

ENVIRONMENTAL

ASSESSMENT

Ocwen loan Servicing, LLC

4828 Loop Central Drive

Houston, Texas 77041

Tamara Basford



PHASE I ENVIRONMENTAL SITE ASSESSMENT of

Rush Oaks Apartments

3101 South Broadway Street

La Porte, Texas 77571

Loan No.: 7121020544

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EMG Project #: 103328.12R - 001.135
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TABLE OF CONTENTS

Project Summary Table..... 1

1 Certification..... 2

1.1 Reliance..... 3

2.0 Executive Summary..... 4

 2.1 Findings and Conclusions..... 4

 Historical Review..... 4

 Operational Activities..... 5

 Hazardous Materials / Petroleum Products..... 5

 Wastes..... 5

 Polychlorinated Biphenyls (PCBs)..... 5

 Asbestos-Containing Materials (ACM)..... 5

 Radon Gas..... 5

 Lead-Based Paint (LBP)..... 5

 Lead in Drinking Water..... 6

 Storage Tanks / Pipelines..... 6

 Surface Areas..... 6

 Mold..... 6

 Regulatory Review..... 6

 Adjacent Properties..... 6

 2.2 Recommendations..... 7

3 Survey Approach/Purpose..... 8

 3.1 Data Gaps..... 9

4 User Provided Information..... 10

 Litigation..... 10

 Administrative Proceedings..... 10

 Notices From Governmental Entities..... 10

 Environmental Cleanup Liens..... 10

 Activity and Use Limitations..... 11

 Specialized Knowledge..... 11

 Relationship of Purchase Price..... 11

 Commonly Known Information..... 11

 Obvious Indicators of Contamination..... 11

 Environmental Lien and AUL Review..... 12

5 Project Location/Description..... 13

 5.1 Project Description..... 13

 5.2 Miscellaneous Systems..... 13

 5.3 Environmental Setting..... 13

 5.3.1 Topography..... 13

 5.3.2 Wetlands..... 14

 5.3.3 Floodplain..... 14

 5.3.4 Soils/Geology..... 14

 5.3.5 Groundwater Hydrology..... 14

6 Historical Review..... 15



TABLE OF CONTENTS

6.1 Chain of Title..... 15

6.2 Prior Use Interviews.....15

6.3 Local and/or State Government Agency Record Review/Interviews..... 15

6.4 Historical Maps..... 16

6.5 City Directories..... 17

6.6 Aerial Photography.....17

6.7 Previous Investigations.....18

6.8 Plans and Specifications.....18

6.9 Historical Summary..... 18

7 Project Reconnaissance.....19

7.1 Operational Activities/Noteworthy Tenants..... 19

7.2 Hazardous Materials/Petroleum Products Storage and Handling..... 19

7.3 Waste Generation, Treatment, Storage and Disposal..... 19

7.4 Polychlorinated Biphenyls (PCBs)..... 19

7.5 Asbestos-Containing Materials (ACM).....20

7.6 Radon Gas.....20

7.7 Lead-Based Paint (LBP)..... 20

7.8 Lead in Drinking Water.....20

7.9 Facility Storage Tanks and Pipelines (above or below ground)..... 20

7.10 Surface Areas..... 21

7.11 Mold..... 21

8 Interviews.....22

8.1 Key Site Manager.....22

8.2 Owner.....22

8.3 User.....22

8.4 Occupants.....22

8.5 Past Owners, Operators, and Occupants.....22

8.6 Owners or Occupants of Adjacent or Nearby Properties.....22

8.7 Interviews with Others.....23

9 Regulatory Database Review.....24

9.1 Project Regulatory Database Discussion.....26

9.2 Off-Site Regulatory Database Discussion.....26

10 Adjacent Properties.....27

Appendices

Appendix A: Photographic Documentation..... 28

Appendix B: Field Sketch..... 34

Appendix C: Maps and Aerial Photographs.....36

Appendix D: Questionnaires.....48

Appendix E: Laboratory Analytical Results..... 56

Appendix F: Regulatory Database Report..... 58

Appendix G: Supporting Documentation..... 75

Appendix H: Resumes..... 80



PROJECT SUMMARY TABLE

Report Section	Acceptable	Routine Solution	Phase II	REC	Estimated Cost
Historical Review	Yes				
Operational Activities	Yes				
Hazardous Materials / Petroleum Products	Yes				
Wastes	Yes				
Polychlorinated Biphenyls (PCBs)	Yes				
Asbestos-Containing Materials (ACM)	Yes				
Radon Gas	Yes				
Lead-Based Paint (LBP)	Yes				
Lead in Drinking Water	Yes				
Storage Tanks / Pipelines	Yes				
Surface Areas	Yes				
Regulatory Review	Yes				
Adjacent Properties	Yes				



1 CERTIFICATION

EMG has completed a Phase I Environmental Site Assessment of the Rush Oaks Apartments (the "Project"), located at 3101 South Broadway Street in La Porte, Texas 77571. The assessment was performed at the Client's request, using the methods and procedures consistent with good commercial and customary practice designed to conform with acceptable industry standards.


The independent conclusions represent our professional judgment based on information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data provided by the Client, or their representative, has been assumed to be correct and complete. The conclusions presented are based on the data provided, observations, and conditions that existed on the date of the on-site visit.

In expressing the opinions stated in this report, EMG has exercised the degree of skill and care ordinarily exercised by a reasonable prudent environmental professional in the same community and in the same time-frame, given the same or similar facts and circumstances. Documentation and data provided by the Client, designated representatives of the Client, or other interested third parties, or from the public domain, and referred to in the preparation of this assessment, have been used and referenced with the understanding that EMG assumes no responsibility or liability for their accuracy.

If you have any questions regarding this report, please contact the Senior Environmental Consultant listed on the Cover Page of this Report.

Surveyed By: Valarie Shaddox, Project Manager

Written By: Valarie Shaddox, Project Manager

Reviewed By: 
Justin J. Arias
Senior Environmental Consultant

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Project. I have developed and performed the all appropriate inquiries in conformance with the standard and practices set forth in 40 CFR Part 312.


Justin J. Arias - Senior Environmental Consultant

1.1 RELIANCE

This report has been prepared to assist in the determination of whether to make a loan or loans evidenced by a note or notes (the "Notes") secured by the property referred to in the report or by a pledge of the equity interests in the borrower. With no prior approval, this report may be relied upon by (i) OCWEN LOAN SERVICING, LLC, its employees, agents, servicers, legal counsel, successors and/or assigns and affiliates, (ii) the trustee of the trust created in connection with a securitization which includes any of the Notes or an interest therein, (iii) any purchaser or assignee of the Notes or an interest therein in determining whether to acquire the Notes or an interest therein, (iv) any rating agency involved in rating securities which represent a beneficial ownership interest in a trust fund that consists of mortgage loans or mezzanine loans including any of the Notes or an interest therein, (v) any investors purchasing securities issued by a trust or otherwise purchasing a loan with an ownership interest, either directly or indirectly, in the Notes, and (vi) any bank, financial institution or other company or firm providing any financing for which the Notes, or any interest therein, are the collateral for such financing, and their respective successors and/or assigns. This report may be used in connection with the offering materials for sale of the Notes, or an interest in the Notes, and in presentations to any rating agency, investors or lenders and CONSULTANT agrees to cooperate in answering questions by any of the above parties in connection with a securitization, sale or other transaction involving the Notes, or any portion thereof, and/or such securities. EXCEPT AS DESCRIBED ABOVE, NO OTHER PERSON OR ENTITY MAY RELY ON THE REPORT WITHOUT THE PRIOR WRITTEN CONSENT OF CONSULTANT, AND NO OTHER THIRD PARTY BENEFICIARIES ARE INTENDED. ANY UNAUTHORIZED REUSE OR REDISTRIBUTION OF CONSULTANT'S WORK PRODUCTS OR REPORTS SHALL RESULT IN NO ADDITIONAL LIABILITY OF CONSULTANT.

2.0 EXECUTIVE SUMMARY

EMG performed a Phase I Environmental Site Assessment, that included on-site observations of the accessible areas of the Rush Oaks Apartments (the "Project"), on September 25, 2012. The Project is located at 3101 South Broadway Street in La Porte, Texas 77571, and consists of approximately 1.74 acres.

The Project, originally constructed in 1969, is currently a vacant multi-family apartment complex. Prior to the current use, the Project was grassy land. Properties in the general vicinity of the Project include commercial and residential land uses.

The following statements summarize the independent conclusions representing EMG's best professional judgment based on information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data provided by the Client, owner, or their representatives, has been assumed to be correct and complete. Additionally, the conclusions presented are based on the conditions that existed at the time of the assessment.

The assessment was conducted utilizing generally accepted Phase I industry standards, using the American Society for Testing and Materials (ASTM) Practice E 1527-05.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of 3101 South Broadway Street in La Porte, Harris County, Texas 77571. Any exceptions to, or deletions from, this practice are described in Section 3 of this report. This assessment has revealed no evidence of Recognized Environmental Conditions (RECs) or Historic Recognized Environmental Conditions (HRECs) in connection with the Project.

However, the following on-site environmental items of note were identified:

Asbestos-Containing Materials (Section 7.5)

- Suspect ACM was identified. Refer to the **Asbestos-Containing Materials** heading in Section 2.1 for further discussion.

Lead-Based Paint (Section 7.7)

- Based on the date of construction, there is a potential that the paint at the Project is lead based. Refer to the **Lead-Based Paint** heading in Section 2.1 for further discussion.

Mold (Section 7.11)

- Suspect mold was observed at the Project. Refer to the **Mold** heading in Section 2.1 for further discussion.

2.1 Findings and Conclusions

Historical Review

The review of the historical data available for the Project and surrounding area revealed no evidence that may have led to an environmental impact to the Project. No further action or investigation is recommended regarding historical uses.

Operational Activities

The apartment complex is currently vacant. EMG observed no circumstances of environmental concern associated with the previous operational activities at the Project. No further action or investigation is recommended regarding previous operational activities at the Project.

Hazardous Materials / Petroleum Products

The Project was involved in the use of hazardous materials in the form of paint and janitorial/maintenance supplies. The identified materials appear to be properly stored. The materials observed do not appear to pose a hazard to the Project, provided they continue to be used as designed, are properly handled, and all regulations regarding their use are followed. No further action or investigation is recommended regarding the use of these materials.

Wastes

The apartments are currently vacant. EMG observed miscellaneous nuisance trash in the form of household furnishings and clothes at the Project. No evidence of hazardous materials or petroleum products was observed in the area of the miscellaneous nuisance trash. Further, this trash is not considered environmentally significant. No further action or investigation is recommended regarding the nuisance trash.

Polychlorinated Biphenyls (PCBs)

EMG identified utility-owned electrical transformer equipment at the Project. This equipment appeared to be in good condition with no evidence of leaks. The transformer is designated as the property of the public utility and is labeled as "Non-PCB." The utility is the financially responsible party for maintenance of this equipment. No further action or investigation is recommended regarding the transformer equipment.

Asbestos-Containing Materials (ACM)

Suspect non-friable ACM in the form of roofing materials, vinyl floor tile, wallboard/joint compound and various mastics identified as part of the assessment were not sampled. These materials are in good condition and should be sampled prior to repair, renovation, or demolition activities. Otherwise, no further action or investigation is recommended regarding ACM at the Project.

Radon Gas

Review of the USEPA's Radon Map, indicated that the Project is located in Zone 3, areas with a predicted average indoor radon screening level less than 2 pCi/L (picoCuries per liter of air). Based on the Scope of Work, radon sampling was not performed. No further action or investigation is recommended with regard to radon gas levels at the Project.

Lead-Based Paint (LBP)

Based on the date of construction (1969), there is a potential that the paint at the Project is lead-based. The painted surfaces were observed to be in good condition and should be sampled prior to repair, renovation, or demolition activities. Otherwise, no further action or investigation is recommended regarding LBP at the Project.

Lead in Drinking Water

Based on information from the water utility company, the water at the Project is not expected to contain elevated levels of lead. No further action or investigation is recommended regarding lead in drinking water at the Project.

Storage Tanks / Pipelines

No evidence of storage tanks or pipelines (above or below ground) was identified. No further action or investigation is recommended regarding storage tanks or pipelines at the Project.

Surface Areas

No issues associated with surface areas were identified. No further action or investigation is recommended regarding surface areas at the Project.

Visual observation of the storm water system did not identify any abnormal accumulation of petroleum run-off or foreign material. No unusual blockages of the storm water control system were observed. No unusual ponding of storm waters was observed. No further action or investigation is recommended regarding storm water systems at the Project.

