

# Phase I Environmental Site Assessment

AHFC Acquisitions (Village at Pleasant Valley)

SEC Pleasant Valley Road at Village Square Drive

Austin, Travis County, TX

July 16, 2021

Terracon Project No. 96217456



**Prepared for:**

City of Austin Real Estate Services  
Austin, Texas

**Prepared by:**

Terracon Consultants, Inc.  
Austin, Texas

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**Terracon**

Environmental



Facilities



Geotechnical



Materials

July 16, 2021



City of Austin Real Estate Services  
505 Barton Springs Rd Ste 1350  
Austin, TX 78704

Attn: Mr. Thomas Balestiere  
P: (512) 974-7257  
E: tom.balestiere@austintexas.gov

Re: Phase I Environmental Site Assessment  
AHFC Acquisitions (Village at Pleasant Valley)  
SEC Pleasant Valley Road at Village Square Drive  
Austin, Travis County, Texas  
Terracon Project No. 96217456  
Assignment Number: 119-395  
File Number: 5237.26  
Property Owner: The Village at Pleasant Valley Homeowner's Association, Inc.  
TCAD Property ID: 48 individual TCAD parcels  
Legal Description: Lots 1 through 26 (inclusive), Block 1 and Lots 1 through 26 (inclusive),  
Block 4, THE VILLAGE AT PLEASANT VALLEY, SECTION TWO,  
according to the map or plat thereof, recorded in Volume 78, Page 91, Plat Records, Travis  
County, Texas


Dear Mr. Balestiere:

Terracon Consultants, Inc. (Terracon) 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 Terracon Proposal No. P96217456 dated June 10, 2021.

We appreciate the opportunity to be of service to you on this project. In addition to Phase I services, our professionals provide geotechnical, environmental, construction materials, and facilities services on a wide variety of projects locally, regionally and nationally. For more detailed information on all of Terracon's services please visit our website at [www.terracon.com](http://www.terracon.com). If there are any questions regarding this report or if we may be of further assistance, please do not hesitate to contact us.

Sincerely,  
**Terracon Consultants, Inc.**

  
Astrid Lozano-Rodriguez  
Project Manager

  
Hilary D. Johns, P.G.  
Authorized Project Reviewer/  
Environmental Professional

Attachments

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## **EXECUTIVE SUMMARY**

This Phase I Environmental Site Assessment (ESA) was performed in accordance with Terracon Proposal No. P96217456 dated June 10, 2021, and was conducted consistent with the procedures included in ASTM E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* and *EPA All Appropriate Inquiry (AAI)*. The ESA was conducted under the supervision or responsible charge of Hilary D. Johns, P.G., Environmental Professional. Astrid Lozano-Rodriguez performed the site reconnaissance on June 30, 2021.

## **Findings and Opinions**

A summary of findings is provided below. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

### Site Description and Use

The site is comprised of two tracts (Tract 1 and 2) of vacant, undeveloped land totaling approximately 5.3 acres located southeast of the intersection of Pleasant Valley Road and Village Square in Austin, Travis County, Texas.

### Historical Information

Based on a review of historical information, the site has remained vacant, undeveloped land since at least 1897. Williamson Creek has been evident traversing the southern portion of both tracts since at least 1897. Land clearing associated with construction activities to the east is evident on Tract 1. The property north of the site was vacant, undeveloped land from 1897 to 1980 when Village Square Drive became evident. By 1988, the present-day school became evident north of the site. Nuckols Crossing Road has been evident east of the site since at least 1897. The property across Nuckols Crossing Road was vacant, undeveloped land from 1897 to 1980 when commercial development became evident. The property south of the site was vacant, undeveloped land from 1897 to 1980 when single-family residential development became evident. The property west of the site was vacant, undeveloped land from 1897 to 1980 when Pleasant Valley Road followed by single-family residential development became evident. Village at Pleasant Valley residences have split Tracts 1 and 2 since at least 1980.

### Records Review

A review of available regulatory database information was conducted for specified federal and state agencies. Review of the regulatory databases did not identify any onsite facilities. Five regulated off-site facilities were identified within the specified search distances. These facilities do not appear to represent RECs to the site at this time based upon regulatory status, apparent topographic gradient, and/or distance from the site.

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### Site Reconnaissance

Based on the site reconnaissance, RECs were not identified associated with the current site operations.

### Adjoining Properties

The property north of the site is Village Square Drive followed by Mendez Middle School. The property east of the site is Nuckols Crossing Road followed by Austin Fire Station No.24, Austin EMS Station No.28 and vacant land. The property south of the site is single-family residences. The property west of the site is South Pleasant Valley Road followed by single-family residences. Indications of RECs were not identified.

### **Significant Data Gaps**

No significant data gaps were identified.

### **Conclusions**

We have performed a Phase I ESA consistent with the procedures included in ASTM Practice E 1527-13 at SEC Pleasant Valley Road at Village Square Drive, Austin, Travis County, Texas, the site. Recognized Environmental Conditions (RECs) or Controlled RECs (CRECs) were not identified in connection with the site.

### **Recommendations**

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

## 1.0 INTRODUCTION

### 1.1 Site Description

<b>Site Name</b>	AHFC Acquisitions (Village at Pleasant Valley)
<b>Site Location/Address</b>	SEC Pleasant Valley Road at Village Square Drive, Austin, Travis County, Texas
<b>Land Area</b>	Approximately 5.3 acres
<b>Site Improvements</b>	None
<b>Anticipated Future Site Use</b>	Residential
<b>Purpose of the ESA</b>	Potential purchase

The location of the site is depicted on Exhibit 1 of Appendix A, which was reproduced from a portion of the USGS 7.5-minute series topographic map. The site and adjoining properties are depicted on the Site Diagram, which is included as Exhibit 2 of Appendix A. Acronyms and terms used in this report are described in Appendix F.

### 1.2 Scope of Services

This Phase I ESA was performed in accordance with Terracon Proposal No. P96217456 dated June 10, 2021, and was conducted consistent with the procedures included in ASTM E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* and *EPA All Appropriate Inquiry (AAI)*. The purpose of this ESA was to assist the client in developing information to identify RECs 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. This Phase I ESA has considered vapor migration in evaluation of RECs associated with the site.

### 1.3 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. We have endeavored to meet this standard of care, but may be limited by conditions encountered during

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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 our 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. We will, upon request, advise you of additional research or assessment options that may be available and associated costs.

### 1.4 Additional Scope Limitations, ASTM Deviations and Data Gaps

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. Reasonable attempts were made to obtain information within the scope and time constraints set forth by the client; however, in some instances, information requested is not, or was not, received by the issuance date of the report. Information obtained for this ESA was received from several sources that we believe to be reliable; nonetheless, the authenticity or reliability of these sources cannot and is not warranted hereunder. This ESA was further limited by the following:

- n A written request was submitted to the local government agency regarding documented RECs on the site. Records were not requested for off-site properties. Credentials of the company (Statement of Qualifications) have not been included in this report but are available upon request.
- n City directories are copyright protected and, therefore, reproductions are not provided in this report.
- n Responses from the Austin Fire Department, Code of Compliance Department, Planning and Development Department, and the Human Services Department were not received within the time frame of the report.
- n At the time of project set up, a written request was submitted to the local government agency regarding documented recognized environmental conditions

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- on the site based on the site location provided by the client provided by the client. Records were not requested for offsite properties.
- n A historical interview with the current site owner was not conducted at the issuance of the report due to absence of owner contact information. The absence of a historical interview does not appear to represent a significant data gap based on the review of other available historical resources, as discussed throughout Section 3.0.

An evaluation of the significance of limitations and missing information with respect to our findings has been conducted, and where appropriate, significant data gaps are identified and discussed in the text of the report. However, it should be recognized that an evaluation of significant data gaps is based on the information available at the time of report issuance, and an evaluation of information received after the report issuance date may result in an alteration of our conclusions, recommendations, or opinions. We have no obligation to provide information obtained or discovered by us after the issuance date of the report, or to perform any additional services, regardless of whether the information would affect any conclusions, recommendations, or opinions in the report. This disclaimer specifically applies to any information that has not been provided by the client.

This report represents our service to you as of the report date and constitutes our 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 renovation or development). Further, these services are not to be construed as legal interpretation or advice.

### 1.5 Reliance

This ESA report is prepared for the exclusive use and reliance of City of Austin Real Estate Services. Use or reliance by any other party is prohibited without the written authorization of City of Austin Real Estate Services and Terracon Consultants, Inc. (Terracon).

Reliance on the ESA by the client and all authorized parties will be subject to the terms, conditions and limitations stated in the proposal, ESA report, and Terracon's Agreement for Services. The limitation of liability defined in the Agreement for Services is the aggregate limit of Terracon's liability to the client and all relying parties.

Continued viability of this report is subject to ASTM E1527-13 Sections 4.6 and 4.8. If the ESA will be used by a different user (third party) than the user for whom the ESA was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E1527-13.



## 1.6 Client Provided Information

Prior to the site visit, Mr. Thomas Balestiere, client’s representative, was asked to provide the following user questionnaire information as described in ASTM E1527-13 Section 6.

### Client Questionnaire Responses

Client Questionnaire Item	Client Did Not Respond	Client’s Response	
		Yes	No
Specialized Knowledge or Experience that is material to a REC in connection with the site.			X
Actual Knowledge of Environmental Liens or Activity Use Limitations (AULs) that may encumber the site.			X
Actual Knowledge of a Lower Purchase Price because contamination is known or believed to be present at the site.			X
Commonly Known or Reasonably Ascertainable Information that is material to a REC in connection with the site.			X
Obvious Indicators of Contamination at the site.			X

Terracon’s consideration of the client provided information did not identify RECs. A copy of the questionnaire is included in Appendix C.

## 2.0 PHYSICAL SETTING

Physical Setting Information		Source
<b>Topography</b>		
Site Elevation	Approximately 540 to 560 feet above sea level	USGS Topographic Map, Oak Hill and Montopolis, Texas Quadrangles, 1988
Topographic Gradient	Gently sloping towards the southeast	
Closest Surface Water	Williamson Creek traverses the southern portion of the site.	
<b>Soil Characteristics</b>		
Soil Type	Houston Black clay ( <b>HnA</b> ), Lewisville silty clay ( <b>LcB</b> ), and Patrick soils ( <b>PaC</b> )	Travis County, TX USDA, Soil Conservation Services Soil Survey issued 1974
Description	<b>HnA</b> – This series consists of deep, moderately well drained clay soils. These soils crack when dry and are very slowly permeable (<0.06 inches per hour) when wet. The available	

Physical Setting Information		Source
	<p>water capacity is high, and the risk of corrosion to uncoated steel is rated as high.</p> <p><b>LcB</b> – This soil unit consists of deep, nearly level to gently sloping, well-drained silty clays on terraces along major streams. The available water capacity is high, and the erosion hazard is moderate. Permeability ranges from 0.63 to 2.0 inches per hour, and this soil type has a high risk of corrosion to uncoated steel.</p> <p><b>PaC</b> – This soil type consists of shallow to moderately deep, well-drained soils underlain by gravel on smooth, gently ridges and adjoining side slopes. Available water capacity is high, permeability ranges from 0.63 to 2.0 inches per hour, and this soil type has a high risk of corrosion to uncoated steel.</p>	

Geology/Hydrogeology		
Formation	Terrace deposits (Qt)	“Austin Sheet,” Geologic Atlas of Texas, Bureau of Economic Geology, The University of Texas at Austin, 1974
Description	Gravel, sand, silt, and clay, gray to tan	
Estimated Depth to First Occurrence of Groundwater	Approximately 25 to 35 feet below ground surface	Terracon's Experience
Primary Aquifer	Trinity Group and Edwards Aquifer (Outside the Edwards Aquifer Recharge and Transition zones)	Groundwater Quality of Texas – An Overview of Natural and Man-Affected Conditions, Texas Water Commission, 1989
*Hydrogeologic Gradient	Not known - may be inferred to be parallel to topographic gradient (primarily to the southeast).	

\* 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.

### 3.0 HISTORICAL USE INFORMATION

Terracon reviewed the following historical sources to develop a history of the previous uses of the site and surrounding area, in order to help identify RECs associated with past uses. Copies of selected historical documents are included in Appendix C.

### 3.1 Historical Topographic Maps, Aerial Photographs, Sanborn Maps

Readily available historical USGS topographic maps and selected historical aerial photographs (at approximately 10 to 15 year intervals) were reviewed to evaluate land development and obtain information concerning the history of development on and near the site. Reviewed historical topographic maps and aerial photographs are summarized below.

Historical fire insurance maps produced by the Sanborn Map Company were requested from GeoSearch to evaluate past uses and relevant characteristics of the site and surrounding properties. Based upon inquiries to the above-listed Sanborn provider, Sanborn maps were not available for the site.

- n Topographic map: Austin, Texas published **1897** and **1910** (1:125,000)
- n Aerial photograph: Agricultural Stabilization and Conservation Service (ASCS), Frame: 8-15, **1940**, 1"=500'
- n Aerial photograph: ASCS, Frame: 3-185, **1951**, 1"=500'
- n Aerial photograph: Army Mapping Service (AMS), Frame: 2008, **1953**, 1"=500'
- n Topographic map: Oak Hill, Texas and Montopolis, Texas published **1955** (1:24,000)
- n Topographic map: Buda, Texas and Montopolis, Texas published **1958** (1:62,500)
- n Aerial photograph: ASCS, Frame: 4-17, **1964**, 1"=500'
- n Topographic map: Oak Hill, Texas and Montopolis, Texas published **1966** (1:24,000)
- n Aerial photograph: United States Geological Survey (USGS), Frame: 1-207, **1966**, 1"=500'
- n Topographic map: Oak Hill, Texas and Montopolis, Texas published 1966 photorevised **1973** (1:24,000)
- n Aerial photograph: ASCS, Frame: 173-115R, **1973**, 1"=500'
- n Aerial photograph: Texas Department of Transportation (TxDOT), Frame: 10-193, **1980**, 1"=500'
- n Topographic map: Buda, Texas published **1981** (1:50,000)
- n Aerial photograph: USGS, Frame: 145-134, **1981**, 1"=500'
- n Topographic map: Oak Hill, Texas and Montopolis, Texas published **1988** (1:24,000)
- n Aerial photograph: TxDOT, Frame: 10-174, **1988**, 1"=500'
- n Aerial photograph: USGS, Frame: N/A, **1995**, 1"=500'
- n Aerial photograph: United States Department of Agriculture (USDA), Frame: N/A, **2004**, **2005**, **2010**, and **2012**, 1"=500'
- n Topographic map: Oak Hill, Texas and Montopolis, Texas published **2013** (1:24,000)
- n Aerial photograph: USDA, Frame: N/A, **2014**, **2016**, and **2018**, 1"=500'

### Historical Maps and Aerial Photographs

Direction	Description
Site	Vacant, undeveloped land (1897-2018); Williamson Creek traverses south of both tracts (1897-2018); land clearing associated with construction activities to the adjoining east evident on Tract 1 (1980-1981)
North	Vacant, undeveloped land (1897-1981); Village Square Drive evident (1980-2018); followed by the present-day school evident (1988-2018)
East	Nuckols Crossing Road (1897-2018); followed by vacant, undeveloped land (1897-1973); commercial development evident (1980-2018)
South	Vacant, undeveloped land (1897-1973); single-family residential development evident (1980-2018)
West	Vacant, undeveloped land (1897-1973); Pleasant Valley Drive followed by single-family residential development evident (1980-2018)

### 3.2 Historical City Directories

The Cole and Polk city directories and InfoUSA database used in this study were made available through GeoSearch (selected years reviewed: 1970-2021) and were reviewed at approximate five-year intervals, if readily available. Street listings were not available prior to 1984.

#### Historical City Directories

Direction	Description
Site	<b>5900-5925 Rapid Creek Trl</b> – No Listings <b>5900-5925 Drowsy Willow Trl</b> – No Listings
North	<b>5106 Village Square Dr</b> – No Listing (1980-1984/85); Individuals listed (1989/90-1994/95-2019); Mendez Middle School (1994/95-2021); Austin Indpdnt (2001/02); Child Inc Chld Dev (2001/02-2014); Cmmnts In Tx M (2001/02); Dove Springs [Child Care Serv] (2019-2021); Child Inc Child Development (2021)
East	<b>5803 Nuckols Crossing Rd</b> – No Listing (1954-1994/95); Austin City Library (2001/02-2021) <b>5811 Nuckols Crossing Rd</b> – No Listings <b>5900-5922 Hidden Valley Trl (Tract 1)</b> – No Listing (1970-1980); Residence (1984/85-2021)
South	<b>4900-4906 Turnstone Dr (even)</b> – No Listing (1970-1980); Residences (1984/85-2021) <b>5104-5110 Turnstone Dr (even)</b> – No Listing (1970-1980); Residences (1984/85-2021)
West	<b>4806-4814 Candletree Ln (even)</b> – No Listing (1970-1980); Residences (1984/85-2021) <b>5958 Hammermill Run</b> – No Listing (1970-1980); Residence (1984/85-2021) <b>5901-5923 Little Creek Trl (Tract 2)</b> – No Listing (1964-1980); Residence (1984/85-2021)

### **3.3 Site Ownership**

Based on a review of information obtained from the Travis Central Appraisal District website, the current site owner is Village at Pleasant Valley HOA. In addition, previous owners identified included Resolution Trust Corporation (1991-1992), Southwest Federal Savings Association (1990-1991) and Southwest Savings Association (prior to 1990).

### **3.4 Title Search**

The client provided a Commitment for Title Insurance policy issued by Stewart Title Guaranty Company for the site. Terracon is not a title abstract company; however, based on a review of the document provided, it appears that the current owner of the site as of the effective date, April 29, 2021, is The Village at Pleasant Valley Homeowner's Association, Inc. The abstractor did not identify any environmentally significant easements (i.e. pipelines, etc.). It should be noted that Schedule B – Exemptions from Coverage in the provided document states "All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed." Based on the historical topographic map review, historical aerial photograph review, a review of the Railroad Commission of Texas Public GIS Viewer/Map, a review of the National Pipeline Mapping System website, and based on observations made during the site reconnaissance, no petroleum exploration/ production activities were identified on the site. A copy of the Commitment for Title Insurance policy is included in Appendix C.

### **3.5 Environmental Liens and Activity and Use Limitations**

The GeoSearch regulatory database report included a review of both Federal and State Engineering Control (EC) and Institutional Control (IC) databases. Based on a review of the database report, the site was not listed on the EC or IC databases. Please note that in addition to these federal and state listings, AULs can be recorded at the county and municipal level that may not be listed in the regulatory database report. Environmental lien and activity and use limitation records recorded against the site were not provided by the client. At the direction of the client, performance of a review of these records was not included as part of the scope of services and unless notified otherwise, we assume that the client is evaluating this information outside the scope of this report.

### **3.6 Interviews Regarding Current and Historical Site Uses**

A historical interview with the current site owner was not conducted at the issuance of the report due to absence of owner contact information. The absence of a historical interview does not appear to represent a significant data gap based on the review of other available historical resources, as discussed throughout Section 3.0.

### 3.7 Prior Report Review

Terracon requested the client provide any previous environmental reports they are aware of for the site. Previous reports were not provided by the client to Terracon for review.

## 4.0 RECORDS REVIEW

Regulatory database information was provided by GeoSearch, a contract information services company. The purpose of the records review was to identify RECs in connection with the site. Information in this section is subject to the accuracy of the data provided by the information services company and the date at which the information is updated. The scope herein did not include confirmation of facilities listed as "unmappable" by regulatory databases.

In some of the following subsections, 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.

### 4.1 Federal and State/Tribal Databases

Listed below are the facility listings identified on federal and state/tribal databases within the ASTM-required search distances from the approximate site boundaries. Database definition, descriptions, and the database search report are included in Appendix D.

#### Federal Databases

Database	Description	Distance (miles)	Listings
NPL	National Priorities List	1.0	0
PNPL	Proposed National Priorities List	1.0	0
DNPL	Delisted National Priorities List	1.0	0
RCRAC	Resource Conservation & Recovery Act - Corrective Action Facilities	1.0	0
RCRAT	Resource Conservation & Recovery Act - Treatment Storage & Disposal Facilities	0.5	0
NLRRCRAT	No Longer Regulated RCRA Non-CORRACTS TSD Facilities	0.5	0
SEMS	Superfund Enforcement Management System (formerly CERCLIS)	0.5	0
SEMSARCH	Superfund Enforcement Management System Archive (formerly CERCLIS NFRAP)	0.5	0
BF	Brownfields Management System	0.5	0

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Database	Description	Distance (miles)	Listings
LUCIS	Land Use Control Information System	0.5	0
RCRAG	RCRA Generator Facilities, including RCRA Non-Generator and No Longer Regulated RCRA Generator facilities.	0.1	0
EC/IC	Federal Engineering and Institutional Control Sites	Site	0
ERNS	Emergency Response Notification System	Site	0
FRS	Facility Registration System	Site	0

**State/Tribal Databases**

Database	Description	Distance (miles)	Listings
SF	State Superfund	1.0	0
IHWCA	Industrial and Hazardous Waste Corrective Action Sites	1.0	1
VCP	Voluntary Cleanup Program	0.5	0
DCRPS	Dry Cleaner Remediation Program Sites	0.5	0
LPST	Leaking Petroleum Storage Tanks	0.5	2
LUSTRO6	Leaking Underground Storage Tanks on Tribal Lands (Region 6 States)	0.5	0
APAR	Affected Property Assessment Reports	0.5	0
BSA	Brownfields Site Assessments	0.5	0
MSWLF	Municipal Solid Waste Landfill Sites	0.5	0
CALF	Closed & Abandoned Landfill Inventory	0.5	0
WMRF	Recycling Facilities	0.5	0
DCR	Dry Cleaner Registration Database	0.25	0
IOP	Innocent Owner / Operator Database	0.25	0
PST	Petroleum Storage Tanks	0.1	0
IHW	Industrial and Hazardous Waste Sites	0.1	1
MSD	Municipal Setting Designations	Site	0
GWCC	Groundwater Contamination Cases	Site	0
LANDAPP	Land Application Permits	Site	0
LIENS	TCEQ Liens	Site	0
NOV	Notice of Violations	Site	0
SIEC01	State Institutional/Engineering Control Sites	Site	0
SPILLS	Spills Listing	Site	0

In addition to the above ASTM-required listings, Terracon reviewed other federal, state, local, and proprietary databases provided by the database firm. A list of the additional reviewed databases is included in the regulatory database report included in Appendix D.

The following table summarizes the site-specific information provided by the database and/or gathered by this office for identified facilities. Facilities are listed in order of proximity to the site. Additional discussion for selected facilities follows the summary table.

### Listed Facilities

Facility Name And Location	Estimated Distance / Direction/Gradient	Database Listings	Is a REC, CREC, or HREC to the Site
Mendez Middle School/Austin ISD 5106 Village Square Dr	Adjacent north / up gradient	IHW, RCRANGR06	No, see discussion below

#### Mendez Middle School/Austin ISD

This facility is identified as an IHW and RCRANGR06 facility located to the adjacent north of the site and topographically up gradient relative to the site. According to a review of the regulatory database, this facility is listed as an inactive conditionally exempt small quantity generator. The regulatory database states, “This registration was inactivated because there were only 6-digit waste codes on the NOR [Notice of Registration] and no waste was reported in 1994, 1995 and 1996.” This facility was also listed as a non-generator facility for corrosive waste. No violations or evaluations were reported for this facility. Based on the regulatory status, this facility does not appear to constitute a REC in connection with the site.

The remaining facilities listed in the database report do not appear to represent RECs to the site at this time based upon regulatory status, apparent topographic gradient, and/or distance from the site.

Unmapped facilities are those that do not contain sufficient address or location information to evaluate the facility listing locations relative to the site. The report did not list facilities in the unmapped section.

## 4.2 Local Agency Inquiries

Agency Contacted/ Contact Method	Response
Texas Department of State Health Services (DSHS) and the City of Austin	Based on the absence of a current physical address for the site, information was not readily accessible.
City of Austin / Online Open Records Request	At the issuance of this report, a response has not been provided by the City of Austin.



## **4.3 Local Area Knowledge**

### **4.3.1 Austin Fire Department**

The Austin Fire Department (AFD) Hazardous Materials Alarm and Storage Location Databases were reviewed for records of hazardous materials or spills incidents on the site or on adjacent properties. A review of the databases did not identify incidents of potential environmental concern at the site.

### **4.3.2 Historic Landfills**

A summary of area landfills prepared in 1984 by Underground Resource Management (URM) for the City of Austin Historical Commission and a 2004 Supplemental Assessment of Landfills in the Vicinity of Austin, Texas prepared by Geomatrix Consultants Inc. were reviewed for this report. Additionally, the Closed Landfill Inventory (CLI) for Travis County, available on the Capital Area Council of Government website ([www.capcog.org](http://www.capcog.org)) and the Map Library of closed or abandoned landfills in the Austin area, available on the City of Austin website ([www.austintexas.gov](http://www.austintexas.gov)), were reviewed to identify unauthorized/unpermitted landfills within the general site vicinity. No historical landfills were identified within one-half mile of the site.

### **4.3.3 City of Austin Watershed Protection Department**

The COA-WPD keeps records pertaining to USTs and reported spills and releases within the city of Austin, Texas. A review of the COA-WPD UST list identified no UST facilities on or adjacent to the site.

### **4.3.4 Historic Underground Storage Tanks**

In early 2008, a review of City Council minutes was undertaken by the City of Austin for records of old underground storage tanks following the removal of a long-forgotten underground storage tank containing oil that was discovered in the downtown area. On March 28, 2008, the Austin American Statesman published an article titled “Under City, 1,000 Old Tanks Hiding?” Based on a review of this article, approximately 1,000 storage tanks were reportedly approved by the City Council for installation between 1909 and 1965. The current status of these tanks is generally unknown as some tanks may have been approved and not installed, some may have been removed, while others may remain in place (empty or not). The results of the City Council minutes search were compiled and are now available online ([http://www.ci.austin.tx.us/watershed/ust\\_web.htm](http://www.ci.austin.tx.us/watershed/ust_web.htm)). A review of this website revealed no reports of tank installation approval for the site or adjoining properties.

### **4.3.5 Zoning/Land Use Records**

According to the City of Austin website, the site is currently zoned as Planned Unit Development – Neighborhood Plan Combining District (PUD-NP).

### 4.3.6 Water Development Board

Terracon reviewed the online Texas Water Development Board interactive water data map to identify registered wells on or adjacent to the site. Based on a review of the online records, no wells were identified on or adjacent to the site.

## 5.0 SITE RECONNAISSANCE

### 5.1 General Site Information

Information contained in this section is based on a visual reconnaissance conducted while walking through the site and the accessible interior areas of structures, if any, located on the site. The site and adjoining properties are depicted on the Site Diagram, which is included in Exhibit 2 of Appendix A. Photo documentation of the site at the time of the visual reconnaissance is provided in Appendix B. Credentials of the individuals planning and conducting the site visit are included in Appendix E.

#### General Site Information

Site Reconnaissance	
Field Personnel	Astrid Lozano-Rodriguez
Reconnaissance Date	June 30, 2021
Weather Conditions	Sunny and warm
Site Contact/Title	Mr. Scott Sutherland / Property Broker

### 5.2 Overview of Current Site Occupants

The site is currently unoccupied.

### 5.3 Overview of Current Site Operations

There are no current site operations.

### 5.4 Site Observations

The following table summarizes site observations and interviews. Affirmative responses (designated by an “X”) are discussed in more detail following the table.

#### Site Characteristics

Category	Item or Feature	Observed or Identified
Site Operations,	Emergency generators	

**Phase I Environmental Site Assessment**

AHFC Acquisitions (Village at Pleasant Valley) ■ Austin, TX

July 16, 2021 ■ Terracon Project No. 96217456



Category	Item or Feature	Observed or Identified
Processes, and Equipment	Elevators	
	Air compressors	
	Hydraulic lifts	
	Dry cleaning	
	Photo processing	
	Ventilation hoods and/or incinerators	
	Waste treatment systems and/or water treatment systems	
	Heating and/or cooling systems	
	Paint booths	
	Sub-grade mechanic pits	
	Wash-down areas or carwashes	
	Pesticide/herbicide production or storage	
	Printing operations	
	Metal finishing (e.g., electroplating, chrome plating, galvanizing, etc.)	
	Salvage operations	
	Oil, gas or mineral production	
Other processes or equipment		
Aboveground Chemical or Waste Storage	Aboveground storage tanks	
	Drums, barrels and/or containers <sup>3</sup> 5 gallons	
	MSDS or SDS	
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground storage tanks or ancillary UST equipment	
	Sumps, cisterns, French drains, catch basins and/or dry wells	
	Grease traps	
	Septic tanks and/or leach fields	
	Oil/water separators, clarifiers, sand traps, triple traps, interceptors	
	Pipeline markers	
	Interior floor drains	
Electrical Transformers/PCBs	Transformers and/or capacitors	
	Other equipment	

Category	Item or Feature	Observed or Identified
Releases or Potential Releases	Stressed vegetation	
	Stained soil	
	Stained pavement or similar surface	
	Leachate and/or waste seeps	
	Trash, debris and/or other waste materials	
	Dumping or disposal areas	
	Construction/demolition debris and/or dumped fill dirt	
	Surface water discoloration, odor, sheen, and/or free floating product	
	Strong, pungent or noxious odors	
	Exterior pipe discharges and/or other effluent discharges	
Other Notable Site Features	Surface water bodies	X
	Quarries or pits	
	Wastewater lagoons	
	Wells	

### Other Notable Site Features

#### Surface water bodies

At the time of the site reconnaissance, Williamson Creek and a drainage feature were observed traversing southern portions of both tracts. No evidence of spills, releases, chemical sheens, noxious odors or distressed vegetation was observed in association with the creek nor drainage feature at the time of the site reconnaissance.

## 6.0 ADJOINING PROPERTY RECONNAISSANCE

Visual observations of adjoining properties (from site boundaries) are summarized below.

### Adjoining Properties

Direction	Description
North	Village Square Drive followed by Mendez Middle School
East	Nuckols Crossing Road followed by Austin Fire Station No.24, Austin EMS Station No.28 and vacant land
South	Single-family residences
West	South Pleasant Valley Road followed by single-family residences

RECs were not observed with the adjoining properties.

## **7.0 ADDITIONAL SERVICES**

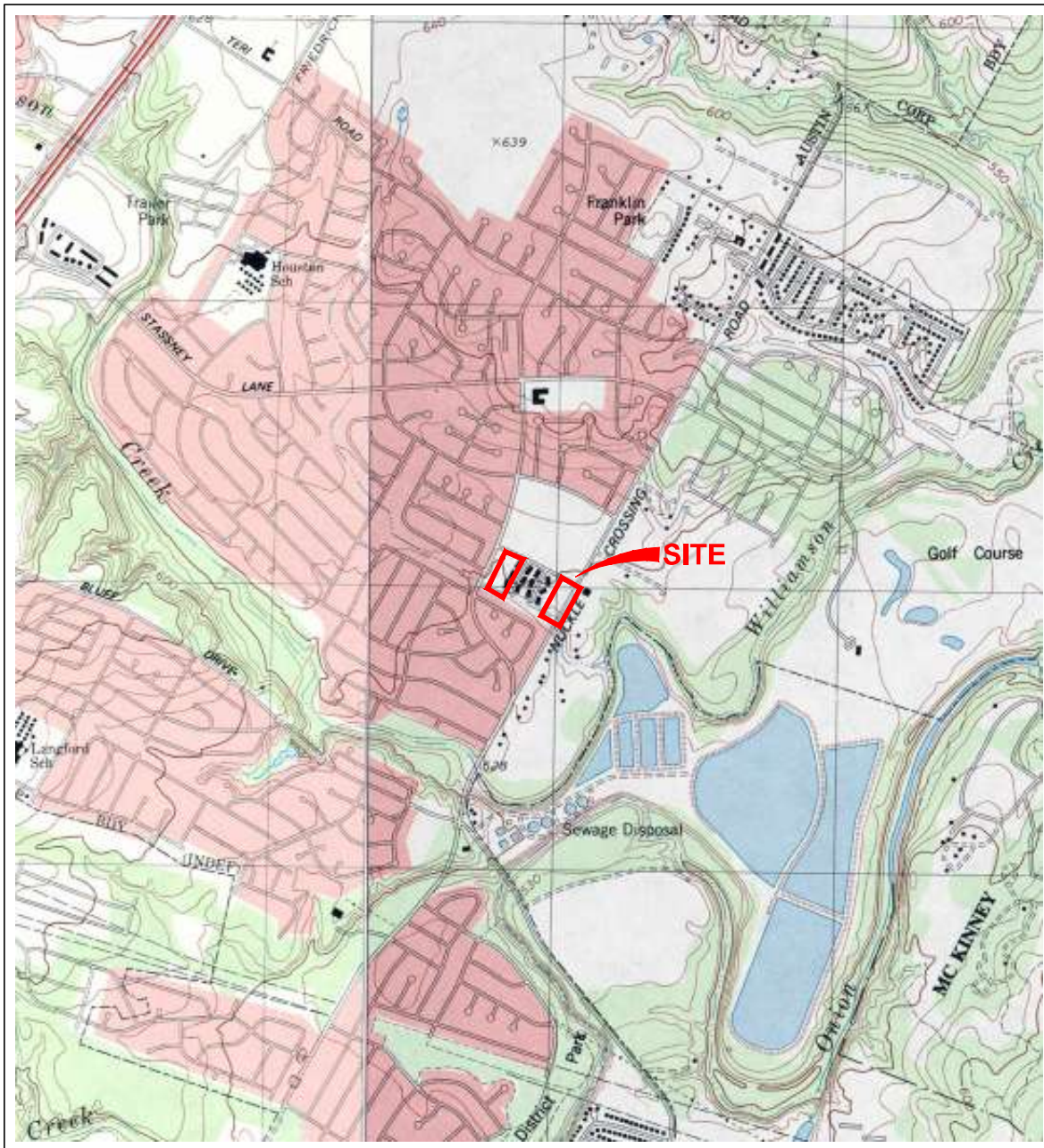
Per the agreed scope of services specified in the proposal, additional services (e.g. asbestos sampling, lead-based paint sampling, wetlands evaluation, lead in drinking water testing, radon testing, vapor encroachment screening, etc.) were not conducted.

## **8.0 DECLARATION**

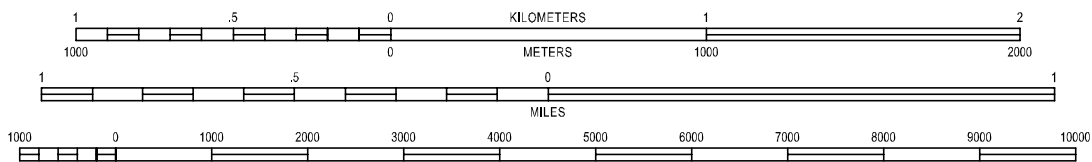
I, Hilary D. Johns, P.G., declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312; and I have the specific qualifications based on education, training, and experience to assess a property of the 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.

