR THE  
ABOVE NAMED CORPORATION HAVE BEEN RECEIVED IN THIS OFFICE AND ARE  
FOUND TO CONFORM TO LAW.

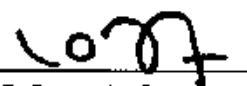
ACCORDINGLY, THE UNDERSIGNED, AS SECRETARY OF STATE, AND BY VIRTUE  
OF THE AUTHORITY VESTED IN THE SECRETARY BY LAW, HEREBY ISSUES THIS  
CERTIFICATE OF INCORPORATION.

ISSUANCE OF THIS CERTIFICATE OF INCORPORATION DOES NOT AUTHORIZE  
THE USE OF A CORPORATE NAME IN THIS STATE IN VIOLATION OF THE RIGHTS OF  
ANOTHER UNDER THE FEDERAL TRADEMARK ACT OF 1946, THE TEXAS TRADEMARK LAW,  
THE ASSUMED BUSINESS OR PROFESSIONAL NAME ACT OR THE COMMON LAW.

DATED JAN. 28, 1997

EFFECTIVE JAN. 28, 1997



  
Antonio O. Garza, Jr., Secretary of State

# Delaware

The First State

Page 1

*I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF  
DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT  
COPY OF THE CERTIFICATE OF FORMATION OF "1418 FRONTIER VALLEY  
TENANT, LLC", FILED IN THIS OFFICE ON THE EIGHTH DAY OF  
FEBRUARY, A.D. 2023, AT 12:33 O`CLOCK P.M.*

  
Jeffrey W. Bullock, Secretary of State

7285165 8100  
SR# 20230426086

You may verify this certificate online at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)

Authentication: 202675350  
Date: 02-09-23

CERTIFICATE OF FORMATION  
OF  
1418 Frontier Valley Tenant, LLC

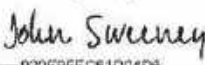
This Certificate of Formation of 1418 Frontier Valley Tenant, LLC (the "Company") dated as of February 8, 2023, is being duly executed and filed by John Sweeney, as an authorized person, to form a limited liability company under the Delaware Limited Liability Company Act (6 *Del. C.* §18-101, *et seq.*).

FIRST. The name of the limited liability company being formed is 1418 Frontier Valley Tenant, LLC.

SECOND. The address of the registered office of the Company in the State of Delaware is 300 Creek View Road, Suite 209, in the City of Newark, County of New Castle, 19711.

THIRD. The name and address of the registered agent for service of process on the Company in the State of Delaware are: Universal Registered Agents, Inc., 300 Creek View Road, Suite 209, in the City of Newark, County of New Castle, 19711.

IN WITNESS WHEREOF, the undersigned has executed this Certificate of Formation as of the date first above written.

DocuSigned by:  
  
920698FEC610C4D8

Name: John Sweeney

Title: Authorized Person

# **1418 Frontier Valley Drive Austin, Texas**

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## **Attachment 1 – Entity Information**

### **1c. Statement of Confidence**

PER EXISTING PROJECT  
LISTS SHARED AND  
PROJECTS CURRENTLY IN  
DESIGN AND UNDER  
CONSTRUCTION.  
HEARTWOOD AND DELPHI  
HAVE SHOWN THEIR  
COMMITMENT TO THE CITY  
OF AUSTIN.

**1418 Frontier Valley Drive  
Austin, Texas**

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**Attachment 2 – Principal  
Information**

**2a. Resumes Principals**

# CHRIS AFFINITO

President and Founder



Chris Affinito is the president and founder of Heartwood Real Estate Group, which develops and builds uniquely designed homes and communities in Central Austin. With over 10 years of experience in a variety of real estate and development sectors, including acquisitions, land planning, structured finance, valuation and sales, Chris brings in-depth expertise to his leadership role. Chris has nurtured and managed several thriving communities of single-family homes, townhouses, condos, and more, across Central Austin, providing more unique and sustainable living options for Austinites.

Chris began his career as an economic and valuation services associate at KPMG LLP, where he appraised commercial real estate. He left to work for Vision Real Estate Partners, a New Jersey based commercial real estate developer, where he was responsible for sourcing new acquisitions and raising capital. In this role, Chris was directly involved in over \$500 million of office, retail and industrial real estate. In 2014, he made the move from New Jersey to Austin, entering a completely new and growing real estate market. Chris grew up in New Jersey and received his bachelor's degree in finance and real estate from Villanova University in the greater Philadelphia area.

## EXPERIENCE:

### **President**

Heartwood Real Estate Group  
January 2022 - Present  
Austin, Texas

### **Managing Partner**

Urban ATX  
February 2018 - January 2022  
Austin, Texas

### **Senior Associate, Acquisitions & Development**

Vision Real Estate Partners  
July 2013 - December 2014  
Austin, Texas

## EDUCATION:

**The University of Texas**  
**Masters of Business Administration - MBA**

**Villanova University**  
**Bachelor, Finance, Real Estate**





# DREW FINEBERG

Director of Development



Drew Fineberg is the Director of Development of Heartwood Real Estate Group and leads all multifamily and commercial projects. With more than eight years in commercial construction, Drew brings experience in development, project management, pre-construction management, and budget development, as well as local experience and knowledge of the Austin commercial construction market. Prior to entering the Austin market, he worked as a project manager for a specialty MEP contractor, primarily focusing on federal work around the Pacific Rim. Drew entered the Austin market in 2017, working for Austin Commercial as a project manager on the Music Lane and City View projects located on South Congress.

After shifting his focus to preconstruction management, Drew worked for both Austin Commercial and Flintco, LLC on various commercial project types, including transportation, hotel, core and shell office, high-rise luxury condominium multifamily, high-rise luxury apartment multifamily, tenant improvement, and public works. Prior to joining Heartwood Real Estate Group, Drew led the successful pre-construction delivery of the Modern - a 56-story, 850,000 BGSF downtown high-rise luxury condominium tower. Drew grew up in New York City and received his bachelor's degree in Biomedical Engineering from Rensselaer Polytechnic Institute and his master's degree in Construction Engineering and Project Management from the University of Texas at Austin.

## EXPERIENCE:

### **Director of Development**

Heartwood Real Estate Group  
April 2022 - Present  
Austin, Texas

### **Preconstruction Manager**

Flintco, LLC  
April 2020 - April 2022  
Austin, Texas

### **Preconstruction Manager**

Austin Commercial  
August 2017- August 2020

## EDUCATION:

### **The University of Texas**

Masters of Business Administration - MBA

### **The University of Texas**

Masters of Science in Engineering, Construction  
Engineering and Project Management

### **Rensselaer Polytechnic Institute**

Bachelor of Science in Biomedical Engineering



**1418 Frontier Valley Drive  
Austin, Texas**

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**Attachment 2 – Principal  
Information**

**2b. Resumes of Development Team**



# **CIVIL - MULTIFAMILY AFFORDABLE & TAX CREDIT**

Statement of Qualifications



# COMPANY PROFILE



WGI Corporate Office, West Palm Beach, Florida

## **WGI is a national design and professional services firm leading in technology-based solutions for the construction of public and private infrastructure and real estate development.**

Founded in South Florida in 1972, WGI expanded our expertise to include Land Development and Municipal Engineering, Traffic and Transportation Engineering, Parking Solutions, Geospatial Services, Subsurface Utility Engineering, Structural Engineering, Landscape Architecture, Environmental Sciences, Architecture, Land Planning, MEP Engineering, New Mobility Services, and Water Resources.

Our clients and our industry face global competitiveness, rapid and sustained urbanization, infrastructure investment shortfalls and funding gaps, and a real need for resilience in the face of climate change. At WGI, we are industry leaders in creating successful and sustainable communities.

We take pride in a company culture that embraces technological disruption. WGI consistently makes investments in tomorrow's technology and in our team members, who leverage those new technologies in order to deliver real and sustainable solutions for our clients.

The bottom line is that we continuously invest in our technology and people in order to consistently commit to making our clients more successful because they're working with our firm.

## **MISSION STATEMENT**

**Creative leaders delivering tomorrow's infrastructure solutions, today.**





# YOUR PROJECT. ANYWHERE.

Your next affordable housing or tax credit development needs civil engineering and site development consultants who have done this before. We have extensive experience with the site design and permitting requirements for this important project type.

At WGI, we know that your project's success is dependent on our relationships and knowledge, and we take that responsibility seriously.

Design regulations get stricter. Code interpretations change. We're local and active in each of our markets for your benefit. Get ready to experience the WGI difference.





**WE'VE  
DONE  
THIS  
BEFORE**



# PROJECT EXPERIENCE



PROJECT	LOCATION	UNITS	DEVELOPER	ARCHITECT	YEAR
The Legacy	Austin, TX	41	Mary Lee Foundation	Haddon+Cowan Architects	2013
Capital Studios	Austin, TX	135	Foundation Communities	Dick Clark & Associates	
The Standard at Leander Station	Leander, TX	225	Hughes Capital Management	B&A Architects	2016
Bluebonnet Studios	Austin, TX	107	Foundation Communities	Forge Craft Architecture + Design	2016
Cliffs at Crownridge	San Antonio, TX	292	NE Development	Cross Architects	2017
The Reserve at Springdale	Austin, TX	292	Austin Affordable Housing Corp. / Ryan Companies	Kelly Grossman Architects	2017
The Chicon	Austin, TX	28	Chestnut Neighborhood Revitalization Corp.	Hatch + Ulland Owen Architects	2017
RBJ Center	Austin, TX	500	DMA Development / Austin Geriatric Center	Nelsen Partners	Construction
Cevallos & South Flores	San Antonio, TX	297	Athena Domain	Investwell Architects	Design / Permitting
Commons at Manor Village	Manor, TX	172	LDG Development	Studio A Architecture	Design / Permitting
Manchaca Family Apartments	Austin, TX	240	LDG Development	Studio A Architecture	Design / Permitting
St. John's Seminary Mixed-Use	San Antonio, TX	228	210 Development Group	B&A Architects	Design / Permitting





## STANDARD AT LEANDER STATION

Leander, Texas

The Standard at Leander Station is a 225 unit multifamily project located in Leander, Texas.

The community is situated just south of Austin Community College's new campus in the city's 2,300 acre Transit Oriented Development (TOD) area which surrounds the Capital Metro MetroRail (Red Line) station.

The project, designed by B&A Architects, contains six 3-story residential buildings, a clubhouse, enclosed garages, pool, and amenity spaces.

WGI provided civil engineering and site development permitting services for The Standard at Leander Station. The project was completed in 2016.



CIVIL

**PROGRAM:**

Multifamily | Garden-Style

**DEVELOPER:**

Hughes Capital Management

**ARCHITECT:**

B&A Architects

**PROJECT SIZE:**

±9.67 Acres  
225 Units

**SERVICES PROVIDED:**

Civil Engineering Design  
Regulatory Permitting  
Construction Phase Services







## RBJ CENTER

Austin, Texas

The RBJ Center project is the master-planned redevelopment of a 17 acre site along the northern shore of Lady Bird Lake in Austin, Texas. The project includes the renovation and construction of 500 units of affordable housing for seniors and people with disabilities, 500 units of market-rate apartments, 44,000 square feet of office and retail space, and structured parking.

In total, the project includes over 1.4 million gross square feet of building space across 8 buildings.

The project required extensive coordination with community stakeholders to ensure that the surrounding neighborhood and the community at large will benefit from this transformative project. The project is currently under construction.



CIVIL

### PROGRAM:

Mixed Use  
(Affordable Senior Housing,  
Market Rate Multifamily,  
Commercial)

### DEVELOPER:

Cesar Chavez Lakeview Village, LLC

### ARCHITECTS:

Nelsen Partners  
Davies Collaborative  
Sixthriver Architects

### PROJECT SIZE:

±17 Acres  
8 Buildings  
1.4M GSF

### SERVICES PROVIDED:

Project Due Diligence  
Zoning Support  
Civil Engineering Design  
MEP Engineering Design  
Structural Engineering Design  
Regulatory Permitting  
Construction Administration







## CAPITAL STUDIOS

Austin, Texas

Capital Studios, located in downtown Austin at 11th Street and Trinity Street, is a tax credit financed project by Foundation Communities.

Capital Studios was the first new affordable housing project built in downtown Austin in 45 years. It provides 135 efficiency apartments for \$400 to \$700 a month (bills included).

The project was designed for residents living a car-free lifestyle, particularly for those who work downtown. Capital Studios was designed to exceed LEED Platinum standards.

WGI completed the civil engineering design and permitting for this project, which included a license agreement and extensive streetscape design.



CIVIL

### PROGRAM:

Affordable Housing

### DEVELOPER:

Foundation Communities

### ARCHITECT:

Dick Clark & Associates

### CONTRACTOR:

SpawGlass

### PROJECT SIZE:

±0.6 Acres

135 Units

### SERVICES PROVIDED:

Project Due Diligence

Civil Engineering Design

Site Development Permitting

Construction Administration





## THE LEGACY

AUSTIN, TEXAS

The Legacy, at 1340 Lamar Square Drive in Austin, Texas is a project that provides 41 affordable apartment units to help serve the Mary Lee Foundation's mission in helping children and adults with special needs and mental illness. The building provides affordable, accessible, and sustainable apartments with panoramic views of downtown and the UT Tower.

The Legacy proudly achieved a 4 star energy rating and meets S.M.A.R.T. (safe, mixed-income, accessible, reasonably-priced, and transit oriented) housing standards.

WGI provided civil engineering and site development permitting services for the project, which was completed in 2013.



CIVIL

**PROGRAM:**

Affordable Housing

**DEVELOPER:**

The Mary Lee Foundation

**ARCHITECT:**

Haddon + Cowan Architects

**PROJECT SIZE:**

41 Units  
±0.5 Acres  
25,000 SF

**SERVICES PROVIDED:**

Project Due Diligence  
Civil Engineering Design  
Site Development Permitting  
Construction Administration







## BLUEBONNET STUDIOS

Austin, Texas

Bluebonnet Studios is a vibrant and modern residence that provides housing for 107 single adults, including low-wage workers, formerly homeless individuals, veterans, seniors, and individuals with disabilities.

WGI completed the civil engineering design and site development permitting for this project, which is located on vibrant South Lamar Boulevard in south Austin, Texas.

Forge Craft Architecture + Design was responsible for incorporating some of the most progressive design elements into the project, which Foundation Communities hopes will change the way people think about affordable housing projects. Bluebonnet Studios opened in 2017.



CIVIL

### PROGRAM:

Affordable Housing

### DEVELOPER:

Foundation Communities

### ARCHITECTS:

Forge Craft Architecture + Design  
Dick Clark & Associates

### CONTRACTOR:

SpawGlass

### PROJECT SIZE:

±0.7 Acres  
107 Units

### SERVICES PROVIDED:

Project Due Diligence  
Civil Engineering Design  
Site Development Permitting  
License Agreement  
Construction Administration





## THE CHICON

Austin, Texas

The Chicon is a mixed-use project located in east Austin, Texas. It consists of 2 buildings and 28 units of mixed-income (affordable and market-rate) condo units with retail space on the ground floor.

WGI is proud to be a part of the Chestnut Neighborhood Revitalization Corporation (CNRC) project which is helping to transform a previously troubled area into an attractive and stable community.

Hatch + Ulland Owen Architects designed the project and WGI provided civil engineering and site development permitting services.

The Chicon was completed in 2018.

### **PROGRAM:**

Mixed-Use (Residential/Retail)  
Affordable and Market-Rate Condos

### **DEVELOPER:**

Chestnut Neighborhood  
Revitalization Corporation (CNRC)

### **ARCHITECT:**

Hatch + Ulland Owen Architects

### **CONTRACTOR:**

Bartlett-Cocke General Contractors

### **PROJECT SIZE:**

±1 Acre  
28 Units (2 Buildings)

### **SERVICES PROVIDED:**

Civil Engineering Design  
Site Development Permitting  
Utility Coordination  
License Agreements  
Construction Administration





## THE RESERVE AT SPRINGDALE

Austin, Texas

The Reserve at Springdale is an affordable housing project located near the Mueller Airport redevelopment in Austin, Texas. It was developed by the Austin Affordable Housing Corporation (AAHC), a nonprofit housing subsidiary of the Housing Authority of the City of Austin.

The project includes 292 units (some of which are live/work spaces), an onsite café, community playground, swimming pool, recreation room, and fitness facilities.

WGI provided civil engineering design and site development permitting for the project, which opened in 2017.

### **PROGRAM:**

Affordable Housing

### **DEVELOPER:**

Ryan Companies in partnership with Austin Affordable Housing Corporation

### **ARCHITECT:**

Kelly Grossman Architects

### **CONTRACTOR:**

Ryan Companies

### **PROJECT SIZE:**

292 Units  
±21 Acres

### **SERVICES PROVIDED:**

Project Due Diligence  
Civil Engineering Design  
Site Development Permitting  
Offsite Utility Design  
Construction Administration

866.909.2220 | [WGInc.com](http://WGInc.com)  
Offices Nationwide







## ROBERTO LEANDRO, PMP

### Managing Consultant

Mr. Roberto Leandro has over a decade of international and domestic experience in the A/E/C industry. At Spire, Mr. Leandro is responsible for the preparation of claims evaluations and the support of clients in various mediation, arbitration, and litigation efforts. He advises clients on managing project schedules and avoiding or managing schedule delays. He also assists clients with updating cost-loaded schedules and provides post-construction forensic analyses of schedule delay, productivity impact, change orders, and damage quantification. Mr. Leandro has provided services on more than 35 projects in a myriad of industries, including commercial, government, infrastructure, OGS, industrial, hospitality, residential, and mixed-use. Mr. Leandro is a certified Project Management Professional, an active member of AGC and CLC, and a former Vice Chair for the AGC Construction Leadership Council (CLC) Austin Chapter.

#### Education

MS, Construction Engineering and Project Management, The University of Texas at Austin

BS, Civil Engineering, Universidad Metropolitana, Venezuela

#### Years of Industry Experience

10+ years

#### Certifications

Project Management Professional (PMP), Project Management Institute (PMI)

Certificate of Project Management, Universidad Católica Andrés Bello, Venezuela

#### Affiliations

AACE International (AACE)

Urban Land Institute (ULI)

Construction Leadership Council (CLC)

Project Management Institute (PMI)

Texas Exes, The University of Texas at Austin

#### RELEVANT EXPERIENCE



Hankook Tire Plant | \$224 Million | Clarksville, TN

Mr. Leandro verified the validity of change order proposals and non-conformance notices of the manufacturing facility. He reviewed if changes occurred from the project's bidding documents to construction approved documents, analyzed if the scope of work depicted in claim documents were built in accordance to project drawings and specifications, and when deemed unreasonable, adjusted the quantities and labor, equipment, and material unit prices.



Maravilla at The Domain | \$72 Million | Austin, TX

Maravilla at The Domain was a 370,000 SF multi-level senior living community. Mr. Leandro prepared several assessments and reports, including an Early Case Assessment, Delay Analysis, Report of Findings, and lessons learned with the client. He also assisted with identifying strengths and considerations of the client's dispute and provided in-depth arbitration support. The arbitrator relied on Spire's analysis to award contractor damages for delay caused by the owner.



Lakeline Crossing Phase II | Provident Realty Advisors | \$24 Million | Cedar Park, TX

Mr. Leandro, as the Consultant/ Scheduler, was responsible for developing a baseline schedule and providing monthly schedule updates for this seven-building multi-family project comprised of 203 apartments, amenities, and pool.



405 Colorado Tower | \$122 Million | Austin, TX

The 405 Colorado Tower is a new 25-story iconic building in downtown Austin. Mr. Leandro completed a preliminary schedule analysis and identified issues. Once the parameters of the projects were understood, Spire apportioned delay and quantified damages for the project. The teams met and shared information to assess delay damages exposure.





## GENE GLENN

### Senior Project Manager

With more than 20 years of experience, Mr. Gene Glenn has a wide variety of experience in the construction industry. He has managed projects with a total value of over \$1.5 billion in markets that include healthcare, aviation, K-12, and higher education. Mr. Glenn has worked as a project engineer, project manager, and superintendent for ENR Top 20 General Contractors on public and private projects from coast to coast. He has experience in the entire lifecycle of a project, from preconstruction and BIM coordination, through project execution and close-out. Mr. Glenn focuses on the daily client interaction to ensure schedule, cost, safety, and quality goals are achieved. He monitors construction progress and takes corrective action as required to manage both schedule and budgets. In addition to leading the construction team, Mr. Glenn also engages the communities in which his projects are located to ensure the facilities meet the communities' needs.

#### Education

BS, Civil Engineering, The University of Texas at Austin

#### Years of Industry Experience

20+ years

#### Certifications

Storm Water Prevention and Erosion Control

30 Hour Construction Safety and Health, Occupational Safety and Health Administration (OSHA)

Powered Industrial Equipment Training

#### RELEVANT EXPERIENCE



Austin Independent School District (AISD), 2017 Bond Program | \$1.05 Billion | Austin, TX

As a Project Manager, Mr. Glenn was responsible for managing the design, cost, and construction of three schools for the AISD 2017 Bond Program. Mr. Glenn provided project management services for a variety of schools, including: Doss Elementary School - \$43 million; Casis Elementary School - \$35 million; New Blazier Hybrid Elementary & Middle School - \$37 million; and Bear Creek Elementary School - \$36 million. All four school projects utilized the design-build delivery method.



Kaiser Permanente, Kaiser Oakland Medical Center | \$850 Million | Oakland, CA

The 610,000 SF replacement hospital is a state-of-the-art facility with 449 beds. As the Project Superintendent for the build-out of the radiology, surgery, and MRI suites, Mr. Glenn led the constructability review process and participated in 3D BIM coordination. His team implemented the overall project schedule and provided cost estimating and cost control services. He coordinated with other teams involved in the central utility plant and medical office building projects.



Austin-Bergstrom International Airport, Terminal Apron Expansion & Improvements | \$300 Million | Austin, TX

Mr. Glenn was the Project Superintendent on the 175,000 SF terminal expansion, which included nine additional gates, 1 million SF of paving and replacement of the existing roof, ceilings, entry vestibules as well as mechanical, electrical, low voltage, and baggage system upgrades. Throughout the project, he provided cost estimating and cost control services.



City of Austin, Austin Central Library | \$120 Million | Austin, TX

The Austin Central Library is a LEED® Platinum iconic facility featuring a six-story, light-filled atrium, a photovoltaic panel array, a rainwater harvesting system, a landscaped roof, and 200-car parking garage. As the Project Superintendent, Mr. Glenn created the construction schedule, provided cost controls, and was responsible for the interior build-out. He led quality control processes including preparatory meetings, QC inspections, and punch lists.



## SARA HINOJOSA

### Project Manager/Cost Estimator

Ms. Sara Hinojosa is a collaborative, organized, and proactive Project Manager and Cost Controller with additional experience as a Project Engineer & Pre-construction Estimator for a General Contracting firm as well as an Assistant Project Manager for an MEP Contractor. As a Project Manager and Cost Controller, she serves as a passionate and trusted advocate for her clients, guarding their best interests and offering guidance and technical expertise to inform their decisions. Ms. Hinojosa is consistently strategic and innovative in her processes while also consistently working to protect the financial success of the project for her clients. She leverages her attention to detail and diverse professional background to support a wide multitude of municipal, commercial, hospitality, healthcare, and higher education projects ranging from \$50,000 to \$100 million.

#### Education

BS, Construction Science and Business, Texas A&M University

#### Certifications

30 Hour Construction Safety and Health, Occupational Safety and Health Administration (OSHA)

60 Hour Adaptive Negotiations & Mediations, American Institute of Mediation (AIM), Los Angeles, CA

#### RELEVANT EXPERIENCE



Austin Independent School District (ISD)  
2017 Bond Program | \$1.1 Billion | Austin, TX

Ms. Hinojosa served as the Budget and Cost Control Assistant Manager for the 2017 Austin Bond program. She was responsible for working with the cost controls and procurement team to monitor and track costs of the project. The bond included 18 new and modernized campus facilities, improvements to address critical needs, and district-wide improvements to technology learning spaces.



The Star of Frisco | \$23 Million (MEP portion) | Dallas, TX

As the Assistant Project Manager, Ms. Hinojosa supported the development of the Dallas Cowboys Headquarters Project. The project involved new construction of office spaces, as well as multi-use spaces throughout the complex. She analyzed construction documents to develop clear and consistent interpretations, and tracked and managed budgets and financial progress of large commercial MEP projects.



UT MD Anderson PET/CT & Nuclear Med Suite Renovation | \$720,000 | Houston, TX

Ms. Hinojosa assisted with this major renovation of approximately 4,500 SF of existing facility on the 3rd floor of Albert and Margaret Alkek Hospital to support the PET/CT and Nuclear Medicine Suite equipment, staff, and patients. This project was in the middle of an occupied, active patient area. Scope included upgrading mechanical systems, electrical, plumbing, architectural, and security systems.



City of Conroe, Conroe Hotel & Convention Center | \$92 Million | Conroe, TX

Ms. Hinojosa served as the Pre-Construction Estimator for this design-build project. The 210,000 SF, ground-up hotel will sit on a 7.5-acre parcel in Conroe, directly west of the brand-new Sam Houston State University College of Osteopathic Medicine. The hotel had 252 rooms in its initial phase. The convention center was 43,000 SF with a 15,000 SF main ballroom, an 8,000 SF junior ballroom, and numerous areas accommodating meetings of all sizes.

**1418 Frontier Valley Drive  
Austin, Texas**

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**Attachment 2 – Principal  
Information**

**2c. Resumes of Property Management  
Team**



A HIGHLY INNOVATIVE, FULL-SERVICE  
MULTIFAMILY PROPERTY MANAGEMENT  
COMPANY OFFERING CUSTOM SOLUTIONS  
AND PERSONALIZED SERVICE.

CAPABILITIES

2023





FOR QUESTIONS CONTACT:

**MAX O. REINBACH, III**

Executive Vice President, Client Services  
512.608.5419 | [max.reinbach@rpmliving.com](mailto:max.reinbach@rpmliving.com)

# TABLE OF CONTENTS

<b>1</b> About RPM	<b>17</b> Former Resident Care
<b>3</b> Executive Leadership	<b>18</b> Procurement
<b>5</b> Corporate Leadership	<b>21</b> Facilities & Maintenance Service
<b>7</b> Operations Leadership	<b>23</b> Marketing
<b>11</b> Lease-Up Mobilization Plan	<b>29</b> Accounting
<b>12</b> Property Transitions	<b>30</b> Revenue Management Strategy
<b>13</b> Human Resources & Talent Management	<b>33</b> Business Intelligence
<b>15</b> Education & Training	

WE  
ARE RPM

## Since forming our company in 2002,

the vision has always been to be a company sustainable with best practice. For RPM Living that means we value long-term relationships over short-term gain, and we're always reaching for excellence in everything we do.

At RPM, we value people first. We are continuously improving our processes and execution to build on our vision of providing the highest quality of services available. By investing in our clients' successes, we create favorable results for all involved, leading to increased profitability and future opportunities.

Our collaborative and entrepreneurial culture fosters a productive and happy environment where our associates thrive. We aggressively pursue new opportunities that result in career development for our team members and better results for our clients. Always keeping our residents top of mind, we never forget they are the reason we are in business and providing best-in-class services and apartment homes is the passion that drives us.

Our #7 ranking on the NMHC's Top 50 Largest Apartment Managers list in 2022 is proof of where RPM is headed and I'm so proud to continue leading our teams during this exciting time of growth.

In the information that follows, you will find the people and processes behind the communities that make RPM an outstanding property management provider. I look forward to sharing our vision with you.

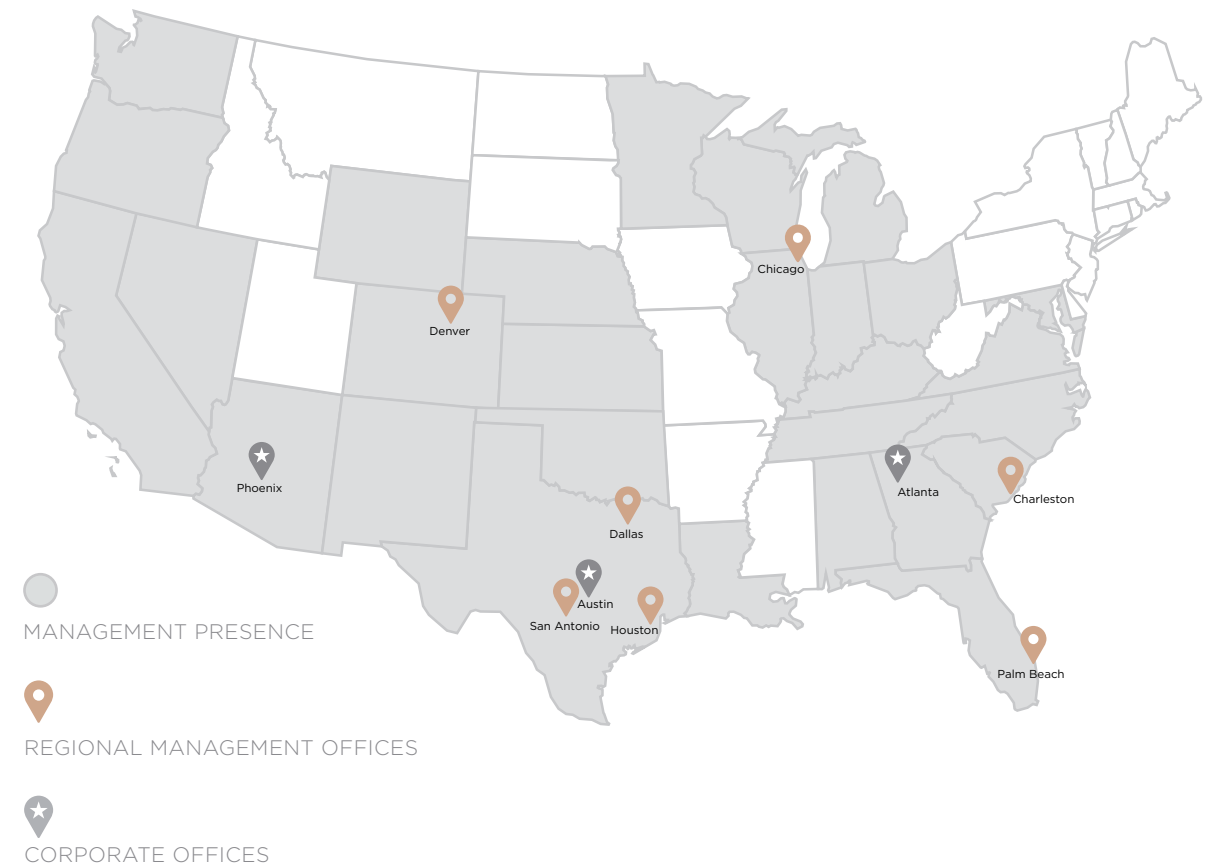
JASON BERKOWITZ

Chief Executive Officer

/ EXCEED EVERY NEED /

# ABOUT R<sup>PM</sup>

RPM Living is a full-service multifamily property management, investment, and development company offering extensive 360-degree solutions for diverse portfolios. Our systems and processes are one step ahead of the competition. Custom solutions and personalized service is paired to exceed needs, expectations, and overall results.



To be a place where  
extraordinary people thrive.



# MISSION

Foster people-centric work environments where associates thrive, and create living experiences residents recommend to others, while delivering exceptional performance that nurtures longstanding client partnerships.

STATES 27

MARKETS 48

REGIONAL OFFICES 10

ASSET CLASS

A 50% B 50%

TOTAL UNITS MANAGED

145,000+

**#7**  
**2022 NMHC<sub>50</sub>**  
**TOP MANAGER**

ONSITE ASSOCIATES  
2,600

CORPORATE ASSOCIATES  
650

**AFFORDABLE  
HOUSING UNITS**  
**10,000+**

**STUDENT  
HOUSING BEDS**  
**4,000+**

**CURRENT LEASE-UP  
VS STABILIZED**



STABILIZED **80%**

LEASE-UP **20%**

EXECUTIVE LEADERSHIP



JASON BERKOWITZ  
Chief Executive Officer

Jason began his entrepreneurial career while still an undergraduate at The University of Texas. After interning with a commercial real estate and investments firm in New York, Jason returned to Austin with plans to join a brokerage team. Instead, Jason founded RPM Living to take on a growing portfolio of multifamily and commercial assets, including management contracts for third-party investors acquiring and holding real estate.



JIM MAUCK  
Chief Financial Officer

Jim oversees all accounting, finance, risk management, asset management, and procurement at RPM. He's held the title of Chief Financial Officer for various leading organizations in the real estate industry including CF Real Estate Services, Key Property Services, JIM and Miles Properties.



ANNE RUDD  
Chief Accounting Officer

Anne has spent over 20 years in global corporate companies on three continents in finance and operational leadership roles. Her diverse background includes working hands-on in finance, information and product technology, acquisitions and integrations, risk, and operations, with an understanding of sales, marketing and HR. A proven change-driver, Anne enjoys driving company-wide transformations that generate efficiency and growth by focusing on automation and digitization of the finance function and harnessing the power of data to deliver forward-looking insight. She is passionate about partnering with the C-suite and playing a critical, strategic role in building resilience and driving a scalable growth-focused business.



MARIANA ESTRADA  
Chief Strategy Officer

Mariana joined RPM Living in 2012 and has transitioned into her current role as Chief Strategy Officer where her expertise in community management and policy shine. Mariana continues to guide the evolution of RPM policies and training across all regions, with a focus on increasing performance for site teams and driving results for clients.



CHAD BORCHGARDT  
Chief Operations Officer

With over 30 years in the multifamily industry, Chad's experience includes oversight of assets primarily throughout Texas and the Southeast. His operations background comprises garden-style and mid-rise properties through lease-up, stabilization, and value-add periods. Chad holds his Certified Apartment Portfolio Supervisor (CAPS) and Certified Property Manager (CPM®) designations and studied PR at Texas State University.



ALEXIS VANCE  
Chief Experience Officer

With more than 17 years of marketing and industry experience, Alexis plays an integral role in positioning RPM Living as a differentiator with an overall focus on brand equity. She spearheads all marketing, advertising, communications, BI, and social media initiatives and possesses a high-level understanding of organizational vision, client relations, and strategic enterprise planning due to her skilled background in executive leadership. Prior to RPM, Alexis led the development and build-out of the industry's first in-house marketing agency at Alliance Residential and helped grow the organization into a NMHC Top 5 management company.



SCOTT PECHERSKY  
Chief Technology Officer

Scott oversees the development and implementation of new technologies across RPM Living's portfolio and managing the corporate infrastructure, property management software solutions and BI division. Previously, Scott led Alliance Residential's technology department for almost 20 years and has served as moderator and speaker at NMHC tech and MFE conferences and Chair of NMHC's Systems Technology and Information Management Committee. He holds a BA of Management Information Systems from the University of Arizona



PENNY MCLESKEY  
Chief Human Resources Officer

Penny is responsible for all talent acquisition and retention, associate programs, and benefits. Prior to joining RPM Living, she spent 15 years as the VP of Corporate Services with LSO Regional Shipping Company and 10 years as Managing Partner of her boutique executive search firm. Penny holds a bachelor's degree from the University of Texas at Austin and a master's degree from the University of Northern Colorado and is a frequent speaker on leadership development and succession planning.



KEVIN OWENS  
Division President, East

With more than 20 years in property management operations, Kevin is experienced at working with conventional market rate and affordable communities, and high-net-worth individuals and institutional clients. He is adept at leading large operational teams and managing large portfolios. For the past 12 years, he's held senior leadership roles, including most recently with CF Real Estate Services.



KASI MOESKAU  
Chief Legal Officer

Kasi joins RPM from Sneed, Vine, and Perry, a prestigious Austin law firm where she was a shareholder in the real estate and financing transactions, but also mergers, acquisitions and business and corporate law. She assists the RPM Investments team and provides legal and strategic guidance to the management company. Kasi obtained her law degree from the University of Texas and her B.A. from Texas Tech University.



CYNTHIA MILLER  
Division President, West

Cynthia joined RPM Living as Vice President overseeing operations in North Texas, Colorado, and Arizona before growing into her current role as Division President, West. She has over 16 years of multifamily experience and previously served as Senior Vice President of Operations for Alliance Residential's central region overseeing 36,000+ units. Her efforts to grow Alliance's first- and third-party presence were integral to the firm's success in the region.



MAX O. REINBACH, III  
Executive Vice President, Client Services

Since joining RPM Living in December 2016, Max has successfully grown the managed portfolio by more than 100,000 units. Today he is responsible for all business development efforts related to the third-party fee management platform. Previously he served as Market Principal at Greystar where he led business development efforts in the central south region and was responsible for the growth of the Austin, Corpus Christi, Midland, and San Antonio markets. He holds a Bachelor of Finance from the University of Texas at Austin.



CORPORATE LEADERSHIP



SHANNA  
BERRIEN

Senior Vice President of  
Insurance & Risk Management



LINDSAY  
JACOBS

Senior Vice President  
of Marketing



BRENT  
SCHACKMANN

Senior Vice President of  
Corporate Development



THERESA  
SOPATA

Vice President of  
Client Services, Student



JAYNEE  
SAMNIK

Vice President of  
Central Services



DANIEL  
THOMAS

Vice President of  
Analytics



DIXIE  
ANDERSON

Vice President of  
Software Support



PAUL  
ARTHUR

Vice President of  
Construction Services



TIM  
BANKS

Vice President of  
Procurement



CERWIN  
THOMPSON

Vice President of  
Facilities



VICTORIA  
RACCUGLIA

Vice President of  
Client Services Support



STEVE  
RANDLE

Vice President of  
Technology



LOGAN  
BLUE

Vice President of  
Transitions & Due Diligence



KRISTEN  
GRUBB

Vice President of  
Accounting Shared Services



ERIC  
MOORE

Vice President of  
Technology



DANICA  
WESTON

Vice President of  
HR Systems



DOUG  
JOHNSON

Vice President of  
Client Services



SHANNON  
ORTLEB

Vice President of  
Compliance



KIM  
POLLY

Vice President of  
Property Accounting



OPERATIONS LEADERSHIP



KELLY JANCOVECH  
Senior Vice President, Austin, San Antonio



STEPHANIE JOHNSTON  
Senior Vice President, Dallas



JESSICA KING  
Vice President, Mountain West



JENNIFER MARTIN-HALL  
Vice President, Florida



TRISHA SATTERLUND,  
Senior Vice President, Mountain West



HEATHER SIZEMORE  
Senior Vice President, Student



RACHEL PASH  
Vice President, Houston



JOHN PAULUS  
Vice President, Georgia, Tennessee



INGRID SHULTZ  
Senior Vice President, Houston



WENDY TUCKER  
Senior Vice President, East



TONY SOUSA  
Vice President, San Antonio



LISA CATLETT  
Vice President, Affordable



CHRISTOPHER CUNNINGHAM  
Vice President, Houston



JENNIFER HANEY  
Vice President, Dallas

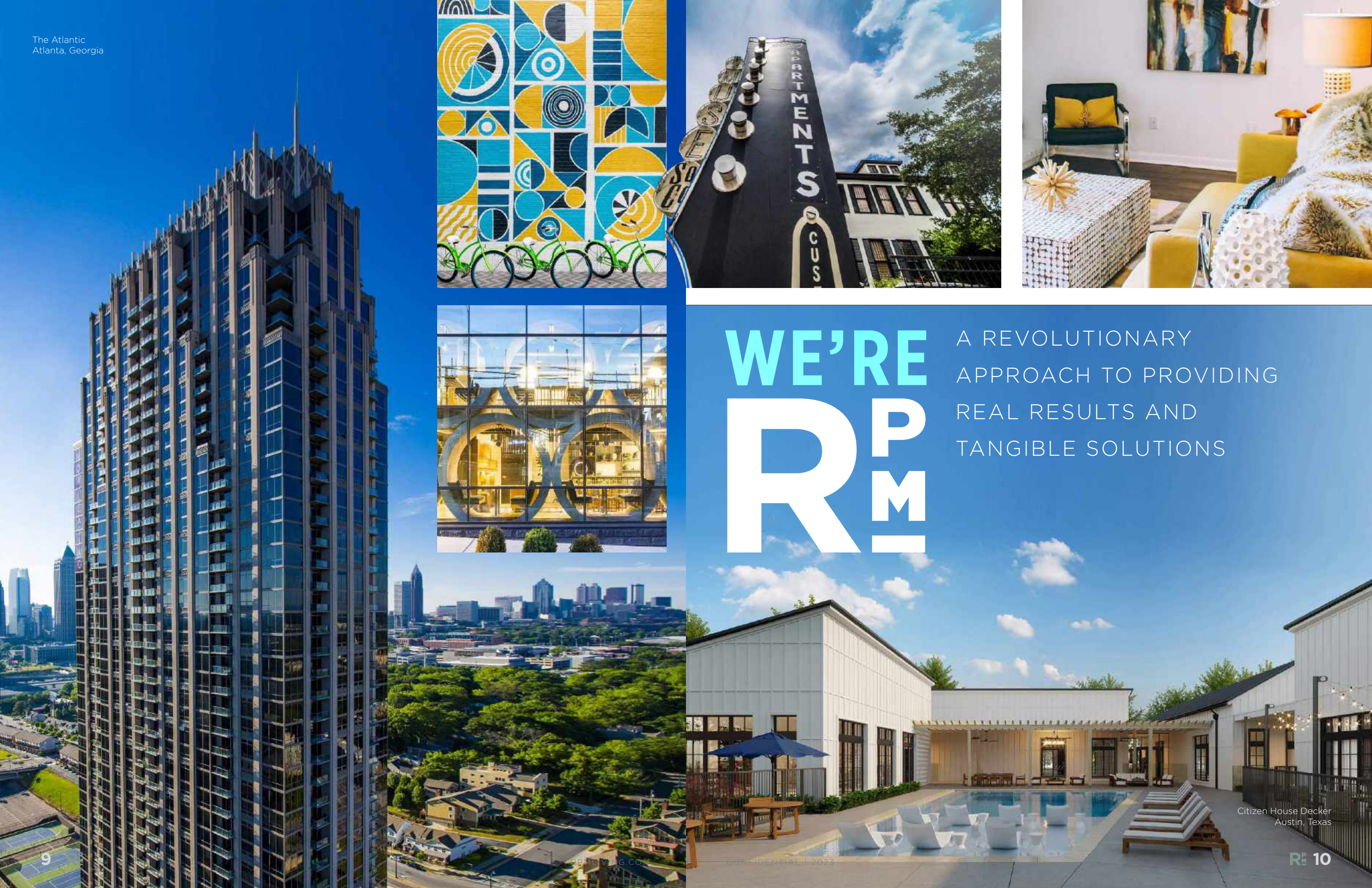


HEEJON KO-HERM  
Vice President, Austin

THE PEOPLE  
BEHIND THE  
PROPERTIES

- APPLICATION MANAGEMENT & PLATFORM DEVELOPMENT
- ACCOUNTING & FINANCIAL SERVICES
- BUSINESS INTELLIGENCE
- FACILITIES & RISK MANAGEMENT
- HUMAN RESOURCES & RECRUITMENT
- MARKETING
- PROPERTY TRANSITIONS
- REVENUE MANAGEMENT
- TRAINING, EDUCATION & RECOGNITION





WE'RE  
RPM


A REVOLUTIONARY  
APPROACH TO PROVIDING  
REAL RESULTS AND  
TANGIBLE SOLUTIONS




LEASE-UP MOBILIZATION PLAN

Our direct approach to onboarding lease-ups is centered around listening and communicating, from development through to stabilization. We know each step along the way with a lease-up is critical to its ultimate success, which is why we strategize with ownership, development, construction, management, maintenance, and marketing to ensure a singular vision and plan to exceed absorption goals and the submarket.


PERFORMANCE AND VELOCITY FOCUS:



Asset strengths, opportunities and positioning within the sub market are evaluated and applied to the strategy.




Early collaboration with key stakeholders ensures alignment and agile execution of business goals.



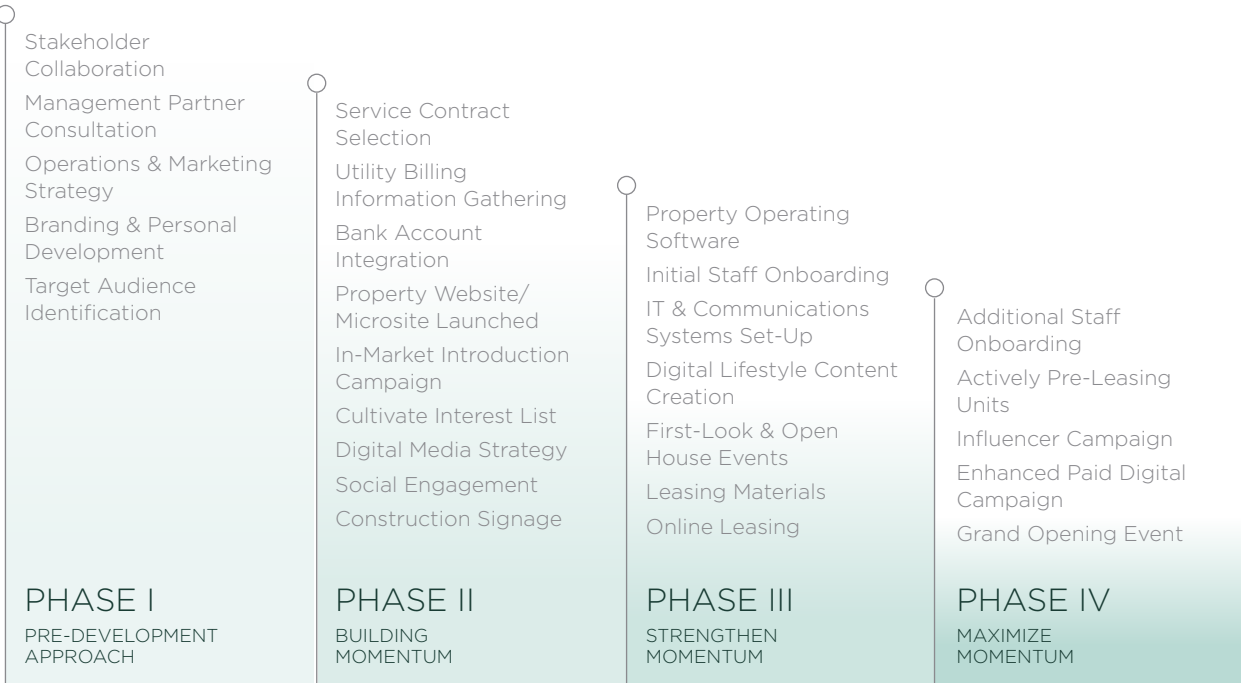
Data-driven marketing strategy differentiates the asset from the competition, actively engages prospects and builds reputation



High-touch management of multi-phased, lease-up approach rooted in consultative inventory and pricing systems



Targeted operations and marketing strategies increase revenue, reduce expenses and enhance asset value



PROPERTY TRANSITIONS

Our dedicated transition team, led by our Vice President of Transitions & Due Diligence with support from our corporate and operations teams, works to ensure a seamless process from the start. Our goal is to deliver an experience based on trust, efficiency, and value. This time allows us the opportunity to uncover any potential improvements or enhancements to set the property up for success and define our approach moving forward.



SINGLE POINT OF CONTACT



STREAMLINED COORDINATION OF TRANSITION PROCESS



DEDICATED CORPORATE SUPPORT TEAM

150

AVERAGE TRANSITIONS PER YEAR

STABILIZED MOBILIZATION PLAN SAMPLE

30

DAYS TO TRANSITION

- Property operating software setup
- Third-party account setup
- Review property financials
- Budget, reports
- Property insurance selection

15

DAYS TO TRANSITION

- Utility billing configuration
- Bank account integration
- Website & paid advertising
- Integration
- Service contract review

DAY OF TRANSITION

- Work closely with outgoing management to transition all items
- Office set up, systems launch, letters to residents
- RPM standards audit
- Lease expiration & renewal audit
- Action items documented and passed to regional leadership


ONGOING

- All support departments available to the site team for questions and other needs
- Focus on securing renewals
- Meet & greets with residents
- Maintain high standards of daily operations

# HUMAN RESOURCES & TALENT MANAGEMENT


## HR SERVICES

RPM provides comprehensive HR services to support payroll, benefits, associate relations and performance, and compensation. This creates an engaging, rewarding, and motivating environment for associates to thrive in their roles.




**PAYROLL**

Administer payroll processing for all associates. We serve in a representative capacity, limiting client exposure to any payroll-related risk.




**BENEFITS**

Manage benefit plans, including health and wellness, 401(k) retirement plans, and other associate programs.




**ASSOCIATE RELATIONS & PERFORMANCE**

Oversee associate policies, job performance standards, and assist associates with issue resolution.



**COMPENSATION**

Manage compensation programs to maintain accurate job descriptions, job titles and job levels consistent with Department of Labor and industry standards.



**COMPLIANCE**

Ensure compliance with all state and federal laws and regulatory agencies.

2022  
Best Places  
to Work  
GlobeSt.com™



The Diversity and Inclusion Council brings together associates from various backgrounds and perspectives to shed light on what it means for our company to embrace diversity, and foster environments for inclusion. Key initiatives are identified and driven by this group each year that leave a lasting impact on our organization.

## RECRUITING

Our associates are the foundation to our success, which is why we place a strong emphasis on sourcing the best talent possible. We reach far and wide, using multiple avenues like job boards and social channels, along with vast industry connections and strong associate referrals. We maintain a directory of high-caliber, pre-screened resumes so we're able to hire quickly without compromising quality. While our competitive pay and benefits package is what attracts the industry's best, our commitment to putting people first creates a dedicated team of happy associates who bring their best every day.





At RPM, our growth and commitment to professional development attracts the best talent and is what sets us apart in our industry. We fund the achievement of professional designations and offer advanced educational opportunities through the Institute of Real Estate Management (IREM®). As a result, many RPM team members hold a CPM® and ARM® designation and are CPM® Candidates. Furthermore, we are continuously improving our learning and development platform to better equip associates with the tools they need to be successful. **Our associates have access to:**

- |   |  |  |
|---|--|--|
| <ul style="list-style-type: none"><li>• Over 300 online, self-paced courses</li><li>• Additional e-learning opportunities</li></ul> | <ul style="list-style-type: none"><li>• 39 instructor-led virtual classroom events</li><li>• Instructor-led webinar &amp; classroom events</li></ul> | <ul style="list-style-type: none"><li>• Over 40 instructor-led classroom events</li><li>• One-on-one training events</li></ul> |
|---|--|--|

Additionally, we maintain an expansive database of on-demand resources in our learning platform RPM Fuse. Whether our associates are completing mandatory training or facing a unique challenge at a property, they always have the resources necessary to succeed.

NEW HIRE TRAINING SUMMARY

FIRST 60 DAYS

-  **LEARNING EXPERIENCE PLATFORM (LXP):** Upon hire, new associates immediately enter our LXP platform direct from our HRIS system for training appropriate to their role and location.
-  **ONBOARDING TRAINING:** Our blended learning approach includes live virtually led classes, self-paced learning, and shadowing activities designed to apply knowledge gained.

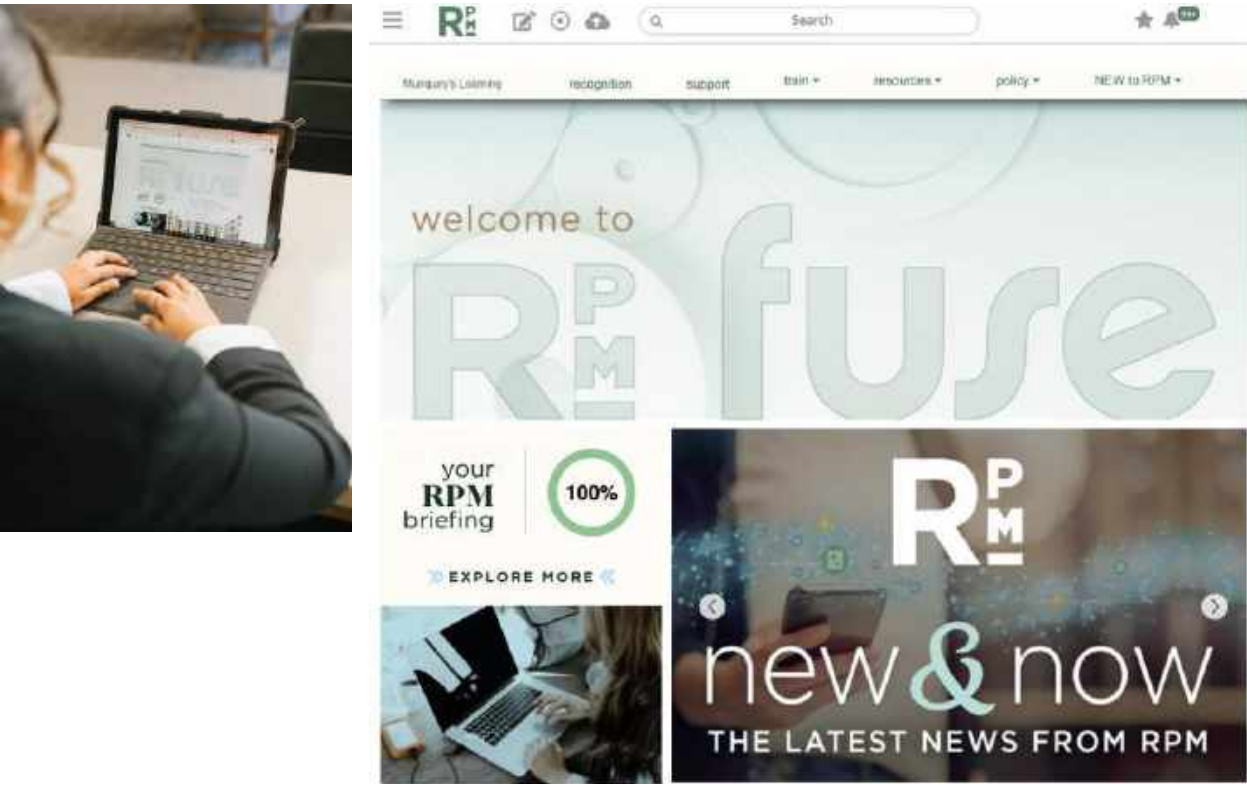
ONGOING

-  **MICRO E-LEARNING:** Bite-sized content for in-the-moment training is delivered in a variety of modalities to appeal to all learning styles.
-  **MENTORSHIP PROGRAM:** Alongside training, our mentorship program aides in the onboarding process and better prepares high-performing associates for next steps.
-  **MEASURED IMPACT:** Our Performance team monitors site performance, utilizing a variety of key performance indicators (KPIs) to measure learning impact.
-  **ONE-ON-ONE COACHING:** We develop individualized coaching plans for those needing additional support in reaching KPI benchmarks to drive higher NOI for clients.
-  **ASSOCIATE SENTIMENT:** Annual engagement surveys and frequent pulse surveys measure sentiment to decrease turnover and increase rate of internal promotions.

LEARNING EXPERIENCE PLATFORM

Unique to our industry, our state-of-the-art Learning Experience Platform (LXP) is truly one of a kind. We've harnessed the power of a traditional intranet and turned it inside out, creating a more robust system to enhance our quick-paced, forward-thinking culture. The mobile-friendly platform allows for in-the-moment learning for immediate application when associates need it most.

 KNOWLEDGE IN THE FLOW OF WORK	 SOCIAL LEARNING TO DRIVE ASSOCIATE ENGAGEMENT	 POWER OF INFORMATION AT THE POINT OF NEED
---	--	---



RPM's Former Resident Care (FRC) program is an efficient and effective solution to handling resident move-outs. The workload of processing deposit accounting and in-house collections is shifted to the FRC team, resulting in improved resident experience and onsite team time savings allowing focus on current and prospective resident customer service.



IMPROVED RESIDENT MOVE-OUT EXPERIENCE

Residents have a third-party team dedicated to their needs where they can direct questions and discuss move-out statements



TIME-SAVER FOR SITE TEAMS

On-site teams complete the walkthrough and collect the move-out charge documentation, while the FRC team handles the rest.



HIGHER COLLECTIONS

Residents are encouraged to pay their final balances through FRC's comprehensive communication process



LOWER COST TO YOU

FRC is offered at a lower cost and higher rate of return than a traditional collection agency

CASE STUDY

THE CHALLENGE

Handling the move-out and deposit accounting process can be time-consuming and laborious for onsite teams and pulls focus away from current and prospective residents. The risk of taking on bad debt increases, and accounts are often turned over to a third-party collection agency which can be pricey for clients and an unpleasant experience for former residents.

THE GOALS



Alleviate the workload from site teams



Improve the resident move-out experience



Refocus attention to current and prospective residents



Increase the efficiency and effectiveness of collections

THE STRATEGY

We created FRC, an internal team solely dedicated to the management of former residents and full cycle of final accounting and collection process. The program is offered to properties at a lower cost and higher rate of return than traditional collection agencies.

THE RESULT

The FRC Program has proven to be a more efficient and effective way of handling resident move-outs.



36% estimated time reduction in move-out/deposit accounting-related tasks at the site level (based off internal survey results)



82% average increase in collections

By leveraging our purchasing power and deep discounts, RPM is able to drive NOI on the properties we manage. Enhanced warranty and service level agreements, national account management and detailed reporting manage compliance and maximize cost savings.



Appliance Warehouse	GAF	Original 7	Restore All
BullsEye Telecom	GE	Ready Fitness	Seagull Select
Carrier	Kings III	Real Floors	Texacraft
Cass	Konica Minolta	Redi Carpet	TuckerCraft
Catcon	MCL	Refuse Specialists	Valet Living
CSC Service Works	Milner	Regency Lighting	Vending Group
Disaster One	Moen	Reliable Roofing	
Formica	Mohawk	Response Team 1	



# FACILITIES & MAINTENANCE SERVICES

## DUE DILIGENCE AND FEASIBILITY ANALYSIS

Our due diligence efforts provide the necessary insights and analyses to make appropriate investment decisions. We tailor our services to specific acquisition needs and our customized processes and reporting help meet the unique goals of investments. For those anticipating acquisition, we offer preliminary capital, Proforma Budgets, and more.



## DUE DILIGENCE INSPECTIONS

Using modern technology and operational expertise, our due diligence team assesses the physical and financial condition of the asset and completes a comprehensive analysis. We inspect the overall building and unit interior conditions, review lease file documents, and evaluate facilities and mechanical components. The resulting operational recommendations improve performance, maintenance and capital planning. In addition, RPM coordinates all third-party inspections and provides a full analysis of all findings.