Mold

EMG performed a limited visual assessment for the presence of mold, conditions conducive to mold, and evidence of moisture in readily accessible interior areas of the Project. Suspect mold was observed in the following unit:

- Unit 3126. The area affected by the moisture was approximately 200 square feet in size.

Additional information about the source of the moisture is included in EMGs Property Condition Assessment (PCA) report (EMG Project Number 103328.12R-001.042).

Regulatory Review

Based on review of the regulatory database report, the Project is not located on any of the databases evaluated, and there are no off-site facilities anticipated to have negatively impacted the environmental integrity of the Project. In addition, the review does not suggest that the Project is involved in the generation, treatment, storage, or disposal of hazardous waste. No further action or investigation is recommended regarding the regulatory review.

Adjacent Properties

EMG identified no current adjacent property uses that are anticipated to have a negative impact on the environmental integrity of the Project. No further action or investigation is recommended regarding the adjacent properties.

2.2 Recommendations

Additional information about the suspect mold and source of the moisture is included in EMGs Property Condition Assessment (PCA) report (EMG Project Number 103328.12R-001.042).

3 SURVEY APPROACH/PURPOSE

EMG conducted a Phase I Environmental Site Assessment of the Project that consisted of a walk-through observation of the accessible areas and interviews with facility personnel and local agency representatives.

The user informed EMG that the reason for the assessment is for foreclosure.

On-site activities and/or interviews were conducted by Valarie Shaddox, EMG Project Manager, with:

- Walt Driggers, On-site Point of Contact (POC) and Tranzon Driggers Real Estate Broker
- Ludy Urvina, Regional Supervisor of Orion Real Estate Services, Inc.

A Key Site Manager Questionnaire was completed as a part of this assessment, which is included in Appendix D. The Questionnaire was completed with the POC. Information obtained from the Questionnaire has been used in the preparation of this report.

Areas accessed included:

- All 36 Apartment Units
- All exterior areas
- The roofs from the ground
- The Project boundaries

Weather conditions at the time of the Project assessment were clear, with temperatures in the 90s (F) and light winds.

EMG reviewed available federal, state, and local records in an effort to identify sites of known or suspected hazardous waste activity located at or near the Project that could have an adverse impact on the Project. In an attempt to determine whether historical uses of the Project and the surrounding area have had an environmental impact on the Project, EMG interviewed individuals knowledgeable about the Project and reviewed available pertinent records and documents. This assessment is based on the evaluation of the information gathered, laboratory analyses of samples collected (when required), and accessibility at the time of the assessment.

The purpose of this report is to provide the Client an assessment concerning environmental conditions (limited to those issues identified in the report), as they existed at the Project. The assessment was conducted utilizing generally accepted Phase I industry standards, set forth in the American Society for Testing and Materials (ASTM) Standard Practice E 1527-05. The Scope of Work included an evaluation of:

- The Project history in an attempt to identify any possible ownership(s) and/or uses that would suggest an impact to the environmental integrity of the Project, as identified through review of reasonably ascertainable standard historical sources.
- The physical characteristics of the Project, as identified through review of reasonably ascertainable topographic data.
- Current Project conditions (as applicable), including compliance with appropriate regulations, as they pertain to the presence or absence of: facility storage tanks, drums, containers (above or below ground), etc., transformers and other electrical equipment which utilize fluid which may potentially contain PCBs, the use of hazardous materials/chemicals and petroleum products, and/or the generation, treatment, storage, or disposal of hazardous, regulated, or medical wastes.
- An evaluation of information contained in programs such as the NPL, CERCLIS, SHWS, RCRIS, SWF, LUST, and other governmental information systems within specific search distances of the Project. This evaluation was performed to identify sites that would have the potential to impact the environmental integrity of the Project. The regulatory agency report provided is based on an evaluation of the data collected and compiled by a contracted data research company. The report is based on a radius search that focuses on both the Project and neighboring sites that might impact the Project. Neighboring sites listed in

governmental environmental records are identified within a specific search distance. The search distance varies depending upon the particular government record being checked. The search is designed to meet the requirements of ASTM Standard E 1527-05. The information provided is assumed to be correct and complete.

- Visual observation of the adjacent properties to identify high-risk neighbors and the potential for known or suspected contamination to migrate onto the Project.

In addition, at the Client's request, the assessment included a screening approach for the potential existence of:

- The physical characteristics of the Project, as identified through review of reasonably ascertainable topographic, wetlands, flood plain, soils, geology, and groundwater data.
- Mold, including the identification of visible mold growth, conditions conducive for mold growth, and evidence of moisture in accessible areas of the Project. In addition, EMG interviewed Project personnel regarding any known or suspected mold contamination, water intrusion, or mildew like odor problems. Sampling was not performed as a part of this assessment. EMG notes that this assessment does not constitute a comprehensive mold survey of the Project, and the conclusions made are based solely on observable conditions in readily accessible interior areas of the Project on the assessment date.
- Asbestos, including the identification of all suspect materials in accessible areas (interior and exterior). These materials are considered suspect, until tested and proven otherwise. Friable materials are those that can be easily crumbled or pulverized by hand pressure.

This screening approach is not a comprehensive (i.e., AHERA-Style) asbestos survey, nor is it intended to fulfill the NESHAP requirements for demolition/renovation purposes, but it is intended to identify the potential for an asbestos hazard in accessible areas. This screening is not intended to be used for demolition, abatement, renovation, or repair work.

The basis for "suspect" determination is taken from the materials listed in Appendix G of the United States Environmental Protection Agency (USEPA) publication *Managing Asbestos in Place* (the "Green Book"). Therefore, all materials listed in the Green Book that were installed prior to 1981, are considered suspect with the exception of resilient floor tile, asbestos-cement board (transite), and roofing felt, which are considered suspect, regardless of installation date (these materials continue to be manufactured and installed in the United States).

- Radon gas propensity, through the review of the USEPA's Map of Radon Zones for all properties.
- Lead-based paint for all properties constructed prior to 1978. The basis for this determination is taken from the Lead Paint Poisoning Act passed by the Congress of the United States that banned the use of lead paint starting January 1, 1978. Therefore, all paint applied prior to 1978 is considered suspect.
- Lead in water, based on information provided by the municipal water provider.

3.1 Data Gaps

Data gaps in information exist and are addressed in the appropriate sections of this report. However, because the data gaps were not determined to be material in identifying Recognized Environmental Conditions (RECs), they are not considered by ASTM standards to be *significant* and, therefore, are not individually addressed in this section.

4 USER PROVIDED INFORMATION

This Section documents whether the user reported to EMG information pursuant to the responsibilities described in Section 6 of the ASTM Standard E 1527-05.

EMG submitted a User Questionnaire to the user to assist the user and EMG in gathering information from the user that may be material to identifying RECs. A copy of the User Questionnaire is appended (Section 11).

Litigation

Question: *Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?*

Response: The user did not provide a response to this question or responded "Unknown/No Response." The lack of, or inability to obtain, this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a *significant* data gap.

Administrative Proceedings

Question: *Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property?*

Response: The user did not provide a response to this question or responded "Unknown/No Response." The lack of, or inability to obtain, this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a *significant* data gap.

Notices From Governmental Entities

Question: *Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?*

Response: The user did not provide a response to this question or responded "Unknown/No Response." The lack of, or inability to obtain, this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a *significant* data gap.

Environmental Cleanup Liens

Question: *Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?*

Response: The user did not provide a response to this question or responded "Unknown/No Response." The lack of, or inability to obtain, this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a *significant* data gap.

Activity and Use Limitations

Question: *Are you aware of any Activity and Use Limitations, such as engineering controls, land use restrictions or institutional controls, that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?*

Response: The user did not provide a response to this question or responded "Unknown/No Response." The lack of, or inability to obtain, this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a *significant* data gap.

Specialized Knowledge

Question: *As the user of this ESA, do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or of an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?*

Response: The user did not provide a response to this question or responded "Unknown/No Response." The lack of, or inability to obtain, this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a *significant* data gap.

Relationship of Purchase Price

Question: *Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?*

Response: The user did not provide a response to this question or responded "Unknown/No Response." The lack of, or inability to obtain, this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a *significant* data gap.

Commonly Known Information

Question: *Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user:*

- *Do you know the past uses of the property?*
- *Do you know of specific chemicals that are present, or once were present, at the property?*
- *Do you know of spills or other chemical releases that have taken place at the property?*
- *Do you know of any environmental cleanups that have taken place at the property?*

Response: The user did not provide a response to this question or responded "Unknown/No Response." The lack of, or inability to obtain, this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a *significant* data gap.

Obvious Indicators of Contamination

Question: *As the user of this ESA, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?*

Response: The user did not provide a response to this question or responded "Unknown/No Response." The lack of, or inability to obtain, this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a *significant* data gap.

Environmental Lien and AUL Review

The user did not engage EMG to review title and judicial records for environmental liens or Activity and Use Limitations (AULs) recorded against the Project. Furthermore, these documents were not provided to EMG for review. The lack of or inability to obtain this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a *significant* data gap.

5 PROJECT LOCATION/DESCRIPTION

The Project is located at 3101 South Broadway Street in La Porte, Harris County, Texas 77571. The Project lands consist of approximately 1.74 acres.

5.1 Project Description

The Project is currently a vacant multi-family apartment complex and contains 36 apartment units. The Project was constructed in 1969 in one phase and appears to have been renovated throughout the years. Renovations reportedly consisted of interior painting and replacement of finishes as needed. Project improvements consist of three apartment structures, one ancillary building used for the mechanical room and one ancillary building used for laundry, landscaping, two free-standing carports and surface-level parking/drive areas.

The Project is serviced by public water and sanitary sewer systems. The Project is supplied with water from the City of LaPorte Water Department. Hot water is generated by natural gas-fired water heaters.

HVAC systems observed consisted of the following:

- Heat and air-conditioning are supplied to the Project from split systems with pad-mounted condensing units and gas-fired furnace/air handling units. Conditioned air is distributed via thermostatically controlled, ducted supply and return systems. EMG observed that all of the condensers have been stolen.

5.2 Miscellaneous Systems

No environmentally significant miscellaneous systems/equipment were identified at the Project. EMG observed that the swimming pool was apparently filled in with dirt. Grass was observed on the surface of the former pool area. The concrete coping was observed as well. According to the POC, the complex will be sold 'as is' and it will be up to the buyer if the swimming pool will be filled in or if the swimming pool will be used.

5.3 Environmental Setting

5.3.1 Topography

Review of the La Porte, Texas Topographic Quadrangle, published by the United States Geological Survey (USGS) and dated 1995, indicated the following:

- The Project has an average elevation of approximately 16 feet above mean sea level. Elevations do not vary significantly across the Project lands. The slope of the Project is estimated between zero and one percent in a northwesterly direction.
- Slope in the general area of the Project is to the northwest. The nearest surface water feature, Taylor Bayou, is located approximately 602 feet west of the Project.
- The Project is shown as shaded to represent a high-density developed area, and the exact site improvements are not shown.

A copy of the topographic map is included in Appendix C.

5.3.2 Wetlands

Review of National Wetlands Inventory (NWI) data provided by the United States Fish and Wildlife Service, indicated the following:

- No wetland areas are indicated at the Project or adjacent properties.

A copy of the wetland map is included in Appendix C.

5.3.3 Floodplain

Review of the Flood Insurance Rate Map (Community/Panel No. 48201C0945L), published by the Federal Emergency Management Agency (FEMA) and dated June 18, 2007, indicated the following:

- The Project is located in Zone AE. The base floodplain where base flood elevations are provided. AE Zones are now used on new format FIRMs instead of A1-A30 Zones.

A copy of the flood zone map is included in Appendix C.

5.3.4 Soils/Geology

Review of the United States Department of Agriculture Soil Conservation Service Soil Survey Geographic Database (SSURGO) data, indicated the following:

- The Project is located in an area comprised of one soil type known as Beaumont. The Beaumont soil series is considered to be a poorly drained, clayey textured soil with a depth of at least 80 inches.

Review of the 1:2,500,000 scale Geology of the Conterminous United States, published by the USGS and dated 1974, indicated the following:

- The Project is located within an area consisting of clay and sand deposits from the Quaternary era.

5.3.5 Groundwater Hydrology

Review of groundwater well data from the National Atlas of the United States, published by the USGS, indicated the following:

- The Project is located within the Coastal lowlands aquifer formation with estimated groundwater levels between 415 and 1,130 feet below ground surface (bgs).

Shallow groundwater flow is expected to follow the ground level slope of surface elevations towards the nearest open body of water or intermittent stream. The direction of this flow at the Project is anticipated to be toward the northwest.

Estimated groundwater levels may vary due to seasonal fluctuations in precipitation, local usage demands, geology, underground structures, or dewatering operations.