  
\_\_\_\_\_  
Hilary D. Johns, P.G.  
Environmental Professional

**APPENDIX A**  
**EXHIBIT 1 – TOPOGRAPHIC MAP**  
**EXHIBIT 2 – SITE DIAGRAM**



SCALE 1:24,000



CONTOUR INTERVAL 10 FEET

NATIONAL GEODETIC VERTICAL DATUM OF 1929

Oak Hill, Texas  
30097-B7-TF-024  
1988

7.5 MINUTE SERIES (TOPOGRAPHIC)

Montopolis, Texas  
30097-B6-TF-024  
1988

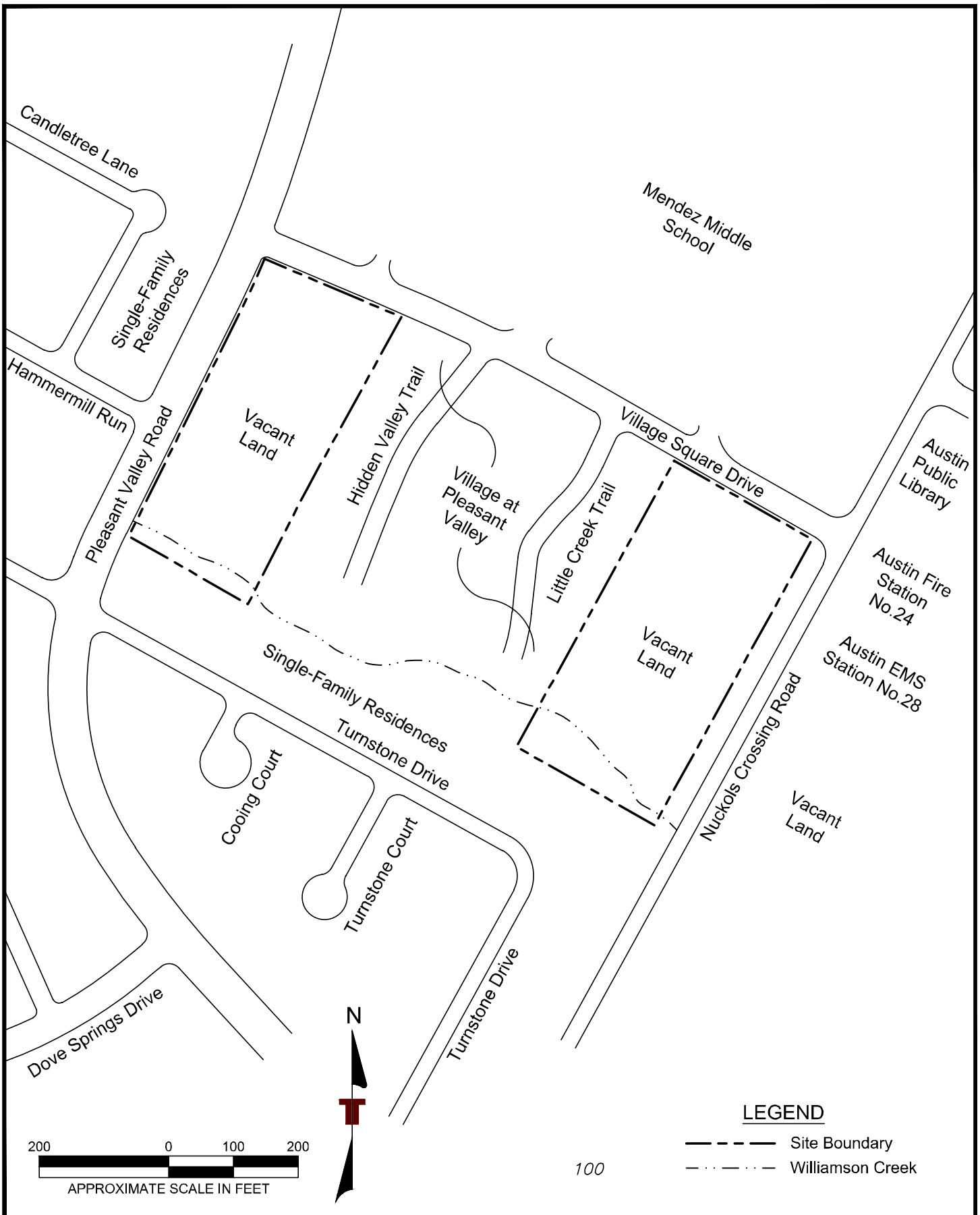
7.5 MINUTE SERIES (TOPOGRAPHIC)

Project Mngr:	ALR
Drawn By:	ATX Drafting
Checked By:	ALR
Approved By:	ALR
Project No.:	96217456
Scale:	AS SHOWN
File No.:	96217456
Date:	Jul 13, 2021

**Terracon**  
Consulting Engineers and Scientists  
5307 INDUSTRIAL OAKS BLVD. - #160 AUSTIN, TX 78735  
PH. (512) 442-1122 FAX (512) 442-1181

**TOPOGRAPHIC MAP**  
AFHC Acquisitions (Village at Pleasant Valley)  
Pleasant Valley Road and Village Square Drive  
Austin, Travis County, Texas

**EXHIBIT**  
**1**



**LEGEND**

- Site Boundary
- ..... Williamson Creek

100

Project Mngr:	ALR	Project No.	96217456
Drawn By:	ATX Drafting	Scale:	AS SHOWN
Checked By:	ALR	File No.	96217456
Approved By:	ALR	Date:	Jul 13, 2021

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**SITE DIAGRAM**  
**AFHC Acquisitions (Village at Pleasant Valley)**  
 Pleasant Valley Road and Village Square Drive  
 Austin, Travis County, Texas

**EXHIBIT**  
**2**



**APPENDIX B  
SITE PHOTOGRAPHS**



**Photo 1** General view of Tract 1



**Photo 2** General view of Tract 2



**Photo 3** View of onsite creek tributary



**Photo 4** View of property north of the site



**Photo 5** View of the property east of the site



**Photo 6** View of the property south of the site



**Photo 7** View of the property west of the site



**Photo 8** View of the property that splits Tract 1 and 2

**APPENDIX C**  
**HISTORICAL DOCUMENTATION AND USER QUESTIONNAIRE**

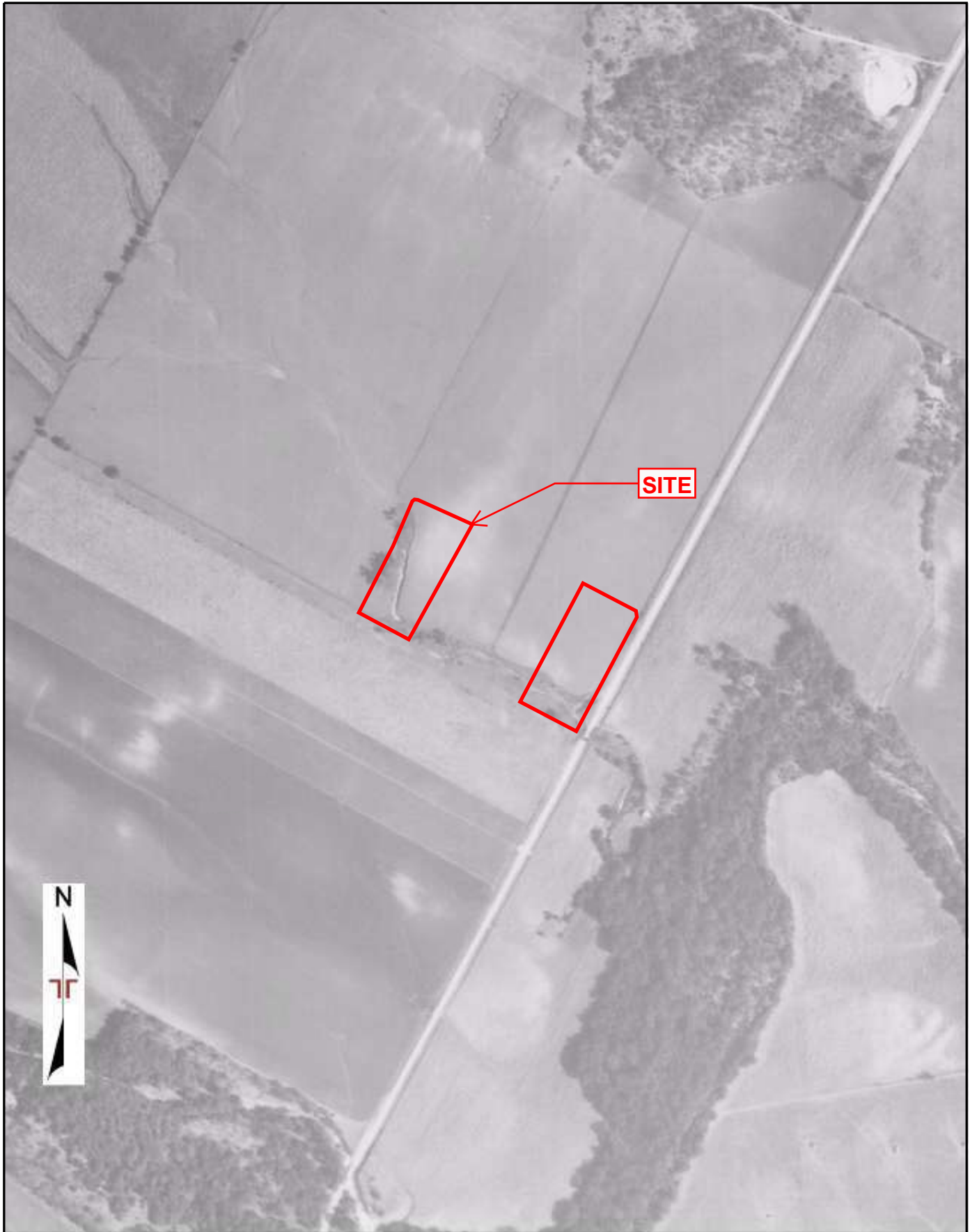
## Client/User Required Questionnaire



<b>Person Completing Questionnaire</b>	Name: Thomas Balestiere Company: City of Austin	Phone: 512-974-7257 Email: tom.balestiere@austintexas.gov
<b>Site Name</b>	AHFC - Pleasant Valley	
<b>Site Address</b>	SEC Pleasant Valley Road at Village Square Drive, Austin, TX	
<b>Point of Contact for Access</b>	Name: Scott Sutherland Company: Broker/RealtyStake	Phone: (512) 925-0783 Email: scott@realtystake.com
<b>Access Restrictions or Special Site Requirements?</b>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If yes, please explain)	
<b>Confidentiality Requirements?</b>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If yes, please explain)	
<b>Current Site Owner</b>	Name: The Village at Pleasant Valley Company: Homeowner's Association, Inc	Phone: n/a Email: n/a
<b>Current Site Operator</b>	Name: The Village at Pleasant Valley Company: Homeowner's Association, Inc	Phone: Email:
<b>Reasons for ESA</b> (e.g., financing, acquisition, lease, etc.)	potential purchase	
<b>Anticipated Future Site Use</b>	residential	
<b>Relevant Documents?</b>	Please provide Terracon copies of prior Phase I or II ESAs, Asbestos Surveys, Environmental Permits or Audit documents, Underground Storage Tank documents, Geotechnical Investigations, Site Surveys, Diagrams or Maps, or other relevant reports or documents.	
<b>ASTM User Questionnaire</b>		
<p>In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user must respond to the following questions. Failure to provide this information to the environmental professional may result in significant data gaps, which may limit our ability to identify recognized environmental conditions resulting in a determination that "all appropriate inquiry" is not complete. This form represents a type of interview and as such, the user has an obligation to answer all questions in good faith, to the extent of their actual knowledge.</p>		
1) Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state, or local law (40 CFR 312.25)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If yes, explain below and send Terracon a copy of the title records or judicial records reviewed.)		
2) Did a search of recorded land title records (or judicial records where appropriate) identify any activity and use limitations (AULs), such as engineering controls, land use restrictions, or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state, or local law (40 CFR 312.26)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If yes, explain below and send Terracon a copy of the title records or judicial records reviewed.)		
3) Do you have any specialized knowledge or experience related to the site or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the site or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business (40 CFR 312-28)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If yes, explain below)		
4) Do you have actual knowledge of a lower purchase price because contamination is known or believed to be present at the site (40 CFR 312.29)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> Not applicable (If yes or Not applicable, explain below)		
5) Are you aware of commonly known or reasonably ascertainable information about the site that would help the environmental professional to identify conditions indicative of releases or threatened releases (40 CFR 312.30)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If yes, explain below)		
6) Based on your knowledge and experience related to the site, are there any obvious indicators that point to the presence or likely presence of contamination at the site (40 CFR 312.31)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If yes, explain below)		
<u>Comments or explanations:</u>		

Please return this form with the signed authorization to proceed.

Proposal No. P96217456



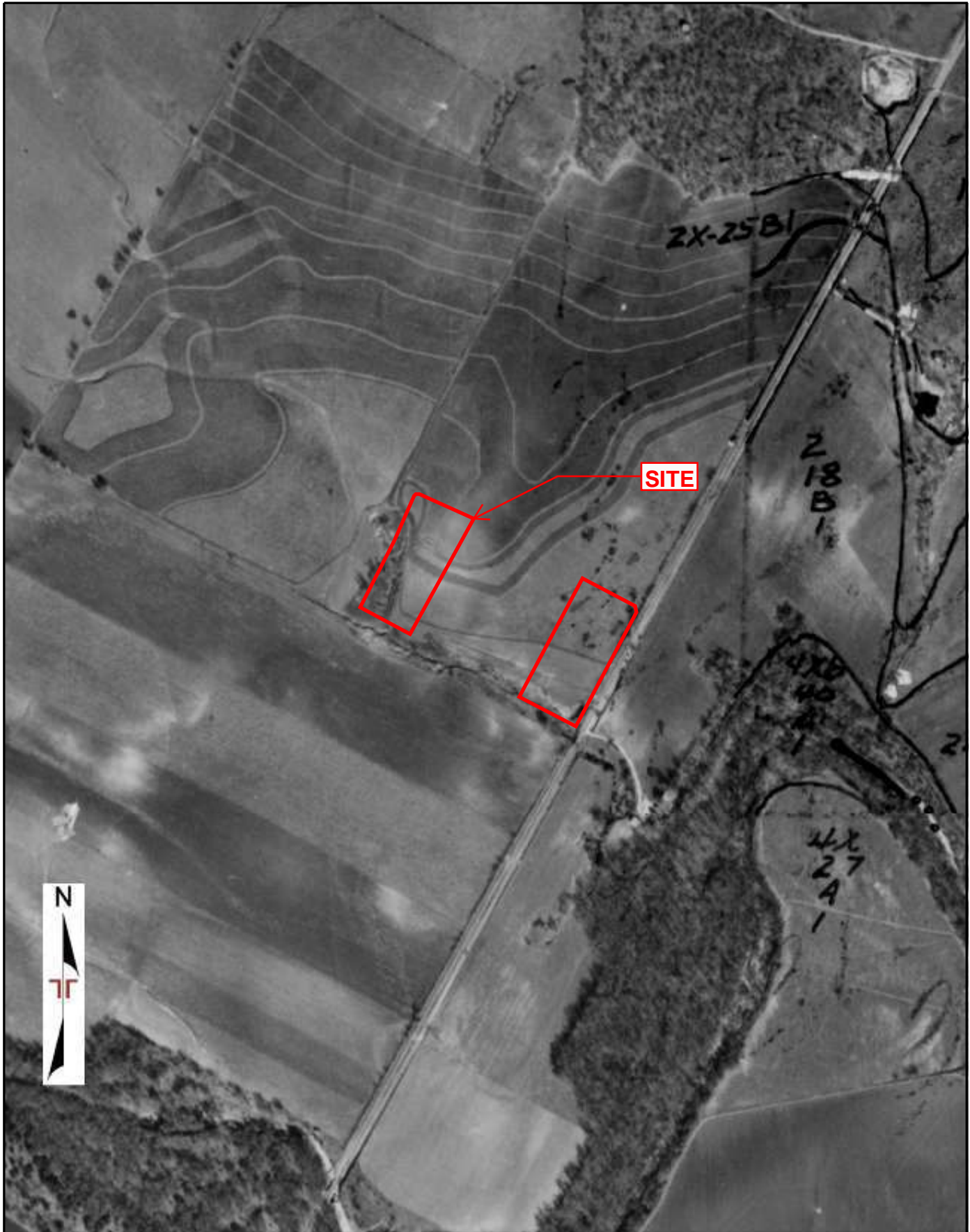
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Drawn by:
Checked by:
Approved by:

Project No: 96217456
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File Name: ASCS
Date: 09/10/1940

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**AERIAL PHOTOGRAPH**  
AHFC Acquisitions (Village at Pleasant Valley)  
S Pleasant Valley Rd & Village Square Dr  
Austin, Texas 78744

Appendix
<b>C</b>



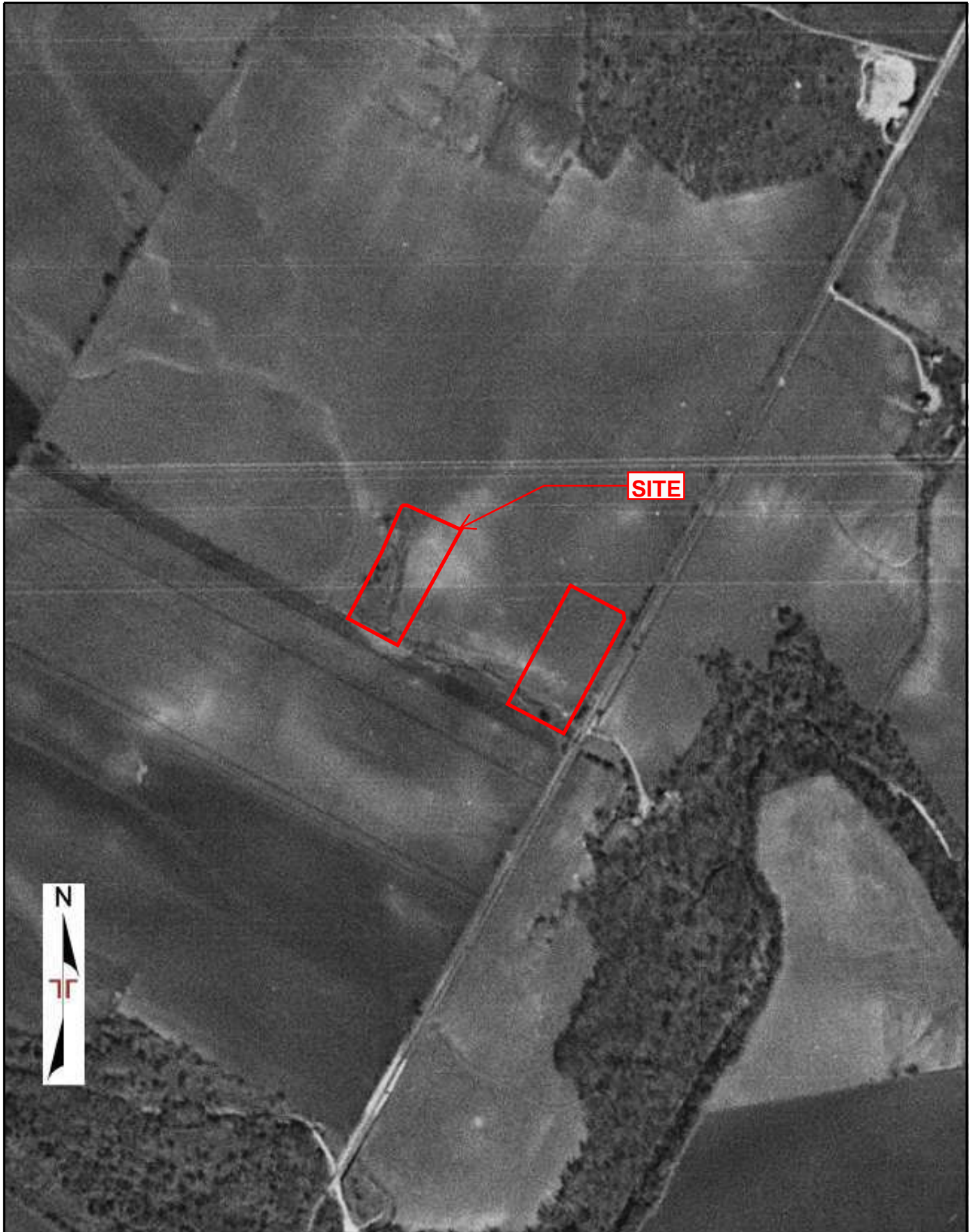
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Approved by:	

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Date:	01/16/1951

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Project Manager:	
Drawn by:	
Checked by:	
Approved by:	

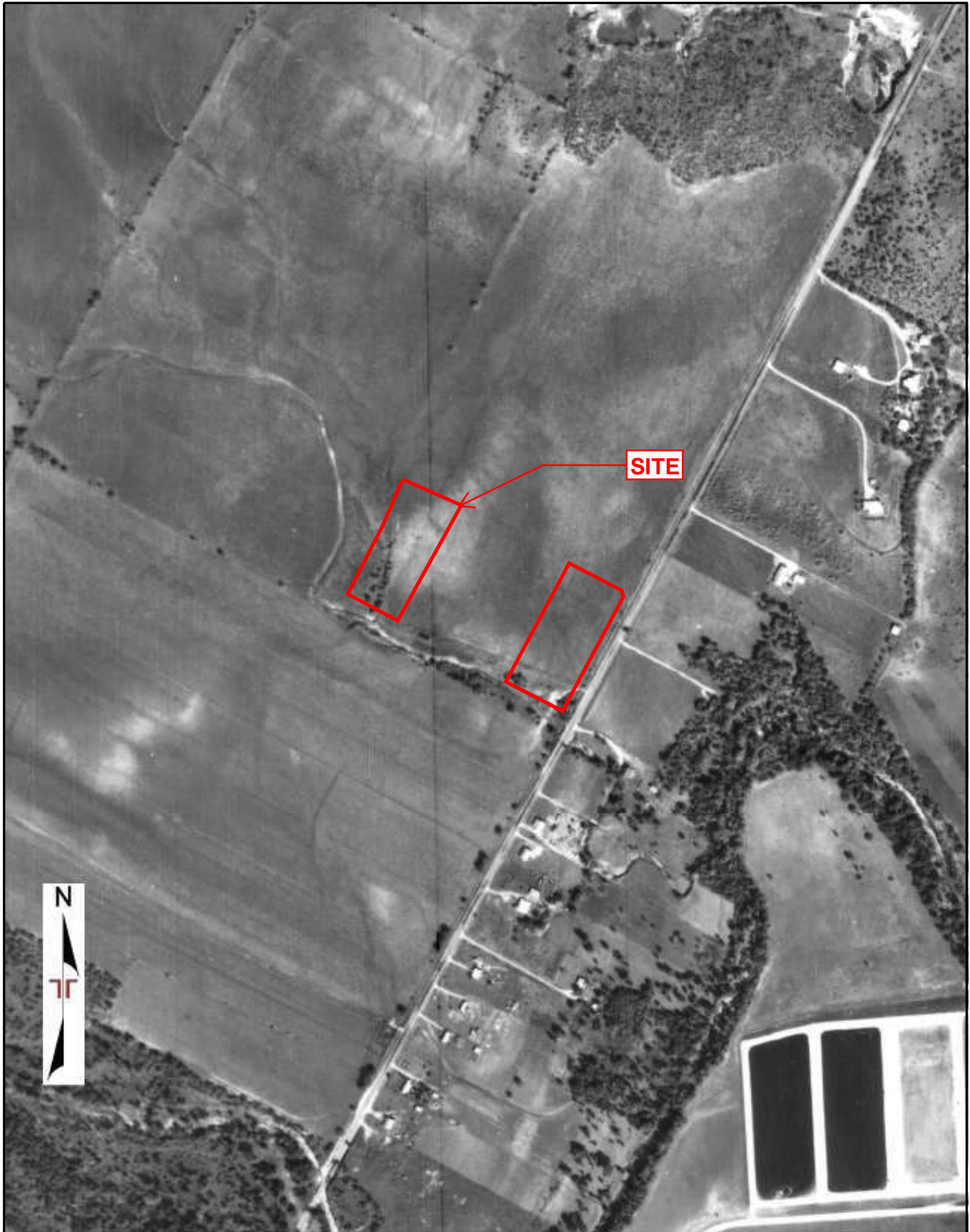
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**SITE**

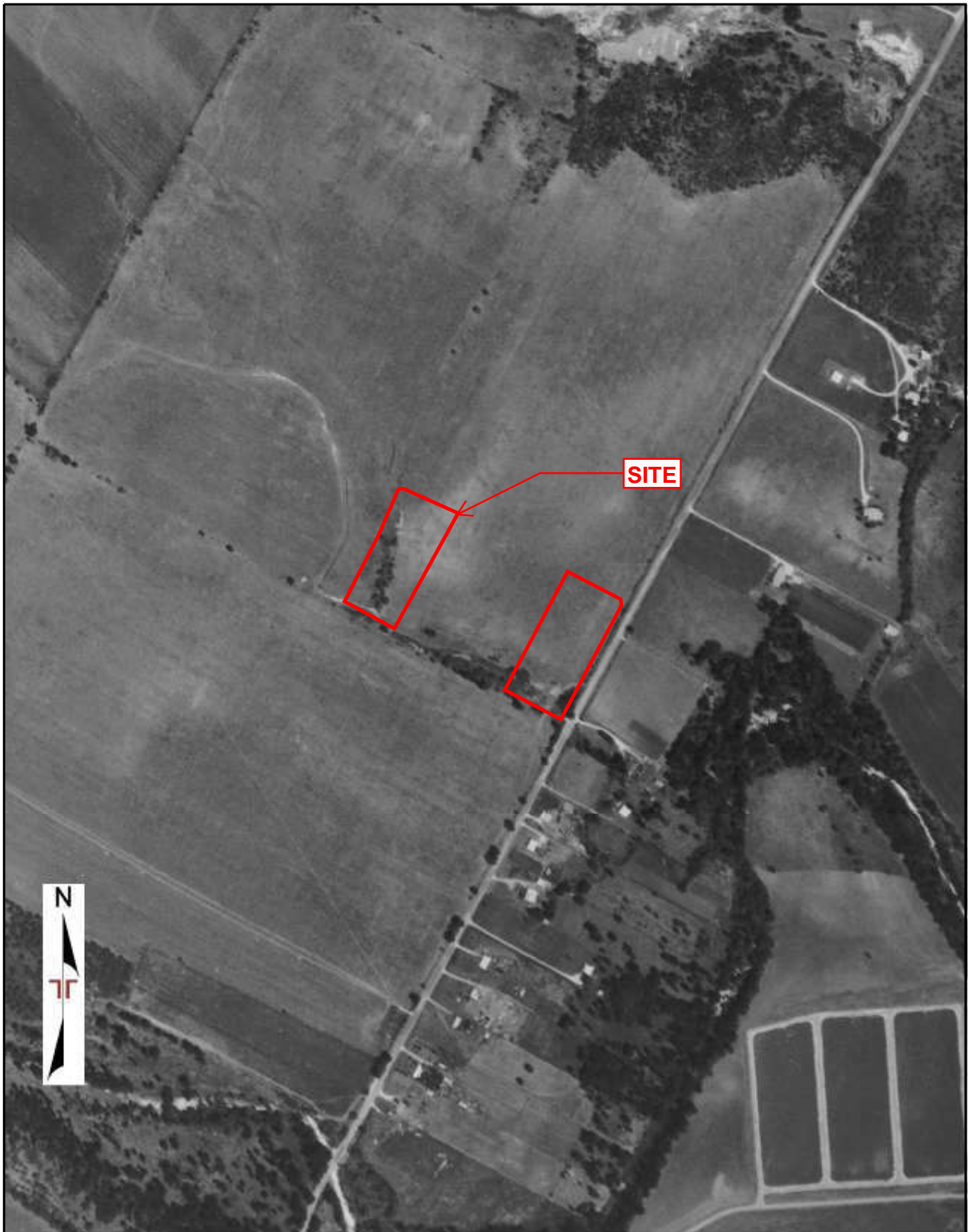
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Approved by:	Date: 10/29/1964

Project No: 96217456
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Date: 10/29/1964

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Appendix <b>C</b>
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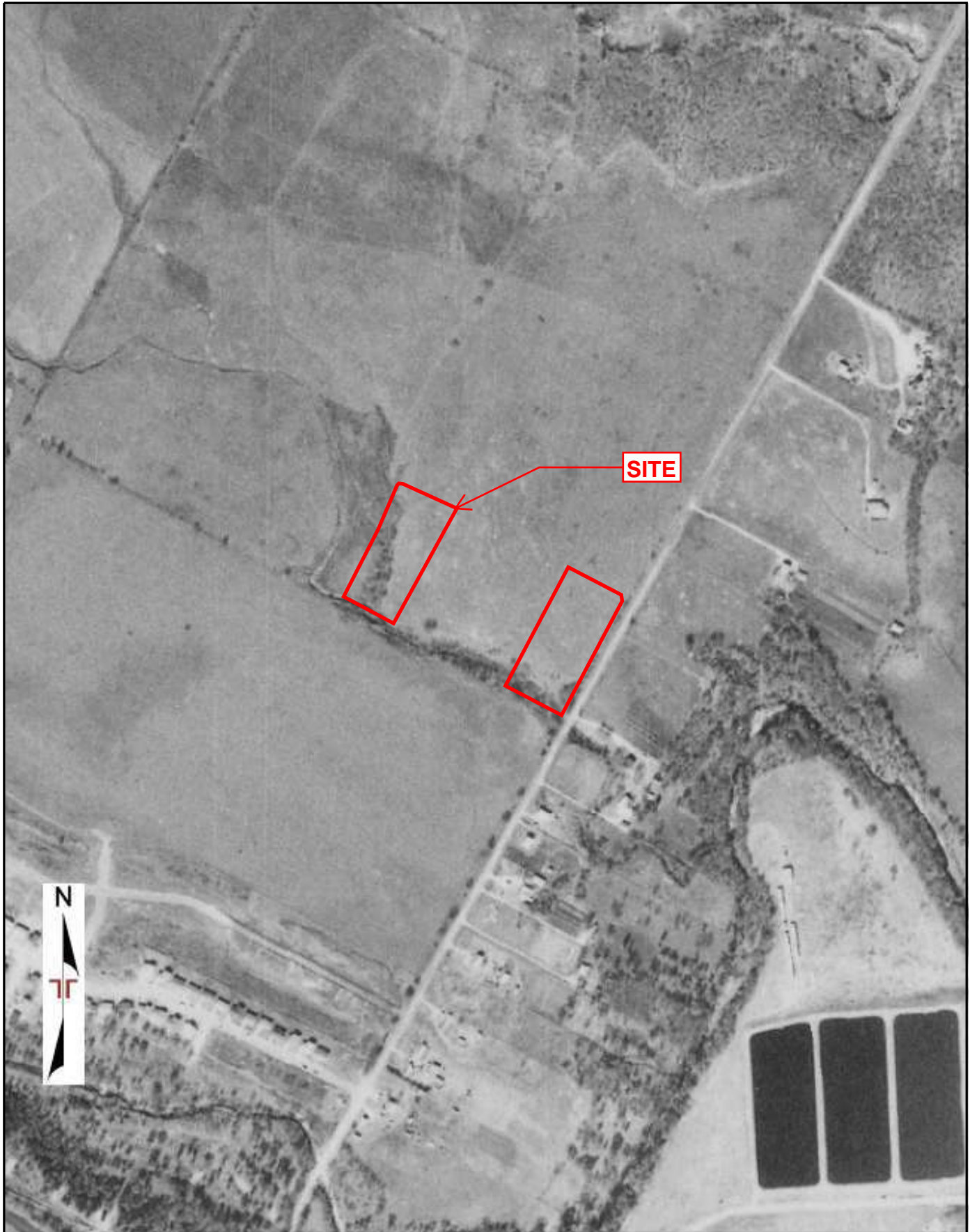
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Approved by:	

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Date:	05/30/1966

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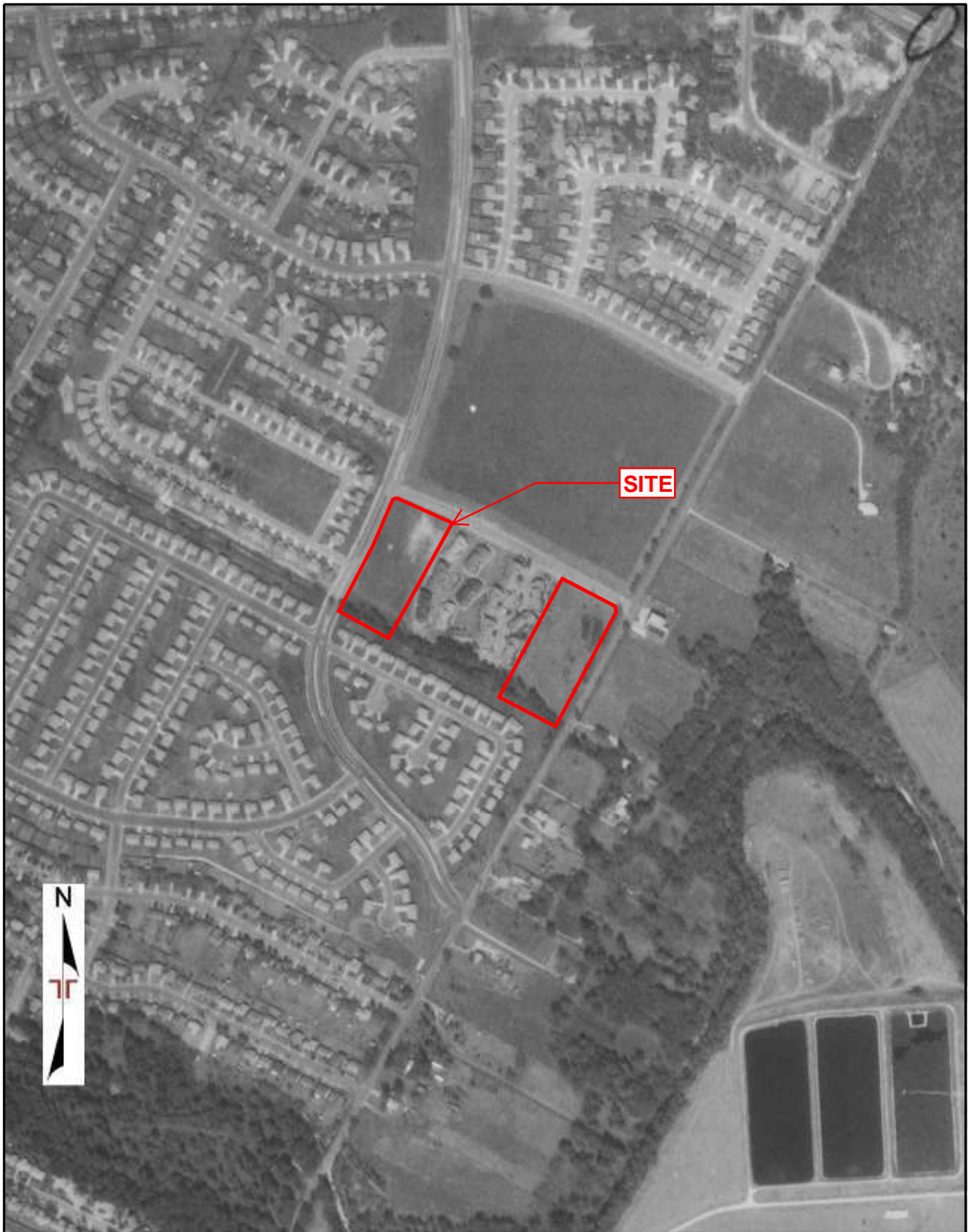
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Approved by:	Date: 01/18/1973

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Date: 01/18/1973

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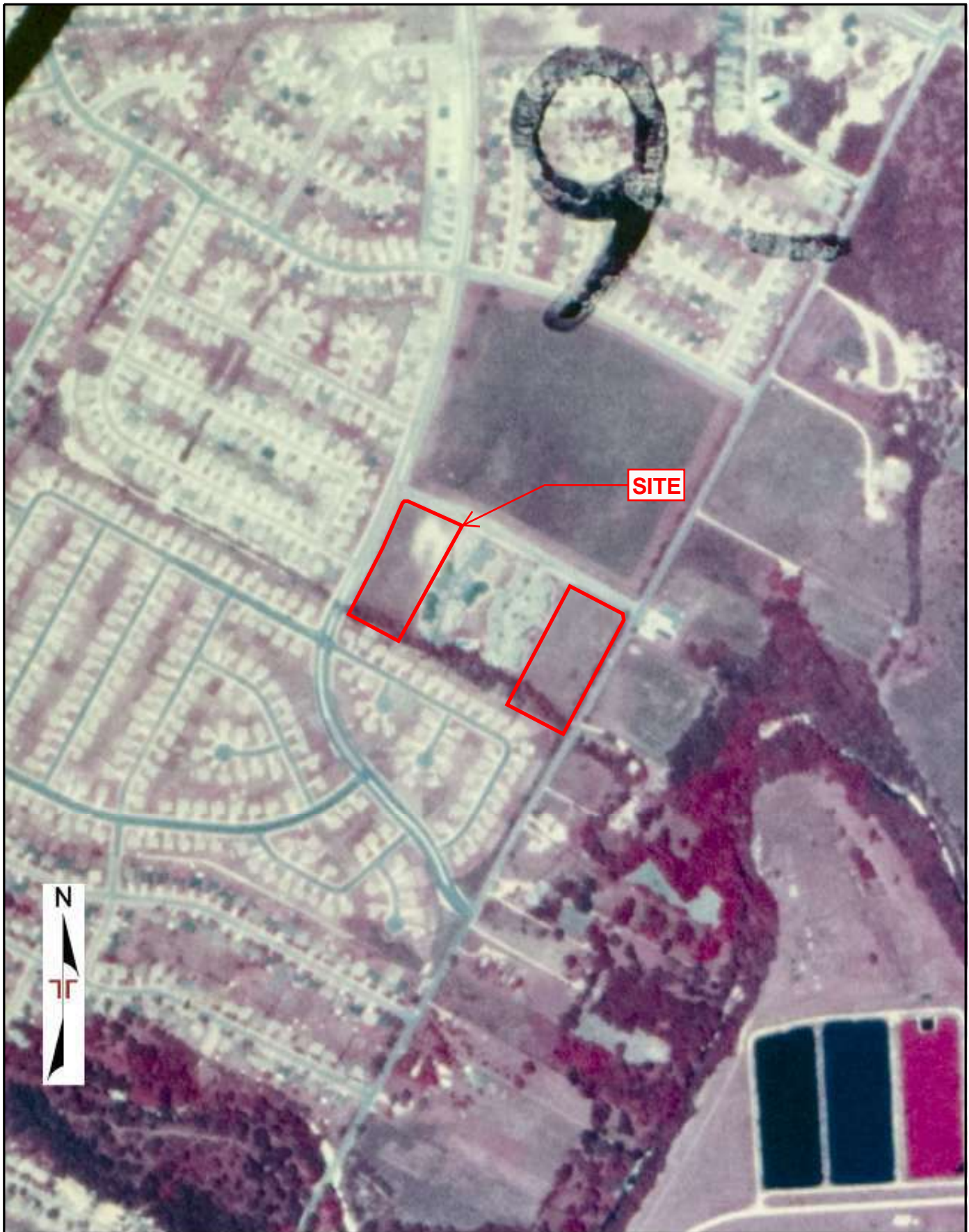
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 Approved by:

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TXDOT  
 Date:  
11/18/1980

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**C**



**SITE**



Project Manager:	Project No: 96217456
Drawn by:	Scale: 1" = 500'
Checked by:	File Name: USGS
Approved by:	Date: 09/18/1981

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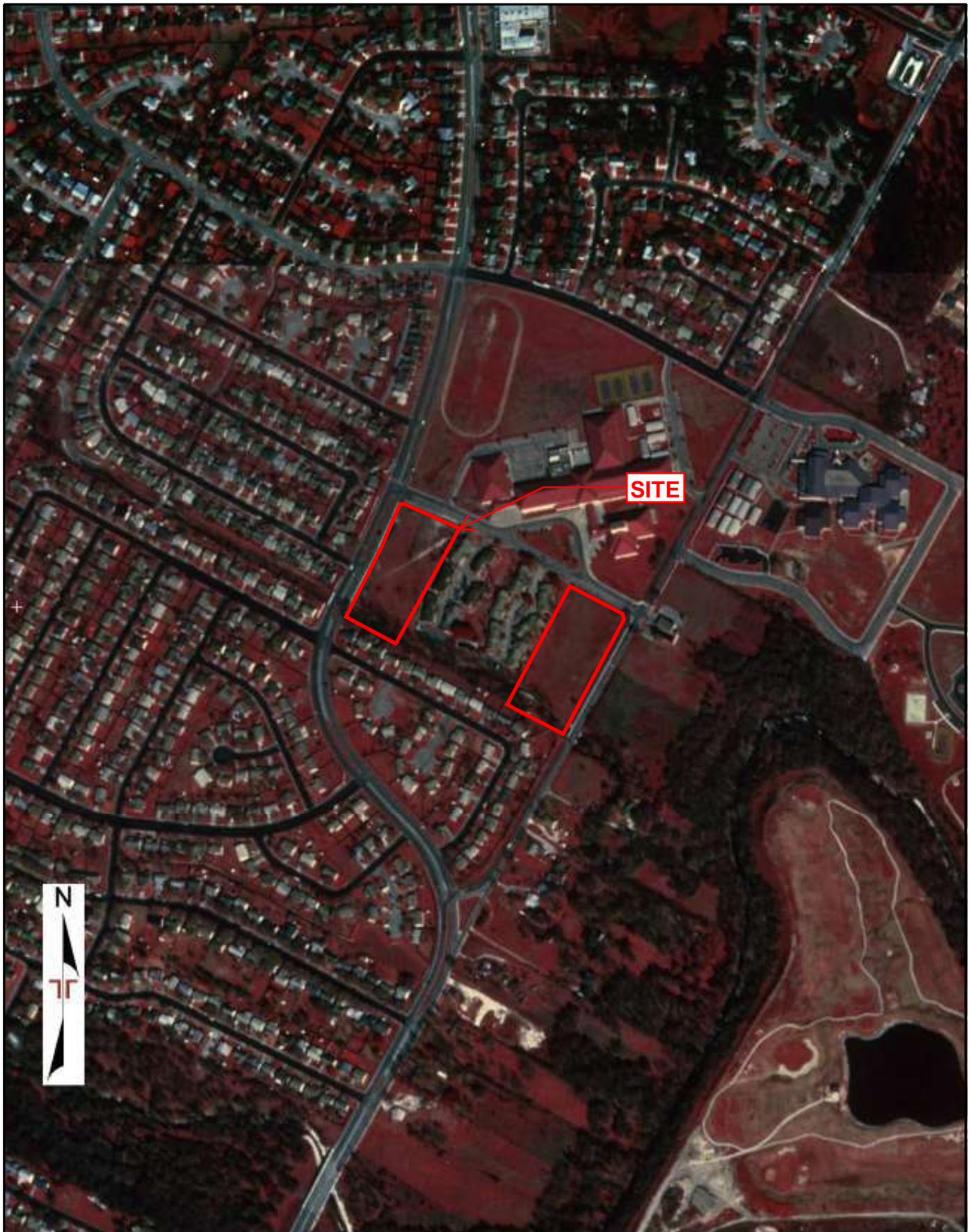
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 Drawn by:  
 Checked by:  
 Approved by:

Project No:  
 Scale:  
 File Name:  
 Date:

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**C**



Project Manager:	Project No: 96217456
Drawn by:	Scale: 1" = 500'
Checked by:	File Name: USGS
Approved by:	Date: 01/28/1995

Project No: 96217456
Scale: 1" = 500'
File Name: USGS
Date: 01/28/1995

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Project Manager:	
Drawn by:	
Checked by:	
Approved by:	

Project No:	96217456
Scale:	1" = 500'
File Name:	USDA
Date:	2004

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Project Manager:	Project No: 96217456
Drawn by:	Scale: 1" = 500'
Checked by:	File Name: USDA
Approved by:	Date: 2005

Project No: 96217456
Scale: 1" = 500'
File Name: USDA
Date: 2005

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**AERIAL PHOTOGRAPH**  
 AHFC Acquisitions (Village at Pleasant Valley)  
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Project Manager:	
Drawn by:	
Checked by:	
Approved by:	

Project No:	96217456
Scale:	1" = 500'
File Name:	USDA
Date:	2010

**Terracon**  
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 Austin, Texas 78735

**AERIAL PHOTOGRAPH**  
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Project Manager:	
Drawn by:	
Checked by:	
Approved by:	

Project No:	96217456
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File Name:	USDA
Date:	2012

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**AERIAL PHOTOGRAPH**  
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Project Manager:  
 Drawn by:  
 Checked by:  
 Approved by:

Project No: 96217456  
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 Date: 2014

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**AERIAL PHOTOGRAPH**  
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Appendix  
**C**



Project Manager:  
 Drawn by:  
 Checked by:  
 Approved by:

Project No:  
 Scale:  
 File Name:  
 Date:

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**AERIAL PHOTOGRAPH**  
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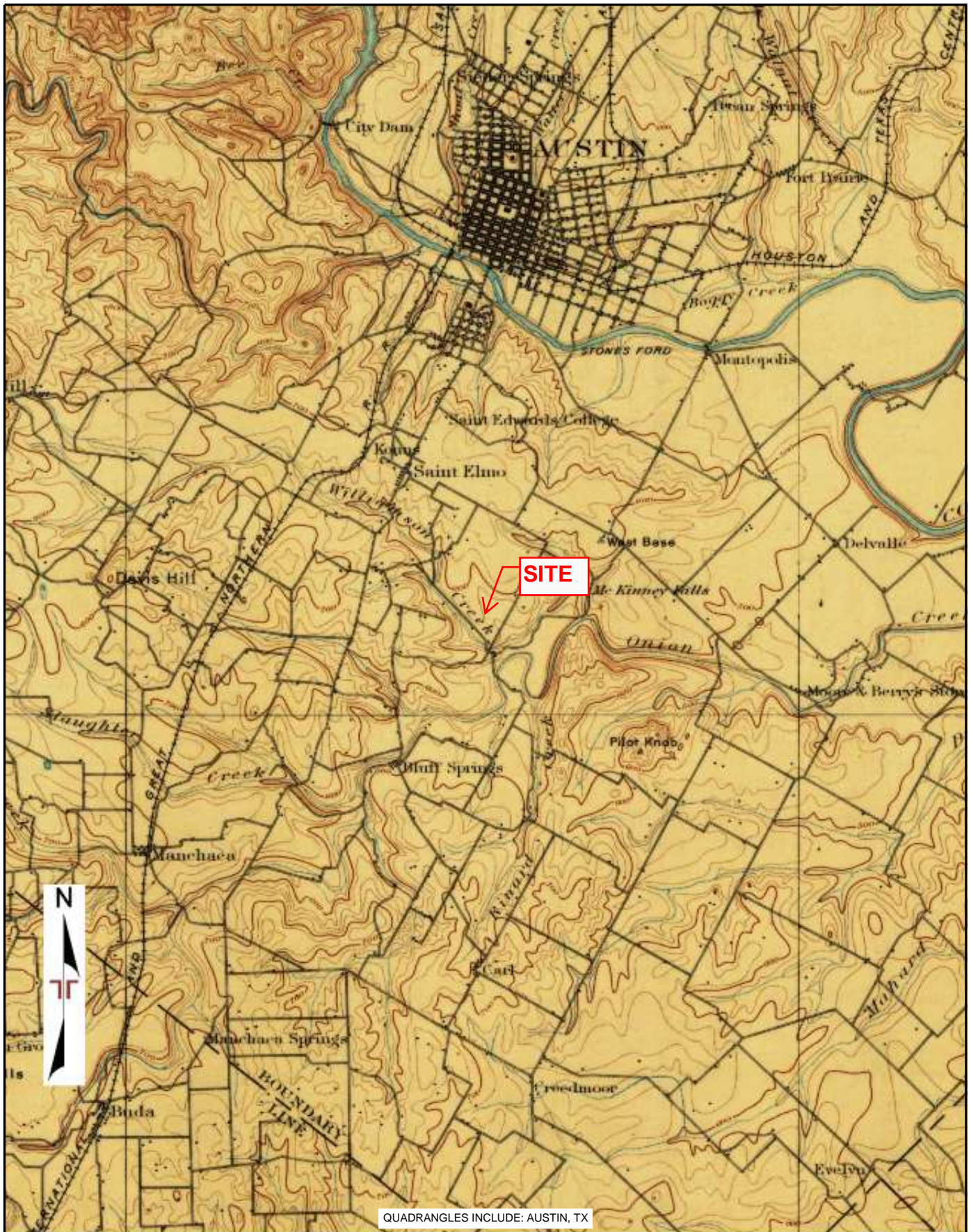
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Project No:	96217456
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**AERIAL PHOTOGRAPH**  
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Appendix
<b>C</b>

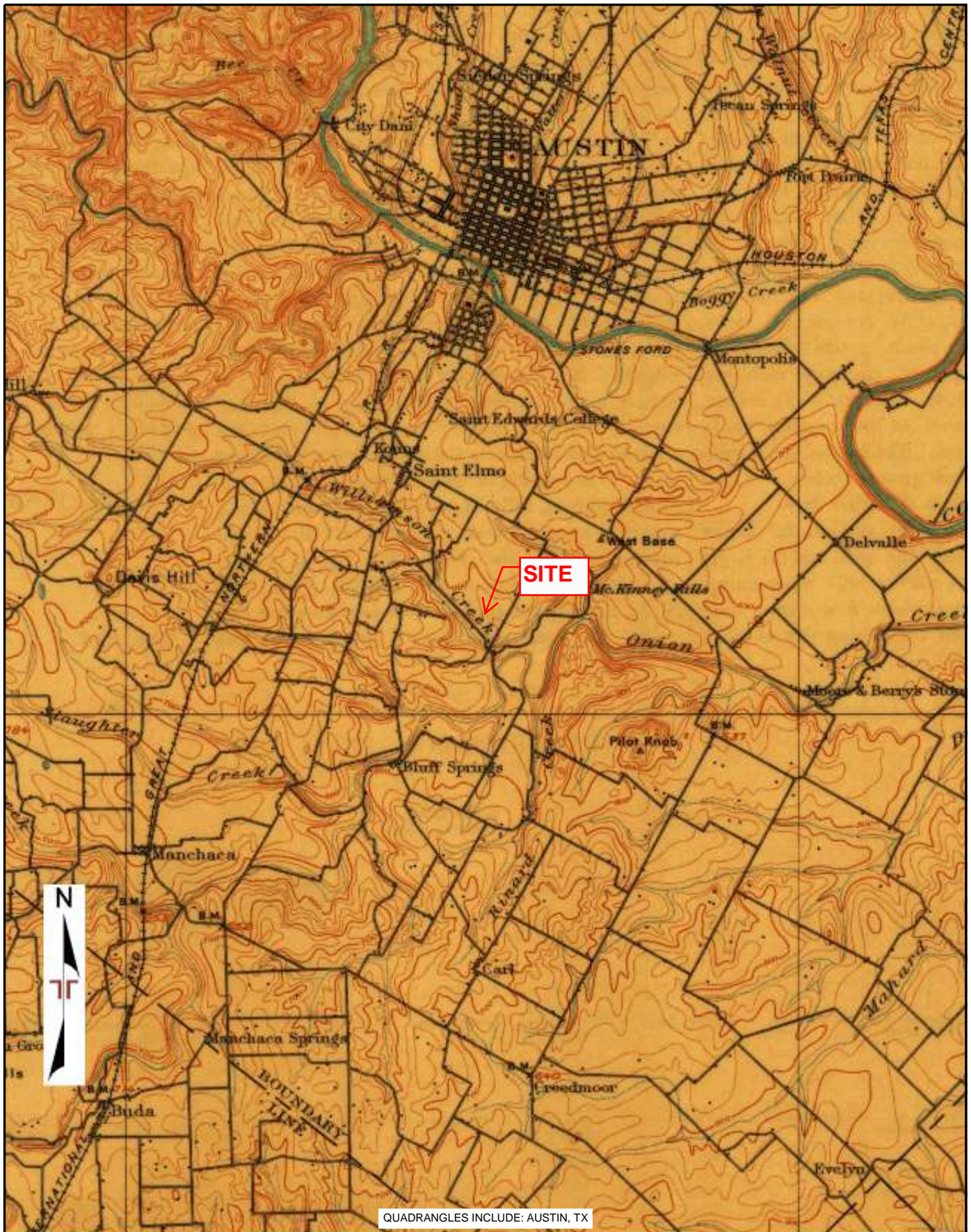


Project Manager:	Project No: 96217456
Drawn by:	Scale: 1" = 10420'
Checked by:	File Name:
Approved by:	Date: 1897

**Terracon**  
5307 Industrial Oaks Blvd, Suite 160  
Austin, Texas 78735

**TOPOGRAPHIC MAP**  
AHFC Acquisitions (Village at Pleasant Valley)  
S Pleasant Valley Rd & Village Square Dr  
Austin, Texas 78744

Appendix <b>C</b>
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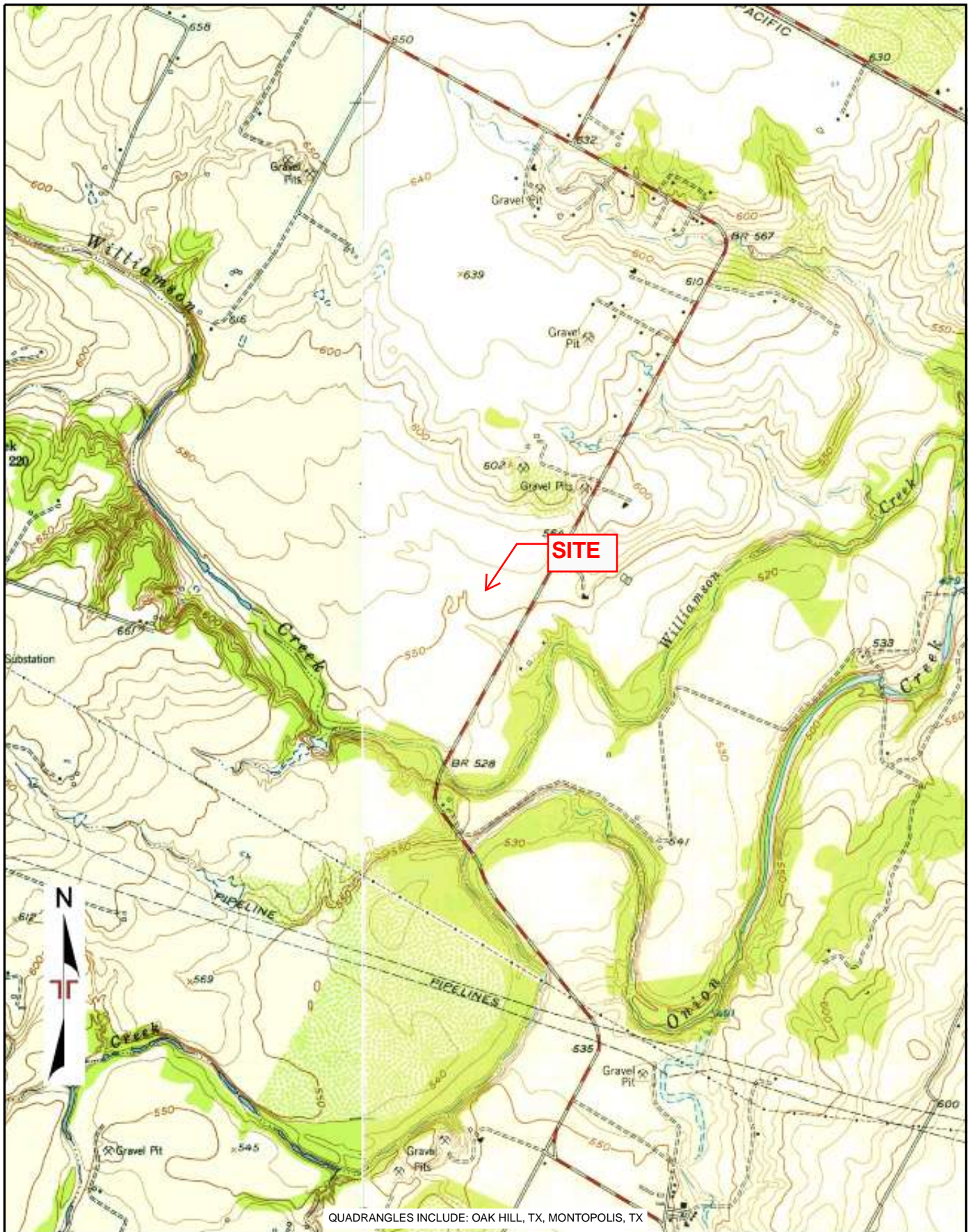
Project Manager:	Project No: 96217456
Drawn by:	Scale: 1" = 10420'
Checked by:	File Name:
Approved by:	Date: 1910

**Terracon**  
5307 Industrial Oaks Blvd, Suite 160  
Austin, Texas 78735

**TOPOGRAPHIC MAP**  
AHFC Acquisitions (Village at Pleasant Valley)  
S Pleasant Valley Rd & Village Square Dr  
Austin, Texas 78744

Appendix <b>C</b>
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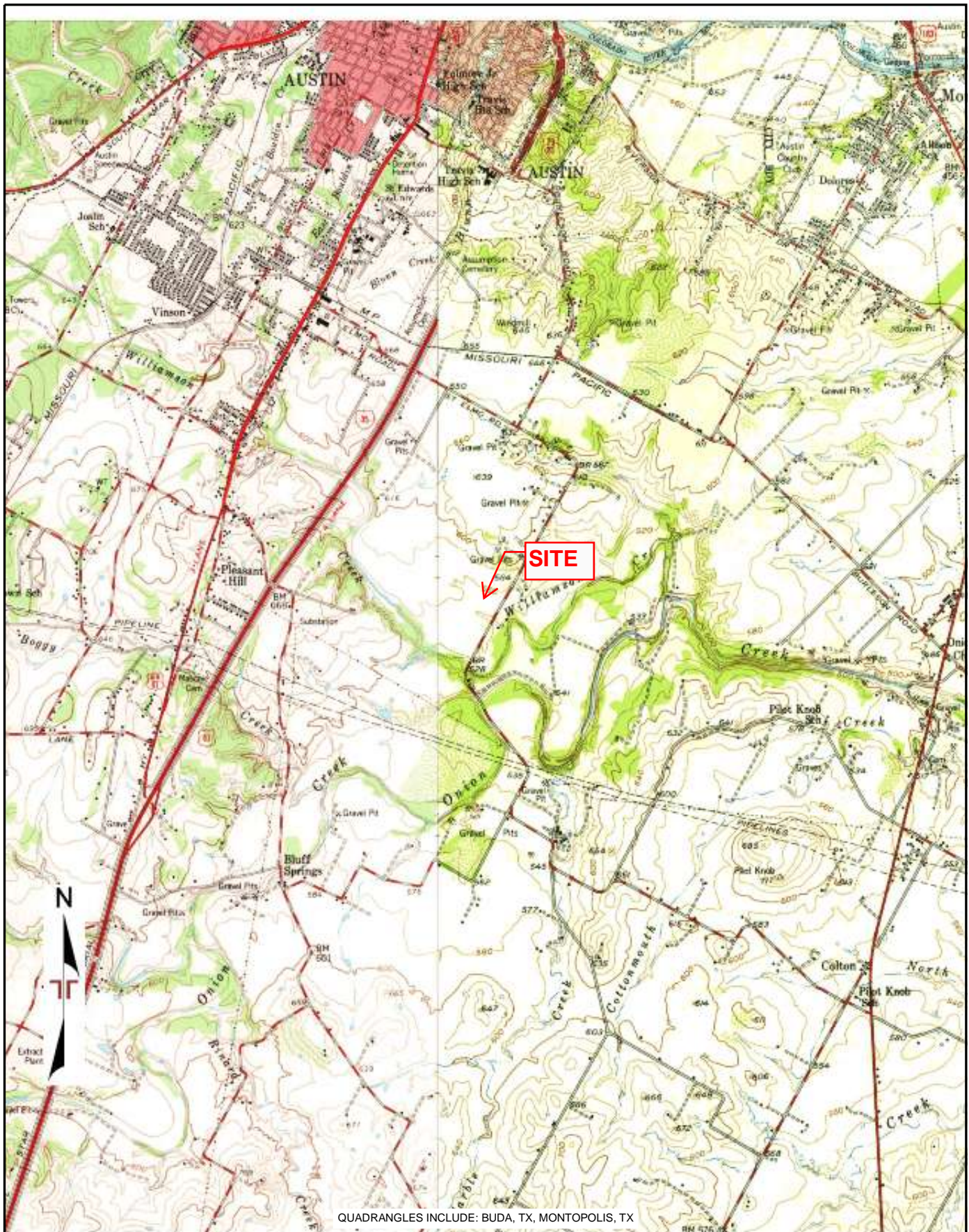


Project Manager:	Project No: 96217456
Drawn by:	Scale: 1" = 2000'
Checked by:	File Name:
Approved by:	Date: 1955

**Terracon**  
 5307 Industrial Oaks Blvd, Suite 160  
 Austin, Texas 78735

**TOPOGRAPHIC MAP**  
 AHFC Acquisitions (Village at Pleasant Valley)  
 S Pleasant Valley Rd & Village Square Dr  
 Austin, Texas 78744

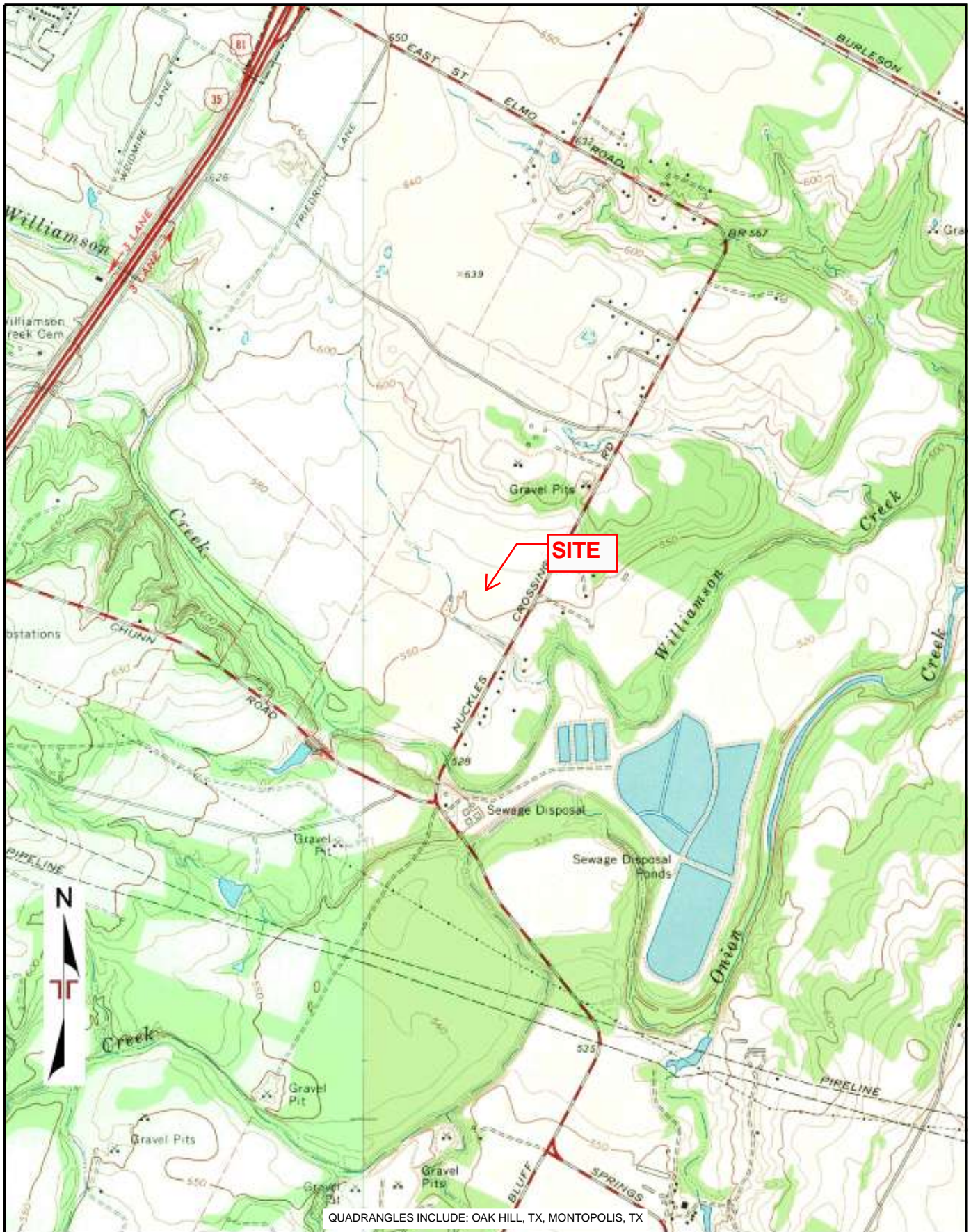
Appendix <b>C</b>
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Project Manager:	Project No: 96217456
Drawn by:	Scale: 1" = 5208'
Checked by:	File Name:
Approved by:	Date: 1958

**Terracon**  
5307 Industrial Oaks Blvd, Suite 160  
Austin, Texas 78735

TOPOGRAPHIC MAP	Appendix
AHFC Acquisitions (Village at Pleasant Valley) S Pleasant Valley Rd & Village Square Dr Austin, Texas 78744	C

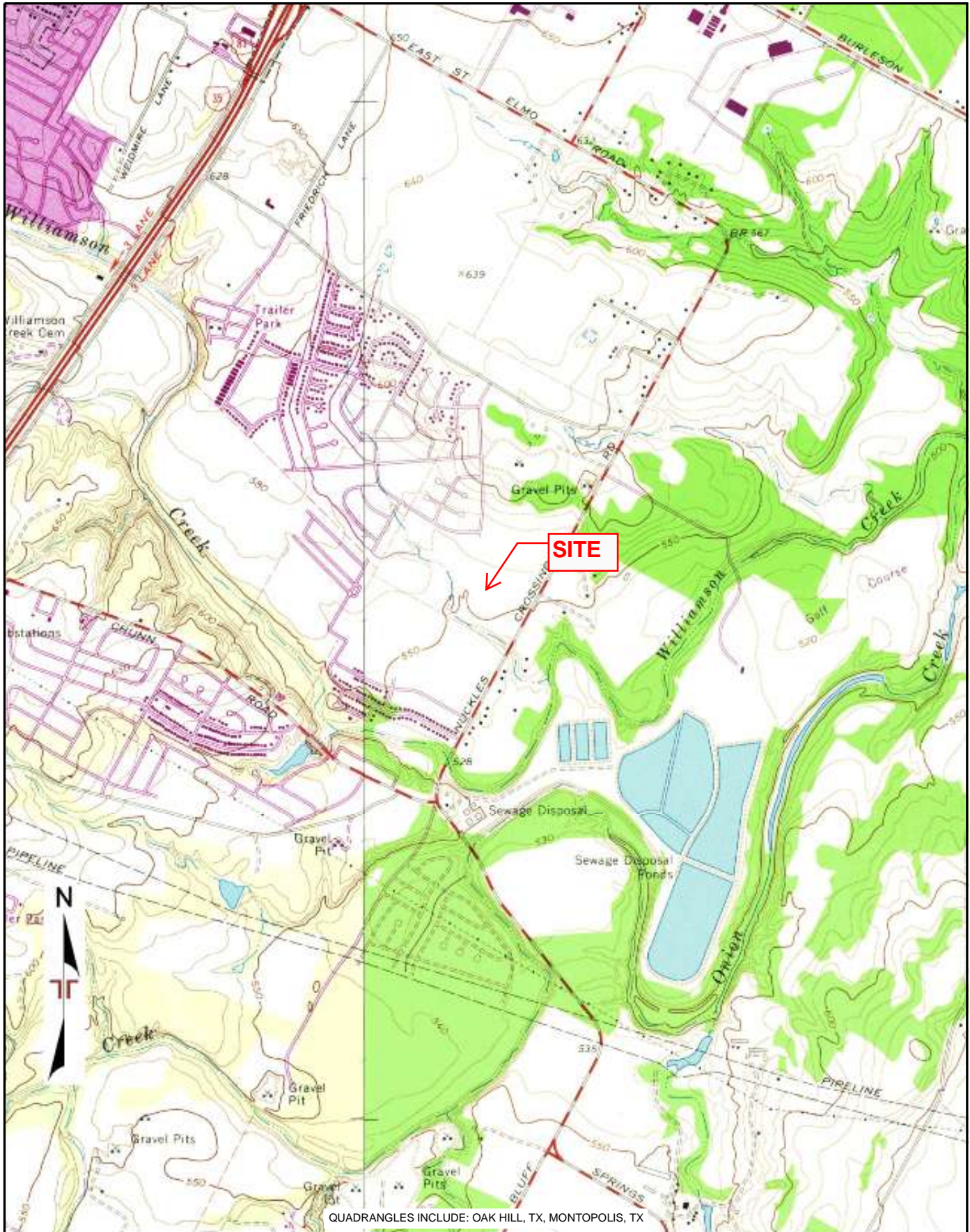


Project Manager:	Project No: 96217456
Drawn by:	Scale: 1" = 2000'
Checked by:	File Name:
Approved by:	Date: 1966

**Terracon**  
 5307 Industrial Oaks Blvd, Suite 160  
 Austin, Texas 78735

**TOPOGRAPHIC MAP**  
 AHFC Acquisitions (Village at Pleasant Valley)  
 S Pleasant Valley Rd & Village Square Dr  
 Austin, Texas 78744

Appendix <b>C</b>
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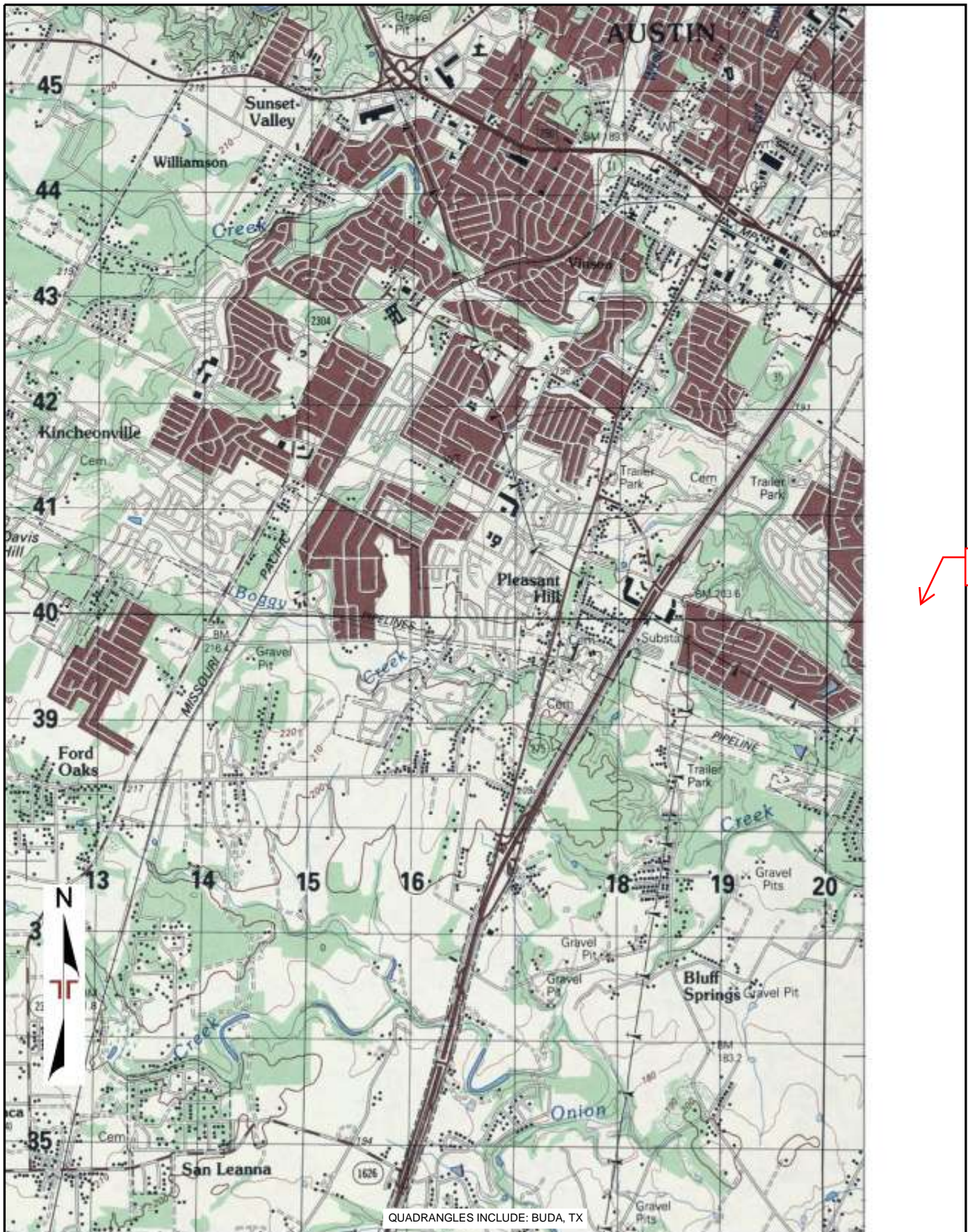


Project Manager:	Project No: 96217456
Drawn by:	Scale: 1" = 2000'
Checked by:	File Name:
Approved by:	Date: 1973

**Terracon**  
5307 Industrial Oaks Blvd, Suite 160  
Austin, Texas 78735

**TOPOGRAPHIC MAP**  
AHFC Acquisitions (Village at Pleasant Valley)  
S Pleasant Valley Rd & Village Square Dr  
Austin, Texas 78744