Contractor for Take-offs	Gates	Plumbing - Sewer Lines
Electrical Inspection	Hazardous Material (request survey, O&M)	Pool Inspection
Elevator Maintenance Review		Roof Inspection
Engineering Inspection	HVAC Inspection	Tech Audit (& give PP list)
Fire & Life Safety - Visual	Irrigation Inspection	
Fire & Life Safety - Limited Testing	Pest Control Inspection	
	Plumbing - Hot Water System	

## CONSTRUCTION PROJECT MANAGEMENT

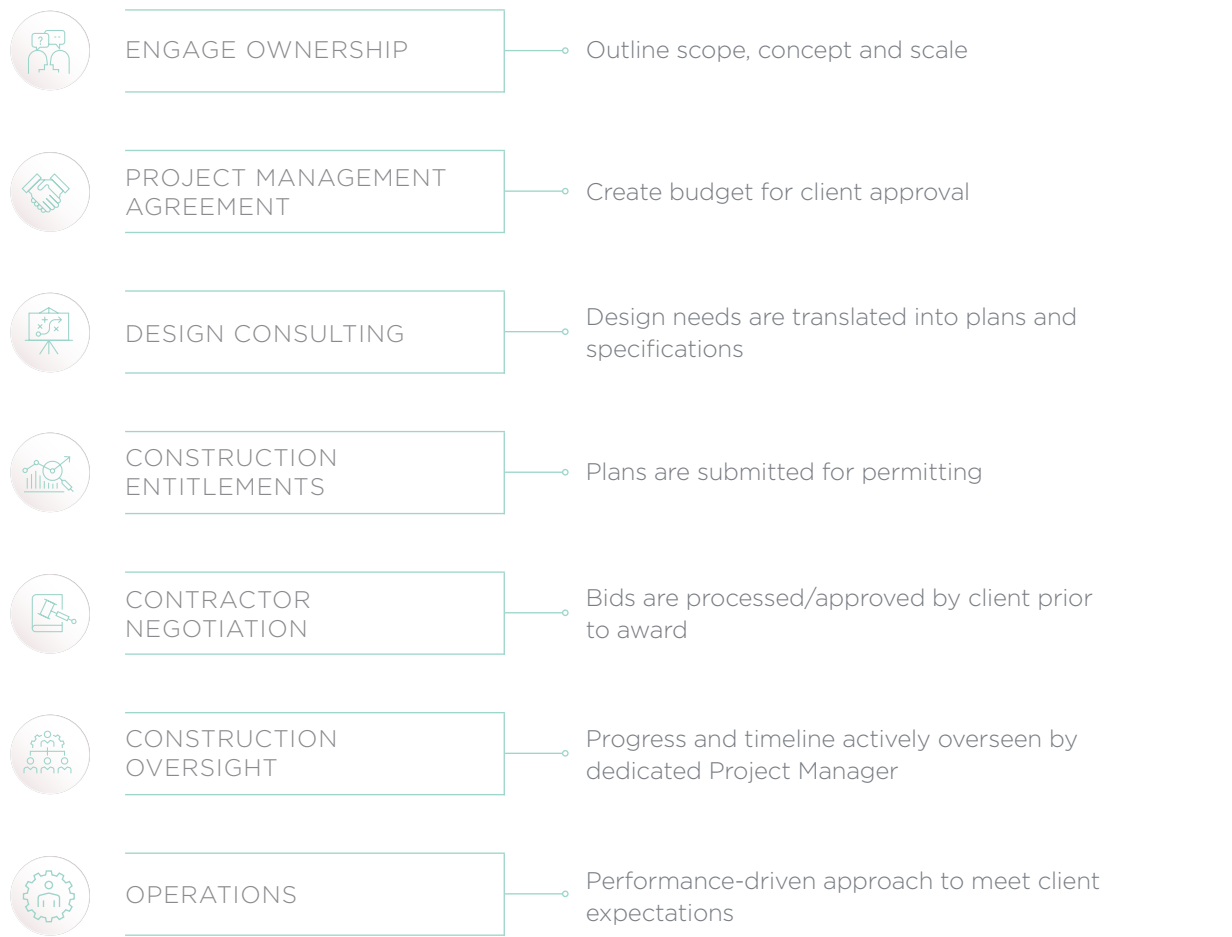
### Capital Improvement Project Management

- Deferred, predictive or preventative maintenance items to the physical improvements of the community.
  - Identify projects or work necessary to improve or maintain the community's financial effectiveness in the competitive market.
  - Optimize the business plan and budget.
  - Site selection analysis
  - Market analysis
- Community amenities recommendations
  - Interior floor planning
  - Interior design and finishes
  - Interior and exterior materials
  - Lighting
  - Landscaping
  - Pre-marketing of community
  - Lease up of community

## FINANCIAL/CONTRACT SERVICES

Our dedicated contract services team provides a complete financial contracting and tracking platform for clients and follows a rigid system when contracting, completing draw processes, lender assistance needs and/or carrying out the work itself. From the inception of an idea expressed from ownership or asset management, our team adheres to a complete process, including the following:

- All scopes, engineering, plans, and related docs produced and circulated prior to contracting
  - All contractors enrolled within Compliance Depot
  - Multiple bids per PMA Agreement sourced for all projects
  - Contracts executed using gold-standard AIA documents
- Tracking provided for individual contract payments and balances, plus invoice approvals and payment processing
  - Full monthly draw preparation and execution
  - Project/renovations budget tracking to include weekly reporting
  - Funding and lender request preparation directly with the lender or financial representative





STRATEGY

Strategy is the driving force behind all marketing. It’s a combination of fundamentals and the identification of unique channels and opportunities for promotion. Strategy connects our business objectives to the marketing efforts and ensures a meaningful experience at every point of interaction, while driving revenue and leases at your community.

THE TEAM

RPM’s in-house marketing team is comprised of agency-level marketing, design and public relations specialists, dedicated to developing and implementing the strategy, with a focus toward engaging prospects through creative means and relevant messaging. Our leading technology and marketing package has been customized to provide our clients with the most innovative solutions available.

Knowing what to say, when to say it, and where to say it, are crucial for optimizing your message. More importantly, knowing when to pivot and adjust is the difference between a highly effective strategy and one that falls flat. A great brand can – and will – get lost in the mix without proper marketing techniques.



MARKETING’S DIGITAL SUITE OF SERVICES

Our suite of services covers a wide range of needs, from high-level design to in-depth strategies, and beyond. Customized to fit each clients’ specific needs, our marketing services provide innovative solutions with tangible results.

WEBSITE DEVELOPMENT

To bring out the best in your online presence, our team works to design and build a website to best suit your property and specific needs. We offer template websites along with semi-custom and fully custom websites.



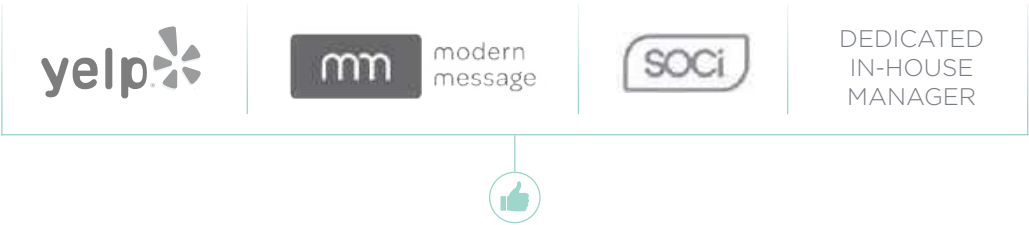
Our team of content experts, developers, and user-experience designers, can also assist with:

- Hosting
- User Experience (UX) Design
- Yardi / PMS Integration
- Information Architecture (IA)
- Responsive Design
- API Development
- A/B & User Testing

REPUTATION

Perception is key to maintaining a positive brand image and attracting new residents. However, simply responding to reviews is just the beginning of an effective reputation strategy; having a plan in place with clear, measurable objectives is the foundation for success. This helps shape public perception and is also beneficial for identifying opportunities to improve the resident experience.

Our strategy is based on monitoring, engaging and addressing both positive and negative conversations and utilizing key performance indicators (KPIs) to track and measure online ratings, reviews, and mentions. We do this by looking for trends in feedback, quickly responding to and correcting any issues, leveraging positive sentiments, performing regular audits to ensure displayed information is accurate, and proactively asking for reviews and encouraging positive feedback. This increases positive reviews and enhances perception on and offline, leading to a reduced need for outsourced management.



## DIGITAL MEDIA EXPERTISE

A dynamic mix of SEO and PPC, effective social media tactics, and ILSs are the foundation of a great strategy, offering us powerful insight through data and analytics. With this, we're able to constantly refine and refocus our strategy in real time for the most effective results. Once these methods are established, we can begin to weave in other, more advanced marketing efforts like experiential marketing and influencer campaigns.

- A complete experience for current and prospective residents by creating engaging conversations
- Personalization for each property with a layered approach to online media
- An enhanced customer experience with creative, user-friendly websites to convert leads
- Branding power through a suite of online tools for each community including Internet Listing Services, Craigslist, social media, and fully optimized websites

Additionally, all of our assets are supported by a dedicated Digital Manager to ensure websites are capitalizing on all search engine optimization (SEO) and search engine marketing (SEM), a crucial element to overall success.

## PPC + SEO OFFERINGS

Pay-per-click (PPC) and search-engine-optimization (SEO) are critical elements to an overall digital strategy because they lay the groundwork for guiding and driving visitors to your business. They work in tandem with other digital efforts like content development, display advertising and retargeting, social media, and reputation management. A strong PPC and SEO strategy will strengthen the rest of your digital presence and ultimately drive more leads to your front door. We fully optimize in accordance to search-engine indexes for maximum exposure and relevancy.



## DIGITAL FOUNDATION

- Property Website
- Prospect Search Portal (RPMLiving.com)
- Resident Portal & CRM
- Lead Management
- Search-Engine Optimization
- Google My Business/Yelp Listings
- Online Application and Renewal
- Pay-Per-Click Advertising
- SEO

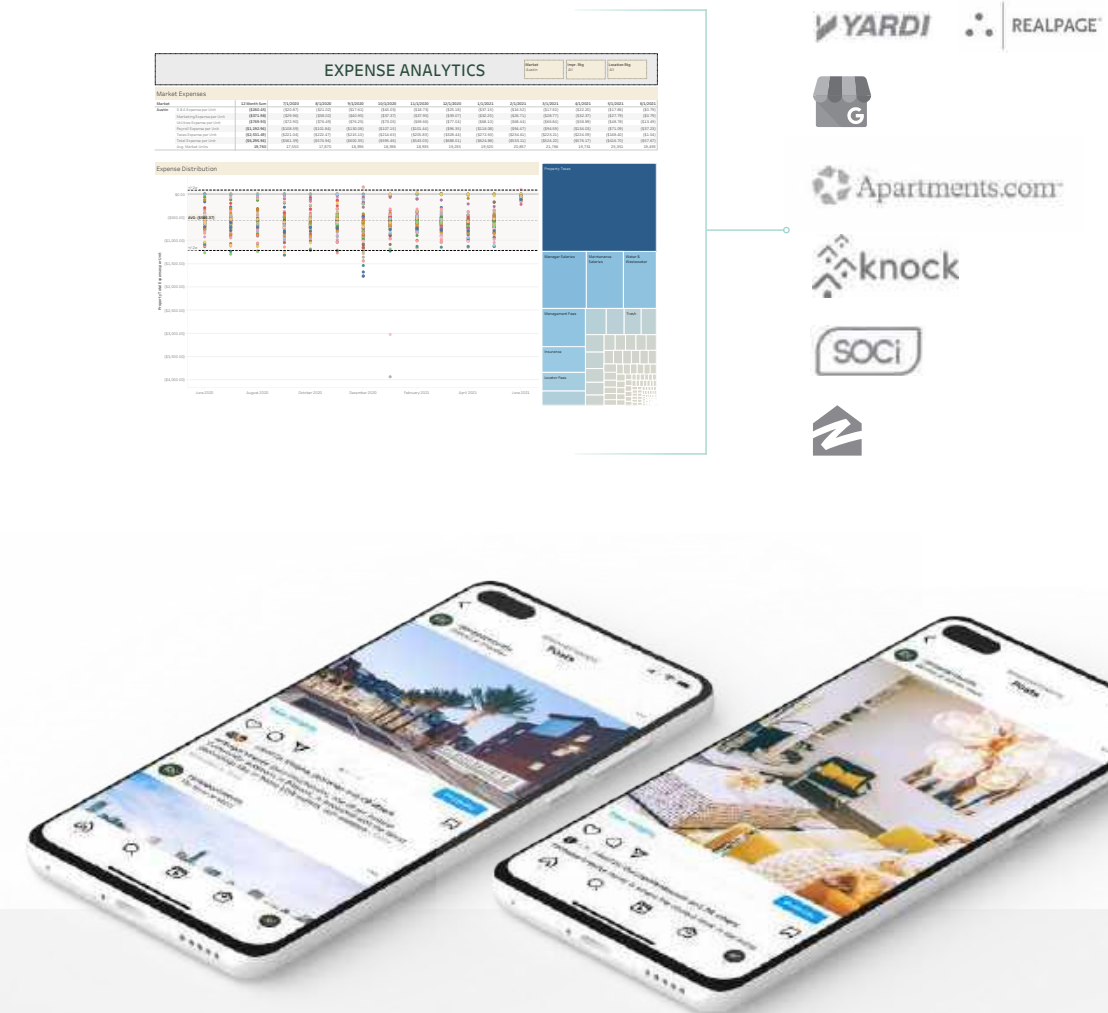
## ADDITIONAL DIGITAL LAYERS

- Video
- ILS Syndication
- Mobile Leasing Application
- QR Codes
- Influencer Marketing
- Reputation Management

- Real-Time Analytics
- Evaluation and Adjustment

## MARKETING BUSINESS INTELLIGENCE

Our customized marketing BI dashboard pulls analytics from various marketing sources to provide proprietary data insights that directly impact property performance. Instead of insights living in multiple mediums, they now are part of a single, comprehensive picture reflecting real-time data.



## SOCIAL MEDIA & INFLUENCER MARKETING

Social media is an effective tool for communicating the details of your property's brand and lifestyle value; messages can be tailored to specific prospect audiences as well to guarantee maximum impact. Whether building out a general strategy or creating a custom campaign, we work to define objectives, identify and research your target audience, and construct tailored messaging and content based off our findings. With campaigns, we evaluate success by measuring engagement and using insight to guide our next steps. We use a test-and-learn approach, monitoring and swiftly pivoting when needed, for best results.

GRAPHIC DESIGN SERVICES

To further bring your brand to life and ensure consistency across all platforms, our graphic design team assists in the development of all collateral, plus production and printing. Our designers are comprised of diverse talents, with experience in traditional and non-traditional design, alongside online and digital projects. Our graphic design capabilities include:

- Complete leasing materials (price sheets, flyers and resident retention collateral)
  - Digital eBrochures
  - Brochure and office packages (custom envelopes, business cards, stationery and note cards)
  - Digital media (online banner ads, screen savers, video and more)
  - Signage (A-frames, toppers, banners, flags, etc.)
- Outreach collateral (bookmarks, online flyers, e-mail blasts, etc.)
  - Complete eBlast campaigns
  - Swag and promotional items

**Additional services include:**

  - Comprehensive brand development
  - Logos and graphic architecture creation
  - Copywriting and editing
  - Interactive leasing kiosks



Branding Services

We create one-of-a-kind brands that elevate and enhance the communities our residents live in and love. And we do it in a results-oriented, totally integrated, comprehensive manner. Combined, we have years of experience, truckloads of talent and a bottomless supply of enthusiasm. We’re experts in every part of the creative and branding process, from selecting a name to developing color schemes.

Our brands are built in a way that crosses all media and our process is focused on developing a charismatic identity—a brand people will remember and respond to. Services include, design, copy, brand positioning and messaging, brand standards creation, logo development, campaign concepts, video and photography.

RESIDENT RETENTION: SERVICES & EVENTS

Moving can be stressful; our goal is to make the transition as smooth and enjoyable as possible from day one. Our associates achieve this by assisting residents with setting up utilities, providing a thoughtful welcome gift of essentials items, and ensuring they truly feel at home. Likewise, residents should feel a sense of community and belonging. Hosting a variety of on-site events, both regularly scheduled functions and larger gatherings, will continuously foster a welcoming environment and encourage residents to engage and connect.



LOCAL PARTNERSHIPS & OUTREACH

Local outreach by our on-site staff is crucial for establishing contacts and relationships with the surrounding businesses. Not only does this connect us with the community to highlight what makes the property so unique, it also provides opportunities to cross-promote and build valuable partnership programs, identify new opportunities, and continuously network. Our various strategies for this include things like neighborhood outreach, guerrilla advertising, reciprocal marketing, and Preferred Employer Programs, which focus marketing efforts on associates of major, local corporations.





FINANCE & ACCOUNTING

RPM Living understands financial performance is a top priority for owners and asset managers, which is why we utilize innovative, web-based management and reporting software to deliver essential financial information. The various systems provide real-time data – accurately and consistently and financial reports are accessible through a secure client portal.

To meet the demands of today’s business world, we associate top talent at all levels.

TEAM

- Over 450 years of combined experience in the real estate industry
- Experience in conventional, attainable, tax credit, and student housing
- Multiple CPA-certified associates
- GAAP, cash, modified cash/accrual experience
- Located in multiple regions to provide service nationwide

SERVICES

- 

Financials produced in accordance with needs and expectations
- 

Internal controls and segregation of duties enforced through company policies and procedures
- 

Client is appointed a single point of contact for accounting inquiries
- 


Property accounting in conjunction with operations, review, analyze and approve monthly financial reports to ensure accuracy
- 


Reporting package consisting of client-required reports and documentation uploaded to portal in timely manner per client-provided schedule
- 


Various systems employed to improve funds availability such as P-Card, online payment processor for residents, and vendor payment automation
- 


KPIs related to expense management and revenue collection

RPM’s revenue management services focus on improving the financial performance of our communities by combining the best real-time market data, with actionable operations and marketing insights. The result is superior unit pricing, expense optimization, and market forecasting. Through our sophisticated application of revenue management technologies, RPM strives to continuously:

- 

Support LRO, Yieldstar and AI Revenue Management
- 

Customize and apply client goals to product through our experienced internal revenue management team
- 

Implement, train, and support corporate and on-site teams on revenue management best practices
- 

Conduct weekly/ biweekly calls to discuss pricing concerns, market conditions, competitors, performance, and renewal rates/ strategies
- 

Collaborate with other internal RPM departments such as marketing, training, performance and support to maximize revenue

DELIVERING INDUSTRY-LEADING INSIGHT

Our overarching approach to revenue management strategies incorporates a robust platform of industry leading tools LRO, Yieldstar, and AI Revenue Management, and places them at the fingertips of our expert in-house Revenue Managers. This team of dedicated specialists collaborates with operations and marketing stakeholders to leverage data insights that capitalize on market conditions to maximum rent growth and prevent occupancy swings.

CASE STUDY

THE CHALLENGE

Upon takeover of Legends Lake Creek and Legends Lakeline, two Cedar Park communities located one mile apart, RPM was tasked with increasing rents while maintaining occupancy amidst a variety of operational challenges at both properties.

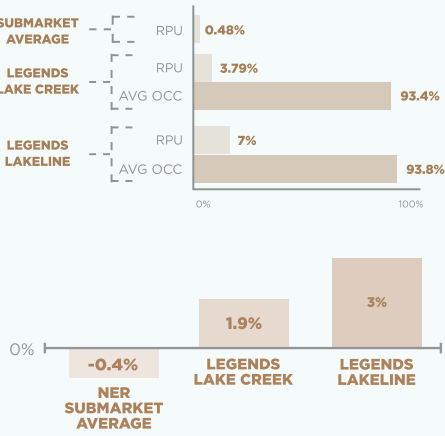
THE STRATEGY

We crafted a strategy to allow us to use the unique renter profile of each asset to optimize our revenue management system to achieve optimal rent growth and hit NOI targets for each property.

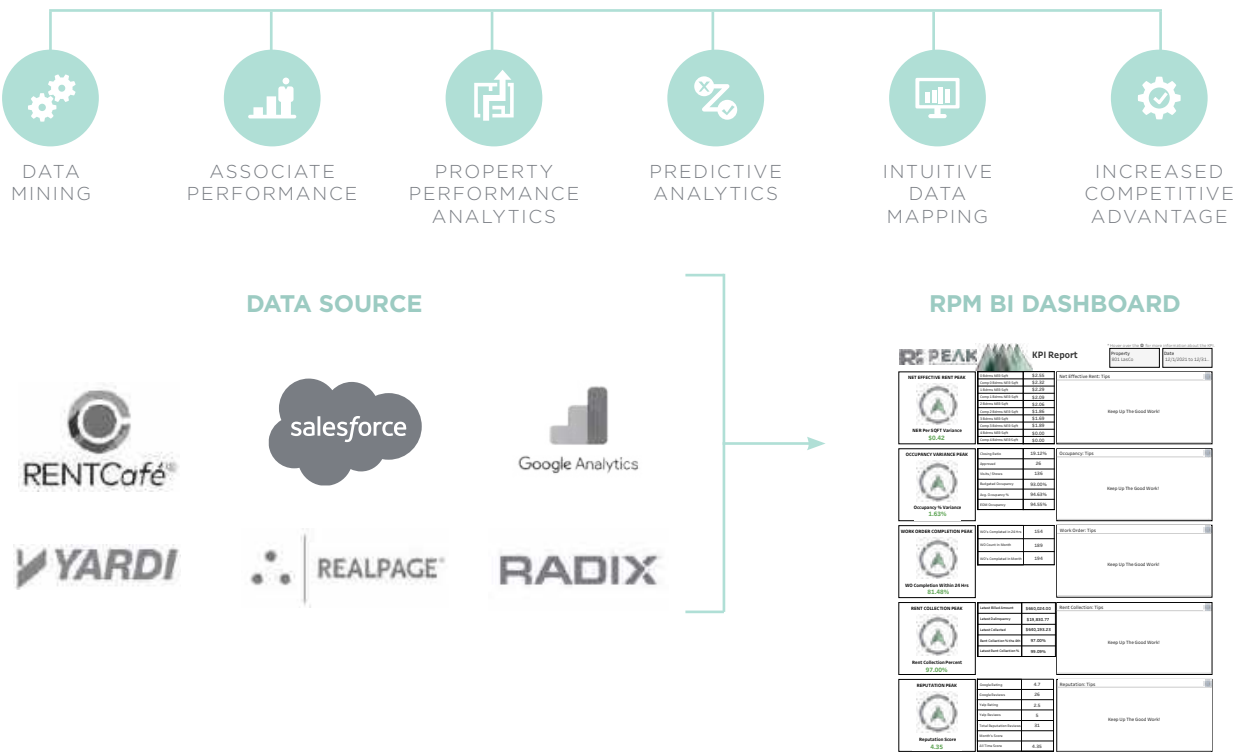
Established pricing parameters using sub-market and demographic knowledge which enabled us to aggressively pursue rent gains and more effectively outperform the market.

The data revealed two types of target renters at each community and enabled us to effectively tailor marketing and pricing which allowed us to increase rents and maintain occupancy despite the communities’ close location and operational challenges.

THE RESULTS



Tableau, RPM’s customized BI software, pulls analytics from various sources (i.e., Yardi, RentCafé, Knock, etc.) into one dashboard to provide proprietary data insight that directly impacts property performance, from high-level portfolio-wide views to in-depth asset-specific views. This real-time data allows our teams to quickly adjust and more effectively manage financial and operational performance. It also allows us to pull comprehensive data reports on property performance, including financial GL performance to budget/trend over time, financial and operational performance to market, renovation premiums, NOI growth and performance to budget, turn-time analysis for vacant units, response and completion time for service requests, and trending and real-time reputation scores.



RPM is committed to delivering technology solutions and IT support that drive real-time performance, building infrastructure, longevity and innovation. Our focus includes application management, security, infrastructure, emerging technology, help desk and site support. This allows the appropriate resources to always be available to recommend and utilize, and enables us to prioritize and correct any tech issues. Our approach is to equip each site with a reliable and scalable technology architecture that provides the best value for the end user community.

- RPM is committed to aggressively consolidating, streamlining and advancing our operations in order to integrate and update our technology.
- To enhance reporting insight and increase property productivity, we maintain a variety of applications.
- Support staff is readily available via phone or e-mail for troubleshooting and general assistance to quickly identify problems and reduce downtime for on-site associates.



YARDI VOYAGER

Yardi Voyager is a web-based, fully integrated end-to-end platform with mobile access that automates workflow and provides system-wide transparency. It provides clients with 24/7 access to real-time data at the property and corporate accounting levels and includes a variety of specialized reporting, reforecasting and budgeting capabilities to help managers oversee their communities more effectively.



RENTCAFÉ

As our CRM (customer relationship management) system, RentCafé seamlessly integrates with Yardi Voyager to track the resident life cycle from move-in to final deposit accounting. Benefits include complete lead tracking from source to conversion, added enhancements to SEO, leveraged cost efficiencies, in-depth reporting insights, and real-time integration with management software. This results in increased lead conversions and revenue.



THANK  
YOU



**1418 Frontier Valley Drive  
Austin, Texas**

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## **Attachment 3 – Financial Information**

### **3a. Funding Commitment Letters**

CLOSING ON THE PROPERTY  
IS TAKING PLACE WITHIN  
THE NEXT FEW WEEKS,  
FUNDING COMMITMENTS  
WILL BE SHARED AT THAT  
TIME

**1418 Frontier Valley Drive  
Austin, Texas**

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## **Attachment 4 – Project Information**

### **4a. Market Analysis**

A FORMAL MARKET  
ANALYSIS WILL BE SHARED  
UPON COMPLETION



# Comprehensive Neighborhood Report

1418 Frontier Valley Dr, Austin, TX 78741

May 01, 2023

# Report Contents

**About This Neighborhood**

[Map](#) | [Overview](#)

**Real Estate**

44 Statistics | 2 Alerts

**Economics & Demographics**

136 Statistics | 0 Alerts

**Crime**

67 Statistics | 7 Alerts

**Schools**

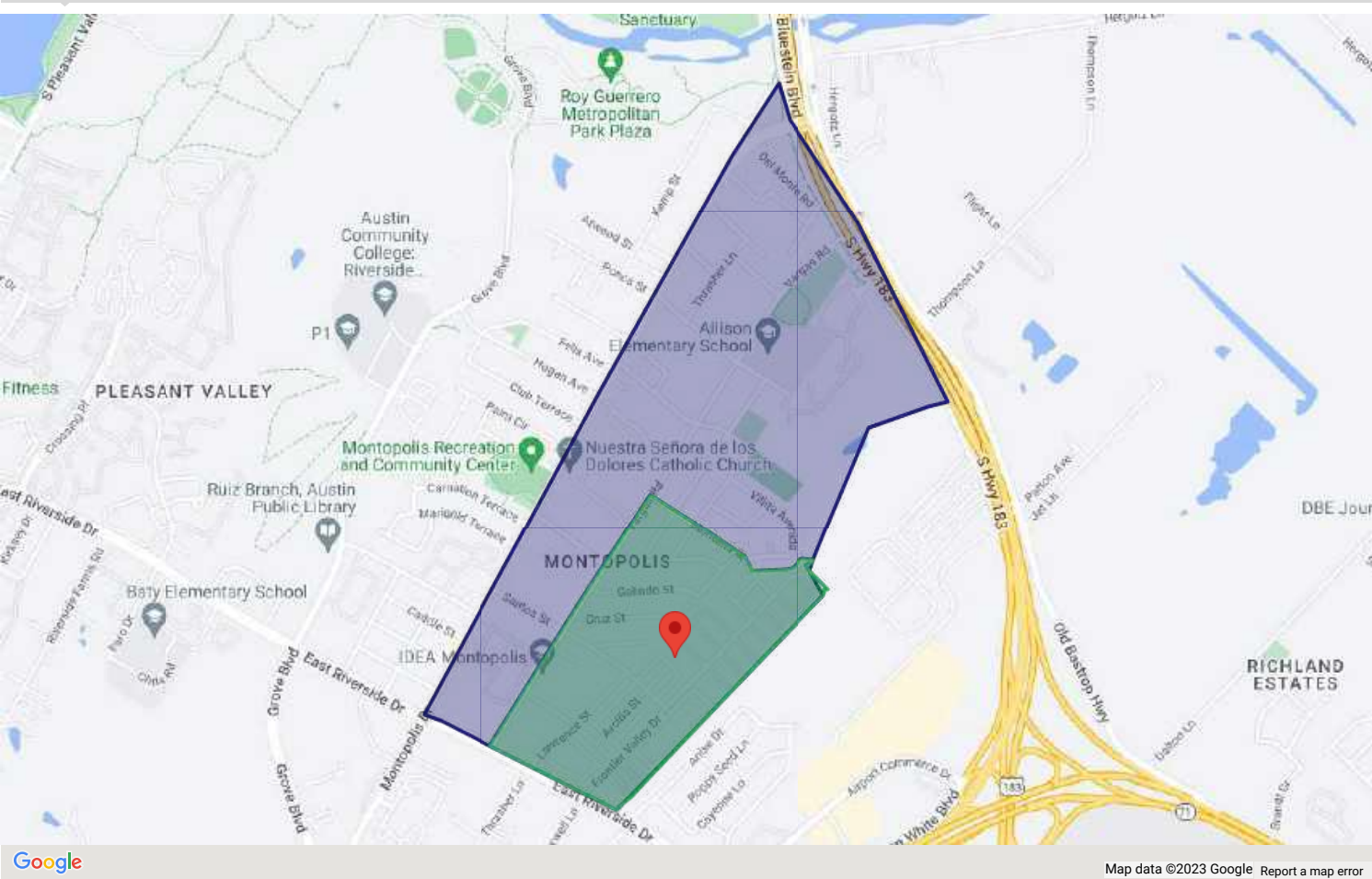
65 Statistics | 8 Alerts

**Trends & Forecasts**

328 Statistics | 20 Alerts



NEIGHBORHOOD MAP



■ Neighborhood Boundary    ■ Micro-neighborhood Boundary

## REAL ESTATE PRICES & OVERVIEW

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This neighborhood's median real estate price is \$365,016, which is more expensive than 71.9% of the neighborhoods in Texas and 58.4% of the neighborhoods in the U.S.

The average rental price in this neighborhood is currently \$1,901, based on NeighborhoodScout's exclusive analysis. Rents here are currently lower in price than 48.5% of Texas neighborhoods.

This is an urban neighborhood (based on population density) located in Austin, Texas.

This neighborhood's real estate is primarily made up of small (studio to two bedroom) to medium sized (three or four bedroom) single-family homes and apartment complexes/high-rise apartments. Most of the residential real estate is occupied by a mixture of owners and renters. Many of the residences in this neighborhood are newer, built in 2000 or more recently. A number of residences were also built between 1940 and 1969.

Home and apartment vacancy rates are 6.4% in this neighborhood. NeighborhoodScout analysis shows that this rate is lower than 59.1% of the neighborhoods in the nation, approximately near the middle range for vacancies.

## NOTABLE & UNIQUE NEIGHBORHOOD CHARACTERISTICS

---

Many things matter about a neighborhood, but the first thing most people notice is the way a neighborhood looks and its particular character. For example, one might notice whether the buildings all date from a certain time period or whether shop signs are in multiple languages. This particular neighborhood in Austin, the Montopolis neighborhood, has some outstanding things about the way it looks and its way of life that are worth highlighting.

### People

Montopolis is ranked among the top 8.0% of neighborhoods for first-time home buyers to consider in the state of Texas according to NeighborhoodScout's exclusive analysis. Homes here are priced below median housing values in the state, yet maintain moderate appreciation rates compared to other communities. Buying into the Montopolis neighborhood is not only an accessible option but an investment opportunity for many first-time home buyers.

### Diversity

Did you know that the Montopolis neighborhood has more Lebanese and Mexican ancestry people living in it than nearly any neighborhood in America? It's true! In fact, 3.4% of this neighborhood's residents have Lebanese ancestry and 68.4% have Mexican ancestry.

## THE NEIGHBORS

There are two complementary measures for understanding the income of a neighborhood's residents: the average and the extremes. While a neighborhood may be relatively wealthy overall, it is equally important to understand the rate of people - particularly children - who are living at or below the federal poverty line, which is extremely low income. Some neighborhoods with a lower average income may actually have a lower childhood poverty rate than another with a higher average income, and this helps us understand the conditions and character of a neighborhood.

The neighbors in the Montopolis neighborhood in Austin are low income, making it among the lowest income neighborhoods in America. NeighborhoodScout's research shows that this neighborhood has an income lower than 88.4% of U.S. neighborhoods. With 24.4% of the children here below the federal poverty line, this neighborhood has a higher rate of childhood poverty than 74.0% of U.S. neighborhoods.

A neighborhood is far different if it is dominated by enlisted military personnel rather than people who earn their living by farming. It is also different if most of the neighbors are clerical support or managers. What is wonderful is the sheer diversity of neighborhoods, allowing you to find the type that fits your lifestyle and aspirations.

In the Montopolis neighborhood, 39.4% of the working population is employed in executive, management, and professional occupations. The second most important occupational group in this neighborhood is sales and service jobs, from major sales accounts, to working in fast food restaurants, with 23.7% of the residents employed. Other residents here are employed in manufacturing and laborer occupations (18.6%), and 18.3% in clerical, assistant, and tech support occupations.

### Languages

The most common language spoken in the Montopolis neighborhood is Spanish, spoken by 54.2% of households. Some people also speak English (45.7%).

### Ethnicity / Ancestry

Culture is shared learned behavior. We learn it from our parents, their parents, our houses of worship, and much of our culture – our learned behavior – comes from our ancestors. That is why ancestry and ethnicity can be so interesting and important to understand: places with concentrations of people of one or more ancestries often express those shared learned behaviors and this gives each neighborhood its own culture. Even different neighborhoods in the same city can have drastically different cultures.

In the Montopolis neighborhood in Austin, TX, residents most commonly identify their ethnicity or ancestry as Mexican (68.4%). There are also a number of people of Swedish ancestry (3.7%), and residents who report Arab roots (3.4%), and some of the residents are also of Lebanese ancestry (3.4%), along with some German ancestry residents (3.0%), among others. In addition, 23.1% of the residents of this neighborhood were born in another country.

## GETTING TO WORK

Even if your neighborhood is walkable, you may still have to drive to your place of work. Some neighborhoods are located where many can get to work in just a few minutes, while others are located such that most residents have a long and arduous commute. The greatest number of commuters in Montopolis neighborhood spend between 15 and 30 minutes commuting one-way to work (34.4% of working residents), which is shorter than the time spent commuting to work for most Americans.

Here most residents (71.9%) drive alone in a private automobile to get to work. In addition, quite a number also carpool with coworkers, friends, or neighbors to get to work (9.8%) and 5.8% of residents also ride the bus for their daily commute. In a neighborhood like this, as in most of the nation, many residents find owning a car useful for getting to work.



# Neighborhood Real Estate Data

1418 Frontier Valley Dr, Austin, TX 78741

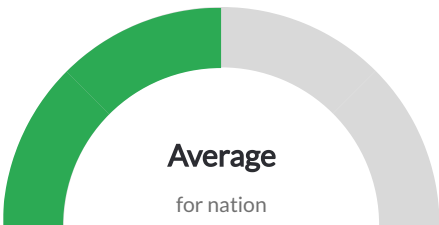
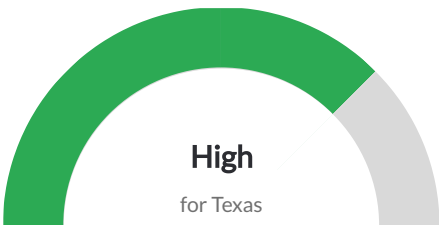
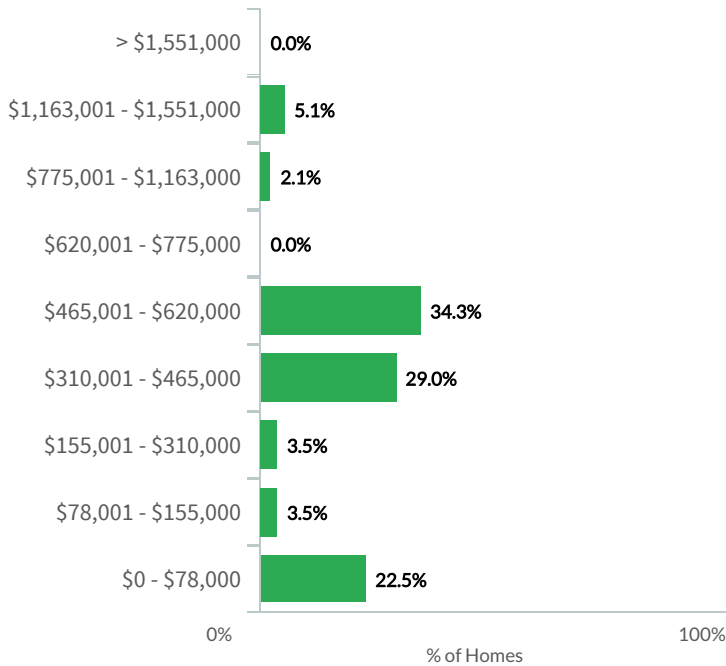
44 Vital Statistics | 2 Condition Alerts

May 01, 2023

AVERAGE HOME VALUES



Neighborhood Home Prices

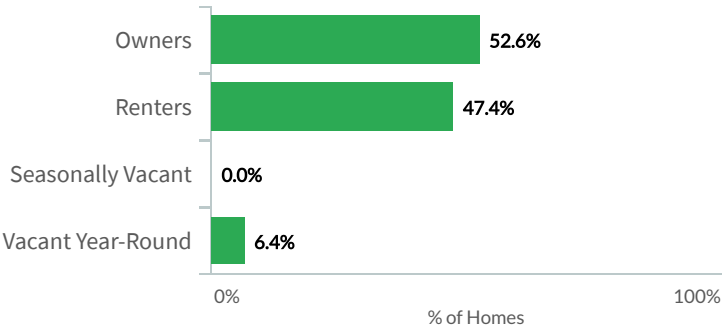


HOMEOWNERSHIP

Homeownership Rate

**Homeownership Rate**  
The percentage of housing units in the neighborhood that are occupied by the property owner versus occupied by a tenant. (Vacant units are counted separately.)

**Vacancy Trend**  
The average annual change in the vacancy rate in the neighborhood during the latest five years. Trend is based on the percentage of properties that are vacant year round.





RENTAL MARKET

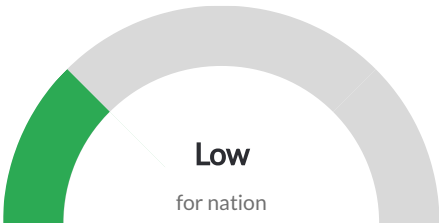
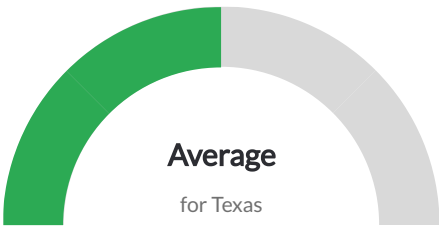
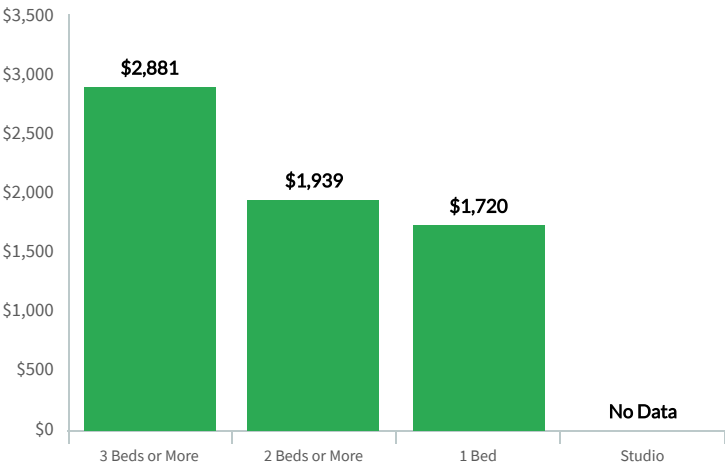
Average Market Rent

\$1,901 / per month

Gross Rental Yield

7.43%

Median monthly rent by number of bedrooms



NEIGHBORHOOD SETTING

Coastal

Neighborhoods on the ocean or tidally influenced rivers.

Lakefront

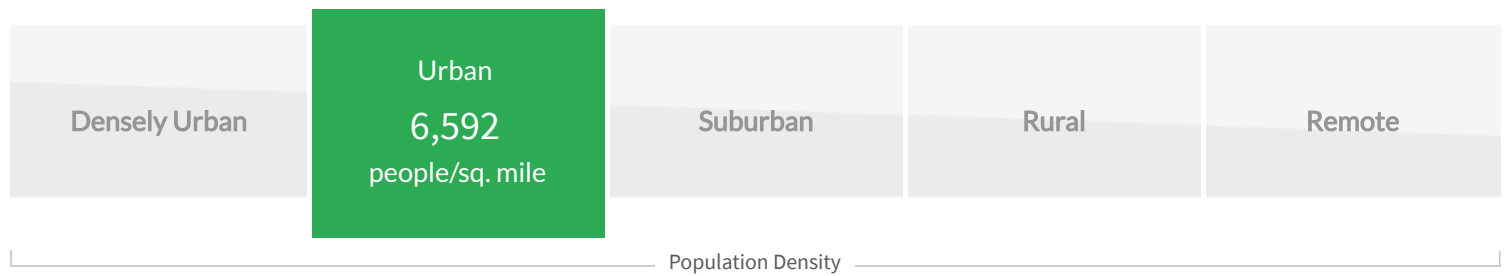
The neighborhood includes shoreline on a significant body of freshwater. These are lakes large enough to include recreation and scenic areas. (Note that smaller lakes are not included, or neighborhoods that have little shoreline on a lake, relative to the size of the entire neighborhood).

Farms

Agricultural land uses are a significant part of the neighborhood and contribute to its character.

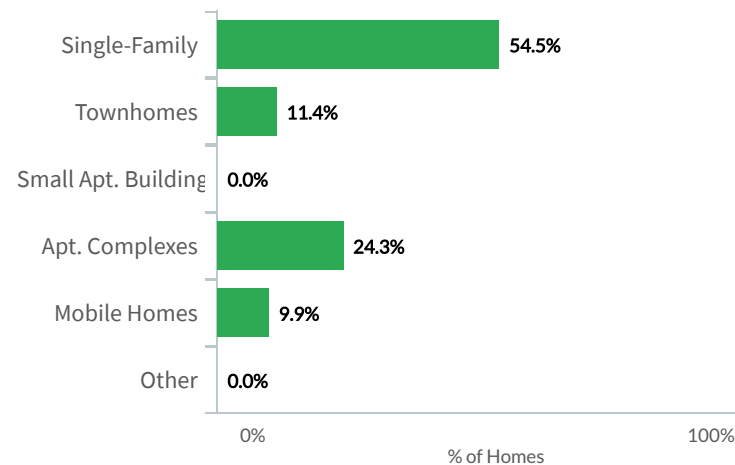
## Neighborhood Look and Feel

**Urban:** Generally between 5,000 and 10,000 people per square mile, these are full built up places although not among the most dense in the country.

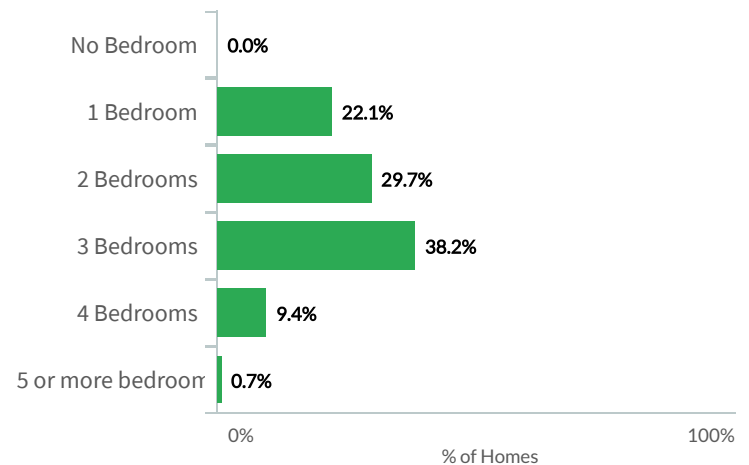


## HOUSING MARKET DETAILS

## Types of Homes

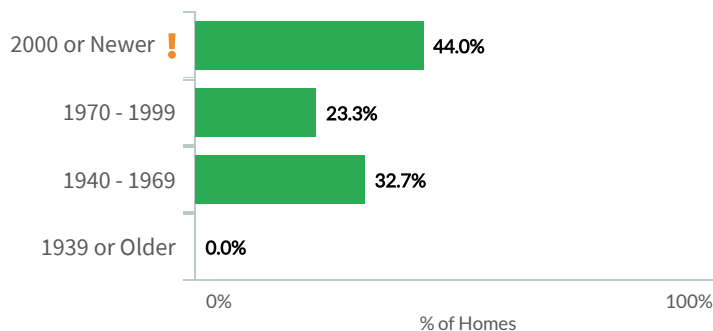


## Home Size



## Age of Homes

⚠ This neighborhood has among the **highest** percentage of homes and other residences built in 2000 or later of all neighborhoods in America according to NeighborhoodScout analysis.



## Special Purpose Housing





# Neighborhood Economics & Demographics Data

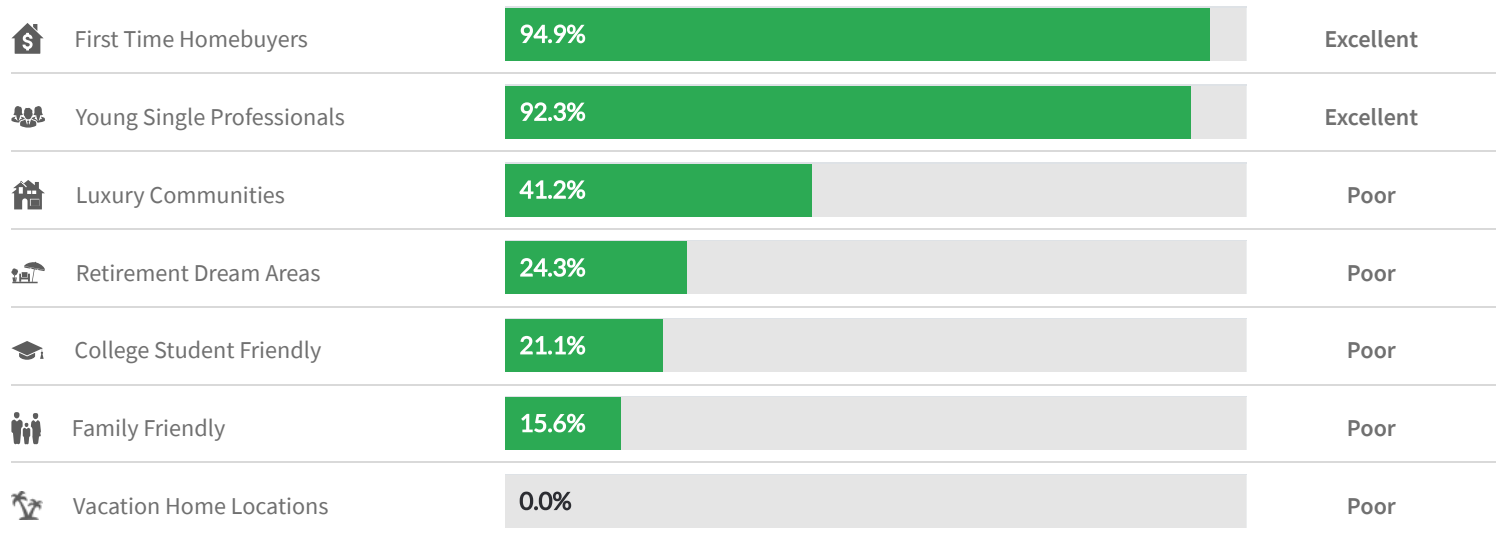
1418 Frontier Valley Dr, Austin, TX 78741

136 Vital Statistics | 0 Condition Alerts

May 01, 2023

## LIFESTYLE

Percentage of neighborhoods in America that this neighborhood surpasses.

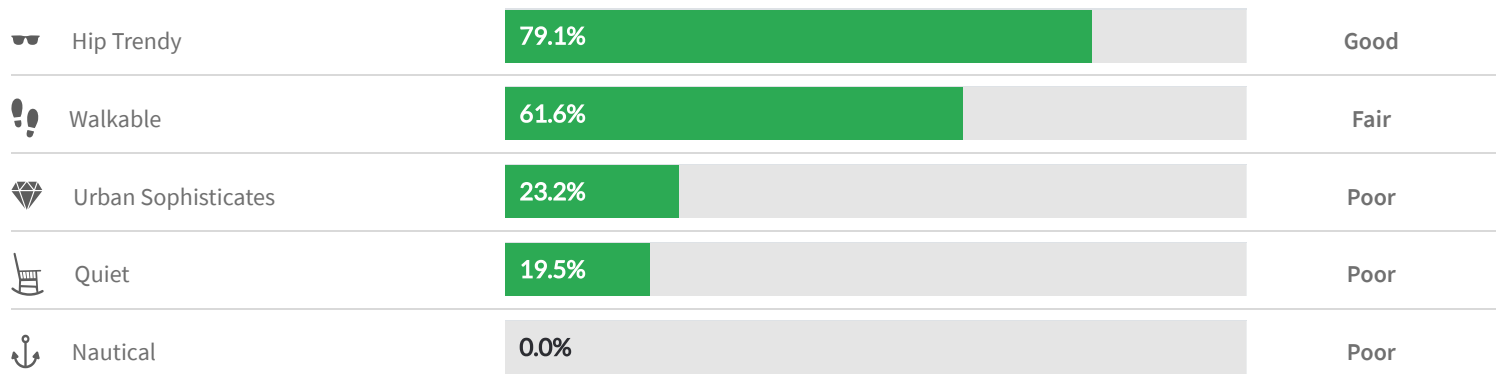


There isn't one neighborhood that is best for everyone. The best neighborhood for you may not be the best one for someone else. Similarly, what you want as a first-time home buyer may be different than what you want when you have school-aged children, or when you are nearing retirement.

The length of the bars indicate the percentage of neighborhoods in America that this neighborhood is more family-friendly than, more college student friendly than, more luxurious than, and so forth.

## SPECIAL CHARACTER

Percentage of neighborhoods in America that this neighborhood surpasses.

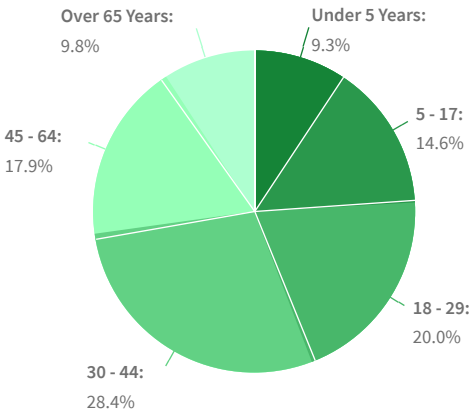


People have personalities, and so do neighborhoods. A neighborhood's character describes its personality and the feeling one gets when experiencing the neighborhood as a true resident. Quiet and sophisticated? Hip and walkable? The length of the bars indicate the percentage of neighborhoods in America that this neighborhood is more Urbane than, more Hip than, more Quiet than, more Nautical than, more Walkable than.



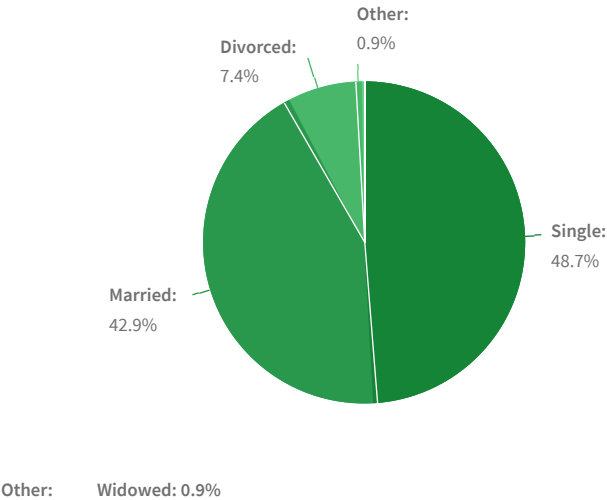
AGE

Neighborhoods that score highest for mixed ages have the most equitable distribution across all age groups.

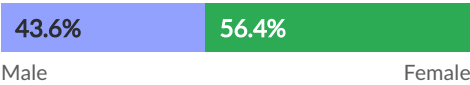


MARITAL STATUS

Based on residents who are 18 and over. We are unable to include same-sex marriages due to data limitations.

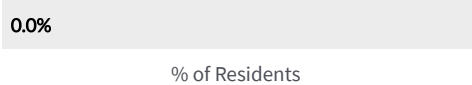


GENDER



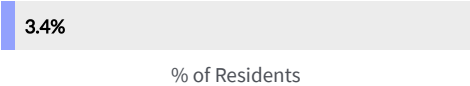
MILITARY

Currently active in the military living on or off base.



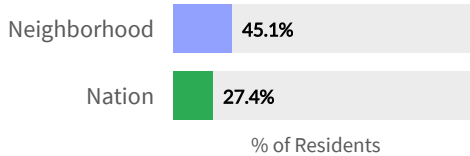
COLLEGE

Enrolled undergraduate or graduate students living on or off campus.

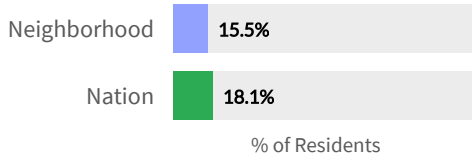


HOUSEHOLD TYPES

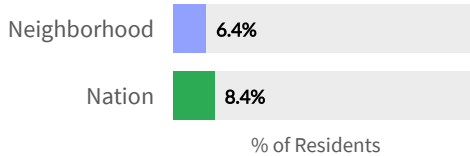
One person households



Married Couple with Child

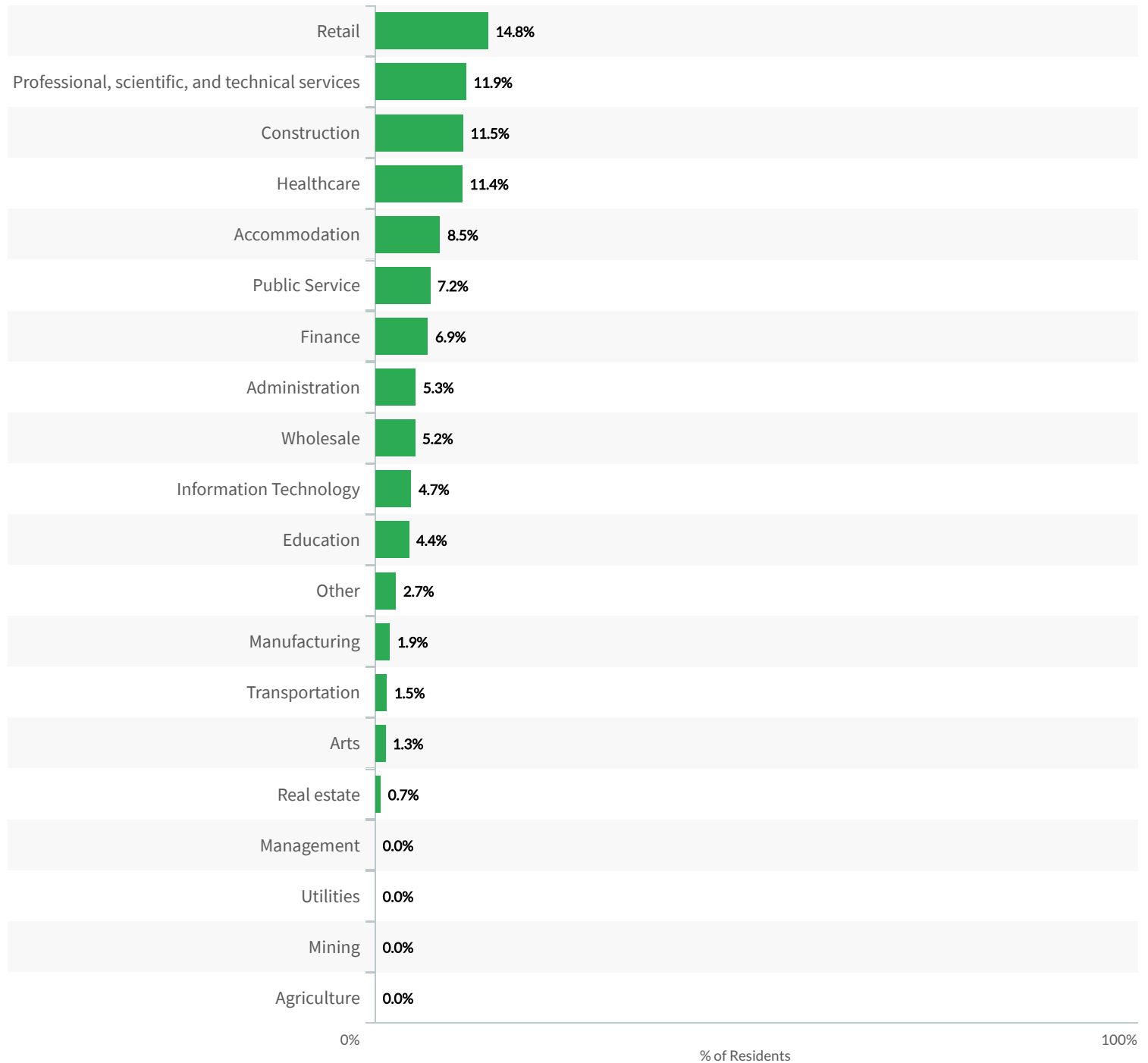


Single Parent with Child



## EMPLOYMENT INDUSTRIES

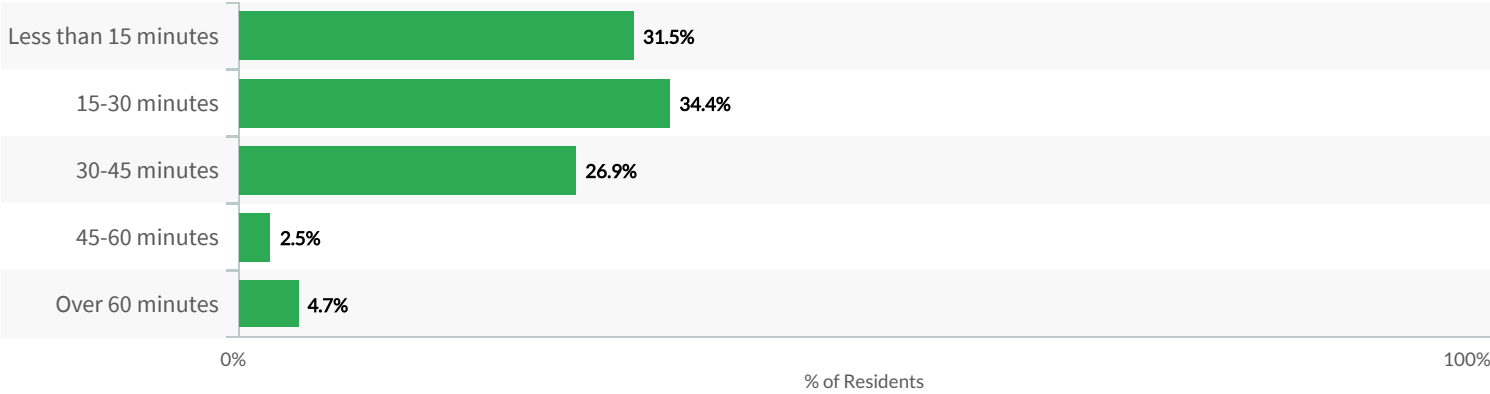
*Types of employers for whom residents work. Neighborhoods where residents cluster into particular industries are often found near particular employers or institutions.*



COMMUTE TO WORK

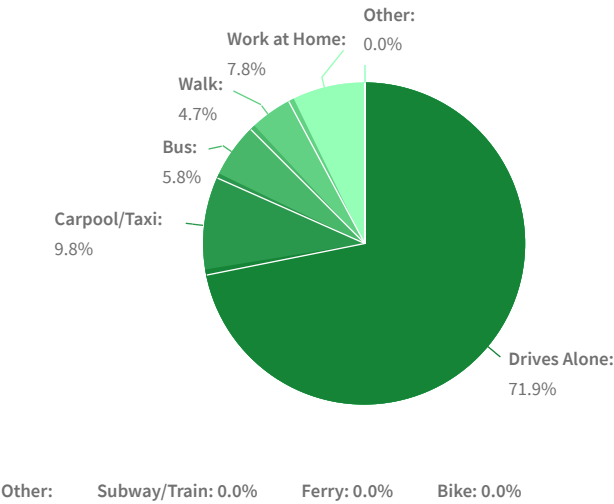
Average One-way Commute Time

The amount of time spent commuting tells a lot about a neighborhood's access to jobs and the degree of congestion in the area. The time is calculated for all residents working outside the home.