6 HISTORICAL REVIEW

Review of online information from the Harris County Assessor Office website indicated that the Project is shown as Assessor Parcel Number 061-057-002-0027.

A copy of the tax map is included in Appendix C.

6.1 Chain of Title

Review of available ownership information did not identify any previous environmentally suspect ownership associated with the Project.

Review of information from the Harris County Assessor Office identified the ownership information listed in the table below:

Ownership Information	
Owner	Year Purchased
John Sheffield	1984
W.S. Hinds	1985
Bayshore Savings Association	1986
Signet Homes; John A. Sheffield	1987
Bayshore Savings Association	1988
G.B. Rush Jr. c/o Barron Builders and Management	1989
G.B. Rush Jr.	1989
Kang Sarmeet and Hemandeep	2006

6.2 Prior Use Interviews

EMG met with Walt Diggers, On-site Point of Contact (POC) and Real Estate Broker, who was cooperative and provided information that appeared to be accurate, based upon our subsequent site observations. It is EMG's opinion that the POC was knowledgeable about the Project and about questions EMG posed during the interview process. According to the POC, the Project was developed in 1969 into the current use. The POC was unaware of any prior uses of the Project. The POC has been associated with the Project for one month.

6.3 Local and/or State Government Agency Record Review/Interviews

The following information was identified at the City of LaPorte Building Department:

- According to Mr. Chris Hutchinson, Inspector, records dating back to 1990 are maintained by this department. Records prior to 1990 have been archived and are not available for review.
- According to notes in the file, the present buildings at the Project were built in 1969. General building permits for the Project were on file, but they did not reveal any information or condition that could impact the environmental integrity of the Project.
- No permits for previous uses were found in the file for the Project address. The absence of permits for previous uses suggests no official development of the Project took place prior to the current use.
- No environmentally significant information was identified.

The following information was identified at the City of La Porte Fire Department:

- According to Fire Marshal Clif Meekins, records dating back to 1995 are maintained by this department. Records prior to 1995 have been archived and are not available for review.
- No environmentally significant information was identified.

The following information was identified at the City of La Porte Planning Department:

- According to Mr. Tony McDonald, Planner, records dating back to 1990 are maintained by this department. Records prior to 1990 have been archived and are not available for review.
- Review of the available zoning records indicates that the Project is currently zoned High Density Residential. According to the records, no zoning changes were listed for the Project.
- No environmentally significant information was identified.

6.4 Historical Maps

Historical Sanborn Maps:

Historical Sanborn maps are detailed scale drawings that show the location and use of buildings and structures that occupied a given area. EMG contacted Environmental Data Resources (EDR) in an attempt to determine if there were any historical Sanborn maps in the EDR Historic Map Collection. However, there was no historical Sanborn map coverage for the Project in the EDR Historical Sanborn Map Collection for the period covering the years 1867 to present. As a general rule, the absence of historical Sanborn maps for a given area tends to support evidence that the area was not significantly developed.

Historical Topographic Maps:

Historical topographic maps show the location of buildings and structures that occupied a given area, as well as other physical features. EMG reviewed historical topographic maps as available from online from the USGS. EMG's historical topographic map search results are discussed below.

Review of the 1916 and 1920 historical topographic maps indicated the following:

- **Project:** The Project is shown as undeveloped land. Vehicular access is available from the west.
- **Off-site:** The areas north, east, south, and west of the Project are shown as undeveloped land.

The 1944 historical topographic map differs from the previous historical maps in that:

- **Project:** Vehicular access is available from the north.
- **Off-site:** The area west of the Project is shown as developed with apparent single-family residences.

The 1955 historical topographic map differs from the previous historical map in that:

- **Off-site:** The area north of the Project is shown as developed with what appears to be a single-family residence. The area west of the Project is shown as developed with additional single-family residences.

The 1967 historical topographic map differs from the previous historical map in that:

- **Off-site:** The area north of the Project is shown as developed with structures depicted as apartment buildings. The area east of the Project is shown as developed with apparent single-family residences. The area west is shown as developed with what appears to be a commercial structure.

The 1982 historical topographic map differs from the previous historical map in that:

- **Project:** The Project is shown as developed with outlined structures that appear to represent the current improvements.
- **Off-site:** The area west is shown as fewer single-family residences.

Copies of representative historical topographic maps are included in Appendix C.

6.5 City Directories

City directories have tenant listings by address and are researched at approximately five-year intervals, as available. EMG reviewed historical city directories at the LaPorte library.

Project Listings:

This review revealed the following listings associated with the Project:

- **1955, 1960, and 1968** - The Project address is not listed.
- **1970, 1975, 1980, 1985, 1990, 1995, 2000, 2005, and 2010** - The Project is listed as various residential tenants.
- **2011** - The Project address is listed as vacant.

Adjacent Property Listings:

This review revealed the following environmentally significant listings associated with the adjacent properties:

- **1980, 1985, 1990, 1995, 2000, 2005, 2010, and 2011** - The adjacent property to the west is listed as gas station. Refer to **Section 9.2** for further discussion of this site.

Copies of the City Directories were not available due to copyright restrictions and/or library policy.

6.6 Aerial Photography

EMG contacted EDR in an attempt to determine if there were any historical aerial photographs available for the area of the Project. EMG's historical aerial search results are discussed below.

Review of the 1944 and 1953 historical aerial photographs indicated the following:

- **Project:** The Project is shown as undeveloped grass land. Vehicular access is available from the north and west.
- **Off-site:** The areas north, east and south of the Project are shown as undeveloped grass land. The area west of the Project is shown as developed with structures depicted as a possible farm.

The 1969 historical aerial photograph differs from the previous aerial photographs in that:

- **Project:** The Project is shown as developed with the current improvements. Vehicular access is available from the north and west.
- **Off-site:** The areas north of the Project is shown as developed with structures depicted as the current residential buildings. The area east of the Project is shown as developed with single-family residences. The area west of the Project is shown as developed with an apparent commercial structure and associated parking lot.

The 1979, 1989, and 1995 historical aerial photographs differ from the previous aerial photograph in that:

- **Off-site:** The area south of the Project is shown as developed with structures depicted as the current apartments. The area west is shown as cleared of the previously noted structures. The land is shown as wooded and partial grassy areas.

The 2004, 2005 and 2006 historical aerial photographs differ from the previous aerial photographs in that:

- **Off-site:** The area west of the Project is shown as a commercial structure and associated parking lot depicted as the current improvements.

Copies of representative historical aerial photographs are included in Appendix C.

6.7 Previous Investigations

EMG was not provided with any previously conducted environmental assessment reports for the Project.

6.8 Plans and Specifications

As-built/renovation-site plans, drawings, or specifications were not available for review at the Project or local agency offices visited for this assessment.

6.9 Historical Summary

Based upon historical review, the Project was undeveloped grass land prior to the development of the current Project improvements in 1969. According to the POC, the apartments have been boarded up for two years.

EMG was not able to obtain standard historical sources that document the Project history in five year intervals. This data failure represents a data gap; however, this data gap is not considered a *significant* data gap, and therefore, it is not addressed in Section 3.1.

7 PROJECT RECONNAISSANCE

7.1 Operational Activities/Noteworthy Tenants

The Project is currently a vacant multi-family apartment complex. No environmentally significant operations are conducted at the Project.

Considering the operations assessed at the Project, no environmental permits, registrations, or notifications appear to be required.

7.2 Hazardous Materials/Petroleum Products Storage and Handling

Visual observation for the use and/or storage of hazardous materials and petroleum products was performed. The following hazardous materials were identified:

- Routine janitorial and maintenance supplies are present in retail-size containers and stored in designated areas. These materials were used for Project maintenance and upkeep.
- Paint was used by the maintenance staff for Project maintenance and upkeep. These materials are stored in the maintenance room in ten-gallon containers.

The identified chemicals, materials, and products were observed in their sealed, original containers and in designated storage areas. Materials appeared to be properly stored.

No evidence of spills or staining was observed. In addition, the concrete surfaces appeared intact, and no cracks were observed in the areas of product storage/usage.

7.3 Waste Generation, Treatment, Storage and Disposal

Visual observation for the generation, treatment, storage, and disposal of wastes was performed. The following wastes were identified:

- Domestic sewage is disposed of to the municipal sanitary sewer system.

EMG observed miscellaneous nuisance trash in the form of furniture and clothes at the Project. No evidence of hazardous materials or petroleum products was observed in the area of the miscellaneous nuisance trash. Furthermore, this trash is not considered environmentally significant, and no further action or investigation is recommended regarding this miscellaneous nuisance trash.

There are no dumpsters at the complex.

7.4 Polychlorinated Biphenyls (PCBs)

The Project is supplied with overhead secondary electrical service from one pole-mounted electrical transformer. The transformer is designated as the property of Reliant Energy, the public utility, and is labeled as "Non-PCB." The unit should be periodically inspected for leakage. If leakage is visible, the Project owner/manager should contact the public utility, which will remediate the situation. Should the unit have to be replaced, the utility is responsible, provided the cause is equipment failure, not customer misuse. No leakage of the transformer was observed at the time of the assessment.

7.5 Asbestos-Containing Materials (ACM)

As-built/renovation-site plans, drawings, or specifications were not available for review at the Project or local agency offices visited for this assessment.

Suspect non-friable ACM, in the form of roofing materials, vinyl floor tile, wallboard/joint compound and various mastics, were identified. These materials were observed to be in good overall condition. Unit 3126 had a plumbing leak that resulted in the removal of a portion of the ceiling in the bathroom.

Based on the Scope of Work, no samples were collected.

7.6 Radon Gas

Review of the USEPA's Radon Map for Harris County, Texas indicated that the Project is located in Zone 3, areas with a predicted average indoor radon screening level less than 2 pCi/L (picoCuries per liter of air).

Based on the propensity of the Project, radon sampling was not performed as a part of this assessment.

7.7 Lead-Based Paint (LBP)

The buildings at the Project were originally constructed in 1969. Based on the date of construction, there is a potential that the paint at the Project is lead-based. The painted surfaces were observed to be in generally good condition, with no chipping, peeling, or cracking paint observed. Based on the Scope of Work, no samples were collected.

7.8 Lead in Drinking Water

According to a representative of the local water utility, the water supplied to the Project is within federal, state, and local drinking water quality standards.

7.9 Facility Storage Tanks and Pipelines (above or below ground)

Visual observations for manways, vent pipes, fill connections, concrete pads, and saw cuts in paved areas did not identify any surface connections or disturbances that would indicate the potential for an underground storage tank (UST) installation at the Project.

No aboveground storage tanks (ASTs) were observed at the Project.

The manways and surface caps observed at the Project were for site services (i.e., domestic water, storm water, and sanitary sewer system).

Review of currently installed mechanical equipment identified the use of alternate fuel sources (i.e., electric, natural gas), thereby eliminating the need for on-site fuel storage at the Project.

Based on the review of the state list of registered USTs, no USTs are registered for the Project.

Interviews with persons knowledgeable of the Project did not identify evidence of current or historic storage tanks (above or below ground) at the Project.

Visual observations did not identify surface markings indicating the existence of subsurface product pipelines at the Project.

7.10 Surface Areas

Observations during EMG's assessment identified that the Project lands are graded to provide slope and swale to direct storm water away from the on-site building. Surface water flows in a westerly direction.

Visual observation of the Project and adjacent properties did not identify evidence of distressed vegetation, staining, or surface migration of petroleum releases or hazardous materials onto or off the Project.

Visual observations did not identify evidence of on-site surface impoundment facilities, pits, dry wells, or dumping of apparent hazardous substances at the Project.

Visual observations did not identify surface water features, including lagoons, ponds, or other bodies of water at the Project.

Minor oil discharges were observed on the parking areas; however, the discharges are incidental in nature, and corrective action is neither practical nor warranted.

Storm water from the roof areas is directed to the underground stormwater drains via downspouts. Storm water from drive and parking surfaces is directed to surface drains. Storm water from vegetated surface areas generally infiltrates into the subsurface.

7.11 Mold

EMG performed a limited visual assessment for the presence of mold, conditions conducive to mold, and evidence of moisture in readily accessible interior areas of the Project. Suspect mold was observed in the following unit:

- Unit 3126. The area affected by the suspect mold was approximately 200 square feet in size.

This assessment does not constitute a comprehensive mold survey of the Project. The reported observations and conclusions are based solely on interviews with Project personnel and on conditions as observed in readily accessible interior areas of the Project on the assessment date.

8 INTERVIEWS

8.1 Key Site Manager

A Key Site Manager Questionnaire was completed as a part of this assessment, which is included in Appendix D. The Questionnaire was completed with the Key Site Manager, Walt Diggers. Information obtained from the Questionnaire has been used in the preparation of this report. The Key Site Manager is not aware of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products, or notices from any governmental entity regarding possible violation of environmental laws, or possible liability related to hazardous substances or petroleum products.