Appendix <b>C</b>
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**SITE**

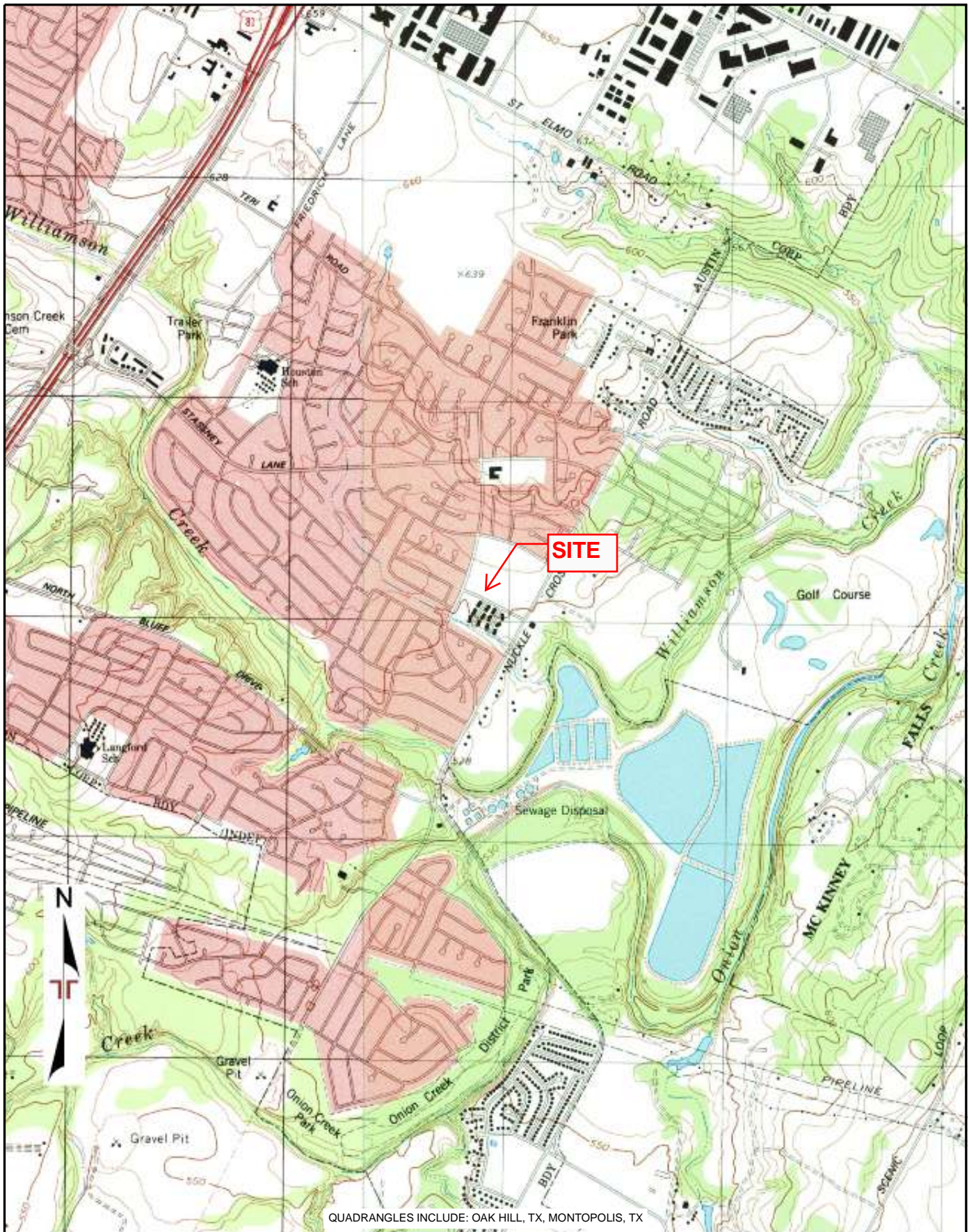
QUADRANGLES INCLUDE: BUDA, TX

Project Manager:	Project No: 96217456
Drawn by:	Scale: 1" = 4167'
Checked by:	File Name:
Approved by:	Date: 1981

**Terracon**  
 5307 Industrial Oaks Blvd, Suite 160  
 Austin, Texas 78735

**TOPOGRAPHIC MAP**  
 AHFC Acquisitions (Village at Pleasant Valley)  
 S Pleasant Valley Rd & Village Square Dr  
 Austin, Texas 78744

Appendix
<b>C</b>

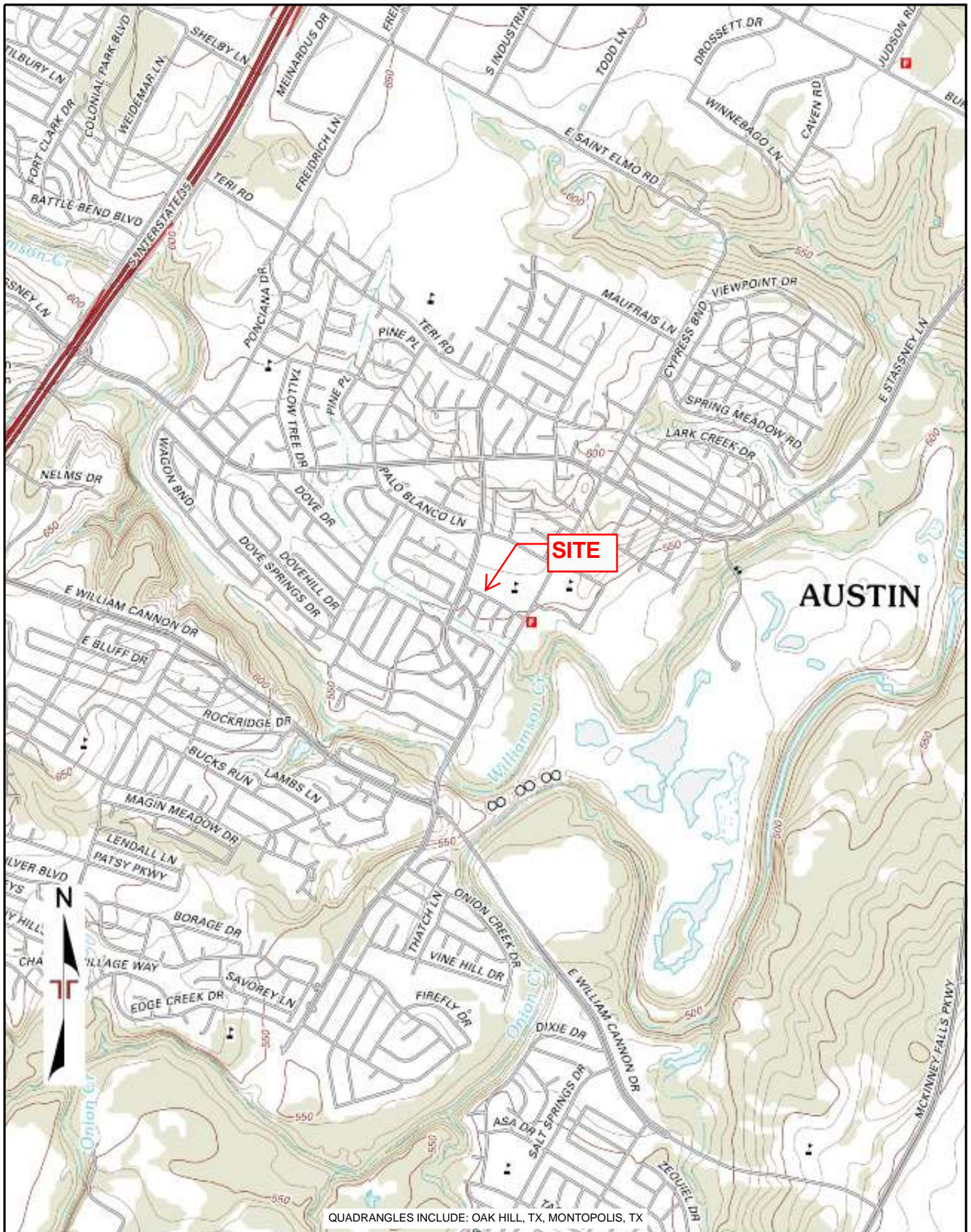


Project Manager:	Project No: 96217456
Drawn by:	Scale: 1" = 2000'
Checked by:	File Name:
Approved by:	Date: 1988

**Terracon**  
 5307 Industrial Oaks Blvd, Suite 160  
 Austin, Texas 78735

**TOPOGRAPHIC MAP**  
 AHFC Acquisitions (Village at Pleasant Valley)  
 S Pleasant Valley Rd & Village Square Dr  
 Austin, Texas 78744

Appendix <b>C</b>
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Project Manager:	Project No: 96217456
Drawn by:	Scale: 1" = 2000'
Checked by:	File Name:
Approved by:	Date: 2013

**Terracon**  
5307 Industrial Oaks Blvd, Suite 160  
Austin, Texas 78735

**TOPOGRAPHIC MAP**  
AHFC Acquisitions (Village at Pleasant Valley)  
S Pleasant Valley Rd & Village Square Dr  
Austin, Texas 78744

Appendix <b>C</b>
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**COMMITMENT FOR TITLE INSURANCE T-7**

**ISSUED BY**

*STEWART TITLE GUARANTY COMPANY*

**SCHEDULE A**

Effective Date: **April 29, 2021, 8:00 am**

GF No. **2127330-WLK**

Commitment No. \_\_\_\_\_, issued **May 14, 2021**,

1. The policy or policies to be issued are:

- a. OWNER'S POLICY OF TITLE INSURANCE (Form T-1)  
(Not applicable for improved one-to-four family residential real estate)  
Policy Amount: **\$1,950,000.00**  
PROPOSED INSURED: **Austin Housing Finance Corporation**
- b. TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE  
ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)  
Policy Amount:  
PROPOSED INSURED:
- c. LOAN POLICY OF TITLE INSURANCE (Form T-2)  
Policy Amount:  
PROPOSED INSURED:  
Proposed Borrower:
- d. TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)  
Policy Amount:  
PROPOSED INSURED:  
Proposed Borrower:
- e. LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)  
Binder Amount:  
PROPOSED INSURED:  
Proposed Borrower:
- f. OTHER  
Policy Amount:  
PROPOSED INSURED:

2. The interest in the land covered by this Commitment is: **Fee Simple**

3. Record title to the land on the Effective Date appears to be vested in:

**The Village at Pleasant Valley Homeowner's Association, Inc.**



4. Legal description of land:

**Lots 1 through 26 (inclusive), Block 1 and Lots 1 through 26 (inclusive), Block 4, THE VILLAGE AT PLEASANT VALLEY, SECTION TWO, according to the map or plat thereof, recorded in Volume 78, Page 91, Plat Records, Travis County, Texas.**

## SCHEDULE B

### EXCEPTIONS FROM COVERAGE

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney's fees, and expenses resulting from:

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

**Volume 78, Page 91, Plat Records; Volume 4796, Page 1054 and Volume 6063, Page 1520, Deed Records; Volume 11941, Page 24 and Volume 12297, Page 798, Real Property Records; and Document Numbers 2011153765, 2012045765 (amended and restated by Document No. 2013028037), and 2021021541, Official Public Records, Travis County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, disability, handicap, familial status or national origin.**

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
3. Homestead or community property or survivorship rights, if any of any spouse of any insured. (Applies to the Owner's Policy only.)
4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
  - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
  - b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
  - c. to filled-in lands, or artificial islands, or
  - d. to statutory water rights, including riparian rights, or
  - e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.(Applies to the Owner's Policy only.)
5. Standby fees, taxes and assessments by any taxing authority for the year **2021**, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Loan Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year \_\_\_\_ and subsequent years.")
6. The terms and conditions of the documents creating your interest in the land.
7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)
8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy (T-2) only.)

9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only.) Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance (T-2R).
10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):
- a. **Any and all easements, building lines and conditions, covenants and restrictions as set forth in plat recorded in Volume 78, Page 91, Plat Records, Travis County, Texas.**
  - b. **Terms, conditions, provisions, easements, restrictions, reservations and other matters:**  
**Recorded: Volume 4796, Page 1054, as amended in Volume 6063, page 1520, Deed Records, and Volume 11941, Page 24 and Volume 12297, Page 798, Real Property Records, and Document Number 2021021541, Official Public Records, Travis County, Texas.**
  - c. **Maintenance charges and/or assessments secured by a lien as set out in instrument(s) recorded in Volume 4796, Page 1054, Deed Records, as amended in Volume 12297, Page 798, Real Property Records, Travis County, Texas and as amended, supplemented, re-filed or re-stated. Said lien for charges and assessments is subordinate to first mortgage deeds of trust as set out therein.**
  - d. **Easement:**  
**Recorded: Volume 4856, Page 185, Deed Records, Travis County, Texas.**  
**To: City of Austin**  
**Purpose: Public utility**
  - e. **Easement:**  
**Recorded: Volume 4987, Page 1047, Deed Records, Travis County, Texas.**  
**To: City of Austin**  
**Purpose: Electric lines and systems**
  - f. **Easement:**  
**Recorded: Volume 6802, Page 515, Deed Records, Travis County, Texas.**  
**To: City of Austin**  
**Purpose: Electric and communications**
  - g. **Transfer Fee or Charge and Resale Certificate as set out in Document Numbers 2010057763 and 2014004947, Official Public Records, Travis County, Texas.**
  - h. **Notice Regarding: Management Certificate**  
**Recorded: most recently in Document No. 2021063999, Official Public Records, Travis County, Texas.**
  - i. **All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other mineral, together with all rights, privileges, and immunities relating thereto appearing in the public records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.**
  - j. **Rights of Parties in Possession. (Owner Policy)**
  - k. **Rights of tenants, as tenants only, under any and all unrecorded leases or rental agreements.**

*(NOTE: This item can be deleted upon receipt of an Affidavit executed by the seller evidencing there are not any outstanding leases or rental agreements. If the Affidavit reveals unrecorded outstanding leases or rental agreements the exception may be modified to make specific exception to those matters.)*

## SCHEDULE C

Your Policy will not cover loss, costs, attorneys' fees, and expenses resulting from the following requirements that will appear as Exceptions in Schedule B of the Policy, unless you dispose of these matters to our satisfaction, before the date the Policy is issued:

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.
2. Satisfactory evidence must be provided that:
  - a. no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
  - b. all standby fees, taxes, assessments and charges against the property have been paid,
  - c. all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, sub-contractors, laborers and suppliers have been fully paid, and that no mechanic's, laborer's or materialmen's liens have attached to the property,
  - d. there is legal right of access to and from the land,
  - e. (on a Loan Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.
3. You must pay the seller or borrower the agreed amount for your property or interest.
4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.
5. **We find no outstanding liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in subject property.**
6. **Company requires payment in full of any and all assessments due and payable to the prevailing homeowners or maintenance association. (Note to Closer: If the proposed lender is requesting the T-19 Restrictions, Encroachments and Minerals Endorsement, please review the Schedule B assessment lien exception to confirm the lien securing HOA assessments is subordinate to the mortgage to be insured herein, and if not subordinate OBTAIN A SUBORDINATION)**
7. **Company must be furnished a properly executed Corporate Resolution in recordable form of the Board of Directors of The Village at Pleasant Valley Homeowner's Association, Inc. authorizing the proposed transaction and establishing the authority of the officers to act on behalf of the corporation. In addition, company requires proof of registration and evidence of good standing in entity's the state or nation of domicile.**
8. **Company must be furnished a properly executed Corporate Resolution in recordable form of the Board of Directors of Austin Housing Finance Corporation authorizing the proposed transaction and establishing the authority of the officers to act on behalf of the corporation. In addition, company requires proof of registration and evidence of good standing in entity's the state or nation of domicile.**
9. **Payment of any and all ad valorem taxes which may be due and payable on the subject property.**
10. **Company requires Owner, Seller and/or Borrower to complete an Affidavit of Debts and Liens prior**

to the issuance of the Title Insurance Policy.

11. Company must be furnished with a properly executed Waiver of Inspection signed by the Purchaser.
12. Good Funds in an amount equal to all disbursements must be received and deposited before any funds may be disbursed. Partial disbursements prior to the receipt and deposit of good funds are not permitted. Good Funds means cash, wire transfer, certified checks, cashier's checks and teller checks. Company reserves the right to require wired transfer of funds in accordance with Procedural Rule P-27 where immediate disbursement is requested.
13. **ARBITRATION:** The Owner Policy of Title Insurance (Form T-1) and the Loan Policy of Title Insurance (Form T-2) contain an arbitration provision. It allows the Insured or the Company to require arbitration if the amount of insurance is \$2,000,000 or less. If the insured wants to retain the right to sue the Company in case of a dispute over a claim, the Insured must request deletion of the arbitration provision before the Policy is issued. The Insured may do this by signing the Deletion of Arbitration Provision form and returning it to the Company at or before the closing of the real estate transaction or by writing to the Company. {The Arbitration Provision may not be deleted on the Texas Residential Owner Policy of Title Insurance (Form T-1R).}
14. **NOTICE:** Title Company is unwilling to issue the Title Policy without the general mineral exception(s) set out in Schedule B hereof pursuant to Procedural Rule P-5.1. Optional endorsements (T19.2 and T19.3) insuring certain risks involving minerals, and the use of improvements (excluding lawns, shrubbery and trees) and permanent buildings may be available for purchase upon request of the Proposed Insured. Neither this Policy, nor the optional endorsements, insure that the purchaser has title to the mineral rights related to the surface estate. The promulgated cost for said endorsement is \$50 per policy.
15. *FOR INFORMATIONAL PURPOSES ONLY:* Company finds the following Deeds filed of record in the Official Public Records, Travis County, Texas affecting the subject property in the last 24 months: None; last deed in Vol. 11850, Page 1551

**NOTICE:** The title insurance policy being issued to you contains an arbitration provision. It allows you or the company to require arbitration if the amount of insurance is \$2,000,000.00, or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision **BEFORE** the policy is issued. If you are the purchaser in the transaction and elect deletion of the arbitration provision, a form will be presented to you at closing for execution. If you are the lender in the transaction and desire deletion of the Arbitration provision, please inform us through your Loan Closing Instructions. (APPLIES TO T-1 AND T-2 POLICIES ONLY)

Countersigned  
Independence Title

By

  
\_\_\_\_\_

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE D

GF No. **2127330-WLK**

Effective Date: **April 29, 2021, 8:00 am**

Pursuant to the requirements of Rule P-21, Basic Manual of Rules, Rates and Forms for the writing of Title Insurance in the State of Texas, the following disclosures are made:

1. The following individuals are directors and/or officers, as indicated, of the Title Insurance Company issuing this Commitment

As to Stewart Title Guaranty Company, the Underwriter herein, the following disclosures are made as of December 31, 2017:

**A-1.** Shareholders owning, controlling or holding, either personally or beneficially, 10% or more of the shares of Stewart Title Guaranty Company as of the last day of the year preceding the date hereinabove set forth are as follows:

Stewart Information Services Corporation -100%

**A-2.** The members of the Board of Directors of Stewart Title Guaranty Company as of the last day of the year preceding the date hereinabove set forth are as follows: Malcolm S. Morris, Patrick Beall, Matthew Morris, Stewart Morris, Stewart Morris, Jr., John Killea, and David C. Hisey.

**A-3.** The designated officers of Stewart Title Guaranty Company as of the date hereinabove set forth are as follows: Matthew Morris, Chief Executive Officer & President; David C. Hisey, Chief Financial Officer & Assistant Secretary-Treasurer; Brad Rable, Chief Information Officer; Genady Vishnevetsky, Chief Information Security Officer; Ann Manal, Chief Human Resources Officer; Dave Fauth, Group President - Direct Operations; Steven M. Lessack, Group President - International Operations; Patrick Beall, Group President; John Killea, General Counsel & Chief Compliance Officer; Charles M. Craig, Senior Vice President - Associate General Counsel and Senior Underwriting Counsel; James Gosdin, Senior Vice President - Chief Underwriting Counsel & Associate General Counsel; John Rothermel, Senior Vice President - Regional Underwriting Counsel.

2. The following disclosures are made by the Title Insurance Agent Secured Land Transfers, LLC dba Independence Title issuing this commitment:

(a) A listing of each shareholder, owner, partner, or other person having, owning or controlling one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium.

**TRG Maryland Holdings LLC**

(b) A listing of each shareholder, owner, partner, or other person having, owning or controlling 10 percent (10%) or more of an entity that has, owns or controls one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium.

**Title Resource Group LLC**

(c) If the Agent is a corporation: (i) the name of each director of the Title Insurance Agent, and (ii) the names of the President, the Executive or Senior Vice-President, the Secretary and the Treasurer of the Title Insurance Agent are as follows:

Scott Storck, President; Donald J. Casey, Chief Executive Officer; Sriram Someshwara, Senior Vice President and Chief Financial Officer; Michael P. Gozdan, Senior Vice President and Secretary; Marilyn J. Wasser, Executive Vice President and Assistant Secretary; Donald

W. Evans, Jr., Senior Vice President ; Robert Fitzpatrick, Senior Vice President; Lynette K. Gladdis, Senior Vice President and Assistant Secretary; Timothy B. Gustavson, Senior Vice President; Deborah Higgins, Senior Vice President; Thomas N. Rispoli, Senior Vice President and Assistant Secretary; Seth I. Truwit, Senior Vice President and Assistant Secretary; Walter Patrick Mullen, Senior Vice President; Brian Alan Pitman, Vice President; Jay Fitzgerald, Vice President.

- (d) The name of any person who is not a full-time employee of the Title Insurance Agent and who receives any portion of the title insurance premium for services performed on behalf of the Title Insurance Agent in connection with the issuance of a title insurance form; and, the amount of premium that any such person shall receive is disclosed in paragraph 3.
  - (e) For purposes of this paragraph 2, "having, owning, or controlling" includes the right to receipt of a percentage of net income, gross income, or cash flow of the Agent or entity in the percentage stated in subparagraphs (a) or (b).
3. You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving a portion of the premium from the settlement of this transaction will be disclosed on the closing or settlement statement.

You are further advised that the estimated title premium\* is:

Owner's Policy	<u><b>\$9,689.00</b></u>
Loan Policy	<u><b>\$0.00</b></u>
Endorsement Charges	<u><b>\$1,453.35</b></u>
Other	<u><b>\$0.00</b></u>
Total	<u><b>\$11,142.35</b></u>

Of this total amount: 15% will be paid to the policy issuing Title Insurance Company; 85% will be retained by the issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

<u>Amount</u>	<u>To Whom</u>	<u>For Services</u>
---------------	----------------	---------------------

" The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance."



**Stewart Title Guaranty Company**

Premium Amount	Rate Rules	Property Type	County Code	Liability at Reissue Rate	6	7	8
1 <b>\$11,142.35</b>	2 <b>1000 0500</b>	3 <b>1</b>	4 <b>453</b>	5	6	7	8

THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN SCHEDULE A, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

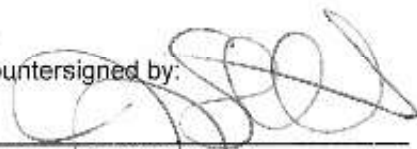
COMMITMENT FOR TITLE INSURANCE  
Issued by  
**STEWART TITLE GUARANTY COMPANY**

We, STEWART TITLE GUARANTY COMPANY, will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

In witness whereof, the Company has caused this commitment to be signed and sealed as of the effective date of commitment as shown in Schedule A, the commitment to become valid and binding only when countersigned by an authorized signatory.

Countersigned by:



Authorized Countersignature

Independence Title Company  
Company Name

Austin, TX  
City, State

**stewart**  
title guaranty company



**Matt Morris**  
President and CEO



**Denise Carraux**  
Secretary

File No. \_\_\_\_\_

TEXAS TITLE INSURANCE INFORMATION

Title insurance insures you against loss resulting from certain risks to your title.

The commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy. The commitment is a legal document. You should review it carefully to completely understand it before your closing date.

El seguro de titulo le asegura en relacion a perdidas resultantes de ciertos riesgos que pueden afectar el titulo de su propiedad.

El Compromiso para Seguro de Titulo es la promesa de la compania aseguradora de titulos de emitir la poliza de seguro de titulo. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y entenderlo completamente antes de la fecha para finalizar su transaccion.

Your commitment for Title Insurance is a legal contract between you and us. The Commitment is not an opinion or report of your title. It is a contract to issue you a policy subject to the Commitment's terms and requirements.

Before issuing a Commitment for Title Insurance (the Commitment) or a Title Insurance Policy (the Policy), the title insurance Company (the Company) determines whether the title is insurable. This determination has already been made. Part of that determination involves the Company's decision to insure the title except for certain risks that will not be covered by the Policy. Some of these risks are listed in Schedule B of the attached Commitment as Exceptions. Other risks are stated in the Policy as Exclusions. These risks will not be covered by the Policy. The Policy is not an abstract of title nor does a Company have an obligation to determine the ownership of any mineral interest.

MINERALS AND MINERAL RIGHTS may not be covered by the Policy. The Company may be unwilling to insure title unless there is an exclusion or an exception as to Minerals and Mineral Rights in the Policy. Optional endorsements insuring certain risks involving minerals, and the use of improvements (excluding lawns, shrubbery and trees) and permanent buildings may be available for purchase. If the title insurer issues the title policy with an exclusion or exception to the minerals and mineral rights, neither this Policy, nor the optional endorsements, ensure that the purchaser has title to the mineral rights related to the surface estate.

Another part of the determination involves whether the promise to insure is conditioned upon certain requirements being met. Schedule C of the Commitment lists these requirements that must be satisfied or the Company will refuse to cover them. You may want to discuss any matters shown in Schedules B and C of the Commitment with an attorney. These matters will affect your title and your use of the land.

When your Policy is issued, the coverage will be limited by the Policy's Exceptions, Exclusions and Conditions, defined below.

- EXCEPTIONS are title risks that a Policy generally covers but does not cover in a particular instance. Exceptions are shown on Schedule B or discussed in Schedule C of the Commitment. They can also be added if you do not comply with the Conditions section of the Commitment. When the Policy is issued, all Exceptions will be on Schedule B of the Policy.
- EXCLUSIONS are title risks that a Policy generally does not cover. Exclusions are contained in the Policy but not shown or discussed in the Commitment.
- CONDITIONS are additional provisions that qualify or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.

You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at 1-800-729-1902 or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time.

You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-252-3439.

Before the Policy is issued, you may request changes in the Policy. Some of the changes to consider are:

- Request amendment of the "area and boundary" exception (Schedule B, paragraph 2). To get this amendment, you must furnish a survey and comply with other requirements of the Company. On the Owner's Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company and if the Company's other requirements are met, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy. Whether or not you request amendment of the "area and boundary" exception, you should determine whether you want to purchase and review a survey if a survey is not being provided to you.
- Allow the Company to add an exception to "rights of parties in possession". If you refuse this exception, the Company or the title insurance agent may inspect the property. The Company may except to and not insure you against the rights of specific persons, such as renters, adverse owners or easement holders who occupy the land. The Company may charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy.

The entire premium for a Policy must be paid when the Policy is issued. You will not owe any additional premiums unless you want to increase your coverage at a later date and the Company agrees to add an Increased Value Endorsement.

File No. \_\_\_\_\_

### CONDITIONS AND STIPULATIONS

1. If you have actual knowledge of any matter which may affect the title or mortgage covered by this Commitment, that is not shown in Schedule B, you must notify us in writing. If you do not notify us in writing, our liability to you is ended or reduced to the extent that your failure to notify us affects our liability. If you do notify us, or we learn of such matter, we may amend Schedule B, but we will not be relieved of liability already incurred.
2. Our liability is only to you, and others who are included in the definition of Insured in the Policy to be issued. Our liability is only for actual loss incurred in your reliance on this Commitment to comply with its requirements or to acquire the interest in the land. Our liability is limited to the amount shown in Schedule A of this Commitment and will be subject to the following terms of the Policy: Insuring Provisions, Conditions and Stipulations, and Exclusions.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252.

File No. \_\_\_\_\_

# STEWART TITLE GUARANTY COMPANY

## DELETION OF ARBITRATION PROVISION

(Not applicable to the Texas Residential Owner's Policy)

ARBITRATION is a common form of alternative dispute resolution. It can be a quicker and cheaper means to settle a dispute with your Title Insurance Company. However, if you agree to arbitrate, you give up your right to take the Title Insurance Company to court and your rights to discovery of evidence may be limited in the arbitration process. In addition, you cannot usually appeal an arbitrator's award.

**Your policy contains an arbitration provision (shown below). It allows you or the Company to require arbitration if the amount of insurance is \$2,000,000 or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision before the policy is issued. You can do this by signing this form and returning it to the Company at or before the closing of your real estate transaction or by writing to the Company.**

The arbitration provision in the Policy is as follows:

"Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured, unless the Insured is an individual person (as distinguished from an Entity). All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction."

SIGNATURE:

DATE:

# INDEPENDENCE TITLE COMPANY

## PRIVACY NOTICE

You have chosen to do business with Independence Title Company and we are obligated to honor the relationship with great care, beginning with the confidential information that may come into our possession during the course of your transaction with us. We believe that your privacy should not be compromised and are committed to maintaining the confidentiality of that information.

You can be assured that we are respecting your privacy and safeguarding your "*nonpublic personal information*". Nonpublic personal information is information about you that we collect in connection with providing a financial product or service to you. Nonpublic personal information does not include information that is available from Public sources, such as telephone directories or government records.

We collect nonpublic personal information about you from the following sources:

- Information we receive from you on applications or other forms
- Information about your transaction with us
- Information about your transactions with nonaffiliated third parties
- Information we receive from a consumer-reporting agency

We respect the privacy of our customers, and we will not disclose nonpublic personal information about our customers or former customers to anyone, except as permitted by law.

We restrict access to nonpublic personal information about you to those employees who need that information to provide products or services to you.

We maintain physical, electronic, and procedural safeguards that comply with federal standards to guard your nonpublic personal information.

We will not disclose nonpublic personal information about our customers or former customers to nonaffiliated third parties, except as permitted by law.

**Independence Title Company** recognizes and respects the privacy expectations of our customers. We want our customers to understand our commitment to privacy in our use of customer information. Customers who have any questions about this Privacy Policy or have any questions about the privacy of their customer information should call **Independence Title Company** at (512) 454-4500.

## STG Privacy Policy Notice

**Stewart Title Guaranty Company, Stewart Title Insurance Company, Stewart Title Insurance Company of Oregon, National Land Title Insurance Company, Arkansas Title Insurance Company, Charter Land Title Insurance Company  
Privacy Policy Notice**

### PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of Stewart Title Guaranty Company, Stewart Title Insurance Company, Stewart Title Insurance Company of Oregon, National Land Title Insurance Company, Arkansas Title Insurance Company, Charter Land Title Insurance Company.

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you, such as on applications or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

**WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.**

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

**IMPORTANT INFORMATION**

**FOR INFORMATION, OR  
TO MAKE A COMPLAINT  
CALL OUR TOLL-FREE TELE-  
PHONE NUMBER**

**1-800-729-1902**

**ALSO  
YOU MAY CONTACT  
THE TEXAS DEPARTMENT  
OF INSURANCE AT**

**1-800-252-3439**

to obtain information on:

1. filing a complaint against an insurance company or agent,
2. whether an insurance company or agent is licensed,
3. complaints received against an insurance company or agent.
4. policyholder rights, and
5. a list of consumer publications and services available through the Department.

**YOU MAY ALSO WRITE TO  
THE TEXAS DEPARTMENT OF  
INSURANCE  
P.O. BOX 149104  
AUSTIN, TEXAS 78714-9104  
FAX NO. (512) 475-1771**

**AVISO IMPORTANTE**

**PARA INFORMACION, O  
PARA SOMETER UNA QUEJA  
LLAME AL NUMERO GRATIS**

**1-800-729-1902**

**TAMBIEN  
PUEDE COMUNICARSE CON  
EL DEPARTAMENTO DE SEGUROS  
DE TEXAS AL**

**1-800-252-3439**

para obtener informacion sobre:

1. como someter una queja en contra de una compania de seguros o agente de seguros,
2. si una compania de seguros o agente de seguros tiene licencia,
3. quejas recibidas en contra de una compania de seguros o agente de seguros,
4. los derechos del asegurado, y
5. una lista de publicaciones y servicios para consumidores disponibles a traves del Departamento.

**TAMBIEN PUEDE ESCRIBIR AL  
DEPARTAMENTO DE SEGUROS DE  
TEXAS  
P.O. BOX 149104  
AUSTIN, TEXAS 78714-9104  
FAX NO. (512) 475-1771**

File No. \_\_\_\_\_



# Introducing...Your Title Commitment

## The ABC's of a Title Commitment

Thank you again for working with Independence Title Company on your transaction. Enclosed is your Commitment for Title Insurance. This document is our commitment to insure your transaction and issue a title policy if conditions described in schedule C are met.

Below is a general guide to reading the title commitment. Please contact your escrow officer with any questions about your specific transaction.

### Schedule

# A

## "Actual Facts"

"A" is for "Actual Facts." In other words, this is the "Who, What, Where and How Much" of the transaction. You'll see the names of the seller and buyer, a description of the property, the sales price, and the name of the lender, if any.

### Schedule

# B

## "Buyer Notification"

"B" is for "Buyer Notification" of items in which other parties have some interest or control of the use of property. An example would be a utility easement, where the city would have a part of the land reserved for their use, or a building setback requirement that prevents the homeowner from building within a certain distance from the front, side or back of the property. These items are not covered by the title policy.

### Schedule

# C

## "Clear to Close"

"C" is for "Clear in order to Close." These items must be resolved in order to transfer title to the new owner. This might include such things as a mortgage to be paid off, home improvement liens, unpaid taxes, or a requirement that another person - such as an heir or a former spouse - participate in the sale of the property. All items shown on Schedule C must be resolved before or at the closing.

### Schedule

# D

## "Disclosure"

"D" is for "Disclosure." This last section outlines all parties who will share any part of the insurance premium, including underwriters, title agents and attorneys.



Independence Title

Explore

We live here, work here, invest here. – We are locally owned and operated in the heart of Texas.