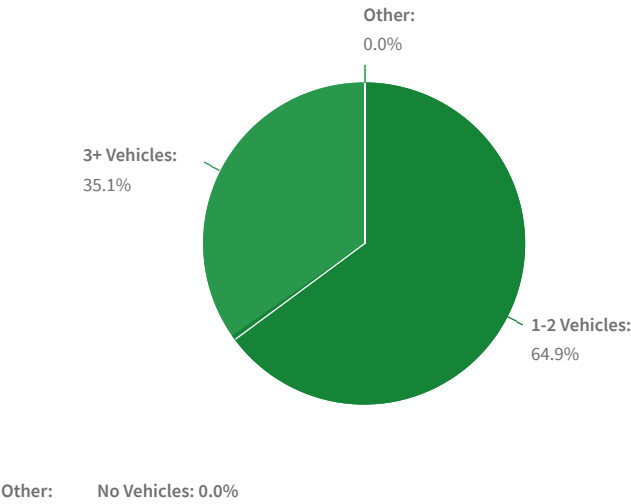
Means of Transport

The share of using each mode of transport is measured as percentage of all working adults.



Vehicles per household

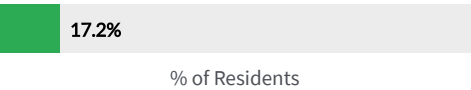
Number of vehicles registered per household, as a percentage of all households in the neighborhood.



MIGRATION & MOBILITY

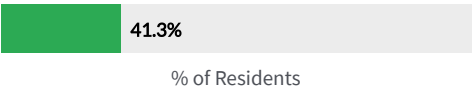
Moved Last Year

Very high values show a lack of stability in the neighborhood. Very low values may represent insularity to outsiders.



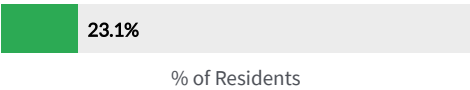
Born Out of State

High in neighborhoods that attract new residents from around the country.



Foreign Born

Residents have immigrated to the U.S. from another country and may or may not be naturalized citizens.



RACE & ETHNIC DIVERSITY

"Race/Ethnicity: Self-reported to the US Census. Asian and Hispanic residents may identify with one of the more specific subcategories."html\_safe

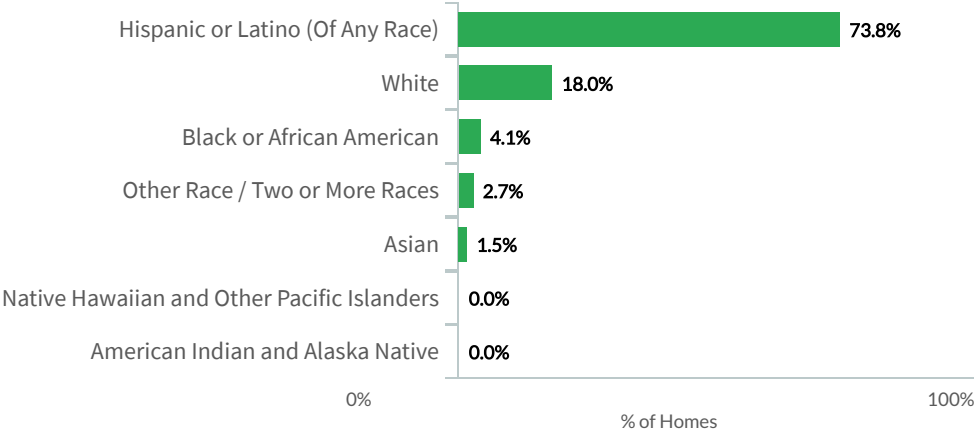
Diversity Index

54

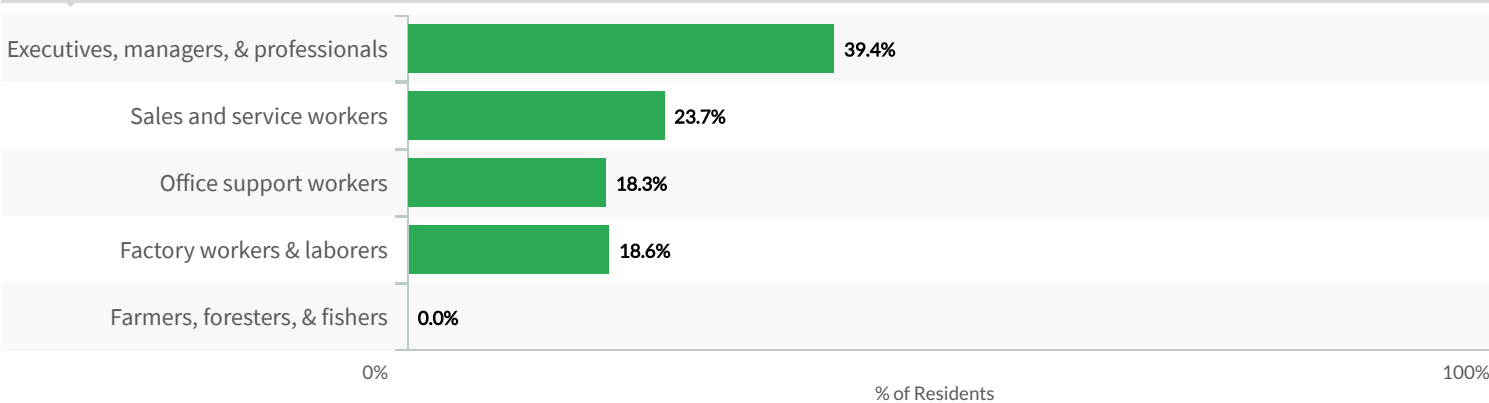
(100 is the most diverse)

⚠ This neighborhood has one of the **highest** overall rates of crime incidents per 1,000 resident population in America, according to exclusive NeighborhoodScout analysis. Overall crimes include both property crimes and violent crimes. To see the details of violent vs. property crime rates for this neighborhood, please refer to the respective sections below.

More diverse than 54% of U.S. neighborhoods.



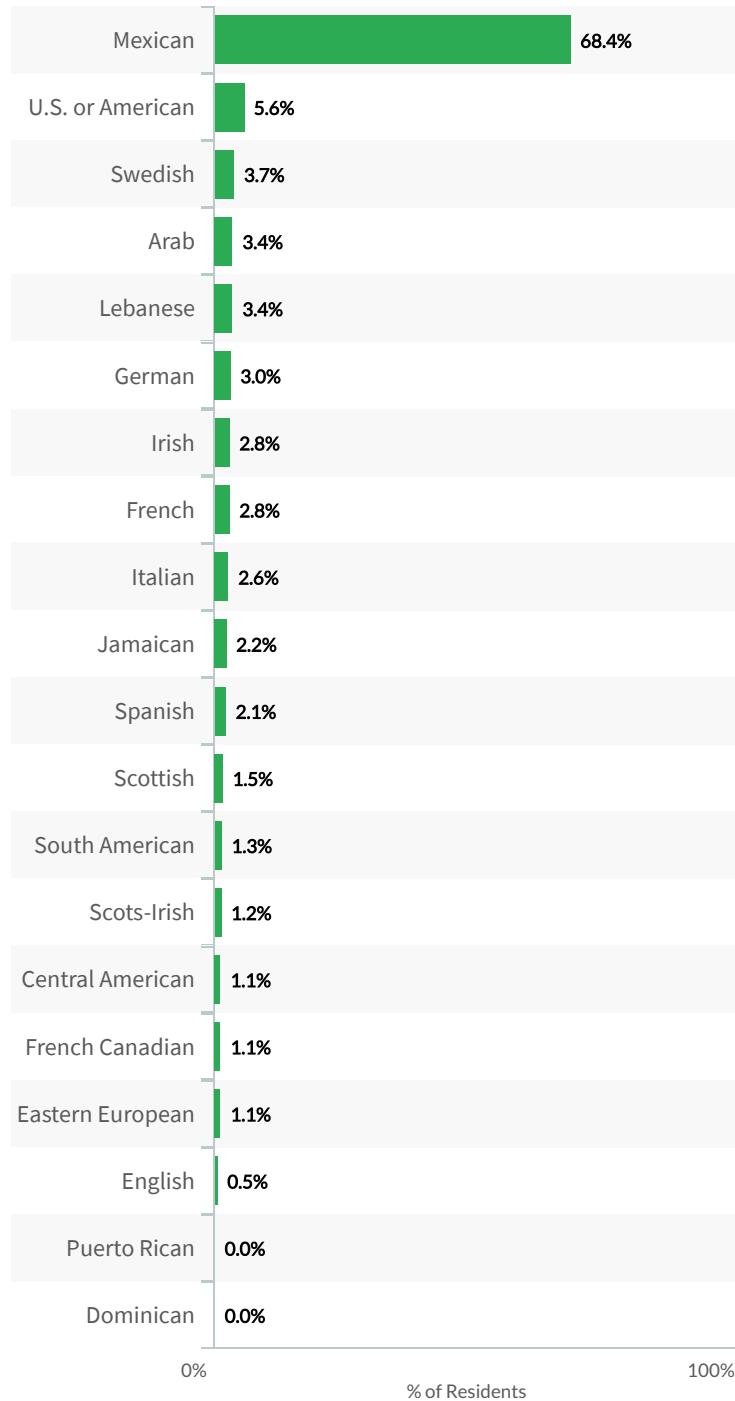
OCCUPATIONS





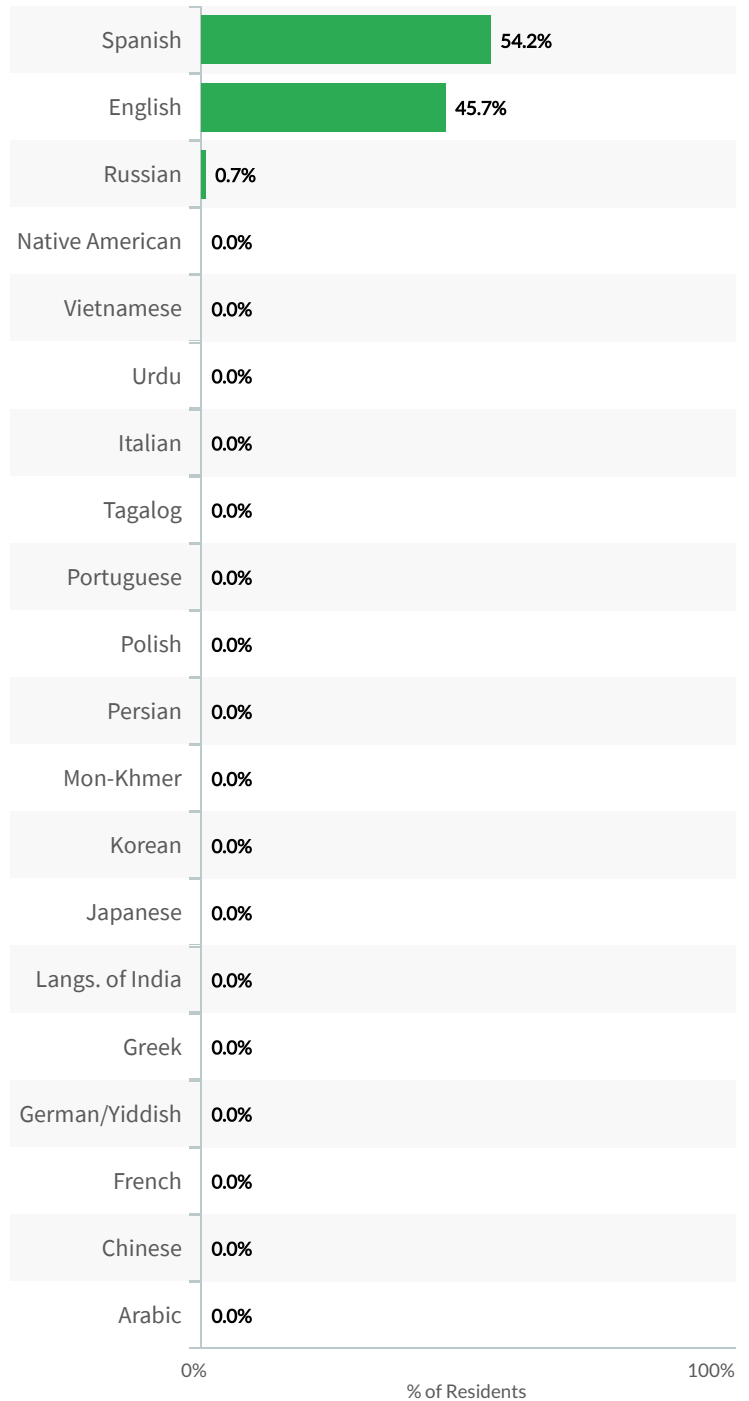
## ANCESTRY

Top 20 most common groups that neighborhood residents self-report as their ancestry.



## LANGUAGES SPOKEN

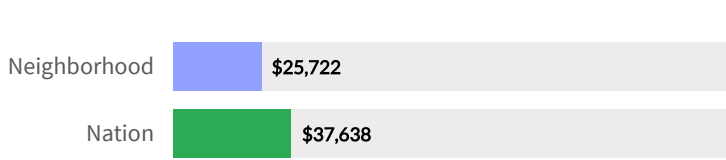
Top 20 most common languages neighborhood residents preferentially speak when they are at home with their families.



AVERAGE INCOME

Per Capita Income

Best measure of the average spending power of each person in the neighborhood.



Median Household Income

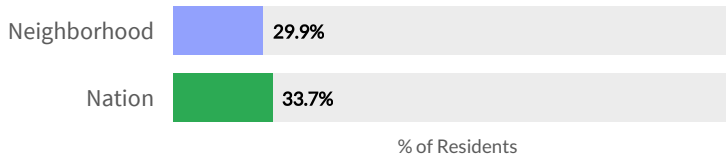
Best measure of the budget of the typical family or other non-family household.



EDUCATION

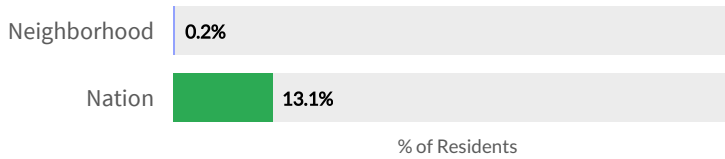
Adults with College Degree

Adults aged 25 and older that have attained at least a 4 year college degree like a BA.



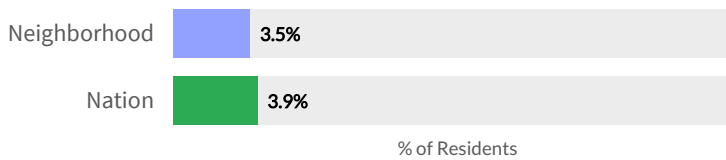
Adults with Advanced Degree

Adults aged 25 and older that have attained a graduate or professional degree above and beyond a 4 year degree.

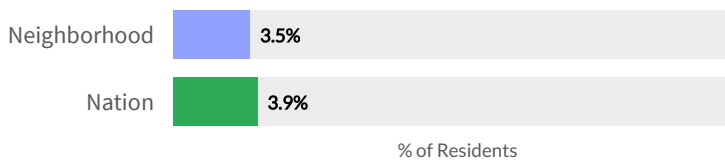


UNEMPLOYMENT RATE

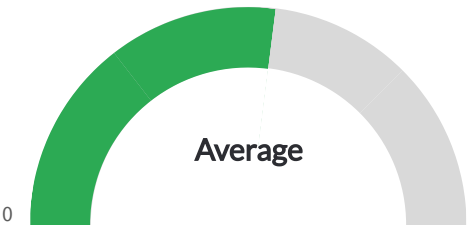
The percent of neighborhood residents who are seeking employment, but are currently unemployed.



CHILDREN LIVING IN POVERTY



More educated than 54.68% of U.S. neighborhoods.



Higher income than 11.57% of U.S. neighborhoods.





# Neighborhood Crime Data

1418 Frontier Valley Dr, Austin, TX 78741

67 Vital Statistics | 7 Condition Alerts

May 01, 2023

NEIGHBORHOOD CRIME INDEX

Total Crime Index

7

(100 is safest)

Safer than 7% of U.S. neighborhoods.

⚠️ This neighborhood has one of the **highest** overall rates of crime incidents per 1,000 resident population in America, according to exclusive NeighborhoodScout analysis. Overall crimes include both property crimes and violent crimes. To see the details of violent vs. property crime rates for this neighborhood, please refer to the respective sections below.

Violent Crime Index

12

(100 is safest)

Safer than 12% of U.S. neighborhoods.

⚠️ This neighborhood has one of the **highest** violent crime rates per 1,000 residents of any neighborhood in America, according to exclusive NeighborhoodScout data and analysis. Violent crimes include murder, non-neglegent manslaughter, forceble rape, armed robbery and aggravated assault.

Property Crime Index

6

(100 is safest)

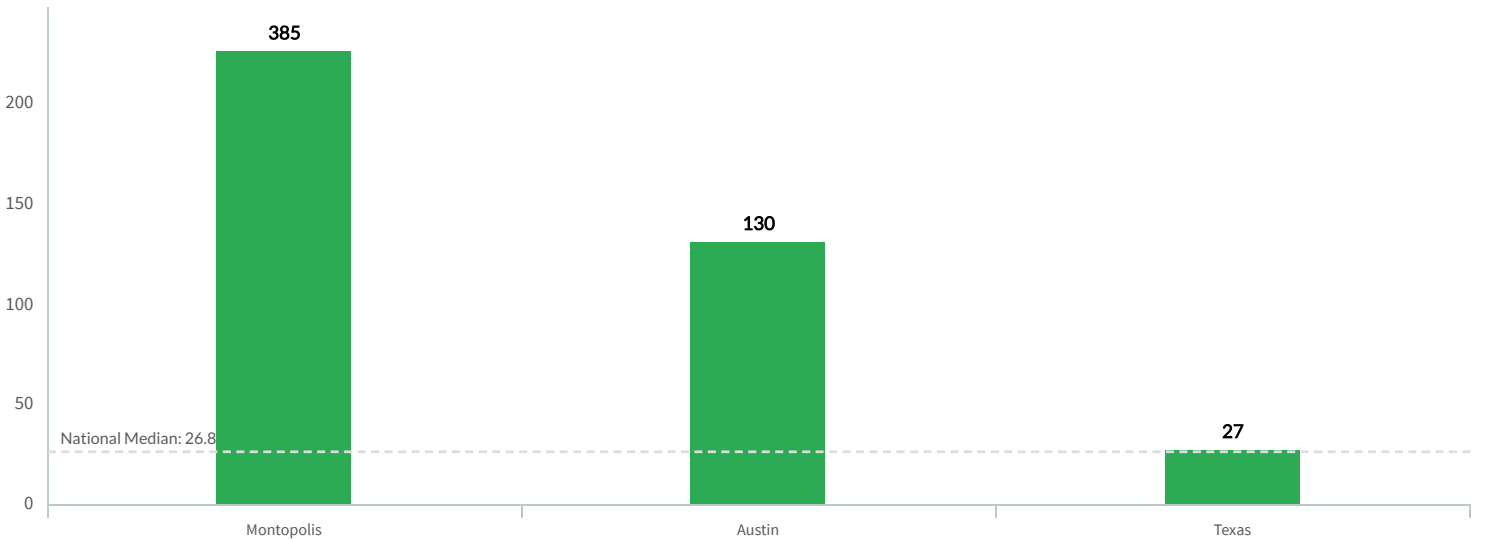
Safer than 6% of U.S. neighborhoods.

⚠️ This neighborhood has one of the **highest** property crime rates per 1,000 residents of any neighborhood in America, according to exclusive NeighborhoodScout data and analysis. Property crimes include burglary (i.e., breaking and entering, including home break-ins), theft (over \$50), and motor vehicle theft.

NeighborhoodScout® provides exclusive crime risk analytics for every neighborhood in America with up to 98% predictive accuracy. Crime risk indices are nationally comparable on a 1 – 100 scale, where 100 means safer than 100% of U.S. neighborhoods.

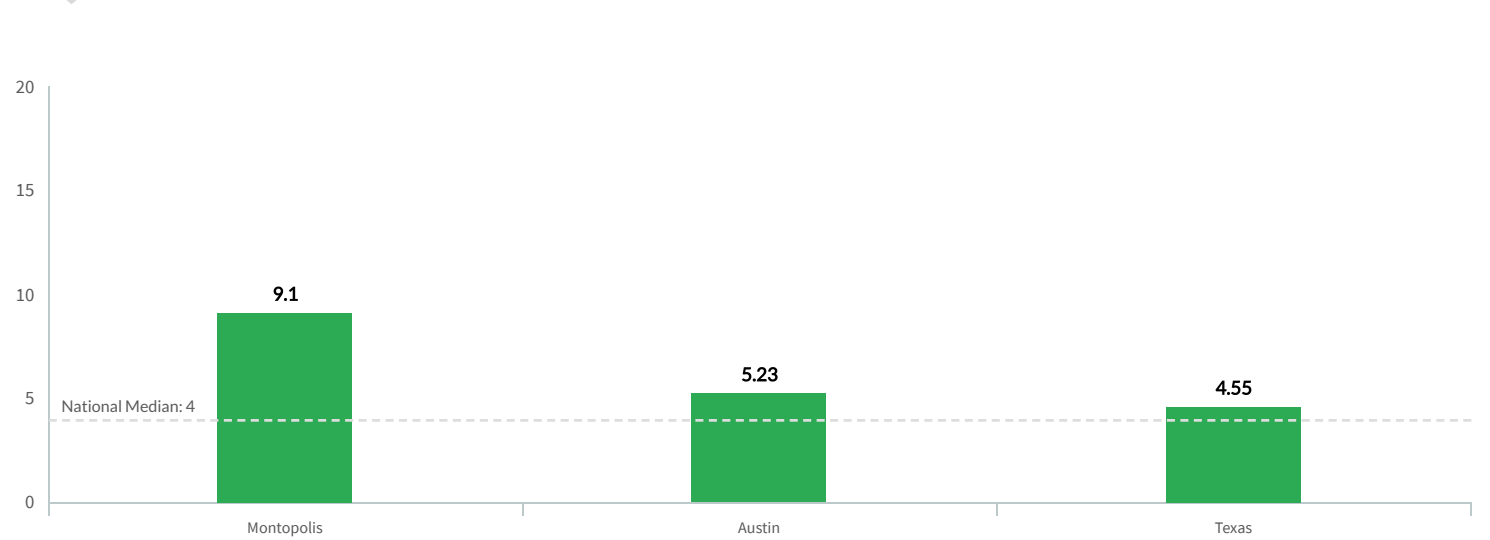
Crime risk data are updated annually. Raw crime incidents are sourced from all 18,000+ local law enforcement agencies – municipal, county, transit, park, port, university, tribal and more, assigned to localities, then built into NeighborhoodScout’s proprietary predictive models to provide a comprehensive crime risk profile for every neighborhood and address-vicinity in the U.S.

CRIMES (per square mile)



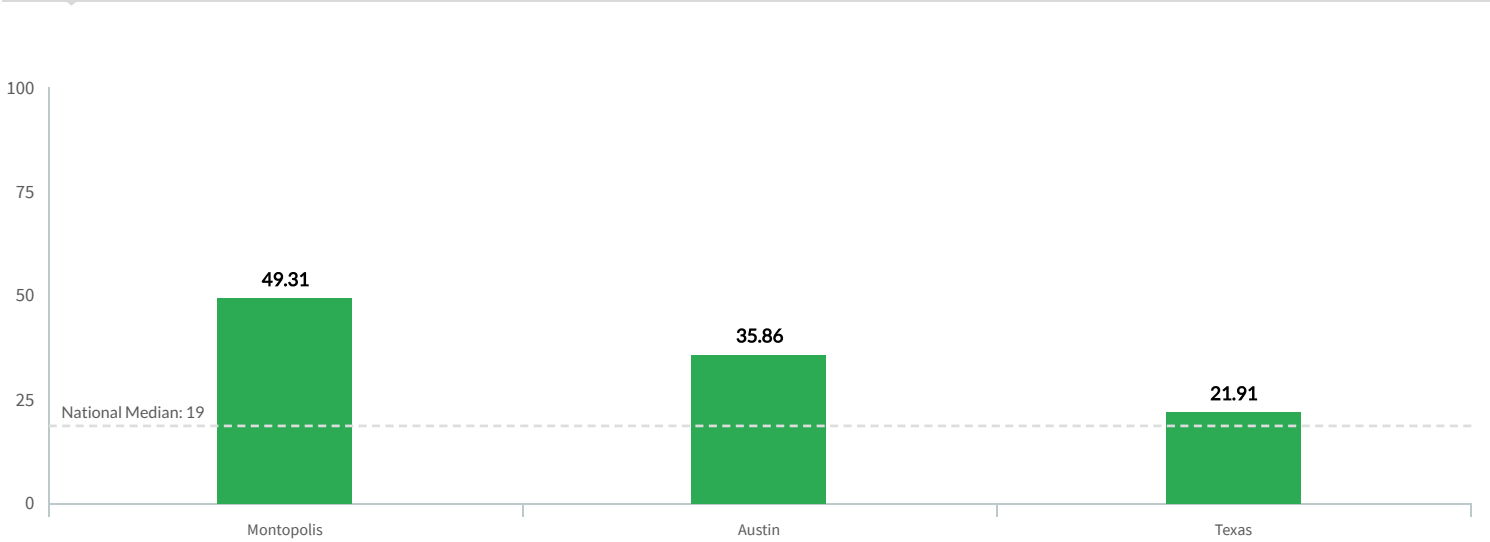


VIOLENT CRIME COMPARISON (per 1,000 residents)



Chances of Becoming a Victim of a Violent Crime			
1 in 110 in this Neighborhood	<div><div></div><div>In this neighborhood residents have one of the <b>highest</b> chances of becoming a victim of violent crime of any neighborhood in this state, according to exclusive NeighborhoodScout data and analysis. Violent crimes include murder, non-neglegent manslaughter, forceble rape, armed robbery and aggravated assault.</div></div>	1 IN 191 in Austin	1 IN 220 in Texas

PROPERTY CRIME COMPARISON (per 1,000 residents)



Chances of Becoming a Victim of a Property Crime			
1 in 20 in this Neighborhood	<div><div></div><div>In this neighborhood residents have one of the <b>highest</b> chances of becoming a victim of property crime of any neighborhood in this state, according to exclusive NeighborhoodScout data and analysis. Property crimes include burglary (i.e., breaking and entering, including home break-ins), theft (over \$50), and motor vehicle theft.</div></div>	1 IN 28 in Austin	1 IN 46 in Texas



# Neighborhood Public School Data

1418 Frontier Valley Dr, Austin, TX 78741

65 Vital Statistics | 8 Condition Alerts

May 01, 2023

SCHOOL RATING INFORMATION


\* 10 is the highest

School Quality

Address-Specific School Quality Rating, rates the quality of the K-12 public schools that serve this address.

25  
(100 is best)

Better than 25% of all U.S. schools.

 Among the **lowest** in the U.S.

Elementary Schools

3

High Schools

3

SCHOOLS THAT SERVE THIS ADDRESS

Quality rating scores are provided below with 10 being the highest possible score. \* 10 is the highest

School Details	Grades	Compared to TX	Compared to Nation
<a href="#">Del Valle H S School</a> 5201 Ross Rd Del Valle, TX 78617	09-12	4	3
<a href="#">Smith Elementary School</a> 4209 Smith School Rd Austin, TX 78744	PK-05	3	3

THIS ADDRESS IS SERVED BY 1 DISTRICT:

Del Valle Isd		
10,654	14	13
students enrolled in this district	schools in district	students per classroom

District Quality Compared to TX

2

(10 is best)

Better than 10.4% of all TX school districts.

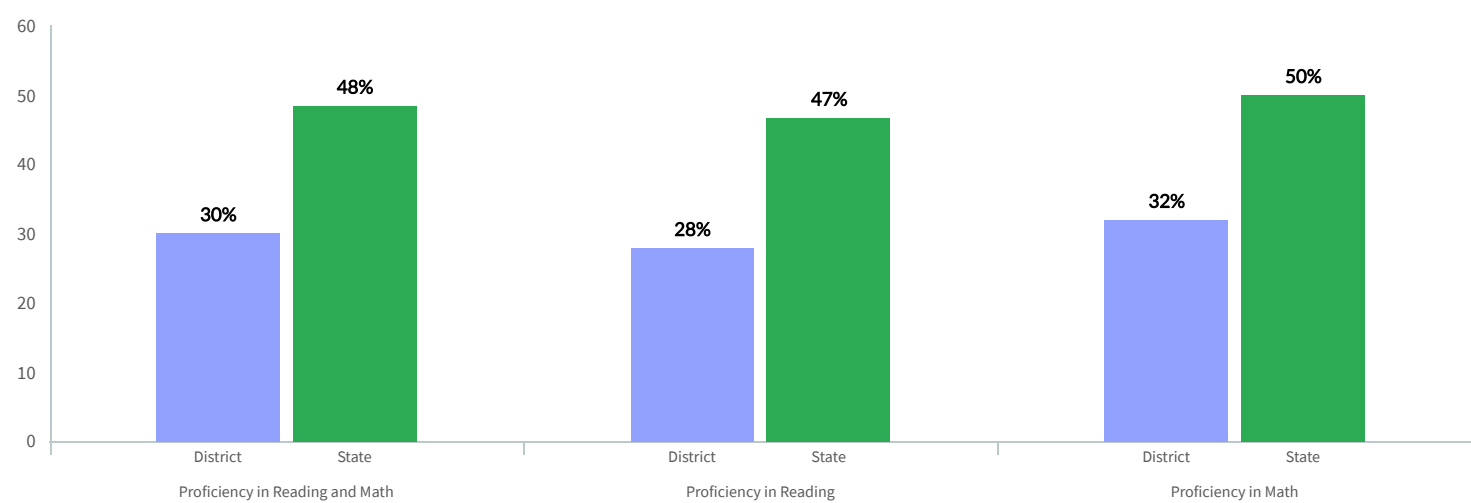
District Quality Compared to U.S.

2

(10 is best)

Better than 12.2% of all US school districts.

PUBLIC SCHOOL TEST SCORES







SCHOOL DISTRICT ENROLLMENT BY GROUP

ETHNIC/RACIAL GROUPS	THIS DISTRICT	THIS STATE
White (non-hispanic)	4.3%	27.5%
Black	8.6%	13.1%
Hispanic	86.1%	54.0%
Asian Or Pacific Islander	0.9%	4.9%
American Indian Or Native Of Alaska	0.1%	0.5%

ECONOMIC GROUPS	THIS DISTRICT	THIS STATE
Economically disadvantaged  Among the <b>highest</b> in this state.	88.9%	60.2%
Free lunch eligible	77.4%	56.2%
Reduced lunch eligible	11.5%	4.0%

## EDUCATIONAL EXPENDITURES

FOR THIS DISTRICT	PER STUDENT	TOTAL	% OF TOTAL
Instructional Expenditures	\$6,420	\$69,785,400	49.5%
Support Expenditures			
Student	\$561	\$6,098,070	4.3%
Staff	\$567	\$6,163,290	4.4%
General Administration  Among the <b>lowest</b> per student in this state.	\$84	\$913,080	0.7%
School Administration	\$723	\$7,859,010	5.6%
Operation	\$1,065	\$11,576,550	8.2%
Transportation  Among the <b>highest</b> per student in this state.	\$472	\$5,130,640	3.6%
Other	\$387	\$4,206,690	3.0%
Total Support	\$3,860	\$41,958,200	29.8%
Non-instructional Expenditures	\$2,691	\$29,251,170	20.7%
<b>Total Expenditures</b>	<b>\$12,971</b>	<b>\$140,994,770</b>	<b>100.0%</b>



# Neighborhood Trends and Forecasts

1418 Frontier Valley Dr, Austin, TX 78741

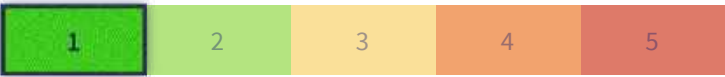
328 Vital Statistics | 20 Condition Alerts

May 01, 2023

RISING STAR INDEX

Appreciation Potential (3 years)

VERY LOW



Forecast to **appreciate** less than 7.5% over the next 3 years

1=Very Low 2=Low 3=Moderate 4=High 5=Rising Star

BLUE CHIP INDEX

Past Appreciation and Existing Fundamentals

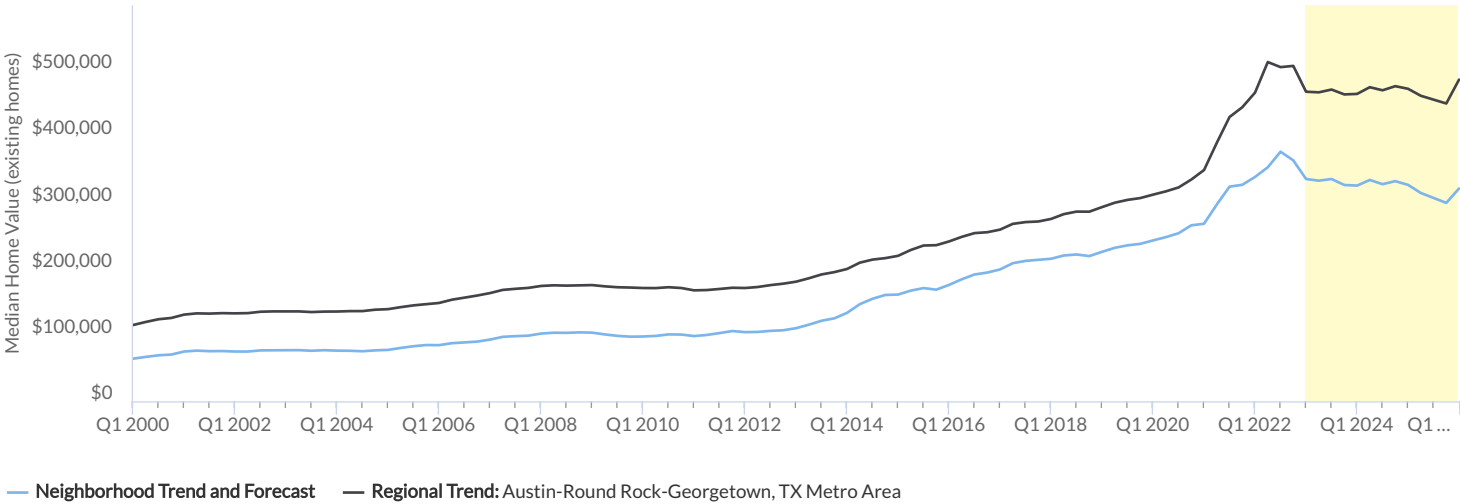
BLUE CHIP



Ranked in the **top 10%** of all neighborhoods in the nation for investment security

1=Very Low 2=Low 3=Moderate 4=High 5=Blue Chip

SCOUT VISION® NEIGHBORHOOD HOME VALUE TREND & FORECAST





## SCOUT VISION® HOME VALUE TRENDS AND FORECAST

Comparison ratings are provided below with 10 being the highest possible score.

Time Period	Total Appreciation	Average Annual Rate	Compared To Metro	Compared To America
<b>3 Year Forecast:</b> 2023 Q1 - 2026 Q1	-11.65% ↓	-4.04% ↓	2	3
<b>Latest Quarter:</b> 2022 Q3 - 2022 Q4 ⚠ Among the <b>lowest</b> appreciation rate in the U.S.	-3.50% ↓	-13.28% ↓	8	1
<b>Last 12 Months:</b> 2021 Q4 - 2022 Q4	11.27% ↑	11.27% ↑	8	6
<b>Last 2 Years:</b> 2020 Q4 - 2022 Q4	36.89% ↑	17.00% ↑	2	8
<b>Last 5 Years:</b> 2017 Q4 - 2022 Q4 ⚠ Among the <b>highest</b> appreciation rate in the U.S.	70.24% ↑	11.23% ↑	4	9
<b>Last 10 Years:</b> 2012 Q4 - 2022 Q4 ⚠ Among the <b>highest</b> appreciation rate in the U.S.	239.16% ↑	12.99% ↑	10	10
<b>Since 2000:</b> 2000 Q1 - 2022 Q4 ⚠ Among the <b>highest</b> appreciation rate in the U.S.	415.46% ↑	7.65% ↑	10	10

\* 10 is highest

KEY PRICE DRIVERS AT THIS LOCATION

Pros

Likely to drive home values upward over the next few years or indicators of upward trends already underway.

- + Educated Population Trend
- + Income Trend
- + Access to High Paying Jobs

Cons

Impediments to home value appreciation over the next few years or indicators of negative trends already underway.

- Neighborhood Look & Feel
- Crime
- School Performance

SCOUT VISION® PROXIMITY INDEX

Price Advantage Score

SIMILAR PRICE



Similar price per sq ft to other neighborhoods nearby.

1=Strong Disadvantage   2=Disadvantage   3=Similar Price   4=Advantage  
5=Strong Advantage

Access to High-Paying Jobs

EXCELLENT



On average in the **top 20%** for job accessibility.

1=Limited   2=Below Average   3=Average   4=Very Good   5=Excellent

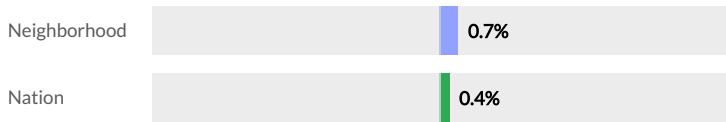
<b>\$206</b> neighborhood price per sq ft	<b>\$207</b> average nearby home price per sqft
--	--

JOBS WITHIN AN HOUR	HIGH-PAYING JOBS*
5 minutes	2778
10 minutes	33416
15 minutes	152187
20 minutes	291679
30 minutes	468721
45 minutes	587202
60 minutes	630733

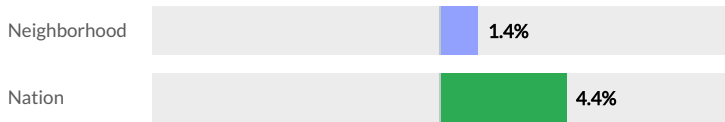
\*Annual salary of \$75,000 or more

SCOUT VISION® REAL ESTATE TRENDS (LAST 5 YEARS)

Avg. Annual Homeownership Trend

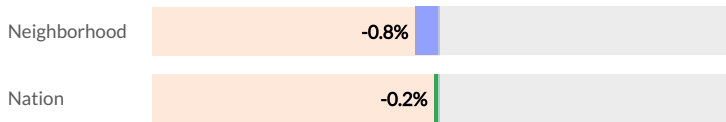


Avg. Annual Rent Price Trend

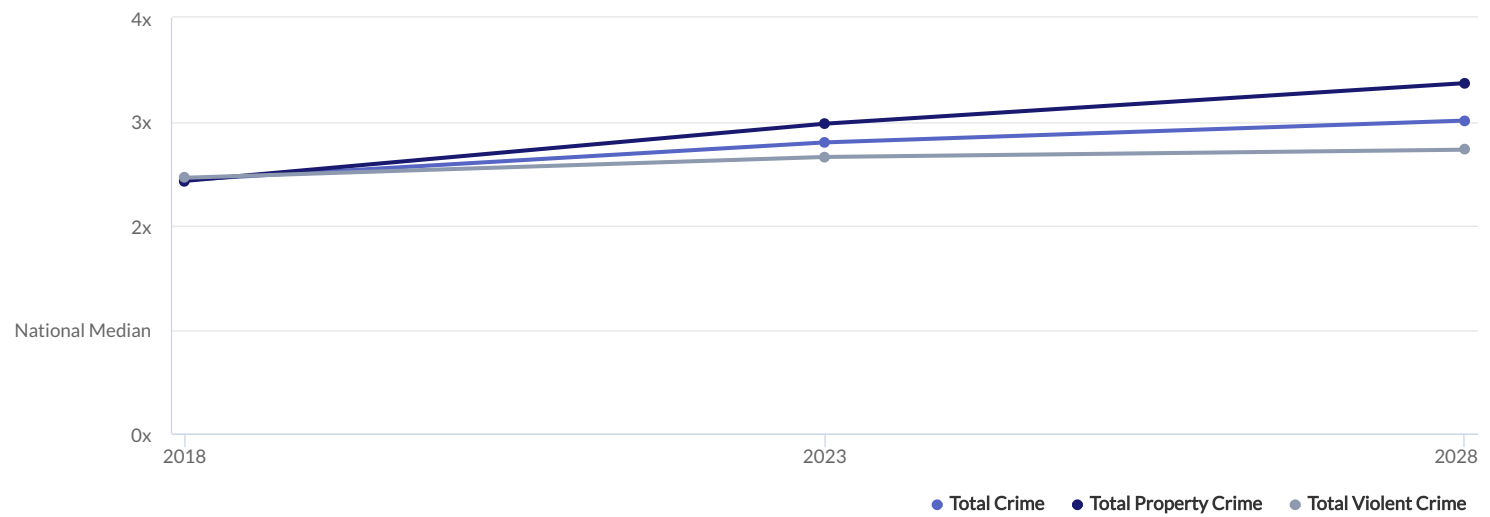


Avg. Annual Vacancy Trends

Based on the percentage of properties that are vacant year round.



SCOUT VISION® CRIME TRENDS AND FORECAST



SCOUT VISION® EDUCATION TRENDS (LAST 5 YEARS)

Avg. Annual Change in College Graduates

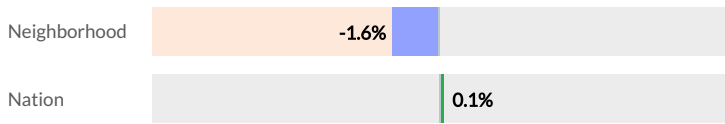
College graduates are defined as adults 25 and older with at least a 4-year college degree.



⚠ Increased among the **highest** rates in the U.S.

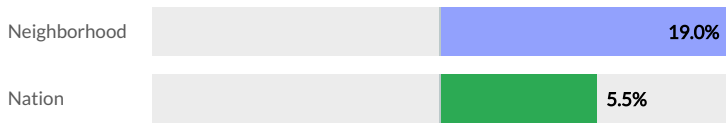
Avg. Annual Change in K-12 School Performance

Based on the percentage of students testing proficient or advanced in standardized testing.



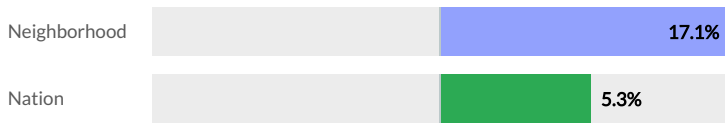
SCOUT VISION® ECONOMIC TRENDS (LAST 5 YEARS)

Avg. Annual Change in per Capita Income



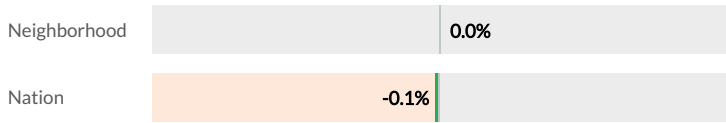
⚠ Increased among the **highest** rates in the U.S.

Avg. Annual Change in Household Income



⚠ Increased among the **highest** rates in the U.S.

Avg. Annual Change in Unemployment Rate



SCOUT VISION® POPULATION TRENDS

DISTANCE FROM LOCATION	POPULATION 5 YEARS AGO	CURRENT POPULATION	PERCENT CHANGE
Half Mile	3,829	4,015	4.86% <span>↑</span>
1 Mile <span>⚠️</span> Population growth within 1 mile of this location has been among the <b>lowest</b> in the nation over the last 5 years.	14,080	13,099	-6.97% <span>↓</span>
3 Miles	80,445	73,700	-8.38% <span>↓</span>
5 Miles	220,365	223,632	1.48% <span>↑</span>
10 Miles	692,413	697,733	0.77% <span>↑</span>
15 Miles	1,056,238	1,117,436	5.79% <span>↑</span>
25 Miles <span>⚠️</span> Population growth within 25 miles of this location has been among the <b>highest</b> in the nation over the last 5 years.	1,766,829	1,983,322	12.25% <span>↑</span>
50 Miles <span>⚠️</span> Population growth within 50 miles of this location has been among the <b>highest</b> in the nation over the last 5 years.	2,335,986	2,666,600	14.15% <span>↑</span>

SCOUT VISION® REGIONAL HOUSING MARKET ANALYSIS

Austin-Round Rock-Georgetown, TX Metro Area Regional Investment Potential

Regional Appreciation Potential (3yr)

VERY LOW



Forecast to **depreciate** over the next 3 years

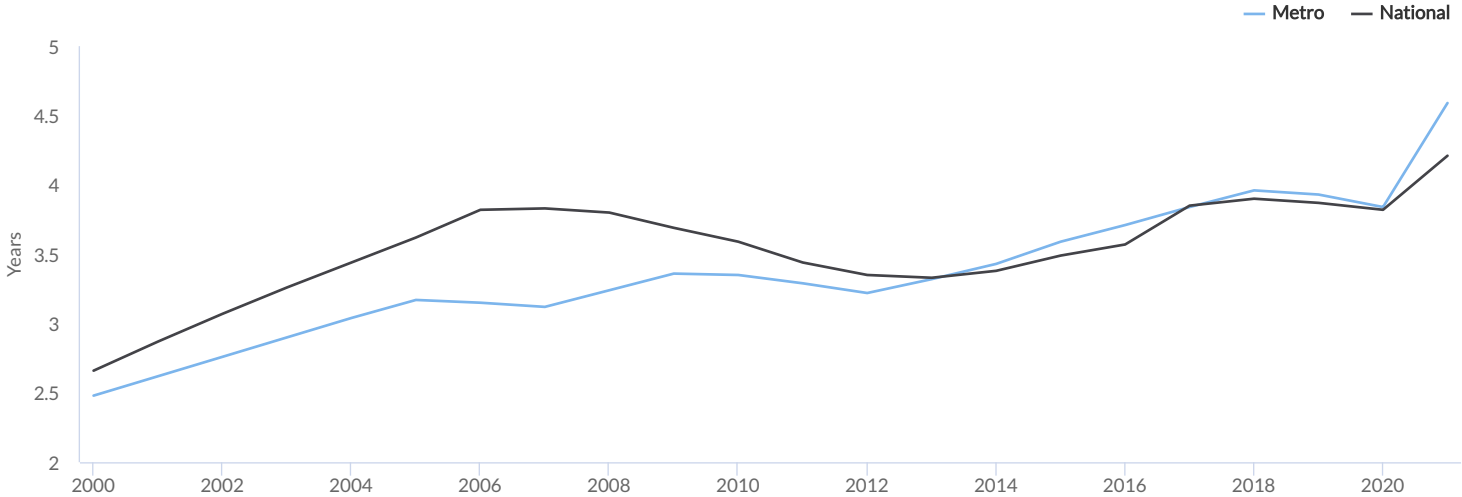
1=Very Low   2=Low   3=Moderate   4=High   5=Very High



HOUSING AFFORDABILITY TRENDS

Austin-Round Rock-Georgetown, TX Metro Area

Years of average household income needed to buy average home



2.48 Region's Historical Low	4.59 Region's Historical High	4.59 Current <div><div></div>The number of years of income needed to buy a home in this region is at or very close to its historical maximum. Housing may be becoming less affordable to the average household.</div>
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## REGIONAL 1 AND 2 YEAR GROWTH TRENDS

Comparison ratings are provided below with 10 being the highest possible score.

Regional Trend	Last 2 years	Compared to Nation	Last 1 year	Compared to Nation
Population Growth	5.45%	10	2.32%	10
	⚠ Among the <b>highest</b> in the nation over the last 2 years.		⚠ Population growth in this region has been among the <b>highest</b> in the nation over the last year.	
Job Growth	10.28%	10	3.21%	8
	⚠ Job growth in this region has been among the <b>highest</b> in the nation over the last 2 years.			
Income Trend	30.13%	10	18.14%	10
	⚠ Wage and income growth in this region has been among the <b>highest</b> in the nation over the last 2 years.		⚠ Wage and income growth in this region has been among the <b>highest</b> in the nation over the last year.	
Unemployment Trend	-2.27%	4	0.00%	5
Stock Performance of Region's Industries	-0.51%	3	-3.78%	3
Housing Added	8.34%	10	4.58%	10
	⚠ The rate of new housing construction in this region has been among the <b>highest</b> in the nation over the last 2 years.		⚠ The rate of new housing construction in this region has been among the <b>highest</b> in the nation over the last year.	
Vacancy Trend	-2.45%	9	UNREPORTED	UNREPORTED
	⚠ The decrease in vacancy rates in this region has been among the greatest in the nation over the last 2 years.			

\* 10 is highest

\*\* Outside the nation's largest metropolitan regions, vacancy trends are available for the last 2 years only.

## DISCLAIMER

Forecasts of potential occurrences or non-occurrences of future conditions and events are inherently uncertain. Actual results may differ materially from what is predicted in any information provided by Location Inc. Nothing contained in or generated by a Location Inc. product or services is, or should be relied upon as, a promise or representation as to the future performance or prediction of real estate values. No representation is made as to the accuracy of any forecast, estimate, or projection. Location Inc. makes no express or implied warranty and all information and content is provided "As is" without any warranties of any kind. Location Inc. expressly disclaims any warranty of accuracy or predictability, and any warranty of merchantability and fitness for a particular purpose. Location Inc. further disclaims any liability for damages, loss, or injury arising out of the use this site and the data. All risks associated with using the site and the data are borne by the user at user's sole cost and expense. By using the site you agree to our [Terms of Use](#).

**1418 Frontier Valley Drive  
Austin, Texas**

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**Attachment 4 – Project  
Information**

**4b. Good Neighbor Policy**

# GOOD NEIGHBOR PLAN

In the design phase as part of the Site Development Permit submission and subsequently the Building Permit Submission all neighbors within 500 feet of the development were notified of the proposed project. As we approach the closing date and finalizing of the construction schedule, the following are the next steps proposed for community engagement:

- Attend community meeting and share the final version of the project that will be constructed.
- Share construction schedule
- Provide a single point of contact for any questions or concerns
- Establish a clear method of communication including response times to address any issues
- Obtain feedback from the community and address any items not already foreseen
- Document meeting and next steps and share with all parties

**1418 Frontier Valley Drive  
Austin, Texas**

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**Attachment 4 – Project  
Information**

**4c. S.M.A.R.T. Housing Letter  
&  
Affordability Unlocked Letter**





# City of Austin

P.O. Box 1088, Austin, TX 78767  
[www.cityofaustin.org/housing](http://www.cityofaustin.org/housing)

## Housing and Planning Department S.M.A.R.T. Housing Program

March 17<sup>th</sup>, 2022 (Revision to letter dated February 7<sup>th</sup>, 2022)

S.M.A.R.T. Housing Certification  
Delphi Affordable Housing Group, Inc  
1418 Frontier Valley (ID 839)

TO WHOM IT MAY CONCERN:

Delphi Affordable Housing Group, Inc (development contact Mackenzie McCauley; ph: 925-577-5167; email: [Mackenzie@heartwoodre.com](mailto:Mackenzie@heartwoodre.com)) is planning to develop Frontier Valley, a 101-unit rental development at 1418 Frontier Valley Drive Austin TX, 78741.

**Fifty-one (51)** of the units will be leased to households at or below **80%** Median Family Income (MFI). The project has elected to be certified under the Affordability Unlocked program (Ordinance No. 20199509-027) and will be subject to a minimum 40-year affordability period after issuance of a certificate of occupancy, unless funding requirements are longer.

**This revision updates the total unit count from 85 to 101 units and the following revised unit mix outlined below.**

The Housing and Planning Department (HPD) certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since 6% (6) of the units will serve households at 30% MFI, 21% (21) of the units will serve households at 50% MFI, 1% (1) of the units will serve households at 60% MFI, 7% (7) of the units will serve households at 70% MFI, and 16% (16) of the units will serve households at 80% MFI the development will be eligible for 100% waiver of fees listed in Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance except for Austin Water Utility (AWU) Capital Recovery Fees. **This development is not fully in accordance with the requirements under the Texas Local Government Code, Chapter 395.16(g) and 42 U.S.C. Section 12745 (A)(1) as it relates to how housing qualifies as affordable housing and therefore 50 of the 101 units will not be eligible to receive Austin Water Utility Capital Recovery Fee (CRF) waivers.** The expected fee waivers include, but are not limited to, the following fees:

~~AWU Capital Recovery Fees~~  
Building Permit  
Site Plan Review  
Construction Inspection  
Demolition Permit Fee

Concrete Permit  
Electrical Permit  
Subdivision Plan Review  
Parkland Dedication Fee  
(by separate ordinance)  
Regular Zoning Fee

Mechanical Permit  
Plumbing Permit  
Zoning Verification  
Land Status Determination  
Building Plan Review

**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. (Contact Austin Energy Green Building: 512-482-5300 or [greenbuilding@austinenergy.com](mailto:greenbuilding@austinenergy.com)).

- ◆ Submit plans demonstrating compliance with the required accessibility or visitability 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 the required accessibility or visitability 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 certificate of occupancy has been issued 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](mailto:alex.radtke@austintexas.gov) if you need additional information.

Sincerely,



Alex Radtke, Project Coordinator  
Housing and Planning Department

Cc: Kristin Martinez, AE

Jonathan Orenstein, AWU

Mashell Smith, ORS



# City of Austin

---

P.O. Box 1088, Austin, TX 78767  
[www.cityofaustin.org/housing](http://www.cityofaustin.org/housing)

## Housing and Planning Department

**June 16, 2022 (Revision to letters dated December 13<sup>th</sup>, 2021 and April 1<sup>st</sup>, 2022)**

Affordability Unlocked Development Bonus Certification  
**1418 Frontier Valley Drive – (ID 839)**

To Whom It May Concern:

Owner Delphi Affordable Housing Group Inc - (development contact: Chris Affinito, ph: 973.220.3055; email: [chris@heartwoodre.com](mailto:chris@heartwoodre.com)) is planning to develop a **101-unit, multi-family** development at 1418 Frontier Valley Drive, Austin TX 78741. The applicant has elected to participate in the City of Austin's Affordability Unlocked Development Bonus Program, **Type 2**, so the development can receive waivers or modifications from certain development regulations as described in Ordinance No. 20199509-027.

The Housing and Planning Department certifies that the project, at the site plan submittal stage, meets the affordability requirements to qualify as a Type 2 development and is eligible to receive waivers and modifications of development regulations as described in Ordinance No. 20199509-027.

**This revision updates the applicant's participation in the Affordability Unlocked program from Type 1 to Type 2.**

If changes are made through the review process, the applicant must notify HPD and an amendment to the Affordability Unlocked Land Use and Restrictions Agreement must be made and a revised Affordability Unlocked Certification letter must be issued. An administrative hold will be placed on the building permits, 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 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

Please contact me by phone 512.978.1594 or by email at [brendan.kennedy@austintexas.gov](mailto:brendan.kennedy@austintexas.gov) if you need additional information.