8.2 Owner

EMG submitted an Owner Questionnaire to the user in an effort to identify the owner of the Project who could be interviewed to provide information regarding proceedings involving the Project. A completed Owner Questionnaire was not returned to EMG.

The lack of, or inability to obtain, this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a *significant* data gap.

8.3 User

EMG submitted a User Questionnaire in an effort to obtain information regarding proceedings involving the Project. Refer to Section 4, for discussion of the User Questionnaire.

8.4 Occupants

The Project is a vacant multi-family residential property and contains no other tenants. Therefore, based on the ASTM Standard guidance, occupants were not interviewed.

8.5 Past Owners, Operators, and Occupants

No past owners, operators, or occupants of the Project, who likely would have material information regarding the potential for contamination at the Project, were identified.

8.6 Owners or Occupants of Adjacent or Nearby Properties

The Project was not an abandoned property with evidence of unauthorized uses or uncontrolled access; therefore, interviews were not conducted with adjacent or nearby property owners or occupants.

8.7 Interviews with Others

EMG interviewed Ms. Ludy Urvina, Regional Supervisor, Orion Real Estate Services, Inc., who was cooperative and provided information that appeared to be accurate based upon our subsequent site observations. It is EMG's opinion that Ms. Urvina was knowledgeable about the Project, and the questions EMG posed during the interview process. According to Ms. Urvina, the apartments have been boarded up for two years. Ms. Urvina stated that she has not encountered any mold or moisture in any of the units with the exception of Unit 3128. She further stated that her company was hired by the lender. Ms. Urvina indicated that she has been associated with the Project for two weeks.

The following individuals were interviewed as part of this assessment:

Name and Title	Organization	Phone Number
Mr. Walt Diggers, Tranzon-Diggers Real Estate Brokers	Rush Oaks Apartments	352.804.5900
Ms. Ludy Urvina, Regional Supervisor	Orion Real Estate Services, Inc.	713.622.5844
Mr. Chris Hutchinson, Inspector	LaPorte Building Department	281.470.5066
Mr. Tony McDonald, Planner	LaPorte Planning Department	281.470.5058
Fire Marshal Clif Meekins	LaPorte Fire Department	281.867.4603



9 REGULATORY DATABASE REVIEW

EMG obtained a regulatory database report from Environmental Data Resources, Inc. (EDR) in an effort to determine if the Project is a listed regulatory site and whether there are any mappable regulatory database sites. The regulatory database search was run in accordance with the Scope of Work for this assessment. In addition, EMG reviewed the unmappable sites in the database report, cross-referencing addresses and site names. Unmappable sites are environmental risk sites that cannot be plotted with confidence, but can be located by zip code or city name. In general, a site cannot be geocoded because of inaccurate or missing location information in the record provided by the agency. A copy of the regulatory database report is included in Appendix F.

Based on review of the regulatory database report, and by cross-referencing name, address, and zip code, EMG concludes that the Project is not a listed site.

The search for sites listed on regulatory databases in the area surrounding the Project identified various sites within the specified search radii.

The following are some of the databases which were reviewed for this assessment. See the appended regulatory database report for a complete listing of databases reviewed for this assessment:

- **NPL** - The National Priority List (NPL) is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program.
- **Proposed NPL** - A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.
- **NPL LIENS** - Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability.
- **Delisted NPL** - In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.
- **CERCLIS** - The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) contains sites that are either proposed to or on the National Priorities List (NPL) and sites that are in the screening and assessment phase for possible inclusion on the NPL.
- **CERCLIS-NFRAP** - CERCLIS No Further Remedial Action Planned (NFRAP) sites are sites that the EPA has determined that no further steps will be taken to list the sites on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.
- **CORRACTS** - Corrective Action Report (CORRACTS) identifies hazardous waste handlers with RCRA corrective action activity.
- **RCRA-TSDF** - Resource Conservation and Recovery Act (RCRA) - Transporters, Storage and Disposal (TSDF) database includes information on sites that generate, transport, store, treat and/or dispose of hazardous waste as defined by the RCRA.
- **RCRA-LQG** - The RCRA - Large Quantity Generators (LQG) database includes information on sites that generate, transport, store, treat and/or dispose of hazardous waste as defined by RCRA. Large quantity generators generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

- **RCRA-SQG** - The RCRA - Small Quantity Generators (SQG) database includes information on sites that generate, transport, store, treat and/or dispose of hazardous waste as defined by RCRA. Small quantity generators generate between 100 kg and 1,000 kg of hazardous waste per month.
- **RCRA-CESQG** - The RCRA - Conditionally Exempt Small Quantity Generators (CESQG) database includes information on sites that generate, transport, store, treat and/or dispose of hazardous waste as defined by RCRA. Conditionally exempt small quantity generators generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.
- **US ENG CONTROLS** - A listing of sites with engineering controls in place. Engineering controls 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.
- **US INST CONTROL** - A listing of sites with institutional controls in place. Institutional controls 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.
- **ERNS** - The Emergency Response Notification System records and stores information on reported releases of oil and hazardous substances.
- **FINDS** - The Facility Index System (FINDS) contains both facility information and 'pointers' to other sources that contain more detail.
- **SWF** - The Solid Waste Facilities (SWF) database contains an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps.
- **LPST** - Leaking petroleum storage tank (LPST) records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.
- **UST** - Registered Underground Storage Tank (UST) facilities.
- **AST** - Registered Aboveground Storage Tank (AST) facilities.
- **US BROWNFIELDS** - This database contains information on brownfield sites.
- **SHWS** - This database is a comprehensive listing of sites that are considered to be a threat to the public health and welfare by the Texas Commission on Environmental Quality. Furthermore, this is the ASTM equivalent of a State Hazardous Waste Sites List.

Database List	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NPL		1	0	0	0	0	NR	0
DELISTED NPL		1	0	0	0	0	NR	0
CERCLIS		0.5	0	0	0	NR	NR	0
CERCLIS-NFRAP		0.5	0	0	0	NR	NR	0
CORRACTS		1	0	0	0	0	NR	0
RCRA-TSDF		0.5	0	0	0	NR	NR	0
RCRA-LQG		0.125	0	NR	NR	NR	NR	0
RCRA-SQG		0.125	0	NR	NR	NR	NR	0
US ENG CONTROLS		TP	NR	NR	NR	NR	NR	0
US INST CONTROL		TP	NR	NR	NR	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0

US BROWNFIELDS		0.5	0	0	0	NR	NR	0
SHWS		1	0	0	0	0	NR	0
SWF/LF		0.5	0	0	0	NR	NR	0
UST		0.125	1	NR	NR	NR	NR	1
AST		0.25	0	0	NR	NR	NR	0
BROWNFIELDS		0.5	0	0	0	NR	NR	0
LPST		0.5	1	1	0	NR	NR	2

9.1 Project Regulatory Database Discussion

The search for sites listed on regulatory databases did not identify any listings for the Project.

9.2 Off-Site Regulatory Database Discussion

Jacks Super Mart 3124 Highway 146 South

Distance: Adjacent

Direction: West

Databases Listed On: LPST and UST

Based on review of the USGS Topographic Map, this site is located topographically cross-gradient from the Project, and the estimated groundwater flow in the area of the site is to the north, which is away from the Project. According to the database, two fully regulated steel 6,000-gallon gasoline USTs were installed in 1971 and were permanently filled in-place in 1987. On April 16, 1987 a release occurred that impacted the groundwater. According to the Texas Commission on Environmental Quality (TCEQ) database, there were no apparent threats or impacts to receptors. The case was issued 'case closed' on April 27, 1987. The TCEQ issues a 'case closed' status only when contamination, if any, has been investigated and/or remediated in accordance with the regulatory standards accepted at the time closure was granted. The UST database indicates that the facility currently maintains a fully regulated 15,000-gallon gasoline UST containing a 10,000 and 5,000-gallon compartment. The UST was installed on May 7, 1996 and contains vapor monitoring and a automatic line leak detector. Spill and overflow protection is provided by a automatic flow restrictor valve. Based on the "Case-Closed" regulatory status and estimated direction of groundwater flow, this site is not anticipated to have adversely impacted the environmental integrity of the Project.

All of the off-site listed remaining properties are located more than 1,000 (verified) feet from the Project. In addition, there are no open release cases located within 1/2-mile of the Project. Based on various factors such as distance, topographic relations, estimated groundwater flow direction, and/or regulatory status, the remaining off-site listed properties are not anticipated to have adversely impacted the environmental integrity of the Project.

10 ADJACENT PROPERTIES

The general vicinity of the Project consists of residential and commercial land uses. The following adjacent properties were identified:

- The Project is bordered to the north by Bayside Drive. Farther north are residences.
- The Project is bordered to the south by a multi-family development.
- The Project is bordered to the east by single-family residences.
- The Project is bordered to the west by South Broadway Street (Old State Highway 146). Farther west is grassy land and Jacks Super Mart (3124 Highway 146 South).

The adjacent property use to the west was identified on the LPST and UST databases. More information regarding this site is included in the **Regulatory Review** discussion (Section 9.2.). The remaining adjacent property uses are not anticipated to adversely impact the environmental integrity of the Project.