**APPENDIX D**  
**ENVIRONMENTAL DATABASE INFORMATION**

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## **Radius Report**

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[GeoLens by GeoSearch](#)

*Target Property:*

**AHFC Acquisitions (Village at Pleasant Valley)  
S Pleasant Valley Rd & Village Square Dr  
Austin, Travis County, Texas 78744**

*Prepared For:*

**Terracon Consultants-Austin**

**Order #: 166948**

**Job #: 414615**

**Project #: 96217456**

**Date: 06/23/2021**

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## Disclaimer

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*This report was designed by GeoSearch to meet or exceed the records search requirements of the All Appropriate Inquiries Rule (40 CFR § 312.26) and the current version of the ASTM International E1527, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process or, if applicable, the custom requirements requested by the entity that ordered this report. The records and databases of records used to compile this report were collected from various federal, state and local governmental entities. It is the goal of GeoSearch to meet or exceed the 40 CFR § 312.26 and E1527 requirements for updating records by using the best available technology. GeoSearch contacts the appropriate governmental entities on a recurring basis. Depending on the frequency with which a record source or database of records is updated by the governmental entity, the data used to prepare this report may be updated monthly, quarterly, semi-annually, or annually.*

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## Target Property Summary

### **Target Property Information**

AHFC Acquisitions (Village at Pleasant Valley)  
S Pleasant Valley Rd & Village Square Dr  
Austin, Texas 78744

#### **Coordinates**

Area centroid (-97.744402, 30.1873744)  
551 feet above sea level

#### **USGS Quadrangle**

Montopolis, TX

### **Geographic Coverage Information**

**County/Parish:** Travis (TX)

**ZipCode(s):**

Austin TX: 78744

## Database Summary

### **FEDERAL LISTING**

#### **Standard Environmental Records**

<b>Database</b>	<b>Acronym</b>	<b>Locatable</b>	<b>Unlocatable</b>	<b>Search Radius (miles)</b>
EMERGENCY RESPONSE NOTIFICATION SYSTEM	<a href="#">ERNSTX</a>	0	0	TP/AP
FEDERAL ENGINEERING INSTITUTIONAL CONTROL SITES	<a href="#">EC</a>	0	0	TP/AP
LAND USE CONTROL INFORMATION SYSTEM	<a href="#">LUCIS</a>	0	0	TP/AP
RCRA SITES WITH CONTROLS	<a href="#">RCRASC</a>	0	0	TP/AP
RESOURCE CONSERVATION & RECOVERY ACT - NON-GENERATOR	<a href="#">RCRANGR06</a>	1	0	0.1250
RESOURCE CONSERVATION & RECOVERY ACT - GENERATOR	<a href="#">RCRAGR06</a>	0	0	0.2500
BROWNFIELDS MANAGEMENT SYSTEM	<a href="#">BF</a>	0	0	0.5000
DELISTED NATIONAL PRIORITIES LIST	<a href="#">DNPL</a>	0	0	0.5000
NO LONGER REGULATED RCRA NON-CORRACTS TSD FACILITIES	<a href="#">NLRRCRAT</a>	0	0	0.5000
RESOURCE CONSERVATION & RECOVERY ACT - NON-CORRACTS TREATMENT, STORAGE & DISPOSAL FACILITIES	<a href="#">RCRAT</a>	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM	<a href="#">SEMS</a>	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM ARCHIVED SITE INVENTORY	<a href="#">SEMSARCH</a>	0	0	0.5000
NATIONAL PRIORITIES LIST	<a href="#">NPL</a>	0	0	1.0000
NO LONGER REGULATED RCRA CORRECTIVE ACTION FACILITIES	<a href="#">NLRRCRAC</a>	0	0	1.0000
PROPOSED NATIONAL PRIORITIES LIST	<a href="#">PNPL</a>	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - CORRECTIVE ACTION FACILITIES	<a href="#">RCRAC</a>	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - SUBJECT TO CORRECTIVE ACTION FACILITIES	<a href="#">RCRASUBC</a>	0	0	1.0000
<b>SUB-TOTAL</b>		<b>1</b>	<b>0</b>	

#### **Additional Environmental Records**

<b>Database</b>	<b>Acronym</b>	<b>Locatable</b>	<b>Unlocatable</b>	<b>Search Radius (miles)</b>
AEROMETRIC INFORMATION RETRIEVAL SYSTEM / AIR FACILITY SUBSYSTEM	<a href="#">AIRSAFS</a>	0	0	TP/AP
BIENNIAL REPORTING SYSTEM	<a href="#">BRS</a>	0	0	TP/AP
CERCLIS LIENS	<a href="#">SFLIENS</a>	0	0	TP/AP
CLANDESTINE DRUG LABORATORY LOCATIONS	<a href="#">CDL</a>	0	0	TP/AP
EPA DOCKET DATA	<a href="#">DOCKETS</a>	0	0	TP/AP
ENFORCEMENT AND COMPLIANCE HISTORY INFORMATION	<a href="#">ECHOR06</a>	0	0	TP/AP
FACILITY REGISTRY SYSTEM	<a href="#">ERSTX</a>	0	0	TP/AP

## Database Summary

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
HAZARDOUS MATERIALS INCIDENT REPORTING SYSTEM	<a href="#">HMIRSR06</a>	0	0	TP/AP
HAZARDOUS WASTE COMPLIANCE DOCKET FACILITIES	<a href="#">HWCD</a>	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM (FORMERLY DOCKETS)	<a href="#">ICIS</a>	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	<a href="#">ICISNPDES</a>	0	0	TP/AP
MATERIAL LICENSING TRACKING SYSTEM	<a href="#">MLTS</a>	0	0	TP/AP
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	<a href="#">NPDESR06</a>	0	0	TP/AP
PCB ACTIVITY DATABASE SYSTEM	<a href="#">PADS</a>	0	0	TP/AP
PERMIT COMPLIANCE SYSTEM	<a href="#">PCSR06</a>	0	0	TP/AP
SEMS LIEN ON PROPERTY	<a href="#">SEMCLIENS</a>	0	0	TP/AP
SSEHRI PFAS CONTAMINATION SITES	<a href="#">SSEHRIPFAS</a>	0	0	TP/AP
SECTION SEVEN TRACKING SYSTEM	<a href="#">SSTS</a>	0	0	TP/AP
TOXIC SUBSTANCE CONTROL ACT INVENTORY	<a href="#">TSCA</a>	0	0	TP/AP
TOXICS RELEASE INVENTORY	<a href="#">TRI</a>	0	0	TP/AP
ALTERNATIVE FUELING STATIONS	<a href="#">ALTFUELS</a>	0	0	0.2500
FEMA OWNED STORAGE TANKS	<a href="#">FEMAUST</a>	0	0	0.2500
HISTORICAL GAS STATIONS	<a href="#">HISTPST</a>	0	0	0.2500
INTEGRATED COMPLIANCE INFORMATION SYSTEM DRYCLEANERS	<a href="#">ICISCLEANERS</a>	0	0	0.2500
MINE SAFETY AND HEALTH ADMINISTRATION MASTER INDEX FILE	<a href="#">MSHA</a>	0	0	0.2500
MINERAL RESOURCE DATA SYSTEM	<a href="#">MRDS</a>	0	0	0.2500
OPEN DUMP INVENTORY	<a href="#">ODI</a>	0	0	0.5000
SURFACE MINING CONTROL AND RECLAMATION ACT SITES	<a href="#">SMCRA</a>	0	0	0.5000
URANIUM MILL TAILINGS RADIATION CONTROL ACT SITES	<a href="#">USUMTRCA</a>	0	0	0.5000
DEPARTMENT OF DEFENSE SITES	<a href="#">DOD</a>	0	0	1.0000
FORMER MILITARY NIKE MISSILE SITES	<a href="#">NMS</a>	0	0	1.0000
FORMERLY USED DEFENSE SITES	<a href="#">FUDS</a>	0	0	1.0000
FORMERLY UTILIZED SITES REMEDIAL ACTION PROGRAM	<a href="#">FUSRAP</a>	0	0	1.0000
RECORD OF DECISION SYSTEM	<a href="#">RODS</a>	0	0	1.0000
<b>SUB-TOTAL</b>		0	0	



## Database Summary

### STATE (TX) LISTING

#### Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
STATE INSTITUTIONAL/ENGINEERING CONTROL SITES	<a href="#">SIEC01</a>	0	0	TP/AP
PETROLEUM STORAGE TANKS	<a href="#">PST</a>	0	0	0.2500
BROWNFIELDS SITE ASSESSMENTS	<a href="#">BSA</a>	0	0	0.5000
CLOSED & ABANDONED LANDFILL INVENTORY	<a href="#">CALF</a>	0	0	0.5000
COMMERCIAL MANAGEMENT FACILITIES FOR HAZARDOUS WASTE AND INDUSTRIAL SOLID WASTES	<a href="#">WSTMGMT</a>	0	0	0.5000
LEAKING PETROLEUM STORAGE TANKS	<a href="#">LPST</a>	2	0	0.5000
MUNICIPAL SOLID WASTE LANDFILL SITES	<a href="#">MSWLF</a>	0	0	0.5000
OPERATOR CLEANUP PROGRAM SITES	<a href="#">OCP</a>	0	0	0.5000
RAILROAD COMMISSION VCP AND BROWNFIELD SITES	<a href="#">RRCVCP</a>	0	0	0.5000
VOLUNTARY CLEANUP PROGRAM SITES	<a href="#">VCP</a>	0	0	0.5000
STATE SUPERFUND SITES	<a href="#">SF</a>	0	0	1.0000
<b>SUB-TOTAL</b>		<b>2</b>	<b>0</b>	

#### Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
GROUNDWATER CONTAMINATION CASES	<a href="#">GWCC</a>	0	0	TP/AP
HISTORIC GROUNDWATER CONTAMINATION CASES	<a href="#">HISTGWCC</a>	0	0	TP/AP
MUNICIPAL SETTING DESIGNATIONS	<a href="#">MSD</a>	0	0	TP/AP
NOTICE OF VIOLATIONS	<a href="#">NOV</a>	0	0	TP/AP
SPILLS LISTING	<a href="#">SPILLS</a>	0	0	TP/AP
TCEQ LIENS	<a href="#">LIENS</a>	0	0	TP/AP
TIER I I CHEMICAL REPORTING PROGRAM FACILITIES	<a href="#">TIERII</a>	0	0	TP/AP
DRY CLEANER REGISTRATION DATABASE	<a href="#">DCR</a>	0	0	0.2500
INDUSTRIAL AND HAZARDOUS WASTE SITES	<a href="#">IHW</a>	1	0	0.2500
PERMITTED INDUSTRIAL HAZARDOUS WASTE SITES	<a href="#">PIHW</a>	0	0	0.2500
AFFECTED PROPERTY ASSESSMENT REPORTS	<a href="#">APAR</a>	0	0	0.5000
DRY CLEANER REMEDIATION PROGRAM SITES	<a href="#">DCRPS</a>	0	0	0.5000
INNOCENT OWNER / OPERATOR DATABASE	<a href="#">IOP</a>	0	0	0.5000
RADIOACTIVE WASTE SITES	<a href="#">RWS</a>	0	0	0.5000
RECYCLING FACILITIES	<a href="#">WMRF</a>	0	0	0.5000
SALT CAVERNS FOR PETROLEUM STORAGE	<a href="#">STCV</a>	0	0	0.5000

## Database Summary

<b>Database</b>	<b>Acronym</b>	<b>Locatable</b>	<b>Unlocatable</b>	<b>Search Radius (miles)</b>
INDUSTRIAL AND HAZARDOUS WASTE CORRECTIVE ACTION SITES	<a href="#">IHWCA</a>	1	0	1.0000
SUB-TOTAL		2	0	

## Database Summary

### **LOCAL LISTING**

#### **Standard Environmental Records**

<b>Database</b>	<b>Acronym</b>	<b>Locatable</b>	<b>Unlocatable</b>	<b>Search Radius (miles)</b>
CITY OF AUSTIN UNDERGROUND STORAGE TANKS	<a href="#">AUSTINUST</a>	0	0	0.2500
SUB-TOTAL		0	0	

#### **Additional Environmental Records**

<b>Database</b>	<b>Acronym</b>	<b>Locatable</b>	<b>Unlocatable</b>	<b>Search Radius (miles)</b>
EDWARDS AQUIFER PERMITS	<a href="#">EAP</a>	0	0	TP/AP
CITY OF AUSTIN HISTORICAL UNDERGROUND STORAGE TANKS	<a href="#">AUSTINHISTUST</a>	0	0	0.2500
SUB-TOTAL		0	0	

## Database Summary

### **TRIBAL LISTING**

#### **Standard Environmental Records**

<b>Database</b>	<b>Acronym</b>	<b>Locatable</b>	<b>Unlocatable</b>	<b>Search Radius (miles)</b>
UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	<a href="#">USTR06</a>	0	0	0.2500
LEAKING UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	<a href="#">LUSTR06</a>	0	0	0.5000
OPEN DUMP INVENTORY ON TRIBAL LANDS	<a href="#">ODINDIAN</a>	0	0	0.5000
<b>SUB-TOTAL</b>		0	0	

#### **Additional Environmental Records**

<b>Database</b>	<b>Acronym</b>	<b>Locatable</b>	<b>Unlocatable</b>	<b>Search Radius (miles)</b>
INDIAN RESERVATIONS	<a href="#">INDIANRES</a>	0	0	1.0000
<b>SUB-TOTAL</b>		0	0	
<b>TOTAL</b>		5	0	

## Database Radius Summary

### **FEDERAL LISTING**

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
AIRSAFS	0.0200	0	NS	NS	NS	NS	NS	0
BRS	0.0200	0	NS	NS	NS	NS	NS	0
CDL	0.0200	0	NS	NS	NS	NS	NS	0
DOCKETS	0.0200	0	NS	NS	NS	NS	NS	0
<b>EC</b>	<b>0.0200</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
ECHOR06	0.0200	0	NS	NS	NS	NS	NS	0
<b>ERNSTX</b>	<b>0.0200</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
FRSTX	0.0200	0	NS	NS	NS	NS	NS	0
HMIRSR06	0.0200	0	NS	NS	NS	NS	NS	0
HWCD	0.0200	0	NS	NS	NS	NS	NS	0
ICIS	0.0200	0	NS	NS	NS	NS	NS	0
ICISNPDES	0.0200	0	NS	NS	NS	NS	NS	0
<b>LUCIS</b>	<b>0.0200</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
MLTS	0.0200	0	NS	NS	NS	NS	NS	0
NPDES06	0.0200	0	NS	NS	NS	NS	NS	0
PADS	0.0200	0	NS	NS	NS	NS	NS	0
PCSR06	0.0200	0	NS	NS	NS	NS	NS	0
<b>RCRASC</b>	<b>0.0200</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
SEMSLIENS	0.0200	0	NS	NS	NS	NS	NS	0
SFLIENS	0.0200	0	NS	NS	NS	NS	NS	0
SSEHRIPFAS	0.0200	0	NS	NS	NS	NS	NS	0
SSTS	0.0200	0	NS	NS	NS	NS	NS	0
TRI	0.0200	0	NS	NS	NS	NS	NS	0
TSCA	0.0200	0	NS	NS	NS	NS	NS	0
<b>RCRANGR06</b>	<b>0.1250</b>	<b>0</b>	<b>1</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>1</b>
ALTFUELS	0.2500	0	0	0	NS	NS	NS	0
FEMAUST	0.2500	0	0	0	NS	NS	NS	0
HISTPST	0.2500	0	0	0	NS	NS	NS	0
ICISCLEANERS	0.2500	0	0	0	NS	NS	NS	0
MRDS	0.2500	0	0	0	NS	NS	NS	0
MSHA	0.2500	0	0	0	NS	NS	NS	0
<b>RCRAGR06</b>	<b>0.2500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>BF</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>DNPL</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>NLRRCRAT</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>

## Database Radius Summary

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
ODI	0.5000	0	0	0	0	NS	NS	0
<b>RCRAT</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>SEMS</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>SEMSARCH</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
SMCRA	0.5000	0	0	0	0	NS	NS	0
USUMTRCA	0.5000	0	0	0	0	NS	NS	0
DOD	1.0000	0	0	0	0	0	NS	0
FUDS	1.0000	0	0	0	0	0	NS	0
FUSRAP	1.0000	0	0	0	0	0	NS	0
<b>NLRRCRAC</b>	<b>1.0000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>0</b>
NMS	1.0000	0	0	0	0	0	NS	0
<b>NPL</b>	<b>1.0000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>0</b>
<b>PNPL</b>	<b>1.0000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>0</b>
<b>RCRAC</b>	<b>1.0000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>0</b>
<b>RCRASUBC</b>	<b>1.0000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>0</b>
RODS	1.0000	0	0	0	0	0	NS	0
<b>SUB-TOTAL</b>		<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>

## Database Radius Summary

### STATE (TX) LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
GWCC	0.0200	0	NS	NS	NS	NS	NS	0
HISTGWCC	0.0200	0	NS	NS	NS	NS	NS	0
LIENS	0.0200	0	NS	NS	NS	NS	NS	0
MSD	0.0200	0	NS	NS	NS	NS	NS	0
NOV	0.0200	0	NS	NS	NS	NS	NS	0
<b>SIEC01</b>	<b>0.0200</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
SPILLS	0.0200	0	NS	NS	NS	NS	NS	0
TIERII	0.0200	0	NS	NS	NS	NS	NS	0
DCR	0.2500	0	0	0	NS	NS	NS	0
IHW	0.2500	0	1	0	NS	NS	NS	1
PIHW	0.2500	0	0	0	NS	NS	NS	0
<b>PST</b>	<b>0.2500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
APAR	0.5000	0	0	0	0	NS	NS	0
<b>BSA</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>CALF</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
DCRPS	0.5000	0	0	0	0	NS	NS	0
IOP	0.5000	0	0	0	0	NS	NS	0
<b>LPST</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>NS</b>	<b>NS</b>	<b>2</b>
<b>MSWLF</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>OCP</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>RRCVCP</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
RWS	0.5000	0	0	0	0	NS	NS	0
STCV	0.5000	0	0	0	0	NS	NS	0
<b>VCP</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
WMRF	0.5000	0	0	0	0	NS	NS	0
<b>WSTMGMT</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
IHWCA	1.0000	0	0	0	0	1	NS	1
<b>SF</b>	<b>1.0000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>0</b>
<b>SUB-TOTAL</b>		<b>0</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>4</b>

## Database Radius Summary

### **LOCAL LISTING**

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
EAP	0.0200	0	NS	NS	NS	NS	NS	0
AUSTINHISTUST	0.2500	0	0	0	NS	NS	NS	0
<b>AUSTINUST</b>	<b>0.2500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<hr/>								
SUB-TOTAL		0	0	0	0	0	0	0



## Database Radius Summary

### **TRIBAL LISTING**

Standard environmental records are displayed in **bold**.

<b>Acronym</b>	<b>Search Radius (miles)</b>	<b>TP/AP (0 - 0.02)</b>	<b>1/8 Mile (&gt; TP/AP)</b>	<b>1/4 Mile (&gt; 1/8)</b>	<b>1/2 Mile (&gt; 1/4)</b>	<b>1 Mile (&gt; 1/2)</b>	<b>&gt; 1 Mile</b>	<b>Total</b>
<b>USTR06</b>	<b>0.2500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>LUSTR06</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>ODINDIAN</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>INDIANRES</b>	<b>1.0000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>0</b>

<b>SUB-TOTAL</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
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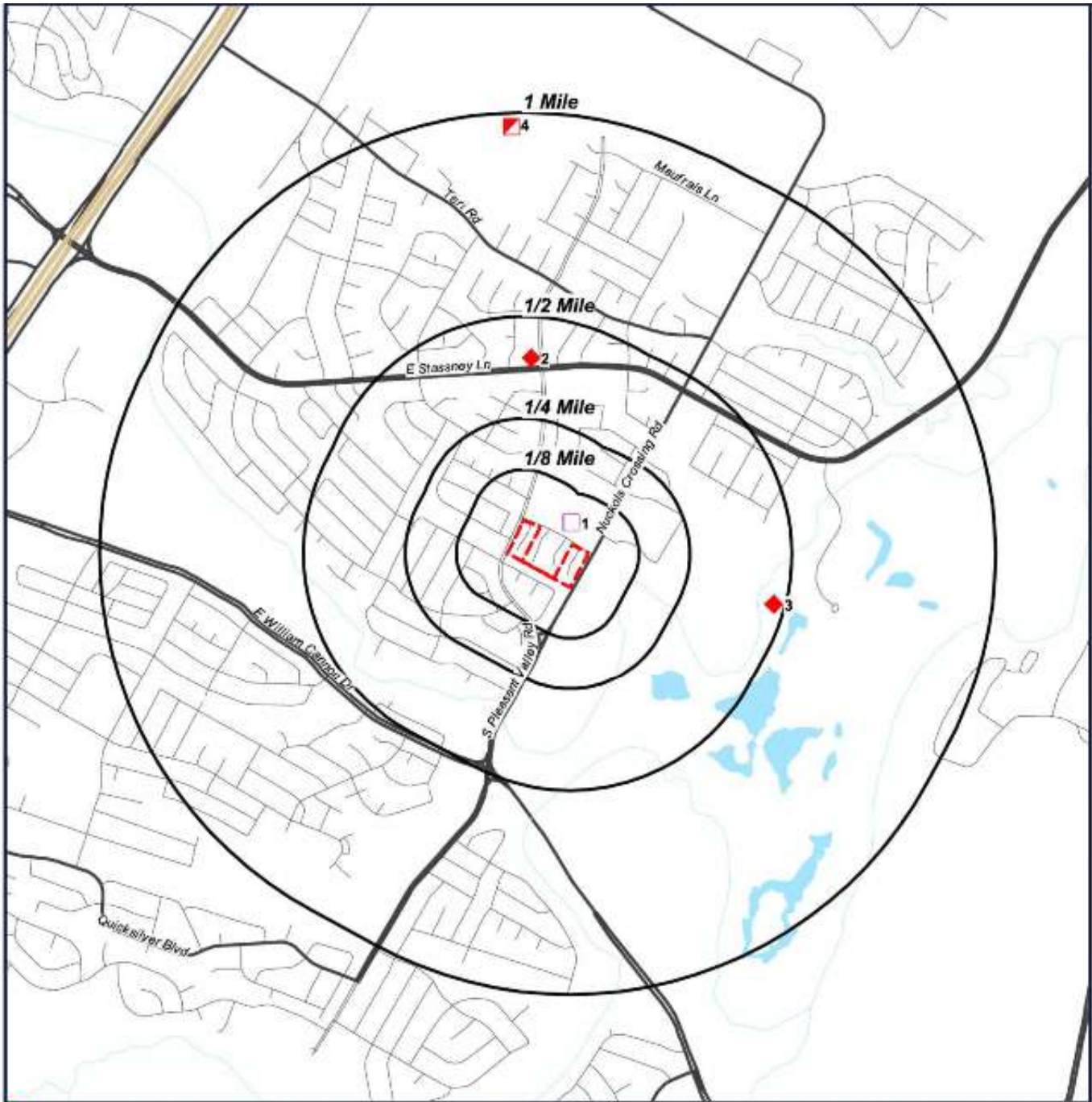
<b>TOTAL</b>		<b>0</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>5</b>
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**NOTES:**

**NS = NOT SEARCHED**

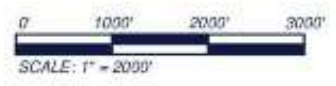
**TP/AP = TARGET PROPERTY/ADJACENT PROPERTY**

# Radius Map 1



- Target Property (TP)
- RCRANGR06
- LPST
- IHWCA

**AHFC Acquisitions**  
**(Village at Pleasant Valley)**  
**S Pleasant Valley Rd & Village Square Dr**  
**Austin, Texas 78744**



# Radius Map 2



- Target Property (TP)
- RCRANGR06
- LPST
- IHWCA

**AHFC Acquisitions**  
 (Village at Pleasant Valley)  
 S Pleasant Valley Rd & Village Square Dr  
 Austin, Texas 78744



# Ortho Map

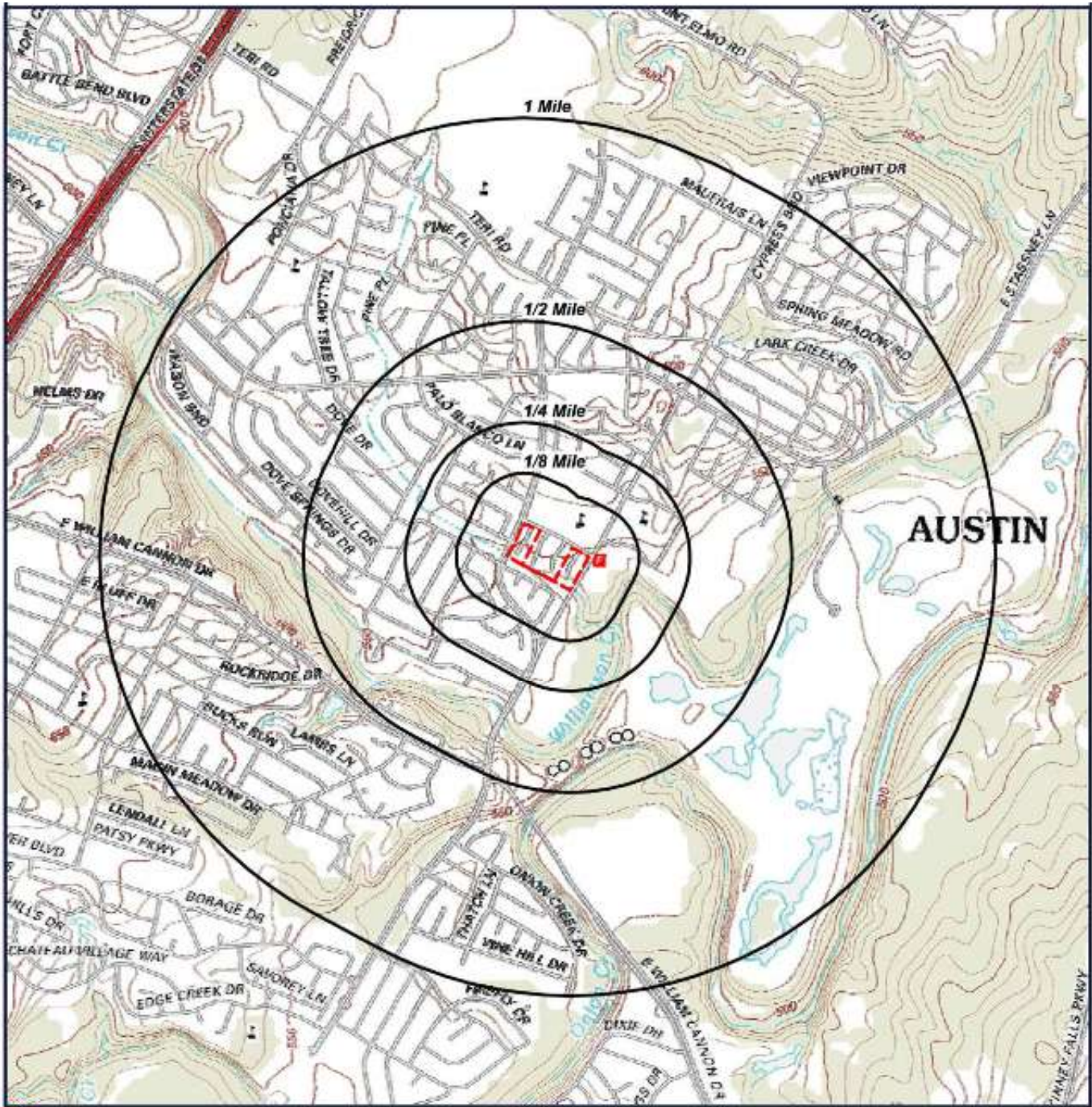



- Target Property (TP)
- RCRANGR06
- LPST
- IHWCA

**Quadrangle(s):**  
**Montopolis**  
**AHFC Acquisitions**  
**(Village at**  
**Pleasant Valley)**  
**S Pleasant Valley Rd &**  
**Village**  
**Square Dr**  
**Austin, Texas**



# Topographic Map



 Target Property (TP)

Quadrangle(s):  
Montopolis  
Source: USGS,  
01/22/2013  
AHFC Acquisitions  
(Village at  
Pleasant Valley)  
S Pleasant Valley Rd &  
Village



## Located Sites Summary

NOTE: Standard environmental records are displayed in **bold**.

Map ID#	Database Name	Site ID#	Relative Elevation	Distance From Site	Site Name	Address	PAGE #
<a href="#">1</a>	IHW	73410	Higher (561 ft.)	0.055 mi. N (290 ft.)	MENDEZ MIDDLE SCHOOL	5106 VILLAGE SQUARE DR, AUSTIN, TX 78744	<a href="#">20</a>
<a href="#">1</a>	<b>RCRANGR06</b>	<b>TXD982294191</b>	<b>Higher (561 ft.)</b>	<b>0.053 mi. N (280 ft.)</b>	<b>AUSTIN ISD</b>	<b>5106 VILLAGE SQUARE, AUSTIN, TX 78744</b>	<a href="#">21</a>
<a href="#">2</a>	<b>LPST</b>	<b>094456</b>	<b>Higher (611 ft.)</b>	<b>0.398 mi. N (2101 ft.)</b>	<b>STOP N GO MARKETS 1028</b>	<b>4602 E STASSNEY LN, AUSTIN, TX 78744</b>	<a href="#">22</a>
<a href="#">3</a>	<b>LPST</b>	<b>111113</b>	<b>Lower (526 ft.)</b>	<b>0.473 mi. ESE (2497 ft.)</b>	<b>JIMMY CLAY GOLF COURSE</b>	<b>5400 JIMMY CLAY DR, AUSTIN, TX 78744</b>	<a href="#">26</a>
<a href="#">4</a>	IHWCA	95386	Higher (639 ft.)	0.970 mi. N (5122 ft.)	ARTHROCARE	2301 E SAINT ELMO RD STE 110, AUSTIN, TX 78744	<a href="#">29</a>

## Site Summary By Database

NOTE: Standard environmental records are displayed in **bold**.

Map ID#	Database Name	Site ID#	Relative Elevation	Distance From Site	Site Name	Address
<a href="#">1</a>	IHW	73410	Higher (561 ft.)	0.055 mi. N (290 ft.)	MENDEZ MIDDLE SCHOOL	5106 VILLAGE SQUARE DR, AUSTIN, TX 78744
<a href="#">4</a>	IHWCA	95386	Higher (639 ft.)	0.970 mi. N (5122 ft.)	ARTHROCARE	2301 E SAINT ELMO RD STE 110, AUSTIN, TX 78744
<a href="#">2</a>	<b>LPST</b>	<b>094456</b>	<b>Higher (611 ft.)</b>	<b>0.398 mi. N (2101 ft.)</b>	<b>STOP N GO MARKETS 1028</b>	<b>4602 E STASSNEY LN, AUSTIN, TX 78744</b>
<a href="#">3</a>	<b>LPST</b>	<b>111113</b>	<b>Lower (526 ft.)</b>	<b>0.473 mi. ESE (2497 ft.)</b>	<b>JIMMY CLAY GOLF COURSE</b>	<b>5400 JIMMY CLAY DR, AUSTIN, TX 78744</b>
<a href="#">1</a>	<b>RCRANGR06</b>	<b>TXD982294191</b>	<b>Higher (561 ft.)</b>	<b>0.053 mi. N (280 ft.)</b>	<b>AUSTIN ISD</b>	<b>5106 VILLAGE SQUARE, AUSTIN, TX 78744</b>

## Elevation Summary

Elevations are collected from the USGS 3D Elevation Program 1/3 arc-second (approximately 10 meters) layer hosted at the NGTOC. .

**Target Property Elevation: 551 ft.**

NOTE: Standard environmental records are displayed in **bold**.

### **EQUAL/HIGHER ELEVATION**

Map ID#	Database Name	Elevation	Site Name	Address	Page #
<a href="#">1</a>	IHW	561 ft.	MENDEZ MIDDLE SCHOOL	5106 VILLAGE SQUARE DR, AUSTIN, TX 78744	<a href="#">20</a>
<a href="#">1</a>	<b>RCRANGR06</b>	<b>561 ft.</b>	<b>AUSTIN ISD</b>	<b>5106 VILLAGE SQUARE, AUSTIN, TX 78744</b>	<a href="#">21</a>
<a href="#">2</a>	<b>LPST</b>	<b>611 ft.</b>	<b>STOP N GO MARKETS 1028</b>	<b>4602 E STASSNEY LN, AUSTIN, TX 78744</b>	<a href="#">22</a>
<a href="#">4</a>	IHWCA	639 ft.	ARTHROCARE	2301 E SAINT ELMO RD STE 110, AUSTIN, TX 78744	<a href="#">29</a>

### **LOWER ELEVATION**

Map ID#	Database Name	Elevation	Site Name	Address	Page #
<a href="#">3</a>	<b>LPST</b>	<b>526 ft.</b>	<b>JIMMY CLAY GOLF COURSE</b>	<b>5400 JIMMY CLAY DR, AUSTIN, TX 78744</b>	<a href="#">26</a>



## Industrial and Hazardous Waste Sites (IHW)

[MAP ID# 1](#)

Distance from Property: 0.055 mi. (290 ft.) N

Elevation: 561 ft. (Higher than TP)

### FACILITY INFORMATION

SWR#: 73410 EPA ID: TXD982294191

TCEQ#: 27830

NAME: MENDEZ MIDDLE SCHOOL

ADDRESS: 5106 VILLAGE SQUARE DR  
AUSTIN, TX 78744

### OWNER INFORMATION

NAME: AUSTIN INDEPENDENT SCHOOL DISTRICT

ADDRESS: 6100 GUADALUPE ST  
AUSTIN, TX 78752

PHONE: 1-512-4518411

CONTACT: ADAN SALGADO

PHONE: 512-4518411

BUSINESS DESCRIPTION: THIS REGISTRATION WAS INACTIVATED BECAUSE THERE WERE ONLY 6-DIGIT WASTE CODES ON THE NOR AND NO WASTE ACTIVITY WAS REPORTED IN 1994, 1995 AND 1996.