Sincerely,

*Brendan Kennedy*

Brendan Kennedy, Project Coordinator  
Housing and Planning Department

**1418 Frontier Valley Drive  
Austin, Texas**

---

**Attachment 5 – Property  
Information**

**5a. Appraisal**

WILL BE PROVIDED UPON  
RECEIPT

**1418 Frontier Valley Drive  
Austin, Texas**

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**Attachment 5 – Property  
Information**

**5b. Property Maps**



Legend

High Frequency Bus Routes: 1/4-Mile Buffer



Bus Routes: 3/4-Mile Buffer





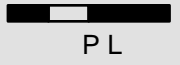
Austin Community College District, HERE, GO, OH, INCREMENT, PL, NS, USGS DUPL



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Legend

Census Tracts 2020

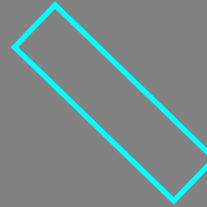


City Council Districts

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10

Census Tract 23.21

23.21



Austin Community College, ISV, HERE, GORIH, INCREMENT, NSA, USGS DUPL



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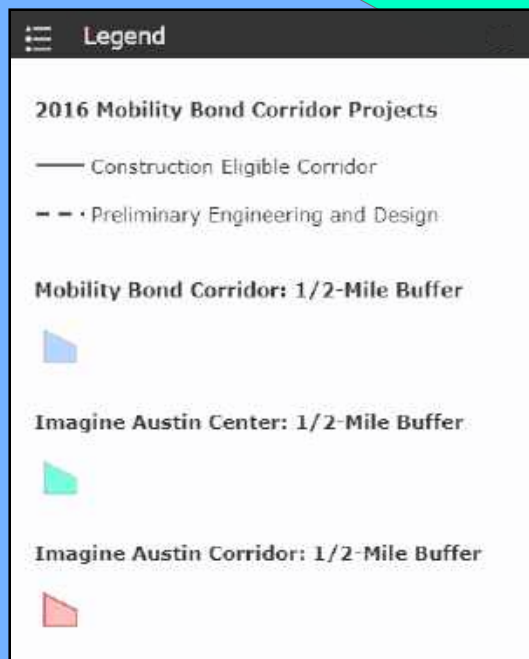
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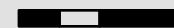
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# 1418 Frontier Valley Drive



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Legend

Gentrification

Susceptible

Early: Type 1

Dynamic

Late

Continued Loss

Missing Home Value Data

Not Gentrifying



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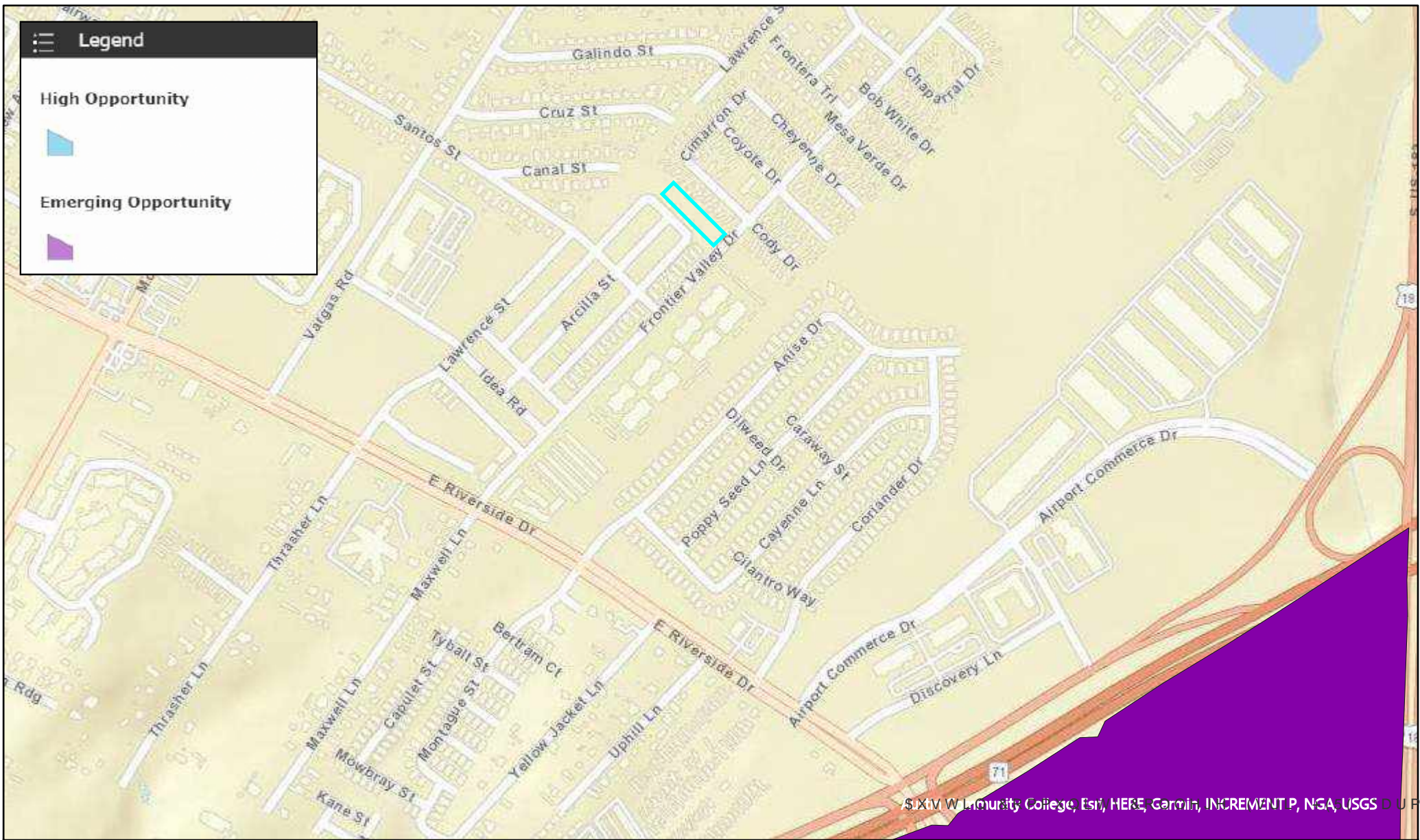


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Legend

High Opportunity

Emerging Opportunity



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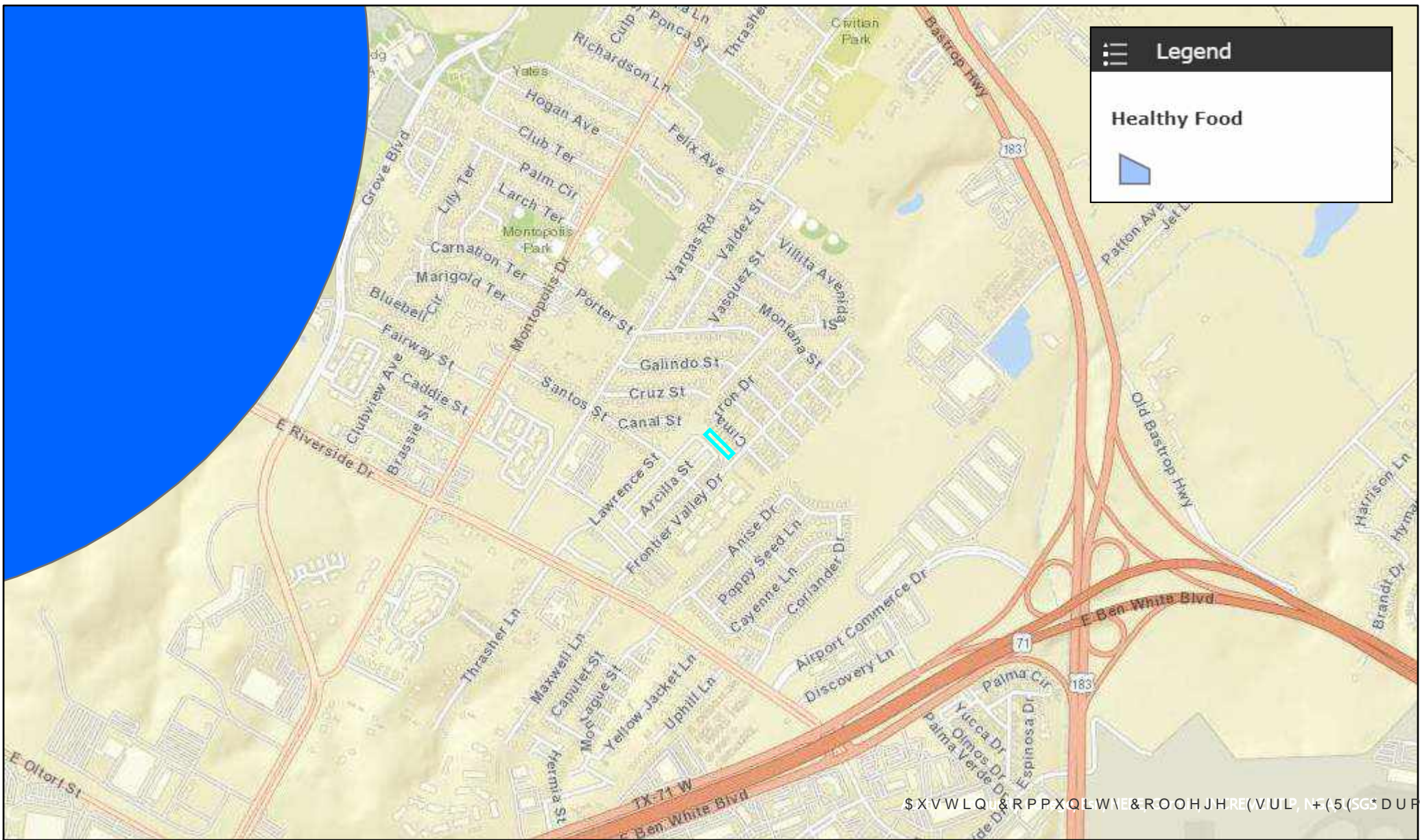
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## Legend

### Austin Elementary School Attendance Areas

-  Austin ISD
-  Pflugerville ISD
-  Manor ISD
-  Del Valle ISD
-  Round Rock ISD
-  Lake Travis ISD
-  Lago Vista ISD

### Austin Elementary School Attendance Areas

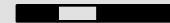
Independent School District: Del Valle  
Elementary School Name: SMITH (106)



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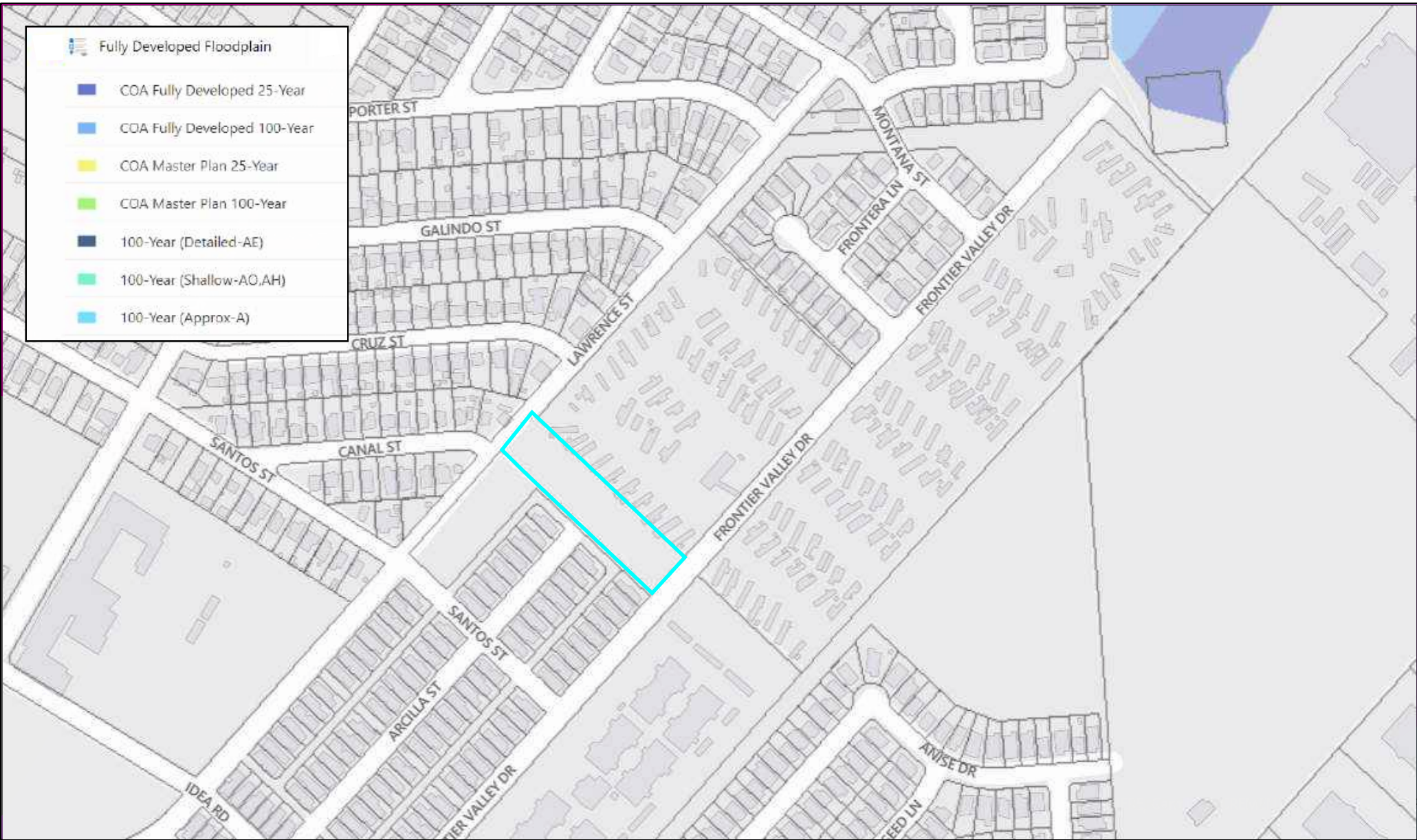


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- Fully Developed Floodplain
- COA Fully Developed 25-Year
- COA Fully Developed 100-Year
- COA Master Plan 25-Year
- COA Master Plan 100-Year
- 100-Year (Detailed-AE)
- 100-Year (Shallow-AO,AH)
- 100-Year (Approx-A)



# Floodplain: 1418 Frontier Valley Drive

URQWLHU

m



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**1418 Frontier Valley Drive  
Austin, Texas**

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**Attachment 5 – Property  
Information**

**5c. Zoning Verification Letter**

REQUESTED WILL PROVIDE  
UPON RECEIPT



# Housing & Planning Department Request for Zoning Verification Letter

Phone: 311 (or 512 974 2000 outside Austin)

**Download document before entering information.**

1. Download this form, complete, and submit with the [Land Use Intake Request Form](#).  
Submission information also available at: [austintexas.gov/digital-development](http://austintexas.gov/digital-development)
2. There is a \$41.60 fee per parcel associated with this review.
3. Contact Land Use Review at (512) 974-1770 for questions regarding payment.
4. Zoning verification letters take 7-10 business days to complete.

## Section 1: Person Requesting Letter

Applicant Name: \_\_\_\_\_ Firm: \_\_\_\_\_

Applicant Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

## Section 2: Requested Property Information

Address: \_\_\_\_\_

City: \_\_\_\_\_ County: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Legal Description: \_\_\_\_\_

**County Property Tax Identification Number(s):** \_\_\_\_\_

The tax identification number must be included in the order to verify zoning accurately. This number can be obtained from the applicable county appraisal district website ([TravisCAD.org](http://TravisCAD.org), [WCAD.org](http://WCAD.org), [HaysCAD.com](http://HaysCAD.com)).

Reference Documents (optional):

## Section 3: Notification

**Please select one of the following:**

☐ Call requester when verification letter is ready.

☐ Email verification letter to requester.

☐ Other: \_\_\_\_\_

## For Office Use Only

Zoning Grid(s): \_\_\_\_\_

Current Zoning: \_\_\_\_\_



**1418 Frontier Valley Drive  
Austin, Texas**

---

**Attachment 5 – Property  
Information**

**5d. Proof of Site Control**

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

Aug 11, 2021 04:21 PM Fee: \$74.00

2021179080

\*Electronically Recorded\*

**DEED OF TRUST**

**RECORDATION  
REQUESTED BY:**  
FROST BANK  
AUSTIN-MUELLER  
FINANCIAL CENTER  
P.O. BOX 1600  
SAN ANTONIO, TX  
78296

**WHEN RECORDED MAIL  
TO:**  
Frost Bank  
Attn: Commercial Loan  
Documentation  
Department  
P.O. Box 1600  
San Antonio, TX 78296

**SEND TAX NOTICES TO:**  
DELPHI AFFORDABLE  
HOUSING GROUP, INC.  
300 BEARDSLEY LN UNIT  
204C  
AUSTIN, TX 78746

**FOR RECORDER'S USE ONLY**



**THIS DEED OF TRUST** is dated August 9, 2021, among DELPHI AFFORDABLE HOUSING GROUP, INC., whose address is 300 BEARDSLEY LN UNIT 204C, AUSTIN, TX 78746 ("Grantor"); FROST BANK, whose address is AUSTIN-MUELLER FINANCIAL CENTER, P.O. BOX 1600, SAN ANTONIO, TX 78296 (referred to below sometimes as "Beneficiary"); and Dan J. Guarino, whose address is P. O. Box 1600, San Antonio, TX 78296 (referred to below as "Trustee").

**CONVEYANCE AND GRANT.** For valuable consideration, Grantor conveys to Trustee in trust, with power of sale, for the benefit of Lender as Beneficiary, the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; and all easements, rights of way, and appurtenances; all water and water rights; and all other rights, royalties, and profits relating to the real property, including without limitation such rights as Grantor may have in all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in TRAVIS County, State of Texas:

**BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1.68 ACRES, MORE OR LESS, SITUATED IN THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS SHOWN ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

**DEED OF TRUST  
(Continued)**

Page 2

The Real Property or its address is commonly known as **1418 FRONTIER VALLEY DR, AUSTIN, TX 78741.**

**CROSS-COLLATERALIZATION.** In addition to the Note, this Deed of Trust secures all obligations, debts and liabilities, plus interest thereon, of Grantor to Lender, or any one or more of them, as well as all claims by Lender against Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise. However, this Deed of Trust shall not secure, and the "Indebtedness" shall not include, any obligations arising under Subchapters E and F of Chapter 342 of the Texas Finance Code, as amended.

Grantor hereby absolutely assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

**THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:**

**PAYMENT AND PERFORMANCE.** Except as otherwise provided in this Deed of Trust, Grantor shall pay to Lender all amounts secured by this Deed of Trust as they become due, and shall strictly and in a timely manner perform all of Grantor's obligations under the Note, this Deed of Trust, and the Related Documents.

**PURPOSE OF LOAN.** The Note in the amount of \$530,000.00 represents, in part or in whole, cash or other financial accommodations advanced or committed by Lender to Grantor on August 9, 2021 at Grantor's request and which Grantor will use under its charter powers to discharge corporate debts. Grantor represents to Lender that its board of directors has authorized its legally elected, qualified, and acting officers to execute the Note and this Deed of Trust.

**POSSESSION AND MAINTENANCE OF THE PROPERTY.** Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:

**Possession and Use.** Until the occurrence of an Event of Default, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property.

**Duty to Maintain.** Grantor shall maintain the Property in tenantable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

**Compliance With Environmental Laws.** Grantor represents and warrants to Lender that: (1) During the period of Grantor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Grantor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Grantor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property; and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation all Environmental Laws. Grantor authorizes Lender and its agents to enter upon the Property to make such inspections and tests, at Grantor's expense, as Lender may deem appropriate to determine compliance of the Property with this section of the Deed of Trust. Any inspections or tests made by Lender shall be for Lender's purposes only and shall not be construed to create any responsibility or liability on the part of Lender to Grantor or to any other person. The representations and warranties contained herein are based on Grantor's due diligence in investigating the Property for Hazardous Substances. Grantor hereby (1) releases and waives any future claims against Lender for indemnity or contribution in the event Grantor becomes liable for cleanup or other costs under any such laws; and (2) agrees to indemnify, defend, and hold harmless Lender against any and all claims, losses, liabilities, damages, penalties, and expenses which Lender may directly or indirectly sustain or suffer resulting from a breach of this section of the Deed of Trust or as a consequence of any use, generation, manufacture, storage, disposal, release or threatened release occurring prior to Grantor's ownership or interest in the Property, whether or not the same was or should have been known to Grantor. The provisions of this section of the Deed of Trust, including the obligation to indemnify and defend, shall survive the payment of the Indebtedness and the satisfaction and reconveyance of the lien of this Deed of Trust and shall not be affected by Lender's acquisition of any interest

## DEED OF TRUST (Continued)

Page 3

In the Property, whether by foreclosure or otherwise.

**Nuisance, Waste.** Grantor shall not cause, conduct or permit any nuisance nor commit, permit, or suffer any stripping of or waste on or to the Property or any portion of the Property. Without limiting the generality of the foregoing, Grantor will not remove, or grant to any other party the right to remove, any timber, minerals (including oil and gas), coal, clay, scoria, soil, gravel or rock products without Lender's prior written consent. This restriction will not apply to rights and easements (such as gas and oil) not owned by Grantor and of which Grantor has informed Lender in writing prior to Grantor's signing of this Deed of Trust.

**Removal of Improvements.** Grantor shall not demolish or remove any Improvements from the Real Property without Lender's prior written consent. As a condition to the removal of any Improvements, Lender may require Grantor to make arrangements satisfactory to Lender to replace such Improvements with Improvements of at least equal value.

**Lender's Right to Enter.** Lender and Lender's agents and representatives may enter upon the Real Property at all reasonable times to attend to Lender's interests and to inspect the Real Property for purposes of Grantor's compliance with the terms and conditions of this Deed of Trust.

**Compliance with Governmental Requirements.** Grantor shall promptly comply with all laws, ordinances, and regulations, now or hereafter in effect, of all governmental authorities applicable to the use or occupancy of the Property, including without limitation, the Americans With Disabilities Act. Grantor may contest in good faith any such law, ordinance, or regulation and withhold compliance during any proceeding, including appropriate appeals, so long as Grantor has notified Lender in writing prior to doing so and so long as, in Lender's sole opinion, Lender's interests in the Property are not jeopardized. Lender may require Grantor to post adequate security or a surety bond, reasonably satisfactory to Lender, to protect Lender's interest.

**Duty to Protect.** Grantor agrees neither to abandon or leave unattended the Property. Grantor shall do all other acts, in addition to those acts set forth above in this section, which from the character and use of the Property are reasonably necessary to protect and preserve the Property.

**DUE ON SALE - CONSENT BY LENDER.** Lender may, at Lender's option, declare immediately due and payable all sums secured by this Deed of Trust upon the sale or transfer, without Lender's prior written consent, of all or any part of the Real Property, or any interest in the Real Property. A "sale or transfer" means the conveyance of Real Property or any right, title or interest in the Real Property; whether legal, beneficial or equitable; whether voluntary or involuntary; whether by outright sale, deed, installment sale contract, land contract, contract for deed, leasehold interest with a term greater than three (3) years, lease-option contract, or by sale, assignment, or transfer of any beneficial interest in or to any land trust holding title to the Real Property, or by any other method of conveyance of an interest in the Real Property. If any Grantor is a corporation, partnership or limited liability company, transfer also includes any restructuring of the legal entity (whether by merger, division or otherwise) or any change in ownership of more than twenty-five percent (25%) of the voting stock, partnership interests or limited liability company interests, as the case may be, of such Grantor. However, this option shall not be exercised by Lender if such exercise is prohibited by federal law or by Texas law.

**TAXES AND LIENS.** The following provisions relating to the taxes and liens on the Property are part of this Deed of Trust:

**Payment.** Grantor shall pay when due (and in all events prior to delinquency) all taxes, special taxes, assessments, charges (including water and sewer), fines and impositions levied against or on account of the Property, and shall pay when due all claims for work done on or for services rendered or material furnished to the Property. Grantor shall maintain the Property free of all liens having priority over or equal to the interest of Lender under this Deed of Trust, except for the lien of taxes and assessments not due and except as otherwise provided in this Deed of Trust.

**Right to Contest.** Grantor may withhold payment of any tax, assessment, or claim in connection with a good faith dispute over the obligation to pay, so long as Lender's interest in the Property is not jeopardized. If a lien arises or is filed as a result of nonpayment, Grantor shall within fifteen (15) days after the lien arises or, if a lien is filed, within fifteen (15) days after Grantor has notice of the filing, secure the discharge of the lien, or if requested by Lender, deposit with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender in an amount sufficient to discharge the lien plus any costs and Lender's reasonable attorneys' fees, or other charges that could accrue as a result of a foreclosure or sale under the lien. In any contest, Grantor shall defend itself and Lender and shall satisfy any adverse judgment before enforcement against the Property. Grantor shall name Lender as an additional obligee under any surety bond furnished in the contest proceedings.

**Evidence of Payment.** Grantor shall upon demand furnish to Lender satisfactory evidence of payment of the taxes or assessments and shall authorize the appropriate governmental official to deliver to Lender at any time a written statement of the taxes and assessments against the Property.

## DEED OF TRUST (Continued)

Page 4

**Notice of Construction.** Grantor shall notify Lender at least fifteen (15) days before any work is commenced, any services are furnished, or any materials are supplied to the Property, if any mechanic's lien, materialmen's lien, or other lien could be asserted on account of the work, services, or materials. Grantor will upon request of Lender furnish to Lender advance assurances satisfactory to Lender that Grantor can and will pay the cost of such improvements.

**PROPERTY DAMAGE INSURANCE.** The following provisions relating to insuring the Property are a part of this Deed of Trust.

**Maintenance of Insurance.** Grantor shall procure and maintain policies of fire insurance with standard extended coverage endorsements on a fair value basis for the full insurable value covering all Improvements on the Real Property in an amount sufficient to avoid application of any coinsurance clause, and with a standard mortgagee clause in favor of Lender. Grantor shall also procure and maintain comprehensive general liability insurance in such coverage amounts as Lender may request with Trustee and Lender being named as additional insureds in such liability insurance policies. Additionally, Grantor shall maintain such other insurance, including but not limited to hazard, business interruption, and boiler insurance, as Lender may reasonably require. Policies shall be written in form, amounts, coverages and basis reasonably acceptable to Lender, with losses made payable to Lender. GRANTOR MAY FURNISH THE REQUIRED INSURANCE WHETHER THROUGH EXISTING POLICIES OWNED OR CONTROLLED BY GRANTOR OR THROUGH EQUIVALENT INSURANCE FROM ANY INSURANCE COMPANY AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF TEXAS. If Grantor fails to provide any required insurance or fails to continue such insurance in force, Lender may, but shall not be required to, do so at Grantor's expense, and the cost of the insurance will be added to the Indebtedness. If any such insurance is procured by Lender, Grantor will be so notified, and Grantor will have the option of furnishing equivalent insurance through any insurer authorized to transact business in Texas. Grantor, upon request of Lender, will deliver to Lender from time to time the policies or certificates of insurance in form satisfactory to Lender, including stipulations that coverages will not be cancelled or diminished without at least ten (10) days prior written notice to Lender. Each insurance policy also shall include an endorsement providing that coverage in favor of Lender will not be impaired in any way by any act, omission or default of Grantor or any other person. Should the Real Property be located in an area designated by the Administrator of the Federal Emergency Management Agency as a special flood hazard area, Grantor agrees to obtain and maintain flood insurance, if available, within 45 days after notice is given by Lender that the Property is located in a special flood hazard area, for the full unpaid principal balance of the loan and any prior liens on the property securing the loan, up to the maximum policy limits set under the National Flood Insurance Program, or as otherwise required by Lender, and to maintain such insurance for the term of the loan. Flood insurance may be purchased under the National Flood Insurance Program, from private insurers providing "private flood insurance" as defined by applicable federal flood insurance statutes and regulations, or from another flood insurance provider that is both acceptable to Lender in its sole discretion and permitted by applicable federal flood insurance statutes and regulations.

**Application of Proceeds.** Grantor shall promptly notify Lender of any loss or damage to the Property. Lender may make proof of loss if Grantor fails to do so within fifteen (15) days of the casualty. Whether or not Lender's security is impaired, Lender may, at Lender's election, receive and retain the proceeds of any insurance and apply the proceeds to the reduction of the Indebtedness, payment of any lien affecting the Property, or the restoration and repair of the Property. If Lender elects to apply the proceeds to restoration and repair, Grantor shall repair or replace the damaged or destroyed Improvements in a manner satisfactory to Lender. Lender shall, upon satisfactory proof of such expenditure, pay or reimburse Grantor from the proceeds for the reasonable cost of repair or restoration if Grantor is not in default under this Deed of Trust. Any proceeds which have not been disbursed within 180 days after their receipt and which Lender has not committed to the repair or restoration of the Property shall be used first to pay any amount owing to Lender under this Deed of Trust, then to pay accrued interest, and the remainder, if any, shall be applied to the principal balance of the Indebtedness. If Lender holds any proceeds after payment in full of the Indebtedness, such proceeds shall be paid to Grantor as Grantor's interests may appear.

**Grantor's Report on Insurance.** Upon request of Lender, however not more than once a year, Grantor shall furnish to Lender a report on each existing policy of insurance showing: (1) the name of the insurer; (2) the risks insured; (3) the amount of the policy; (4) the property insured, the then current replacement value of such property, and the manner of determining that value; and (5) the expiration date of the policy. Grantor shall, upon request of Lender, have an independent appraiser satisfactory to Lender determine the cash value replacement cost of the Property.

**LENDER'S EXPENDITURES.** If any action or proceeding is commenced that would materially affect Lender's interest in the Property or if Grantor fails to comply with any provision of this Deed of Trust or any Related Documents, including but not limited to Grantor's failure to discharge or pay when due any amounts Grantor is required to discharge or pay under this Deed of Trust or any Related Documents, Lender on Grantor's behalf may (but shall not be obligated to) take



## DEED OF TRUST (Continued)

Page 5

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any action that Lender deems appropriate, including but not limited to discharging or paying all taxes, liens, security interests, encumbrances and other claims, at any time levied or placed on the Property and paying all costs for insuring, maintaining and preserving the Property. All such expenditures paid by Lender for such purposes will then bear interest at the Note rate from the date paid by Lender to the date of repayment by Grantor. To the extent permitted by applicable law, all such expenses will become a part of the Indebtedness and, at Lender's option, will (A) be payable on demand; (B) be added to the balance of the Note and be apportioned among and be payable with any installment payments to become due during either (1) the term of any applicable insurance policy; or (2) the remaining term of the Note; or (C) be treated as a balloon payment which will be due and payable at the Note's maturity. The Deed of Trust also will secure payment of these amounts. Such right shall be in addition to all other rights and remedies to which Lender may be entitled upon the occurrence of any Event of Default.

**WARRANTY; DEFENSE OF TITLE.** The following provisions relating to ownership of the Property are a part of this Deed of Trust:

**Title.** Grantor warrants that: (a) Grantor holds good and marketable title of record to the Property in fee simple, free and clear of all liens and encumbrances other than those set forth in the Real Property description or in any title insurance policy, title report, or final title opinion issued in favor of, and accepted by, Lender in connection with this Deed of Trust, and (b) Grantor has the full right, power, and authority to execute and deliver this Deed of Trust to Lender.

**Defense of Title.** Subject to the exception in the paragraph above, Grantor warrants and will forever defend the title to the Property against the lawful claims of all persons. In the event any action or proceeding is commenced that questions Grantor's title or the interest of Trustee or Lender under this Deed of Trust, Grantor shall defend the action at Grantor's expense. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of Lender's own choice, and Grantor will deliver, or cause to be delivered, to Lender such instruments as Lender may request from time to time to permit such participation.

**Compliance With Laws.** Grantor warrants that the Property and Grantor's use of the Property complies with all existing applicable laws, ordinances, and regulations of governmental authorities.

**Survival of Representations and Warranties.** All representations, warranties, and agreements made by Grantor in this Deed of Trust shall survive the execution and delivery of this Deed of Trust, shall be continuing in nature, and shall remain in full force and effect until such time as Grantor's Indebtedness shall be paid in full.

**CONDEMNATION, JUDGMENTS AND AWARDS.** The following provisions relating to condemnation proceedings, judgments, decrees and awards for injury to the Property are a part of this Deed of Trust:

**Proceedings.** If any proceeding in condemnation is filed, Grantor shall promptly notify Lender in writing, and Grantor shall promptly take such steps as may be necessary to defend the action and obtain the award. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of its own choice, and Grantor will deliver or cause to be delivered to Lender such instruments and documentation as may be requested by Lender from time to time to permit such participation.

**Application of Net Proceeds.** To the extent permitted by applicable law, all judgments, decrees and awards for injury or damage to the Property, or any part of the Property, and awards pursuant to proceedings for condemnation of the Property, are hereby absolutely assigned to Lender, and if all or any part of the Property is condemned by eminent domain proceedings or by any proceeding or purchase in lieu of condemnation, Lender may at its election require that all or any portion of the net proceeds of the award be applied to the Indebtedness or the repair or restoration of the Property. The net proceeds of the award, judgment or decree shall mean the award after payment of all reasonable costs, expenses, and attorneys' fees incurred by Trustee or Lender in connection with the condemnation.

**SECURITY AGREEMENT; FINANCING STATEMENTS.** The following provisions relating to this Deed of Trust as a security agreement are a part of this Deed of Trust:

**Security Agreement.** This instrument shall constitute a Security Agreement to the extent any of the Property constitutes fixtures, and Lender shall have all of the rights of a secured party under the Uniform Commercial Code as amended from time to time.

**Security Interest.** Upon request by Lender, Grantor shall take whatever action is requested by Lender to perfect and continue Lender's security interest in the Rents and Personal Property. In addition to recording this Deed of Trust in the real property records, Lender may, at any time and without further authorization from Grantor, file executed counterparts, copies or reproductions of this Deed of Trust as a financing statement. Grantor shall reimburse Lender for all expenses incurred in perfecting or continuing this security interest. Upon default, Grantor

## DEED OF TRUST (Continued)

Page 6

shall not remove, sever or detach the Personal Property from the Property. Upon default, Grantor shall assemble any Personal Property not affixed to the Property in a manner and at a place reasonably convenient to Grantor and Lender and make it available to Lender within three (3) days after receipt of written demand from Lender to the extent permitted by applicable law.

**Addresses.** The mailing addresses of Grantor (debtor) and Lender (secured party) from which information concerning the security interest granted by this Deed of Trust may be obtained (each as required by the Uniform Commercial Code) are as stated on the first page of this Deed of Trust.

**FURTHER ASSURANCES; ATTORNEY-IN-FACT.** The following provisions relating to further assurances and attorney-in-fact are a part of this Deed of Trust:

**Further Assurances.** At any time, and from time to time, upon request of Lender, Grantor will make, execute and deliver, or will cause to be made, executed or delivered, to Lender or to Lender's designee, and when requested by Lender, cause to be filed, recorded, refiled, or rerecorded, as the case may be, at such times and in such offices and places as Lender may deem appropriate, any and all such mortgages, deeds of trust, security deeds, security agreements, financing statements, continuation statements, instruments of further assurance, certificates, and other documents as may, in the sole opinion of Lender, be necessary or desirable in order to effectuate, complete, perfect, continue, or preserve (1) Grantor's obligations under the Note, this Deed of Trust, and the Related Documents, and (2) the liens and security interests created by this Deed of Trust as first and prior liens on the Property, whether now owned or hereafter acquired by Grantor. Unless prohibited by law or Lender agrees to the contrary in writing, Grantor shall reimburse Lender for all costs and expenses incurred in connection with the matters referred to in this paragraph.

**Attorney-in-Fact.** If Grantor fails to do any of the things referred to in the preceding paragraph, Lender may do so for and in the name of Grantor and at Grantor's expense. For such purposes, Grantor hereby irrevocably appoints Lender as Grantor's attorney-in-fact for the purpose of making, executing, delivering, filing, recording, and doing all other things as may be necessary or desirable, in Lender's sole opinion, to accomplish the matters referred to in the preceding paragraph.

**FULL PERFORMANCE.** If Grantor pays all the Indebtedness when due, and otherwise performs all the obligations imposed upon Grantor under this Deed of Trust, Lender shall execute and deliver to Grantor a release of this Deed of Trust lien and suitable statements of termination of any financing statement on file evidencing Lender's security interest in the Rents and the Personal Property. However, it is agreed that the payment of all the Indebtedness and performance of such obligations shall not terminate this Deed of Trust unless the liens and interests created hereby are released by Lender by a proper recordable instrument. Any filing fees required by law shall be paid by Grantor, if permitted by applicable law.

**EVENTS OF DEFAULT.** Each of the following, at Lender's option, shall constitute an Event of Default under this Deed of Trust:

**Payment Default.** Grantor fails to make any payment when due under the Indebtedness.

**Other Defaults.** Grantor fails to comply with or to perform any other term, obligation, covenant or condition contained in this Deed of Trust or in any of the Related Documents or to comply with or to perform any term, obligation, covenant or condition contained in any other agreement between Lender and Grantor.

**Compliance Default.** Failure to comply with any other term, obligation, covenant or condition contained in this Deed of Trust, the Note or in any of the Related Documents.

**Default on Other Payments.** Failure of Grantor within the time required by this Deed of Trust to make any payment for taxes or insurance, or any other payment necessary to prevent filing of or to effect discharge of any lien.

**Default in Favor of Third Parties.** Should Grantor default under any loan, extension of credit, security agreement, purchase or sales agreement, or any other agreement, in favor of any other creditor or person that may materially affect any of Grantor's property or Grantor's ability to repay the Indebtedness or Grantor's ability to perform Grantor's obligations under this Deed of Trust or any of the Related Documents.

**False Statements.** Any warranty, representation or statement made or furnished to Lender by Grantor or on Grantor's behalf under this Deed of Trust or the Related Documents is false or misleading in any material respect, either now or at the time made or furnished or becomes false or misleading at any time thereafter.

**Defective Collateralization.** This Deed of Trust or any of the Related Documents ceases to be in full force and effect (including failure of any collateral document to create a valid and perfected security interest or lien) at any time and for any reason.

**Insolvency.** The dissolution or termination of Grantor's existence as a going business, the insolvency of Grantor, the appointment of a receiver for any part of Grantor's property, any assignment for the benefit of creditors, any

## DEED OF TRUST (Continued)

Page 7

type of creditor workout, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Grantor.

**Creditor or Forfeiture Proceedings.** Commencement of foreclosure or forfeiture proceedings, whether by judicial proceeding, self-help, repossession or any other method, by any creditor of Grantor or by any governmental agency against any property securing the Indebtedness. This includes a garnishment of any of Grantor's accounts, including deposit accounts, with Lender. However, this Event of Default shall not apply if there is a good faith dispute by Grantor as to the validity or reasonableness of the claim which is the basis of the creditor or forfeiture proceeding and if Grantor gives Lender written notice of the creditor or forfeiture proceeding and deposits with Lender monies or a surety bond for the creditor or forfeiture proceeding, in an amount determined by Lender, in its sole discretion, as being an adequate reserve or bond for the dispute.

**Breach of Other Agreement.** Any breach by Grantor under the terms of any other agreement between Grantor and Lender that is not remedied within any grace period provided therein, including without limitation any agreement concerning any indebtedness or other obligation of Grantor to Lender, whether existing now or later.

**Events Affecting Guarantor.** Any of the preceding events occurs with respect to any Guarantor of any of the Indebtedness or any Guarantor dies or becomes incompetent, or revokes or disputes the validity of, or liability under, any Guaranty of the Indebtedness.

**Adverse Change.** A material adverse change occurs in Grantor's financial condition, or Lender believes the prospect of payment or performance of the Indebtedness is impaired.

**RIGHTS AND REMEDIES ON DEFAULT.** If an Event of Default occurs under this Deed of Trust, at any time thereafter, Trustee or Lender may exercise any one or more of the following rights and remedies:

**Election of Remedies.** Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or to take action to perform an obligation of Grantor under this Deed of Trust, after Grantor's failure to perform, shall not affect Lender's right to declare a default and exercise its remedies.

**Accelerate Indebtedness.** Lender may declare the unpaid principal balance of the Indebtedness due and payable. In no event will Grantor be required to pay any unearned interest.

**Foreclosure.** If Lender invokes the power of sale, Trustee, at the request of Lender, may sell all or any portion of the Property at public auction to the highest bidder for cash at the location within the courthouse designated by the County Commissioners Court, or if no such area has been designated, at the area designated in the notice of sale within the courthouse, between the hours of 10:00 A.M. and 4:00 P.M. on the first Tuesday of any month, after the Trustee or its agent has given notice of the time and place of sale and of the property to be sold as required by the Texas Property Code, as then amended.

**UCC Remedies.** With respect to all or any part of the Personal Property, Lender shall have all the rights and remedies of a secured party under the Uniform Commercial Code.

**Collect Rents.** As additional security for the payment of the Indebtedness, Grantor hereby assigns to Lender all Rents as defined in the Definitions section of this Deed of Trust. Lender shall have the right at any time, and even though no Event of Default shall have occurred under this Deed of Trust, to collect and receive the Rents. Lender shall provide any notice required by applicable law with regard to such enforcement of its right to collect and receive the Rents. In addition, if the Property is vacant, Lender may rent or lease the Property. Lender shall not be liable for its failure to rent the Property, to collect any Rents, or to exercise diligence in any matter relating to the Rents; Lender shall be accountable only for Rents actually received. Lender neither has nor assumes any obligation as lessor or landlord with respect to any occupant of the Property. Rents so received shall be applied by Lender first to the remaining unpaid balance of the Indebtedness, in such order or manner as Lender shall elect, and the residue, if any, shall be paid to the person or persons legally entitled to the residue.

**Trustee's Powers.** Grantor hereby jointly and severally authorizes and empowers Trustee to sell all or any portion of the Property together or in lots or parcels, as Trustee may deem expedient, and to execute and deliver to the purchaser or purchasers of such Property good and sufficient deeds of conveyance of fee simple title, or of lesser estates, and bills of sale and assignments, with covenants of general warranty made on Grantor's behalf. In no event shall Trustee be required to exhibit, present or display at any such sale any of the Property to be sold at such sale. The Trustee making such sale shall receive the proceeds of the sale and shall apply the same as provided below. Payment of the purchase price to Trustee shall satisfy the liability of the purchaser at any such sale of the Property, and such person shall not be bound to look after the application of the proceeds.

**Appoint Receiver.** Lender shall have the right to have a receiver appointed to take possession of all or any part of the Property, with the power to protect and preserve the Property, to operate the Property preceding foreclosure or sale, and to collect the Rents from the Property and apply the proceeds, over and above the cost of the receivership, against the Indebtedness. The receiver may serve without bond if permitted by law. Lender's right

## DEED OF TRUST (Continued)

Page 8

to the appointment of a receiver shall exist whether or not the apparent value of the Property exceeds the Indebtedness by a substantial amount. Employment by Lender shall not disqualify a person from serving as a receiver.

**Tenancy at Sufferance.** If Grantor remains in possession of the Property after the Property is sold as provided above or Lender otherwise becomes entitled to possession of the Property upon default of Grantor, Grantor shall become a tenant at sufferance of Lender or the purchaser of the Property and shall, at Lender's option, either (1) pay a reasonable rental for the use of the Property, (2) vacate the Property immediately upon the demand of Lender, or (3) if such tenants refuse to surrender possession of the Property upon demand, the purchaser shall be entitled to institute and maintain the statutory action of forcible entry and detainer and procure a writ of possession thereunder, and Grantor expressly waives all damages sustained by reason thereof.

**Other Remedies.** Trustee or Lender shall have any other right or remedy provided in this Deed of Trust or the Note or available at law or in equity.

**Sale of the Property.** To the extent permitted by applicable law, Grantor hereby waives any and all rights to have the Property marshalled. In exercising its rights and remedies, the Trustee or Lender shall be free to sell all or any part of the Property together or separately, in one sale or by separate sales. Lender shall be entitled to bid at any public sale on all or any portion of the Property. Trustee may convey all or any part of the Property to the highest bidder for cash with a general warranty binding Grantor, subject to prior liens and to other exceptions to conveyance and warranty. Grantor waives all requirements of appraisal, if any. The affidavit of any person having knowledge of the facts to the effect that proper notice as required by the Texas Property Code was given shall be prima facie evidence of the fact that such notice was in fact given. Recitals and statements of fact in any notice or in any conveyance to the purchaser or purchasers of the Property in any foreclosure sale under this Deed of Trust shall be prima facie evidence of the truth of such facts, and all prerequisites and requirements necessary to the validity of any such sale shall be presumed to have been performed. Any sale under the powers granted by this Deed of Trust shall be a perpetual bar against Grantor, Grantor's heirs, successors, assigns and legal representatives.

**Proceeds.** Trustee shall pay the proceeds of any sale of the Property (a) first, to the expenses of foreclosure, including reasonable fees or charges paid to the Trustee, including but not limited to fees for enforcing the lien, posting for sale, selling, or releasing the Property, (b) then to Lender the full amount of the Indebtedness, (c) then to any amount required by law to be paid before payment to Grantor, and (d) the balance, if any, to Grantor.

**Attorneys' Fees; Expenses.** If Lender institutes any suit or action to enforce any of the terms of this Deed of Trust, Lender shall be entitled to recover such sum as the court may adjudge reasonable as Lender's attorneys' fees at trial and upon any appeal. Whether or not any court action is involved, and to the extent not prohibited by law, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the Indebtedness payable on demand and shall bear interest at the Note rate from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's reasonable attorneys' fees and Lender's legal expenses, whether or not there is a lawsuit, including Lender's reasonable attorneys' fees and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees, title insurance, and fees for the Trustee, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all other sums provided by law. In the event of foreclosure of this Deed of Trust, Lender shall be entitled to recover from Grantor Lender's reasonable attorneys' fees and actual disbursements that Lender necessarily incurs in pursuing such foreclosure.

**POWERS AND OBLIGATIONS OF TRUSTEE.** The following provisions relating to the powers and obligations of Trustee are part of this Deed of Trust:

**Powers of Trustee.** In addition to all powers of Trustee arising as a matter of law, Trustee shall have the power to take the following actions with respect to the Property upon the written request of Lender and Grantor: (a) join in preparing and filing a map or plat of the Real Property, including the dedication of streets or other rights to the public; (b) join in granting any easement or creating any restriction on the Real Property; and (c) join in any subordination or other agreement affecting this Deed of Trust or the interest of Lender under this Deed of Trust.

**Obligations to Notify.** Trustee shall not be obligated to notify any other lienholder of the Property of the commencement of a foreclosure proceeding or of the commencement of any other action to which Lender may avail itself as a remedy, except to the extent required by applicable law or by written agreement.

**Trustee.** In addition to the rights and remedies set forth above, with respect to all or any part of the Property, the Trustee shall have the right to foreclose by notice and sale, and Lender shall have the right to foreclose by judicial

## DEED OF TRUST (Continued)

Page 9

foreclosure, in either case in accordance with and to the full extent provided by applicable law.

**Substitute Trustee.** Lender, at Lender's option, from time to time, and more than once, may appoint in writing a successor or substitute trustee, with or without cause, including the resignation, absence, death, inability, refusal or failure to act of the Trustee. The successor or substitute trustee may be appointed without ever requiring the resignation of the former trustee and without any formality except for the execution and acknowledgment of the appointment by the beneficiary of this Deed of Trust. The successor or substitute trustee shall then succeed to all rights, obligations, and duties of the Trustee. This appointment may be made on Lender's behalf by the President, any Vice President, Secretary, or Cashier of Lender.

**NOTICES.** Any notice required to be given under this Deed of Trust, including without limitation any notice of default and any notice of sale shall be given in writing, and shall be effective when actually delivered, when actually received by telefacsimile (unless otherwise required by law), when deposited with a nationally recognized overnight courier, or, if mailed, when deposited in the United States mail, as first class, certified or registered mail postage prepaid, directed to the addresses shown near the beginning of this Deed of Trust. Any party may change its address for notices under this Deed of Trust by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address. For notice purposes, Grantor agrees to keep Lender informed at all times of Grantor's current address. Unless otherwise provided or required by law, if there is more than one Grantor, any notice given by Lender to any Grantor is deemed to be notice given to all Grantors.

**WAIVER OF RIGHT TO TRIAL BY JURY.** THE UNDERSIGNED HEREBY WAIVES TRIAL BY JURY IN ANY ACTION, PROCEEDING OR COUNTERCLAIM BROUGHT TO ENFORCE THIS AGREEMENT, TO COLLECT DAMAGES FOR THE BREACH OF THIS AGREEMENT, OR WHICH IN ANY OTHER WAY ARISE OUT OF, ARE CONNECTED TO OR ARE RELATED TO THIS AGREEMENT OR THE SUBJECT MATTER OF THIS AGREEMENT. ANY SUCH ACTION SHALL BE TRIED BY THE JUDGE WITHOUT A JURY.

**COUNTERPARTS; FACSIMILE DOCUMENTS AND SIGNATURES; IMAGING OF DOCUMENTS.** This document may be separately executed in any number of counterparts, each of which shall be an original, but all of which, taken together, will be deemed to constitute one and the same instrument. For all purposes, if this document is transmitted by facsimile machine, electronic mail or other electronic transmission, it shall have the same validity, legal effect and admissibility in evidence as an original document. Additionally, the signature of any party on this document transmitted by facsimile machine, electronic mail or other electronic transmission shall be considered for all purposes as an original signature. Any such transmitted document and signature shall have the same validity, legal effect and admissibility in evidence as an original document and signature. At the request of any party, any document transmitted by facsimile machine, electronic mail or other electronic transmission shall be re-executed by each signatory party in an original form. The parties understand and agree that (a) Lender's document retention policy may involve the electronic imaging of this document and any other documents executed in connection herewith, and the destruction of the paper originals, and (b) each party waives any right that it may have to claim that the imaged copies of this document or any other documents executed in connection herewith are not originals.

**APPRAISAL.** Upon written request of Beneficiary, Grantor agrees to reimburse Beneficiary for the full cost of narrative appraisals of the Real Property described in the Deed of Trust. Each appraisal shall be ordered directly by Beneficiary from an appraiser satisfactory to Beneficiary in its sole discretion and shall be in form and substance necessary to comply with all laws and regulations affecting Beneficiary; a copy of each appraisal shall be provided to Grantor not later than the date on which Grantor's reimbursement is received by Beneficiary. Failure of Grantor to reimburse Beneficiary for any requested appraisal (not to exceed one appraisal in any twelve-month period) shall constitute an Event of Default.

**ESCROW.** Upon Grantor's failure to perform the covenants of this Deed of Trust concerning the delivery to Beneficiary of evidence of the payment of taxes and insurance premiums on the Real Property and upon written request by Beneficiary, Grantor covenants and agrees to make an initial deposit and monthly deposits thereafter with Beneficiary for the purpose of creating a fund for the payment of taxes and insurance premiums on the Real Property. Monthly deposits shall be made on the dates specified by Beneficiary in such request, and each payment shall be one-twelfth of the estimated annual taxes and insurance premiums on the Real Property, such estimates to be made by Beneficiary. Said deposits shall be in addition to the payments called for in the Note hereby secured, and Beneficiary shall hold said deposits in trust, without bond and without the accrual of interest thereon, to pay such taxes and premiums as they become due. Should such deposits at any time be insufficient to pay the taxes and insurance premiums when due, Grantor agrees to deposit the deficiency with Beneficiary immediately upon demand, and if an excess should accumulate in such fund, such excess shall be credited to the next maturing monthly deposit to such fund, or, at Beneficiary's option, be refunded to Grantor, Grantor's heirs or assigns. If Grantor shall make full payment of the indebtedness hereby secured, Beneficiary will, before accepting such full payment, apply to the reduction of principal any and all amounts then accumulated in such fund. Grantor covenants and agrees that any default in the making of said deposits as herein provided shall, at the option of Beneficiary, mature at once the entire amount remaining unpaid on the Note hereby secured.



## DEED OF TRUST (Continued)

Page 10

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**MISCELLANEOUS PROVISIONS.** The following miscellaneous provisions are a part of this Deed of Trust:

**Amendments.** This Deed of Trust, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Deed of Trust. No alteration of or amendment to this Deed of Trust shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

**Annual Reports.** If the Property is used for purposes other than Grantor's residence, Grantor shall furnish to Lender, upon request, a certified statement of net operating income received from the Property during Grantor's previous fiscal year in such form and detail as Lender shall require. "Net operating income" shall mean all cash receipts from the Property less all cash expenditures made in connection with the operation of the Property.

**Caption Headings.** Caption headings in this Deed of Trust are for convenience purposes only and are not to be used to interpret or define the provisions of this Deed of Trust.

**Merger.** There shall be no merger of the interest or estate created by this Deed of Trust with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

**Governing Law.** This Deed of Trust will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Texas without regard to its conflicts of law provisions. This Deed of Trust has been accepted by Lender in the State of Texas.

**Choice of Venue.** If there is a lawsuit, and if the transaction evidenced by this Deed of Trust occurred in Bexar County, Grantor agrees upon Lender's request to submit to the jurisdiction of the courts of Bexar County, State of Texas.

**No Waiver by Lender.** Lender shall not be deemed to have waived any rights under this Deed of Trust unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Deed of Trust shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Deed of Trust. No prior waiver by Lender, nor any course of dealing between Lender and Grantor, shall constitute a waiver of any of Lender's rights or of any of Grantor's obligations as to any future transactions. Whenever the consent of Lender is required under this Deed of Trust, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

**Severability.** If a court of competent jurisdiction finds any provision of this Deed of Trust to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision illegal, invalid, or unenforceable as to any other circumstance. If feasible, the offending provision shall be considered modified so that it becomes legal, valid and enforceable. If the offending provision cannot be so modified, it shall be considered deleted from this Deed of Trust. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision of this Deed of Trust shall not affect the legality, validity or enforceability of any other provision of this Deed of Trust.

**Successors and Assigns.** Subject to any limitations stated in this Deed of Trust on transfer of Grantor's interest, this Deed of Trust shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Deed of Trust and the Indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Deed of Trust or liability under the Indebtedness.

**Time is of the Essence.** Time is of the essence in the performance of this Deed of Trust.

**DEFINITIONS.** The following capitalized words and terms shall have the following meanings when used in this Deed of Trust. Unless specifically stated to the contrary, all references to dollar amounts shall mean amounts in lawful money of the United States of America. Words and terms used in the singular shall include the plural, and the plural shall include the singular, as the context may require. Words and terms not otherwise defined in this Deed of Trust shall have the meanings attributed to such terms in the Uniform Commercial Code:

**Beneficiary.** The word "Beneficiary" means FROST BANK, and its successors and assigns.

**Borrower.** The word "Borrower" means DELPHI AFFORDABLE HOUSING GROUP, INC. and includes all co-signers and co-makers signing the Note and all their successors and assigns.

**Deed of Trust.** The words "Deed of Trust" mean this Deed of Trust among Grantor, Lender, and Trustee, and includes without limitation all assignment and security interest provisions relating to the Personal Property and Rents.

## DEED OF TRUST (Continued)

Page 11

**Environmental Laws.** The words "Environmental Laws" mean any and all state, federal and local statutes, regulations and ordinances relating to the protection of human health or the environment, including without limitation the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. Section 9601, et seq. ("CERCLA"), the Superfund Amendments and Reauthorization Act of 1986, Pub. L. No. 99-499 ("SARA"), the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq., the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq., or other applicable state or federal laws, rules, or regulations adopted pursuant thereto.

**Event of Default.** The words "Event of Default" mean any of the events of default set forth in this Deed of Trust in the events of default section of this Deed of Trust.

**Grantor.** The word "Grantor" means DELPHI AFFORDABLE HOUSING GROUP, INC..

**Guarantor.** The word "Guarantor" means any guarantor, surety, or accommodation party of any or all of the Indebtedness.

**Guaranty.** The word "Guaranty" means the guaranty from Guarantor to Lender, including without limitation a guaranty of all or part of the Note.

**Hazardous Substances.** The words "Hazardous Substances" mean materials that, because of their quantity, concentration or physical, chemical or infectious characteristics, may cause or pose a present or potential hazard to human health or the environment when improperly used, treated, stored, disposed of, generated, manufactured, transported or otherwise handled. The words "Hazardous Substances" are used in their very broadest sense and include without limitation any and all hazardous or toxic substances, materials or waste as defined by or listed under the Environmental Laws. The term "Hazardous Substances" also includes, without limitation, petroleum and petroleum by-products or any fraction thereof and asbestos.

**Improvements.** The word "Improvements" means all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

**Indebtedness.** The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Grantor's obligations or expenses incurred by Trustee or Lender to enforce Grantor's obligations under this Deed of Trust, together with interest on such amounts as provided in this Deed of Trust. Specifically, without limitation, Indebtedness includes all amounts that may be indirectly secured by the Cross-Collateralization provision of this Deed of Trust.

**Lender.** The word "Lender" means FROST BANK, its successors and assigns.

**Note.** The word "Note" means the promissory note dated August 9, 2021, **in the original principal amount of \$530,000.00** from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement.

**Personal Property.** The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property. However, should the Real Property be located in an area designated by the Administrator of the Federal Emergency Management Agency as a special flood hazard area, Personal Property is limited to only those items specifically covered (currently or hereafter) by Coverage A of the standard flood insurance policy issued in accordance with the National Flood Insurance Program or under equivalent coverage similarly issued by a private insurer to satisfy the National Flood Insurance Act (as amended).

**Property.** The word "Property" means collectively the Real Property and the Personal Property.

**Real Property.** The words "Real Property" mean the real property, interests and rights, as further described in this Deed of Trust.

**Related Documents.** The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

**Rents.** The word "Rents" means all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property. The word "Rents" shall also mean all "Rents" as defined in Chapter 64 of the Texas Property Code.

**DEED OF TRUST  
(Continued)**

Page 12

Trustee. The word "Trustee" means Dan J. Guarino, whose address is P. O. Box 1600, San Antonio, TX 78296 and any substitute or successor trustees.

**GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS DEED OF TRUST, AND GRANTOR AGREES TO ITS TERMS.**

GRANTOR:

DELPHI AFFORDABLE HOUSING GROUP, INC.

By: 

DANIEL F. O'DEA, President of DELPHI AFFORDABLE HOUSING GROUP, INC.

**CORPORATE ACKNOWLEDGMENT**

STATE OF Texas

)

COUNTY OF Travis

) ss

)

This instrument was acknowledged before me on August 10, 2021 by DANIEL F. O'DEA, President of DELPHI AFFORDABLE HOUSING GROUP, INC. a Texas corporation, on behalf of said corporation.



  
Notary Public, State of Texas

Exhibit "A"

Being 1.680 acres of land, more or less, being a portion of that certain tract of land out of the Santiago Del Valle Grant in Travis County, Texas, which was conveyed to Andy Wagner by deed recorded in Volume 4922, Page 860, of the Real Property Records of Travis County, Texas, being more particularly described by metes and bounds.

Field Notes for 1.680 acres of land being a portion of that certain tract of land out of the Santiago Del Valle Grant in Travis County, Texas, which was conveyed to Andy Wagner, W.M. Day, Jr., Woodrow Patterson, and Larry Niemann by deed of record in Volume 3864 at Page 390 of the Deed Records of Travis County, Texas, which tract of land containing 1.680 acres is more particularly described by metes and bounds as follows:

BEGINNING at an iron stake at the southeast corner of Lot 1, Frontier Valley, a subdivision of record in Volume 66 at Page 12 of the Plat Records of Travis County, Texas, said iron stake being in the west line of Frontier Valley Drive;

THENCE, with the west line of Frontier Valley Drive, S45°33'W 130.42 feet to a point;

THENCE, N44°27'W 561.16 feet to a point in the west line of said Wagner et al. tract of land in the east line of Lawrence Street;

THENCE, with the east line of Lawrence Street and the west line of said Wagner, et al. tract of land, N45°33'E 130.42 feet to an iron stake;

THENCE, S44°27'E at 20 feet pass an iron stake at the southwest corner of said Lot 1, and continuing with the south line of said Lot 1, S44°27'E an additional distance of 541.24 feet or a total of 561.24 feet to the POINT OF BEGINNING.

**1418 Frontier Valley Drive  
Austin, Texas**

---

**Attachment 5 – Property  
Information**

**5e. Phase I Environmental Site  
Assessment**





9 September 2021

Daniel O'Dea  
Delphi Affordable Housing Group, Inc.  
300 Beardsley Ln  
Austin, TX 78746

Re: Property Name Phase I ESA  
1.68 acres at 1418 Frontier Valley Drive, Austin, Travis County, Texas, 78741,  
Property ID No.289601  
Escarpment Project No. E210015

Dear Mr. O'Dea:

Escarpment Environmental (Escarpment) is pleased to submit the enclosed Phase I Environmental Site Assessment (ESA) report for the above-referenced site. This assessment was performed in accordance with the scope and limitations of American Society for Testing and Materials (ASTM) Practice E-1527-13.

The purpose of the ESA was to identify and characterize potential recognized environmental conditions (RECs) in connection with the property to the extent feasible. This assessment included a site reconnaissance as well as research and interviews with representatives of the public, property management, and regulatory agencies.

The goal of the processes established by the ASTM-2013 Phase I practice is to identify RECs. The term RECs is defined 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 a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not RECs.

**4477 S LAMAR BLVD STE 580, #112**  
**AUSTIN, TEXAS 78745**  
**PHONE: 512-415-6986**  
**[KRISTIN@ESCARPMENTENV.COM](mailto:KRISTIN@ESCARPMENTENV.COM)**

Phase I Environmental Site Assessment  
1418 Frontier Valley Drive, Austin, Texas  
Escarpment Project No. E210015  
9 September 2021  
Page 2



Escarpment Environmental has obtained as much information as is “reasonably ascertainable,” including, but not limited to, knowledge of environmental liens or violations; current existence of hazardous substances or petroleum products on the site; past, threatened, or pending lawsuits; or administrative proceedings concerning a release of hazardous substances.

If there are any questions regarding this report or if we may be of further assistance, please do not hesitate to contact me.

Sincerely,

For Escarpment Environmental

A handwritten signature in dark ink that reads 'Kristin M. Miller'.