Appendix A:
Photographic Documentation



1 : South elevation



2 : North elevation



3 : West elevation



4 : East elevation



5 : West elevation



6 : East elevation



7 : North elevation



8 : South elevation



9 : Laundry building



10 : Mechanical building



11 : Water heaters



12 : Furnace contained in each unit



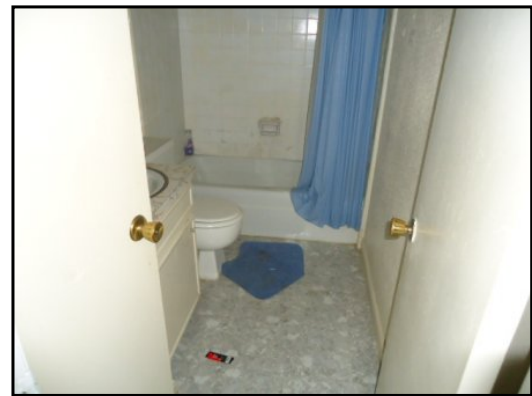
13 : Former swimming pool



14 : Apartment living room



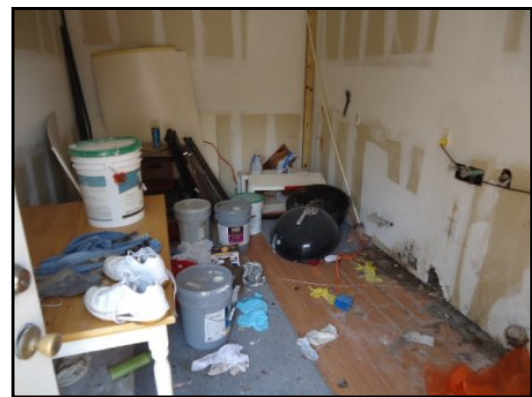
15 : Apartment kitchen



16 : Apartment bathroom



17 : Apartment bedroom



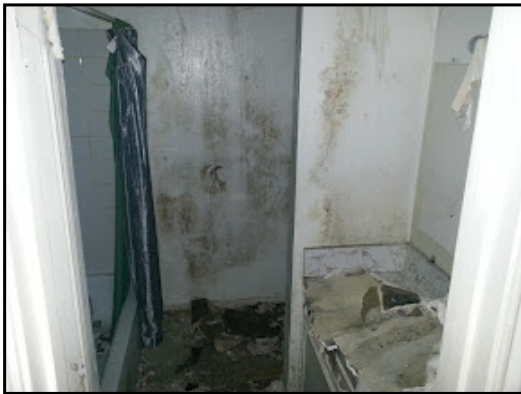
18 : Paint storage



19 : Pole-mounted transformer



20 : Unit 3126 mold bathroom



21 : Unit 3126 mold bathroom



22 : Unit 3126 mold adjacent hallway



23 : Adjacent property north, Bayside Drive,
Multi-family



24 : Adjacent property east, single-family homes



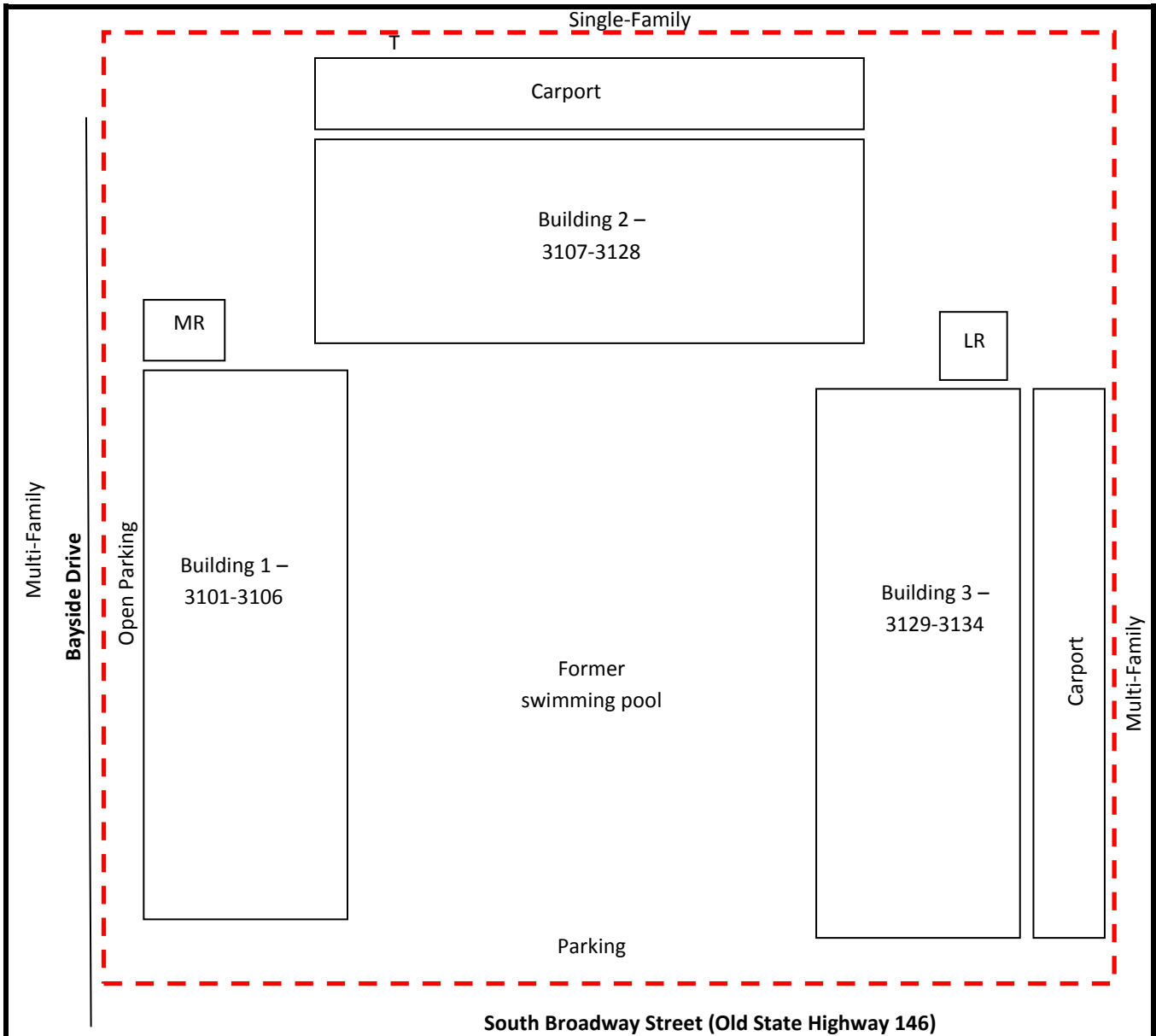
25 : Adjacent property south, multi-family complex



26 : Adjacent property west, South Broadway Street (Old State Highway 146), Jacks Super Mart Shell Gasoline Station and grassy land

Appendix B:
Field Sketch

Field Sketch

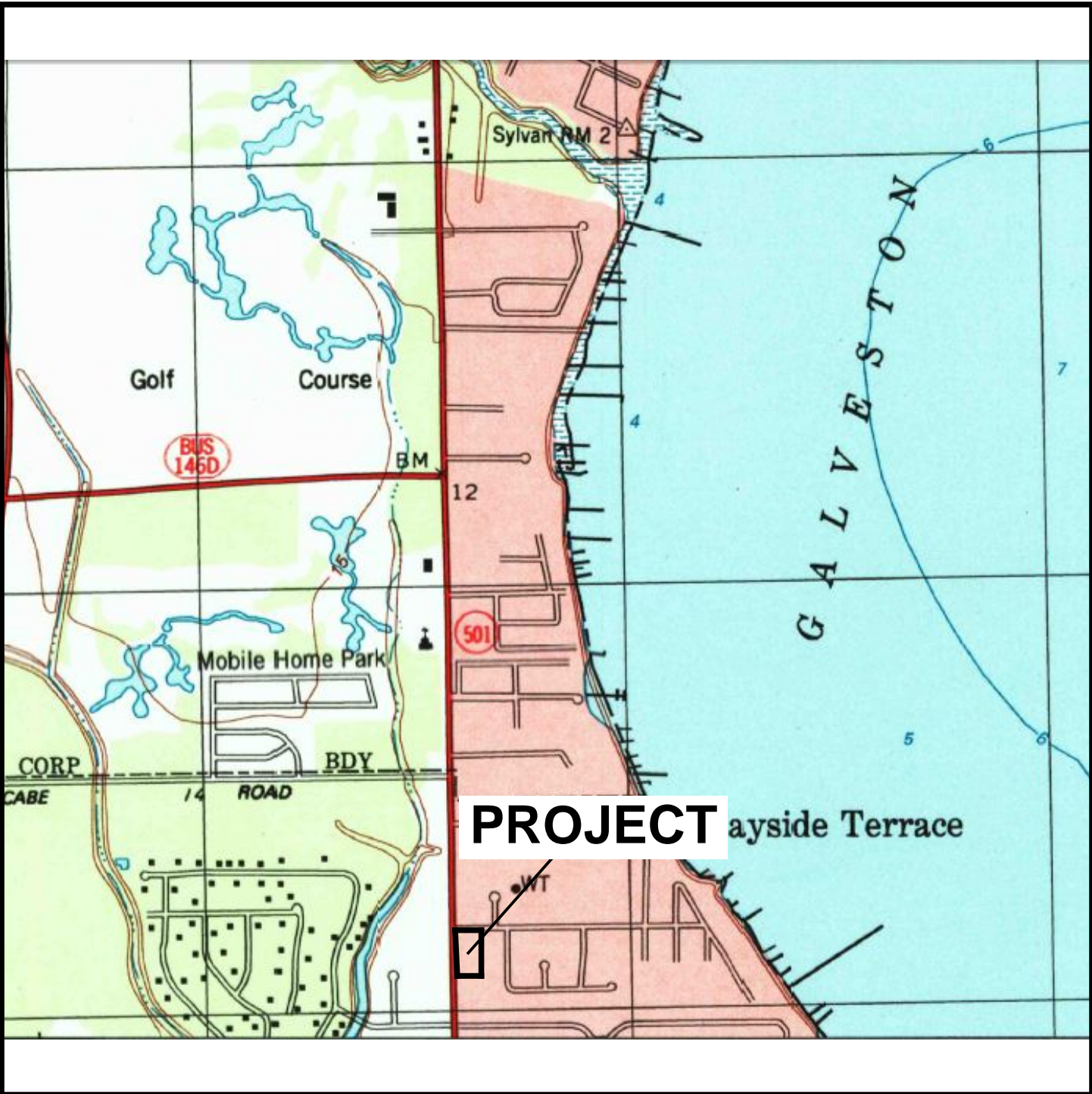


Undeveloped land Jacks Super Mart (Shell Gasoline Station), 3124 Highway 146 South, LPST (case closed), UST

	<p>Key:</p> <p>T – Transformer LR – Laundry room MR – Mechanical room - - - Project Boundary</p>	<p>Project Number:</p> <p>103328.12R-001.135</p>
	<p>Project Name:</p> <p>Rush Oaks Apartments</p>	
	<p>Not drawn to scale. The north arrow indicator is an approximation of 0° North.</p>	<p>On-Site Date:</p> <p>September 25, 2012</p>

Appendix C:

Maps and Aerial Photographs



PROJECT ayside Terrace



1995 Topographic Map
 Rush Oaks Apartments
 3101 South Broadway Street, La Porte, Texas

DRAWN BY: Connie Jew
 DATE: 09/26/2012
 PROJ. #: 103328.12R-001.135



U.S. Fish and Wildlife Service
National Wetlands Inventory

Sep 26, 2012



- Wetlands**
- Freshwater Emergent
 - Freshwater Forested/Shrub
 - Estuarine and Marine Deepwater
 - Estuarine and Marine
 - Freshwater Pond
 - Lake
 - Riverine
 - Other

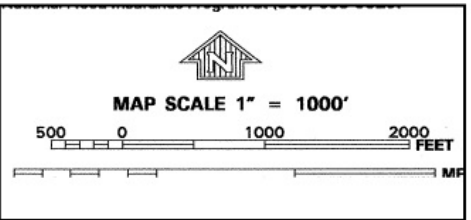
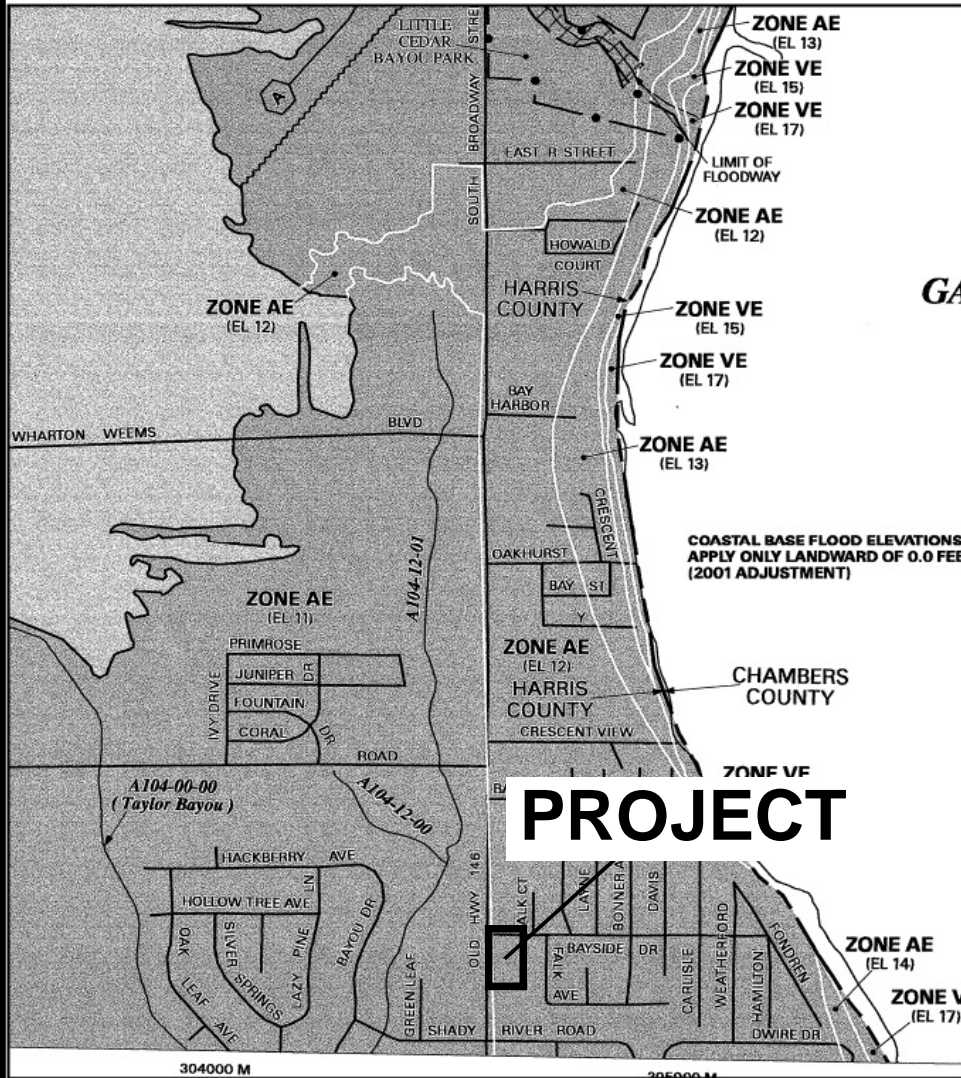
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:



Wetlands Map
Rush Oaks Apartments
3101 South Broadway Street, La Porte, Texas

DRAWN BY: Connie Jew
DATE: 09/26/2012
PROJ. #: 103328.12R-001.135



NFP

PANEL 0945L

FIRM
FLOOD INSURANCE RATE MAP
 HARRIS COUNTY,
 TEXAS
 AND INCORPORATED AREAS

PANEL 945 OF 1150
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
MCKINNAH POINT, CITY OF	49055	0945	L
LA PORTE, CITY OF	49067	0945	L
HARRIS COUNTY, UNINCORPORATED AREAS	49087	0945	L
HOUSTON, CITY OF	49097	0945	L