INDUSTRIAL WASTE PERMIT #: NOT REPORTED

MUNICIPAL WASTE PERMIT #: NOT REPORTED

SIC CODE: NOT REPORTED

WASTE GENERATOR: YES

WASTE RECEIVER: NO

WASTE TRANSPORTER: NO

TRANSFER FACILITY: NO

MAQUILADORA (MEXICAN FACILITY): NO

STATUS: INACTIVE

AMOUNT OF WASTE GENERATED: CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR

GENERATOR TYPE: NON-INDUSTRIAL AND/OR MUNICIPAL

THIS FACILITY IS A NOTIFIER

THIS FACILITY IS NOT A STEERS REPORTER - (STATE OF TEXAS ENVIRONMENTAL ELECTRONIC REPORTING SYSTEM)

THIS FACILITY IS NOT REQUIRED TO SUBMIT AN ANNUAL WASTE SUMMARY REPORT

THIS FACILITY IS NOT INVOLVED IN RECYCLING ACTIVITIES

LAST UPDATE TO TRACS (TCEQ REGULATORY ACTIVITIES AND COMPLIANCE SYSTEM): 11/12/2002

### ACTIVITIES

ACTIVITY TYPE: UNKNOWN

ACTIVITY DESCRIPTION: NOT REPORTED

### WASTE

WASTE ID: 54135

WASTE CODE STATUS: INACTIVE

WASTE IS RADIOACTIVE: NO

WASTE IS TREATED OFF SITE: YES

GENERATOR'S DESCRIPTION OF WASTE: NOT REPORTED

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[Back to Report Summary](#)

# Resource Conservation & Recovery Act - Non-Generator (RCRANGR06)

MAP ID# 1

Distance from Property: 0.053 mi. (280 ft.) N  
Elevation: 561 ft. (Higher than TP)

## FACILITY INFORMATION

EPA ID#: TXD982294191

NAME: AUSTIN ISD

ADDRESS: 5106 VILLAGE SQUARE

AUSTIN, TX 78744

CONTACT NAME: ADAN SALGADO

CONTACT ADDRESS: 6100 GUADALUPE

AUSTIN TX 78752

CONTACT PHONE: 512-451-8411

NON-NOTIFIER:

DATE RECEIVED BY AGENCY: 08/23/2001

CERTIFICATION - NO CERTIFICATION REPORTED -

INDUSTRY CLASSIFICATION (NAICS) - NO NAICS INFORMATION REPORTED -

CURRENT ACTIVITY INFORMATION

GENERATOR STATUS: **NON-GENERATOR** LAST UPDATED DATE: 03/25/2004

SUBJECT TO CORRECTIVE ACTION UNIVERSE: **NO**

TDSFs POTENTIALLY SUBJECT TO CORRECTIVE ACTION UNDER 3004 (u)/(v) UNIVERSE: **NO**

TDSFs ONLY SUBJECT TO CORRECTIVE ACTION UNDER DISCRETIONARY AUTHORITIES UNIVERSE: **NO**

NON TDSFs WHERE RCRA CORRECTIVE ACTION HAS BEEN IMPOSED UNIVERSE: **NO**

CORRECTIVE ACTION WORKLOAD UNIVERSE: **NO**

IMPORTER: **NO**

UNDERGROUND INJECTION: **NO**

MIXED WASTE GENERATOR: **NO**

UNIVERSAL WASTE DESTINATION FACILITY: **NO**

RECYCLER: **NO**

TRANSFER FACILITY: **NO**

TRANSPORTER: **NO**

USED OIL FUEL BURNER: **NO**

ONSITE BURNER EXEMPTION: **NO**

USED OIL PROCESSOR: **NO**

FURNACE EXEMPTION: **NO**

USED OIL FUEL MARKETER TO BURNER: **NO**

USED OIL REFINER: **NO**

SPECIFICATION USED OIL MARKETER: **NO**

USED OIL TRANSFER FACILITY: **NO**

USED OIL TRANSPORTER: **NO**

COMPLIANCE, MONITORING AND ENFORCEMENT INFORMATION

EVALUATIONS - NO EVALUATIONS REPORTED -

VIOLATIONS - NO VIOLATIONS REPORTED -

ENFORCEMENTS - NO ENFORCEMENTS REPORTED -

HAZARDOUS WASTE

D002 CORROSIVE WASTE

UNIVERSAL WASTE - NO UNIVERSAL WASTE REPORTED -

CORRECTIVE ACTION AREA - NO CORRECTIVE ACTION AREA INFORMATION REPORTED -

CORRECTIVE ACTION EVENT

NO CORRECTIVE ACTION EVENT(S) REPORTED

[Back to Report Summary](#)

# Leaking Petroleum Storage Tanks (LPST)

MAP ID# 2

Distance from Property: 0.398 mi. (2,101 ft.) N  
Elevation: 611 ft. (Higher than TP)

## FACILITY INFORMATION

GEOSEARCH ID: 094456  
LPST ID: 094456  
FACILITY ID: 30313  
NAME: STOP N GO MARKETS 1028  
ADDRESS: 4602 E STASSNEY LN  
AUSTIN, TX 78744

## LEAKING TANK DETAILS

LPST ID: 094456  
NAME: STOP N GO MARKETS 1028  
FACILITY LOCATION:  
PRIORITY CODE: 4.1 - GW IMPACTED NO APPARENT THREATS OR IMPACTS TO RECEPTORS  
CORRECTIVE ACTION STATUS CODE: 6A - FINAL CONCURRENCE ISSUED  
CORRECTIVE ACTION START DATE:  
DISCOVERED DATE: 12/14/1989  
REPORTED DATE: 12/14/1989  
ENTERED DATE: 01/27/1990  
CLOSURE DATE: 11/12/1997

## PRP INFORMATION

NAME:  
ADDRESS:  
HOUSTON TX 77001  
CONTACT:  
PHONE:

## UNDERGROUND STORAGE TANK

TANK ID: 1	NUMBER OF COMPARTMENTS: 1
INSTALLATION DATE: 05/01/1986	REGISTRATION DATE: 06/24/1986
TANK CAPACITY (GAL): 9816	EMPTY TANK: NOT EMPTY
STATUS: IN USE	STATUS BEGIN DATE: 05/01/1986
INTERNAL PROTECTION DATE:	REGULATORY STATUS: FULLY REGULATED
TANK DESIGN SINGLE WALL: NO	TANK DESIGN DOUBLE WALL: YES
PIPE DESIGN SINGLE WALL: NO	PIPE DESIGN DOUBLE WALL: YES

## TANK DETAILS

MATERIAL:  
FRP  
CORROSION PROTECTION:  
FRP TANK OR PIPING (NONCORRODIBLE)  
EXTERNAL CONTAINMENT:

## TANK COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: YES

## Leaking Petroleum Storage Tanks (LPST)

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

### **COMPARTMENT DETAILS**

UST COMPARTMENT ID: **62379**

TANK ID: **1**

COMPARTMENT LETTER: **A**

SUBSTANCES: **GASOLINE**

OTHER SUBSTANCES:

CAPACITY (GAL): **9816**

COMPARTMENT RELEASE DETECTION: **INTERSTITIAL MONITORING WITHIN SECONDARY WALL/JACKET**

SPILL CONTAINMENT AND OVERFILL PREVENTION: **TIGHT-FILL FITTING CONTAINER/BUCKET/SUMP,FACTORY - BUILT**

**SPILL CONTAINER/BUCKET/SUMP,DELIVERY SHUT-OFF VALVE**

### **PIPING SYSTEMS**

MATERIAL: **FRP**

CORROSION PROTECTION: **EXTERNAL DIELECTRIC COATING/LAMINATE/TAPE/WRAP,FRP TANK OR PIPING (NONCORRODIBLE),ISOLATED IN OPEN AREA/2ND CONTAINMENT**

EXTERNAL CONTAINMENT: **\_**

CONNECTORS & VALVES:

CORROSION PROTECTION: **EXTERNAL DIELECTRIC COATING/LAMINATE/TAPE/WRAP,FRP TANK OR PIPING (NONCORRODIBLE),ISOLATED IN OPEN AREA/2ND CONTAINMENT**

PIPE COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **YES**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

TANK ID: **2**

INSTALLATION DATE: **05/01/1986**

TANK CAPACITY (GAL): **9816**

STATUS: **IN USE**

INTERNAL PROTECTION DATE:

TANK DESIGN SINGLE WALL: **NO**

PIPE DESIGN SINGLE WALL: **NO**

NUMBER OF COMPARTMENTS: **1**

REGISTRATION DATE: **06/24/1986**

EMPTY TANK: **NOT EMPTY**

STATUS BEGIN DATE: **05/01/1986**

REGULATORY STATUS: **FULLY REGULATED**

TANK DESIGN DOUBLE WALL: **YES**

PIPE DESIGN DOUBLE WALL: **YES**

### **TANK DETAILS**

MATERIAL:

**FRP**

CORROSION PROTECTION:

**FRP TANK OR PIPING (NONCORRODIBLE)**

EXTERNAL CONTAINMENT:

TANK COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **YES**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

### **COMPARTMENT DETAILS**

UST COMPARTMENT ID: **62378**

TANK ID: **2**

COMPARTMENT LETTER: **A**

SUBSTANCES: **GASOLINE**

OTHER SUBSTANCES:

## Leaking Petroleum Storage Tanks (LPST)

CAPACITY (GAL): **9816**

COMPARTMENT RELEASE DETECTION: **INTERSTITIAL MONITORING WITHIN SECONDARY WALL/JACKET**

SPILL CONTAINMENT AND OVERFILL PREVENTION: **TIGHT-FILL FITTING CONTAINER/BUCKET/SUMP,FACTORY - BUILT  
SPILL CONTAINER/BUCKET/SUMP,DELIVERY SHUT-OFF VALVE**

### **PIPING SYSTEMS**

MATERIAL: **FRP**

CORROSION PROTECTION: **EXTERNAL DIELECTRIC COATING/LAMINATE/TAPE/WRAP,FRP TANK OR PIPING  
(NONCORRODIBLE),ISOLATED IN OPEN AREA/2ND CONTAINMENT**

EXTERNAL CONTAINMENT: **-**

CONNECTORS & VALVES:

CORROSION PROTECTION: **EXTERNAL DIELECTRIC COATING/LAMINATE/TAPE/WRAP,FRP TANK OR PIPING  
(NONCORRODIBLE),ISOLATED IN OPEN AREA/2ND CONTAINMENT**

PIPE COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **YES**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

TANK ID: **3**

NUMBER OF COMPARTMENTS: **1**

INSTALLATION DATE: **05/01/1986**

REGISTRATION DATE: **06/24/1986**

TANK CAPACITY (GAL): **9816**

EMPTY TANK: **NOT EMPTY**

STATUS: **IN USE**

STATUS BEGIN DATE: **05/01/1986**

INTERNAL PROTECTION DATE:

REGULATORY STATUS: **FULLY REGULATED**

TANK DESIGN SINGLE WALL: **NO**

TANK DESIGN DOUBLE WALL: **YES**

PIPE DESIGN SINGLE WALL: **NO**

PIPE DESIGN DOUBLE WALL: **YES**

### **TANK DETAILS**

MATERIAL:

**FRP**

CORROSION PROTECTION:

**FRP TANK OR PIPING (NONCORRODIBLE)**

EXTERNAL CONTAINMENT:

TANK COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **YES**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

### **COMPARTMENT DETAILS**

UST COMPARTMENT ID: **62380**

TANK ID: **3**

COMPARTMENT LETTER: **A**

SUBSTANCES: **GASOLINE**

OTHER SUBSTANCES:

CAPACITY (GAL): **9816**

COMPARTMENT RELEASE DETECTION: **INTERSTITIAL MONITORING WITHIN SECONDARY WALL/JACKET**

SPILL CONTAINMENT AND OVERFILL PREVENTION: **TIGHT-FILL FITTING CONTAINER/BUCKET/SUMP,FACTORY - BUILT  
SPILL CONTAINER/BUCKET/SUMP,DELIVERY SHUT-OFF VALVE**

### **PIPING SYSTEMS**

MATERIAL: **FRP**

CORROSION PROTECTION: **EXTERNAL DIELECTRIC COATING/LAMINATE/TAPE/WRAP,FRP TANK OR PIPING**

## Leaking Petroleum Storage Tanks (LPST)

**(NONCORRODIBLE), ISOLATED IN OPEN AREA/2ND CONTAINMENT**

EXTERNAL CONTAINMENT: \_

CONNECTORS & VALVES:

CORROSION PROTECTION: **EXTERNAL DIELECTRIC COATING/LAMINATE/TAPE/WRAP, FRP TANK OR PIPING**

**(NONCORRODIBLE), ISOLATED IN OPEN AREA/2ND CONTAINMENT**

PIPE COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **YES**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

### **ABOVEGROUND STORAGE TANK INFORMATION**

**NO ABOVEGROUND STORAGE TANK DATA REPORTED FOR THIS FACILITY**

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# Leaking Petroleum Storage Tanks (LPST)

MAP ID# 3

Distance from Property: 0.473 mi. (2,497 ft.) ESE  
Elevation: 526 ft. (Lower than TP)

## FACILITY INFORMATION

GEOSEARCH ID: 111113  
LPST ID: 111113  
FACILITY ID: 18152  
NAME: JIMMY CLAY GOLF COURSE  
ADDRESS: 5400 JIMMY CLAY DR  
AUSTIN, TX 78744

## LEAKING TANK DETAILS

LPST ID: 111113  
NAME: JIMMY CLAY GOLF COURSE  
FACILITY LOCATION:  
PRIORITY CODE: 4.2 - NO GW IMPACT NO APPARENT THREATS OR IMPACTS TO RECEPTORS  
CORRECTIVE ACTION STATUS CODE: 6A - FINAL CONCURRENCE ISSUED  
CORRECTIVE ACTION START DATE:  
DISCOVERED DATE: 12/31/3000  
REPORTED DATE: 12/31/3000  
ENTERED DATE: 06/04/1996  
CLOSURE DATE: 05/31/1996

## PRP INFORMATION

NAME:  
ADDRESS:  
AUSTIN TX 78767  
CONTACT:  
PHONE:

## UNDERGROUND STORAGE TANK

TANK ID: 1	NUMBER OF COMPARTMENTS: 1
INSTALLATION DATE: 01/01/1974	REGISTRATION DATE: 05/08/1986
TANK CAPACITY (GAL): 1000	EMPTY TANK: NOT EMPTY
STATUS: REMOVED FROM GROUND	STATUS BEGIN DATE: 09/25/1995
INTERNAL PROTECTION DATE:	REGULATORY STATUS: FULLY REGULATED
TANK DESIGN SINGLE WALL: NO	TANK DESIGN DOUBLE WALL: NO
PIPE DESIGN SINGLE WALL: NO	PIPE DESIGN DOUBLE WALL: NO

## TANK DETAILS

MATERIAL:  
FRP  
CORROSION PROTECTION:  
FRP TANK OR PIPING (NONCORRODIBLE)  
EXTERNAL CONTAINMENT:

## TANK COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: YES

## Leaking Petroleum Storage Tanks (LPST)

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

### **COMPARTMENT DETAILS**

UST COMPARTMENT ID: **284**

TANK ID: **1**

COMPARTMENT LETTER: **A**

SUBSTANCES: **EMPTY**

OTHER SUBSTANCES:

CAPACITY (GAL): **1000**

COMPARTMENT RELEASE DETECTION:

SPILL CONTAINMENT AND OVERFILL PREVENTION:

### **PIPING SYSTEMS**

MATERIAL: **FRP**

CORROSION PROTECTION: **FRP TANK OR PIPING (NONCORRODIBLE)**

EXTERNAL CONTAINMENT: **-**

CONNECTORS & VALVES:

CORROSION PROTECTION: **FRP TANK OR PIPING (NONCORRODIBLE)**

PIPE COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **YES**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

TANK ID: **2**

NUMBER OF COMPARTMENTS: **1**

INSTALLATION DATE: **01/01/1974**

REGISTRATION DATE: **05/08/1986**

TANK CAPACITY (GAL): **2000**

EMPTY TANK: **NOT EMPTY**

STATUS: **REMOVED FROM GROUND**

STATUS BEGIN DATE: **09/25/1995**

INTERNAL PROTECTION DATE:

REGULATORY STATUS: **FULLY REGULATED**

TANK DESIGN SINGLE WALL: **YES**

TANK DESIGN DOUBLE WALL: **NO**

PIPE DESIGN SINGLE WALL: **YES**

PIPE DESIGN DOUBLE WALL: **NO**

### **TANK DETAILS**

MATERIAL:

**FRP**

CORROSION PROTECTION:

**FRP TANK OR PIPING (NONCORRODIBLE)**

EXTERNAL CONTAINMENT:

TANK COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **YES**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

### **COMPARTMENT DETAILS**

UST COMPARTMENT ID: **285**

TANK ID: **2**

COMPARTMENT LETTER: **A**

SUBSTANCES: **GASOLINE**

OTHER SUBSTANCES:

CAPACITY (GAL): **2000**

COMPARTMENT RELEASE DETECTION:

SPILL CONTAINMENT AND OVERFILL PREVENTION: **TIGHT-FILL FITTING CONTAINER/BUCKET/SUMP, DELIVERY SHUT-OFF**



## Leaking Petroleum Storage Tanks (LPST)

### VALVE

### PIPING SYSTEMS

MATERIAL: FRP

CORROSION PROTECTION: FRP TANK OR PIPING (NONCORRODIBLE)

EXTERNAL CONTAINMENT: \_

CONNECTORS & VALVES:

CORROSION PROTECTION: FRP TANK OR PIPING (NONCORRODIBLE)

PIPE COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: YES

CORROSION PROTECTION VARIANCE: NO VARIANCE

### ABOVEGROUND STORAGE TANK INFORMATION

NO ABOVEGROUND STORAGE TANK DATA REPORTED FOR THIS FACILITY

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## Industrial and Hazardous Waste Corrective Action Sites (IHWCA)

**MAP ID# 4**

Distance from Property: 0.970 mi. (5,122 ft.) N  
Elevation: 639 ft. (Higher than TP)

PROGRAM ID: 95386

RN NUMBER: RN106791023

NAME: ARTHROCARE

ADDRESS: 2301 E SAINT ELMO RD STE 110  
AUSTIN, TX 78744

STATUS: INACTIVE

STATUS DATE: 05/03/2019

PHASE: COMPLETED WORKLOAD

LOCATION DESCRIPTION: NOT REPORTED

PHASE STATUS DATE: 05/03/2019

SOIL CHEMICAL OF CONCERN CLASS: NOT REPORTED

SOIL REMEDIATION: NOT REPORTED

GROUNDWATER CHEMICAL OF CONCERN CLASS: NOT REPORTED

GROUNDWATER REMEDIATION: NOT REPORTED

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## **Unlocated Sites Summary**

*This list contains sites that could not be mapped due to limited or incomplete address information.*

*No Records Found*

## ***Environmental Records Definitions - FEDERAL***

**AIRSAFS** Aerometric Information Retrieval System / Air Facility Subsystem

VERSION DATE: 10/20/14

The United States Environmental Protection Agency (EPA) modified the Aerometric Information Retrieval System (AIRS) to a database that exclusively tracks the compliance of stationary sources of air pollution with EPA regulations: the Air Facility Subsystem (AFS). Since this change in 2001, the management of the AIRS/AFS database was assigned to EPA's Office of Enforcement and Compliance Assurance. Enforcement and Compliance History Online (ECHO) Clean Air Act data from AFS are frozen and reflect data as of October 17, 2014, the EPA retired this system for Clean Air Act stationary sources.

**ALTFUELS** Alternative Fueling Stations

VERSION DATE: 10/28/20

Nationwide list of alternative fueling stations made available by the U.S. Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Bio-diesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE).

**BF** Brownfields Management System

VERSION DATE: 01/11/21

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. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. The United States Environmental Protection Agency maintains this database to track activities in the various brown field grant programs including grantee assessment, site cleanup and site redevelopment. This database includes tribal brownfield sites.

**BRS** Biennial Reporting System

VERSION DATE: 12/31/17

The United States Environmental Protection Agency (EPA), in cooperation with the States, biennially collects information regarding the generation, management, and final disposition of hazardous wastes regulated under the Resource Conservation and Recovery Act of 1976 (RCRA), as amended. The Biennial Report captures detailed data on the generation of hazardous waste from large quantity generators and data on waste management practices from treatment, storage and disposal facilities. Currently, the EPA states that data collected between 1991 and 1997 was originally a part of the defunct Biennial Reporting System and is now incorporated into the RCRAInfo data system.

**CDL** Clandestine Drug Laboratory Locations

VERSION DATE: 06/17/20

## ***Environmental Records Definitions - FEDERAL***

The U.S. Department of Justice ("the Department") provides this information as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. The Department does not establish, implement, enforce, or certify compliance with clean-up or remediation standards for contaminated sites; the public should contact a state or local health department or environmental protection agency for that information.

**DNPL** Delisted National Priorities List

VERSION DATE: 04/26/21

This database includes sites from the United States Environmental Protection Agency's Final National Priorities List (NPL) where remedies have proven to be satisfactory or sites where the original analyses were inaccurate, and the site is no longer appropriate for inclusion on the NPL, and final publication in the Federal Register has occurred.

**DOCKETS** EPA Docket Data

VERSION DATE: 12/22/05

The United States Environmental Protection Agency Docket data lists Civil Case Defendants, filing dates as far back as 1971, laws broken including section, violations that occurred, pollutants involved, penalties assessed and superfund awards by facility and location. Please refer to ICIS database as source of current data.

**DOD** Department of Defense Sites

VERSION DATE: 12/01/14

This information originates from the National Atlas of the United States Federal Lands data, which includes lands owned or administered by the Federal government. Army DOD, Army Corps of Engineers DOD, Air Force DOD, Navy DOD and Marine DOD areas of 640 acres or more are included.

**EC** Federal Engineering Institutional Control Sites

VERSION DATE: 04/27/21

This database includes site locations where Engineering and/or Institutional Controls have been identified as part of a selected remedy for the site as defined by United States Environmental Protection Agency official remedy decision documents. The data displays remedy component information for Superfund decision documents issued in fiscal years 1982-2017, and it includes final and deleted NPL sites as well as sites with a Superfund Alternative Approach (SAA) agreement in place. The only sites included that are not on the NPL, proposed for NPL, or removed from proposed NPL, are those with an SAA Agreement in place. A site listing does not indicate that the institutional and engineering controls are currently in place nor will be in place once the remedy is complete; it only indicates that the decision to include either of them in the remedy is documented as of the completed date of the document. Institutional controls are actions, such as legal controls, that help minimize the

## ***Environmental Records Definitions - FEDERAL***

potential for human exposure to contamination by ensuring appropriate land or resource use. Engineering controls include caps, barriers, or other device engineering to prevent access, exposure, or continued migration of contamination.

**ECHOR06** Enforcement and Compliance History Information

VERSION DATE: 11/28/20

The U.S. Environmental Protection Agency's Enforcement and Compliance History Online (ECHO) database, provides compliance and enforcement information for facilities nationwide. This database includes facilities regulated as Clean Air Act stationary sources, Clean Water Act direct dischargers, Resource Conservation and Recovery Act hazardous waste handlers, Safe Drinking Water Act public water systems along with other data, such as Toxics Release Inventory releases.

**ERNSTX** Emergency Response Notification System

VERSION DATE: 03/28/21

This National Response Center database contains data on reported releases of oil, chemical, radiological, biological, and/or etiological discharges into the environment anywhere in the United States and its territories. The data comes from spill reports made to the U.S. Environmental Protection Agency, U.S. Coast Guard, the National Response Center and/or the U.S. Department of Transportation.

**FEMAUST** FEMA Owned Storage Tanks

VERSION DATE: 12/01/16

This is a listing of FEMA owned underground and aboveground storage tank sites. For security reasons, address information is not released to the public according to the U.S. Department of Homeland Security.

**FRSTX** Facility Registry System

VERSION DATE: 03/02/21

The United States Environmental Protection Agency's Office of Environmental Information (OEI) developed the Facility Registry System (FRS) as the centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. The Facility Registry System replaced the Facility Index System or FINDS database.

**FUDS** Formerly Used Defense Sites

VERSION DATE: 12/31/18

The Formerly Used Defense Sites (FUDS) inventory includes properties previously owned by or leased to the United States and under Secretary of Defense Jurisdiction, as well as Munitions Response Areas (MRAs). The remediation of these properties is the responsibility of the Department of Defense. This data is provided by the U.S. Army Corps of Engineers (USACE), the boundaries/polygon data are based on preliminary findings and not

## ***Environmental Records Definitions - FEDERAL***

all properties currently have polygon data available. **DISCLAIMER:** This data represents the results of data collection/processing for a specific USACE activity and is in no way to be considered comprehensive or to be used in any legal or official capacity as presented on this site. While the USACE has made a reasonable effort to insure the accuracy of the maps and associated data, it should be explicitly noted that USACE makes no warranty, representation or guaranty, either expressed or implied, as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. For additional information on Formerly Used Defense Sites please contact the USACE Public Affairs Office at (202) 528-4285.

**FUSRAP** Formerly Utilized Sites Remedial Action Program

VERSION DATE: 03/04/17

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

**HISTPST** Historical Gas Stations

VERSION DATE: NR

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

**HMIRSR06** Hazardous Materials Incident Reporting System

VERSION DATE: 03/24/21

The HMIRS database contains unintentional hazardous materials release information reported to the U.S. Department of Transportation located in EPA Region 6. This region includes the following states: Arkansas, Louisiana, New Mexico, Oklahoma, and Texas.

**HWCD** Hazardous Waste Compliance Docket Facilities

VERSION DATE: 10/29/20

This list of the Federal Agency Hazardous Waste Compliance Docket Facilities is maintained by the United States Environmental Protection Agency (EPA). According to the EPA, Section 120(c) of CERCLA requires EPA to establish a listing, known as the Federal Facility Hazardous Waste Compliance Docket (Docket), of Federal facilities which are managing or have managed hazardous waste; or have had a release of hazardous waste. Thus, the Docket identifies all Federal facilities that must be evaluated to determine whether they pose a risk to human health and the environment and it makes this information available to the public. In order for the Docket to remain current and accurate it requires periodic updating.

## ***Environmental Records Definitions - FEDERAL***

**ICIS** Integrated Compliance Information System (formerly DOCKETS)

VERSION DATE: 09/19/20

ICIS is a case activity tracking and management system for civil, judicial, and administrative federal Environmental Protection Agency enforcement cases. ICIS contains information on federal administrative and federal judicial cases under the following environmental statutes: the Clean Air Act, the Clean Water Act, the Resource Conservation and Recovery Act, the Emergency Planning and Community Right-to-Know Act - Section 313, the Toxic Substances Control Act, the Federal Insecticide, Fungicide, and Rodenticide Act, the Comprehensive Environmental Response, Compensation, and Liability Act, the Safe Drinking Water Act, and the Marine Protection, Research, and Sanctuaries Act.

**ICISCLEANERS** Integrated Compliance Information System Drycleaners

VERSION DATE: 09/19/20

This is a listing of drycleaner facilities from the Integrated Compliance Information System (ICIS). The U.S. Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments. The following Primary SIC Codes are included in this data: 7211, 7212, 7213, 7215, 7216, 7217, 7218, and/or 7219; the following Primary NAICS Codes are included in this data: 812320, 812331, and/or 812332.

**ICISNPDES** Integrated Compliance Information System National Pollutant Discharge Elimination System

VERSION DATE: 04/26/20

Authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. This database is provided by the U.S. Environmental Protection Agency.

**LUCIS** Land Use Control Information System

VERSION DATE: 09/01/06

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

**MLTS** Material Licensing Tracking System

VERSION DATE: 06/29/17

MLTS is a list of approximately 8,100 sites which have or use radioactive materials subject to the United States Nuclear Regulatory Commission (NRC) licensing requirements. Disclaimer: Due to agency regulations and policies, this database contains applicant/licensee location information which may or may not be related to the physical location per MLTS site.



## **Environmental Records Definitions - FEDERAL**

**MRDS** Mineral Resource Data System

VERSION DATE: 03/15/16

MRDS (Mineral Resource Data System) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps. A few updates last occurred 2015 and early 2016 for select mine site area/s.

**MSHA** Mine Safety and Health Administration Master Index File

VERSION DATE: 08/07/20

The Mine dataset lists all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970. It includes such information as the current status of each mine (Active, Abandoned, NonProducing, etc.), the current owner and operating company, commodity codes and physical attributes of the mine. Mine ID is the unique key for this data. This information is provided by the United States Department of Labor - Mine Safety and Health Administration (MSHA).

**NLRRCRAC** No Longer Regulated RCRA Corrective Action Facilities

VERSION DATE: 03/22/21

This database includes RCRA Corrective Action facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements.

**NLRRCRAT** No Longer Regulated RCRA Non-CORRACTS TSD Facilities

VERSION DATE: 03/22/21

This database includes RCRA Non-Corrective Action TSD facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements. This listing includes facilities that formerly treated, stored or disposed of hazardous waste.

**NMS** Former Military Nike Missile Sites

VERSION DATE: 12/01/84

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline,

## **Environmental Records Definitions - FEDERAL**

heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

**NPDES06** National Pollutant Discharge Elimination System

VERSION DATE: 04/01/07

Authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. The NPDES database was collected from the U.S. Environmental Protection Agency (EPA) from December 2002 through April 2007. Refer to the ICIS and/or ICIS-NPDES database as source of current data. This database includes permitted facilities located in EPA Region 6. This region includes the following states: Arkansas, Louisiana, New Mexico, Oklahoma, and Texas.

**NPL** National Priorities List

VERSION DATE: 04/26/21

This database includes United States Environmental Protection Agency (EPA) National Priorities List sites that fall under the EPA's Superfund program, established to fund the cleanup of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action.

**ODI** Open Dump Inventory

VERSION DATE: 06/01/85

The open dump inventory was published by the United States Environmental Protection Agency. An "open dump" is defined as a facility or site where solid waste is disposed of which is not a sanitary landfill which meets the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944) and which is not a facility for disposal of hazardous waste. This inventory has not been updated since June 1985.

**PADS** PCB Activity Database System

VERSION DATE: 11/19/20

PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of Polychlorinated Biphenyls (PCB) who are required to notify the U.S. Environmental Protection Agency of such activities.

**PCSR06** Permit Compliance System

VERSION DATE: 08/01/12

The historic Permit Compliance System tracked enforcement status and permit compliance of facilities controlled

## **Environmental Records Definitions - FEDERAL**

by the National Pollutant Discharge Elimination System (NPDES) under the Clean Water Act. This database includes permitted facilities located in EPA Region 6 states: Arkansas, Louisiana, New Mexico, Oklahoma, and Texas. This system has since been modernized by United States Environmental Protection Agency and is now integrated into the Integrated Compliance Information System (ICIS). Please refer to the ICIS database as the current source for this data.

**PNPL** Proposed National Priorities List

VERSION DATE: 04/26/21

This database contains sites proposed to be included on the National Priorities List (NPL) in the Federal Register. The United States Environmental Protection Agency investigates these sites to determine if they may present long-term threats to public health or the environment.

**RCRAC** Resource Conservation & Recovery Act - Corrective Action Facilities

VERSION DATE: 03/22/21

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities with corrective action activity.

**RCRAGR06** Resource Conservation & Recovery Act - Generator

VERSION DATE: 03/22/21

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities currently generating hazardous waste. EPA region 6 includes the following states: Arkansas, Louisiana, New Mexico, Oklahoma, and Texas.

**RCRANGR06** Resource Conservation & Recovery Act - Non-Generator

VERSION DATE: 03/22/21

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities classified as non-generators. Non-Generators do not presently generate hazardous waste. EPA

## ***Environmental Records Definitions - FEDERAL***

Region 6 includes the following states: Arkansas, Louisiana, New Mexico, Oklahoma, and Texas.

**RCRASC** RCRA Sites with Controls

VERSION DATE: 05/16/21

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities with institutional controls in place.

**RCRASUBC** Resource Conservation & Recovery Act - Subject to Corrective Action Facilities

VERSION DATE: 03/22/21

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities subject to corrective actions.

**RCRAT** Resource Conservation & Recovery Act - Non-CORRACTS Treatment, Storage & Disposal Facilities

VERSION DATE: 03/22/21

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities recognized as hazardous waste treatment, storage, and disposal sites (TSD).

**RODS** Record of Decision System

VERSION DATE: 09/21/20

These decision documents maintained by the United States Environmental Protection Agency describe the chosen remedy for NPL (Superfund) site remediation. They also include site history, site description, site characteristics, community participation, enforcement activities, past and present activities, contaminated media, the contaminants present, and scope and role of response action.

**SEMS** Superfund Enterprise Management System

VERSION DATE: 04/26/21

## ***Environmental Records Definitions - FEDERAL***

The U.S. Environmental Protection Agency's (EPA) Office of Solid Waste and Emergency Response, Office of Superfund Remediation and Technology Innovation (OSRTI), has implemented The Superfund Enterprise Management System (SEMS), formerly known as CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) to track and report on clean-up and enforcement activities taking place at Superfund sites. SEMS represents a joint development and ongoing collaboration between Superfund's Remedial, Removal, Federal Facilities, Enforcement and Emergency Response programs.

**SEMSARCH** Superfund Enterprise Management System Archived Site Inventory

VERSION DATE: 04/26/21

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System Archived Site Inventory (List 8R Archived) replaced the CERCLIS NFRAP reporting system in 2015. This listing reflects sites at which the EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program.

**SEMSLIENS** SEMS Lien on Property

VERSION DATE: 06/22/20

The U.S. Environmental Protection Agency's (EPA) Office of Solid Waste and Emergency Response, Office of Superfund Remediation and Technology Innovation (OSRTI), has implemented The Superfund Enterprise Management System (SEMS), formerly known as CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) to track and report on clean-up and enforcement activities taking place at Superfund sites. SEMS represents a joint development and ongoing collaboration between Superfund's Remedial, Removal, Federal Facilities, Enforcement and Emergency Response programs. This is a listing of SEMS sites with a lien on the property.

**SFLIENS** CERCLIS Liens

VERSION DATE: 06/08/12

A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which United States Environmental Protection Agency has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties. This database contains those CERCLIS sites where the Lien on Property action is complete. Please refer to the SEMSLIENS database as source of current data.

**SMCRA** Surface Mining Control and Reclamation Act Sites

VERSION DATE: 12/18/20

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (OSMRE) to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as information on the cost associated with the reclamation of those problems.

## ***Environmental Records Definitions - FEDERAL***

The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

### **SSEHRIPFAS**

SSEHRI PFAS Contamination Sites

VERSION DATE: 12/12/19

This PFAS Contamination Site Tracker database is compiled by the Social Science Environmental Health Research Institute (SSEHRI) at Northeastern University. According to the SSEHRI, the database records qualitative and quantitative data from each known site of PFAS contamination, including timeline of discovery, sources, levels, health impacts, community response, and government response. The goal of this database is to compile information and support public understanding of the rapidly unfolding issue of PFAS contamination. All data presented was extracted from government websites, news articles, or publicly available documents, and this is cited in the tracker. Disclaimer: The source conveys this database undergoes regular updates as new information becomes available, some sites may be missing and/or contain information that is incorrect or outdated, as well as their information represents all contamination sites SSEHRI is aware of, not all possible contamination sites. This data is not intended to be used for legal purposes. Limited location details are available with this data. Please access the following source link for the most current information:  
<https://pfasproject.com/pfas-contamination-site-tracker/>

### **SSTS**

Section Seven Tracking System

VERSION DATE: 08/04/20

The United States Environmental Protection Agency tracks information on pesticide establishments through the Section Seven Tracking System (SSTS). SSTS records the registration of new establishments and records pesticide production at each establishment. The Federal Insecticide, Fungicide and Rodenticide Act (FIFRA) requires that production of pesticides or devices be conducted in a registered pesticide-producing or device-producing establishment. "Production" includes formulation, packaging, repackaging, and relabeling. For this database, the Product Information is only available for establishments up through 2014 or prior years, product details are no longer released by the EPA within the current SSTS non-Confidential Business Information data.

### **TRI**

Toxics Release Inventory

VERSION DATE: 12/31/18

The Toxics Release Inventory, provided by the United States Environmental Protection Agency, includes data on toxic chemical releases and waste management activities from certain industries as well as federal and tribal facilities. This inventory contains information about the types and amounts of toxic chemicals that are released each year to the air, water, and land as well as information on the quantities of toxic chemicals sent to other facilities for further waste management.

### **TSCA**

Toxic Substance Control Act Inventory

VERSION DATE: 12/31/16

The Toxic Substances Control Act (TSCA) was enacted in 1976 to ensure that chemicals manufactured,

## ***Environmental Records Definitions - FEDERAL***

imported, processed, or distributed in commerce, or used or disposed of in the United States do not pose any unreasonable risks to human health or the environment. TSCA section 8(b) provides the United States Environmental Protection Agency (EPA) authority to "compile, keep current, and publish a list of each chemical substance that is manufactured or processed in the United States." This TSCA Chemical Substance Inventory contains non-confidential information on the production amount of toxic chemicals from each manufacturer and importer site. The EPA has collected Chemical Data Reporting (CDR) data since in 1986 (as Inventory Update Reporting). Collections occur approximately every four years and reporting requirements changed from collection to collection.

### **USUMTRCA**

Uranium Mill Tailings Radiation Control Act Sites

VERSION DATE: 03/04/17

The Legacy Management Office of the Department of Energy (DOE) manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The L.M. Office manages this database of sites registered under the Uranium Mill Tailings Control Act (UMTRCA).

## ***Environmental Records Definitions - STATE (TX)***

**APAR** Affected Property Assessment Reports

VERSION DATE: 11/18/20

As regulated by the Texas Commission on Environmental Quality, an Affected Property Assessment Report is required when a person is addressing a release of chemical of concern (COC) under 30 TAC Chapter 350, the Texas Risk Reduction Program (TRRP). The purpose of the APAR is to document all relevant affected property information to identify all release sources and COCs, determine the extent of all COCs, identify all transport/exposure pathways, and to determine if any response actions are necessary. The Texas Administrative Code Title 30 §350.4(a)(1) defines affected property as the entire area (i.e. on-site and off-site; including all environmental media) which contains releases of chemicals of concern at concentrations equal to or greater than the assessment level applicable for residential land use and groundwater classification.

**BSA** Brownfields Site Assessments

VERSION DATE: 05/10/21

The Brownfields Site Assessments database is maintained by the Texas Commission on Environmental Quality (TCEQ). The TCEQ, in close partnership with the U.S. Environmental Protection Agency (EPA) and other federal, state, and local redevelopment agencies, and stakeholders, is facilitating cleanup, transferability, and revitalization of brownfields through the development of regulatory, tax, and technical assistance tools.

**CALF** Closed & Abandoned Landfill Inventory

VERSION DATE: 11/01/05

The Texas Commission on Environmental Quality, under a contract with Texas State University, and in cooperation with the 24 regional Council of Governments (COGs) in the State, has located over 4,000 closed and abandoned municipal solid waste landfills throughout Texas. This listing contains "unauthorized sites". Unauthorized sites have no permit and are considered abandoned. The information available for each site varies in detail and this historical information is not updated. Please refer to the specific regional COG for the most current information.

**DCR** Dry Cleaner Registration Database

VERSION DATE: 04/19/21

The database includes dry cleaning drop stations and facilities registered with the Texas Commission on Environmental Quality.

**DCRPS** Dry Cleaner Remediation Program Sites

VERSION DATE: 03/01/21

This list of DCRP sites is provided by the Texas Commission on Environmental Quality (TCEQ). According to the TCEQ, the Dry Cleaner Remediation Program (DCRP) establishes a prioritization list of dry cleaner sites and administers the Dry Cleaning Remediation fund to assist with remediation of contamination caused by dry



## **Environmental Records Definitions - STATE (TX)**

cleaning solvents.

**GWCC** Groundwater Contamination Cases

VERSION DATE: 12/31/19

This is a Joint Groundwater Monitoring and Contamination Report provided by the Texas Commission on Environmental Quality (TCEQ) with the Railroad Commission of Texas (RRC). The annual report describes the status of groundwater monitoring activities conducted or required by each agency at regulated facilities or associated with regulated activities. The report provides a general overview of groundwater monitoring by participating members on a program by program basis. Groundwater contamination is broadly defined in the report as any detrimental alteration of the naturally occurring quality of groundwater.

**HISTGWCC** Historic Groundwater Contamination Cases

VERSION DATE: 12/31/18

This is a Joint Groundwater Monitoring and Contamination Report provided by the Texas Commission on Environmental Quality (TCEQ) that includes historic groundwater contamination cases reported since 1994. These cases have been closed by a program area or agency, such as the TCEQ, the Railroad Commission of Texas, and/or the Texas Alliance of Groundwater Districts. According to the TCEQ report, although enforcement actions may be closed on these cases, the Activity Status Code descriptions allow that groundwater contamination may still be present at the site and may therefore be of interest to regulatory agencies and the general public.

**IHW** Industrial and Hazardous Waste Sites

VERSION DATE: 10/09/20

Owner and facility information is included in this database of permitted and non-permitted industrial and hazardous waste sites (this database excludes information for one time shipment requests). Industrial waste is waste that results from or is incidental to operations of industry, manufacturing, mining, or agriculture. Hazardous waste is defined as any solid waste listed as hazardous or possesses one or more hazardous characteristics as defined in federal waste regulations. The IHW database is maintained by the Texas Commission on Environmental Quality.