Kristin M. Miller

PG<sup>1</sup> MS GeoSci<sup>2</sup>, ASTM Professional<sup>3</sup>

---

<sup>1</sup> Certified Professional Geologist, State of Texas

<sup>2</sup> Master of Geological Sciences

<sup>3</sup> ASTM-trained Phase I Environmental Site Assessment professional

Phase I Environmental Site Assessment

1.68 acres at  
1418 Frontier Valley Drive  
Austin, Travis County, Texas, 78741  
Property ID No.289601

September 9, 2021

Escarpment Project No. E210015



Prepared for:  
Delphi Affordable Housing Group, Inc.  
300 Beardsley Ln  
Austin, TX 78746

Prepared by: Escarpment Environmental

**4477 S LAMAR BLVD STE 580, #112**  
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## TABLE OF CONTENTS

SECTION	PAGE
<b>LIST OF APPENDICES .....</b>	<b>2</b>
<b>1.0 EXECUTIVE SUMMARY .....</b>	<b>2</b>
1.1 SUMMARY OF FINDINGS .....	2
1.2 SIGNIFICANT DATA GAPS .....	2
1.3 FINDINGS AND OPINIONS .....	2
1.4 CONCLUSIONS .....	3
<b>2.0 INTRODUCTION .....</b>	<b>3</b>
2.1 PURPOSE .....	3
2.2 SCOPE OF SERVICES .....	3
2.3 STANDARD OF CARE .....	4
2.4 LIMITATIONS AND EXCEPTIONS .....	4
2.5 SPECIAL TERMS AND CONDITIONS .....	5
2.6 RELIANCE .....	5
<b>3.0 SITE DESCRIPTION .....</b>	<b>6</b>
3.1 SITE DESCRIPTION .....	6
3.2 ADJOINING LAND USE .....	6
3.3 PHYSICAL SETTING .....	7
3.3.1 Soils .....	8
3.3.2 Geology .....	8
<b>4.0 USER-PROVIDED INFORMATION .....</b>	<b>8</b>
4.1 SITE OWNERSHIP .....	9
4.2 TITLE RECORDS .....	9
4.3 ENVIRONMENTAL LIENS AND ACTIVITY AND USE LIMITATIONS .....	9
4.4 SPECIALIZED KNOWLEDGE OR EXPERIENCE .....	9
4.5 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION .....	10
4.6 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES .....	10
4.7 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION .....	10
4.8 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION .....	10
<b>5.0 INTERVIEWS .....</b>	<b>10</b>
5.1 INTERVIEW WITH THE OWNER .....	10
5.2 INTERVIEW WITH SITE MANAGER .....	11
5.3 INTERVIEW WITH THE MAJOR OCCUPANTS .....	11
<b>6.0 RECORDS REVIEW .....</b>	<b>11</b>
6.1 FEDERAL AND STATE DATABASE RECORDS SEARCH .....	13
6.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES .....	14
6.2.1 Water Wells .....	14
6.2.2 Floodplain Information .....	14
6.2.3 City Directories .....	14

6.2.4	Sanborn Fire Insurance Maps .....	14
<b>7.0</b>	<b>HISTORICAL AERIAL PHOTOGRAPHS .....</b>	<b>14</b>
<b>8.0</b>	<b>SITE RECONNAISSANCE .....</b>	<b>16</b>
8.1	METHODOLOGY AND LIMITING CONDITIONS .....	16
8.2	SITE OBSERVATIONS .....	17
8.2.1	Electrical Transformers/PCBs .....	17
8.1.2	Additional Services .....	17
<b>9.0</b>	<b>FINDINGS AND OPINIONS .....</b>	<b>17</b>
<b>10.0</b>	<b>DEVIATIONS .....</b>	<b>18</b>
<b>11.0</b>	<b>SIGNATURE AND CERTIFICATION STATEMENT .....</b>	<b>19</b>

### List of Appendices

<b>APPENDIX</b>	<b>A</b>
A	TOPOGRAPHIC MAP, SITE DIAGRAM, AND PLAT MAP
B	SITE PHOTOGRAPHS
C	LANDOWNER INTERVIEW DOCUMENTATION
D	USER INTERVIEW DOCUMENTATION
E	ENVIRONMENTAL DATABASE REPORT
F	HISTORICAL AERIAL PHOTOS



## 1.0 EXECUTIVE SUMMARY

Escarpment Environmental has performed a Phase I Environmental Site Assessment (ESA) of the property (1.68 acres at 1418 Frontier Valley Drive, Austin, Travis County, Texas, 78741) in conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Practice E-1527-13.

Delphi Affordable Housing Group, Inc. at 300 Beardsley Lane, Austin, Texas, is the prospective purchaser who is considering acquisition of the subject property. The purpose of this assessment was to identify potential adverse environmental conditions associated with the Property, which include any Recognized Environmental Conditions (RECs), Historical Recognized Environmental Conditions (HRECs) or Controlled Recognized Environmental Conditions (CRECs) that may exist or have existed on the subject p, past release, or a material threat of a release of any hazardous substances or petroleum products. RECs, HRECs and CRECs do not include *de minimis* conditions that generally do not present a material threat of harm to public health or the environment that would not be the subject of an enforcement action if brought the attention of appropriate governmental agencies. A material threat is defined by the ASTM E 1527-13 Standard as “a physically observable or obvious threat which is reasonably likely to lead to a release that, in the opinion of the environmental professional, is threatening and might result in impact to public health or the environment.” There are no exceptions or deletions from the ASTM Practice E 1527-13.

### 1.1 Summary of Findings

Based on review of historical documentation, selected federal and state environmental regulatory databases, and a field investigation, RECs were not observed at the site during the site visit or on the adjoining properties.

### 1.2 Significant Data Gaps

Significant data gaps were not identified that might affect the ability to identify potential REC(s) associated with the subject property.

### 1.3 Findings and Opinions

Escarpment did not identify activities at the subject property or at neighboring properties (potential offsite sources) that would indicate a significant potential for RECs, based on the information contained in the databases reviewed, the research conducted and/or the site reconnaissance completed.

No RECs as defined by ASTM 1527-13, were found to be associated with the subject property.

#### 1.4 Conclusions

Escarpment has performed a Phase I ESA consistent with the procedures included in ASTM Practice E 1527-13 at 1.68 acres at 1418 Frontier Valley Drive, Austin, Travis County, Texas, 78741, the site. RECs or Controlled RECs (CRECs) were not identified in connection with the property.

Under the All-Appropriate Inquiry Rule, future and continuing obligations are required to maintain landowner liability protections under CERCLA. Specifically, (1) complying with land use restrictions and institutional controls; (2) taking reasonable steps with respect to hazardous substance releases; (3) providing full cooperation, assistance and access to persons that are authorized to conduct response actions or natural resource restoration; (4) complying with information requests and administrative subpoenas; and (5) providing legally required notices.

Based on the scope of services, limitations, and conclusions of this assessment Escarpment did not identify RECs, HRECs, or CRECs. As such, no additional investigation is warranted at this time.

## 2.0 INTRODUCTION

### 2.1 Purpose

The assessment was designed to provide an objective, independent, professional opinion of the potential environmental risks, if any, associated with the subject property. The purpose of this environmental assessment was to identify recognized RECs, HRECs, and CRECs, as defined in ASTM 1527-13.

### 2.2 Scope of Services

The scope of work for this assessment was in general accordance with the American Society of Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM Designation: E1527-13). These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying recognized environmental conditions in connection with the site as reflected by the scope of this report. This purpose was undertaken through user-provided information, a regulatory database review, historical and physical records review, interviews, including

local government inquiries, as applicable, and a visual noninvasive reconnaissance of the site and adjoining properties. Limitations, ASTM deviations, and significant data gaps (if identified) are noted in the applicable sections of the report.

ASTM E1527-13 contains a new definition of "migrate/migration," which refers to "the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface." By including this explicit reference to migration in ASTM E1527-13, the standard clarifies that the potential for vapor migration should be addressed as part of a Phase I ESA and was considered by Escarpment in evaluation of RECs associated with the site.

### 2.3 Standard of Care

This ESA was performed in accordance with generally accepted practices of this profession, undertaken in similar studies at the same time and in the same geographical area. Escarpment endeavored to meet this standard of care, but may be limited by conditions encountered during performance, a client-driven scope of work, or inability to review information not received by the report date. Where appropriate, these limitations are discussed in the text of the report, and an evaluation of their significance with respect to the findings has been conducted.

Phase I ESAs, such as the one performed at this site, are of limited scope, are noninvasive, and cannot eliminate the potential that hazardous, toxic, or petroleum substances are present or have been released at the site beyond what is identified by the limited scope of this ESA. In conducting the limited scope of services described herein, certain sources of information and public records were not reviewed. It should be recognized that environmental concerns may be documented in public records that were not reviewed. No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs. No warranties, express or implied, are intended or made. The limitations herein must be considered when the user of this report formulates opinions as to risks associated with the site or otherwise uses the report for any other purpose. These risks may be further evaluated – but not eliminated – through additional research or assessment.

### 2.4 Limitations and Exceptions

Based upon the agreed-on scope of services, this ESA did not include subsurface or other invasive assessments, vapor intrusion assessments or indoor air quality assessments (i.e., evaluation of the presence of vapors within a building structure),

business environmental risk evaluations, or other services not particularly identified and discussed herein.

Credentials of the company (Statement of Qualifications) have not been included in this report but are available upon request. Pertinent documents are referred to in the text of this report, and a separate reference section has not been included.

Information obtained from public records review, the site inspection, and interviews were used to characterize the subject property. Although the services provided are extensive, findings and conclusions are limited to and by the information obtained. If information becomes available concerning the subject property that was not included in this report, it should be made available to Escarpment so that the conclusions and/or recommendations can be re-examined and modified, if applicable.

This report represents findings as of the report date and constitutes the final document; its text may not be altered after final issuance. Findings in this report are based upon the site's current utilization, information derived from the most recent reconnaissance and from other activities described herein; such information is subject to change. Certain indicators of the presence of hazardous substances or petroleum products may have been latent, inaccessible, unobservable, or not present during the most recent reconnaissance and may subsequently become observable (such as after site renovations). Further, these services are not to be construed as legal interpretation or advice.

## 2.5 Special Terms and Conditions

There were no special terms or contractual conditions for this assessment.

## 2.6 Reliance

This report may be distributed and relied upon by Delphi Affordable Housing Group, Inc., and its successors and assigns, including its affiliates, authorized third parties, lenders, and their respective successors and assigns.

### 3.0 SITE DESCRIPTIONS

#### 3.1 Site Description and Use

Site Location/Address	1418 Frontier Valley Drive, Austin, Travis County, Texas, 78741
Land Area	1.68 acres
Site Improvements	None

The site location is depicted on a Boundary Map in Appendix A, which was reproduced from a portion of the USGS 7.5-minute series topographic map. A Site Diagram of the site and adjoining properties is included as Appendix A. The plat map is also provided in Appendix A.

#### 3.2 Adjoining Land Use

The property is currently vacant land urban land surrounded by single-family homes. Based on review of historical documentation the site has historically been surrounded by residential use since at least 1985. Aerial photographs show that the property has not been developed since at least 1954. Surrounding land use since 1954 was rural residential homes and agricultural land, gradually transitioning into single- and multi-family use.



### 3.3 Physical Setting

Physical Setting Information		Source
Site Elevation	Approximately 478 to 481 feet (NGVD)	USGS Topographic Map, Montopolis, Quadrangle, 1991
Surface Runoff/ Topographic Gradient	Sloping towards the northwest.	
Closest Surface Water	Manmade drainage trench along the western property boundary.	
Geologic Description	Quaternary alluvial terrace deposits.	Garner, L. E., and K. P. Young, 1976.
100-Year Floodplain	None of the subject site is within the 100-year floodplain.	Federal Emergency Management Agency (FEMA), 2006, Q3 Flood Data, Travis County, Texas.
Principle Aquifer	Alluvial aquifer	Texas Water Development Board (TWDB), 2021, Water Well Drillers' Records
Estimated Depth to First Occurrence of Groundwater	Nearby water wells yield(s) water at depths greater than 31 feet near the subject site.	Texas Water Development Board (TWDB), 2021, Water Well Drillers' Records
Edwards Aquifer Recharge, Transition, or Contributing Zone	The subject site is not within the Edwards Aquifer Recharge, Transition, or Contributing Zones.	TCEQ Recharge Zone Boundary Map, 2005
*Hydrogeologic Gradient	Not known - may be inferred to be parallel to topographic gradient (primarily to the northwest).	

\*The groundwater flow direction and the depth to shallow, unconfined groundwater, if present, would likely vary depending upon seasonal variations in rainfall and other hydrogeological features. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

### 3.3.1 Soils

The subject site is mapped within the Bosque-Frio-Lewisville soil association and the following soil type(s) (USDA NRCS Soil Survey GIS Data, Accessed 2021)

Soil Series Unit Names, Infiltration Characteristics & Thickness			*Soil Hydrologic Groups Definitions ( <i>Abbreviated</i> )  A. Soils having a <u>high</u> infiltration rate when thoroughly wetted.  B. Soils having a <u>moderate infiltration</u> rate when thoroughly wetted.  C. Soils having a <u>slow</u> infiltration rate when thoroughly wetted.  D. Soils having a <u>very slow infiltration</u> rate when thoroughly wetted.  **Subgroup Classification – See <u>Classification of Soil Series</u> Table in County Soil Survey.
Soil Series Unit Name & Subgroup**	Group*	Thickness (feet)	
HnA (Houston Black Clay, 0 to 1% slopes)	D. Very Slow	0 to 7.0	

### 3.3.2 Geology

Based on field observations and published maps property is underlain by the Quaternary alluvial terrace geologic formation (Garner and Young, 1976). No known faults were observed or associated with the property. The property is not within the Edwards Aquifer Recharge, Transition, or Contributing Zone.

## 4.0 USER-PROVIDED INFORMATION

#### 4.1 Site Ownership

Based on review of the Travis County Central Appraisal Records (CAD), the current owner is Frontier Land MHP LLC.

#### 4.2 Title Records

No title records were provided by the User/Owner and detailed title records were not reasonably ascertainable at the Travis County website. A review of the land ownership records from the Travis County Central Appraisal Records (CAD) of the subject property records suggest that the property was owned by private individuals or speculative investment companies since at least 2004 and earlier. A review of the ownership information produced no evidence suggesting an owner who may have conducted activities resulting in RECs.

#### 4.3 Environmental Liens and Activity and Use Limitations

The User/Owner did not indicate knowledge of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law. The User/Owner did not indicate knowledge of any Activity and Use Limitation (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry. Liens are “a charge, security or encumbrance upon title to a property to secure the payment of a cost, damage, debt, obligation or duty arising out of response actions, cleanup, or other remediation of hazardous substances or petroleum products”.

#### 4.4 Specialized Knowledge or Experience

No specialized knowledge in connection with the subject property or facility operations was identified by the User/Owner.

#### 4.5 Commonly Known or Reasonably Ascertainable Information

No information was provided regarding any commonly known or reasonably ascertainable information within the local community that is material to RECs in connection with the property.

#### 4.6 Valuation Reduction for Environmental Issues

Escarpment was not provided with an appraisal for the subject property. No environmental issues were identified by the User/Owner that could result in property value reduction.

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

The current owner of the subject property is Frontier Land MHP LLC. There are no occupants or property managers associated with the property.

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

This Phase I ESA is being conducted as part of the commercial real estate due diligence process

### 5.0 INTERVIEWS

The purpose of interview is to obtain information indicating recognized environmental conditions in connection with the property. No specialized knowledge of environmental hazards or information regarding environmental liens on the property was reported by the Perry Burget, Owner Agent for Frontier Land MHP LLC. No RECs were identified based on the information sources described in this section.

#### 5.1 Interview with the Owner

A Phase I ESA Landowner/Occupant Interview Questionnaire Form was completed on July 29, 2021 by Perry Burget, Owner Agent for Frontier Land MHP LLC, who indicated that they had no knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental laws relating to the site; current or previous dumping above grade; buried and/or burned, damaged, or discarded automotive or industrial batteries; hazardous substances or petroleum products; unidentified waste materials or any other waste materials; current or previous industrial use; current or previous 55-gallon drums or sacks of chemicals on the site; fill dirt; currently or previously stained soil; currently or previously registered or unregistered

storage tanks; vent pipes or fill pipes; land farming activities; or private water wells on the site. Mr. Burget noted no RECs for the property

The property representative indicated that they know the past uses of the property (undeveloped land). The property representative did not report any specific chemicals that are present or once were present at the property or knowledge of any spills or other chemical releases or any clean up that have taken place at the property.

The completed Phase I ESA Landowner/Occupant Interview Questionnaire Form is provided in the Appendices.

Contact Name / Organization	Title	Years on Site	Contact Information	Status
Perry Burget,	Owner Agent for Frontier Land MHP LLC	5	970-589-5669 pburget@impactmhc.com	Occupant or Site Manager

## 5.2 Interview with Site Manager

No property manager is associated with this property.

## 5.3 Interview with the Major Occupants

No interviews were conducted with occupants. No occupied structures are present.

## 6.0 RECORDS REVIEW

Escarpment Environmental commissioned TelAll Corporation of Austin, Texas to provide an environmental database review of selected state and federal agency records. TelAll conducted the database search for the property using minimum search distances outlined in the ASTM Standards (2013). The minimum search distance for each category and radius report are provided on the Agency Database Map in Appendix E. Definitions of each database type are given in Appendix E under Environmental Records Definitions section for both Federal and state Listings.



Due to discrepancies in the location of some facilities in the databases, arising from incorrect or incomplete addresses some facilities may be listed as unlocatable. One unlocatable facility was observed to be within the ASTM minimum search distance of the subject property.

A review of the regulatory information from this database search for possible RECs within the ASTM approximate minimum search distance is provided in the Federal and State table below.

The purpose of the records review was to obtain and review records that will help identify RECs in connection with the property. Some records reviewed pertain not only to the property, but also to properties within an additional approximate minimum search distance in order to help assess the likelihood of problems from migrating hazardous substances or petroleum products. Unless stated otherwise the approximate minimum search distances used below were as specified in the ASTM Standard 1527-13.

For the purposes of this report, the words up-gradient, cross-gradient and down-gradient refer to the topographic gradient in relation to the site. As stated previously, the groundwater flow direction and the depth to shallow groundwater, if present, would likely vary depending upon seasonal variations in rainfall and the depth to the soil/bedrock interface. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

In summary, all findings were negative except for two TxSpill listings, one Leaking Petroleum Storage tank listing, and TCEQ Solid Waste Facilities within minimum search distance. None of these listings would be expected to affect the subject site. No listings were found on-site.

## 6.1 Federal and State Database Records Search

### TelAll Environmental and Historic Agency Database Report Findings

DATABASE	ACRONY M	LAST UPDATED	MINIMUM SEARCH DISTANCE IN MILES	FINDING S
National Priority List	NPL	06/2021	1.0	0
Comprehensive Environmental Response, Compensation, and Liability Information System	CERCLIS	06/2021	0.5	0
CERCLIS No Further Remedial Action Planned	NFRAP	06/2021	0.5	0
Resource Conservation and Recovery Act Information System– Treatment, Storage, or Disposal	RCRA-TSD	07/2021	1.0	0
Corrective Action	CORRAC T	07/2021	1.0	0
Resource Conservation and Recovery Act Information System– Generators	RCRA-G	07/2021	0.25	0
Emergency Response Notification System	ERNS	05/2021	0.25	0
Texas Voluntary Cleanup Program	TXVCP	07/2021	0.5	0
Texas Innocent Owner/Operator Program	TXIOP	07/2021	0.5	0
Texas State Superfund	TXSSF	05/2021	1.0	0
TCEQ Solid Waste Facilities	TXLF	06/2021	1.0	4
Unauthorized and Unpermitted Landfill Sites	LFUN	06/2021	0.5	0
Texas Leaking Underground Storage Tanks	TXLUST	05/2021	0.5	1
Texas Underground Storage Tanks	TXUST	05/2021	0.25	0
Texas Aboveground Storage Tanks	TXAST	05/2021	0.25	0
Texas Spills List	TXSPILL	06/2021	0.25	2
Brownfields	BRNFD	07/2021	0.5	0
Dry Cleaner	DRYC	05/2021	0.5	4

DATABASE	ACRONY M	LAST UPDATED	MINIMUM SEARCH DISTANCE IN MILES	FINDING S
Indian Reservation Underground Storage Tanks	IRUST	05/2021	0.5	0

## 6.2 Additional Environmental Record Sources

### 6.2.1 Water Wells

A search was made for water wells on and within 0.5 miles from the property. A review of the records of the TCEQ and the Texas Water Development Board (TWDB) revealed no water records of wells on the subject property and one within 0.5 miles from the property (TWDB, 2017). No evidence of water wells was present on the property. The results of this survey do not preclude the existence of an abandoned well.

### 6.2.2 Floodplain Information

Federal Insurance Rate Map (FIRM) prepared for Travis County, Texas, by the Federal Emergency Management Agency (FEMA) shows that none of the property lies within the 100-year floodplain boundaries (FEMA, 2006)

### 6.2.3 City Directories

City directories provide a listing of residents or businesses present at a specific address each year. Due to the undeveloped nature of the property, it is highly unlikely any listings would be provided for the property. Therefore, Escarpment Environmental did not review the city directories for the property.

### 6.2.4 Sanborn Fire Insurance Maps

The Sanborn Company published fire insurance maps in urban areas designed for use by companies offering fire insurance policies. The maps show the size, shape, and construction materials of a structure; land use; and other independent improvements, such as gasoline storage tanks. The maps were originally published in the 1930s and updated periodically through at least the 1950s. Because Sanborn maps were limited to the core of major metropolitan areas, they were not available for the property.

## 7.0 HISTORICAL AERIAL PHOTOGRAPHS

Escarpment reviewed the following historical sources to develop a history of the previous uses of the site and surrounding area, in order to help identify past uses for RECs. Copies of selected historical aerial photographs are included in Appendix F.

Escarpment reviewed aerial photographs dated 1952, 1966, 1973, 1985, 1995, 2004, 2014, and 2020, which were provided for the property by TelAll support services, of Austin, Texas, from the Texas Natural Resources Information System (TNRIS).

The Texas Department of Transportation (TxDOT), US Geological Survey (USGS), and National Agriculture Imagery Program (NAIP) originally supplied the aerial photography available for review at TNRIS. No RECs were evident on the property or on immediately surrounding lands based upon a review of the aerial photographs.

The following historical aerial photographs are provided in Appendix F.

Aerial Photo Date	Land Use
1952	Mostly cleared, undeveloped property surrounded by include single-family houses and mobile homes with vacant agricultural land to the south.
1966	Mostly cleared, undeveloped property surrounded by include single-family houses and mobile homes with vacant land to the south.
1973	Mostly cleared, undeveloped property surrounded by include single-family houses and mobile homes with vacant land to the south.
1980	Mostly cleared, undeveloped property surrounded by include single-family houses and mobile homes with vacant land to the south.
1985	Mostly cleared, undeveloped property surrounded by include single-family houses and mobile homes with vacant land to the south.
1995	Mostly cleared, undeveloped property surrounded by include single-family houses and mobile homes with vacant land to the south.
2004	Mostly cleared, undeveloped property surrounded by include single-family houses and mobile homes with vacant land to the south.
2014	Mostly cleared, undeveloped property surrounded by residential use, include single-family houses, multi-family residences, and mobile homes. The adjacent property to the south has been developed since the 2014 aerial photo.

2020	Mostly cleared, undeveloped property surrounded by residential use, include single-family houses, multi-family residences, and mobile homes. The adjacent property to the south has been developed since the 2014 aerial photo.
------	---

RECs were not identified during review of the historical information.

## 8.0 SITE RECONNAISSANCE

No RECs were identified based on the information sources described in this section. The purpose of the site reconnaissance is to obtain information indicating the likelihood of identifying RECs in connection with the property.

Escarpment Environmental conducted a site reconnaissance on 1.68 acres at 1418 Frontier Valley Drive, Austin, Travis County, Texas, 78741. Escarpment Environmental also reviewed immediately adjacent lands to observe any existing or potential sources of off-site contamination that may affect the property. On-site photographs are provided in Appendix B. No RECs were identified based on the on-site and adjacent off-site reconnaissance.

### 8.1 Methodology and Limiting Conditions

Information contained in this section is based on a visual reconnaissance conducted while walking through the property.

The subject property and adjoining properties were inspected by Kristin M. Miller of Escarpment Environmental on August 6, 2021. There were no visual or physical obstructions of the subject property. The exterior of adjoining properties was visually evaluated for any RECs. These inspections were visual only and no soil sampling was conducted.



## 8.2 Site Observations

Current land use consists of unimproved pasture and woodlands proposed for future commercial development. Currently, no observable land usage is apparent on the site.

Escarpment Environmental did not observe evidence of RECs such as underground or aboveground storage tanks; surface spillage of petroleum-related or hazardous substances; 55-gallon drums; waste or debris piles; sewage treatment facilities; pipe outfalls or discharges; electrical transformers or capacitors; smokestacks; tank trucks; ponds or lagoons; subsidence; chemical storage areas; pipeline easements; or water wells on the property. None of the vegetation on the property appeared stressed related to releases of petroleum-related or hazardous substances. No RECs were identified based on the information sources described in this section.

Escarpment Environmental observed sanitary sewer covers and a +/- 8-inch diameter water supply line along the northern portion of the property. The site survey map lists these structures as occurring within a 10-foot-wide utility easement. A second utility easement occupies a 5-foot-wide corridor along the property's eastern site limit. The site survey map shows that a water supply line is within this easement. Escarpment Environmental observed no other structures or improvements on the property.

### 8.2.1 Electrical Transformers/PCBs

No transformers were observed on or adjacent to the subject property.

### 8.2.2 Additional Services

Per the agreed scope of services specified in the proposal, additional services (e.g., asbestos sampling, lead-based paint sampling, wetlands evaluation, lead in drinking water testing, radon testing, vapor encroachment screening, etc.) were not conducted.

## 9.0 FINDINGS AND OPINIONS

Escarpment Environmental has performed a Phase I ESA of the subject site. Escarpment did not identify RECs (as defined by the ASTM 2013 Phase I standards) in connection with the subject property. No Historical Recognized Environmental Conditions (HRECs) or Controlled Recognized Environmental Conditions (CRECs), as defined by ASTM 1527-13, were found to be associated with the subject property. No RECs were identified based on the information sources described in this section. The

federal and state environmental record search did not identify hazardous materials sites within the defined search radii.

No further investigation is warranted. There were no data gaps that significantly affected the ability to identify RECs associated with the property.

#### 10.0 DEVIATIONS

No deviations from the recommended scope of ASTM Standard E 1527-13 were performed as part of this Phase I ESA.

## 11.0 SIGNATURE AND CERTIFICATION STATEMENT

At the request of Delphi Affordable Housing Group, Inc., Escarpment Environmental has performed a Phase I ESA of the property (1.68 acres at 1418 Frontier Valley Drive, Austin, Travis County, Texas, 78741) in conformance with the scope and limitations of ASTM Practice E-1527-13.

I, Kristin M. Miller, P.G., declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312; and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the site. I have developed and performed the All-Appropriate Inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

For Escarpment Environmental

*Kristin M. Miller*

Kristin M. Miller  
PG<sup>4</sup> MS GeoSci<sup>5</sup>, ASTM Professional<sup>6</sup>

Enclosure

-



The seal appearing on this document was authorized by Kristin M. Miller, P.G. 1720 on 9 September 2021.

<sup>4</sup> Certified Professional Geologist, State of Texas

<sup>5</sup> Master of Geological Sciences

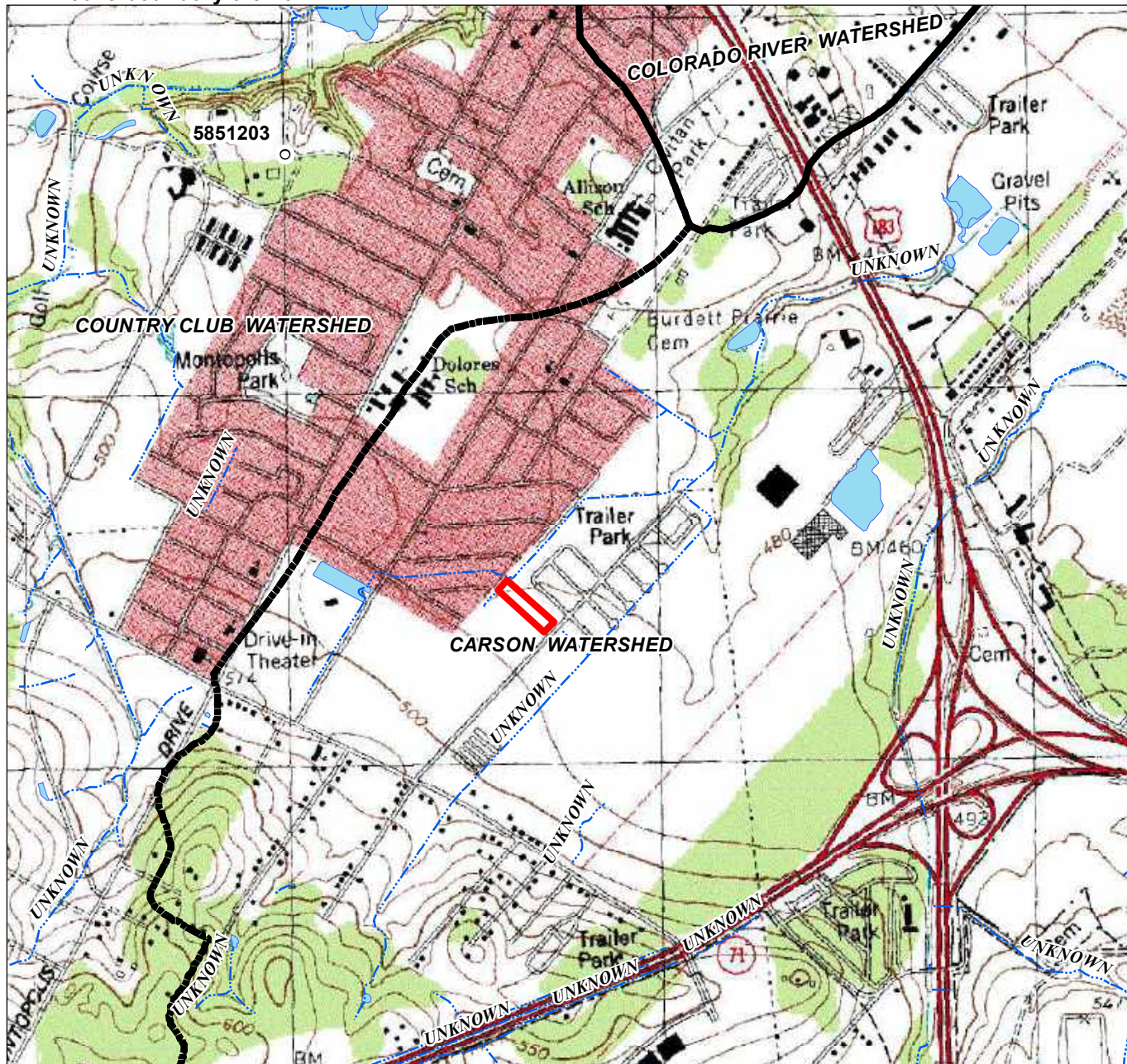
<sup>6</sup> ASTM-trained Phase I Environmental Site Assessment professional

## APPENDIX A

### MAPS



E210015 boundary/9-5-2021



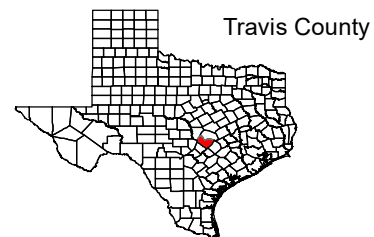
Basemap, USGS Montopolis, Texas, Quadrangle Maps, 1987.  
Water Wells: TWDB, 2021

### Legend

- Project Boundary
- Watershed (COA, 2007)



1 inch = 1,400 feet  
0 700 1,400  
Feet



**ESCARPMENT ENVIRONMENTAL**  
Geologic & Environmental Consulting for Land Development

**Boundary Map**  
1.68 acres at  
1418 Frontier Valley Drive  
Austin, Travis County, Texas, 78741  
Property ID No.289601





Aerial Photograph: TNRIS, 2008  
Soil: NRCS Soil Survey Staff, 2018

#### Legend

- Property Boundary
- Soil Association (NRCS, 1994)

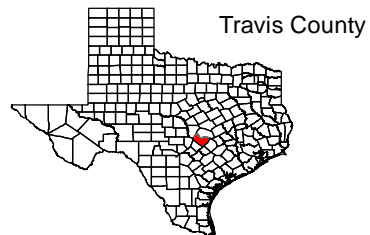
#### NRCS Soil Types:

HnA (Houston Black Clay, 0 to 1% slopes)

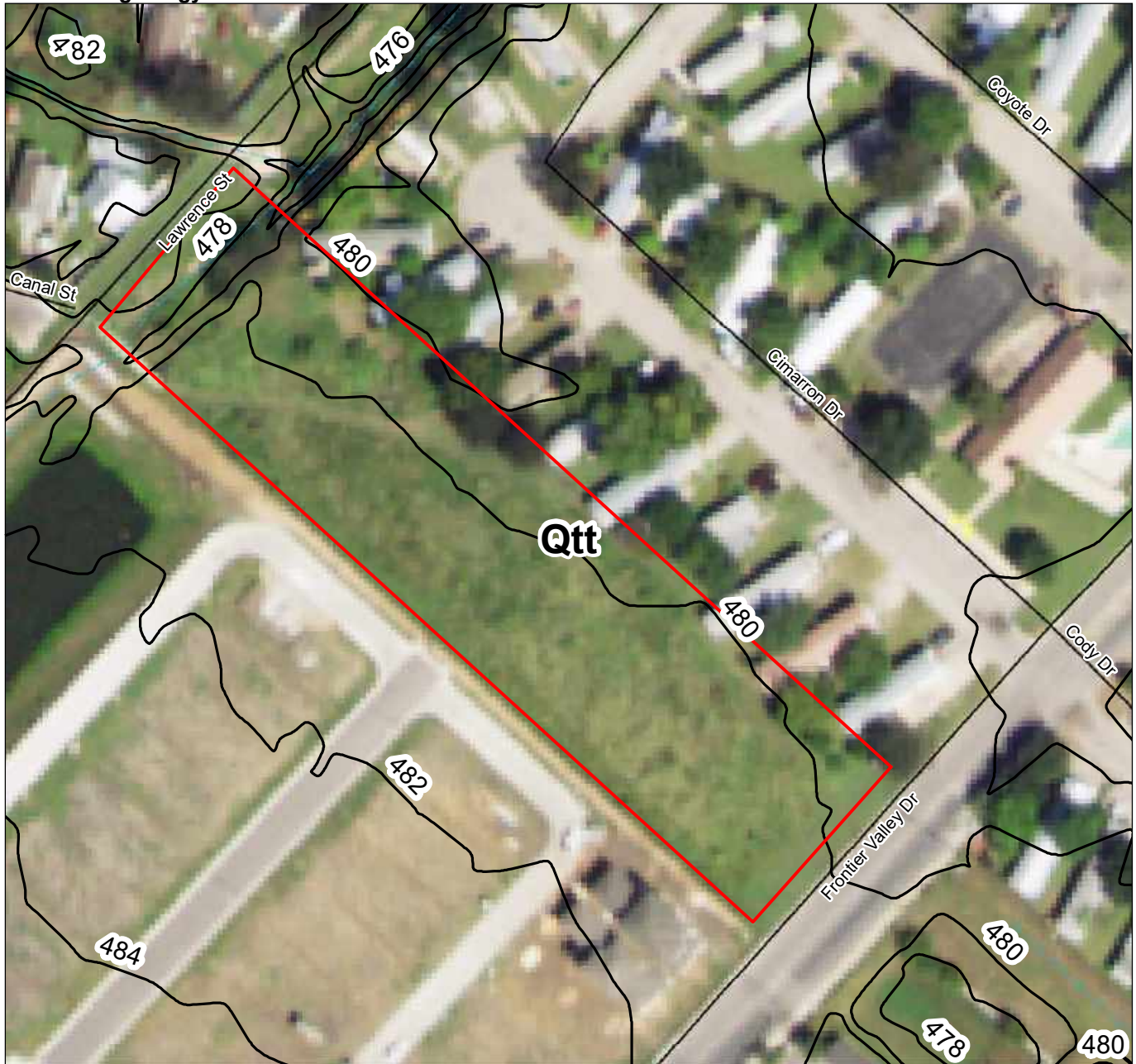
HsD (Houston Black soils and urban land, 0 to 8% slopes)



1 inch = 100 feet  
0 50 100  
Feet









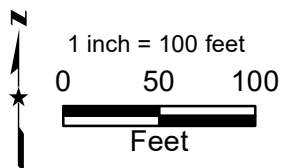
Aerial Photo: CAPCOG, 2018  
Topography: City of Austin, 2012  
Geology: Garner and Young, 1976

The seal appearing on this document was authorized by Kristin M. Miller, P.G. # 1720 September 5, 2021



**Legend**

 Project Boundary  
 High terrace





# 1418 Frontier Valley

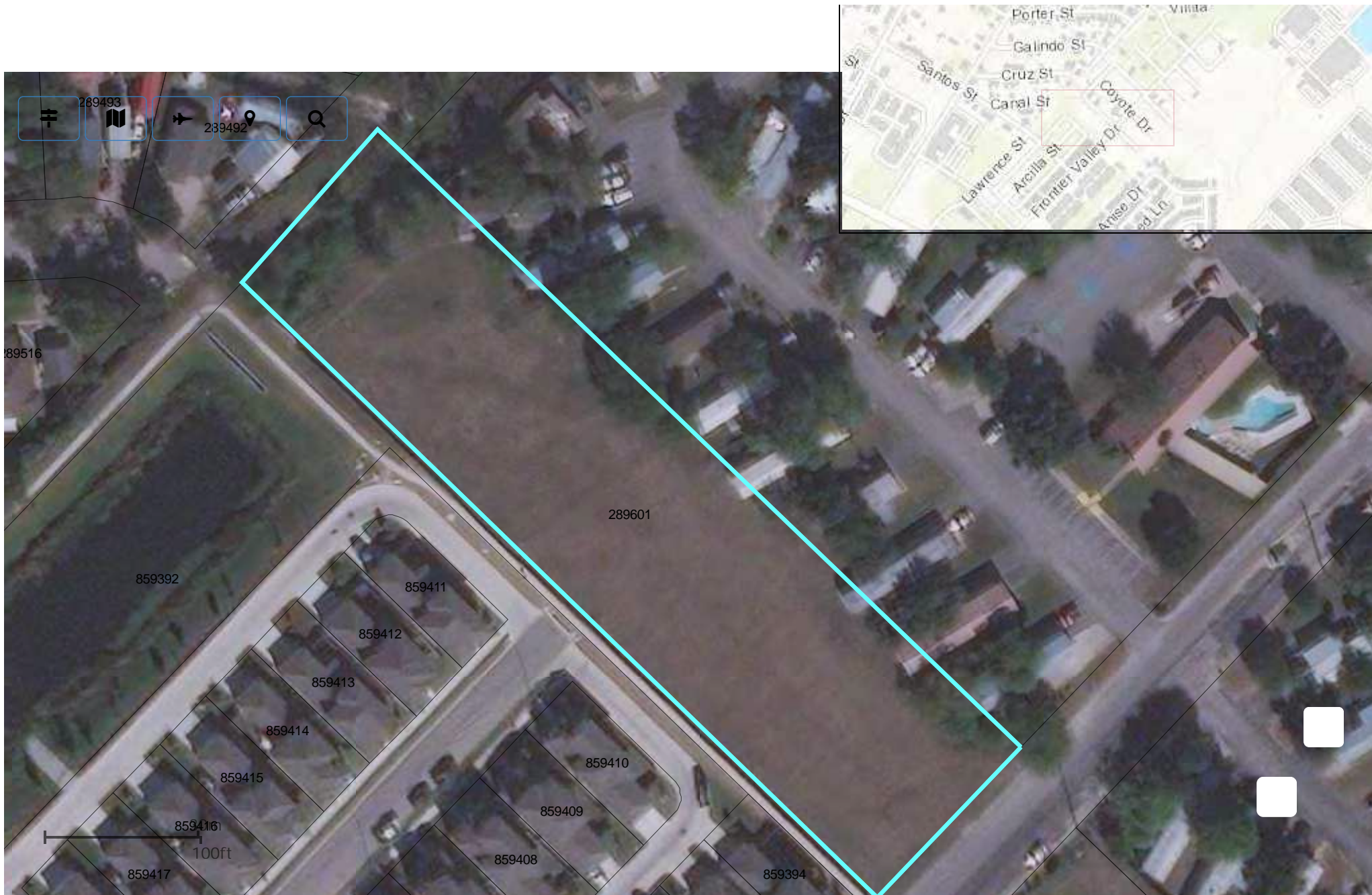
Zone A (100-year FEMA Floodplain) and Zone AE are both off site.

## Legend

1418 Frontier Valley Dr











APPENDIX B  
SITE PHOTOGRAPHS

Photo 1 – View of the subject property facing east.



Photo 2– View of the channelized drainage feat



## APPENDIX C

### LANDOWNER INTERVIEW QUESTIONNAIRE

# **ESCARPMENT** ENVIRONMENTAL

**Instructions:** Please complete the following questionnaire to the best of your knowledge. To be prepared by the landowner or authorized representative.

**Please return via email: [kristin@escarpmentenv.com](mailto:kristin@escarpmentenv.com)**

ENVIRONMENTAL SITE ASSESSMENT LANDOWNER QUESTIONNAIRE			
<b>PROJECT/SITE INFORMATION</b>			
Project Street Address(es):			
City:	County:	State:	Zip:
Parcel Number(s):			
<b>CONTACT INFORMATION</b>			
<i>Contact</i>	<i>Name</i>	<i>Telephone Number/ Email</i>	<i>Years Associated with Site</i>
Owner:			
Site Contact:			
Key Site Mgr:			
Project Manager:			
Previous Owner(s), Operators and/or Occupant			
<b>PROPERTY USE AND SPECIFICATIONS</b>			
<input type="checkbox"/> Single-Family Residential		<input type="checkbox"/> Vacant or undeveloped	
<input type="checkbox"/> Multi-Family Residential		<input type="checkbox"/> Agricultural <i>specify type:</i>	
<input type="checkbox"/> Commercial Office		<input type="checkbox"/> Industrial <i>specify type:</i>	
<input type="checkbox"/> Commercial Retail		<input type="checkbox"/> Other <i>specify type:</i>	
Provide a general site description:			
Provide all known current/former addresses and/or parcel numbers:			
Total Property Size:		Original Construction Date:	
Total Number of Buildings:		Was Construction Phased?    Yes    No    Unk	
Total Sq. Ft. of Buildings:		Dates of Renovations/Phases:	
Are there any plans for site redevelopment or change in use?    Yes    No    If yes, please describe:			
Are there any bodies of water on or immediately adjacent to the site?    Yes    No If yes, please describe:			
Electricity Provider:		Gas Provider:	
Heating System Fuel Source(s):		Cooling System Power Source:	
Potable Water Source/Provider:			
Any waste water discharge at the site? Septic Tank/Leachfield      Sanitary Sewer Other		Sanitary Sewer Provider (if applicable):	

**OCCUPANTS/TENANTS**

<i>Current Occupant(s)/Tenant(s)</i>	<i>Length of occupancy</i>	<i>Brief description of on-site operations</i>

<i>Previous Occupant(s)/Tenant(s)</i>	<i>Length of occupancy</i>	<i>Brief description of on-site operations</i>

Has the subject site ever been occupied by the following: No  
☐ Dry Cleaner      ☐ Gas Station      ☐ Printing Facility      ☐ Manufacturing Facility  
 If yes, provide length of occupancy:

Have any previous investigations been performed at the subject property? ☐ Yes ☐ No If Yes, are copies available?

If Yes, note type and describe: ☐ Phase I ESA ☐ Phase II ☐ Asbestos ☐ Lead Paint  
☐ Radon

**ON-SITE ENVIRONMENTAL CONDITIONS**

Are you aware of any of the following environmental conditions, **either current or former**, on the subject site? **NOTE:** If applicable, please provide inventory records, inspection records and material safety data sheets to site inspector during site inspection.

<i>Environmental Condition/Issue</i>	<i>Response</i>	<i>Notes on Yes Responses</i>
Aboveground Storage Tanks	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Underground Storage Tanks	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Hazardous/Toxic Substances	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Stored Chemicals	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Chemical Spills/Releases	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Dump Areas/Landfills	<input type="checkbox"/> Yes <input type="checkbox"/> No	



Waste Treatment Systems	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Wastewater Discharges	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Floor Drains/Sumps/Clarifiers	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Pits, Ponds, Lagoons	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Stained Soil/Vegetation	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Pesticide/Herbicide Use	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Polychlorinated Biphenyls (PCBs)	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Electrical Transformers	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Hydraulic Lifts	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Elevators	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Asbestos	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<i>Environmental Condition/Issue</i>	<i>Response</i>	<i>Notes on Yes Responses</i>
Lead-based paint	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Oil/Gas Wells	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Environmental Clean-ups	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Environmental Permits	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>OTHER ENVIRONMENTAL CONDITIONS</b>		
Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?  <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide brief explanation:		
Are you aware of any pending, threatened or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide brief explanation.		
Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide brief explanation:		

<p>Are you aware of any incidents of flooding, leaks, or other water intrusion, and/or complaints related to indoor air quality?</p> <p><input type="checkbox"/> Yes    <input type="checkbox"/> No</p> <p>If yes, provide brief explanation:</p>
<p>Are you aware of any cases of extreme water damage or mold throughout the building(s)?</p> <p><input type="checkbox"/> Yes    <input type="checkbox"/> No</p> <p>If yes, provide brief explanation:</p>
<p>Person completing questionnaire:</p>
<p>Title/Affiliation to the subject property:</p>
<p>Number of years associated with the subject property:</p>
<p>Date:</p>

Are you aware of any water wells on the property?    ☐ Yes    ☐ No    ☐ Unknown

If yes, provide location and brief description of any wells:

APPENDIX D  
ENVIRONMENTAL DATABASE REPORT



# Environmental Data Search

for the site

**1418 Frontier Valley Dr, Austin, TX**

**E210015**

performed for

**Escarpment Environmental**

8/26/2021

ESCA6681

**[www.TelALL.net](http://www.TelALL.net)**

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(800) 583-0004 by fax (888) 756-7647

## Preface

This document of environmental concerns near 1418 Frontier Valley Dr, Austin, TX reports findings of the TelALL data search, prepared on the request of Escarpment Environmental.

TelALL Corporation (TelALL) has designed this document to assist in complying with AAI and ASTM standard E 1527 - 13 (Accuracy and Completeness) and has used all available resources, but makes no claim to the entirety or accuracy of the cited government, state, or tribal records. Our databases are updated at least every 90 days or as soon as possible after publication by the referenced agencies. The following fields of governmental, state, and tribal databases may not represent all known, unknown, or potential sources of contamination to the referenced site. Many different variables effect the outcome of the following document. TelALL maintains extremely high standards, and stringent procedures that are used to search the referenced data. However, TelALL reserves the right at any time to amend any information related to this report. If there is a need for further information regarding this report, or for any customer support please call TelALL at 800.583.0004 for assistance.

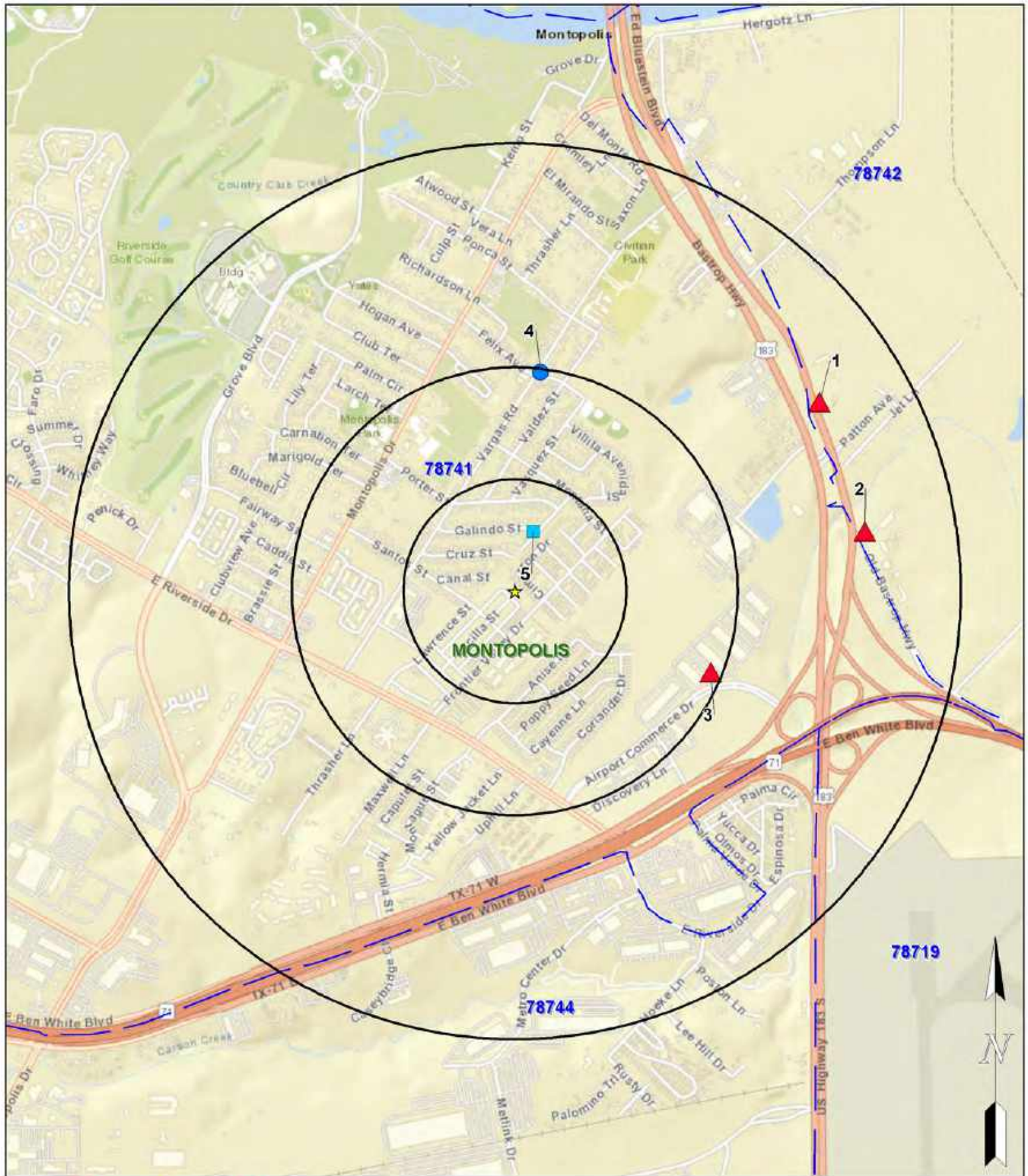
This report is divided into the following components:

- MAP** Identified geocodeable findings relative to this data search.
- SUMMARY 1** Sorting of the identified sites by distance from the subject site.
- FINAL** A description of each database and a detailed explanation of findings.

## Sources

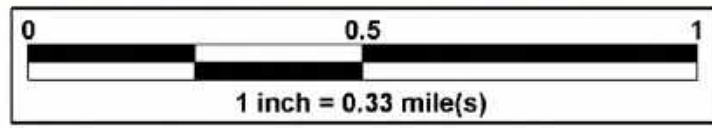
Database	Acronym	Last Updated	Minimum Search Distance	Findings
National Priority List	NPL	06/2021	1	0
Comprehensive Environmental Response, Compensation, and Liability Information System	CERCLIS	06/2021	0.5	0
No Further Remedial Action Planned	NFRAP	06/2021	0.5	0
Resource Conservation and Recovery Information System - Treatment Storage or Disposal	RCRA TSD	07/2021	1	0
Corrective Action	CORRACT	07/2021	1	0
Resource Conservation and Recovery Information System - Generators	RCRA-G	07/2021	0.25	0
Emergency Response Notification System	ERNS	05/2021	0.25	0
Texas Voluntary Cleanup Program	TXVCP	07/2021	0.5	0
Innocent Owner/Operator Program	TXIOP	07/2021	0.5	0
Texas State Superfund	TXSSF	05/2021	1	0
TCEQ Solid Waste Facilities	TXLF	06/2021	1	4
Unauthorized and Unpermitted Landfill Sites	LFUN	06/2021	0.5	0
Leaking Underground Storage Tanks	TXLUST	05/2021	0.5	1
Texas Underground Storage Tanks	TXUST	05/2021	0.25	0
Texas Above Ground Storage Tanks	TXAST	05/2021	0.25	0
Texas Spills List	TXSPILL	06/2021	0.25	2
Brownfield	BRNFD	07/2021	0.5	0
Dry Cleaner	DRYC	05/2021	0.5	0
Indian Reservation Underground Storage Tanks	IRUST	05/2021	0.25	0





- |   |   |   |   |  |   |
|---|---|---|---|--|---|
| CERCLIS<br>CORRACT<br>NFRAP<br>NPL<br>RCRA TSD<br>TXLF<br>TXSSF | ▲ | BRNFD<br>DRYC<br>IRLUST<br>LFUN<br>TXIOP<br>TXLUST<br>TXVCP | ● | ERNS<br>IRUST<br>RCRA-G<br>TXAST<br>TXSPILL<br>TXUST | ■ |
|---|---|---|---|--|---|

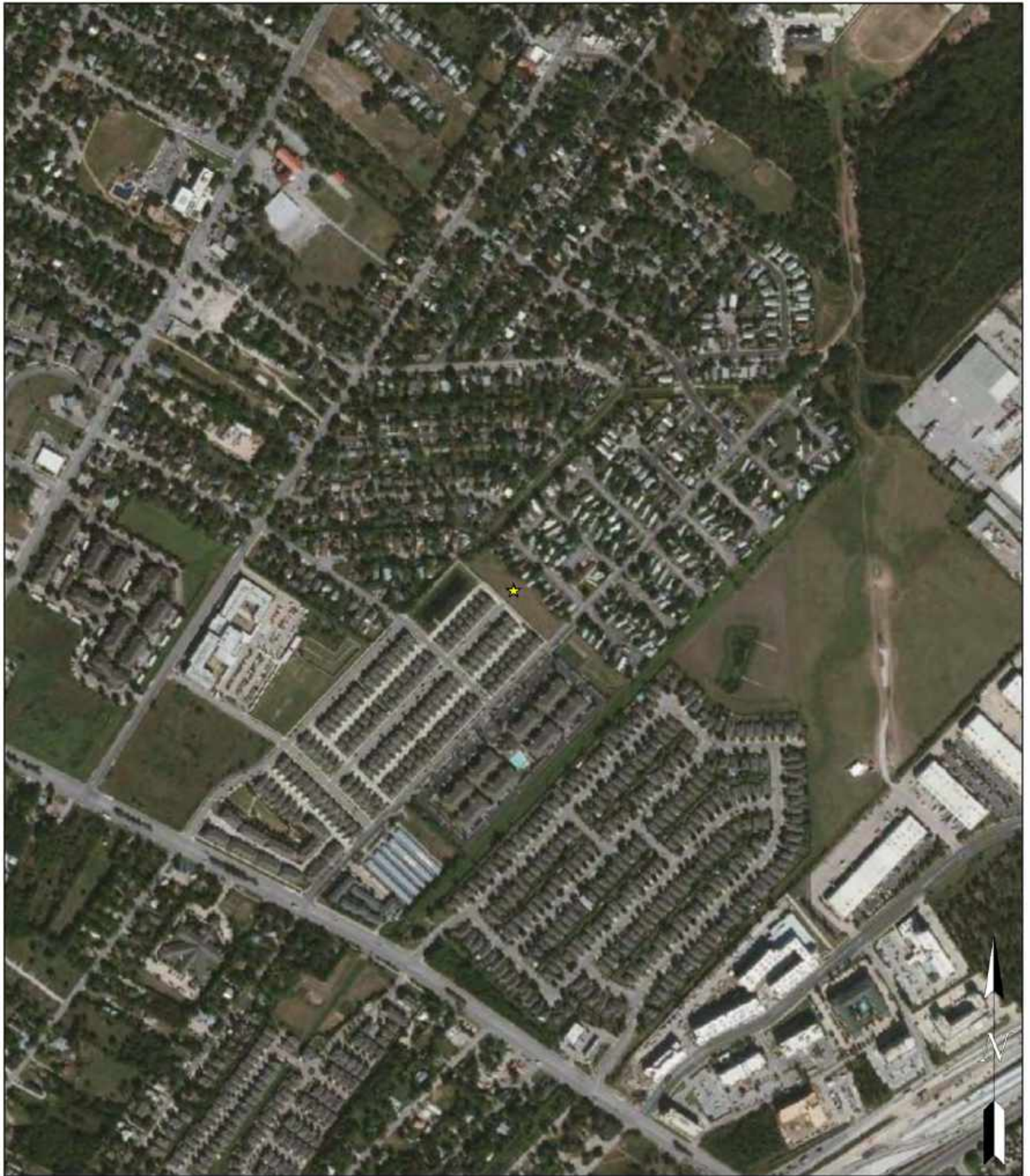
Site Locations are Approximate Only



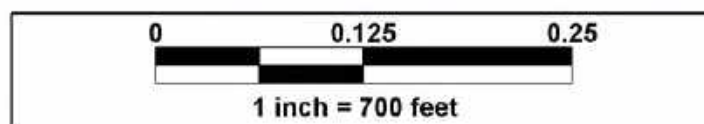
- |           |                             |                            |
|-----------|-----------------------------|----------------------------|
| ★<br>Site | -----<br>Topo Quad Boundary | -----<br>Zip Code Boundary |
|-----------|-----------------------------|----------------------------|

**TelALL**  
Corporation  
(800) 583-0004 WWW.TELALL.NET





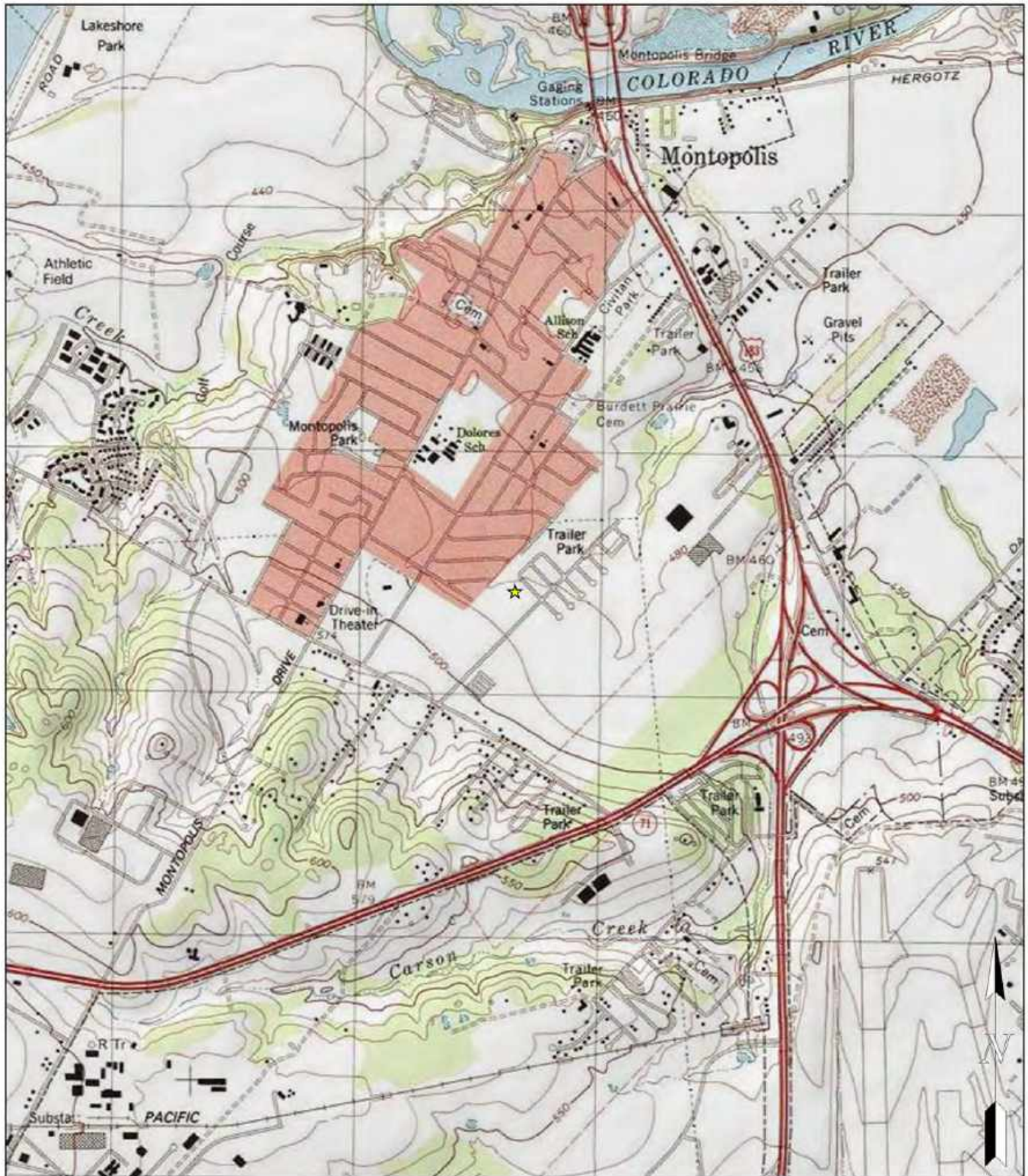
**Recent NAIP Photo**  
(Natural Image)



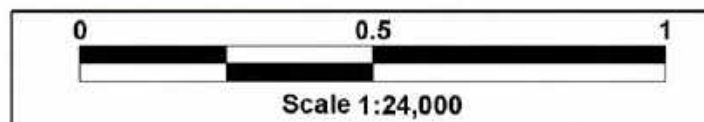
★  
Site







Recent USGS Topo  
(7.5 Minute)



★  
Site



# Sites Sorted By Distance from Center

1418 Frontier Valley Dr, Austin, TX

Distance/Direction Database Site Number Address

City/State

Site Name

							RCRA TSD	NO FINDINGS WITHIN ONE MILE.
							NPL	NO FINDINGS WITHIN ONE MILE.
							CERCLIS	NO FINDINGS WITHIN 1/2 MILE.
							NFRAP	NO FINDINGS WITHIN 1/2 MILE.
							CORRACT	NO FINDINGS WITHIN ONE MILE.
							ERNS	NO FINDINGS WITHIN 1/4 MILE.
							TXVCP	NO FINDINGS WITHIN 1/2 MILE.
							RCRA-G	NO FINDINGS WITHIN 1/4 MILE.
							TXAST	NO FINDINGS WITHIN 1/4 MILE.
							TXUST	NO FINDINGS WITHIN 1/4 MILE.
							TXSSF	NO FINDINGS WITHIN ONE MILE.
							LFUN	NO FINDINGS WITHIN 1/2 MILE.
							TXIOP	NO FINDINGS WITHIN 1/2 MILE.
							BRNFD	NO FINDINGS WITHIN 1/2 MILE.
							DRYC	NO FINDINGS WITHIN 1/2 MILE.
							IRUST	NO FINDINGS WITHIN 1/4 MILE.
.14								
	N E	TXSPILL	5	LAWRENCE & GALINDO ST., AUSTIN	AUSTIN			CITY OF AUSTIN
	N E	TXSPILL	5	LAWRENCE & GALINDO ST., AUSTIN	AUSTIN			CITY OF AUSTIN
.47								
	S E	TXLF	3	1340 AIRPORT COMMERCE DR STE 3300	TRAVIS			ROUND2 INC.
.49								
	N E	TXLUST	4	809 VARGAS RD	AUSTIN			VARGAS FOOD STORE
.8								
	N E	TXLF	2	1111 OLD BASTROP HWY AUSTIN, TX 787	TRAVIS			SB WINGFIELD LANDFILL
	N E	TXLF	2	1111 OLD BASTROP HWY AUSTIN, TX 787	TRAVIS			HARMON PROPERTIES LANDFILL
.8								
	N E	TXLF	1	751 BASTROP HWY AUSTIN, TX 78746-	TRAVIS			AUSTIN LIQUID DISPOSAL LIQUID WA

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**NPL****National Priority List**

NPL is a priority subset of the CERCLIS list. (See CERCLIS, below) The Cerclis list was created by the Comprehensive Environmental Response, Compensation and Liability Acts (CERCLA) need to track contaminated sites. CERCLA was enacted on 12/11/80, and amended by the Superfund Amendments and Reauthorization Act of 1986. These acts established broad authority for the government to respond to problems posed by the release, or threat of release of hazardous substances, pollutants, or contaminants. CERCLA also imposed liability on those responsible for releases and provided the authority for the government to undertake enforcement and abatement action against responsible parties. Institutional/Engineering Controls searched. Delisted NPL sites are included.