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

MAP NUMBER 48201C0945L

MAP REVISED: JUNE 18, 2007

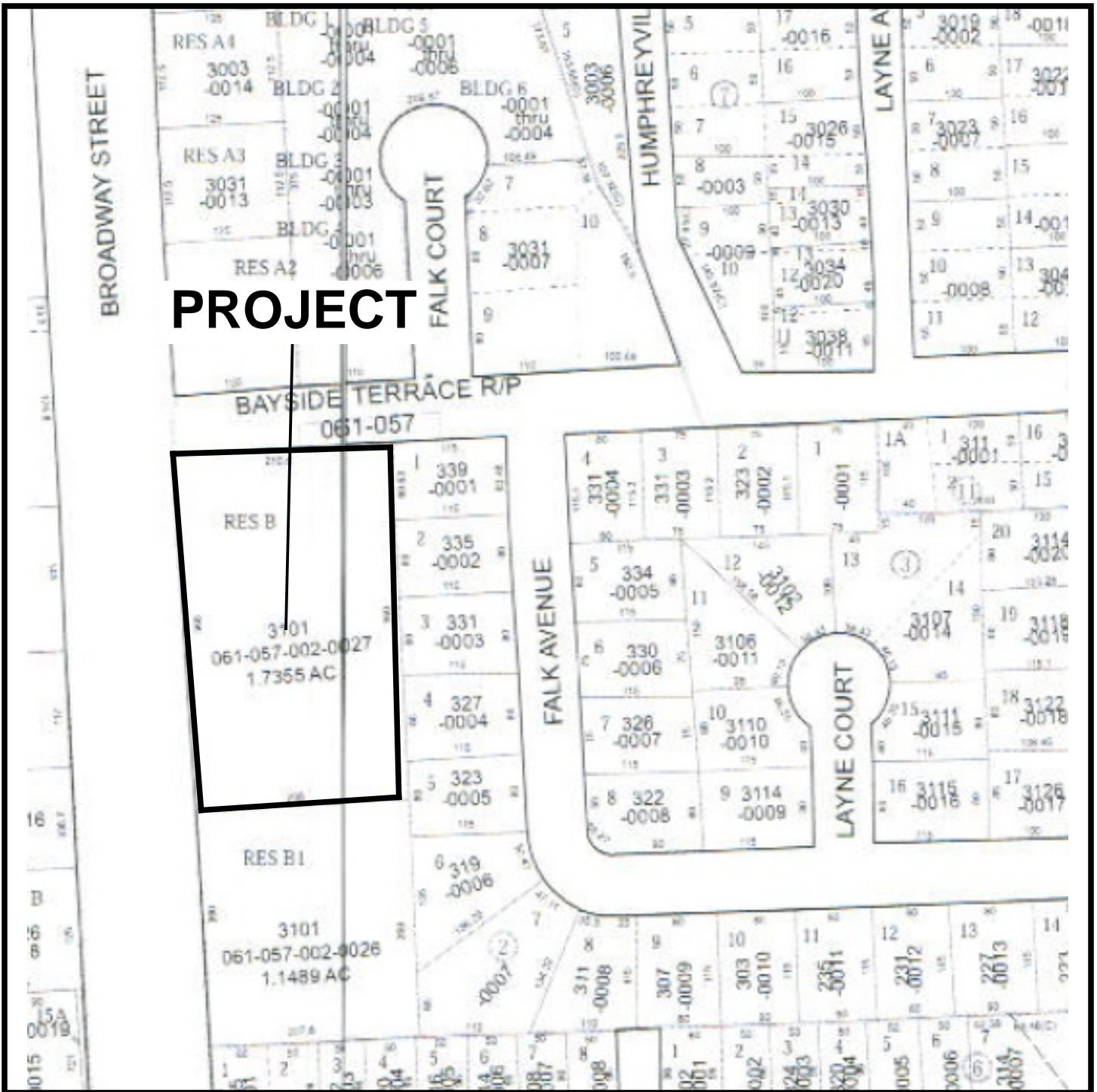
Federal Emergency Management Agency

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



Floodplain Map
Rush Oaks Apartments
3101 South Broadway Street, La Porte, Texas

DRAWN BY: Connie Jew
DATE: 09/26/2012
PROJ. #: 103328.12R-001.135

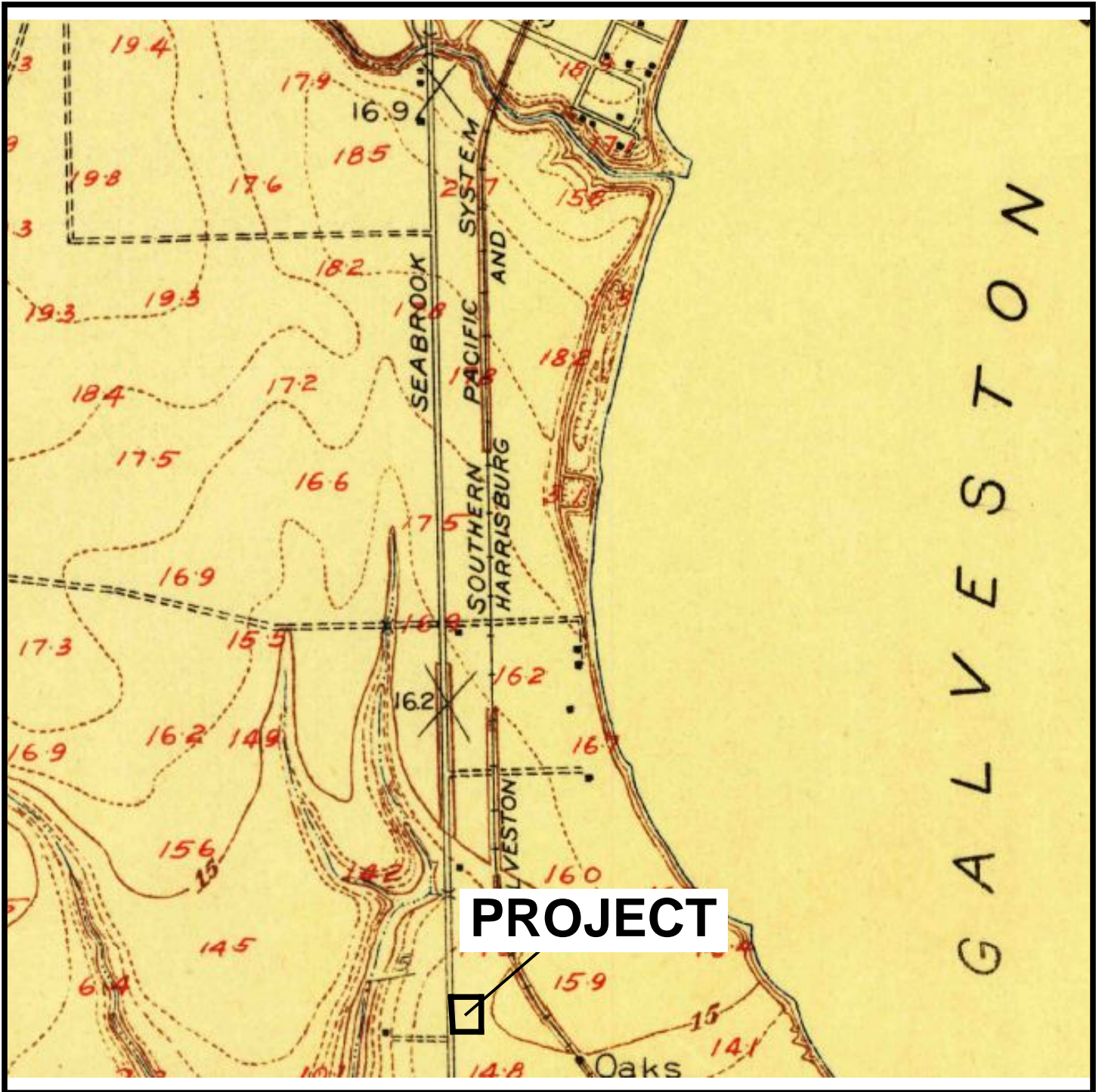


PROJECT



**Tax Map
Rush Oaks Apartments
3101 South Broadway Street, La Porte, Texas**

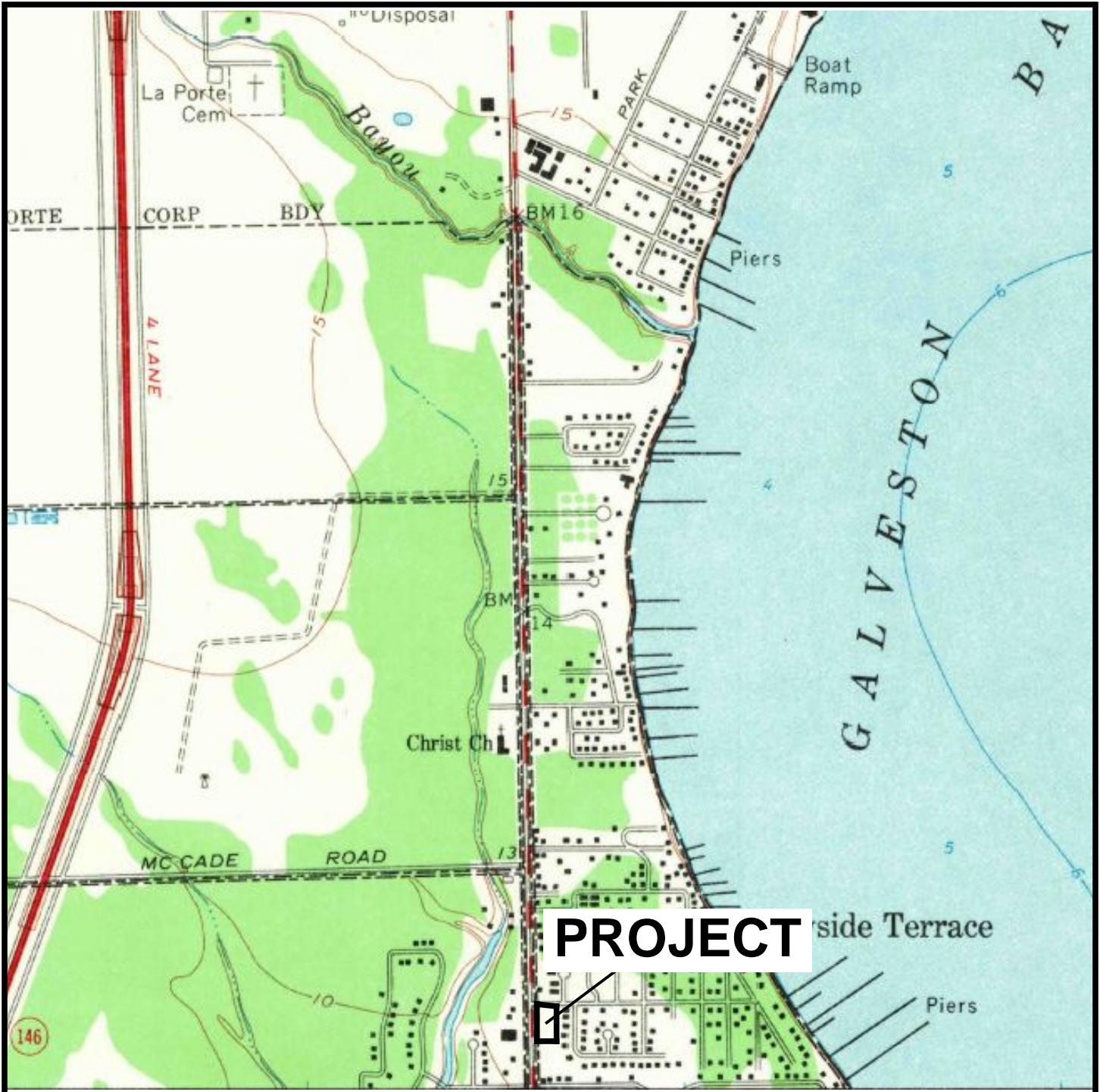
DRAWN BY: Valarie Shaddox
DATE: 09/28/2012
PROJ. #: 103328.12R-001.135