**IHWCA** Industrial and Hazardous Waste Corrective Action Sites

VERSION DATE: 02/02/21

This database is provided by the Texas Commission on Environmental Quality (TCEQ). According to the TCEQ, the mission of the industrial and hazardous waste corrective action program is to oversee the cleanup of sites contaminated from industrial and municipal hazardous and industrial nonhazardous wastes. The goals of this program are to: Ensure that sites are assessed and remediated to levels that protect human health and the environment; Verify that waste management units or facilities are taken out of service and closed properly; and to Facilitate revitalization of contaminated properties.

## **Environmental Records Definitions - STATE (TX)**

**IOP** Innocent Owner / Operator Database

VERSION DATE: 02/23/21

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

**LIENS** TCEQ Liens

VERSION DATE: 05/05/20

Liens filed upon State and/or Federal Superfund Sites by the Texas Commission on Environmental Quality.

**LPST** Leaking Petroleum Storage Tanks

VERSION DATE: 03/25/21

The Leaking Petroleum Storage Tank listing is derived from the Petroleum Storage Tank (PST) database and is maintained by the Texas Commission on Environmental Quality. This listing includes aboveground and underground storage tank facilities with reported leaks.

**MSD** Municipal Setting Designations

VERSION DATE: 07/09/20

The Texas Commission on Environmental Quality (TCEQ) defines an MSD as an official state designation given to property within a municipality or its extraterritorial jurisdiction that certifies that designated groundwater at the property is not used as potable water, and is prohibited from future use as potable water because that groundwater is contaminated in excess of the applicable potable-water protective concentration level. The prohibition must be in the form of a city ordinance, or a restrictive covenant that is enforceable by the city and filed in the property records. The MSD property can be a single property, multi-property, or a portion of property.

TCEQ Disclaimer: This data is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

**MSWLF** Municipal Solid Waste Landfill Sites

VERSION DATE: 03/05/21

The municipal solid waste landfill database is provided by the Texas Commission on Environmental Quality. This database includes active landfills and inactive landfills, where solid waste is treated or stored.

## **Environmental Records Definitions - STATE (TX)**

**NOV** Notice of Violations

VERSION DATE: 02/23/21

This database containing Notice of Violations (NOV) is maintained by the Texas Commission on Environmental Quality. An NOV is a written notification that documents and communicates violations observed during an inspection to the business or individual inspected.

**OCP** Operator Cleanup Program Sites

VERSION DATE: 04/07/21

The Operator Cleanup Program oversees Operator-led cleanups to ensure compliance with RRC rules. The Sites in the Operator Cleanup Program enter the program on a case by-case basis through referral from the RRC District Offices or other RRC sections (e.g. Technical Permitting or Legal Enforcement) when groundwater has been impacted or has the potential to be impacted, risk-based site assessment is needed, or when the release consists of a unique or unusual contaminant. Operators can also choose to voluntarily enter their cleanup sites into the RRC's Operator Cleanup Program. Database is provided and maintained by the Railroad Commission of Texas (RRC) and location information is limited to what is available via the agency.

**PIHW** Permitted Industrial Hazardous Waste Sites

VERSION DATE: 10/09/20

Owner and facility information is included in this database of all permitted industrial and hazardous waste sites. Industrial waste is waste that results from or is incidental to operations of industry, manufacturing, mining, or agriculture. Hazardous waste is defined as any solid waste listed as hazardous or possesses one or more hazardous characteristics as defined in federal waste regulations. Permitted IHW facilities are regulated under 30 Texas Administrative Code Chapter 335 in addition to federal regulations. The IHW database is maintained by the Texas Commission on Environmental Quality.

**PST** Petroleum Storage Tanks

VERSION DATE: 05/04/21

The Petroleum Storage Tank database is administered by the Texas Commission on Environmental Quality (TCEQ). Both Underground storage tanks (USTs) and Aboveground storage tanks (ASTs) are included in this report. Petroleum Storage Tank registration has been a requirement with the TCEQ since 1986.

**RRCVCP** Railroad Commission VCP and Brownfield Sites

VERSION DATE: 02/24/21

According to the Railroad Commission of Texas, their Voluntary Cleanup Program (RRC-VCP) provides an incentive to remediate Oil & Gas related pollution by participants as long as they did not cause or contribute to the contamination. Applicants to the program receive a release of liability to the state in exchange for a successful cleanup. This RRC database includes both VCP and Brownfield site types.

## **Environmental Records Definitions - STATE (TX)**

**RWS** Radioactive Waste Sites

VERSION DATE: 07/11/06

This Texas Commission on Environmental Quality (TCEQ) database contains all sites in the State of Texas designated as Radioactive Waste sites as of 2006. The TCEQ no longer maintains this site listing.

**SF** State Superfund Sites

VERSION DATE: 10/23/20

The state Superfund program mission is to remediate abandoned or inactive sites within the state that pose an unacceptable risk to public health and safety or the environment, but which do not qualify for action under the federal Superfund program (NPL - National Priority Listing). As required by the Texas Solid Waste Disposal Act, Texas Health and Safety Code, Chapter 361, the Texas Commission on Environmental Quality identifies and evaluates these facilities for inclusion on the state Superfund registry. This listing includes any recent developments and the anticipated action for these sites as documented in the annual state Superfund registry publication of the Texas Register as well as the Superfund Webpage on the TCEQ website.

**SIEC01** State Institutional/Engineering Control Sites

VERSION DATE: 05/10/21

The Texas Risk Reduction Program (TRRP) requires the placement of institutional controls (e.g., deed notices or restrictive covenants) on affected property in different circumstances as part of completing a response action. In its simplest form, an institutional control (IC) is a legal document that is recorded in the county deed records. In certain circumstances, local zoning or ordinances can serve as an IC. This listing may also include locations where Engineering Controls are in effect, such as a cap, barrier, or other engineering device to prevent access, exposure, or continued migration of contamination. The sites included on this list are regulated by various programs of the Texas Commission on Environmental Quality (TCEQ).

**SPILLS** Spills Listing

VERSION DATE: 10/26/20

This Texas Commission on Environmental Quality database includes releases of hazardous or potentially hazardous materials into the environment.

**STCV** Salt Caverns for Petroleum Storage

VERSION DATE: 09/01/06

The salt caverns for petroleum storage database is provided by the Railroad Commission of Texas.

**TIERII** Tier II Chemical Reporting Program Facilities

VERSION DATE: 12/31/12

## ***Environmental Records Definitions - STATE (TX)***

The Texas Tier II Chemical Reporting Program in the Department of State Health Services (DSHS) is the state repository for EPCRA-required Emergency Planning Letters (EPLs), which are one-time notifications to the state from facilities that have certain extremely hazardous chemicals in specified amounts. The Program is also the state repository for EPCRA/state-required hazardous chemical inventory reports called Texas Tier Two Reports. This data contains those facility reports for the 2005 through the 2012 calendar years. Please contact the Texas Commission on Environmental Quality Tier II Chemical Reporting Division as the current source for this data, due to confidentiality and safety reasons details such as the location and capacity of on-site hazardous chemicals is only available to local emergency planning agencies, fire departments, and/or owners.

**VCP** Voluntary Cleanup Program Sites

VERSION DATE: 05/19/21

The Texas Voluntary Cleanup Program (VCP) provides administrative, technical, and legal incentives to encourage the cleanup of contaminated sites in Texas. Since all non-responsible parties, including future lenders and landowners, receive protection from liability to the state of Texas for cleanup of sites under the VCP, most of the constraints for completing real estate transactions at those sites are eliminated. As a result, many unused or underused properties may be restored to economically productive or community beneficial uses. The VCP database is maintained by the Texas Commission on Environmental Quality.

**WMRF** Recycling Facilities

VERSION DATE: 11/01/12

This listing of recycling facilities is provided by the Texas Commission on Environmental Quality's Recycle Texas Online service. The company information provided in this database is self-reported. Since recyclers post their own information, a facility or company appearing on the list does not imply that it is in compliance with TCEQ regulations or other applicable laws. This database is no longer maintained and includes the last compilation of the program participants before the Recycle Texas Online program was closed.

**WSTMGMT** Commercial Management Facilities for Hazardous Waste and Industrial Solid Wastes

VERSION DATE: 12/01/20

This publication lists facilities that have permits or authorizations from the Texas Commission on Environmental Quality (TCEQ) to receive, on a commercial basis, and manage hazardous waste, industrial nonhazardous waste, or both.

## ***Environmental Records Definitions - LOCAL***

### **AUSTINHISTUST**

City of Austin Historical Underground Storage Tanks

VERSION DATE: 04/15/21

This is an inventory of historical underground gas storage tanks. An Underground Storage Tank (UST) can pose a very serious threat to human health, the environment, and property if not properly operated and maintained. The UST Leak Prevention Program focuses on all facilities with underground storage tanks storing hazardous materials found within the UST Program jurisdiction. Please credit the City of Austin Planning and Development Review with use of this data.

### **AUSTINUST**

City of Austin Underground Storage Tanks

VERSION DATE: 04/15/21

This is an inventory of active underground gas storage tanks. An Underground Storage Tank (UST) can pose a very serious threat to human health, the environment, and property if not properly operated and maintained. The UST Leak Prevention Program focuses on all facilities with underground storage tanks storing hazardous materials found within the UST Program jurisdiction. Please credit the City of Austin Planning and Development Review with use of this data.

### **EAP**

Edwards Aquifer Permits

VERSION DATE: 07/21/06

This database, maintained by the Texas Commission on Environmental Quality, contains Edward Aquifer permits.

## ***Environmental Records Definitions - TRIBAL***

### **INDIANRES**

Indian Reservations

VERSION DATE: 09/27/17

This database is extracted from select geographic and cartographic information from the U.S. Census Bureau. The Bureau of Indian Affairs (BIA) within the U.S. Department of the Interior (DOI) provides the list of federally recognized tribes. The American Indian/Alaska Native/Native Hawaiian (AIANNH) Areas includes the following legal entities: federally recognized American Indian reservations and off-reservation trust land areas, state-recognized American Indian reservations, and Hawaiian home lands (HHLs). The boundaries for federally recognized American Indian reservations and off-reservation trust lands are as of January 2017. The boundaries for state-recognized American Indian reservations and for state designated tribal statistical areas were delineated by state governor-appointed liaisons for the 2010 Census through the State American Indian Reservation Program and Tribal Statistical Areas Program respectively.

### **LUSTR06**

Leaking Underground Storage Tanks On Tribal Lands

VERSION DATE: 12/01/20

This database, provided by the United States Environmental Protection Agency (EPA), contains leaking underground storage tanks on Tribal lands located in EPA Region 6. This region includes the following states: Arkansas, Louisiana, New Mexico, Oklahoma, and Texas.

### **ODINDIAN**

Open Dump Inventory on Tribal Lands

VERSION DATE: 11/08/06

This Indian Health Service database contains information about facilities and sites on tribal lands where solid waste is disposed of, which are not sanitary landfills or hazardous waste disposal facilities, and which meet the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944).

### **USTR06**

Underground Storage Tanks On Tribal Lands

VERSION DATE: 12/01/20

This database, provided by the United States Environmental Protection Agency (EPA), contains underground storage tanks on Tribal lands located in EPA Region 6. This region includes the following states: Arkansas, Louisiana, New Mexico, Oklahoma, and Texas.

**APPENDIX E  
CREDENTIALS**



# ASTRID LOZANO-RODRIGUEZ

## ENVIRONMENTAL PROJECT MANAGER

### PROFESSIONAL EXPERIENCE

Ms. Lozano-Rodriguez has experience performing Phase I Environmental Site Assessments for vacant tracts, office buildings, apartments, downtown properties, retail facilities, and commercial facilities throughout Austin and surrounding area. She writes Phase I Environmental Site Assessments, researches city directories, historical fire insurance maps, and regulatory agency files, and reviews aerial photographs and topographic maps.

### PROJECT EXPERIENCE

#### **Anthem Property – 251 Acres – Kyle, Texas**

Conducted an ESA for a vacant, ranch tract of land totaling approximately 251 acres located north of FM 150 in Kyle, Texas. The purpose for the ESA was to identify recognized environmental conditions for the client who was considering purchasing the property.

**Professional Services Conducted:** Environmental Site Assessment  
**Services Completed:** 2019

#### **One Tech Plaza Office – Austin, Texas**

Conducted an ESA for a vacant manufacturing warehouse building in Austin that totaled approximately 4.5 acres off Wells Branch Parkway. The purpose for the ESA was to identify recognized environmental conditions for the client who was considering purchasing the land. Terracon's client was Live Oak Gottesman, LLC.

**Professional Services Conducted:** Environmental Site Assessment  
**Services Completed:** 2019

#### **New Braunfels Property (HEB) – New Braunfels, Texas**

Conducted an ESA for a 1.85-acre tract of land consisting of a vacant residence and dilapidated sheds in New Braunfels off 875 South Business 35. The purpose for the ESA was to identify recognized environmental conditions for the client who was considering purchasing the property. Terracon's client was HEB Grocery Company, LP.

**Professional Services Conducted:** Environmental Site Assessment  
**Services Completed:** 2019

#### **BBVA Bank – Austin, Texas**

Conducted an ESA for a bank building in downtown Austin that totaled approximately 0.34 acres. The purpose for the ESA was to identify recognized environmental conditions for the client who was planning to redevelop the sidewalks and street. Terracon's client was Ryan Companies US, Inc.

**Professional Services Conducted:** Environmental Site Assessment  
**Services Completed:** 2019-2020

### Education

*Bachelor of Science,  
Bioenvironmental Sciences, Texas  
A&M University, 2018*

### Work History

*Terracon Consultants, Inc., Field  
Scientist, July 2018-present*

# HILARY D. JOHNS, P.G.

## MANAGER OF ENVIRONMENTAL SERVICES / PRINCIPAL

### PROFESSIONAL EXPERIENCE

Mr. Johns is the manager of environmental services in Terracon's Austin office. He has more than 23 years of experience in the development and management of environmental services. He ensures quality standards are met and communicated to our clients. Mr. Johns is experienced in the performance of ESAs under the All Appropriate Inquiry rule (ASTM 1527-13), and meets the requirements of an Environmental Professional as defined by this rule.

In addition to supervising the preparation of 20 to 30 environmental site assessment reports per month, Mr. Johns directs an indoor air quality group including licensed asbestos and lead-based paint inspectors and consultants and certified mold inspection professionals. This includes the collection and analysis of bulk material samples, preparation of operation and maintenance (O&M) programs for managing potentially hazardous building materials in place, preparation of materials removal specifications and abatement contractor supervision and on-site air monitoring.

Mr. Johns supervises other environmental consulting services including subsurface investigations, underground fuel storage tank removal and remediation, hazardous waste remediation (including dry cleaners and shooting ranges), landfill investigations and preparation of reports and applications for Texas' Voluntary Cleanup Program and Innocent Owner/Operator Program that are administered by the Texas Commission on Environmental Quality (TCEQ).

Other environmental services conducted in the Austin office under Mr. Johns' supervision include the preparation of geologic site assessments required by the TCEQ when development is being conducted over the environmentally sensitive Edwards Aquifer Recharge Zone and environmental assessments required by the City of Austin and other nearby cities when development is being conducted in areas of potential "critical environmental features", including wetland areas. Environmental professionals in Mr. Johns' group also prepare USACE wetland determinations, delineations, wetland mitigation plans and Section 404 Permit applications.

Mr. Johns has extensive work experience reviewing proposals for hazardous and solid waste management projects for the TCEQ. His experience includes preparation of RCRA facility assessments and technical reviews of Part B permit applications. He has prepared hazardous and non-hazardous waste permits for land disposal, storage/processing facilities and post-closure care. Mr. Johns also has experience providing services for the gas and oil exploration industries.

### PROJECT EXPERIENCE

#### Driskill Hotel – Austin, Texas

Project Manager for a Phase I Environmental Site Assessment on a high-profile, 100 year old hotel in downtown Austin with a former onsite dry-

### Education

*Master of Science, Geology, 1980,  
Louisiana State University*

*Bachelor of Science, Geology,  
1975, Rider College*

### Licenses

*Licensed Professional Geologist,  
Texas, #843*

### Affiliations

*Austin Geological Society*

*American Association of Petroleum  
Geologists - Division of  
Environmental Geosciences*

*Central Texas Association of  
Environmental Professional*

*Industry Council on the Environment  
(ICE)*

*Real Estate Council of Austin*

### Work History

*Terracon Consultants., Manager of  
Environmental Services, 1994-  
present*

*Southwestern Laboratories, Inc.,  
Manager of Senior Environmental  
Project Manager, 1989-1994*

*Texas Water Commission (now  
TCEQ), Hazardous Waste Permit  
Writer, 1987-1989*

*Atlantic Richfield Company, Oil and  
Gas Exploration Geologist 1978-  
1986*

cleaner and large abandoned heating oil tanks. The project also included asbestos sampling and analysis, lead-based paint testing and a mold investigation. The project was conducted to support institutional re-financing of this historic property.

**Professional Services Completed:** 2010

**Project Completed:** 2010

**Terracon Fee:** \$8,000

### **Rocky Creek Ranch– Travis County, Texas**

Project Manager for a Phase I Environmental Site Assessment for a 470-acre ranch which is in the process of being re-developed into several residential subdivisions. The site was previously developed with a ranch house, water well, cattle management structures, and re-development activities include new road network, numerous stormwater management structures and a wastewater treatment plant with spray irrigation system. The project was conducted for a developer who was buying the site from a bankruptcy court. An updated report was prepared approximately six months after the original report to support re-financing of the wastewater treatment plant.

**Professional Services Completed:** 2010

**Project Completed:** Ongoing

**Terracon Fee:** \$8,500

### **South Shore District – Austin, Texas**

Project Manager for a Phase I Environmental Site Assessment for a 25 acre tract just south of downtown Austin, currently developed with two apartment complexes, a retail center and several other small retail buildings. The entire site is to be demolished and re-developed with a significant urban infill community. Terracon previously conducted asbestos surveys on the apartment complexes, investigated a former onsite gas station and former onsite drycleaner. The dry cleaner had experienced releases to the soil and groundwater on the site, and Terracon assisted the site owner to achieve site closure through the State's Voluntary Cleanup Program. The client continues to acquire adjacent properties to add to the total acreage holding, and Terracon is working with the client's due diligence team in these acquisitions.

**Professional Services Completed:** 2007-2012

**Project Completed:** Ongoing

**Terracon Fee:** over \$100,000

### **Block 18 Hotel – Austin, Texas**

Project Manager for a Phase I Environmental Site Assessment of a downtown city block which formerly was developed with numerous auto repair facilities. Terracon previously conducted asbestos surveys and assisted the owner in the removal of asbestos prior to building demolition. Terracon's subsurface investigations also determined that the site groundwater has been impacted by an historic, offsite coal gasification facility, and the groundwater is to be encountered during construction of the below-grade parking garage. Terracon is preparing documentation for the State's Innocent Owner Program for the impacts from the offsite source, and is assisting the client in the preparation of documents for permitting the collection, treatment and discharge of impacted groundwater in the lower levels of the parking structure.

**Professional Services Completed:** 2007-2012

**Project Completed:** Ongoing

**Terracon Fee:** \$75,000

### **The Domain Mixed-Use Development; Austin, Texas**

Project Manager for numerous environmental projects conducted at a 200-acre, former IBM manufacturing facility, which is in the process of being converted to a high-profile, mixed use development (retail / residential / office) complex. The former IBM facility supported a fuel tank farm and power plant, wastewater treatment system (including ponds) and over a million square feet of office and electronic equipment manufacturing space, and portion of the site has been under remediation since 1985 for a release of chlorinated solvents which impacted several subsurface water-bearing zones.. Since 2005, Terracon has conducted Phase I ESAs for the site owner and for various parties who are acquiring specific portions of the site. Terracon has conducted asbestos surveys and abatement projects prior to old building demolition, has conducted subsurface investigations to demonstrate that specific portions of the site were not impacted from previous

manufacturing activities, and has conducted vapor encroachment investigations to demonstrate that new buildings to be developed on the site will not have a vapor issue.

**Professional Services Completed:** 2005-ongoing

**Project Completed:** Ongoing

**Terracon Fee:** over \$100,000

**APPENDIX F**  
**SOURCES, DESCRIPTION OF TERMS AND**  
**ACRONYMS, NOTICE TO PROCEED,**  
**PROPOSAL**

## Phase I Environmental Site Assessment

AHFC Acquisitions (Village at Pleasant Valley) ■ Austin, TX

July 16, 2021 ■ Terracon Project No. 96217456



### Published Sources

- n USGS Topographic Map of the Austin, Texas published 1897 and 1910
- n USGS Topographic of the Oak Hill, Texas and Montopolis, Texas published 1955
- n USGS Topographic Map of the Buda, Texas and Montopolis, Texas published 1958
- n USGS Topographic Map of the Oak Hill, Texas and Montopolis, Texas published 1966
- n USGS Topographic Map of the Oak Hill, Texas and Montopolis, Texas published 1966 photorevised 1973
- n USGS Topographic Map of the Buda, Texas published 1981
- n USGS Topographic Map of the Oak Hill, Texas and Montopolis, Texas published 1988
- n USGS Topographic Map of the Oak Hill, Texas and Montopolis, Texas published 2013
- n Travis County, Texas USDA, Natural Resources Conservation Service Soil Survey issued 1974
- n City directories obtained from GeoSearch

### Aerial Photography

- n Agricultural Stabilization and Conservation Service (ASCS), Frame: 8-15, 1940, 1"=500'
- n ASCS, Frame: 3-185, 1951, 1"=500'
- n Army Mapping Service (AMS), Frame: 2008, 1953, 1"=500'
- n ASCS, Frame: 4-17, 1964, 1"=500'
- n United States Geological Survey (USGS), Frame: 1-207, 1966, 1"=500'
- n ASCS, Frame: 173-115R, 1973, 1"=500'
- n Texas Department of Transportation (TxDOT), Frame: 10-193, 1980, 1"=500'
- n USGS, Frame: 145-134, 1981, 1"=500'
- n TxDOT, Frame: 10-174, 1988, 1"=500'
- n USGS, Frame: N/A, 1995, 1"=500'
- n United States Department of Agriculture (USDA), Frame: N/A, 2004, 2005, 2010, and 2012, 1"=500'
- n USDA, Frame: N/A, 2014, 2016, and 2018, 1"=500'

### Websites

- n City of Austin website - [http://coagis1.ci.austin.tx.us/website/COAViewer\\_dev/devviewer\\_disclaimer.htm](http://coagis1.ci.austin.tx.us/website/COAViewer_dev/devviewer_disclaimer.htm) (accessed June 2021)
- n Travis Central Appraisal District - <http://www.traviscad.org/> (accessed June 2021)

## Regulatory Databases

Regulatory database information was provided by GeoSearch, a contract information services company. The following table indicates the lists reviewed the specified radii, and the date of the databases as reported by GeoSearch.

### Federal Databases

Database	Description	Distance (miles)	Date
NPL	National Priorities List	1.0	4/26/21
PNPL	Proposed National Priorities List	1.0	4/26/21
DNPL	Delisted National Priorities List	1.0	4/23/21
RCRAC	Resource Conservation & Recovery Act - Corrective Action Facilities	1.0	3/22/21
RCRAT	Resource Conservation & Recovery Act - Treatment Storage & Disposal Facilities	0.5	3/22/21
NLRRCRAT	No Longer Regulated RCRA Non-CORRACTS TSD Facilities	0.5	3/22/21
SEMS	Superfund Enforcement Management System (formerly CERCLIS)	0.5	4/26/21
SEMSARCH	Superfund Enforcement Management System Archive (formerly CERCLIS NFRAP)	0.5	4/26/21
BF	Brownfields Management System	0.5	1/11/21
LUCIS	Land Use Control Information System	0.5	9/1/06
RCRAG	RCRA Generator Facilities, including RCRA Non-Generator and No Longer Regulated RCRA Generator facilities.	0.1	3/22/21
EC/IC	Federal Engineering and Institutional Control Sites	Site	4/27/21
ERNS	Emergency Response Notification System	Site	3/28/21
FRS	Facility Registration System	Site	3/2/21

### State/Tribal Databases

Database	Description	Distance (miles)	Date
SF	State Superfund	1.0	10/23/20
IHWCA	Industrial and Hazardous Waste Corrective Action Sites	1.0	2/2/21
VCP	Voluntary Cleanup Program	0.5	5/19/21
DCRPS	Dry Cleaner Remediation Program Sites	0.5	3/1/21
LPST	Leaking Petroleum Storage Tanks	0.5	3/25/21
LUSTR06	Leaking Underground Storage Tanks on Tribal Lands (Region 6 States)	0.5	12/1/21
APAR	Affected Property Assessment Reports	0.5	11/18/20
BSA	Brownfields Site Assessments	0.5	5/10/21

**Phase I Environmental Site Assessment**AHFC Acquisitions (Village at Pleasant Valley) ■ Austin, TX  
July 16, 2021 ■ Terracon Project No. 96217456

Database	Description	Distance (miles)	Date
MSWLF	Municipal Solid Waste Landfill Sites	0.5	3/5/21
CALF	Closed & Abandoned Landfill Inventory	0.5	11/1/05
WMRF	Recycling Facilities	0.5	11/1/12
DCR	Dry Cleaner Registration Database	0.25	4/19/21
IOP	Innocent Owner / Operator Database	0.25	2/23/21
PST	Petroleum Storage Tanks	0.1	5/4/21
IHW	Industrial and Hazardous Waste Sites	0.1	10/9/20
MSD	Municipal Setting Designations	Site	7/9/20
GWCC	Groundwater Contamination Cases	Site	12/31/19
LIENS	TCEQ Liens	Site	5/5/20
NOV	Notice of Violations	Site	2/23/21
SIEC01	State Institutional/Engineering Control Sites	Site	5/10/21
SPILLS	Spills Listing	Site	10/26/20



## Description of Selected General Terms and Acronyms

Term/Acronym	Description
ACM	<p>Asbestos Containing Material. Asbestos is a naturally occurring mineral, three varieties of which (chrysotile, amosite, crocidolite) have been commonly used as fireproofing or binding agents in construction materials. Exposure to asbestos, as well as ACM, has been documented to cause lung diseases including asbestosis (scarring of the lung), lung cancer and mesothelioma (a cancer of the lung lining).</p> <p>Regulatory agencies have generally defined ACM as a material containing greater than one (1) percent asbestos, however some states (e.g. California) define ACM as materials having 0.1% asbestos. In order to define a homogenous material as non-ACM, a minimum number of samples must be collected from the material dependent upon its type and quantity. Homogenous materials defined as non-ACM must either have 1) no asbestos identified in all of its samples or 2) an identified asbestos concentration below the appropriate regulatory threshold. Asbestos concentrations are generally determined using polarized light microscopy or transmission electron microscopy. Point counting is an analytical method to statistically quantify the percentage of asbestos in a sample. The asbestos component of ACM may either be friable or non-friable. Friable materials, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure and have a higher potential for a fiber release than non-friable ACM. Non-friable ACM are materials that are firmly bound in a matrix by plastic, cement, etc. and, if handled carefully, will not become friable.</p> <p>Federal and state regulations require that either all suspect building materials be presumed ACM or that an asbestos survey be performed prior to renovation, dismantling, demolition, or other activities that may disturb potential ACM. Notifications are required prior to demolition and/or renovation activities that may impact the condition of ACM in a building. ACM removal may be required if the ACM is likely to be disturbed or damaged during the demolition or renovation. Abatement of friable or potentially friable ACM must be performed by a licensed abatement contractor in accordance with state rules and NESHAP. Additionally, OSHA regulations for work classification, worker training and worker protection will apply.</p>
AHERA	Asbestos Hazard Emergency Response Act
AST	Aboveground Storage Tanks. ASTs are generally described as storage tanks less than 10% of which are below ground (i.e., buried). Tanks located in a basement, but not buried, are also considered ASTs. Whether, and the extent to which, an AST is regulated, is determined on a case-by-case basis and depends upon tank size, its contents and the jurisdiction of its location.
BGS	Below Ground Surface
Brownfields	State and/or tribal listing of Brownfield properties addressed by Cooperative Agreement Recipients or Targeted Brownfields Assessments.
BTEX	Benzene, Toluene, Ethylbenzene, and Xylenes. BTEX are VOC components found in gasoline and commonly used as analytical indicators of a petroleum hydrocarbon release.
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act (a.k.a. Superfund). CERCLA is the federal act that regulates abandoned or uncontrolled hazardous waste sites. Under this Act, joint and several liability may be imposed on potentially responsible parties for cleanup-related costs.
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System. An EPA compilation of sites having suspected or actual releases of hazardous substances to the environment. CERCLIS also contains information on site inspections, preliminary assessments and remediation of hazardous waste sites. These sites are typically reported to EPA by states and municipalities or by third parties pursuant to CERCLA Section 103.
CESQG	Conditionally Exempt Small Quantity Generators
CFR	Code of Federal Regulations

## Description of Selected General Terms and Acronyms

Term/Acronym	Description
CREC	Controlled Recognized Environmental Condition is defined in ASTM E1527-13 as “a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority) , with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). A condition considered by the environmental professional to be a controlled recognized environmental condition shall be listed in the findings section of the Phase I Environmental Site Assessment report, and as a recognized environmental condition in the conclusions section of the Phase I Environmental Site Assessment report.”
DOT	U.S. Department of Transportation
EPA	U.S. Environmental Protection Agency
ERNS	Emergency Response Notification System. An EPA-maintained federal database which stores information on notifications of oil discharges and hazardous substance releases in quantities greater than the applicable reportable quantity under CERCLA. ERNS is a cooperative data-sharing effort between EPA, DOT, and the National Response Center.
ESA	Environmental Site Assessment
FRP	Fiberglass Reinforced Plastic
Hazardous Substance	As defined under CERCLA, this is (A) any substance designated pursuant to section 1321(b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to section 9602 of this title; (C) any hazardous waste having characteristics identified under or listed pursuant to section 3001 of the Solid Waste Disposal Act (with some exclusions); (D) any toxic pollutant listed under section 1317(a) of Title 33; (E) any hazardous air pollutant listed under section 112 of the Clean Air Act; and (F) any imminently hazardous chemical substance or mixture with respect to which the EPA Administrator has taken action under section 2606 of Title 15. This term does not include petroleum, including crude oil or any fraction thereof which is not otherwise listed as a hazardous substance under subparagraphs (A) through (F) above, and the term include natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas).
Hazardous Waste	This is defined as having characteristics identified or listed under section 3001 of the Solid Waste Disposal Act (with some exceptions). RCRA, as amended by the Solid Waste Disposal Act of 1980, defines this term as a “solid waste, or combination of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may (A) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible illness; or (B) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed.”
HREC	Historical Recognized Environmental Condition is defined in ASTM E1527-13 as “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time of the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria). If the EP considers the past release to be a recognized environmental condition at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition.”

## Description of Selected General Terms and Acronyms

Term/Acronym	Description
IC/EC	A listing of sites with institutional and/or engineering controls in place. IC include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls. EC include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.
ILP	Innocent Landowner/Operator Program
LQG	Large Quantity Generators
LUST	Leaking Underground Storage Tank. This is a federal term set forth under RCRA for leaking USTs. Some states also utilize this term.
MCL	Maximum Contaminant Level. This Safe Drinking Water concept (and also used by many states as a ground water cleanup criteria) refers to the limit on drinking water contamination that determines whether a supplier can deliver water from a specific source without treatment.
MSDS	Material Safety Data Sheets. Written/printed forms prepared by chemical manufacturers, importers and employers which identify the physical and chemical traits of hazardous chemicals under OSHA's Hazard Communication Standard.
NESHAP	National Emissions Standard for Hazardous Air Pollutants (Federal Clean Air Act). This part of the Clean Air Act regulates emissions of hazardous air pollutants.
NFRAP	Facilities where there is "No Further Remedial Action Planned," as more particularly described under the Records Review section of this report.
NOV	Notice of Violation. A notice of violation or similar citation issued to an entity, company or individual by a state or federal regulatory body indicating a violation of applicable rule or regulations has been identified.
NPDES	National Pollutant Discharge Elimination System (Clean Water Act). The federal permit system for discharges of polluted water.
NPL	The NPL is the EPA's database of uncontrolled or abandoned hazardous waste facilities that have been listed for priority remedial actions under the Superfund Program.
OSHA	Occupational Safety and Health Administration or Occupational Safety and Health Act
PACM	Presumed Asbestos-Containing Material. A material that is suspected of containing or presumed to contain asbestos but which has not been analyzed to confirm the presence or absence of asbestos.
PCB	Polychlorinated Biphenyl. A halogenated organic compound commonly in the form of a viscous liquid or resin, a flowing yellow oil, or a waxy solid. This compound was historically used as dielectric fluid in electrical equipment (such as electrical transformers and capacitors, electrical ballasts, hydraulic and heat transfer fluids), and for numerous heat and fire sensitive applications. PCB was preferred due to its durability, stability (even at high temperatures), good chemical resistance, low volatility, flammability, and conductivity. PCBs, however, do not break down in the environment and are classified by the EPA as a suspected carcinogen. 1978 regulations, under the Toxic Substances Control Act, prohibit manufacturing of PCB-containing equipment; however, some of this equipment may still be in use today.
pCi/L	picoCuries per Liter of Air. Unit of measurement for Radon and similar radioactive materials.
PLM	Polarized Light Microscopy (see ACM section of the report, if included in the scope of services)
PST	Petroleum Storage Tank. An AST or UST that contains a petroleum product.

## Description of Selected General Terms and Acronyms

Term/Acronym	Description
Radon	A radioactive gas resulting from radioactive decay of naturally-occurring radioactive materials in rocks and soils containing uranium, granite, shale, phosphate, and pitchblende. Radon concentrations are measured in picoCuries per Liter of Air. Exposure to elevated levels of radon creates a risk of lung cancer; this risk generally increases as the level of radon and the duration of exposure increases. Outdoors, radon is diluted to such low concentrations that it usually does not present a health concern. However, radon can accumulate in building basements or similar enclosed spaces to levels that can pose a risk to human health. Indoor radon concentrations depend primarily upon the building's construction, design and the concentration of radon in the underlying soil and ground water. The EPA recommended annual average indoor "action level" concentration for residential structures is 4.0 pCi/l.
RCRA	Resource Conservation and Recovery Act. Federal act regulating solid and hazardous wastes from point of generation to time of disposal ("cradle to grave"). 42 U.S.C. 6901 et seq.
RCRA Generators	The RCRA Generators database, maintained by the EPA, lists facilities that generate hazardous waste as part of their normal business practices. Generators are listed as either large (LQG), small (SQG), or conditionally exempt (CESQG). LQG produce at least 1000 kg/month of non-acutely hazardous waste or 1 kg/month of acutely hazardous waste. SQG produce 100-1000 kg/month of non-acutely hazardous waste. CESQG are those that generate less than 100 kg/month of non-acutely hazardous waste.
RCRA CORRACTS/TS Ds	The USEPA maintains a database of RCRA facilities associated with treatment, storage, and disposal (TSD) of hazardous materials which are undergoing "corrective action". A "corrective action" order is issued when there is a release of hazardous waste or constituents into the environment from a RCRA facility.
RCRA Non-CORRACTS/TS Ds	The RCRA Non-CORRACTS/TS Database is a compilation by the USEPA of facilities which report storage, transportation, treatment, or disposal of hazardous waste. Unlike the RCRA CORRACTS/TS database, the RCRA Non-CORRACTS/TS database does not include RCRA facilities where corrective action is required.
RCRA Violators List	RAATS. RCRA Administrative Actions Taken. RAATS information is now contained in the RCRIS database and includes records of administrative enforcement actions against facilities for noncompliance.
RCRIS	Resource Conservation and Recovery Information System, as defined in the Records Review section of this report.
REC	Recognized Environmental Conditions are defined by ASTM E1527-13 as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment; 2) under conditions indicative of a release to the environment. De minimis conditions are not recognized environmental conditions."
SCL	State "CERCLIS" List (see SPL /State Priority List, below).
SPCC	Spill Prevention, Control and Countermeasures. SPCC plans are required under federal law (Clean Water Act and Oil Pollution Act) for any facility storing petroleum in tanks and/or containers of 55-gallons or more that when taken in aggregate exceed 1,320 gallons. SPCC plans are also required for facilities with underground petroleum storage tanks with capacities of over 42,000 gallons. Many states have similar spill prevention programs, which may have additional requirements.
SPL	State Priority List. State list of confirmed sites having contamination in which the state is actively involved in clean up activities or is actively pursuing potentially responsible parties for clean up. Sometimes referred to as a State "CERCLIS" List.
SQG	Small Quantity Generator
SWF/LF	State and/or Tribal database of Solid Waste/Landfill facilities. The database information may include the facility name, class, operation type, area, estimated operational life, and owner.
TPH	Total Petroleum Hydrocarbons
TRI	Toxic Release Inventory. Routine EPA report on releases of toxic chemicals to the environment based upon information submitted by entities subject to reporting under the Emergency Planning and Community Right to Know Act.