*Source: United States Environmental Protection Agency (EPA)*

**Database:** NPL

**Site:** No findings within one mile.

**Distance:** 0

**Address:**

**Zip Code:**

**City:**

---

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

CERCLIS is the official repository for site and non-site specific Superfund data in support of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). It contains information on hazardous waste site assessment and remediation from 1983 to the present. CERCLIS information is used to report official Superfund accomplishments to Congress and the public, assist EPA Regional and Headquarters managers in evaluating the status and progress of site cleanup actions, track Superfund Comprehensive Accomplishments Plan (SCAP), and communicate planned activities and budgets. Institutional/Engineering Controls searched.

*Source: United States Environmental Protection Agency (EPA)*

**Database:** CERCLIS

**Site:** No findings within 1/2 mile.

**Distance:** 0

**Address:**

**Zip Code:**

**City:**



---

## **NFRAP**

### **No Further Remedial Action Planned**

NFRAP Sites indicate a CERCLIS site that was designated "No further remedial action planned" by the EPA February 1995. Institutional/Engineering Controls searched.

*Source: United States Environmental Protection Agency (EPA)*

**Database:** NFRAP

**Site:** No findings within 1/2 mile.

**Distance:** 0

**Address:**

**Zip Code:**

**City:**

---

## **RCRA TSD**

### **Resource Conservation and Recovery Information System - Treatment Storage or Disposal**

Resource Conservation and Recovery Information System (RCRIS) Under the Resource Conservation and Recovery Act (RCRA), generators, transporters, treaters, storers, and disposers of hazardous waste as defined by the federally recognized hazardous waste are required to provide information concerning their activities to state environmental agencies, who in turn provide the information to regional and national U.S. EPA offices. The RCRA TSD (Treatment Storage or Disposal) is a subset of the RCRIS list. RCRA TSD tracks facilities that fall under the Treatment Storage or Disposal classification.

*Source: United States Environmental Protection Agency (EPA)*

**Database:** RCRA TSD

**Site:** No findings within one mile.

**Distance:** 0

**Address:**

**Zip Code:**

**City:**

---

## **CORRACT**

### Corrective Action

CORRACT lists RCRIS (Resource Conservation and Recovery Information System) sites that are currently under corrective action. Institutional/Engineering Controls searched.

*Source: United States Environmental Protection Agency (EPA)*

**Database:** CORRACT

**Site:** No findings within one mile.

**Distance:** 0

**Address:**

**Zip Code:**

**City:**

---

## **RCRA-G**

### Resource Conservation and Recovery Information System - Generators

Resource Conservation and Recovery Information System (RCRIS) Under the Resource Conservation and Recovery Act (RCRA), generators, transporters, treaters, storers, and disposers of hazardous waste as defined by the federally recognized hazardous waste, are required to provide information concerning their activities to state environmental agencies, who in turn provide the information to regional and national U.S. EPA offices. The RCRA-G (Generators) list is a subset of the RCRIS list. RCRA-G tracks facilities that fall under the generators or transporters classification.

*CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS (CESQG) produce less than 100 kg per month of hazardous waste. SMALL QUANTITY GENERATORS (SQG) produce at least 100 kg per month but less than 1000 kg per month of hazardous waste. LARGE QUANTITY GENERATORS (LQG) produce at least 1000 kg per month of hazardous waste. Source: United States Environmental Protection Agency (EPA)*

**Database:** RCRA-G

**Site:** No findings within 1/4 mile.

**Distance:** 0

**Address:**

**Zip Code:**

**City:**

---

**ERNS****Emergency Response Notification System**

ERNS supports the release notification requirements of section 103 of the Comprehensive Environmental Response Compensation, and Liability Act (CERCLA), as amended; section 311 of the Clean Water Act; and sections 300.51 and 300.65 of the National Oil and Hazardous Substances Contingency Plan. Additionally, ERNS serves as a mechanism to document and verify incident-location information as initially reported, and is utilized as a direct source of easily accessible data, needed for analyzing oil and hazardous substances spills.

*Source: National Response Center (NRC)*

**Database:** ERNS

**Site:** No findings within 1/4 mile.

**Distance:** 0

**Address:**

**Zip Code:**

**City:**

---

**TXVCP****Texas Voluntary Cleanup Program**

Created under HB 2296, The Voluntary Cleanup Program (VCP) was established on 09/01/95 to provide administrative, technical, and legal reasons to promote the cleanup of tainted sites in Texas. Since future lenders and landowners get protection from liability to the State of Texas for cleanup of sites under the VCP, most of the constraints for completing real estate deals at those sites are removed. As a result, many unused or under used sites may be restored to economically productive or community beneficial uses. After cleanup, the parties get a certificate of completion from the TCEQ which states that all lenders and future land owners who are not PRP's are free from all liability to the State. Institutional/Engineering Controls searched.

*Parts of the above description were taken from the TCEQ/VCP Website (<http://www.TCEQ.state.tx.us/permitting/remed/vcp/>). The investigation phases are listed as INVESTIGATION, REMEDIATION, POST-CLOSURE, and COMPLETE. Contaminant Categories (PERC and BTEX). Source: Texas Commission on Environmental Quality (TCEQ)*

**Database:** TXVCP

**Site:** No findings within 1/2 mile.

**Distance:** 0

**Address:**

**Zip Code:**

**City:**

---

**TXIOP****Innocent Owner/Operator Program**

The TX IOP, created by House Bill 2776 of the 75th Leg, provides a cert. to an innocent owner or operator if their property is contaminated as a result of a release or migration of contaminants from a source or sources not loc. on the prop., and they did not cause or contribute to the source or sources of contamination. Like the TxVCP Prog., the IOP can be used as a redevelopment tool or as a tool to add value to a contaminated prop. by providing an Innocent Owner/Operator Certificate (IOC). However, unlike the VCP release of liability, IOCs are not trans. to future owners/oper's. Future owners/oper's are eligible to enter the IOP and may rec. an IOC only after they become an owner or operator of the site.

*The above description were taken from the TCEQ/IOP Website  
(<http://www.TCEQ.state.tx.us/permitting/remed/vcp/iop.html>).  
Source: Texas Commission on Environmental Quality (TCEQ)*

**Database:** TXIOP

**Site:** No findings within 1/2 mile.

**Distance:** 0

**Address:**

**Zip Code:**

**City:**

---

**TXSSF****Texas State Superfund**

The Texas State Superfund database is a list of sites that the State of Texas has identified for investigation or remediation. Texas State Superfund sites are reviewed for potential upgrading to Comprehensive Environmental Response, Compensation, and Liability Information System status by the federal Environmental Protection Agency. Institutional/Engineering Controls searched.

*Source: Texas Commission on Environmental Quality (TCEQ)*

**Database:** TXSSF

**Site:** No findings within one mile.

**Distance:** 0

**Address:**

**Zip Code:**

**City:**

---

**TXLF****TCEQ Solid Waste Facilities**

Texas Commission on Environmental Quality (TCEQ) Requires municipalities and counties to report known active and inactive landfills. Texas Landfills is a listing of solid waste facilities registered and tracked by the TCEQ Solid waste division. The facilities tracked include solid waste disposal sites as well as transfer stations and processing stations.

*Source: Texas Commission on Environmental Quality (TCEQ)*

**3****Database:** TXLF**Site:** ROUND2 INC.**Distance:** 0.471 SE**Address:** 1340 AIRPORT COMMERCE DR STE 3300 AUSTIN, TX 78741-6831**Zip Code:****City:** TRAVIS

Site ID: 100312 - Permit app. received date: 5/19/2011. Facility type: 5RR-RESOURCE RECOVERY/RECYCLING FACILITY. Site status: ACTIVE, Permit status: ISSUED, Business type: BUSINESS, Permitted acreage: NA, Population served: Unknown, Area served: TRAVIS COUNTY. Tons per day: NA, Yards per day: NA, Estimated closing date: Unknown. App. name, address, phone number: Unknown, Unknown, N/A.

---

**2****Database:** TXLF**Site:** SB WINGFIELD LANDFILL**Distance:** 0.795 NE**Address:** 1111 OLD BASTROP HWY AUSTIN, TX 78742-2632**Zip Code:****City:** TRAVIS

Site ID: 1390 - Permit app. received date: Unknown. Facility type: 1-SANITARY LANDFILL, DAILY COVER REQUIRED (POPULATION EQUIVALENT SERVED EXCEEDS 5,000 PEOPLE). Site status: CLOSED, Permit status: ISSUED, Business type: INDIVIDUAL, Permitted acreage: 18, Population served: 500, Area served: AUSTIN. Tons per day: 10, Yards per day: Unknown, Estimated closing date: 5/1/1982. App. name, address, phone number: CN601410996, WINGFIELD, SB, 1111 OLD BASTROP HWY AUSTIN, TX 78742-2632, (512) 385 - 3770.

Site ID: 1569 - Permit app. received date: Unknown. Facility type: 3-SANITARY LANDFILL, MONTHLY COVER REQUIRED (POPULATION EQUIVALENT SERVED IS LESS THAN 1,500 PEOPLE). Site status: CLOSED, Permit status: REVOKED, Business type: 03, Permitted acreage: 27.67, Population served: 500, Area served: Unknown. Tons per day: 10, Yards per day: Unknown, Estimated closing date: 1/1/1988. App. name, address, phone number: CN600712426, Harmon Properties, 4708 N IH 35 AUSTIN, TX 78751-3402, (512) 459 - 7668.



**1**

**Database:** TXLF

**Site:** AUSTIN LIQUID DISPOSAL LIQUID WASTE PROCESSING FACILITY

**Distance:** 0.804 NE

**Address:** 751 BASTROP HWY AUSTIN, TX 78746-

**Zip Code:**

**City:** TRAVIS

Site ID: 1324 - Permit app. received date: Unknown. Facility type: 5GG-GREASE AND GRIT TRAP WASTE PROCESSING FACILITY. Site status: INACTIVE, Permit status: REVOKED, Business type: INDIVIDUAL, Permitted acreage: 1, Population served: 350000, Area served: AUSTIN AREA. Tons per day: 29, Yards per day: Unknown, Estimated closing date: Unknown. App. name, address, phone number: Unknown, Unknown, N/A.

## LFUN

### Unauthorized and Unpermitted Landfill Sites

Unauthorized sites have no permit and are considered abandoned. All information about these sites was compiled by Southwest Texas State University under contract with TCEQ and is based on a search of publicly available records.

*Source: Texas Commission on Environmental Quality (TCEQ)*

**Database:** LFUN

**Site:** No findings within 1/2 mile.

**Distance:** 0

**Address:**

**Zip Code:**

**City:**

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**TXLUST****Leaking Underground Storage Tanks**

State lists of leaking underground storage tank sites. Section 9003(h) of Subtitle I of RCRA gives EPA and states, under cooperative agreements with EPA, authority to clean up releases from UST systems or require owners and operators to do so.

*Source: Texas Commission on Environmental Quality (TCEQ)*

**4****Database:** TXLUST**Site:** VARGAS FOOD STORE**Distance:** 0.493 NE**Address:** 809 VARGAS RD**Zip Code:** 78741**City:** AUSTIN

Facility ID: 0029356, LPST ID: 096413, Facility Owner: OLIVER SECOND FAMILY LTD. Priority: PRIORITY: 4.1 - GW IMPACTED, NO APPARENT THREATS OR IMPACTS TO RECEPTORS. Status: 6A - FINAL CONCURRENCE ISSUED, CASE CLOSED. Program: 1P - JAF. Date Reported: 8/1/1990, Closure Date: Unknown.

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**TXUST****Texas Underground Storage Tanks**

Underground Storage Tanks - Permitted underground storage tanks tracked and maintained by the Texas Commission on Environmental Quality (TCEQ).

*Source: Texas Commission on Environmental Quality (TCEQ)*

**Database:** TXUST**Site:** No findings within 1/4 mile.**Distance:** 0**Address:****Zip Code:****City:**

---

**TXAST****Texas Above Ground Storage Tanks**

Aboveground Storage Tanks - Permitted aboveground storage tanks tracked and maintained by the Texas Commission on Environmental Quality (TCEQ).

*Source: Texas Commission on Environmental Quality (TCEQ)*

**Database:** TXAST

**Site:** No findings within 1/4 mile.

**Distance:** 0

**Address:**

**Zip Code:**

**City:**

---

**TXSPILL****Texas Spills List**

Texas Commission on Environmental Quality (TCEQ) tracks cases where emergency response is needed for cleanup of toxic substances.

*Source: Texas Commission on Environmental Quality (TCEQ)*

**5**

**Database:** TXSPILL

**Site:** CITY OF AUSTIN

**Distance:** 0.141 NE

**Address:** LAWRENCE & GALINDO ST., AUSTIN

**Zip Code:** 99999

**City:** AUSTIN

Date of Spill: 6/14/94 - Notification Date: 6/14/94. Material Spilled: RAW SEWAGE. Amount of material spilled: UNK GAL. class of spill: Other Pollutant. The cleanup status is: none . The type of media affected is not specified. The basin where the spill occurred: COLORADO.

---

Date of Spill: 6/14/94 - Notification Date: 6/14/94. Material Spilled: RAW SEWAGE. Amount of material spilled: UNK LBS. class of spill: hazardous material - minor. The cleanup status is: inadequate . The type of media affected is not specified. The basin where the spill occurred: COLORADO RIVER.

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## **BRNFD**

### Brownfield

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Institutional/Engineering Controls searched.

*Source: Texas Commission on Environmental Quality (TCEQ)*

**Database:** BRNFD

**Site:** No findings within 1/2 mile.

**Distance:** 0

**Address:**

**Zip Code:**

**City:**

---

## **DRYC**

### Dry Cleaner

House Bill 1366 requires all dry cleaning drop stations and facilities in Texas to register with Texas Commission on Environmental Quality (TCEQ) and implement new performance standards at their facilities as appropriate. It also requires distributors of dry cleaning solvents to collect fees on the sale of dry cleaning solvents at certain facilities.

*Source: Texas Commission on Environmental Quality (TCEQ)*

**Database:** DRYC

**Site:** No findings within 1/2 mile.

**Distance:** 0

**Address:**

**Zip Code:**

**City:**

---

## **IRUST**

### Indian Reservation Underground Storage Tanks

All Appropriate Inquiries (AAI) rule has requested that Underground Storage Tanks on Indian Land be included in any ESA that is affected. Permitted Underground Storage Tanks on Indian Land are tracked and maintained by the EPA.

*Source: United States Environmental Protection Agency (EPA)*

**Database:** IRUST

**Site:** No findings within 1/4 mile.

**Distance:** 0

**Address:**

**Zip Code:**

**City:**

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# TelALL Zip Index

The following zip codes, are the zip codes that TelALL used for generating the preceding report. The information is provided to help our customers make the most thorough data evaluation possible. Lat/Lon. info is provided to assist in locating sites. Lat/Lon info that is listed as "0" indicates that the site has not been geocoded. This does not indicate that the site is an orphan or was not evaluated by TelALL's research personnel.



## Database count for 78617

ERNS	5	RCRA-G	4	TXAST	22
TXLUST	8	TXSPILL	24	TXUST	58
TXVCP	1				

FACZIP	DATABASE	SITENAME	ADDRESS	CITY	LATITUDE	LONGITUDE
78617	ERNS	CITY OF AUSTIN (AUSTIN ENERG	1101 FALWELL LANE	DELL VALLEY	0	0
		JASMINES	2440 HWY 71 EAST	DEL VALLE	0	0
		OHM REMEDIATION SERV CORP	BURGSTROM AIR FORCE BASE	AUSTIN	0	0
		PRIVATE CITIZEN	2815 HWY 71 EAST LOT NO.60	DEAL VALLE	0	0
		RECON SERVICES INC	MOORE RD / MAHA LOOP RD & FM 8	AUSTIN	0	0
	RCRA-G	FRANKS WASTE OIL SERVICE	6210 FM 973	DEL VALLE	30.167276	-97.6594052
		SAND HILL ENERGY CENTER	1101 FALLWELL LN	DEL VALLE	30.210325	-97.5985115
		SOUTH AUSTIN REGIONAL WAST	1017 FALLWELL LN	DEL VALLE	30.206245	-97.633165
		TORRES TRUCKING	4001 BURCH DRIVE	DEL VALLE	30.192208	-97.60189
	TXAST	973 MATERIALS	6005 FM 973	DEL VALLE	0	0
		A & R DEMOLITION	13201 FM 812	DEL VALLE	0	0
		ABIA ARMED FORCES RESERVE	5102 EMMA BROWNING AVE	DEL VALLE		
			5102 EMMA BROWNING AVE	DEL VALLE		
			5102 EMMA BROWNING AVE	DEL VALLE		
		AIRPORT FAST PARK	2300 SPIRIT OF TEXAS DR	DEL VALLE	29.857664	-95.3006165
		BROWNING-FERRIS	3424 FM 973	DEL VALLE	30.200531	-97.640728
			3424 FM 973	DEL VALLE	30.200531	-97.640728
		DE-ANDA TRUCKING	6301 NAVARRO CREEK RD	DEL VALLE	32.813049	-96.830921
		DEL VALLE ISD	2454 CARDINAL LOOP	DEL VALLE	30.214441	-97.6553485
			2454 CARDINAL LOOP	DEL VALLE	30.214441	-97.6553485
			2454 CARDINAL LOOP	DEL VALLE	30.214441	-97.6553485
		DEL VALLE PLANT	2935 HIGHWAY 71 E	DEL VALLE	31.983968	-102.108647
			2935 HIGHWAY 71 E	DEL VALLE	31.983968	-102.108647
		ELROY COUNTRY CORNER	13912 FM 812	DEL VALLE	30.120814	-97.634742
		ESTRELLA TRUCKING	7910 D G COLLINS RD	DEL VALLE	29.768216	-95.400686
			7910 D G COLLINS RD	DEL VALLE	29.768216	-95.400686
		GARFIELD PIT	5451 HIGHWAY 71 E	DEL VALLE	0	0
		H&H FORADORY CONSTRUCTION	9220 BURKLUND FARMS RD	DEL VALLE	0	0
		ONION CREEK GRAVEL BASE	10212 BURLESON RD	DEL VALLE	32.166762	-94.7864146
		SOUTH 1255	10212A BURLESON RD	DEL VALLE	28.673991	-96.4520315
		TXI AGGREGATES GARFIELD	3901 NORWOOD LN	DEL VALLE	0	0
	TXLUST	CIRCLE K 1738	E HWY 71 E BEN WHITE BLVD @ FM	DEL VALLE	0	0
		DEL VALLE GROCERY	3148 BASTROP HWY	DEL VALLE	30.203576	-97.641808
		DEL VALLE ISD	2407 SHAPARD LN	DEL VALLE	30.214441	-97.6553485
		NIKE BATTERY BG 40	FM 2430	ELROY	0	0
		OLE BROWN STORE	HWY 71	DEL VALLE	30.209003	-97.649563
		SHOPPERS MART 6	2453 BASTROP HWY	AUSTIN	0	0
			BASTROP HWY	AUSTIN	0	0
		TRIANGLE GROCERY QUICKIE PI	13000 FM 812	ELROY	0	0
	TXSPILL	AQUA WSC	Plant is located approx. 0.8 mi. S of the i	DEL VALLE	0	0
			Plant is located approx. 0.8 mi. S of the i	DEL VALLE	0	0
			Plant is located approx. 0.8 mi. S of the i	DEL VALLE	0	0
			Plant is located approx. 0.8 mi. S of the i	DEL VALLE	0	0
			Plant is located approx. 0.8 mi. S of the i	DEL VALLE	0	0
			Plant is located approx. 0.8 mi. S of the i	DEL VALLE	0	0

**Database count for 78617**

ERNS	5	RCRA-G	4	TXAST	22
TXLUST	8	TXSPILL	24	TXUST	58
TXVCP	1				

FACZIP	DATABASE	SITENAME	ADDRESS	CITY	LATITUDE	LONGITUDE
78617	TXSPILL	AUSTIN ENERGY	13005 Fallwell Lane	DEL VALLE	30.222813	-97.5985194
		BFI WASTE SYSTEMS	BRAKER AND DESSAU LANE, AUSTI	AUSTIN	0	0
		Browning Ferris Inc.	Sonny's RV Park, 1 mi. N. of Lexington	Del Valley	0	0
		CIRCUIT OF THE AMERICAS LLC	FORMULA 1 UNITED STATES	DEL VALLE	0	0
		CITY OF AUSTIN DBA AUSTIN ENE	13005 Fallwell Lane	DEL VALLE	0	0
		CONTRERAS EDGAR	CONTRERAS EDGAR	DEL VALLE	0	0
		GENERIC INCIDENT PRINCIPAL	GENERIC INCIDENT ZIP CODE 78617	DEL VALLE	0	0
			GENERIC INCIDENT ZIP CODE 78617	DEL VALLE	0	0
			GENERIC INCIDENT ZIP CODE 78617	DEL VALLE	0	0
			GENERIC INCIDENT ZIP CODE 78617	DEL VALLE	0	0
			GENERIC INCIDENT ZIP CODE 78617	DEL VALLE	0	0
			GENERIC INCIDENT ZIP CODE 78617	DEL VALLE	0	0
		Not Given	General Delivery		0	0
		RECON SERVICES INC	PORTABLEFROM THE INTERSECTI	DEL VALLE	0	0
		RED RIVER SERVICE CORPORATI	GENERIC INCIDENT ZIP CODE 78617	DEL VALLE	0	0
		ROBERT MONY	ROBERT MONY PROPERTY, 1.5 MI S	DEL VALLE	0	0
		TEXAS DEPARTMENT OF TRANSP	GENERIC INCIDENT ZIP CODE 78617	DEL VALLE	0	0
		TRAVIS COUNTY	TRAVIS COUNTY CORRECTIONAL F	DEL VALLE	0	0
	TXUST	7-ELEVEN STORE 36560	3208 HIGHWAY 71 E	DEL VALLE	30.202445	-97.639249
			3208 HIGHWAY 71 E	DEL VALLE	30.202445	-97.639249
			3208 HIGHWAY 71 E	DEL VALLE	30.202445	-97.639249
		AIRPORT EXPRESS	2511 HIGHWAY 71 E	DEL VALLE	30.213195	-97.6579469
			2511 HIGHWAY 71 E	DEL VALLE	30.213195	-97.6579469
			2511 HIGHWAY 71 E	DEL VALLE	30.213195	-97.6579469
		BREAD BASKET	5200 ROSS RD	DEL VALLE	0	0
		BREAD BASKET MERCADO	2920 FM 812	DEL VALLE	30.101486	-97.607575
			2920 FM 812	DEL VALLE	30.101486	-97.607575
		BREAD BASKET TEXACO	12800 PEARCE LN # A	DEL VALLE	30.169486	-97.621838
			12800 PEARCE LN # A	DEL VALLE	30.169486	-97.621838
		BROWNING-FERRIS	3424 FM 973	DEL VALLE	30.200531	-97.640728
		CIRCLE K STORE 2704675	2453 HIGHWAY 71 E	DEL VALLE	30.215584	-97.6634085
			2453 HIGHWAY 71 E	DEL VALLE	30.215584	-97.6634085
			2453 HIGHWAY 71 E	DEL VALLE	30.215584	-97.6634085
			2453 HIGHWAY 71 E	DEL VALLE	30.215584	-97.6634085
		DEL VALLE GROCERY	3148 HIGHWAY 71 E	DEL VALLE	30.203576	-97.641808
			3148 HIGHWAY 71 E	DEL VALLE	30.203576	-97.641808
			3148 HIGHWAY 71 E	DEL VALLE	30.203576	-97.641808
			3148 HIGHWAY 71 E	DEL VALLE	30.203576	-97.641808
			3148 HIGHWAY 71 E	DEL VALLE	30.203576	-97.641808
		DEL VALLE ISD	2454 CARDINAL LOOP	DEL VALLE	30.214441	-97.6553485
			2454 CARDINAL LOOP	DEL VALLE	30.214441	-97.6553485
			2454 CARDINAL LOOP	DEL VALLE	30.214441	-97.6553485
		ELROY COUNTRY CORNER	13912 FM 812	DEL VALLE	30.120814	-97.634742
			13912 FM 812	DEL VALLE	30.120814	-97.634742
			13912 FM 812	DEL VALLE	30.120814	-97.634742
		FAST MART 8190	2001 BASTROP HWY E	DEL VALLE	30.218677	-97.668363
			2001 BASTROP HWY E	DEL VALLE	30.218677	-97.668363
			2001 BASTROP HWY E	DEL VALLE	30.218677	-97.668363
		FORADORYS GROCERY	5326 HIGHWAY 71 E	DEL VALLE	30.183904	-97.544808
			5326 HIGHWAY 71 E	DEL VALLE	30.183904	-97.544808

**Database count for 78617**

ERNS	5	RCRA-G	4	TXAST	22
TXLUST	8	TXSPILL	24	TXUST	58
TXVCP	1				

FACZIP	DATABASE	SITENAME	ADDRESS	CITY	LATITUDE	LONGITUDE
<b>78617</b>	TXUST	FORADORYS GROCERY	5326 HIGHWAY 71 E	DEL VALLE	30.183904	-97.544808
			5326 HIGHWAY 71 E	DEL VALLE	30.183904	-97.544808
		FORMULA MARKET	7200 ELROY RD	DEL VALLE		
			7200 ELROY RD	DEL VALLE	0	0
		GARFIELD MARKET	5300 HIGHWAY 71 E	DEL VALLE	30.183577	-97.5431584
			5300 HIGHWAY 71 E	DEL VALLE	30.183577	-97.5431584
			5300 HIGHWAY 71 E	DEL VALLE	30.183577	-97.5431584
			5300 HIGHWAY 71 E	DEL VALLE	30.183577	-97.5431584
		HIGHWAY FOOD MART	4535 HIGHWAY 71 E	DEL VALLE	30.186746	-97.6064089
			4535 HIGHWAY 71 E	DEL VALLE	30.186746	-97.6064089
		HWY 71 FOOD & FUEL	2777 HIGHWAY 71 E	DEL VALLE	30.21016	-97.651852
			2777 HIGHWAY 71 E	DEL VALLE	30.21016	-97.651852
			2777 HIGHWAY 71 E	DEL VALLE	30.21016	-97.651852
		RAYMOND RAMSEY & JERRY R R	2415 BASTROP HWY E	DEL VALLE	30.21564	-97.6635101
			2415 BASTROP HWY E	DEL VALLE	30.21564	-97.6635101
			2415 BASTROP HWY E	DEL VALLE	30.21564	-97.6635101
		TRAVIS COUNTY CORRECTIONAL	3614 BILL PRICE RD	DEL VALLE	30.195972	-97.6455263
			3614 BILL PRICE RD	DEL VALLE	30.195972	-97.6455263
			3614 BILL PRICE RD	DEL VALLE	30.195972	-97.6455263
			3614 BILL PRICE RD	DEL VALLE	30.195972	-97.6455263
			3614 BILL PRICE RD	DEL VALLE	30.195972	-97.6455263
		TRIANGLE GROCERY	13000 FM 812	DEL VALLE	30.130059	-97.64341
			13000 FM 812	DEL VALLE	30.130059	-97.64341
			13000 FM 812	DEL VALLE	30.130059	-97.64341
			13000 FM 812	DEL VALLE	30.130059	-97.64341
			13000 FM 812	DEL VALLE	30.130059	-97.64341
	TXVCP	Former Airport Exxon	2511 State Hwy 71	Austin	30.213215	-97.657959

**Database count for 78702**

BRNFD	7	CERCLIS	5	DRYC	4
ERNS	11	NFRAP	5	RCRA-G	13
TXAST	31	TXIOP	4	TXLUST	45
TXSPILL	37	TXUST	368	TXVCP	17

FACZIP	DATABASE	SITENAME	ADDRESS	CITY	LATITUDE	LONGITUDE
<b>78702</b>	<i>BRNFD</i>	12th E St 3101 Austin Housing Finan	3101 E 12th Street	Austin	30.276023	-97.70215
		12th E St 3107 Austin Housing Finan	3107 E 12th Street	Austin	30.276055	-97.701964
		12th E St 3111 Austin Housing Finan	3111 E 12th Street	Austin	30.276078	-97.701778
		Downtown Railyard Property	800 E 4th St., E 5th St. 78702	Austin	30.26378	-97.734787
		East Austin	78702, 78722, 78723, 78721	Austin	30.296055	-97.721535
		Festival Beach Food Forest	35 Waller St	Austin	30.254763	-97.7349188
	<i>CERCLIS</i>	Goodwin Webberville	2711 Goodwin Avenue & 1126 Tillery	Austin	30.269578	-97.7005339
		AUSTIN GAS LIGHT COMPANY	300 MEDINA STREET	AUSTIN	30.262476	-97.733163
		BURNUP & SIMS OF TX INC	2700 E 5TH ST	AUSTIN	30.257214	-97.7128885
		CLEVEPAK CORP	1700 E 4TH ST	AUSTIN	30.260827	-97.724728
		ROBERT R HAMMOND & ASSOCIA	4600 EAST 5TH STREET	AUSTIN	30.254062	-97.702094
		WINN'S STORES INC	4343 N PANAM EXPRESSWAY	SAN ANTONIO	29.453804	-98.4153781
	<i>DRYC</i>	AIRPORT CLEANERS II	1112 AIRPORT BLVD	AUSTIN	30.263147	-97.694792
		ATLAS CLEANERS 1	1107 E 6TH ST	AUSTIN	30.264689	-97.731343
		AUSTIN CLEANERS	1110 E CESAR CHAVEZ ST	AUSTIN	30.260113	-97.7329736
		ESTRADAS CLEANERS & FORMAL	2618 E 7TH ST	AUSTIN	30.260981	-97.711841
	<i>ERNS</i>	ARNOLD OIL COMPANY	1617 EAST 6TH STREET	AUSTIN	0	0
			1617 EAST 6TH STREET	AUSTIN	0	0
		AUSTIN ENERGY	2401 HOLLY STREET	AUSTIN	30.251111	-97.7205556
		BORDEN DAIRY	71 STRANDMAN COVE	AUSTIN	0	0
		BORDEN SUPERIOR CO	71 STRANDMAN COVE	AUSTIN	0	0
		CITY OF AUSTIN ELECT UTIL	CORNER OF PLEASANT VALLEY & C	AUSTIN	0	0
		CITY OF AUSTIN POWER PLAN	HOLLY ST. POWER PLANT	AUSTIN	0	0
		PETRO CHEMICAL TRANSPORT	US HWY 183S AT CARMORON RD	AUSTIN	0	0
			US HWY 183S AT CARMORON RD	AUSTIN	0	0
		UNKNOWN	3308 KAY ST	AUSTIN	0	0
		WOODEN	4712 BOLM RD	AUSTIN	0	0
	<i>NFRAP</i>	AUSTIN GAS LIGHT COMPANY	300 MEDINA STREET	AUSTIN	30.262476	-97.733163
		BURNUP & SIMS OF TX INC	2700 E 5TH ST	AUSTIN	30.257506	-97.712769
		CLEVEPAK CORP	1700 E 4TH ST	AUSTIN	30.260827	-97.724728
		ROBERT R HAMMOND & ASSOCIA	4600 EAST 5TH STREET	AUSTIN	30.254062	-97.702094
		WINN'S STORES INC	4343 N PANAM EXPRESSWAY	SAN ANTONIO	29.453786	-98.4153568
	<i>RCRA-G</i>	BEAMAN METAL COMPANY INC	3409 E 5TH STREET	AUSTIN	30.254805	-97.704755
		CAPITAL METROPOLITAN TRANS	2910 E 5TH ST	AUSTIN	30.256472	-97.70987
		CVS PHARMACY 6863	1105 N IH 35	AUSTIN	30.270821	-97.732292
		FAMILY DOLLAR #2739	2765 E. 7TH ST	AUSTIN	30.259446	-97.7103529
		GOLDFINGER	1804 CHICON	AUSTIN	30.279019	-97.7211781
		HALL LEVEL	1404 E 5TH ST	AUSTIN	30.262690	-97.7284693
		HD SUPPLY CONSTRUCTION SUP	20 STRANDTMAN CV	AUSTIN	30.24973	-97.695864
		HOLLY STREET POWER PLANT	2401 HOLLY ST	AUSTIN	30.250262	-97.720121
		HOWARD SYSTEMS CORP	2700 E 6TH ST	AUSTIN	30.258379	-97.7130149
		LONE STAR FOUNDRIES INC - PU	2110 E 4TH ST	AUSTIN	30.258965	-97.720916
		NATIONAL COATINGS & SUPPLIE	1400 E. 5TH ST., STE. A	AUSTIN	30.262845	-97.7289087
		PLAZA SALTILLO	800 E 4TH ST	AUSTIN	0	0
		RECYCLED ENGINE COOLANT IN	757 SHADY LANE	AUSTIN	30.255167	-97.6961993
	<i>TXAST</i>	183 S PROJ FIELD OFC & LAYDO	6301 1/2 LEVANDER LOOP	AUSTIN		
			6301 1/2 LEVANDER LOOP	AUSTIN		
			6301 1/2 LEVANDER LOOP	AUSTIN		
		ALPHEUS DATA SERVICES AUSTI	1905 E 6TH ST	AUSTIN		
			1905 E 6TH ST	AUSTIN		

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BRNFD	7	CERCLIS	5	DRYC	4
ERNS	11	NFRAP	5	RCRA-G	13
TXAST	31	TXIOP	4	TXLUST	45
TXSPILL	37	TXUST	368	TXVCP	17

FACZIP	DATABASE	SITENAME	ADDRESS	CITY	LATITUDE	LONGITUDE
78702	TXAST	ALPHEUS DATA SERVICES AUSTI	1905 E 6TH ST	AUSTIN		
			1905 E 6TH ST	AUSTIN		
	TXAST	H RICHARDS OIL	2915 E CESAR CHAVEZ ST	AUSTIN	30.251715	-97.711929
			2915 E CESAR CHAVEZ ST	AUSTIN	30.251715	-97.711929
			2915 E CESAR CHAVEZ ST	AUSTIN	30.251715	-97.711929
			2915 E CESAR CHAVEZ ST	AUSTIN	30.251715	-97.711929
			2915 E CESAR CHAVEZ ST	AUSTIN	30.251715	-97.711929
			2915 E CESAR CHAVEZ ST	AUSTIN	30.251715	-97.711929
			2915 E CESAR CHAVEZ ST	AUSTIN	30.251715	-97.711929
			2915 E CESAR CHAVEZ ST	AUSTIN	30.251715	-97.711929
			2915 E CESAR CHAVEZ ST	AUSTIN	30.251715	-97.711929
			2915 E CESAR CHAVEZ ST	AUSTIN	30.251715	-97.711929
			2915 E CESAR CHAVEZ ST	AUSTIN	30.251715	-97.711929
	TXAST	HOSTWAY SERVICES	501 WALLER ST	AUSTIN	0	0
		PROPERTY H167	5011 E 1ST ST	AUSTIN	29.822331	-95.52226
			5011 E 1ST ST	AUSTIN	29.822331	-95.52226
			5011 E 1ST ST	AUSTIN	29.822331	-95.52226
			5011 E 1ST ST	AUSTIN	29.822331	-95.52226
			5011 E 1ST ST	AUSTIN	29.822331	-95.52226
	TXAST	RICON PRODUCTS	705 GUNTER ST	AUSTIN	34.538531	-101.776417
			705 GUNTER ST	AUSTIN	34.538531	-101.776417
			705 GUNTER ST	AUSTIN	34.538531	-101.776417
			705 GUNTER ST	AUSTIN	34.538531	-101.776417
	TXAST	STAR SHUTTLE & CHARTER	1135 GUNTER ST STE 102	AUSTIN	30.2671	-97.696894
		TEXAS CONTRACTOR SUPPLY	20 STRANDTMAN CV	AUSTIN	33.894701	-98.5275608
			20 STRANDTMAN CV	AUSTIN	33.894701	-98.5275608
	TXIOP	1903 E 13TH ST	1903 E 13TH ST	AUSTIN	30.274538	-97.71972
		H Richards Oil Company	2913 East Cesar Chavez	Austin	30.252597	-97.7116833
		Pan American Recreation Center	2100 East 3rd Street	Austin	30.257945	-97.7207412
	TXLUST	TWO STORY OFFICE BUILDING	1165 AIRPORT BLVD	AUSTIN	30.274843	-97.6980247
		ALLIED SALES OLD TOM FAIREY	5005 7TH STREET	AUSTIN	30.253262	-97.699142
		AUSTEX SERVICE STATION EQU	FM 969	AUSTIN	0	0
		AUSTIN METAL & IRON CO INC	301 SAN MARCOS ST	AUSTIN	0	0
		AUSTIN READY MIX EAST PLANT	825 ED BLUESTEIN BLVD	AUSTIN	0	0
		AUSTIN SHELL 411	814 E 7TH ST	AUSTIN	30.266453	-97.7333965
		BAK2 PROPERTY	1710 EAST 2ND ST	AUSTIN	30.258739	-97.725354
		BFI WASTE SYSTEMS NORTH AM	4712 BOLM RD	AUSTIN	30.261445	-97.6967426
		BROWN DISTRIBUTING CO INC	411 CHICON ST	AUSTIN	30.259817	-97.721942
		CAPITAL METRO TRANS AUTHORI	505 N PLEASANT VALLEY RD	AUSTIN	0	0
		CIRCLE K 5255	3625 BEE CAVES RD	AUSTIN	30.296982	-97.8307551
		CITY OF AUSTIN RECREAT FACILI	2300 BLK ROSEWOOD QUICKIE PICK	AUSTIN	30.271418	-97.710482
		DIAMOND SHAMROCK 84	1140 AIRPORT BLVD	AUSTIN	30.269649	-97.6967682
		DOUBLE R 1	1149 AIRPORT	AUSTIN	30.269868	-97.6967775
		EAST TOWN MOTORS	2617 E 7TH ST	AUSTIN	30.260345	-97.7122
		EBENEZER BAPTIST CHURCH	1011 SAN MARCOS ST	AUSTIN	30.269498	-97.730663
		EXXON 6 3745	2301 E MARTIN LUTHER KING BLVD	AUSTIN	30.280419	-97.7172616
		FOREMOST PETROLEUM PETRO	51ST ST @ ROBERT MUELLER AIRP	AUSTIN	0	0
		FORMER CONCRETE CHEMICALS	411 COMAL ST VCP 1379	AUSTIN	30.261660	-97.7271693
		FORMER ESPINOZAS SVC STA	FORMER CAPITOL CITY OIL	AUSTIN	0	0
		FORMER PROPERTY H167	5011 E CESAR CHAVEZ ST	AUSTIN	0	0



**Database count for 78702**

BRNFD	7	CERCLIS	5	DRYC	4
ERNS	11	NFRAP	5	RCRA-G	13
TXAST	31	TXIOP	4	TXLUST	45
TXSPILL	37	TXUST	368	TXVCP	17

FACZIP	DATABASE	SITENAME	ADDRESS	CITY	LATITUDE	LONGITUDE
78702	TXLUST	GOVALLE FOOD STORE	1116 AIRPORT BLVD	AUSTIN	30.26652	-97.6958226
		H RICHARDS OIL CO CAPITOL CIT	2915 OR 3001 E CESAR CHAVEZ ST	AUSTIN	0	0
		HARPER LANDSCAPE	2936 E 12TH ST	AUSTIN	30.276505	-97.705294
		HOLY CROSS HOSPITAL	E MARTIN LUTHER KING	AUSTIN	0	0
		JOE DAYWOOD PROPERTY	1900 E 6TH ST	AUSTIN	30.261708	-97.7224709
		KWIK FOOD MART/IKES PICK N G	1135 AIRPORT BLVD & MANOR RD	AUSTIN	30.269439	-97.6966603
		LEPRINO FOODS	1905 6TH ST	AUSTIN	30.261658	-97.7224346
		LONGHORN INTERNATIONAL EQU	4711 E 7TH ST	AUSTIN	0	0
		MOBIL OIL CORP	1111 B SPRINGDALE RD IHW 31665	AUSTIN	0	0
		MRS BAIRDS BAKERY	701 TILLERY	AUSTIN	30.261217	-97.703398
		PICK N GO	1135 AIRPORT BLVD	AUSTIN	30.269439	-97.6966603
		QUICKIE PICKIE	1208 E 11TH ST	AUSTIN	30.268532	-97.7272774
		QUIK 7	4600 E 7TH ST	AUSTIN	30.256165	-97.701138
		REMITZ DISTRIBUTING CO	1917 EAST 7TH STREET	AUSTIN	30.262470	-97.7218141
		REYNOLDS ALUMINUM RECYCLIN	1648 E 6TH ST	AUSTIN	30.262511	-97.7245446
		SAFE WAY FARM PRODUCTS CO I	2601 E 5TH ST	AUSTIN	30.257146	-97.714094
		SAN JACINTO MOTORS	3502 E 7TH ST	AUSTIN	30.256971	-97.7030591
		SHELL OIL COMPANY RETAIL FAC	601 N IH 01	AUSTIN	30.264895	-97.734163
		SOUTHLAND CORP REDDY ICE	901 RED RIVER	AUSTIN	0	0
		SPEEDI STOP	1621 EAST 1ST STREET	AUSTIN	30.258155	-97.7275299
		SPEEDY SHOP	1905 E 12TH ST	AUSTIN	30.273793	-97.7196885
		TEXACO SHOPPERS FOOD MART	1930 E MARTIN LUTHER KING BLVD	AUSTIN	30.279917	-97.7204581
		TEXACO STATION 4	1501 E 7TH ST	AUSTIN	30.264309	-97.7271033
		TOM FAIREY CO	5005 E 7TH ST	AUSTIN	0	0
		TOVARIS ICE HOUSE	1646 E 1ST ST	AUSTIN	30.248238	-97.7555818
	TXSPILL	ANDREWS LOGISTICS INC	ARNOLD OIL OF AUSTIN	AUSTIN	0	0
		ARNOLD OIL COMPANY OF AUSTI	LONG STAR LUBRICANTS, 918 S. TE	AUSTIN	0	0
		AUSTIN & NORTHWESTERN RAIL	500 Robert T Martinez Jr St	Austin	30.259797	-97.719091
		BFI	4712 Bolm Rd	Austin	30.261751	-97.697137
		BIG RED SEVEN UP-RC BOTTLING	SPEEDY STOP CONVENIENCE STOR	AUSTIN	0	0
		BORDEN DAIRY COMPANY OF TE	BORDEN DAIRY OF TEXAS	AUSTIN	0	0
		Borden Medigo, Inc.	IH 35 North at Exit 202, San Marcos	Austin	30.2546	-97.7355
		CAPITAL METRO	APPROX 15 YARDS NE OF THE INTE	AUSTIN	0	0
		CITGO	1105 Airport Blvd	Austin	30.266077	-97.695638
			1105 Airport Blvd	Austin	30.266077	-97.695638
		CITY OF AUSTIN	1801 Pennsylvania Ave	Austin	30.271672	-97.720493
		CITY OF AUSTIN ELECTRIC	1621 Festival Beach Rd	Austin	30.2511	-97.7318
		COASTAL TRANSPORT	TEXACO 2201 WEST BEN WHITE BL	AUSTIN	30.2314	-97.7917
		COASTAL TRANSPORT CO INC	COASTAL TRANSPORT AUSTIN	AUSTIN	0	0
		CONTINENTAL WATER SYSTEMS	FACILITY AT ABOVE LOCATION	AUSTIN	0	0
		DNREWS TRANSPORT	APPROX 10 MILES N. OF LOCKHART	AUTIN	0	0
		GENERIC INCIDENT PRINCIPAL	GENERIC INCIDENT ZIP CODE 78702	AUSTIN	0	0
			GENERIC INCIDENT ZIP CODE 78702	AUSTIN	0	0
			GENERIC INCIDENT ZIP CODE 78702	AUSTIN	0	0
			GENERIC INCIDENT ZIP CODE 78702	AUSTIN	0	0
			GENERIC INCIDENT ZIP CODE 78702	AUSTIN	0	0
			GENERIC INCIDENT ZIP CODE 78702	AUSTIN	0	0
		Gifford-Hill & Company	5200 block of Bolm Road	Austin	0	0
			5200 block of Bolm Road	Austin	0	0
		GILBERT GARCIA	ABC SANDBLASTING	AUSTIN	0	0

**Database count for 78702**

BRNFD	7	CERCLIS	5	DRYC	4
ERNS	11	NFRAP	5	RCRA-G	13
TXAST	31	TXIOP	4	TXLUST	45
TXSPILL	37	TXUST	368	TXVCP	17

FACZIP	DATABASE	SITENAME	ADDRESS	CITY	LATITUDE	LONGITUDE
78702	TXSPILL	GONZALES ADAM G	ON THE NORTHWEST CORNER OF T AUSTIN		0	0
		HOLLY STREET POWER PLANT	2401 HOLLY ST.	AUTIN	30.251579	-97.720568
		LEPRINO FOODS	6633 S. PADRE ISLAND DRIVE, CORP	AUSTIN	0	0
		LIQUID ENVIRONMENTAL SOLUTI	GENERIC INCIDENT ZIP CODE 78702	AUSTIN	0	0
			LOTS 1 AND 2 AIRPORT TWO SUBDI	AUSTIN	0	0
			LOTS 1 AND 2 AIRPORT TWO SUBDI	AUSTIN	0	0
			LOTS 1 AND 2 AIRPORT TWO SUBDI	AUSTIN	0	0
		LONE STAR FOUNDRIES INC	2110 E 4th St Austin TX	AUSTIN	0	0
		SAFEBAY FARM PRODUCTS	2601 E 5th St	Austin	30.257631	-97.713724
		SAIA MOTOR FREIGHT LINE INC	GENERIC INCIDENT ZIP CODE 78702	AUSTIN	0	0
	TXUST	TRIPLE S PETROLEUM	1607 EAST RIVERSIDE DR. INTO TO	AUSTIN	0	0
		U. S. Liquids	5119 E 7th St	Austin	30.2533	-97.6973
		1001 E 6TH	1001 E 6TH ST	AUSTIN	30.265083	-97.7325178
		1328 E 12TH ST	1328 E 12TH ST	AUSTIN	30.273162	-97.7255
		3423 HOLDINGS	2420 E CESAR CHAVEZ ST	AUSTIN	30.254442	-97.7168976
		7-ELEVEN 35808	863 AIRPORT BLVD	AUSTIN	30.257495	-97.6931305
			863 AIRPORT BLVD	AUSTIN	30.257495	-97.6931305
			863 AIRPORT BLVD	AUSTIN	30.257495	-97.6931305
			863 AIRPORT BLVD	AUSTIN	0	0
		7-ELEVEN 36645	1901 E MARTIN LUTHER KING JR BL	AUSTIN	30.279917	-97.7204581
			1901 E MARTIN LUTHER KING JR BL	AUSTIN	30.279917	-97.7204581
			1901 E MARTIN LUTHER KING JR BL	AUSTIN	30.279917	-97.7204581
			1901 E MARTIN LUTHER KING JR BL	AUSTIN	30.279917	-97.7204581
			1901 E MARTIN LUTHER KING JR BL	AUSTIN	30.279917	-97.7204581
			1901 E MARTIN LUTHER KING JR BL	AUSTIN	30.279917	-97.7204581
			1901 E MARTIN LUTHER KING JR BL	AUSTIN	30.279917	-97.7204581
		7-ELEVEN STORE 36643	701 N IH 35	AUSTIN	30.266453	-97.7333965
			701 N IH 35	AUSTIN		
		7UP RC OF AUSTIN	3411 HIDALGO ST	AUSTIN	30.255614	-97.704209
			3411 HIDALGO ST	AUSTIN	30.255614	-97.704209
		ABC SUPPLY	618 TILLERY ST	AUSTIN	30.256802	-97.70727
		ACE OIL AND LUBE	5000 E 1ST ST	AUSTIN	30.262107	-97.74
			5000 E 1ST ST	AUSTIN	30.262107	-97.74
			5000 E 1ST ST	AUSTIN	30.262107	-97.74
		ALLIED SALES	5001 E 5TH ST	AUSTIN	30.252162	-97.699847
			5001 E 5TH ST	AUSTIN	30.252162	-97.699847
			5001 E 5TH ST	AUSTIN	30.252162	-97.699847
			5001 E 5TH ST	AUSTIN	30.252162	-97.699847
		ALPHEUS DATA SERVICES AUSTI	1905 E 6TH ST	AUSTIN	30.261658	-97.7224346
			1905 E 6TH ST	AUSTIN	30.261658	-97.7224346
		AUSTIN METAL & IRON	301 SAN MARCOS ST	AUSTIN	30.262371	-97.7337637
		AUSTIN OXYGEN	3519 E 5TH ST	AUSTIN	30.253525	-97.703692
			3519 E 5TH ST	AUSTIN	30.253525	-97.703692
			3519 E 5TH ST	AUSTIN	30.253525	-97.703692
		AUSTIN TERMINAL	621 N PLEASANT VALLEY RD	AUSTIN	30.258221	-97.7103214
		BAK2 PROPERTY	1710 E 2ND ST	AUSTIN	30.258739	-97.725354
		BARRON FAMILY GROCERY	2613 E 5TH ST	AUSTIN	30.25695	-97.712894
		BEST STOP FOOD MART	1130 AIRPORT BLVD	AUSTIN	30.267756	-97.696516
			1130 AIRPORT BLVD	AUSTIN	30.267756	-97.696516

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ERNS	11	NFRAP	5	RCRA-G	13
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Zip Index Page 8 of 33

**Database count for 78702**

BRNFD	7	CERCLIS	5	DRYC	4
ERNS	11	NFRAP	5	RCRA-G	13
TXAST	31	TXIOP	4	TXLUST	45
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FACZIP	DATABASE	SITENAME	ADDRESS	CITY	LATITUDE	LONGITUDE
78702	TXUST	CAPITOL CITY CHEVRON	601 N IH 35	AUSTIN	30.264895	-97.734163
			601 N IH 35	AUSTIN	30.264895	-97.734163
		CAPITOL MACHINE WORKS	4824 E 1ST ST	AUSTIN	30.262107	-97.74
		CENTRAL TEXAS DIESEL INJECTI	3500 E 5TH ST	AUSTIN	30.254139	-97.7036194
		CINTAS	3227 E 5TH ST	AUSTIN	30.254406	-97.706416
		CITY STAR FOODS	31 N IH 35	AUSTIN	30.25396	-97.736048
			31 N IH 35	AUSTIN	30.25396	-97.736048
			31 N IH 35	AUSTIN	30.25396	-97.736048
			31 N IH 35	AUSTIN	30.25396	-97.736048
		COASTAL TRANSPORT AUSTIN	5301 GLISSMAN RD	AUSTIN	30.255031	-97.693995
			5301 GLISSMAN RD	AUSTIN	30.255031	-97.693995
		CONCRETE CHEMICAL	411 COMAL ST	AUSTIN	30.261660	-97.7271693
			411 COMAL ST	AUSTIN	30.261660	-97.7271693
		CONTEMPORARY PRODUCTS	2200 E 6TH ST	AUSTIN	30.260204	-97.7173789
		CORNER STORE	1425 E 12TH ST	AUSTIN	30.272842	-97.724024
			1425 E 12TH ST	AUSTIN	30.272842	-97.724024
			1425 E 12TH ST	AUSTIN	30.272842	-97.724024
		CORNER STORE 1319	3112 E CESAR CHAVEZ ST	AUSTIN	30.25189	-97.70927
			3112 E CESAR CHAVEZ ST	AUSTIN	30.25189	-97.70927
			3112 E CESAR CHAVEZ ST	AUSTIN	30.25189	-97.70927
			3112 E CESAR CHAVEZ ST	AUSTIN	30.25189	-97.70927
		DANIELS IMPORTS	1400 CEDAR AVE	AUSTIN	0	0
		DIAMOND SHAMROCK 0084	1140 AIRPORT BLVD	AUSTIN	30.269649	-97.6967682
			1140 AIRPORT BLVD	AUSTIN	30.269649	-97.6967682
			1140 AIRPORT BLVD	AUSTIN	30.269649	-97.6967682
			1140 AIRPORT BLVD	AUSTIN	30.269649	-97.6967682
		DISCOUNT FOOD MART	1135 AIRPORT BLVD	AUSTIN	30.269439	-97.6966603
			1135 AIRPORT BLVD	AUSTIN	30.269439	-97.6966603
			1135 AIRPORT BLVD	AUSTIN	30.269439	-97.6966603
			1135 AIRPORT BLVD	AUSTIN	30.269439	-97.6966603
			1135 AIRPORT BLVD	AUSTIN	30.269439	-97.6966603
		DOUBLE R	1149 AIRPORT BLVD	AUSTIN	30.269868	-97.6967775
			1149 AIRPORT BLVD	AUSTIN	30.269868	-97.6967775
			1149 AIRPORT BLVD	AUSTIN	30.269868	-97.6967775
			1149 AIRPORT BLVD	AUSTIN	30.269868	-97.6967775
		EAST 1ST GROCERY	1811 E 1ST ST	AUSTIN	30.262107	-97.74
			1811 E 1ST ST	AUSTIN	30.262107	-97.74
		EAST FIRST AUTO REPAIR	1900 E CESAR CHAVEZ ST	AUSTIN	30.257104	-97.7243086
			1900 E CESAR CHAVEZ ST	AUSTIN	30.257104	-97.7243086
		EAST TOWN MOTORS	2617 E 7TH ST	AUSTIN	30.260345	-97.7122
			2617 E 7TH ST	AUSTIN	30.260345	-97.7122
		EBENEZAR BAPTIST CHURCH	1011 SAN MARCOS ST	AUSTIN	30.269498	-97.730663
			1011 SAN MARCOS ST	AUSTIN	30.269498	-97.730663
		ECHO FOOD MART	2020 E 7TH ST	AUSTIN	30.26209	-97.718949
			2020 E 7TH ST	AUSTIN	30.26209	-97.718949
			2020 E 7TH ST	AUSTIN	30.26209	-97.718949
			2020 E 7TH ST	AUSTIN	30.26209	-97.718949
			2020 E 7TH ST	AUSTIN	30.26209	-97.718949
			2020 E 7TH ST	AUSTIN	30.26209	-97.718949