EMG

1916 Topographic Map
 Rush Oaks Apartments
 3101 South Broadway Street, La Porte, Texas

DRAWN BY: Connie Jew
 DATE: 09/26/2012
 PROJ. #: 103328.12R-001.135



EMG

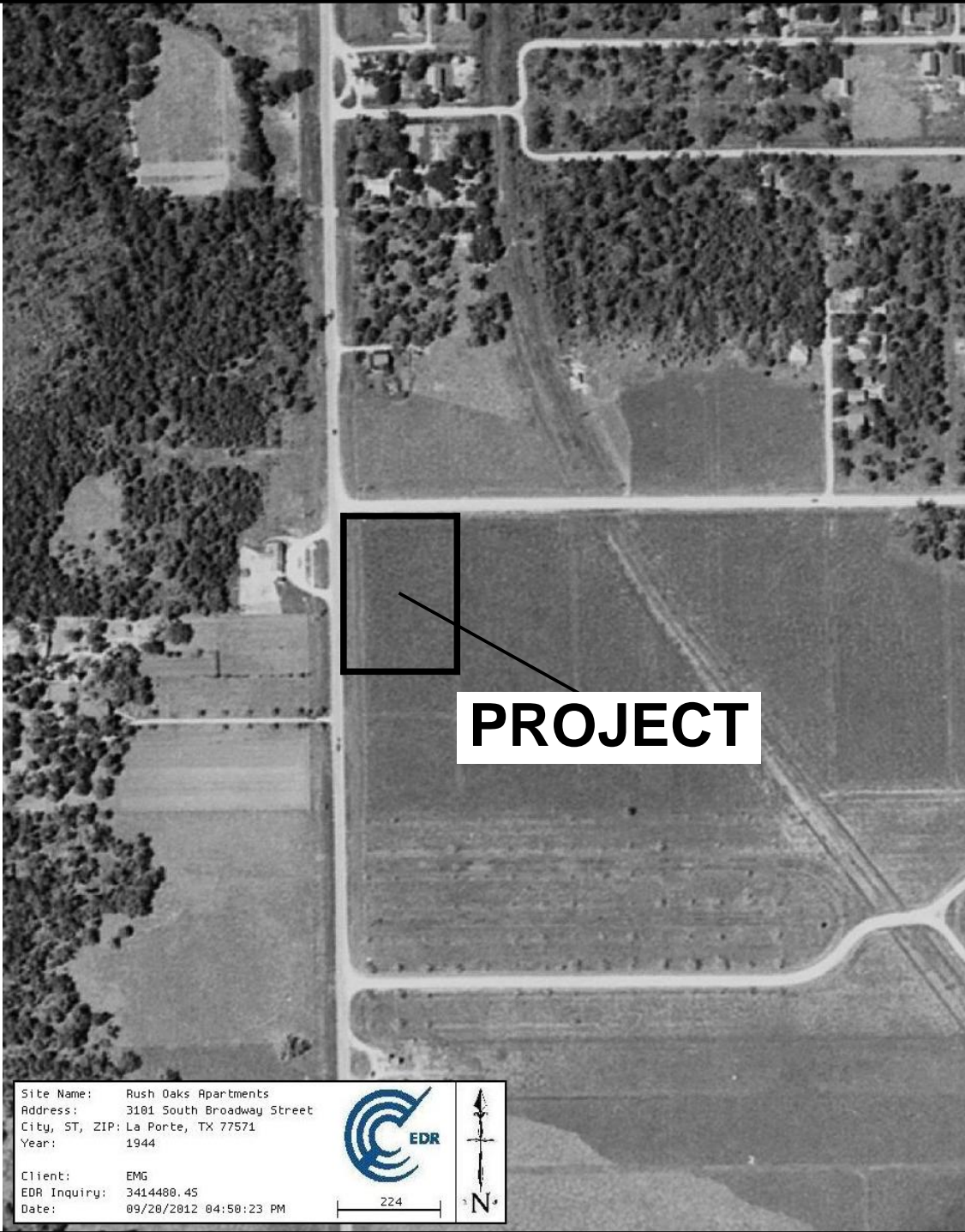
1967 Topographic Map
 Rush Oaks Apartments
 3101 South Broadway Street, La Porte, Texas

DRAWN BY: Connie Jew
 DATE: 09/26/2012
 PROJ. #: 103328.12R-001.135



1982 Topographic Map
 Rush Oaks Apartments
 3101 South Broadway Street, La Porte, Texas

DRAWN BY: Connie Jew
 DATE: 09/26/2012
 PROJ. #: 103328.12R-001.135



Site Name: Rush Oaks Apartments
 Address: 3101 South Broadway Street
 City, ST, ZIP: La Porte, TX 77571
 Year: 1944
 Client: EMG
 EDR Inquiry: 3414488.45
 Date: 09/20/2012 04:50:23 PM



224



1944 Aerial Photo
Rush Oaks Apartments
3101 South Broadway Street, La Porte, Texas

DRAWN BY: Connie Jew
DATE: 09/26/2012
PROJ. #: 103328.12R-001.135



Site Name: Rush Oaks Apartments
Address: 3101 South Broadway Street
City, ST, ZIP: La Porte, TX 77571
Year: 1969

Client: EMG
EDR Inquiry: 3414488.45
Date: 09/20/2012 04:50:23 PM



224

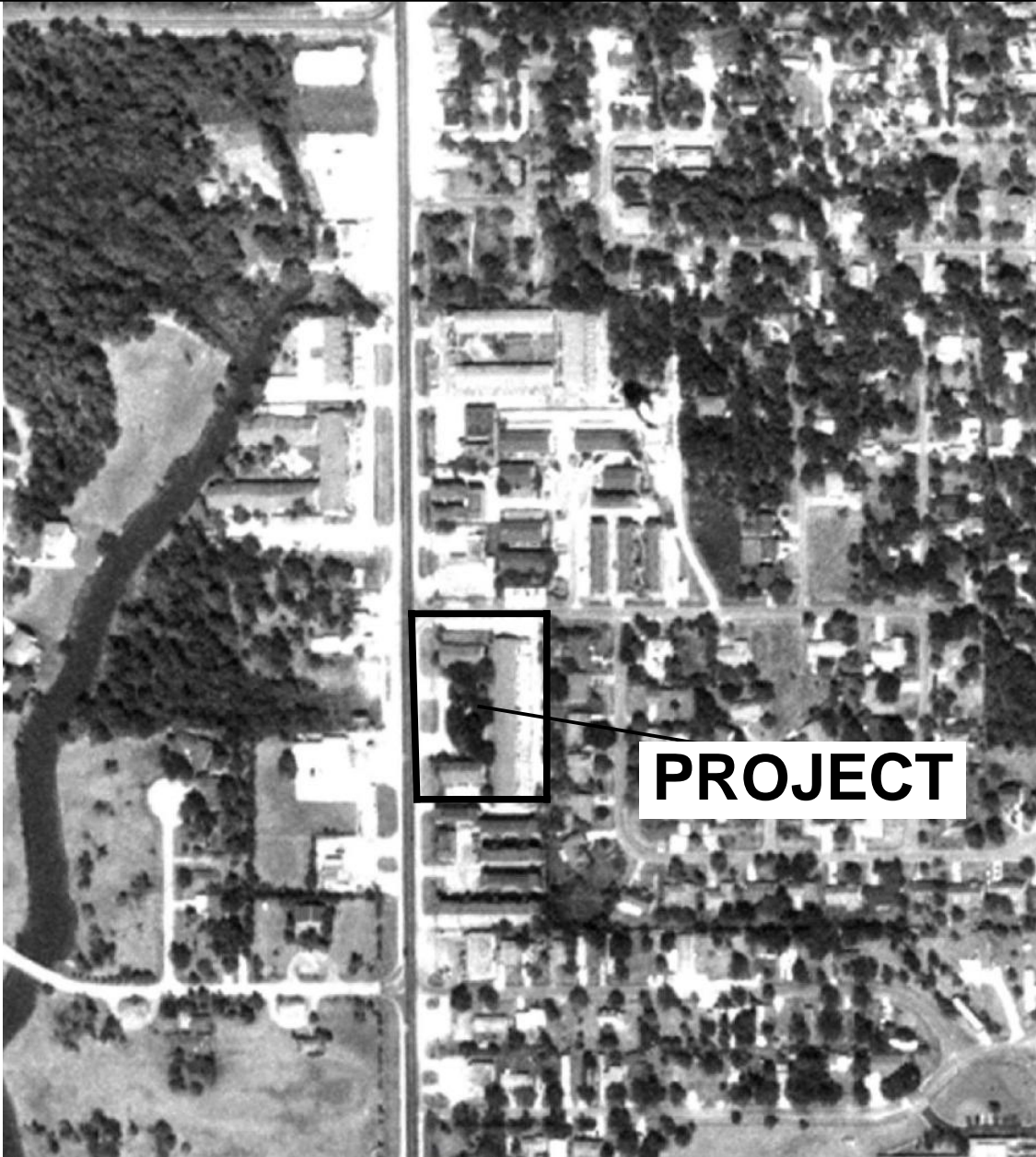


1969 Aerial Photo
Rush Oaks Apartments
3101 South Broadway Street, La Porte, Texas

DRAWN BY: Connie Jew

DATE: 09/26/2012

PROJ. #: 103328.12R-001.135



PROJECT

Site Name: Rush Oaks Apartments
Address: 3101 South Broadway Street
City, ST, ZIP: La Porte, TX 77571
Year: 1989



EDR



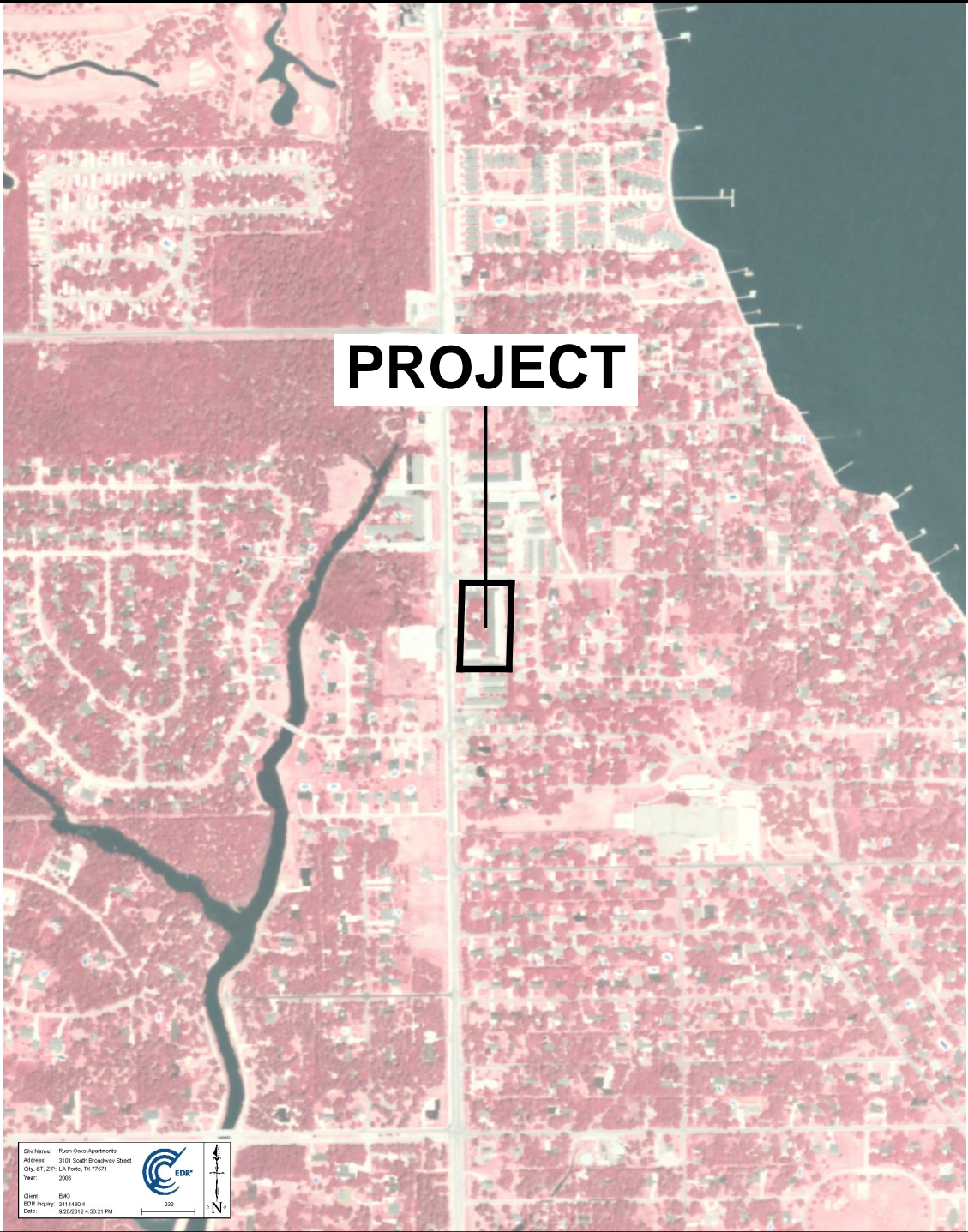
Client: EMG
EDR Inquiry: 3414488.45
Date: 09/20/2012 04:50:23 PM

224



**1989 Aerial Photo
Rush Oaks Apartments
3101 South Broadway Street, La Porte, Texas**

DRAWN BY: Connie Jew
DATE: 09/26/2012
PROJ. #: 103328.12R-001.135



Site Name: Rush Oaks Apartments
Address: 3101 South Broadway Street
City, ST, ZIP: La Porte, TX 77571
Year: 2006

Client: EMG
EDR Inquiry: 341480.4
Date: 9/30/2012 4:50:21 PM

233



**2006 Aerial Photo
Rush Oaks Apartments
3101 South Broadway Street, La Porte, Texas**

DRAWN BY: Valarie Shaddox
DATE: 09/30/2012
PROJ. #: 103328.12R-001.135

Appendix D:
Questionnaires

KEY SITE MANAGER PRE-SURVEY QUESTIONNAIRE

Date: September 25, 2012
Name of person completing questionnaire: Walt Driggers
Company Name: Tranzon Driggers Real Estate
Association with the property: Real Estate Broker
Length of association with property: 1 Month
Phone Number: 352.804.5900
Fax Number:
Email Address:
Property Name/Address: 3101 South Broadway Street, La Porte, Texas 77571
EMG Project Number: 103328.12R-001.135

Directions: Please answer all questions to the best of your knowledge and in good faith. Mark the column corresponding to the appropriate response. Additional details necessary to explain any yes or unknown responses should be provided in the "Comments" column.