## Description of Selected General Terms and Acronyms

Term/Acronym	Description
TSCA	Toxic Substances Control Act. A federal law regulating manufacture, import, processing and distribution of chemical substances not specifically regulated by other federal laws (such as asbestos, PCBs, lead-based paint and radon). 15 U.S.C.2601 et seq.
USACE	United States Army Corps of Engineers
USC	United States Code
USGS	United States Geological Survey
USNRCS	United States Department of Agriculture-Natural Resource Conservation Service
UST	Underground Storage Tank. Most federal and state regulations, as well as ASTM E1527-13, define this as any tank, incl., underground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 10% or more beneath the surface of the ground (i.e., buried).
VCP	State and/or Tribal facilities included as Voluntary Cleanup Program sites.
VOC	Volatile Organic Compound
Wetlands	<p>Areas that are typically saturated with surface or ground water that creates an environment supportive of wetland vegetation (i.e., swamps, marshes, bogs). The <u>Corps of Engineers Wetlands Delineation Manual</u> (Technical Report Y-87-1) defines wetlands as areas inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. For an area to be considered a jurisdictional wetland, it must meet the following criteria: more than 50 percent of the dominant plant species must be categorized as Obligate, Facultative Wetland, or Facultative on lists of plant species that occur in wetlands; the soil must be hydric; and, wetland hydrology must be present.</p> <p>The federal Clean Water Act which regulates “waters of the US,” also regulates wetlands, a program jointly administered by the USACE and the EPA. Waters of the U.S. are defined as: (1) waters used in interstate or foreign commerce, including all waters subject to the ebb and flow of tides; (2) all interstate waters including interstate wetlands; (3) all other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, etc., which the use, degradation, or destruction could affect interstate/ foreign commerce; (4) all impoundments of waters otherwise defined as waters of the U. S., (5) tributaries of waters identified in 1 through 4 above; (6) the territorial seas; and (7) wetlands adjacent to waters identified in 1 through 6 above. Only the USACE has the authority to make a final wetlands jurisdictional determination.</p>

## City of Austin

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### Office of Real Estate Services

One Texas Center  
505 Barton Springs Road, Suite 1350, Austin, Texas 78767  
(512) 974-7090, Fax (512) 974-7088

June 16, 2021

Mr. Hilary D. Johns, P.G.  
Manager — Environmental Services  
Terracon  
5307 Industrial Oaks Blvd., Suite 160  
Austin, Texas 78735

*Project Name: AHFC Acquisitions (Village at Pleasant Valley)*  
*File #: 5237.26*

Dear Mr. Johns:

Please proceed with the Phase I Environmental as described in your proposal dated June 10, 2021 (proposal number P96217456). The scope of this assignment is to address the environmental conditions in connection with the +/-5.30-acre vacant property (2 parcels) located on the south side of Village Square Drive between S. Pleasant Valley Road and Nuckols Crossing Road in the city of Austin.

Contact name for additional specific information regarding the property is as follows:

Property Representative: Scott Sutherland (Broker/RealtyStake)  
Phone: (512) 925-0783  
Email: [scott@realtystake.com](mailto:scott@realtystake.com)

City Property Agent: Michelle Marshall  
(512-974-7078)  
[michelle.marshall@austintexas.gov](mailto:michelle.marshall@austintexas.gov)

We will require one (1) copy of the completed report(s) plus an electronic copy on CD.

We have agreed to a total project cost not to exceed **\$2,800.00**. A due date of no later than **July 14, 2021** has been established for this assignment.

*Should there be an anticipated necessity of a fee increase or an alteration of the delivery date during the course of the assignment for any reason, you are to contact me to discuss the situation. No other city employee other than the undersigned is authorized to alter the scope of this assignment. A copy of this letter to proceed is to be included in your report.*

June 16, 2021

Re: AHFC Acquisitions (Village at Pleasant Valley)

File: 5237.26

Page 2 of 2

Regarding items of an administrative nature, your invoice for requested services and the letter of transmittal should contain the following information:

Address Report to: Thomas A. Balestiere  
Assignment Number: 119-395  
File Number: 5237.26  
Property Owner: The Village at Pleasant Valley Homeowner's Association, Inc.  
Property Address: NA  
TCAD Property ID: 48 individual TCAD parcels  
Legal Description: Lots 1 through 26 (inclusive), Block 1 and Lots 1 through 26 (inclusive), Block 4, THE VILLAGE AT PLEASANT VALLEY, SECTION TWO, according to the map or plat thereof, recorded in Volume 78, Page 91, Plat Records, Travis County, Texas

Should you have any questions or need additional information, please contact me at 512-974-7257 or e-mail at [tom.balestiere@austintexas.gov](mailto:tom.balestiere@austintexas.gov)

Sincerely,

A handwritten signature in blue ink, appearing to read 'T. A. Balestiere', with a stylized flourish at the end.

Thomas A. Balestiere  
Senior Appraiser  
Real Estate Services

Sent via email



June 10, 2021

City of Austin TX  
505 Barton Springs Rd Ste 1350  
Austin, TX 78704

Attn: Mr. Thomas Balestiere  
P: 512-974-7257  
E: tom.balestiere@austintexas.gov

RE: Proposal for a Phase I Environmental Site Assessment  
AHFC - Pleasant Valley  
SEC Pleasant Valley Road at Village Square Drive  
Austin, TX  
Terracon Proposal No. P96217456

Dear Mr. Balestiere:

Terracon Consultants, Inc. (Terracon) appreciates the opportunity to submit this proposal to City of Austin TX (client) to conduct a Phase I Environmental Site Assessment (ESA) of the above-referenced site. We understand the site is Two tracts of undeveloped land totaling approximately 5.3-acres (Village at Pleasant Valley Section 2, Blocks 1 & 4) located southeast of the intersection of South Pleasant Valley Road and Village Square Drive in southeast Austin, Travis County, Texas.

Scope of Services (see Section 2.0 of attached proposal detail)	Phase I ESA consistent with ASTM E1527-13 <ul style="list-style-type: none"> <li>■ Chain of Title/Environmental Lien Search is not included in this fee.</li> </ul>
Schedule (see Section 2.4 of attached proposal detail)	20 business days from written notice to proceed
Compensation	Lump sum of \$2,800

If this proposal meets with your approval, work may be initiated by returning a fully executed copy of the attached Agreement for Services and User Questionnaire attached to this proposal to our Austin office. **Please provide site contact information with the signed agreement.** The terms, conditions, and limitations stated in the Agreement for Services and sections of this proposal incorporated therein, shall constitute the exclusive terms and conditions and services to be performed for this project.

Terracon Consultants, Inc. 5307 Industrial Oaks Blvd Ste 160 Austin, TX 78735-8821  
P 512-442-1122 F 512-442-1181 terracon.com





**Proposal for Phase I Environmental Site Assessment**

AHFC - Pleasant Valley ■ Austin, TX

June 10, 2021 ■ Terracon Proposal No. P96217456



We appreciate the opportunity to provide this proposal and look forward to working with you on this project. If you have any questions or comments regarding this proposal or require additional services, please give me a call.

Sincerely,

**Terracon Consultants, Inc.**

A handwritten signature in black ink, appearing to read 'R. Alford'.

Rhonda L. Alford

Group Manager, ESA Services

A handwritten signature in black ink, appearing to read 'Hilary D. Johns'.

Hilary D. Johns, P.E.

Manager - Environmental Services

Attachments: ASTM E1527-13 User Questionnaire  
Detailed Scope of Services  
Agreement for Services

## Client/User Required Questionnaire



<b>Person Completing Questionnaire</b>	Name: Thomas Balestiere Company: City of Austin	Phone: 512-974-7257 Email: tom.balestiere@austintexas.gov
<b>Site Name</b>	AHFC - Pleasant Valley	
<b>Site Address</b>	SEC Pleasant Valley Road at Village Square Drive, Austin, TX	
<b>Point of Contact for Access</b>	Name: Scott Sutherland Company: Broker/RealtyStake	Phone: (512) 925-0783 Email: scott@realystake.com
<b>Access Restrictions or Special Site Requirements?</b>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If yes, please explain)	
<b>Confidentiality Requirements?</b>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If yes, please explain)	
<b>Current Site Owner</b>	Name: The Village at Pleasant Valley Company: Homeowner's Association, Inc	Phone: n/a Email: n/a
<b>Current Site Operator</b>	Name: The Village at Pleasant Valley Company: Homeowner's Association, Inc	Phone: Email:
<b>Reasons for ESA</b> (e.g., financing, acquisition, lease, etc.)	potential purchase	
<b>Anticipated Future Site Use</b>	residential	
<b>Relevant Documents?</b>	Please provide Terracon copies of prior Phase I or II ESAs, Asbestos Surveys, Environmental Permits or Audit documents, Underground Storage Tank documents, Geotechnical Investigations, Site Surveys, Diagrams or Maps, or other relevant reports or documents.	
<b>ASTM User Questionnaire</b>		
<p>In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user must respond to the following questions. Failure to provide this information to the environmental professional may result in significant data gaps, which may limit our ability to identify recognized environmental conditions resulting in a determination that "all appropriate inquiry" is not complete. This form represents a type of interview and as such, the user has an obligation to answer all questions in good faith, to the extent of their actual knowledge.</p>		
1) Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state, or local law (40 CFR 312.25)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If yes, explain below and send Terracon a copy of the title records or judicial records reviewed.)		
2) Did a search of recorded land title records (or judicial records where appropriate) identify any activity and use limitations (AULs), such as engineering controls, land use restrictions, or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state, or local law (40 CFR 312.26)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If yes, explain below and send Terracon a copy of the title records or judicial records reviewed.)		
3) Do you have any specialized knowledge or experience related to the site or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the site or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business (40 CFR 312-28)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If yes, explain below)		
4) Do you have actual knowledge of a lower purchase price because contamination is known or believed to be present at the site (40 CFR 312.29)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> Not applicable (If yes or Not applicable, explain below)		
5) Are you aware of commonly known or reasonably ascertainable information about the site that would help the environmental professional to identify conditions indicative of releases or threatened releases (40 CFR 312.30)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If yes, explain below)		
6) Based on your knowledge and experience related to the site, are there any obvious indicators that point to the presence or likely presence of contamination at the site (40 CFR 312.31)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If yes, explain below)		
<u>Comments or explanations:</u>		

Please return this form with the signed authorization to proceed.

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## DETAILED SCOPE OF SERVICES

### 1.0 PROJECT INFORMATION

We understand the site is Two tracts of undeveloped land totaling approximately 5.3-acres (Village at Pleasant Valley Section 2, Blocks 1 & 4) located southeast of the intersection of South Pleasant Valley Road and Village Square Drive in southeast Austin, Travis County, Texas. If this is not accurate, or if you have additional useful information, please inform us as soon as possible.

### 2.0 SCOPE OF SERVICES

#### 2.1 Base Phase I ESA Services

The ESA will be performed consistent with the procedures included in ASTM E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Assessment Process*. The purpose of this ESA is to assist the client in developing information to identify recognized environmental conditions (RECs - as defined below) in connection with the site as reflected by the scope of this proposal. The potential for vapor migration will be addressed as part of a Phase I ESA and will be considered by Terracon in evaluation of RECs associated with the site. If modifications to the scope of services are required, please contact us to discuss proposal revisions.

#### REC Definition

Recognized environmental conditions are defined by ASTM E1527-13 as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment, 2) under conditions indicative of a release to the environment, or 3) under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not recognized environmental conditions."

#### Physical Setting

The physical setting for the site will be described based on a review of the applicable USGS topographic quadrangle map, USDA soil survey, and selected geologic reference information.

#### Historical Use Information

A review of selected historical sources, where reasonably ascertainable and readily available, will be conducted in an attempt to document obvious past land use of the site and adjoining

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properties back to 1940 or when the site was initially developed, whichever is earlier. The following selected references, depending on applicability and likely usefulness, will be reviewed for the site.

- Historical topographic maps
- Aerial photographs (approximate 10 to 15-year intervals)
- City directories (approximate 5-year intervals)
- Fire (Sanborn) insurance maps
- Property tax file information
- Building department records
- Zoning records
- Prior environmental reports, permits and registrations; or geotechnical report, if provided by the client.
- Site title search information, if provided by client
- Environmental liens, if provided by client

Pursuant to ASTM E1527-13, the client should engage a title company or title professional to undertake a review of reasonably ascertainable recorded land title records (or judicial records where appropriate) for environmental liens and activity and use limitations currently recorded against or relating to the site. If the client is unable to provide land title records (or judicial records where appropriate), an abstract firm may be contracted by Terracon to perform a review of land title records (or judicial records where appropriate) for an additional fee. Documentation of environmental liens and activity and use limitations, if recorded, will be provided in the land title records (or judicial records where appropriate). Note, however, unless specifically requested within three days of project commencement, Terracon will rely on the client to provide land title records (or judicial records where appropriate). **If land title records (or judicial records where appropriate) are not provided for review in a timely manner, Terracon may conclude that the absence of records represents a data gap, which must be evaluated and documented in the final report.**

The client and the current owner or their representative will be interviewed to provide information regarding past uses of the site and information pertaining to the use of hazardous substances and petroleum products on the site. Additionally, a reasonable attempt will be made to interview past owners, operators, and occupants of the site to the extent that they are identified within the scope of the ESA and are likely to have material information that is not duplicative of information already obtained through the assessment process.

### Regulatory Records Review

Consistent with ASTM E1527-13, federal, state, and tribal databases, where applicable and within ASTM-defined minimum search distances from the nearest property boundary, will be reviewed for indications of RECs. A database firm will be subcontracted to access governmental records used in this portion of the assessment. Additional federal, state, and local databases

may be reviewed if provided by the database firm. Determining the location of unmapped facilities is beyond the scope of this assessment.

In addition to the database review and if customary practice for the site location, an attempt will be made to review reasonably ascertainable and useful local lists or records such as Brownfield sites, landfill/solid waste disposal sites, registered storage tanks, land records, emergency release reports, and contaminated public wells. A reasonable attempt will also be made to interview at least one staff member of any one of the following types of local government agencies: fire department, health agency, planning department, building department, or environmental department. As an alternative, a written request for information may be submitted to the local agencies.

The scope of work proposed herein includes **up to two hours of regulatory agency file and/or records review, including client-provided reports and files**. If the results of this initial review appear to warrant a more extensive review of applicable regulatory agency files and/or records, a cost estimate will be provided to the client for pre-approval. Review of regulatory files and/or records, when authorized, will be for the purpose of identifying RECs. Please note that all requested files may not be available from regulatory agencies within the client's requested project schedule.

### **Site and Adjoining/Surrounding Property Reconnaissance**

A site reconnaissance will be conducted to identify RECs. The reconnaissance will consist of visual observations of the site from the site boundaries and selected interior portions of the site. The site reconnaissance will include, where applicable, an interview with site personnel who the client has identified as having knowledge of the uses and physical characteristics of the site. Pertinent observations from the site reconnaissance will be documented including:

- Site description
- General site operations
- Aboveground chemical or waste storage
- Visible underground chemical or waste storage, drainage, or collection systems
- Electrical transformers
- Obvious releases of hazardous substances or petroleum products

The adjoining property reconnaissance will consist of visual observations of the adjoining/surrounding properties from the site boundaries and accessible public rights-of-way.

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### Report Preparation

A PDF-formatted copy of the final report will be submitted that presents the results of this assessment, based upon the scope of services and limitations described herein. The final report will be signed by an environmental professional responsible for the Phase I ESA, and the report will contain an environmental professional statement as required by 40 CFR 312.21(d). Recommendations will be developed as part of the Phase I ESA scope of services. Prior to final report issuance, the client may request paper copies at a charge of \$75.00 per report copy.

### 2.2 Additional Services Beyond Base ESA

No additional environmental services are proposed at this time.

### 2.3 Additional Services Not Included

The following services, although not specifically required by ASTM E1527-13, may also be performed concurrently with ESAs and may be beneficial for the evaluation of environmental conditions and/or an evaluation of specific business environmental risks at the site. At your direction, these services have not been included as part of the scope of services for this ESA. Please note that this list is not all-inclusive. If you seek additional services, please contact us for a supplemental proposal and cost estimate.

- Radon Records Review
- Lead in Drinking Water Records Review
- Wetland Review
- Threatened/Endangered Species Records Review
- Historic Properties/Archaeological Resources Review
- ASTM E 2600-15 Vapor Encroachment Screen
- Regulatory Agency File Review

If the site is intended for future development, Terracon can also provide proposals for geotechnical investigations, geologic hazards (like growth faulting), construction materials testing, construction draw reviews and scope and budget review services.

### 2.4 Schedule

Services will be initiated upon receipt of the written notice to proceed. The final report will be submitted within 20 business days after receipt of your written notice to proceed, assuming site access can be obtained within five days after the notice to proceed.

In order to comply with the proposed schedule, please provide the following items at the time of notification to proceed.

- A signed Agreement for Services evidencing acceptance of this scope of services.
- The completed ASTM E1527-13 User Questionnaire, supplied as an attachment to this proposal.
- Right of entry to conduct the assessment, including access to building interiors.
- Notification of any restrictions or special requirements (such as confidentiality, scheduling, or on-site safety requirements) regarding accessing the site.
- An accurate legal description and/or a diagram of the site such as a surveyor's plat map or scaled architect's drawing (if such diagrams exist).
- Current site owner, property manager, occupant information (including tenant list), and contact information for persons knowledgeable about the site history including current and historical use of hazardous substances and petroleum products on site (e.g., names, phone numbers, etc.).
- Copies of environmental reports, permits and registrations, and geotechnical reports that were previously prepared for the site.
- Information relating to known or suspect environmental conditions at the site, including commonly known or reasonable ascertainable information within the local community about the site that is material to RECs in connection with the site.
- Information about environmental liens and activity and use limitations for the site, if any.
- Specialized knowledge or experience that is material to RECs in connection with the site, if any.
- Knowledge that the purchase price of the site is significantly less than the purchase price of comparable properties.
- Land title records.

Please note that requested regulatory files or other information may not be provided to Terracon by the issuance date of the report. Consideration of information not received by the issuance date of the report is beyond the scope of this ESA.

## **2.5 Reliance**

The ESA report will be prepared for the exclusive use and reliance of City of Austin TX. Reliance by any other party is prohibited without the written authorization of the client and Terracon.

If the client is aware of additional parties that will require reliance on the ESA report, the names, addresses, and relationship of these parties should be provided for Terracon approval prior to the time of authorization to proceed. Terracon may grant reliance on the ESA report to those approved parties upon receipt of a fully executed Reliance Agreement (available upon request)

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and receipt of information requested in the Reliance Agreement. If, in the future, the client and Terracon consent to reliance on the ESA by a third party, Terracon may grant reliance upon receipt of a fully executed Reliance Agreement, requested information and receipt of an additional minimum fee of \$400.00 per relying party.

Reliance on the ESA by the client and all authorized parties will be subject to the terms, conditions, and limitations stated in the Agreement for Services, sections of this proposal incorporated therein, the Reliance Agreement, and ESA report. The limitation of liability defined in the Agreement for Services is the aggregate limit of Terracon's liability to the client and all relying parties.

Continued viability of the report is subject to ASTM E1527-13 Sections 4.6 and 4.8. If the ESA will be used by a different user (third party) than the user for whom the ESA was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E1527-13.

## 2.6 Scope and Report Limitations

### Site Access and Safety

Client shall secure all necessary site related approvals, permits, licenses, and consents necessary to commence and complete the Services and will execute any necessary site access agreement. Consultant will be responsible for supervision and site safety measures for its own employees, including following applicable state and local COVID related requirements, but shall not be responsible for the supervision or health and safety precautions for any third parties, including Client's contractors, subcontractors, or other parties present at the site. In addition, Consultant retains the right to stop work without penalty at any time Consultant believes it is in the best interests of Consultant's employees or subcontractors to do so in order to reduce the risk of exposure to the coronavirus. Client agrees it will respond quickly to all requests for information made by Consultant related to Consultant's pre-task planning and risk assessment processes. Client acknowledges its responsibility for notifying Consultant of any circumstances that present a risk of exposure to the coronavirus or individuals who have tested positive for COVID-19 or are self-quarantining due to exhibiting symptoms associated with the coronavirus.

The fee is valid for 90 days from the date of this proposal and is based on the assumption that all field services will be performed under safety Level D personal protective procedures and that only one site visit will be made by Terracon personnel. The lump sum fee is based on the assumptions and conditions provided at the time of this proposal.

The findings and conclusions presented in the final report will be based on the site's current utilization, the anticipated future use of the site, if provided to Terracon, and the information collected as discussed in this proposal. Please note that we do not warrant database or third-party information (such as from interviewees) or regulatory agency information used in the compilation of reports.



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Phase I ESAs, such as the one proposed for 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 will not be reviewed. It should be recognized that environmental concerns may be documented in public records that are not reviewed. This ESA does 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. No ESA can wholly eliminate uncertainty regarding the potential for RECs. The limitations herein must be considered when the user of this report formulates opinions as to risks associated with the site. No warranties, express or implied, are intended or made.

An evaluation of significant data gaps will be based on the information available at the time of report issuance, and an evaluation of information received after the report issuance date may result in an alteration of our opinions and conclusions. We have no obligation to provide information obtained or discovered by us after the date of the report, or to perform any additional services, regardless of whether the information would affect any conclusions, recommendations, or opinions in the report. This disclaimer specifically applies to any information that has not been provided by the client.

## AGREEMENT FOR SERVICES

This **AGREEMENT** is between City of Austin TX ("Client") and Terracon Consultants, Inc. ("Consultant") for Services to be provided by Consultant for Client on the AHFC - Pleasant Valley project ("Project"), as described in Consultant's Proposal dated 06/10/2021 ("Proposal"), including but not limited to the Project Information section, unless the Project is otherwise described in Exhibit A to this Agreement (which section or Exhibit is incorporated into this Agreement).

- 1. Scope of Services.** The scope of Consultant's services is described in the Proposal, including but not limited to the Scope of Services section ("Services"), unless Services are otherwise described in Exhibit B to this Agreement (which section or exhibit is incorporated into this Agreement). Portions of the Services may be subcontracted. When Consultant subcontracts to other individuals or companies, then consultant will collect from Client on the Subcontractors' behalf. Consultant's Services do not include the investigation or detection of, nor do recommendations in Consultant's reports address the presence or prevention of biological pollutants (e.g., mold, fungi, bacteria, viruses, or their byproducts) or occupant safety issues, such as vulnerability to natural disasters, terrorism, or violence. If Services include purchase of software, Client will execute a separate software license agreement. Consultant's findings, opinions, and recommendations are based solely upon data and information obtained by and furnished to Consultant at the time of the Services.
- 2. Acceptance/ Termination.** Client agrees that execution of this Agreement is a material element of the consideration Consultant requires to execute the Services, and if Services are initiated by Consultant prior to execution of this Agreement as an accommodation for Client at Client's request, both parties shall consider that commencement of Services constitutes formal acceptance of all terms and conditions of this Agreement. Additional terms and conditions may be added or changed only by written amendment to this Agreement signed by both parties. In the event Client uses a purchase order or other form to administer this Agreement, the use of such form shall be for convenience purposes only and any additional or conflicting terms it contains are stricken. This Agreement shall not be assigned by either party without prior written consent of the other party. Either party may terminate this Agreement or the Services upon written notice to the other. In such case, Consultant shall be paid costs incurred and fees earned to the date of termination plus reasonable costs of closing the Project.
- 3. Change Orders.** Client may request changes to the scope of Services by altering or adding to the Services to be performed. If Client so requests, Consultant will return to Client a statement (or supplemental proposal) of the change setting forth an adjustment to the Services and fees for the requested changes. Following Client's review, Client shall provide written acceptance. If Client does not follow these procedures, but instead directs, authorizes, or permits Consultant to perform changed or additional work, the Services are changed accordingly and Consultant will be paid for this work according to the fees stated or its current fee schedule. If project conditions change materially from those observed at the site or described to Consultant at the time of proposal, Consultant is entitled to a change order equitably adjusting its Services and fee.
- 4. Compensation and Terms of Payment.** Client shall pay compensation for the Services performed at the fees stated in the Proposal, including but not limited to the Compensation section, unless fees are otherwise stated in Exhibit C to this Agreement (which section or Exhibit is incorporated into this Agreement). If not stated in either, fees will be according to Consultant's current fee schedule. Fee schedules are valid for the calendar year in which they are issued. Fees do not include sales tax. Client will pay applicable sales tax as required by law. Consultant may invoice Client at least monthly and payment is due upon receipt of invoice. Client shall notify Consultant in writing, at the address below, within 15 days of the date of the invoice if Client objects to any portion of the charges on the invoice, and shall promptly pay the undisputed portion. Client shall pay a finance fee of 1.5% per month, but not exceeding the maximum rate allowed by law, for all unpaid amounts 30 days or older. Client agrees to pay all collection-related costs that Consultant incurs, including attorney fees. Consultant may suspend Services for lack of timely payment. It is the responsibility of Client to determine whether federal, state, or local prevailing wage requirements apply and to notify Consultant if prevailing wages apply. If it is later determined that prevailing wages apply, and Consultant was not previously notified by Client, Client agrees to pay the prevailing wage from that point forward, as well as a retroactive payment adjustment to bring previously paid amounts in line with prevailing wages. Client also agrees to defend, indemnify, and hold harmless Consultant from any alleged violations made by any governmental agency regulating prevailing wage activity for failing to pay prevailing wages, including the payment of any fines or penalties.
- 5. Third Party Reliance.** This Agreement and the Services provided are for Consultant and Client's sole benefit and exclusive use with no third party beneficiaries intended. Reliance upon the Services and any work product is limited to Client, and is not intended for third parties other than those who have executed Consultant's reliance agreement, subject to the prior approval of Consultant and Client.
- 6. LIMITATION OF LIABILITY.** CLIENT AND CONSULTANT HAVE EVALUATED THE RISKS AND REWARDS ASSOCIATED WITH THIS PROJECT, INCLUDING CONSULTANT'S FEE RELATIVE TO THE RISKS ASSUMED, AND AGREE TO ALLOCATE CERTAIN OF THE ASSOCIATED RISKS. TO THE FULLEST EXTENT PERMITTED BY LAW, THE TOTAL AGGREGATE LIABILITY OF CONSULTANT (AND ITS RELATED CORPORATIONS AND EMPLOYEES) TO CLIENT AND THIRD PARTIES GRANTED RELIANCE IS LIMITED TO THE GREATER OF \$50,000 OR CONSULTANT'S FEE, FOR ANY AND ALL INJURIES, DAMAGES, CLAIMS, LOSSES, OR EXPENSES (INCLUDING ATTORNEY AND EXPERT FEES) ARISING OUT OF CONSULTANT'S SERVICES OR THIS AGREEMENT. PRIOR TO ACCEPTANCE OF THIS AGREEMENT AND UPON WRITTEN REQUEST FROM CLIENT, CONSULTANT MAY NEGOTIATE A HIGHER LIMITATION FOR ADDITIONAL CONSIDERATION IN THE FORM OF A SURCHARGE TO BE ADDED TO THE AMOUNT STATED IN THE COMPENSATION SECTION OF THE PROPOSAL. THIS LIMITATION SHALL APPLY REGARDLESS OF AVAILABLE PROFESSIONAL LIABILITY INSURANCE COVERAGE, CAUSE(S), OR THE THEORY OF LIABILITY, INCLUDING NEGLIGENCE, INDEMNITY, OR OTHER RECOVERY. THIS LIMITATION SHALL NOT APPLY TO THE EXTENT THE DAMAGE IS PAID UNDER CONSULTANT'S COMMERCIAL GENERAL LIABILITY POLICY.
- 7. Indemnity/Statute of Limitations.** Consultant and Client shall indemnify and hold harmless the other and their respective employees from and against legal liability for claims, losses, damages, and expenses to the extent such claims, losses, damages, or expenses are legally determined to be caused by their negligent acts, errors, or omissions. In the event such claims, losses, damages, or expenses are legally determined to be caused by the joint or concurrent negligence of Consultant and Client, they shall be borne by each party in proportion to its own negligence under comparative fault principles. Neither party shall have a duty to defend the other party, and no duty to defend is hereby created by this indemnity provision and such duty is explicitly waived under this Agreement. Causes of action arising out of Consultant's Services or this Agreement regardless of cause(s) or the theory of liability, including negligence, indemnity or other recovery shall be deemed to have accrued and the applicable statute of limitations shall commence to run not later than the date of Consultant's substantial completion of Services on the project.
- 8. Warranty.** Consultant will perform the Services in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the same locale. **EXCEPT FOR THE STANDARD OF CARE PREVIOUSLY STATED, CONSULTANT MAKES NO WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED, RELATING TO CONSULTANT'S SERVICES AND CONSULTANT DISCLAIMS ANY IMPLIED WARRANTIES OR WARRANTIES IMPOSED BY LAW, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.**
- 9. Insurance.** Consultant represents that it now carries, and will continue to carry: (i) workers' compensation insurance in accordance with the laws of the states having jurisdiction over Consultant's employees who are engaged in the Services, and employer's liability insurance (\$1,000,000); (ii) commercial general liability insurance (\$1,000,000 occ / \$2,000,000 agg); (iii) automobile liability insurance (\$1,000,000 B.I. and P.D. combined single

limit); and (iv) professional liability insurance (\$1,000,000 claim / agg). Certificates of insurance will be provided upon request. Client and Consultant shall waive subrogation against the other party on all general liability and property coverage.

- 10. CONSEQUENTIAL DAMAGES. NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR LOSS OF PROFITS OR REVENUE; LOSS OF USE OR OPPORTUNITY; LOSS OF GOOD WILL; COST OF SUBSTITUTE FACILITIES, GOODS, OR SERVICES; COST OF CAPITAL; OR FOR ANY SPECIAL, CONSEQUENTIAL, INDIRECT, PUNITIVE, OR EXEMPLARY DAMAGES.**
- 11. Dispute Resolution.** Client shall not be entitled to assert a Claim against Consultant based on any theory of professional negligence unless and until Client has obtained the written opinion from a registered, independent, and reputable engineer, architect, or geologist that Consultant has violated the standard of care applicable to Consultant's performance of the Services. Client shall provide this opinion to Consultant and the parties shall endeavor to resolve the dispute within 30 days, after which Client may pursue its remedies at law. This Agreement shall be governed by and construed according to Kansas law.
- 12. Subsurface Explorations.** Subsurface conditions throughout the site may vary from those depicted on logs of discrete borings, test pits, or other exploratory services. Client understands Consultant's layout of boring and test locations is approximate and that Consultant may deviate a reasonable distance from those locations. Consultant will take reasonable precautions to reduce damage to the site when performing Services; however, Client accepts that invasive services such as drilling or sampling may damage or alter the site. Site restoration is not provided unless specifically included in the Services.
- 13. Testing and Observations.** Client understands that testing and observation are discrete sampling procedures, and that such procedures indicate conditions only at the depths, locations, and times the procedures were performed. Consultant will provide test results and opinions based on tests and field observations only for the work tested. Client understands that testing and observation are not continuous or exhaustive, and are conducted to reduce - not eliminate - project risk. Client shall cause all tests and inspections of the site, materials, and Services performed by Consultant to be timely and properly scheduled in order for the Services to be performed in accordance with the plans, specifications, contract documents, and Consultant's recommendations. No claims for loss or damage or injury shall be brought against Consultant by Client or any third party unless all tests and inspections have been so performed and Consultant's recommendations have been followed. Unless otherwise stated in the Proposal, Client assumes sole responsibility for determining whether the quantity and the nature of Services ordered by Client is adequate and sufficient for Client's intended purpose. Client is responsible (even if delegated to contractor) for requesting services, and notifying and scheduling Consultant so Consultant can perform these Services. Consultant is not responsible for damages caused by Services not performed due to a failure to request or schedule Consultant's Services. Consultant shall not be responsible for the quality and completeness of Client's contractor's work or their adherence to the project documents, and Consultant's performance of testing and observation services shall not relieve Client's contractor in any way from its responsibility for defects discovered in its work, or create a warranty or guarantee. Consultant will not supervise or direct the work performed by Client's contractor or its subcontractors and is not responsible for their means and methods. The extension of unit prices with quantities to establish a total estimated cost does not guarantee a maximum cost to complete the Services. The quantities, when given, are estimates based on contract documents and schedules made available at the time of the Proposal. Since schedule, performance, production, and charges are directed and/or controlled by others, any quantity extensions must be considered as estimated and not a guarantee of maximum cost.
- 14. Sample Disposition, Affected Materials, and Indemnity.** Samples are consumed in testing or disposed of upon completion of the testing procedures (unless stated otherwise in the Services). Client shall furnish or cause to be furnished to Consultant all documents and information known or available to Client that relate to the identity, location, quantity, nature, or characteristic of any hazardous waste, toxic, radioactive, or contaminated materials ("Affected Materials") at or near the site, and shall immediately transmit new, updated, or revised information as it becomes available. Client agrees that Consultant is not responsible for the disposition of Affected Materials unless specifically provided in the Services, and that Client is responsible for directing such disposition. In no event shall Consultant be required to sign a hazardous waste manifest or take title to any Affected Materials. Client shall have the obligation to make all spill or release notifications to appropriate governmental agencies. The Client agrees that Consultant neither created nor contributed to the creation or existence of any Affected Materials conditions at the site and Consultant shall not be responsible for any claims, losses, or damages allegedly arising out of Consultant's performance of Services hereunder, or for any claims against Consultant as a generator, disposer, or arranger of Affected Materials under federal, state, or local law or ordinance.
- 15. Ownership of Documents.** Work product, such as reports, logs, data, notes, or calculations, prepared by Consultant shall remain Consultant's property. Proprietary concepts, systems, and ideas developed during performance of the Services shall remain the sole property of Consultant. Files shall be maintained in general accordance with Consultant's document retention policies and practices.
- 16. Utilities.** Unless otherwise stated in the Proposal, Client shall provide the location and/or arrange for the marking of private utilities and subterranean structures. Consultant shall take reasonable precautions to avoid damage or injury to subterranean structures or utilities. Consultant shall not be responsible for damage to subterranean structures or utilities that are not called to Consultant's attention, are not correctly marked, including by a utility locate service, or are incorrectly shown on the plans furnished to Consultant.
- 17. Site Access and Safety.** Client shall secure all necessary site related approvals, permits, licenses, and consents necessary to commence and complete the Services and will execute any necessary site access agreement. Consultant will be responsible for supervision and site safety measures for its own employees, but shall not be responsible for the supervision or health and safety precautions for any other parties, including Client, Client's contractors, subcontractors, or other parties present at the site. In addition, Consultant retains the right to stop work without penalty at any time Consultant believes it is in the best interests of Consultant's employees or subcontractors to do so in order to reduce the risk of exposure to the coronavirus. Client agrees it will respond quickly to all requests for information made by Consultant related to Consultant's pre-task planning and risk assessment processes. Client acknowledges its responsibility for notifying Consultant of any circumstances that present a risk of exposure to the coronavirus or individuals who have tested positive for COVID-19 or are self-quarantining due to exhibiting symptoms associated with the coronavirus.

Consultant: Terracon Consultants, Inc.  
By:  6/10/2021  
Name/Title: Hilary D. Johns, P.G. / Manager - Environmental Services  
Address: 5307 Industrial Oaks Blvd Ste 160  
Austin, TX 78735-8821  
Phone: (512) 442-1122 Fax: (512) 442-1181  
Email: Hilary.Johns@terracon.com

Client: City of Austin TX  
By: \_\_\_\_\_ Date: 06/16/21  
Name/Title: Thomas Balestiere /  
Address: 505 Barton Springs Rd Ste 1350  
Austin, TX 78704  
Phone: (512) 974-7257 Fax: \_\_\_\_\_  
Email: tom.balestiere@austintexas.gov