**Database count for 78702**

BRNFD	7	CERCLIS	5	DRYC	4
ERNS	11	NFRAP	5	RCRA-G	13
TXAST	31	TXIOP	4	TXLUST	45
TXSPILL	37	TXUST	368	TXVCP	17

FACZIP	DATABASE	SITENAME	ADDRESS	CITY	LATITUDE	LONGITUDE
<b>78702</b>	<i>TXUST</i>	EL AQUACATE	2027 E 1ST ST	AUSTIN	30.262107	-97.74
			2027 E 1ST ST	AUSTIN	30.262107	-97.74
			2027 E 1ST ST	AUSTIN	30.262107	-97.74
		EMPTY WAREHOUSE	1700 E 4TH ST	AUSTIN	30.260834	-97.7247359
		EXXON RS 62790	619 N IH 35	AUSTIN	30.264895	-97.734163
			619 N IH 35	AUSTIN	30.264895	-97.734163
			619 N IH 35	AUSTIN	30.264895	-97.734163
		EZ WAY FOOD STORE	2700 E 7TH ST	AUSTIN	30.26075	-97.711083
			2700 E 7TH ST	AUSTIN	30.26075	-97.711083
			2700 E 7TH ST	AUSTIN	30.26075	-97.711083
			2700 E 7TH ST	AUSTIN	30.26075	-97.711083
		FALCON AUTOMOTIVE	2316 MORELOS ST	AUSTIN	30.261434	-97.715189
		FITZGERALD LUMBER	2400 E 6TH ST	AUSTIN	30.259660	-97.7167421
		FLASH WRECKER SERVICE	826 AIRPORT BLVD	AUSTIN	30.257329	-97.6931491
			826 AIRPORT BLVD	AUSTIN	30.257329	-97.6931491
			826 AIRPORT BLVD	AUSTIN	30.257329	-97.6931491
			826 AIRPORT BLVD	AUSTIN	30.257329	-97.6931491
		FLEET FUEL 1	1501 E 7TH ST	AUSTIN	30.264309	-97.7271033
			1501 E 7TH ST	AUSTIN	30.264309	-97.7271033
			1501 E 7TH ST	AUSTIN	30.264309	-97.7271033
			1501 E 7TH ST	AUSTIN	30.264309	-97.7271033
			1501 E 7TH ST	AUSTIN	30.264309	-97.7271033
			1501 E 7TH ST	AUSTIN	30.264309	-97.7271033
			1501 E 7TH ST	AUSTIN	30.264309	-97.7271033
			1501 E 7TH ST	AUSTIN	30.264309	-97.7271033
		FOREMOST PETROLEUM PETRO	1105A AIRPORT BLVD	AUSTIN	30.265796	-97.6955406
		FORMER BROWN DISTRIBUTING	411 CHICON ST	AUSTIN	30.259817	-97.721942
			411 CHICON ST	AUSTIN	30.259817	-97.721942
		FRANK ESPINOSA SERVICE STAT	2823 E 1ST ST	AUSTIN	30.262107	-97.74
			2823 E 1ST ST	AUSTIN	30.262107	-97.74
		GEORGIA PACIFIC	2416 E 6TH ST	AUSTIN	30.259701	-97.715459
			2416 E 6TH ST	AUSTIN	30.259701	-97.715459
		GOVALLE FOOD STORE	1116 AIRPORT BLVD	AUSTIN	30.26652	-97.6958226
			1116 AIRPORT BLVD	AUSTIN	30.26652	-97.6958226
			1116 AIRPORT BLVD	AUSTIN	30.26652	-97.6958226
		H RICHARDS OIL	2915 E CESAR CHAVEZ ST	AUSTIN	30.251715	-97.711929
		HARPER LANDSCAPE SERVICE	2936 E 12TH ST	AUSTIN	30.276505	-97.705294
		HEB AUSTIN 1	621 CALLES ST	AUSTIN	30.259082	-97.7123
			621 CALLES ST	AUSTIN	30.259082	-97.7123
		HOLY CROSS HOSPITAL	2600 E MARTIN LUTHER KING JR BL	AUSTIN	30.280925	-97.7142604
			2600 E MARTIN LUTHER KING JR BL	AUSTIN	30.280925	-97.7142604
		HUNTING FUEL BOSS 518	5011 E 1ST ST	AUSTIN	30.214067	-97.7773289
			5011 E 1ST ST	AUSTIN	30.214067	-97.7773289
			5011 E 1ST ST	AUSTIN	30.214067	-97.7773289
		INDUSTRIAL LAMINATES	1806 E 4TH ST	AUSTIN	30.260464	-97.72368
		JOE H DAYWOOD	1900 E 6TH ST	AUSTIN	30.261708	-97.7224709
			1900 E 6TH ST	AUSTIN	30.261708	-97.7224709
		JOE ROGERS & EDWIN ERMIS	770 AIRPORT BLVD	AUSTIN	30.255073	-97.6928319
			770 AIRPORT BLVD	AUSTIN	30.255073	-97.6928319



**Database count for 78702**

BRNFD	7	CERCLIS	5	DRYC	4
ERNS	11	NFRAP	5	RCRA-G	13
TXAST	31	TXIOP	4	TXLUST	45
TXSPILL	37	TXUST	368	TXVCP	17

FACZIP	DATABASE	SITENAME	ADDRESS	CITY	LATITUDE	LONGITUDE
78702	TXUST	JOE ROGERS & EDWIN ERMIS	770 AIRPORT BLVD	AUSTIN	30.255073	-97.6928319
			770 AIRPORT BLVD	AUSTIN	30.255073	-97.6928319
			770 AIRPORT BLVD	AUSTIN	30.255073	-97.6928319
		KINDA TROPICAL	3501 E 7TH ST	AUSTIN	30.256943	-97.7030946
			3501 E 7TH ST	AUSTIN	30.256943	-97.7030946
			3501 E 7TH ST	AUSTIN	30.256943	-97.7030946
		L & A MILL	5117 E CESAR CHAVEZ ST	AUSTIN	30.250617	-97.697999
		L EAST POULTRY	2615 E 6TH ST	AUSTIN	30.258381	-97.7131795
		LANDEROS RADIATOR SERVICE	1401 E 1ST ST	AUSTIN	30.250662	-97.7546606
			1401 E 1ST ST	AUSTIN	30.250662	-97.7546606
			1401 E 1ST ST	AUSTIN	30.250662	-97.7546606
			1401 E 1ST ST	AUSTIN	30.250662	-97.7546606
		LEOS SERVICE STATION	1149 1/2 AIRPORT BLVD	AUSTIN	30.269868	-97.6967775
			1149 1/2 AIRPORT BLVD	AUSTIN	30.269868	-97.6967775
			1149 1/2 AIRPORT BLVD	AUSTIN	30.269868	-97.6967775
			1149 1/2 AIRPORT BLVD	AUSTIN	30.269868	-97.6967775
			1149 1/2 AIRPORT BLVD	AUSTIN	30.269868	-97.6967775
			1149 1/2 AIRPORT BLVD	AUSTIN	30.269868	-97.6967775
		LITTON	500 SHADY LN	AUSTIN	30.252187	-97.6982947
		LONGHORN IDEALEASE	4711 E 7TH ST	AUSTIN	30.2547	-97.7015119
			4711 E 7TH ST	AUSTIN	30.2547	-97.7015119
		LUCILA ZENALDA ARAICO FLORE	2900 OAK SPRINGS DR	AUSTIN	30.273552	-97.701268
			2900 OAK SPRINGS DR	AUSTIN	30.273552	-97.701268
		M&S AUTO SALES	3415 E 7TH ST	AUSTIN	30.256902	-97.703551
			3415 E 7TH ST	AUSTIN	30.256902	-97.703551
			3415 E 7TH ST	AUSTIN	30.256902	-97.703551
			3415 E 7TH ST	AUSTIN	30.256902	-97.703551
		MANUEL CAMPOS	1217 CHICON ST	AUSTIN	30.274521	-97.7200306
			1217 CHICON ST	AUSTIN	30.274521	-97.7200306
		MARSHALL TRUCKING	2701 E MARTIN LUTHER KING JR BL	AUSTIN	30.280894	-97.7130619
			2701 E MARTIN LUTHER KING JR BL	AUSTIN	30.280894	-97.7130619
			2701 E MARTIN LUTHER KING JR BL	AUSTIN	30.280894	-97.7130619
			2701 E MARTIN LUTHER KING JR BL	AUSTIN	30.280894	-97.7130619
		MCANGUS INVESTMENTS	1136 AIRPORT BLVD	AUSTIN	30.269671	-97.69712
			1136 AIRPORT BLVD	AUSTIN	30.269671	-97.69712
			1136 AIRPORT BLVD	AUSTIN	30.269671	-97.69712
			1136 AIRPORT BLVD	AUSTIN	30.269671	-97.69712
			1136 AIRPORT BLVD	AUSTIN	30.269671	-97.69712
		MEAT PROCESSING PLANT	3401 E 5TH ST	AUSTIN	30.254439	-97.7048994
		METRO MART 6	2150 E 7TH ST	AUSTIN	30.26183	-97.717735
			2150 E 7TH ST	AUSTIN	30.26183	-97.717735
		MID CITY TIRES	1900 ROSEWOOD AVE	AUSTIN	30.269886	-97.718907
			1900 ROSEWOOD AVE	AUSTIN	30.269886	-97.718907
		MISSION PETROLEUM CARRIER	1119 AIRPORT BLVD	AUSTIN	30.266294	-97.6956005
			1119 AIRPORT BLVD	AUSTIN	30.266294	-97.6956005
			1119 AIRPORT BLVD	AUSTIN	30.266294	-97.6956005
			1119 AIRPORT BLVD	AUSTIN	30.266294	-97.6956005
		MR MCS GROCERY & MARKET	2109 HOLLY ST	AUSTIN	30.252044	-97.722934
			2109 HOLLY ST	AUSTIN	30.252044	-97.722934

**Database count for 78702**

BRNFD	7	CERCLIS	5	DRYC	4
ERNS	11	NFRAP	5	RCRA-G	13
TXAST	31	TXIOP	4	TXLUST	45
TXSPILL	37	TXUST	368	TXVCP	17

FACZIP	DATABASE	SITENAME	ADDRESS	CITY	LATITUDE	LONGITUDE
<b>78702</b>	<i>TXUST</i>	MRS BAIRDS BAKERIES	701 TILLERY ST	AUSTIN	30.261217	-97.703398
			701 TILLERY ST	AUSTIN	30.261217	-97.703398
			701 TILLERY ST	AUSTIN	30.261217	-97.703398
		MUSTANG PAINT & BODY	1614 E 12TH ST	AUSTIN	30.273521	-97.7222067
			1614 E 12TH ST	AUSTIN	30.273521	-97.7222067
			1614 E 12TH ST	AUSTIN	30.273521	-97.7222067
			1614 E 12TH ST	AUSTIN	30.273521	-97.7222067
		NATIONAL LINEN SERVICE	310 COMAL ST	AUSTIN	30.260814	-97.728029
			310 COMAL ST	AUSTIN	30.260814	-97.728029
			310 COMAL ST	AUSTIN	30.260814	-97.728029
			310 COMAL ST	AUSTIN	30.260814	-97.728029
		NCC WAREHOUSE	3222 E 5TH ST	AUSTIN	30.255274	-97.706116
		NCNB TRUSTEE-ALEX & IDA DOC	3232 E CESAR CHAVEZ ST	AUSTIN	30.252443	-97.70707
		PERFORMANCE AUTO REPAIR	771 AIRPORT BLVD	AUSTIN	30.254715	-97.692345
			771 AIRPORT BLVD	AUSTIN	30.254715	-97.692345
			771 AIRPORT BLVD	AUSTIN	30.254715	-97.692345
		POLICE DEPT HEADQUARTERS G	812 SPRINGDALE RD	AUSTIN	30.259118	-97.6997105
			812 SPRINGDALE RD	AUSTIN	30.259118	-97.6997105
			812 SPRINGDALE RD	AUSTIN	30.259118	-97.6997105
			812 SPRINGDALE RD	AUSTIN	30.259118	-97.6997105
		QUICK STOP	1700 E CESAR CHAVEZ ST	AUSTIN	30.257843	-97.726608
			1700 E CESAR CHAVEZ ST	AUSTIN	30.257843	-97.726608
			1700 E CESAR CHAVEZ ST	AUSTIN	30.257843	-97.726608
			1700 E CESAR CHAVEZ ST	AUSTIN	30.257843	-97.726608
		QUICKIE PICKIE	1208 E 11TH ST	AUSTIN	30.268532	-97.7272774
			1208 E 11TH ST	AUSTIN	30.268532	-97.7272774
			1208 E 11TH ST	AUSTIN	30.268532	-97.7272774
			1208 E 11TH ST	AUSTIN	30.268532	-97.7272774
		QUIK 7	4600 E 7TH ST	AUSTIN	30.256165	-97.701138
			4600 E 7TH ST	AUSTIN	30.256165	-97.701138
			4600 E 7TH ST	AUSTIN	30.256165	-97.701138
			4600 E 7TH ST	AUSTIN	30.256165	-97.701138
		RAY D ATE'S CONSTRUCTION	1720 E 12TH ST	AUSTIN	30.273901	-97.721159
			1720 E 12TH ST	AUSTIN	30.273901	-97.721159
			1720 E 12TH ST	AUSTIN	30.273901	-97.721159
			1720 E 12TH ST	AUSTIN	30.273901	-97.721159
		REMITZ DISTRIBUTING	1917 E 7TH ST	AUSTIN	30.262470	-97.7218141
		REYNOLDS ALUMINUM RECYCLIN	1648 E 6TH ST	AUSTIN	30.262511	-97.7245446
		ROADWAY EXPRESS	702 SHADY LN	AUSTIN	30.254007	-97.697173
			702 SHADY LN	AUSTIN	30.254007	-97.697173
		ROSEWOOD QUICKIE PICKIE	2370 ROSEWOOD	AUSTIN	30.271418	-97.710482
			2370 ROSEWOOD	AUSTIN	30.271418	-97.710482
			2370 ROSEWOOD	AUSTIN	30.271418	-97.710482
		SAFE WAY FARM PRODUCTS	2601 E 5TH ST	AUSTIN	30.257224	-97.713671
		SAFE-WAY FARM PRODUCTS	2519 E 5TH ST	AUSTIN	30.257146	-97.714094
		SAN JACINTO MOTORS	3502 E 7TH ST	AUSTIN	30.256971	-97.7030591
			3502 E 7TH ST	AUSTIN	30.256971	-97.7030591
			3502 E 7TH ST	AUSTIN	30.256971	-97.7030591
			3502 E 7TH ST	AUSTIN	30.256971	-97.7030591
			3502 E 7TH ST	AUSTIN	30.256971	-97.7030591

**Database count for 78702**

BRNFD	7	CERCLIS	5	DRYC	4
ERNS	11	NFRAP	5	RCRA-G	13
TXAST	31	TXIOP	4	TXLUST	45
TXSPILL	37	TXUST	368	TXVCP	17

FACZIP	DATABASE	SITENAME	ADDRESS	CITY	LATITUDE	LONGITUDE
<b>78702</b>	<i>TXUST</i>	SAN JACINTO MOTORS	3502 E 7TH ST	AUSTIN	30.256971	-97.7030591
		SCOTTYS DRIVE SHAFT	830 AIRPORT BLVD	AUSTIN	30.257339	-97.6931509
			830 AIRPORT BLVD	AUSTIN	30.257339	-97.6931509
		SERVICE CENTER 3	1184 HARGRAVE ST	AUSTIN	30.269341	-97.7114113
			1184 HARGRAVE ST	AUSTIN	30.269341	-97.7114113
			1184 HARGRAVE ST	AUSTIN	30.269341	-97.7114113
			1184 HARGRAVE ST	AUSTIN	30.269341	-97.7114113
			1184 HARGRAVE ST	AUSTIN	30.269341	-97.7114113
			1184 HARGRAVE ST	AUSTIN	30.269341	-97.7114113
			1184 HARGRAVE ST	AUSTIN	30.269341	-97.7114113
		SERVICE CENTER 4	2600 WEBBERVILLE RD	AUSTIN	30.263468	-97.712729
			2600 WEBBERVILLE RD	AUSTIN	30.263468	-97.712729
			2600 WEBBERVILLE RD	AUSTIN	30.263468	-97.712729
			2600 WEBBERVILLE RD	AUSTIN	30.263468	-97.712729
		SPEEDI STOP	1621 E CESAR CHAVEZ ST	AUSTIN	30.258155	-97.7275299
			1621 E CESAR CHAVEZ ST	AUSTIN	30.258155	-97.7275299
			1621 E CESAR CHAVEZ ST	AUSTIN	30.258155	-97.7275299
			1621 E CESAR CHAVEZ ST	AUSTIN	30.258155	-97.7275299
		SPEEDY	1905 E 12TH ST	AUSTIN	30.273793	-97.7196885
			1905 E 12TH ST	AUSTIN	30.273793	-97.7196885
			1905 E 12TH ST	AUSTIN	30.273793	-97.7196885
			1905 E 12TH ST	AUSTIN	30.273793	-97.7196885
			1905 E 12TH ST	AUSTIN	30.273793	-97.7196885
			1905 E 12TH ST	AUSTIN	30.273793	-97.7196885
		SPEEDY PIK	2500 E 7TH ST	AUSTIN	30.261233	-97.713342
			2500 E 7TH ST	AUSTIN	30.261233	-97.713342
			2500 E 7TH ST	AUSTIN	30.261233	-97.713342
			2500 E 7TH ST	AUSTIN	30.261233	-97.713342
			2500 E 7TH ST	AUSTIN	30.261233	-97.713342
			2500 E 7TH ST	AUSTIN	30.261233	-97.713342
		SPRINGDALE ROAD SOC XP3205	511 SPRINGDALE RD	AUSTIN	30.253866	-97.7030917
			511 SPRINGDALE RD	AUSTIN	30.253866	-97.7030917
		SS 6 3745	2301 E MARTIN LUTHER KING JR BL	AUSTIN	30.280419	-97.7172616
			2301 E MARTIN LUTHER KING JR BL	AUSTIN	30.280419	-97.7172616
			2301 E MARTIN LUTHER KING JR BL	AUSTIN	30.280419	-97.7172616
			2301 E MARTIN LUTHER KING JR BL	AUSTIN	30.280419	-97.7172616
		STAR SHUTTLE & CHARTER	1135 GUNTER ST STE 102	AUSTIN	30.2671	-97.696894
			1135 GUNTER ST STE 102	AUSTIN	30.2671	-97.696894
			1135 GUNTER ST STE 102	AUSTIN	30.2671	-97.696894
		STOP N GET	2731 E CESAR CHAVEZ ST	AUSTIN	30.252894	-97.7131461
			2731 E CESAR CHAVEZ ST	AUSTIN	30.252894	-97.7131461
			2731 E CESAR CHAVEZ ST	AUSTIN	30.252894	-97.7131461
			2731 E CESAR CHAVEZ ST	AUSTIN	30.252894	-97.7131461
		TERRYS SEAFOOD JACK IN THE	1151 AIRPORT BLVD	AUSTIN	30.273625	-97.6979051
			1151 AIRPORT BLVD	AUSTIN	30.273625	-97.6979051
			1151 AIRPORT BLVD	AUSTIN	30.273625	-97.6979051
		TEXACO	701 N IH 35	AUSTIN	30.266762	-97.733426
			701 N IH 35	AUSTIN	30.266762	-97.733426
			701 N IH 35	AUSTIN	30.266762	-97.733426

**Database count for 78702**

BRNFD	7	CERCLIS	5	DRYC	4
ERNS	11	NFRAP	5	RCRA-G	13
TXAST	31	TXIOP	4	TXLUST	45
TXSPILL	37	TXUST	368	TXVCP	17

FACZIP	DATABASE	SITENAME	ADDRESS	CITY	LATITUDE	LONGITUDE
78702	TXUST	TEXACO	701 N IH 35	AUSTIN	30.266762	-97.733426
			701 N IH 35	AUSTIN	30.266762	-97.733426
		TEXAS MEAT PURVEYORS	3000 E CESAR CHAVEZ ST	AUSTIN	30.252554	-97.709952
			3000 E CESAR CHAVEZ ST	AUSTIN	30.252554	-97.709952
		TEXAS SCHOOL BUS CENTER	4800 E 7TH ST	AUSTIN	30.255077	-97.699671
		TEXAS SCHOOL FOR THE DEAF	601 AIRPORT BLVD	AUSTIN	30.251145	-97.6925139
		TOM FAIREY	5005 E 7TH ST	AUSTIN	30.253262	-97.699142
			5005 E 7TH ST	AUSTIN	30.253262	-97.699142
			5005 E 7TH ST	AUSTIN	30.253262	-97.699142
			5005 E 7TH ST	AUSTIN	30.253262	-97.699142
			5005 E 7TH ST	AUSTIN	30.253262	-97.699142
			5005 E 7TH ST	AUSTIN	30.253262	-97.699142
			5005 E 7TH ST	AUSTIN	30.253262	-97.699142
		TOVARS ICE HOUSE	1646 E 1ST ST	AUSTIN	30.248238	-97.7555818
			1646 E 1ST ST	AUSTIN	30.248238	-97.7555818
			1646 E 1ST ST	AUSTIN	30.248238	-97.7555818
			1646 E 1ST ST	AUSTIN	30.248238	-97.7555818
			1646 E 1ST ST	AUSTIN	30.248238	-97.7555818
		US FOODS AUSTIN WAREHOUSE	979 SPRINGDALE RD	AUSTIN	30.263116	-97.696313
			979 SPRINGDALE RD	AUSTIN	30.263116	-97.696313
			979 SPRINGDALE RD	AUSTIN	30.263116	-97.696313
			979 SPRINGDALE RD	AUSTIN	30.263116	-97.696313
			979 SPRINGDALE RD	AUSTIN	30.263116	-97.696313
			979 SPRINGDALE RD	AUSTIN	30.263116	-97.696313
			979 SPRINGDALE RD	AUSTIN	30.263116	-97.696313
			979 SPRINGDALE RD	AUSTIN	30.263116	-97.696313
		VACANT LAND	2010 E 6TH ST	AUSTIN	30.260960	-97.7203964
		WAPPLER ELECTRIC	5221 E CESAR CHAVEZ ST	AUSTIN	30.250729	-97.69711
			5221 E CESAR CHAVEZ ST	AUSTIN	30.250729	-97.69711
			5221 E CESAR CHAVEZ ST	AUSTIN	30.250729	-97.69711
		WESTERN AUTO	2730 E 7TH ST	AUSTIN	30.260494	-97.7109511
	TXVCP	1105 AIRPORT REDEVELOPMENT	1105 AIRPORT BLVD	AUSTIN	0	0
		300 Medina Corporation	301 San Marcos Street	Austin	30.262398	-97.7337546
		Austin Community College	3101 and 3401 Webberville Road	Austin	30.268558	-97.705348
		Chestnut Plaza	1601 Miriam Avenue	Austin	30.278226	-97.7108537
		Chicon Business Park - Goldfinger Cl	1804 Chicon	Austin	30.279019	-97.7211781
		City of Austin Service Center #3	12th and Hargrave	Austin	30.275676	-97.7077891
		Downtown Railyard Property	800 E 4th E 5th St	Austin	30.267599	-97.742981
		GARDNER IRON AND METAL	1201 EAST 4TH STREET	AUSTIN	0	0
		H. Richards Oil Company	2913 East Cesar Chavez	Austin	30.252597	-97.7116833
		Holly Street Power Plant	Holly and Pedernales Streets	Austin	30.257237	-97.71543
		Powell Austin Properties	507 Calles St and 622 Pleasant Valley	Austin	30.258416	-97.7118359
		Railroad Tract 3	1601 - 1613 East 5th Street	Austin	30.262074	-97.7267224
		Railroad Tract 4	1912 East 5th Street	Austin	30.260305	-97.7218753
		Railroad Tract 5	2305 - 1415 East 5th Street	Austin	30.258652	-97.717699
		Seaholm Substation	800 W Cesar Chavez St.	Austin	30.265781	-97.7527951
		UT at Austin Elementary School	2200 East 6th St.	Austin	30.260267	-97.717467
		UT Austin Elementary School	2201 Hidalgo Street	Austin	30.261085	-97.718014

**Database count for 78719**

ERNS	14	RCRA-G	5	TXAST	27
TXSPILL	14	TXUST	19		

FACZIP	DATABASE	SITENAME	ADDRESS	CITY	LATITUDE	LONGITUDE
78719	ERNS	AIRCRAFT SERVICE INTERNATIO	324 SPIRIT OF TEXAS DRIVE	AUSTIN	0	0
		ALMO RENTAL CAR	9310 RENTAL CAR LANE SUITE 109	AUSTIN	0	0
		AMERICAN AIRLINES	2716 SPIRIT OF TEXAS DRIVE	AUSTIN	0	0
			AUSTIN BERGSTROM AIRPORT GAT	AUSTIN	0	0
		CITY OF AUSTIN DEPT OF AVIATI	2716 SPIRIT OF TEXAS DR.	AUSTIN	0	0
		CITY OF AUSTIN, DEPT. OF AVIATI	3200 SPIRIT OF TEXAS DRIVE	AUSTIN	0	0
		EXPRESS ONE	2716 SPIRIT OF TEXAS DR.	AUSTIN	0	0
		HERTZ CAR RENTAL	9229 RENTAL CAR LANE	AUSTIN	0	0
		SIGNATURE FLIGHT SUPPORT	General Delivery	AUSTIN	0	0
		TWOMEY WELCH	3208 GENERAL AVIATION AVE	AUSTIN	0	0
		USAF - BERGSTROM RES AFS	BLDG 4910 BERGSTROM AIR FORCE	AUSTIN	0	0
		USAFR 924TH FIGHTER WING	2502 HWY 71 E BERGSTROM ARS BL	AUSTIN	0	0
			2502 HWY 71 E BERGSTROM ARS BL	AUSTIN	0	0
		WURZEL CONSTRUCTION CORP.	4321GENERAL AVAITION AVE	AUSTIN	0	0
	RCRA-G	AUSTIN GATEWAY	9401 CARGO AVENUE BAY F	AUSTIN	30.16333	-97.653179
		CONTINENTAL AIRLINES INC	3400 SPIRIT OF TEXAS DR STE 140	AUSTIN	30.204775	-97.672341
		FIFTH GENERATION INC MOCKIN	12101 MOORE RD	AUSTIN	30.119286	-97.665307
		PINNACLE AIRLINES	9401 CARGO AVE STE 400	AUSTIN	30.21763	-97.6688578
		TRANSPORTATION SECURITY AD	3600 PRESIDENTIAL BLVD STE 305	AUSTIN	30.208602	-97.6627898
	TXAST	ADVANTAGE RENT A CAR	9229 RENTAL CAR LN	AUSTIN	33.815270	-98.6973772
		ALAMO RENT-A-CAR	9310 RENTAL CAR LN	AUSTIN	33.22301	-97.758181
			9310 RENTAL CAR LN	AUSTIN	33.22301	-97.758181
		AUSTIN AUS ATCT	10102 AIRCRAFT LN	AUSTIN	31.793984	-106.366443
		AUSTIN VNK ALSF	10320 AIRSIDE RD RUNWAY 17L ABI	AUSTIN	30.196431	-97.6672171
		AUSTIN WOOD RECYCLING	9201 FM 812	AUSTIN	0	0
			9201 FM 812	AUSTIN	0	0
		AVIS RENT A CAR SYSTEM	9320 RENTAL CAR LN	AUSTIN	33.1567	-94.9699
		BERGSTROM AIR RESERVE STAT	3601 BERGSTROM DR	AUSTIN	30.193985	-97.6639666
			3601 BERGSTROM DR	AUSTIN	30.193985	-97.6639666
		BUDGET CAR RENTAL	9300 RENTAL CAR LN	AUSTIN	35.533058	-100.982594
		C D TRUCKING	8701 FM 812	AUSTIN	30.339528	-95.452052
			8701 FM 812	AUSTIN	30.339528	-95.452052
		CAPITAL PUMPING	9501 MCKENZIE DR	AUSTIN	30.143384	-97.6950482
		CENTRAL TEXAS REFUSE	9316 FM 812	AUSTIN	26.648079	-99.123593
		DOLLAR RENT A CAR	9300 RENTAL CAR LN	AUSTIN	33.894701	-98.5275608
		ENTERPRISE RENT A CAR	9221 RENTAL CAR LN	AUSTIN	33.595795	-98.6267873
		HERTZ RENT-A-CAR 1636	9401 RENTAL CAR LN	AUSTIN	30.683401	-96.3693276
			9401 RENTAL CAR LN	AUSTIN	30.683401	-96.3693276
			9401 RENTAL CAR LN	AUSTIN	30.683401	-96.3693276
		I E S I	9600 FM 812	AUSTIN	32.834199	-97.1866749
		IESI TRAVIS COUNTY LANDFILL	9600 FM 812	AUSTIN	32.904249	-97.563075
		PAYLESS CAR RENTAL	9220 RENTAL CAR LN	AUSTIN	0	0
		SIGNATURE FLIGHT SUPPORT	4321 EMMA BROWNING AVE	AUSTIN	32.702952	-96.920086
			4321 EMMA BROWNING AVE	AUSTIN	32.702952	-96.920086
		STEINER LANDFILL	10108 FM 812	AUSTIN	29.627261	-95.5824521
		TRAJEN FLIGHT SUPPORT AUSTI	4309 EMMA BROWNING AVE	AUSTIN	31.858772	-106.415096
	TXSPILL	American Airlines	Austin Bergstrom International Airport 3	Austin	30.2121	-97.6695
		Austin Bergstrom Int. Airport	Austin Bergstrom International Airport,	Austin	0	0
		Bergstrom AFB	Parking lot, bldg. 810, BERGSTROM A	Austin	0	0
		Burgstrom Air Reserve Station	Bldg. 635, Bergstrom Air Reserve Statio	Austin	0	0



**Database count for 78719**

ERNS	14	RCRA-G	5	TXAST	27
TXSPILL	14	TXUST	19		

FACZIP	DATABASE	SITENAME	ADDRESS	CITY	LATITUDE	LONGITUDE
78719	TXSPILL	CENTRAL TEXAS REFUSE	HWY 183 AND FM 812 SOUTHEAST O AUSTIN		0	0
		CITY OF AUSTIN	3000 FT SE OF INTERSECTION FM97 AUSTIN		0	0
			3000 FT SE OF INTERSECTION FM97 AUSTIN		0	0
		CITY OF AUSTIN ELECTRIC	8510 Hillmoore Dr Austin		30.171041	-97.69126
		City of Austin-New Airport Dept	Austin-Bergstrom Airport Terminal Apro Austin		0	0
		HERTZ RENT A CAR	HERTZ RENT A CAR AUSTIN		0	0
		JOHNSON OIL COMPANY	GENERIC INCIDENT ZIP CODE 78719 AUSTIN		0	0
		RED RIVER SERVICE CORPORATI	GENERIC INCIDENT ZIP CODE 78719 AUSTIN		0	0
		Signature Flight Services	Austin-Bergstrom International Airport, Austin		0	0
	TXUST	SIGNATURE FLIGHT SUPPORT CO	FED-ED AT AUSTIN-BERGSTROM IN AUSTIN		0	0
		ABIA CONSOLIDATED RENTAL CA	3819 PRESIDENTIAL BLVD AUSTIN		0	0
			3819 PRESIDENTIAL BLVD AUSTIN		0	0
			3819 PRESIDENTIAL BLVD AUSTIN		0	0
		AUSTIN VNK ALSF	10320 AIRSIDE RD RUNWAY 17L ABI AUSTIN		30.196431	-97.6672171
		BERGSTROM AIR RESERVE STAT	3601 BERGSTROM DR AUSTIN		30.193985	-97.6639666
			3601 BERGSTROM DR AUSTIN		30.193985	-97.6639666
			3601 BERGSTROM DR AUSTIN		30.193985	-97.6639666
			3601 BERGSTROM DR AUSTIN		30.193985	-97.6639666
			3601 BERGSTROM DR AUSTIN		30.193985	-97.6639666
			3601 BERGSTROM DR AUSTIN		30.193985	-97.6639666
			3601 BERGSTROM DR AUSTIN		30.193985	-97.6639666
			3601 BERGSTROM DR AUSTIN		30.193985	-97.6639666
			3601 BERGSTROM DR AUSTIN		30.193985	-97.6639666
			3601 BERGSTROM DR AUSTIN		30.193985	-97.6639666
			3601 BERGSTROM DR AUSTIN		30.193985	-97.6639666
			3601 BERGSTROM DR AUSTIN		30.193985	-97.6639666
		FORMER CAPITOL CATTLE SITE	9600 FM 812 AUSTIN		30.155806	-97.681555
			9600 FM 812 AUSTIN		30.155806	-97.681555
		JDS SUPERMARKET 6	9111 FM 812 AUSTIN		0	0

**Database count for 78721**

CORRACT	1	ERNS	5	RCRA TSD	1
RCRA-G	4	TXAST	5	TXIOP	1
TXLUST	13	TXSPILL	23	TXUST	101
TXVCP	2				

FACZIP	DATABASE	SITENAME	ADDRESS	CITY	LATITUDE	LONGITUDE
78721	CORRACT	FREESCALE SEMICONDUCTOR E	3501 ED BLUESTEIN BLVD	AUSTIN	30.273388	-97.668259
		ERNS	EXXON CO. USA	AUSTIN	0	0
		MISSION PETROLEUM CARRIER	General Delivery	AUSTIN	0	0
		MOTOROLA	3501 ED BLUESTEIN BLVD	AUSTIN	0	0
		MOTOROLA INC	3501 ED BLUESTEIN BLVD	AUSTIN	0	0
	RCRA TSD		3501 ED BLUESTEIN BLVD	AUSTIN	0	0
		FREESCALE SEMICONDUCTOR E	3501 ED BLUESTEIN BLVD	AUSTIN	30.273388	-97.668259
		RCRA-G	FAMILY DOLLAR #6846	AUSTIN	30.285502	-97.6810998
		FREESCALE SEMICONDUCTOR E	3501 ED BLUESTEIN BLVD	AUSTIN	30.273388	-97.668259
		MHS TRANSPORTER SERVICE IN	1702 OVERHILL DR	AUSTIN	30.284124	-97.684225
	TXAST	THE TRANSPORT COMPANY OF T	906 HOWARD ROAD	AUSTIN	30.251165	-97.6801445
		APAC TEXAS	713 LINGER LN	AUSTIN	30.06828	-94.155118
		CAPITOL AGGREGATES MAIN PLA	1001 ED BLUESTEIN BLVD	AUSTIN	30.254979	-97.678114
			1001 ED BLUESTEIN BLVD	AUSTIN	30.254979	-97.678114
			1001 ED BLUESTEIN BLVD	AUSTIN	30.254979	-97.678114
	TXIOP	FREESCALE SEMICONDUCTOR-E	3501 ED BLUESTEIN BLVD	AUSTIN	0	0
		THINK EAST DEVELOPMENT SITE	JAIN LN & SHADY LN	AUSTIN		
	TXLUST	AUSTIN SERVICE CENTER 1	6301 HAROLD CT	AUSTIN	0	0
		AUSTIN TERMINAL	1127 SPRINGDALE RD IHW 66104	AUSTIN	30.275316	-97.689489
		CITY OF AUSTIN SERVICE CENTE	6301 A HAROLD CT	AUSTIN	30.266379	-97.673516
	TXSPILL	FEDERAL EXPRESS	5811 TECHNI CENTER	AUSTIN	30.277291	-97.672411
		JACK IN THE BOX	1151 AIRPORT BLVD FORMER TERR	AUSTIN	30.273625	-97.6979051
		MISSION PETROLEUM CARRIER	1119 AIRPORT BLVD	AUSTIN	30.266294	-97.6956005
		MLK GROCERY	4611 E MARTIN LUTHER KING	AUSTIN	30.285705	-97.681759
		MLK STRIP CENTER	3228 E MARTIN LUTHER KING BLVD	AUSTIN	0	0
		RICON PRODUCTS INC	705 GUNTER ST	AUSTIN	0	0
		ROLLINS MARTIN	1172 WEBERVILLE	AUSTIN	30.273737	-97.681943
		RUTFORD ASSOCS	900 ED BLUESTEIN BLVD	AUSTIN	0	0
		TEXAS STATE TECHNICAL COLLE	7377 AIRPORT DR	WACO	0	0
		TRAVIS COUNTY SATELLITE 1	4601 E M L K BLVD	AUSTIN	0	0
		ASPHALT PAVING OF AUSTIN	825 Ed Bluestein Blvd # 78721	Austin	30.25075	-97.684912
		COASTAL STATES CRUDE GATHE	SHADY LANE & BOLM RD., AUSTIN	AUSTIN	30.25981	-97.69348
		COASTAL STATES MARKETING	1142 SHADY LANE OFF SPRINGDALE	AUSTIN	0	0
			1142 SHADY LANE OFF SPRINGDALE	AUSTIN	0	0
		EXXON	1127 Springdale Rd	Austin	30.27544	-97.689461
		EXXON COMPANY USA	SPRINGDALE AND 12TH STREET	AUSTIN	0	0
		LANFORD EQUIPMENT	ON WESTLAKE DRIVE APROX. 1 MIL	AUSTIN	0	0
		Motorola	3501 Ed Bluestein Blvd	Austin	30.2702	-97.6696
			3501 Ed Bluestein Blvd	Austin	30.2702	-97.6696
			3501 Ed Bluestein Blvd	Austin	30.2702	-97.6696
			3501 Ed Bluestein Blvd	Austin	30.2702	-97.6696
			3501 Ed Bluestein Blvd	Austin	30.2702	-97.6696
		MOTOROLA 3501 ED BLUESTEIN		UNKNOWN	30.2702	-97.6696
		MOTOROLA, 3501 ED BLUESTEIN, A		AUSTIN	30.2702	-97.6696
		MOTOROLA, 3501 ED BLUESTEIN, BL		AUSTIN	30.2702	-97.6696
		MOTOROLA ICD	MOTOROLA 3501 ED BLUESTEIN	UNKNOWN	0	0
		MOTOROLA INC	BEHIND B-BLDG AT FACILITY AT AB	AUSTIN	0	0
		MOTOROLA INC.	MOTOROLA GACILITY, 3501 ED. BLU	AUSTIN	30.2702	-97.6696
		MOTOROLA, Inc.	BLDG. A @ FACILITY AT ABOVE LOC	AUSTIN	30.27851	-97.820222
			BUILDING 'A' @ FACILITY AT ABOVE	AUSTIN	0	0

**Database count for 78721**

CORRACT	1	ERNS	5	RCRA TSD	1
RCRA-G	4	TXAST	5	TXIOP	1
TXLUST	13	TXSPILL	23	TXUST	101
TXVCP	2				

FACZIP	DATABASE	SITENAME	ADDRESS	CITY	LATITUDE	LONGITUDE
78721	TXSPILL	MOTOROLA, Inc.	FACILITY AT ABOVE ADDRESS	AUSTIN	0	0
			Motorola, Inc., 3501 Ed Bluestein, Austi	Austin	0	0
		TRAVIS COUNTY PRECINCT 1	PRECINCT 1 PARK S OF FM 969 & E	AUSTIN	0	0
	TXUST	A-ONE DISCOUNT TIRES	3601 E MARTIN LUTHER KING JR BL	AUSTIN	30.283484	-97.695705
			3601 E MARTIN LUTHER KING JR BL	AUSTIN	30.283484	-97.695705
			3601 E MARTIN LUTHER KING JR BL	AUSTIN	30.283484	-97.695705
			3601 E MARTIN LUTHER KING JR BL	AUSTIN	30.283484	-97.695705
		ASR 8 SITE	3542 E MARTIN LUTHER KING JR BL	AUSTIN	30.283596	-97.6971556
		AUSTIN DIESEL	1909 SMITH RD	AUSTIN	30.259215	-97.676302
			1909 SMITH RD	AUSTIN	30.259215	-97.676302
		AUSTIN R M EAST PLANT	825 ED BLUESTEIN BLVD	AUSTIN	30.248140	-97.6906829
			825 ED BLUESTEIN BLVD	AUSTIN	30.248140	-97.6906829
			825 ED BLUESTEIN BLVD	AUSTIN	30.248140	-97.6906829
			825 ED BLUESTEIN BLVD	AUSTIN	30.248140	-97.6906829
			825 ED BLUESTEIN BLVD	AUSTIN	30.248140	-97.6906829
		AUSTIN TERMINAL	1127 SPRINGDALE RD	AUSTIN	30.275316	-97.689489
			1127 SPRINGDALE RD	AUSTIN	30.275316	-97.689489
			1127 SPRINGDALE RD	AUSTIN	30.275316	-97.689489
			1127 SPRINGDALE RD	AUSTIN	30.275316	-97.689489
			1127 SPRINGDALE RD	AUSTIN	30.275316	-97.689489
		AUSTIN TRUCK & EQUIPMENT	1701 SMITH RD	AUSTIN	30.25847	-97.677152
		CAPITOL AGGREGATES MAIN PLA	1001 ED BLUESTEIN BLVD	AUSTIN	30.254979	-97.678114
			1001 ED BLUESTEIN BLVD	AUSTIN	30.254979	-97.678114
			1001 ED BLUESTEIN BLVD	AUSTIN	30.254979	-97.678114
			1001 ED BLUESTEIN BLVD	AUSTIN	30.254979	-97.678114
			1001 ED BLUESTEIN BLVD	AUSTIN	30.254979	-97.678114
			1001 ED BLUESTEIN BLVD	AUSTIN	30.254979	-97.678114
			1001 ED BLUESTEIN BLVD	AUSTIN	30.254979	-97.678114
			1001 ED BLUESTEIN BLVD	AUSTIN	30.254979	-97.678114
			1001 ED BLUESTEIN BLVD	AUSTIN	30.254979	-97.678114
			1001 ED BLUESTEIN BLVD	AUSTIN	30.254979	-97.678114
		CENTRAL TRANSPORTATION SYS	1002 SPRINGDALE RD	AUSTIN	30.261859	-97.699076
		CITY OF AUSTIN	1006 SMITH RD	AUSTIN	30.255082	-97.68213
		DAILY FOOD STORE & GAS	1071 SPRINGDALE RD	AUSTIN	30.272132	-97.690962
			1071 SPRINGDALE RD	AUSTIN	30.272132	-97.690962
		DOUBLE R 2	4501 E MARTIN LUTHER KING JR BL	AUSTIN	30.28552	-97.6846038
			4501 E MARTIN LUTHER KING JR BL	AUSTIN	30.28552	-97.6846038
			4501 E MARTIN LUTHER KING JR BL	AUSTIN	30.28552	-97.6846038
			4501 E MARTIN LUTHER KING JR BL	AUSTIN	30.28552	-97.6846038
		EXXON RS 62244	1169 SPRINGDALE RD	AUSTIN	30.277505	-97.687513
			1169 SPRINGDALE RD	AUSTIN	30.277505	-97.687513
			1169 SPRINGDALE RD	AUSTIN	30.277505	-97.687513
		FAST FOOD STORE	4611 E MARTIN LUTHER KING JR BL	AUSTIN	30.285705	-97.681759
			4611 E MARTIN LUTHER KING JR BL	AUSTIN	30.285705	-97.681759
			4611 E MARTIN LUTHER KING JR BL	AUSTIN	30.285705	-97.681759
			4611 E MARTIN LUTHER KING JR BL	AUSTIN	30.285705	-97.681759
			4611 E MARTIN LUTHER KING JR BL	AUSTIN	30.285705	-97.681759
		FEDERAL EXPRESS AUSTIN	5811 TECHNI CENTER DR	AUSTIN	30.277291	-97.672411
		JIFFY SAK	6105 TECHNI CENTER DR	AUSTIN	30.275787	-97.668812
			6105 TECHNI CENTER DR	AUSTIN	30.275787	-97.668812

**Database count for 78721**

CORRACT	1	ERNS	5	RCRA TSD	1
RCRA-G	4	TXAST	5	TXIOP	1
TXLUST	13	TXSPILL	23	TXUST	101
TXVCP	2				

FACZIP	DATABASE	SITENAME	ADDRESS	CITY	LATITUDE	LONGITUDE
<b>78721</b>	<b>TXUST</b>	JIFFY SAK	6105 TECHNI CENTER DR	AUSTIN	30.275787	-97.668812
		LANFORD EQUIPMENT	900 ED BLUESTEIN BLVD	AUSTIN	30.253402	-97.681811
			900 ED BLUESTEIN BLVD	AUSTIN	30.253402	-97.681811
			900 ED BLUESTEIN BLVD	AUSTIN	30.253402	-97.681811
		METS FOOD MART 1	3926 ED BLUESTEIN BLVD	AUSTIN	30.275311	-97.669017
			3926 ED BLUESTEIN BLVD	AUSTIN	30.275311	-97.669017
		MLK EXPRESS	4509 E MARTIN LUTHER KING JR BL	AUSTIN	30.285543	-97.6844461
			4509 E MARTIN LUTHER KING JR BL	AUSTIN	30.285543	-97.6844461
			4509 E MARTIN LUTHER KING JR BL	AUSTIN	30.285543	-97.6844461
		MOBIL OIL	1111B SPRINGDALE RD	AUSTIN	30.27432	-97.6899707
			1111B SPRINGDALE RD	AUSTIN	30.27432	-97.6899707
			1111B SPRINGDALE RD	AUSTIN	30.27432	-97.6899707
			1111B SPRINGDALE RD	AUSTIN	30.27432	-97.6899707
			1111B SPRINGDALE RD	AUSTIN	30.27432	-97.6899707
			1111B SPRINGDALE RD	AUSTIN	30.27432	-97.6899707
		MPC AUSTIN	3707 GOODWIN AVE	AUSTIN	30.267075	-97.6952589
		NATIONAL LINEN	1307 SMITH RD	AUSTIN	30.256106	-97.678728
			1307 SMITH RD	AUSTIN	30.256106	-97.678728
			1307 SMITH RD	AUSTIN	30.256106	-97.678728
			1307 SMITH RD	AUSTIN	30.256106	-97.678728
		NEWBYS TOWING	1169 SPRINGDALE RD STE E	AUSTIN	30.277505	-97.687513
			1169 SPRINGDALE RD STE E	AUSTIN	30.277505	-97.687513
			1169 SPRINGDALE RD STE E	AUSTIN	30.277505	-97.687513
			1169 SPRINGDALE RD STE E	AUSTIN	30.277505	-97.687513
			1169 SPRINGDALE RD STE E	AUSTIN	30.277505	-97.687513
			1169 SPRINGDALE RD STE E	AUSTIN	30.277505	-97.687513
			1169 SPRINGDALE RD STE E	AUSTIN	30.277505	-97.687513
		ROLLINS MARTIN	1172 WEBBERVILLE RD	AUSTIN	30.273737	-97.681943
			1172 WEBBERVILLE RD	AUSTIN	30.273737	-97.681943
		ROY BROWN	3416 AUDTREE	AUSTIN	30.32279	-97.660011
		SERVICE CENTER 1	6301A HAROLD CT	AUSTIN	30.266379	-97.673516
			6301A HAROLD CT	AUSTIN	30.266379	-97.673516
			6301A HAROLD CT	AUSTIN	30.266379	-97.673516
			6301A HAROLD CT	AUSTIN	30.266379	-97.673516
			6301A HAROLD CT	AUSTIN	30.266379	-97.673516
			6301A HAROLD CT	AUSTIN	30.266379	-97.673516
			6301A HAROLD CT	AUSTIN	30.266379	-97.673516
			6301A HAROLD CT	AUSTIN	30.266379	-97.673516
			6301A HAROLD CT	AUSTIN	30.266379	-97.673516
		STOP N GO MARKETS 4136 E 12T	4136 E 12TH ST	AUSTIN	30.278828	-97.6878452
			4136 E 12TH ST	AUSTIN	30.278828	-97.6878452
		TEXACO SALES TERMINAL	1121 SPRINGDALE RD	AUSTIN	30.274946	-97.689646
			1121 SPRINGDALE RD	AUSTIN	30.274946	-97.689646
			1121 SPRINGDALE RD	AUSTIN	30.274946	-97.689646
			1121 SPRINGDALE RD	AUSTIN	30.274946	-97.689646
			1121 SPRINGDALE RD	AUSTIN	30.274946	-97.689646
		TRAVIS COUNTY SATELLITE 1	4601 E MARTIN LUTHER KING JR BL	AUSTIN	30.285803	-97.6826533
			4601 E MARTIN LUTHER KING JR BL	AUSTIN	30.285803	-97.6826533
		WALKER TIRE	814 IH BLVD # 35	AUSTIN	30.272638	-97.7319895

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**Database count for 78721**

CORRACT	1	ERNS	5	RCRA TSD	1
RCRA-G	4	TXAST	5	TXIOP	1
TXLUST	13	TXSPILL	23	TXUST	101
TXVCP	2				

FACZIP	DATABASE	SITENAME	ADDRESS	CITY	LATITUDE	LONGITUDE
<b>78721</b>	TXUST	WALKER TIRE	814 IH BLVD # 35	AUSTIN	30.272638	-97.7319895
			814 IH BLVD # 35	AUSTIN	30.272638	-97.7319895
		WHEEL CONNECTION 654	6506 BOLM RD	AUSTIN	30.253857	-97.6806452
			6506 BOLM RD	AUSTIN	30.253857	-97.6806452
	TXVCP	East Austin Tank Farm Govalle Park	1023 Springdale Road	Austin	30.267079	-97.692381
		Ed Bluestein South Campus	3501 Ed Bluestein Blvd.	Austin	30.269786	-97.669456



**Database count for 78741**

BRNFD	3	DRYC	7	ERNS	8
RCRA-G	12	TXAST	21	TXIOP	1
TXLUST	25	TXSPILL	31	TXUST	189
TXVCP	4				

FACZIP	DATABASE	SITENAME	ADDRESS	CITY	LATITUDE	LONGITUDE
<b>78741</b>	<i>BRNFD</i>	AFCU 2000 Woodward Street Lot 2	2000 Woodward Street	Austin	30.21811	-97.743822
		Grove Brownfield	420 Kemp Street	Austin	30.240883	-97.6948314
		Grove Landfill (formerly G14)	Between Grove Blvd and Atwood Lane	Austin	30.239963	-97.6980349
	<i>DRYC</i>	AMERICAN CLEANERS	1717 S PLEASANT VALLEY RD STE 2	AUSTIN	30.236633	-97.72093
		AMERICAN CLEANERS 3	2400 E OLTORF ST STE 100	AUSTIN	30.229442	-97.729691
		ATLAS CLEANERS 2	6110 E RIVERSIDE DR	AUSTIN	30.226154	-97.705918
		CRYSTAL CLEANERS & ALTERATI	2030 E OLTORF ST STE 108	AUSTIN	30.230803	-97.733207
		JACK BROWN CLEANERS 15	1901 E RIVERSIDE DR	AUSTIN	30.24205	-97.728579
		LAUNDRY BOY CLEANERS	3514 BURLESON RD	AUSTIN	30.216306	-97.7344961
		RICKS CLEANERS	1901 E RIVERSIDE DR	AUSTIN	30.24205	-97.728579
	<i>ERNS</i>	ADVANCED MICRO DEVICES	5204 EAST BEN WHITE BLVD	AUSTIN	0	0
			5204 EAST BEN WHITE BLVD SOUTH	AUSTIN	0	0
		AUSTIN ENERGY	2005 WILLOW CREEK DRIVE	AUSTIN	0	0
		MOBIL OIL CORP.	1309 WEST 45TH STREET	AUSTIN	0	0
		PETROLITE CHEM CO	100 BASTROP HWY	AUSTIN	0	0
			100 BASTROP HWY	AUSTIN	0	0
		PREMIER PROPERTY MANAGEME	1601 ROYAL CREST DRIVE	AUSTIN	0	0
		UNKNOWN	2902 COLLINS CREEK DRIVE	AUSTIN	0	0
	<i>RCRA-G</i>	BRIDENT DENTAL	2400 EAST OLTORF	AUSTIN	30.229709	-97.7303109
		CAPITAL CITY LUBE, LLC	1951 E OLTORF ST	AUSTIN	30.230597	-97.733878
		CVS PHARMACY 6945	4405 E RIVERSIDE DR	AUSTIN	30.233217	-97.722885
		FAMILY DOLLAR #1700	1917 E. RIVERSIDE DR.	AUSTIN	30.241867	-97.7297929
		GENERAL MOTORS - AUSTIN CUS	7401 E. BEN WHITE BLVD.	AUSTIN	0	0
		NOVATI TECHNOLOGIES	2706 MONTOPOLIS DR	AUSTIN	30.218765	-97.712765
		PENSKE TRUCK LEASING CO LP	5005 E BEN WHITE BLVD	AUSTIN	30.213013	-97.72747
		ROUND2, INC.	1340 AIRPORT COMMERCE DR., BLD	AUSTIN	30.223637	-97.68766
		SPANSION AUSTIN FACILITY	5204 E BEN WHITE BLVD	AUSTIN	30.216548	-97.72253
		T & T CLEANERS	2030 E OLTORF ST STE 108	AUSTIN	30.230705	-97.7321429
	<i>TXAST</i>	TOKYO ELECTRON TEXAS	2500 MONTOPOLIS DRIVE	AUSTIN	30.220152	-97.708415
		WALGREEN CO	2020 E RIVERSIDE DR	AUSTIN	30.240784	-97.7273756
		AMD AUSTIN FACILITY BLDG 3	5900 E BEN WHITE BLVD	AUSTIN	30.213444	-97.717144
			5900 E BEN WHITE BLVD	AUSTIN	30.213444	-97.717144
			5900 E BEN WHITE BLVD	AUSTIN	30.213444	-97.717144
		AUSTIN BEN WHITE FACILITY	7401 E BEN WHITE BLVD BLDG 1150	AUSTIN	32.742462	-97.3382967
		AUSTIN DATA CENTER	7401 E BEN WHITE BLVD	AUSTIN	35.280628	-101.54103
		AUSTIN ENERGY SYSTEM CONTR	2500 MONTOPOLIS DR	AUSTIN	0	0
			2500 MONTOPOLIS DR	AUSTIN	0	0
		BEN WHITE BLVD SWITCH	5827 E BEN WHITE BLVD	AUSTIN	32.320718	-96.2134368
		CYRUSONE	7401 E BEN WHITE BLVD	AUSTIN	32.880758	-96.762257
			7401 E BEN WHITE BLVD	AUSTIN	32.880758	-96.762257
			7401 E BEN WHITE BLVD	AUSTIN	32.880758	-96.762257
		HOWDY HONDA	5519 E BEN WHITE BLVD	AUSTIN	30.617496	-96.3542215
		M J DEAN EQUIPMENT	829 BASTROP HWY	AUSTIN	33.610281	-101.880545
		RUAN LEASING	445 US HIGHWAY 183 S	AUSTIN	26.211629	-98.1806519
		SEMATECH	2706 MONTOPOLIS DR	AUSTIN	29.931518	-95.395731
			2706 MONTOPOLIS DR	AUSTIN	29.931518	-95.395731
			2706 MONTOPOLIS DR	AUSTIN	29.931518	-95.395731
			2706 MONTOPOLIS DR	AUSTIN	29.931518	-95.395731
		SPANSION AUSTIN FACILITY	5204 E BEN WHITE BLVD	AUSTIN	30.697011	-96.358254
			5204 E BEN WHITE BLVD	AUSTIN	30.697011	-96.358254

**Database count for 78741**

BRNFD	3	DRYC	7	ERNS	8
RCRA-G	12	TXAST	21	TXIOP	1
TXLUST	25	TXSPILL	31	TXUST	189
TXVCP	4				

FACZIP	DATABASE	SITENAME	ADDRESS	CITY	LATITUDE	LONGITUDE
78741	TXAST	SPANSION AUSTIN FACILITY	5204 E BEN WHITE BLVD	AUSTIN	30.697011	-96.358254
	TXIOP	Golden Corral Restaurant	1207 South IH-35	San Marcos	29.805307	-98.0126219
	TXLUST	7 ELEVEN 12702	1747 E OLTORF	AUSTIN	30.232147	-97.737358
			1747 E OLTORF	AUSTIN	0	0
		7 ELEVEN STORE 12702	1747 E OLTORF ST	AUSTIN	30.232147	-97.737358
		ADVANCED MICRO DEVICES	5204 EAST BEN WHITE	AUSTIN	30.213444	-97.717144
		BEVERAGE BARN	1923 E RIVERSIDE DR	AUSTIN	30.240194	-97.728316
		BEVERAGE BARN FORMER CITG	1923 E RIVERSIDE DR	AUSTIN	0	0
		CALLAHANS GENERAL STORE	501 BASTROP HWY	AUSTIN	30.237517	-97.686043
		CAPPS B R TEXACO STATION	520 BASTROP HWY SAME AS E HW	AUSTIN	30.236385	-97.686988
		CHARTER FOOD STORE 635	OLD BOSTON HWY	AUSTIN	30.240772	-97.689044
		CHEVRON 60107138	2300 E BEN WHITE BLVD	AUSTIN	0	0
		DIAMOND SHAMROCK 2126	1516 TINNIN FORD	AUSTIN	30.241389	-97.72686
		DIAMOND SHAMROCK 236	1620 E RIVERSIDE DR	AUSTIN	30.245421	-97.7304083
		DIAMOND SHAMROCK 552	2222 E OLTORF	AUSTIN	0	0
		DIAMOND SHAMROCK STATION 1	E BEN WHITE BLVD	AUSTIN	0	0
		DIXIE BOLDING PROPERTY	6600 EAST BEN WHITE	AUSTIN	30.213784	-97.708597
		EXXON 60103	2512 E RIVERSIDE	AUSTIN	30.23462	-97.722874
		IDEAL MOTORS	400 BASTROP HWY	AUSTIN	30.239680	-97.688319
		JET SERVICE STATION	3825 S IH 35	AUSTIN	0	0
		METRO MART 407	4400 E BEN WHITE	AUSTIN	30.215203	-97.7321742
		RYDER L C 0980	5109 EAST BEN WHITE	AUSTIN	30.213171	-97.72645
		SHOPPERS MART 22	1609 EAST RIVERSIDE	AUSTIN	30.245666	-97.731446
		STOP N SAVE 3	1800 BURTON DR	AUSTIN	0	0
		TEXACO	2000 E RIVERSIDE	AUSTIN	30.241107	-97.727093
		TXDOT MAIN FACILITY	760 BASTROP HWY	AUSTIN	0	0
		VARGAS FOOD STORE	809 VARGAS RD	AUSTIN	0	0
	TXSPILL	Advanced Micro Device	5204 E Ben White Blvd	Austin	30.2139	-97.7246
			5204 E Ben White Blvd	Austin	30.2139	-97.7246
			5204 E Ben White Blvd # 78741	Austin	30.2139	-97.7246
			5204 E Ben White Blvd Bldg 2	Austin	30.2139	-97.7246
		ADVANCED MICRO DEVICES	ADVANCED MICRO DEVICES @ 5204	AUSTIN	30.352892	-97.799801
			ADVANCED MICRO DEVICES, 5204 E.	AUSTIN	30.2139	-97.7246
			AMD PLANT 5204 E. BEN WHITE BLV	AUSTIN	30.2139	-97.7246
			AMD, 5204 E. BEN WHITE BLVD., AUS	AUSTIN	30.352892	-97.799801
			NEXT TO 8000 GALLON STORAGE T	AUSTIN	30.352892	-97.799801
		CITY OF AUSTIN	ON ROADWAY INSIDE AMD FACILITY	SUATIN	30.352892	-97.799801
			3301 S Pleasant Valley Rd	Austin	30.219123	-97.732069
			2005 WILLOW CREEK DRIVE	AUSTIN	30.232884	-97.7288984
			2200 Willow Creek Dr	Austin	30.230879	-97.73047
			2121 E Ben White Blvd	Austin	30.2163	-97.7417
		FAIRWAY VILLAGE APTS	FAIRWAY VILLAGE APTS., 6118 FAIR	AUSTIN	30.229056	-97.703054
		GENERIC INCIDENT PRINCIPAL	GENERIC INCIDENT ZIP CODE 78741	AUSTIN	0	0
			GENERIC INCIDENT ZIP CODE 78741	AUSTIN	0	0
			GENERIC INCIDENT ZIP CODE 78741	AUSTIN	0	0
		Hills of Chevy Chase	2308 Wickersham Ln	Austin	30.22909	-97.721527
		LUBE PITSTOP	LUBE PIT STOP 1951 E. OLTORF ST.,	AUSTIN	0	0
		Not Given	General Delivery	AUSTIN	0	0
		ONION CREEK CLUB	2510 ONION CREEK PARKWAY AUST	AUSTIN	0	0
		PEREZ TRUCKING	GENERIC INCIDENT ZIP CODE 78741	AUSTIN	0	0

**Database count for 78741**

BRNFD	3	DRYC	7	ERNS	8
RCRA-G	12	TXAST	21	TXIOP	1
TXLUST	25	TXSPILL	31	TXUST	189
TXVCP	4				

FACZIP	DATABASE	SITENAME	ADDRESS	CITY	LATITUDE	LONGITUDE
<b>78741</b>	TXSPILL	RYDER TRUCK RENTAL	5109 E Ben White Blvd	Austin	30.2139	-97.7252
		SEMA CONSTRUCTION INC	SH 71 IN TRAVIS COUNTY FROM EA	AUSTIN	0	0
		SPANSION LLC	5204 E Ben White Blvd Austin TX	AUSTIN	0	0
			5204 E Ben White Blvd, Austin, TX	AUSTIN	0	0
			5204 E Ben White Blvd, Austin, TX	AUSTIN	0	0
		Texas Instruments	parking lot adjacent to Chem. Storage bl	Austin	30.4298	-97.7615
		Transit Mix	15000 block of FM 969, west of intersect	Austin	0	0
			Dirt road South of Hwy 71 0.25 miles Ea	Austin	0	0
	TXUST	7-ELEVEN 12702	1747 E OLTORF ST	AUSTIN	30.232147	-97.737358
			1747 E OLTORF ST	AUSTIN	30.232147	-97.737358
			1747 E OLTORF ST	AUSTIN	30.232147	-97.737358
		7-ELEVEN 19097	1705 S LAKESHORE BLVD	AUSTIN	30.244877	-97.7287178
			1705 S LAKESHORE BLVD	AUSTIN	30.244877	-97.7287178
			1705 S LAKESHORE BLVD	AUSTIN	30.244877	-97.7287178
		7-ELEVEN 23076	1729 E RIVERSIDE DR	AUSTIN	30.24371	-97.7297792
			1729 E RIVERSIDE DR	AUSTIN	30.24371	-97.7297792
		7-ELEVEN STORE 36650	4400 E BEN WHITE BLVD	AUSTIN	30.215203	-97.7321742
			4400 E BEN WHITE BLVD	AUSTIN	30.215203	-97.7321742
			4400 E BEN WHITE BLVD	AUSTIN	30.215203	-97.7321742
			4400 E BEN WHITE BLVD	AUSTIN	30.215203	-97.7321742
			4400 E BEN WHITE BLVD	AUSTIN	30.215203	-97.7321742
			4400 E BEN WHITE BLVD	AUSTIN	30.215203	-97.7321742
		AMD AUSTIN FACILITY BLDG 3	5900 E BEN WHITE BLVD	AUSTIN	30.213444	-97.717144
			5900 E BEN WHITE BLVD	AUSTIN	30.213444	-97.717144
			5900 E BEN WHITE BLVD	AUSTIN	30.213444	-97.717144
		AUSTIN COMMUNITY COLLEGE	5712 E RIVERSIDE DR	AUSTIN	30.22806	-97.7098028
		AUSTIN EVERGREEN 385 CO XP3	650 BASTROP HWY	AUSTIN	30.235639	-97.6859393
		B R CAPPS TEXACO	520 BASTROP HWY	AUSTIN	30.236385	-97.686988
			520 BASTROP HWY	AUSTIN	30.236385	-97.686988
			520 BASTROP HWY	AUSTIN	30.236385	-97.686988
		BEN HIBBETTS	1725 E RIVERSIDE DR	AUSTIN	30.243534	-97.730141
			1725 E RIVERSIDE DR	AUSTIN	30.243534	-97.730141
			1725 E RIVERSIDE DR	AUSTIN	30.243534	-97.730141
			1725 E RIVERSIDE DR	AUSTIN	30.243534	-97.730141
			1725 E RIVERSIDE DR	AUSTIN	30.243534	-97.730141
		BEN WHITE GAS & BEVERAGE	2250 E BEN WHITE BLVD	AUSTIN	30.216452	-97.7391357
			2250 E BEN WHITE BLVD	AUSTIN	30.216452	-97.7391357
			2250 E BEN WHITE BLVD	AUSTIN	30.216452	-97.7391357
			2250 E BEN WHITE BLVD	AUSTIN	30.216452	-97.7391357
		BEVERAGE BARN	2001 E RIVERSIDE DR	AUSTIN	30.240194	-97.728316
			2001 E RIVERSIDE DR	AUSTIN	30.240194	-97.728316
			2001 E RIVERSIDE DR	AUSTIN	30.240194	-97.728316
			2001 E RIVERSIDE DR	AUSTIN	30.240194	-97.728316
			2001 E RIVERSIDE DR	AUSTIN	30.240194	-97.728316
		CALLAHANS GENERAL STORE	501 US HIGHWAY 183 S	AUSTIN	30.237517	-97.686043
			501 US HIGHWAY 183 S	AUSTIN	30.237517	-97.686043
			501 US HIGHWAY 183 S	AUSTIN	30.237517	-97.686043
		CHAMPS FOOD MART	2433 S PLEASANT VALLEY RD	AUSTIN		
		CONOCO FOOD MART	6214 E RIVERSIDE DR	AUSTIN	30.225308	-97.7035779
			6214 E RIVERSIDE DR	AUSTIN	30.225308	-97.7035779

BRNFD	3	DRYC	7	ERNS	8
RCRA-G	12	TXAST	21	TXIOP	1
TXLUST	25	TXSPILL	31	TXUST	189
TXVCP	4				

Zip Index Page 24 of 33

**Database count for 78741**

BRNFD	3	DRYC	7	ERNS	8
RCRA-G	12	TXAST	21	TXIOP	1
TXLUST	25	TXSPILL	31	TXUST	189
TXVCP	4				

FACZIP	DATABASE	SITENAME	ADDRESS	CITY	LATITUDE	LONGITUDE
<b>78741</b>	<i>TXUST</i>	FOOD SPOT 2	2538 ELMONT DR	AUSTIN	30.239157	-97.7197628
			2538 ELMONT DR	AUSTIN	30.239157	-97.7197628
		HEB 628	2512 E RIVERSIDE DR	AUSTIN	30.23462	-97.722874
			2512 E RIVERSIDE DR	AUSTIN	30.23462	-97.722874
			2512 E RIVERSIDE DR	AUSTIN	30.23462	-97.722874
			2512 E RIVERSIDE DR	AUSTIN	30.23462	-97.722874
			2512 E RIVERSIDE DR	AUSTIN	30.23462	-97.722874
			2512 E RIVERSIDE DR	AUSTIN	30.23462	-97.722874
		IDEAL MOTORS	400 BASTROP HWY	AUSTIN	30.239680	-97.688319
			400 BASTROP HWY	AUSTIN	30.239680	-97.688319
			400 BASTROP HWY	AUSTIN	30.239680	-97.688319
			400 BASTROP HWY	AUSTIN	30.239680	-97.688319
		INTERNAL REVENUE SERVICE SP	3651 S IH 35	AUSTIN	30.235469	-97.741405
		JD MARKET 5	7310 E RIVERSIDE DR	AUSTIN	30.220568	-97.69401
		JET STOP	2723 S IH 35	AUSTIN	30.22818	-97.743321
		JOHNS FOOD MART	2238 E BEN WHITE BLVD	AUSTIN	30.216255	-97.7393422
			2238 E BEN WHITE BLVD	AUSTIN	30.216255	-97.7393422
		LUBE PIT STOP	1957 E OLTORF ST	AUSTIN	30.230949	-97.7338243
		MARTIN LINEN SERVICE	4749 E BEN WHITE BLVD	AUSTIN	30.213756	-97.730011
		MONTOPOLIS GROCERY	1211 MONTOPOLIS DR	AUSTIN	30.231281	-97.699024
			1211 MONTOPOLIS DR	AUSTIN	30.231281	-97.699024
		MUCHOS GROCERY	1723 E OLTORF ST	AUSTIN	30.232569	-97.738437
			1723 E OLTORF ST	AUSTIN	30.232569	-97.738437
			1723 E OLTORF ST	AUSTIN	30.232569	-97.738437
		OLTORF FOOD MART	2225 E OLTORF ST	AUSTIN	30.229981	-97.7315611
			2225 E OLTORF ST	AUSTIN	30.229981	-97.7315611
			2225 E OLTORF ST	AUSTIN	30.229981	-97.7315611
		PARKS & RECREATION MAINTEN	2525 S LAKESHORE BLVD	AUSTIN	30.244633	-97.7230663
			2525 S LAKESHORE BLVD	AUSTIN	30.244633	-97.7230663
		PATHMARK 34	609 BASTROP HWY	AUSTIN	30.236479	-97.685248
			609 BASTROP HWY	AUSTIN	30.236479	-97.685248
			609 BASTROP HWY	AUSTIN	30.236479	-97.685248
		PAYLESS FOOD STORE	2400 BURLESON RD	AUSTIN	30.229586	-97.736022
			2400 BURLESON RD	AUSTIN	30.229586	-97.736022
			2400 BURLESON RD	AUSTIN	30.229586	-97.736022
		POWER STOP	2300 E BEN WHITE BLVD	AUSTIN	30.21639	-97.7382839
			2300 E BEN WHITE BLVD	AUSTIN	30.21639	-97.7382839
			2300 E BEN WHITE BLVD	AUSTIN	30.21639	-97.7382839
			2300 E BEN WHITE BLVD	AUSTIN	30.21639	-97.7382839
			2300 E BEN WHITE BLVD	AUSTIN	30.21639	-97.7382839
			2300 E BEN WHITE BLVD	AUSTIN	30.21639	-97.7382839
			2300 E BEN WHITE BLVD	AUSTIN	30.21639	-97.7382839
		RIVERSIDE CAMPUS ACC	1020 GROVE BLVD	AUSTIN	30.23226	-97.706459
			1020 GROVE BLVD	AUSTIN	30.23226	-97.706459
		ROLLINS LEASING	4707 E BEN WHITE BLVD	AUSTIN	30.213947	-97.730623
			4707 E BEN WHITE BLVD	AUSTIN	30.213947	-97.730623
			4707 E BEN WHITE BLVD	AUSTIN	30.213947	-97.730623
		RYDER TRUCK RENTAL	5109 E BEN WHITE BLVD	AUSTIN	30.213171	-97.72645



**Database count for 78741**

BRNFD	3	DRYC	7	ERNS	8
RCRA-G	12	TXAST	21	TXIOP	1
TXLUST	25	TXSPILL	31	TXUST	189
TXVCP	4				

FACZIP	DATABASE	SITENAME	ADDRESS	CITY	LATITUDE	LONGITUDE
<b>78741</b>	<i>TXUST</i>	RYDER TRUCK RENTAL	5109 E BEN WHITE BLVD	AUSTIN	30.213171	-97.72645
			5109 E BEN WHITE BLVD	AUSTIN	30.213171	-97.72645
		SHELL MINI MART 4	2241 S INTERSTATE 35	AUSTIN	30.234030	-97.7402294
			2241 S INTERSTATE 35	AUSTIN	30.234030	-97.7402294
			2241 S INTERSTATE 35	AUSTIN	30.234030	-97.7402294
			2241 S INTERSTATE 35	AUSTIN	30.234030	-97.7402294
		SHOP N SAVE	2204 WOODLAND AVE	AUSTIN	30.236136	-97.728063
			2204 WOODLAND AVE	AUSTIN	30.236136	-97.728063
		SHOPPERS MART 22	1609 E RIVERSIDE DR	AUSTIN	30.245666	-97.731446
			1609 E RIVERSIDE DR	AUSTIN	30.245666	-97.731446
			1609 E RIVERSIDE DR	AUSTIN	30.245666	-97.731446
			1609 E RIVERSIDE DR	AUSTIN	30.245666	-97.731446
		SHOPPERS MART 3	701 MONTOPOLIS DR	AUSTIN	30.237154	-97.695156
			701 MONTOPOLIS DR	AUSTIN	30.237154	-97.695156
			701 MONTOPOLIS DR	AUSTIN	30.237154	-97.695156
		SPEEDYS	6301 E RIVERSIDE DR	AUSTIN	30.224528	-97.70339
			6301 E RIVERSIDE DR	AUSTIN	30.224528	-97.70339
			6301 E RIVERSIDE DR	AUSTIN	30.224528	-97.70339
		SS6 0931	2605 S IH 35	AUSTIN	30.230027	-97.742558
			2605 S IH 35	AUSTIN	30.230027	-97.742558
			2605 S IH 35	AUSTIN	30.230027	-97.742558
			2605 S IH 35	AUSTIN	30.230027	-97.742558
		STAR STOP 50	6310 E BEN WHITE BLVD	AUSTIN	30.212711	-97.710774
			6310 E BEN WHITE BLVD	AUSTIN	30.212711	-97.710774
			6310 E BEN WHITE BLVD	AUSTIN	30.212711	-97.710774
		STAR STOP 73	1919 S PLEASANT VALLEY RD	AUSTIN	30.234962	-97.7219037
			1919 S PLEASANT VALLEY RD	AUSTIN	30.234962	-97.7219037
			1919 S PLEASANT VALLEY RD	AUSTIN	30.234962	-97.7219037
			1919 S PLEASANT VALLEY RD	AUSTIN	30.234962	-97.7219037
		STOP N GO 2126	1516 TINNIN FORD RD	AUSTIN	30.241389	-97.72686
			1516 TINNIN FORD RD	AUSTIN	30.241389	-97.72686
			1516 TINNIN FORD RD	AUSTIN	30.241389	-97.72686
		STOP N SAVE 3	1800 BURTON DR	AUSTIN	30.235911	-97.728917
			1800 BURTON DR	AUSTIN	30.235911	-97.728917
		TEXACO	2000 E RIVERSIDE DR	AUSTIN	30.241107	-97.727093
			2000 E RIVERSIDE DR	AUSTIN	30.241107	-97.727093
			2000 E RIVERSIDE DR	AUSTIN	30.241107	-97.727093
			2000 E RIVERSIDE DR	AUSTIN	30.241107	-97.727093
		THE OIL EXCHANGE	1806 E RIVERSIDE DR	AUSTIN	30.243511	-97.7292785
		TUNEUP MASTERS 1001	1739 E OLTORF ST	AUSTIN	30.232498	-97.737423
		TXDOT SPECIAL CREWS WAREH	760 BASTROP HWY	AUSTIN	30.233060	-97.6844823
			760 BASTROP HWY	AUSTIN	30.233060	-97.6844823
			760 BASTROP HWY	AUSTIN	30.233060	-97.6844823
			760 BASTROP HWY	AUSTIN	30.233060	-97.6844823
		VARGAS FOOD STORE	809 VARGAS RD	AUSTIN	30.233885	-97.693462
			809 VARGAS RD	AUSTIN	30.233885	-97.693462
			809 VARGAS RD	AUSTIN	30.233885	-97.693462
	<i>TXVCP</i>	AFCU 2000 Woodward	2000 Woodward Street	Austin	30.21811	-97.743822
		Gulf Service Station/AMCO	1221 South IH-35	Austin	30.230474	-97.74241
		Mabel Davis Park	3400 Parker Lane	Austin	30.220813	-97.7423365

**Database count for 78741**

BRNFD	3	DRYC	7	ERNS	8
RCRA-G	12	TXAST	21	TXIOP	1
TXLUST	25	TXSPILL	31	TXUST	189
TXVCP	4				

FACZIP	DATABASE	SITENAME	ADDRESS	CITY	LATITUDE	LONGITUDE
<b>78741</b>	<i>TXVCP</i>	Town Lake Plaza Shopping Center	1918 East Riverside Drive	Austin	30.242220	-97.7284835
<b>78742</b>	<i>CERCLIS</i>	WHISENHUNT DISPOSAL SERVIC	512 DALTON LN	AUSTIN	30.237494	-97.6625729
	<i>NFRAP</i>		512 DALTON LN	AUSTIN	30.237499	-97.662598
	<i>RCRA-G</i>	R & B MOTORS	410 THOMPSON LANE	AUSTIN	30.243109	-97.680247
		UNIVAC OF TEXAS	1115 OLD BASTROP HWY	AUSTIN	30.224020	-97.6791881
	<i>TXAST</i>	AGGREGATE HAULERS	8901 RAMIREZ LN	AUSTIN	31.814255	-94.1971487
		AUSTIN RECLAIMED MATERIALS	8700 HERGOTZ LN	AUSTIN	29.70154	-95.201311
		AUSTIN SAND & GRAVEL	8900 RAMIREZ LN	AUSTIN	30.720634	-95.551139
			8900 RAMIREZ LN	AUSTIN	30.720634	-95.551139
		CAPITOL AGGREGATES	9100C RAMIREZ LN	AUSTIN	0	0
		CAPITOL AGGREGATES AUSTIN R	9100 RAMIREZ LN	AUSTIN	32.68293	-97.461292
			9100 RAMIREZ LN	AUSTIN	0	0
		RAMIREZ CONCRETE BATCH PLA	8900 RAMIREZ LN	AUSTIN	0	0
			8900 RAMIREZ LN	AUSTIN	0	0
			8900 RAMIREZ LN	AUSTIN	0	0
		SHUMAKER ENTERPRISES	900 DALTON LN	AUSTIN	32.544423	-94.386044
			900 DALTON LN	AUSTIN	32.544423	-94.386044
		TXI RAMIREZ READY MIX	8900 RAMIREZ LN	AUSTIN	30.720634	-95.551139
			8900 RAMIREZ LN	AUSTIN	30.720634	-95.551139
			8900 RAMIREZ LN	AUSTIN	30.720634	-95.551139
			8900 RAMIREZ LN	AUSTIN	30.720634	-95.551139
		WHITTLESEY LANDSCAPE SUPPL	629 DALTON LN	AUSTIN	0	0
	<i>TXSPILL</i>	AGGREGATE HAULERS INC	7300 BLOCK SCENIC LOOP IN FRON	AUSTIN	0	0
			8702 RESEARCH BLVD. (CORNER OF AUSTIN		0	0
		AGGREGATE HAULERS INC.	TRAVIS COOK ROAD, 1 1/2 MILES NO	AUSTIN	0	0
		GENERIC INCIDENT PRINCIPAL	GENERIC INCIDENT ZIP CODE 78742	AUSTIN	0	0
		Hoskins Electric	414 Thompson Ln	Austin	30.2397	-97.683129
	<i>TXUST</i>	AA AUTO & EQUIPMENT	1115 OLD BASTROP HWY	AUSTIN	30.224020	-97.6791881
			1115 OLD BASTROP HWY	AUSTIN	30.224020	-97.6791881
		AUSTIN SALVAGE POOL	1000 DALTON LN	AUSTIN	30.23252	-97.671887
		B&B LAND CLEARING	1212 OLD BASTROP HWY	AUSTIN	30.230192	-97.6827572
		LIMONS ROAD SERVICE	414 THOMPSON LN	AUSTIN	30.240931	-97.683406
			414 THOMPSON LN	AUSTIN	30.240931	-97.683406
			414 THOMPSON LN	AUSTIN	30.240931	-97.683406
			414 THOMPSON LN	AUSTIN	30.240931	-97.683406
			414 THOMPSON LN	AUSTIN	30.240931	-97.683406
		METRO ACCESS CAPITAL METRO	509 THOMPSON LN	AUSTIN	30.23733	-97.683291
			509 THOMPSON LN	AUSTIN	30.23733	-97.683291
			509 THOMPSON LN	AUSTIN	30.23733	-97.683291
			509 THOMPSON LN	AUSTIN	30.23733	-97.683291
			509 THOMPSON LN	AUSTIN	30.23733	-97.683291
			509 THOMPSON LN	AUSTIN	30.23733	-97.683291
			509 THOMPSON LN	AUSTIN	30.23733	-97.683291
			509 THOMPSON LN	AUSTIN	30.23733	-97.683291
			509 THOMPSON LN	AUSTIN	30.23733	-97.683291
			509 THOMPSON LN	AUSTIN	30.23733	-97.683291
		TEXAS ALTERNATOR STARTER S	1230 E BEN WHITE BLVD	AUSTIN	30.223331	-97.6799721

**Database count for 78744**

ERNS	5	RCRA-G	22	TXAST	41
TXLUST	26	TXSPILL	22	TXUST	173
TXVCP	1				

FACZIP	DATABASE	SITENAME	ADDRESS	CITY	LATITUDE	LONGITUDE
78744	ERNS	ASHLAND CHEMICAL	2307 BUSINESS CENTER DR.	AUSTIN	0	0
		ATX VIP TOWING	7508 BLUFF SPRING RD.	AUSTIN	0	0
			7508 BLUFF SPRING RD.	AUSTIN	0	0
			7508 BLUFF SPRING RD.	AUSTIN	0	0
		PRIVATE CITIZEN	7600 DIXIE	AUSTIN	0	0
	RCRA-G	AMBION	2130 WOODWARD ST STE 200	AUSTIN	30.213462	-97.7453058
		ARTHROCARE	2301 E SAINT ELMO RD STE 110	AUSTIN	30.208809	-97.744417
		ASURAGEN	2170 WOODWARD ST	AUSTIN	30.212684	-97.744811
		AXCESS TECHNOLOGIES LLP	4801 FREIDRICH LANE BLDG 1 SUITE	AUSTIN	30.204351	-97.749688
		CINCO ELECTRONICS RECYCLIN	2301 E ST. ELMO RD., BLDG. 3 STE 3	AUSTIN	30.187558	-97.741031
		CIRRUS LOGIC AUSTIN	4210 S INDUSTRIAL DR	AUSTIN	30.209788	-97.744427
		DEPOSITION TECHNOLOGY	3733 DROSSETT DR	AUSTIN	30.210698	-97.731771
		FAMILY DOLLAR #5520	5301 STASSNEY LN	AUSTIN	30.192384	-97.7382756
		HD SUPPLY FACILITIES MAINTEN	4401 FREIDRICH LN STE 405	AUSTIN	30.187558	-97.741031
		HELIOVOLT	6301 E STASSNEY LN BLDG 8-100	AUSTIN	30.20067	-97.715243
		HOLT CAT	9601 S IH 35	AUSTIN		
		HOME DEPOT USA HD6563	8801 S IH 35	AUSTIN	30.191727	-97.768845
		IN CYCLE ELECTRONICS INC	3739 DROSSETT DR	AUSTIN	30.21033	-97.732893
		K AND S INTERCONNECT INC	3709-B PROMONTORY POINT DR SUI	AUSTIN	30.209513	-97.726307
		LOWER COLORADO RIVER AUTH	3505 MONTOPOLIS	AUSTIN	30.208208	-97.712735
		PENTAGON TECHNOLOGIES GRO	8201 E RIVERSIDE DR BLDG 5	AUSTIN	30.215135	-97.685145
		PPD DEVELOPMENT	7551 METRO CENTER DR STE 200	AUSTIN	30.212444	-97.694536
		PRIME EQUIPMENT NO 231	3506 CHAPMAN LN	AUSTIN	30.213596	-97.7284031
		STONE SYSTEMS OF CENTRAL T	1401 SMITH SCHOOL RD. STE. 200	AUSTIN		
		TARGET STORE 0683	6405 S IH 35	AUSTIN	30.41064	-97.672141
		THE WHITLEY GROUP	4129 COMMERCIAL CENTER DR STE	AUSTIN	30.209892	-97.741901
		XBIOTECH USA	8201 E RIVERSIDE DR STE 100	AUSTIN	0	0
	TXAST	ABC CONCRETE	8000 DEE GABRIEL COLLINS RD	AUSTIN	33.879539	-98.494284
		ALAMO CONCRETE-AUSTIN	4200 TODD LN	AUSTIN	30.209155	-97.740105
			4200 TODD LN	AUSTIN	30.209155	-97.740105
			4200 TODD LN	AUSTIN	30.209155	-97.740105
		AUSTIN PRESTRESSED	7300 HWY 183 S	AUSTIN	32.717344	-94.1260845
		AUSTIN PRE-STRESSED	7300 HWY 183 S	AUSTIN	0	0
			7300 HWY 183 S	AUSTIN	0	0
			7300 HWY 183 S	AUSTIN	0	0
		BEN E KEITH FOODS	4113 MCKINNEY FALLS PKWY	AUSTIN	0	0
		BRIGGS EQUIPMENT	4417 BURLESON RD	AUSTIN	31.636114	-101.858899
		COMMERCE CENTER SOUTH	6150 TRADE CENTER DR	AUSTIN	31.042	-97.4686
		DEL VALLE ISD TRANSPORTATIO	7701 BURLESON RD	AUSTIN	27.472029	-99.297661
			7701 BURLESON RD	AUSTIN	27.472029	-99.297661
			7701 BURLESON RD	AUSTIN	27.472029	-99.297661
		FORMER WILLIAMSON CREEK TR	WILLIAM CANNON	AUSTIN	32.914094	-96.614243
		HAYS CITY	4906 BURLESON RD	AUSTIN	32.450063	-100.400829
			4906 BURLESON RD	AUSTIN	32.450063	-100.400829
		HOLT CAT AUSTIN	9601 S IH 35	AUSTIN	30.160591	-97.786482
		HOSTWAY SERVICES	6110 TRADE CENTER DR STE 100	AUSTIN	0	0
		LEVEL 3 COMMUNICATIONS	4207 SMITH SCHOOL RD	AUSTIN	31.342092	-94.717821
		LOCKHEED MISSILES & SPACE	6800 BURLESON RD	AUSTIN	29.580757	-95.437927
		M C DALCHAU SERVICE CENTER	3505 MONTOPOLIS DR	AUSTIN	30.207183	-97.7154307
			3505 MONTOPOLIS DR	AUSTIN	30.207183	-97.7154307

**Database count for 78744**

ERNS	5	RCRA-G	22	TXAST	41
TXLUST	26	TXSPILL	22	TXUST	173
TXVCP	1				

FACZIP	DATABASE	SITENAME	ADDRESS	CITY	LATITUDE	LONGITUDE
78744	TXAST	MET CENTER	7551 METRO CENTER DR # 15	AUSTIN	32.953829	-96.9798441
			7551 METRO CENTER DR # 15	AUSTIN	32.953829	-96.9798441
			7551 METRO CENTER DR # 15	AUSTIN	32.953829	-96.9798441
			7551 METRO CENTER DR # 15	AUSTIN	32.953829	-96.9798441
			7551 METRO CENTER DR # 15	AUSTIN	32.953829	-96.9798441
		ONION CREEK QUARRY	7422 SCENIC LOOP	AUSTIN	32.88303	-96.885274
			7422 SCENIC LOOP	AUSTIN	32.88303	-96.885274
		SATELLITE FOUR	5412 HWY 183 S	AUSTIN	30.177126	-97.6894187
		SOUTH AUSTIN AREA ENGINEER	9725 S IH 35	AUSTIN	31.713765	-106.440531
			9725 S IH 35	AUSTIN	31.713765	-106.440531
		SOUTH PLANT 1	4501 MCKINNEY FALLS PKWY	AUSTIN	27.793801	-97.668286
		T-MOBILE AUSTIN SWITCH	4401 FREIDRICH LN STE 311	AUSTIN		
			4401 FREIDRICH LN STE 311	AUSTIN		
		TODD LANE SERVICE CENTER	4108 TODD LN	AUSTIN	0	0
			4108 TODD LN	AUSTIN	0	0
		TRANS-MOUNTAIN EQUIPMENT	7300 HWY 183 S	AUSTIN	32.717344	-94.1260845
			7300 HWY 183 S	AUSTIN	32.717344	-94.1260845
		VA CLINIC AUSTIN	7901 METROPOLIS DR	AUSTIN	0	0
		"LCRA" DELCHAU SERVICE CENT	3505 MONTOPOLIS DR IHW 33840	AUSTIN	0	0
			5213	6607B S PLEASANT VALLEY	AUSTIN	30.179073
		AMERICAN PLUMBING	E ST ELMO	AUSTIN	30.203607	-97.735975
		CAPITAL EQUIP	3621 SILVER DOLLAR CIR	AUSTIN	30.204682	-97.71258
		CARLSON CLEANING EQUIPMENT	4714 NUCKOLS CROSSING RD	AUSTIN	0	0
		CENTEX BEVERAGE	3834 PROMONTORY POINT	AUSTIN	30.20948	-97.7294414
		CIRCLE K 3203	6422 S HWY 183	AUSTIN	0	0
		DISCOVER FOOD MART 3	1913 W BEN WHITE BLVD	AUSTIN	30.229274	-97.788342
		FORMER CRUMLEYS GROCERY	S IH 35	AUSTIN	30.179993	-97.7734399
		HOLT MACHINERY CO	9601 S IH 35	AUSTIN	0	0
			9601 S IH 35	AUSTIN	0	0
		LCRA DELCHAU SERVICE CENTE	3505 MONTOPOLIS DR IHW 33840	AUSTIN	0	0
	METRO MARTS 2 FORMER 7 ELEV	2008 TERI RD	AUSTIN	30.202516	-97.75236	
	PAYLESS 460	3404 LOCKHART HWY	AUSTIN	30.199388	-97.6841185	
	SAMS CLUB 8259	5107 S IH 35	AUSTIN	30.202292	-97.757904	
	SHOPPERS MART 26	6500 RESEARCH BLVD	AUSTIN	0	0	
		6500 S HWY 183	AUSTIN	0	0	
	SILVER DOLLAR CIRCLE SOC	3615 SILVER DOLLAR CIR	AUSTIN	30.205377	-97.7127269	
	SOUTHEAST AUSTIN STATION	4516 BURLESON ROAD	AUSTIN	30.213904	-97.7335761	
	SPEEDY STOP 206	6422 S HWY 183	AUSTIN	30.165081	-97.693682	
		6422 S HWY 183	AUSTIN	30.165081	-97.693682	
		6422 S HWY 183	AUSTIN	30.165081	-97.693682	
	SPEEDY STOP 212	4600 TERRI BLVD	AUSTIN	30.197062	-97.743687	
	STOP N GO MARKETS 1028	4602 E STASSNEY	AUSTIN	0	0	
	TEXACO SERVICE 11	1601 ST ELMO	AUSTIN	30.212312	-97.752742	
	TEXAS READYMIX INC SOUTH PL	4200 TODD LN	AUSTIN	0	0	
	TXSPILL	AQUA UTILITIES INC	LOCATED IN BRENTWOOD SUBDIVI	VICTORIA	0	0
			LOCATED IN BRENTWOOD SUBDIVI	VICTORIA	0	0
			LOCATED IN BRENTWOOD SUBDIVI	VICTORIA	0	0
		Ashland Chemical	2307 Business Center Dr # 78744	Austin	30.213815	-97.740834
		CELEBRATION STATION	CELEBRATION STATION, 4525 S. IH-3	AUSTIN	0	0
		City of Austin, Water and Wastewater	Astec and Bowman - West of MOPAC	Austin	0	0

**Database count for 78744**

ERNS	5	RCRA-G	22	TXAST	41
TXLUST	26	TXSPILL	22	TXUST	173
TXVCP	1				

FACZIP	DATABASE	SITENAME	ADDRESS	CITY	LATITUDE	LONGITUDE
<b>78744</b>	TXSPILL	GENERIC INCIDENT PRINCIPAL	FLEMTEX WAREHOUSE	unavailable	0	0
			GENERIC INCIDENT ZIP CODE 78744	AUSTIN	0	0
			GENERIC INCIDENT ZIP CODE 78744	AUSTIN	0	0
			MCKINNEY FALLS STATE PARK		0	0
		GTI COATINGS INC	HIGHWAY 71 EAST RIGHT ON BURLE	AUSTIN	0	0
		Lcra	3505 Montopolis Dr	Austin	30.206923	-97.715858
		LOCKHEED	6800 Burleson Rd Bldg 310	Austin	30.201464	-97.709486
		MARATHON OIL	PECOS COUNTY NEAR IRAAN	IRAAN	0	0
		MODERN METAL REFINISHING	WEST SIDE OF PROPERTY AT 7432	AUSTIN	0	0
		QSI CUSTOM CABINETS LP	INTX OF BURLESON RD & E BEN WH	AUSTIN	0	0
		SPEEDY STOP FOOD STORES LL	SPEEDY STOP 206	unavailable	0	0
		TEXAS PARKS & WILDLIFE	TP&WL FISH HATCHERY ON HWY 28	AUSTIN	0	0
		TRI-RECYCLING INC	FROM I35 HEAD E ON E BEN WHITE	AUSTIN	0	0
			FROM I35 HEAD E ON E BEN WHITE	AUSTIN	0	0
		VITAL FARM REAL HOLDINGS LLC	4507 BRANDT RD AUSTIN TX	AUSTIN	0	0
	TXUST	WHITE SWAN	CHISHOLM MIDDLE SCHOOL, 500 OA	AUSTIN	0	0
		183 FOOD MART	6112 HWY 183 S	AUSTIN	30.167704	-97.6924949
			6112 HWY 183 S	AUSTIN	30.167704	-97.6924949
		4705 E ST ELMO	4705 E SAINT ELMO RD	AUSTIN	30.203607	-97.735975
			4705 E SAINT ELMO RD	AUSTIN	30.203607	-97.735975
		7-ELEVEN 35792	1901 E WILLIAM CANNON DR	AUSTIN	30.188109	-97.765727
			1901 E WILLIAM CANNON DR	AUSTIN	30.188109	-97.765727
		7-ELEVEN STORE 36562	6422 HWY 183 S	AUSTIN	30.165081	-97.693682
			6422 HWY 183 S	AUSTIN	30.165081	-97.693682
			6422 HWY 183 S	AUSTIN	30.165081	-97.693682
			6422 HWY 183 S	AUSTIN	30.165081	-97.693682
			6422 HWY 183 S	AUSTIN	30.165081	-97.693682
			6422 HWY 183 S	AUSTIN	30.165081	-97.693682
		7-ELEVEN STORE 36587	6515 S IH 35	AUSTIN	30.194481	-97.7686949
			6515 S IH 35	AUSTIN	30.194481	-97.7686949
			6515 S IH 35	AUSTIN	30.194481	-97.7686949
			6515 S IH 35	AUSTIN	30.194481	-97.7686949
			6515 S IH 35	AUSTIN	30.194481	-97.7686949
			6515 S IH 35	AUSTIN	30.194481	-97.7686949
		7-ELEVEN STORE 36642	7715 E BEN WHITE BLVD	AUSTIN		
			7715 E BEN WHITE BLVD	AUSTIN	30.219041	-97.6886362
			7715 E BEN WHITE BLVD	AUSTIN	30.219041	-97.6886362
		AISD SE BUS MAINTENANCE AND	7200 BLUFF SPRINGS RD	AUSTIN	0	0
		ALAMO CONCRETE-AUSTIN	4200 TODD LN	AUSTIN	30.209155	-97.740105
		ALICE OLIVIA BRYANT	3701 DIME CIR	AUSTIN	30.204028	-97.711027
		ALL STAR GROCERY	5303 NUCKOLS CROSSING RD	AUSTIN	30.192781	-97.738795
		ALL STAR GROCERY 3	4600 TERI RD	AUSTIN	30.197062	-97.743687
			4600 TERI RD	AUSTIN	30.197062	-97.743687
			4600 TERI RD	AUSTIN	30.197062	-97.743687
			4600 TERI RD	AUSTIN	30.197062	-97.743687
			4600 TERI RD	AUSTIN	30.197062	-97.743687
		ARNOLD OIL	5909 BURLESON RD	AUSTIN	0	0
		BMC WEST	4501 BURLESON RD	AUSTIN	30.210574	-97.73495
			4501 BURLESON RD	AUSTIN	30.210574	-97.73495
			4501 BURLESON RD	AUSTIN	30.210574	-97.73495

**Database count for 78744**

ERNS	5	RCRA-G	22	TXAST	41
TXLUST	26	TXSPILL	22	TXUST	173
TXVCP	1				

FACZIP	DATABASE	SITENAME	ADDRESS	CITY	LATITUDE	LONGITUDE
78744	TXUST	BREAD BASKET EAST CANNON	8101 SALT SPRINGS DR	AUSTIN	30.158905	-97.7456083
		BURPY MARKET	6311 BURLESON RD	AUSTIN		
		CANNON FOOD MART	1719 E WILLIAM CANNON DR	AUSTIN	30.188638	-97.767277
			1719 E WILLIAM CANNON DR	AUSTIN	30.188638	-97.767277
		CAPITAL EQUIPMENT FACILITY	3621 SILVER DOLLAR CIR	AUSTIN	30.204682	-97.71258
			3621 SILVER DOLLAR CIR	AUSTIN	30.204682	-97.71258
		CARLSON CLEANING EQUIPMENT	4714 NUCKOLS CROSSING RD	AUSTIN	30.197932	-97.7359238
			4714 NUCKOLS CROSSING RD	AUSTIN	30.197932	-97.7359238
		CEDAR FOOD MART	729 E SLAUGHTER LN	AUSTIN	0	0
			729 E SLAUGHTER LN	AUSTIN	0	0
		CENTEX BEVERAGE	3834 PROMONTORY POINT DR	AUSTIN	30.20948	-97.7294414
			3834 PROMONTORY POINT DR	AUSTIN	30.20948	-97.7294414
		CIRCLE K STORE 2704673	8801 S IH 35 STE B	AUSTIN	30.179993	-97.7734399
			8801 S IH 35 STE B	AUSTIN	30.179993	-97.7734399
		CIRCLE K STORE 2704677	1601 E SAINT ELMO RD	AUSTIN	30.212312	-97.752742
			1601 E SAINT ELMO RD	AUSTIN	30.212312	-97.752742
			1601 E SAINT ELMO RD	AUSTIN	30.212312	-97.752742
			1601 E SAINT ELMO RD	AUSTIN	30.212312	-97.752742
			1601 E SAINT ELMO RD	AUSTIN	30.212312	-97.752742
			1601 E SAINT ELMO RD	AUSTIN	30.212312	-97.752742
			1601 E SAINT ELMO RD	AUSTIN	30.212312	-97.752742
		CIRCLE K STORE 2704682	6500 US HIGHWAY 183 S	AUSTIN	30.164107	-97.693561
			6500 US HIGHWAY 183 S	AUSTIN	30.164107	-97.693561
			6500 US HIGHWAY 183 S	AUSTIN	30.164107	-97.693561
			6500 US HIGHWAY 183 S	AUSTIN	30.164107	-97.693561
			6500 US HIGHWAY 183 S	AUSTIN	30.164107	-97.693561
			6500 US HIGHWAY 183 S	AUSTIN	30.164107	-97.693561
			6500 US HIGHWAY 183 S	AUSTIN	30.164107	-97.693561
		C-MART 7	5200 E WILLIAM CANNON DR	AUSTIN	30.179793	-97.7468884
			5200 E WILLIAM CANNON DR	AUSTIN	30.179793	-97.7468884
			5200 E WILLIAM CANNON DR	AUSTIN	30.179793	-97.7468884
		CORNER STORE 2169	4602 E STASSNEY LN	AUSTIN	30.194281	-97.745204
			4602 E STASSNEY LN	AUSTIN	30.194281	-97.745204
			4602 E STASSNEY LN	AUSTIN	30.194281	-97.745204
		CORNER STORE 2194	1706 E WILLIAM CANNON DR	AUSTIN	30.188288	-97.7644199
			1706 E WILLIAM CANNON DR	AUSTIN	30.188288	-97.7644199
			1706 E WILLIAM CANNON DR	AUSTIN	30.188288	-97.7644199
		DATA RANCH	4100 SMITH SCHOOL RD	AUSTIN	30.198676	-97.711913
			4100 SMITH SCHOOL RD	AUSTIN	30.198676	-97.711913
		FLEMTEX WAREHOUSE	5330 FLEMING CT	AUSTIN	30.207411	-97.725936
			5330 FLEMING CT	AUSTIN	30.207411	-97.725936
			5330 FLEMING CT	AUSTIN	30.207411	-97.725936
			5330 FLEMING CT	AUSTIN	30.207411	-97.725936
		FOOD SPOT	6607 S PLEASANT VALLEY RD	AUSTIN	30.179073	-97.746565
			6607 S PLEASANT VALLEY RD	AUSTIN	30.179073	-97.746565
			6607 S PLEASANT VALLEY RD	AUSTIN	30.179073	-97.746565
			6607 S PLEASANT VALLEY RD	AUSTIN	30.179073	-97.746565
			6607 S PLEASANT VALLEY RD	AUSTIN	30.179073	-97.746565



**Database count for 78744**

ERNS	5	RCRA-G	22	TXAST	41
TXLUST	26	TXSPILL	22	TXUST	173
TXVCP	1				

FACZIP	DATABASE	SITENAME	ADDRESS	CITY	LATITUDE	LONGITUDE
<b>78744</b>	TXUST	FRANK PAXTON LUMBER	3907 S INDUSTRIAL DR	AUSTIN	30.213834	-97.74005
			3907 S INDUSTRIAL DR	AUSTIN	30.213834	-97.74005
		HERTZ EQUIP RENTAL	3506 CHAPMAN LN	AUSTIN	30.213579	-97.7284138
			3506 CHAPMAN LN	AUSTIN	30.213579	-97.7284138
		HOLT CAT AUSTIN	9601 S IH 35	AUSTIN	30.160591	-97.786482
			9601 S IH 35	AUSTIN	30.160591	-97.786482
			9601 S IH 35	AUSTIN	30.160591	-97.786482
			9601 S IH 35	AUSTIN	30.160591	-97.786482
			9601 S IH 35	AUSTIN	30.160591	-97.786482
		JIMMY CLAY GOLF COURSE	5400 JIMMY CLAY DR	AUSTIN	30.18999	-97.7330508
			5400 JIMMY CLAY DR	AUSTIN	30.18999	-97.7330508
		KMART 7511	6715 S IH 35	AUSTIN	30.187886	-97.770336
		KOA KAMPGROUND	7003 S IH 35	AUSTIN	30.179993	-97.7734399
			7003 S IH 35	AUSTIN	30.179993	-97.7734399
		KWIK MART 2	4906 BURLESON RD	AUSTIN	30.212722	-97.7299029
			4906 BURLESON RD	AUSTIN	30.212722	-97.7299029
			4906 BURLESON RD	AUSTIN	30.212722	-97.7299029
			4906 BURLESON RD	AUSTIN	30.212722	-97.7299029
			4906 BURLESON RD	AUSTIN	30.212722	-97.7299029
			4906 BURLESON RD	AUSTIN	30.212722	-97.7299029
			4906 BURLESON RD	AUSTIN	30.212722	-97.7299029
			4906 BURLESON RD	AUSTIN	30.212722	-97.7299029
			4906 BURLESON RD	AUSTIN	30.212722	-97.7299029
		L&T WAGGONER TRUCKING	1825 OAK HILL LN	AUSTIN	30.165333	-97.7843281
			1825 OAK HILL LN	AUSTIN	30.165333	-97.7843281
		M C DALCHAU SERVICE CENTER	3505 MONTOPOLIS DR	AUSTIN	30.207183	-97.7154307
			3505 MONTOPOLIS DR	AUSTIN	30.207183	-97.7154307
			3505 MONTOPOLIS DR	AUSTIN	30.207183	-97.7154307
			3505 MONTOPOLIS DR	AUSTIN	30.207183	-97.7154307
			3505 MONTOPOLIS DR	AUSTIN	30.207183	-97.7154307
			3505 MONTOPOLIS DR	AUSTIN	30.207183	-97.7154307
			3505 MONTOPOLIS DR	AUSTIN	30.207183	-97.7154307
			3505 MONTOPOLIS DR	AUSTIN	30.207183	-97.7154307
			3505 MONTOPOLIS DR	AUSTIN	30.207183	-97.7154307
		MCCOY BLDG CTR	6200 BURLESON RD	AUSTIN	30.206272	-97.716851
		MCKINNEY FALLS STATE PARK	7102 SCENIC LOOP	AUSTIN	30.305423	-97.7766269
		ONION CREEK SMALL ENGINE RE	5508 LOCKHART HWY	AUSTIN	30.188971	-97.686087
			5508 LOCKHART HWY	AUSTIN	30.188971	-97.686087
			5508 LOCKHART HWY	AUSTIN	30.188971	-97.686087
		PATRICK MEDIA GROUP OF HOUS	7301 BURLESON RD	AUSTIN	30.194367	-97.70207
		PRESTIGE SOUTH CHRYSLER PL	6905 S IH 35	AUSTIN	30.185858	-97.771524
		RACE EXPRESS	4718 US HIGHWAY 183 S	AUSTIN	30.183572	-97.687943
			4718 US HIGHWAY 183 S	AUSTIN	30.183572	-97.687943
			4718 US HIGHWAY 183 S	AUSTIN	30.183572	-97.687943
			4718 US HIGHWAY 183 S	AUSTIN	30.183572	-97.687943
			4718 US HIGHWAY 183 S	AUSTIN	30.183572	-97.687943
		SAMS CLUB 8259	5107 S IH 35	AUSTIN	30.202292	-97.757904
			5107 S IH 35	AUSTIN	30.202292	-97.757904

**Database count for 78744**

ERNS	5	RCRA-G	22	TXAST	41
TXLUST	26	TXSPILL	22	TXUST	173
TXVCP	1				

FACZIP	DATABASE	SITENAME	ADDRESS	CITY	LATITUDE	LONGITUDE
<b>78744</b>	TXUST	SAMS CLUB 8259	5107 S IH 35	AUSTIN	30.202292	-97.757904
		SATELLITE FOUR	5412 HWY 183 S	AUSTIN	30.177126	-97.6894187
			5412 HWY 183 S	AUSTIN	30.177126	-97.6894187
			5412 HWY 183 S	AUSTIN	30.177126	-97.6894187
			5412 HWY 183 S	AUSTIN	30.177126	-97.6894187
		SERVICE CENTER 8	4411D MEINARDUS DR	AUSTIN	30.211365	-97.7520588
			4411D MEINARDUS DR	AUSTIN	30.211365	-97.7520588
			4411D MEINARDUS DR	AUSTIN	30.211365	-97.7520588
		SILVER DOLLAR CIRCLE SOC	3615 SILVER DOLLAR CIR	AUSTIN	30.205377	-97.7127269
			3615 SILVER DOLLAR CIR	AUSTIN	30.205377	-97.7127269
		SOUTHEAST AUSTIN STA	4516 BURLESON RD	AUSTIN	30.213904	-97.7335761
		SOUTHWEST MOTOR TRANSPOR	3503 CHAPMAN LN	AUSTIN	30.213346	-97.7285196
			3503 CHAPMAN LN	AUSTIN	30.213346	-97.7285196
		STAR STOP 72	3404 LOCKHART HWY	AUSTIN	30.199388	-97.6841185
			3404 LOCKHART HWY	AUSTIN	30.199388	-97.6841185
			3404 LOCKHART HWY	AUSTIN	30.199388	-97.6841185
			3404 LOCKHART HWY	AUSTIN	30.199388	-97.6841185
		TERI METRO MART	2008 TERI RD	AUSTIN	30.202516	-97.75236
			2008 TERI RD	AUSTIN	30.202516	-97.75236
			2008 TERI RD	AUSTIN	30.202516	-97.75236
		TEXAN FOOD MART	7612 BLUFF SPRINGS RD	AUSTIN	30.172179	-97.770937
			7612 BLUFF SPRINGS RD	AUSTIN	30.172179	-97.770937
			7612 BLUFF SPRINGS RD	AUSTIN	30.172179	-97.770937
		TEXAS PARKS & WILDLIFE DEPT	4200 SMITH SCHOOL RD	AUSTIN	30.197246	-97.71369
			4200 SMITH SCHOOL RD	AUSTIN	30.197246	-97.71369
		TEXCON WHOLESALE	4906 BURLESON RD	AUSTIN	30.212722	-97.7299029
			4906 BURLESON RD	AUSTIN	30.212722	-97.7299029
			4906 BURLESON RD	AUSTIN		
		VACANT	5708 BURLESON RD	AUSTIN	30.208376	-97.7224748
			5708 BURLESON RD	AUSTIN	30.208376	-97.7224748
			5708 BURLESON RD	AUSTIN	30.208376	-97.7224748
		WAL-MART STORE 1253	5015 S IH 35	AUSTIN	30.204039	-97.75696
			5015 S IH 35	AUSTIN	30.204039	-97.75696
		WAYNES SHEET METAL	3716 DIME CIR	AUSTIN	30.204101	-97.712109
		WHITE SWAN	4044 PROMONTORY POINT DR	AUSTIN	30.208514	-97.7322669
			4044 PROMONTORY POINT DR	AUSTIN	30.208514	-97.7322669
			4044 PROMONTORY POINT DR	AUSTIN	30.208514	-97.7322669
			4044 PROMONTORY POINT DR	AUSTIN	30.208514	-97.7322669
			4044 PROMONTORY POINT DR	AUSTIN	30.208514	-97.7322669
	TXVCP	AT&T Silver Dollar Circle Facility	3615 Silver Dollar Circle	Austin	30.205276	-97.712852

APPENDIX F  
HISTORICAL AERIAL PHOTOGRAPHS



# Historic Aerial Photo Search

for the site

1418 Frontier Valley Dr, Austin, TX

E210015

performed for

**Escarpment Environmental**

8/26/2021

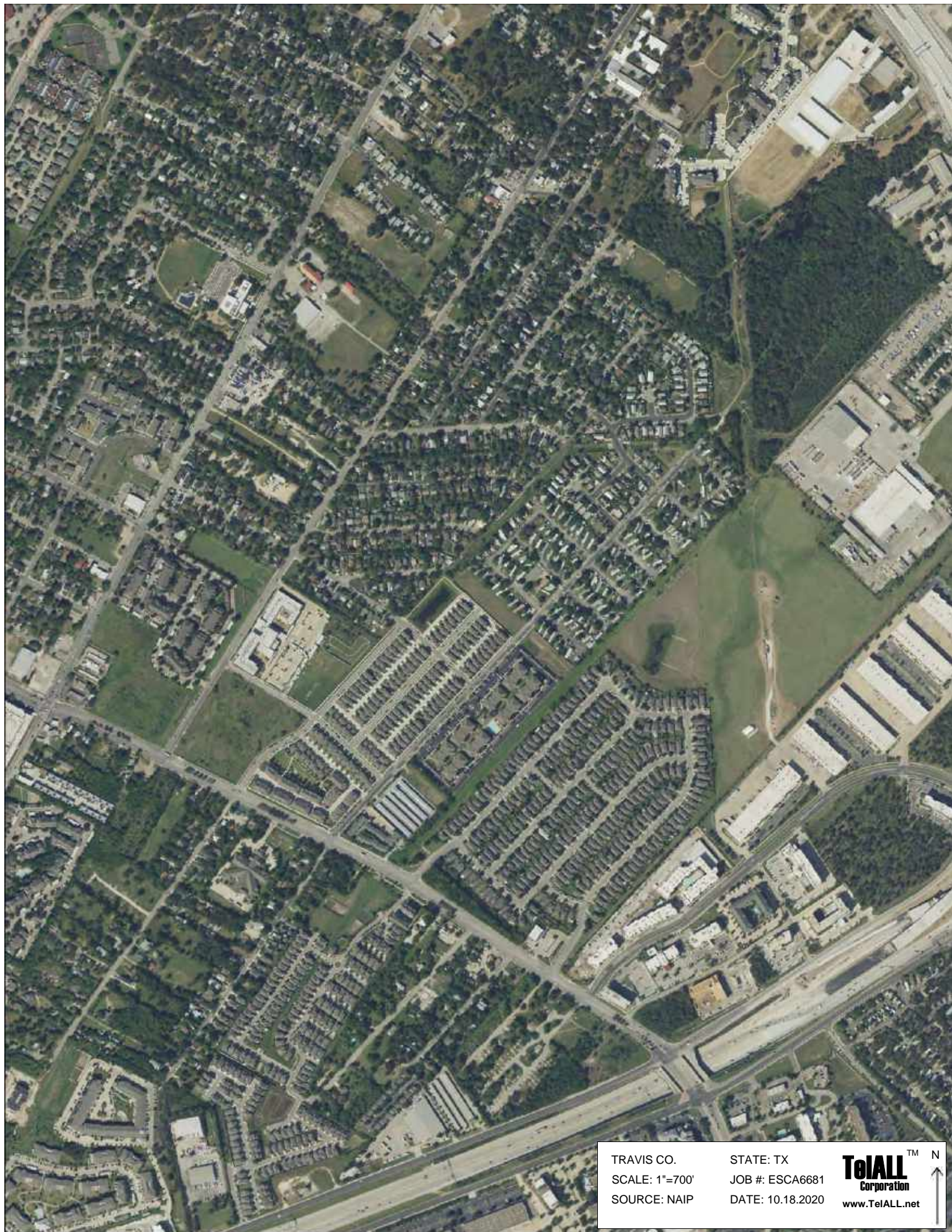
## Photos Found

Date	County	Source	Scale	Comments
10.18.2020	TRAVIS	NAIP	1 inch = 700 feet	
10.14.2014	TRAVIS	NAIP	1 inch = 700 feet	
11.27.2004	TRAVIS	NAIP	1 inch = 700 feet	
01.28.1995	TRAVIS	USGS	1 inch = 700 feet	
04.02.1985	TRAVIS	TXDOT	1 inch = 1000 feet	
03.21.1973	TRAVIS	USGS	1 inch = 700 feet	
06.08.1966	TRAVIS	USGS	1 inch = 700 feet	
01.25.1953	TRAVIS	USGS	1 inch = 1320 feet	

## AERIAL PHOTO SOURCE ACRONYMS

NAIP	NATIONAL AGRICULTURE IMAGERY PROGRAM	TXDOT	TEXAS DEPARTMENT OF TRANSPORTATION
USGS	UNITED STATES GEOLOGICAL SURVEY		





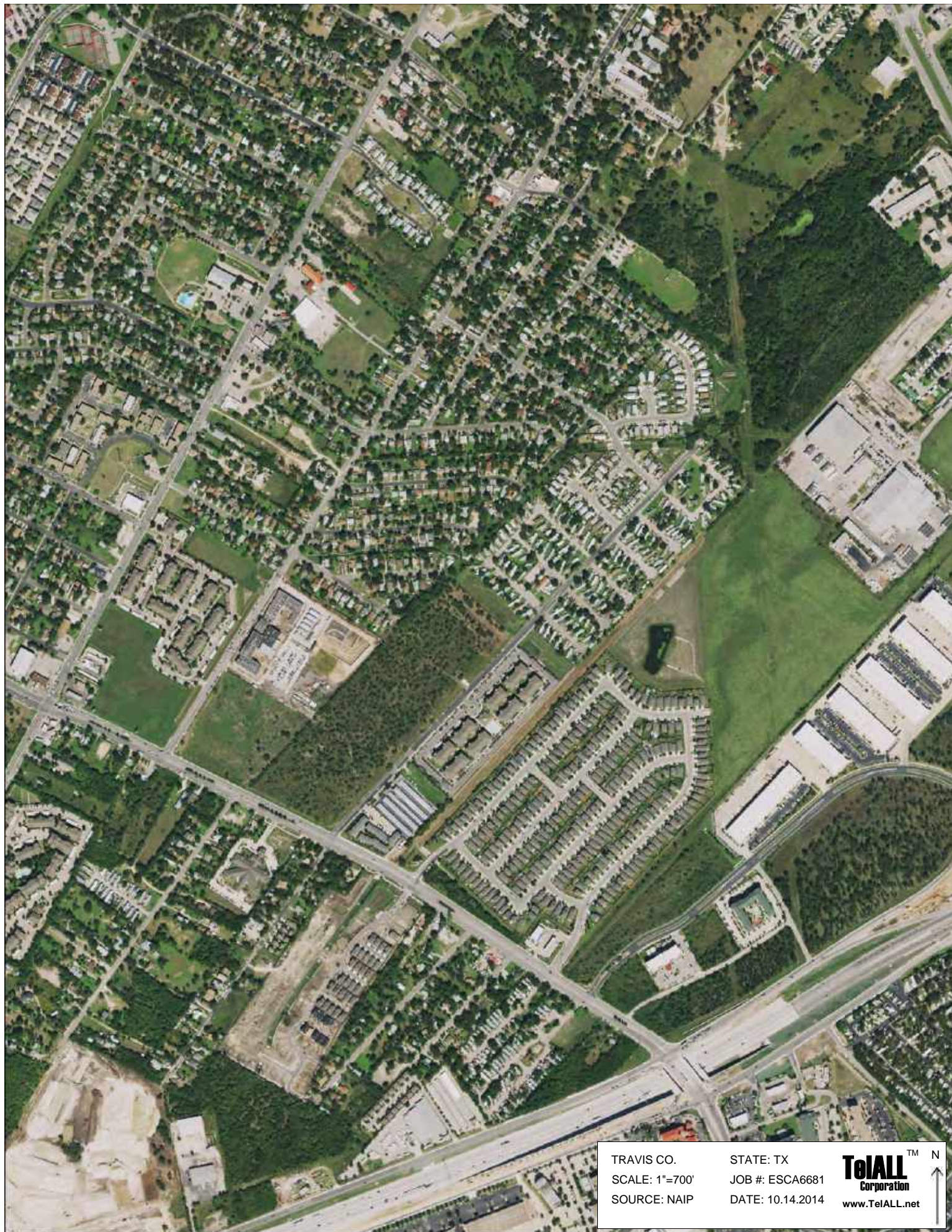
TRAVIS CO.  
SCALE: 1"=700'  
SOURCE: NAIP

STATE: TX  
JOB #: ESCA6681  
DATE: 10.18.2020

**TelALL**<sup>TM</sup>  
Corporation  
[www.TelALL.net](http://www.TelALL.net)







TRAVIS CO.  
SCALE: 1"=700'  
SOURCE: NAIP

STATE: TX  
JOB #: ESCA6681  
DATE: 10.14.2014

**TelALL**<sup>TM</sup>  
Corporation  
[www.TelALL.net](http://www.TelALL.net)

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TRAVIS CO.  
SCALE: 1"=700'  
SOURCE: NAIP

STATE: TX  
JOB #: ESCA6681  
DATE: 11.27.2004

**TelALL**<sup>TM</sup>  
Corporation  
[www.TelALL.net](http://www.TelALL.net)







TRAVIS CO.  
SCALE: 1"=700'  
SOURCE: USGS

STATE: TX  
JOB #: ESCA6681  
DATE: 01.28.1995

**TelALL**<sup>TM</sup>  
Corporation  
[www.TelALL.net](http://www.TelALL.net)

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TRAVIS CO.  
SCALE: 1"=1000'  
SOURCE: TXDOT

STATE: TX  
JOB #: ESCA6681  
DATE: 04.02.1985

**TelALL**<sup>TM</sup>  
Corporation  
[www.TelALL.net](http://www.TelALL.net)

N





TRAVIS CO.  
SCALE: 1"=700'  
SOURCE: USGS

STATE: TX  
JOB #: ESCA6681  
DATE: 03.21.1973

**TelALL**<sup>TM</sup>  
Corporation  
[www.TelALL.net](http://www.TelALL.net)





TRAVIS CO.  
SCALE: 1"=700'  
SOURCE: USGS

STATE: TX  
JOB #: ESCA6681  
DATE: 06.08.1966

**TelALL**<sup>TM</sup>  
Corporation  
[www.TelALL.net](http://www.TelALL.net)

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TRAVIS CO.  
SCALE: 1"=1320'  
SOURCE: USGS

STATE: TX  
JOB #: ESCA6681  
DATE: 01.25.1953

**TelALL**<sup>TM</sup>  
Corporation  
[www.TelALL.net](http://www.TelALL.net)

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