Note: U/NR indicates "Unknown" or "No Response", and "N/A" indicates not applicable.

QUESTION		RESPONSE			COMMENTS
		Y	N	U/NR	
1	Is the Project used for an industrial use?		X		
1B	Are any adjoining properties used for an industrial use?		X		
2a	To the best of your knowledge, has the Project been used for an industrial use in the past?		X		
2b	To the best of your knowledge, has any adjoining properties been used for an industrial use in the past?		X		
3a	Is the Project used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X		
3b	Is any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X		
4a	To the best of your knowledge, has the Project been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X		
4b	To the best of your knowledge, has any adjoining property been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X		
5a	Are there currently any automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than five gallons in volume or fifty gallons in the aggregate, stored on or used at the Project?		X		
5b	To the best of your knowledge, have there been previously any automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than five gallons in volume or fifty gallons in the aggregate, stored on or used at the Project?		X		
6a	Are there currently any industrial drums (typically 55 gallon) or sacks of chemicals located on the Project?		X		
6b	To the best of your knowledge, have there been previously any industrial drums (typically 55 gallon) or sacks of chemicals located on the Project?		X		
7a	Are there currently any groundwater monitoring wells or other groundwater wells (i.e., potable drinking water wells) located on the Project?		X		

QUESTION		RESPONSE			COMMENTS
		Y	N	U/NR	
7b	To the best of your knowledge, have there been previously any groundwater monitoring wells or other groundwater wells (i.e., potable drinking water wells) located on the Project?		X		
8a	Has fill dirt been brought onto the Project which originated from a contaminated site?		X		
8b	Has fill dirt been brought onto the Project which is of an unknown origin?		X		
9a	Are there currently any pits, ponds or lagoons located on the Project in connection with waste treatment or waste disposal?		X		
9b	To the best of your knowledge, have there been previously any pits, ponds or lagoons located on the Project in connection with waste treatment or waste disposal?		X		
10a	Is there currently, any stained soil on the Project?		X		
10b	To the best of your knowledge, has there been previously any stained soil on the Project?		X		
11a	Are there currently any registered or unregistered storage tanks (above or underground) located on the Project?		X		
11b	To the best of your knowledge, have there been previously any registered or unregistered storage tanks (above or underground) located on the Project?		X		
12a	Are there currently any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the Project or adjacent to any structure located on the Project?		X		
12b	To the best of your knowledge, have there been previously any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the Project or adjacent to any structure located on the Project?		X		
13a	Are there currently any flooring, drains, or walls located at the Project that are stained by substances other than water or are emitting foul odors?		X		
13b	To the best of your knowledge, have there been previously any flooring, drains, or walls located at the Project that are stained by substances other than water or are emitting foul odors?		X		
14a	If the Project is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system?				Not Applicable.
14b	If the Project is served by a private well or non-public water system, has the well been designated as contaminated by any government environmental/health agency?				Not Applicable.
15a	Have you been informed of the past existence of hazardous substances or petroleum products with respect to the Project or any facility located on the Project?		X		
15b	Have you been informed of the current existence of hazardous substances or petroleum products with respect to the Project or any facility located on the Project?		X		
16a	Are there any environmental liens or governmental notification relating to past or current violations of environmental laws with respect to the Project or any facility located on the Project?		X		
16b	Have you been informed of the past existence of environmental violations with respect to the Project or any facility located on the Project?		X		
16c	Are you aware of any pending, threatened, or past litigation relevant to hazardous substances of petroleum products in, on or from the property?		X		

QUESTION		RESPONSE			COMMENTS
		Y	N	U/NR	
16d	Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property?		X		
16e	Are you aware of any notices from any governmental entity regarding any possible violation or environmental laws or possible liability relating to hazardous substances or petroleum products?		X		
17	Have there been any environmental site assessments of the Project that indicated the presence of hazardous substances or petroleum products on, or contamination of, the Project or recommended further assessment of the Project?		X		
18	Does the Project discharge waste water on or adjacent to the project, other than storm water, into a storm water sewer system?		X		
19	Does the Project discharge waste water on or adjacent to the project, other than storm water, or into a sanitary system?		X		
20	Have any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the Project?		X		
21	Is there a transformer, capacitor or any hydraulic equipment for which there are any records indicating the presence of PCBs?		X		
22	Is there now or has there ever been any asbestos-containing materials (ACM), in any application, on the Project?			X	
23	Has there ever been any ACM testing conducted on the Project?			X	
24	Is there an asbestos Operations and Maintenance (O&M) program in place at the Project?		X		
25	Is there now or has there ever been any lead-based paint (LBP) applications on the Project?			X	
26	Has there ever been LBP testing conducted on the Project?			X	
27	Is there a Lead Paint Operations and Maintenance (O&M) Program in place at the Project?		X		
28	Has the water at the Project ever been tested for lead?		X		
29	Has Radon testing ever been conducted at the Project?			X	
30	Are there any other Operations and Maintenance (O&M) programs in place that we should be made aware of?		X		
31	Is the Project or any portion of the Project located or involved in any environmentally sensitive areas (i.e., wetlands, coastal barrier resource areas, coastal barrier improvement act areas, flood plains, endangered species, etc.)?		X		
32	Do you know or suspect that mold was or is present in the building(s) or HVAC system? - If "Yes", proceed to question #33. - If "No", skip question #33 and proceed to question #34.	X			Unit 3126 in the bathroom and hall from a previous plumbing leak.
33	Are there reliable procedures that specify the actions (i.e. operations and maintenance) to be taken to prevent and/or respond to mold or mold producing problems?			X	
34	Is there a mold Operations and Maintenance (O&M) program in place at the Project?		X		
35	Is the HVAC system inspected at least annually?			X	
36	Have identified HVAC problems been corrected in a timely manner?			X	
37	Is there now, or has there ever been evidence of mold or mildew present at the building(s)? If so, when?	X			
38	Is there now, or has there ever been any water damage in the building(s), whether from flooding, plumbing, roof leaks, or other sources? If so, when?		X		

QUESTION		RESPONSE			COMMENTS
		Y	N	U/NR	
39	Has there ever been any sort of Indoor Air Quality (IAQ) or mold testing conducted in the building(s)?			X	

USER QUESTIONNAIRE

EMG has been retained to conduct a Phase I Environmental Site Assessment (ESA) of the following property. The Phase I ESA will involve site observations, interviews, and a review of available documentation. To ensure the success of the assessment, and in accordance with the ASTM 05 Scope of Work for this assessment, which documents certain User responsibilities, we are submitting this questionnaire to help you meet those responsibilities. Please complete this questionnaire and return via email or by fax to 410-785-6220 (within one business day of receipt).

Date: 09/26/2012
Name of person completing questionnaire: Not returned to EMG
Company:
Length of association with property:
Phone Number:
Property Name/Address: 3101 South Broadway Street, La Porte, Texas 77571
EMG Project Number: 103328.12R-001.135

Directions: Please answer all questions to the best of your knowledge and in good faith. Mark the column corresponding to the appropriate response. Additional details necessary to explain any yes or unknown responses should be provided in the "Comments" column.

Note: U/NR indicates "Unknown" or "No Response", and "N/A" indicates not applicable.

QUESTION		RESPONSE			COMMENTS
		Y	N	U/NR	
1	Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?				
2	Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property?				
3	Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?				
4	Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?				
5	Are you aware of any Activity and Use Limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?				
6	As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?				
7	Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?				
8	Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user				
8a	Do you know the past uses of the property?				
8b	Do you know of specific chemicals that are present or once were present at the property?				

QUESTION		RESPONSE			COMMENTS
		Y	N	U/NR	
8c	Do you know of spills or other chemical releases that have taken place at the property?				
8d	Do you know of any environmental cleanups that have taken place at the property?				
9	As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?				

OWNER QUESTIONNAIRE

EMG has been retained to conduct a Phase I Environmental Site Assessment (ESA) of the following property. The Phase I ESA will involve site observations, interviews, and a review of available documentation. To ensure the success of the assessment, and in accordance with the ASTM 05 Scope of Work for this assessment we are required to ask the following questions to the Owner or Owner representative. Please complete this questionnaire and return via email or by fax to 410-785-6220 (within one business day of receipt).

Date:

Name of person completing questionnaire: Not Returned to EMG

Company:

Length of association with property:

Phone Number:

Property Name/Address: 3101 South Broadway Street, La Porte, Texas 77571

EMG Project Number: 103328.12R-001.135

Please check one: Owner Representative

Directions: Please answer all questions to the best of your knowledge and in good faith. Mark the column corresponding to the appropriate response. Additional details necessary to explain any yes or unknown responses should be provided in the "Comments" column.

Note: U/NR indicates "Unknown" or "No Response", and "N/A" indicates not applicable.

QUESTION		RESPONSE			COMMENTS
		Y	N	U/NR	
1	Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?				
2	Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property?				
3	Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?				

Appendix E:
Laboratory Analytical Results

**No documents have been associated
with this appendix.**

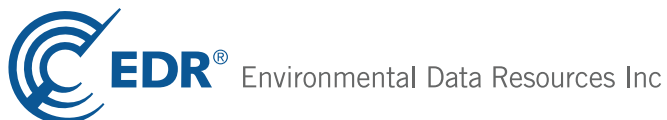
Appendix F:
Regulatory Database Report

Project #: 103328.12R-001.042

Rush Oaks Apartments
3101 South Broadway Street
LA Porte, TX 77571

Inquiry Number: 3414480.2s
September 20, 2012

EDR Summary Radius Map Report



440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Summary	4
Map Findings	7
Orphan Summary	17
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

GeoCheck - Not Requested

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

3101 SOUTH BROADWAY STREET
LA PORTE, TX 77571

COORDINATES

Latitude (North): 29.6268000 - 29° 37' 36.48"
Longitude (West): 95.0179000 - 95° 1' 4.44"
Universal Transverse Mercator: Zone 15
UTM X (Meters): 304629.4
UTM Y (Meters): 3278955.5

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: TP
Source: USGS 7.5 min quad index

Target Property: S
Source: USGS 7.5 min quad index

AERIAL PHOTOGRAPHY IN THIS REPORT

Photo Year: 2010
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
3101 SOUTH BROADWAY STREET
LA PORTE, TX 77571

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft.) DIRECTION
1	JACKS SUPER MART	3124 HIGHWAY 146 S	LPST, UST	Same	66, West
2	JOHN & JERRYS DETAIL	2823 S BROADWAY	LPST	Same	1181, North

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

State and tribal leaking storage tank lists

LPST: A review of the LPST list, as provided by EDR, and dated 06/08/2012 has revealed that there are 2 LPST sites within approximately 0.5 miles of the target property.

<u>Site</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>JACKS SUPER MART</i> Status Code: FINAL CONCURRENCE ISSUED, CASE CLOSED	<i>3124 HIGHWAY 146 S</i>	<i>0 - 1/8 (0.013 mi.) W</i>	<i>1</i>	<i>7</i>
<i>JOHN & JERRYS DETAIL</i> Status Code: FINAL CONCURRENCE ISSUED, CASE CLOSED	<i>2823 S BROADWAY</i>	<i>1/8 - 1/4 (0.224 mi.) N</i>	<i>2</i>	<i>7</i>

State and tribal registered storage tank lists

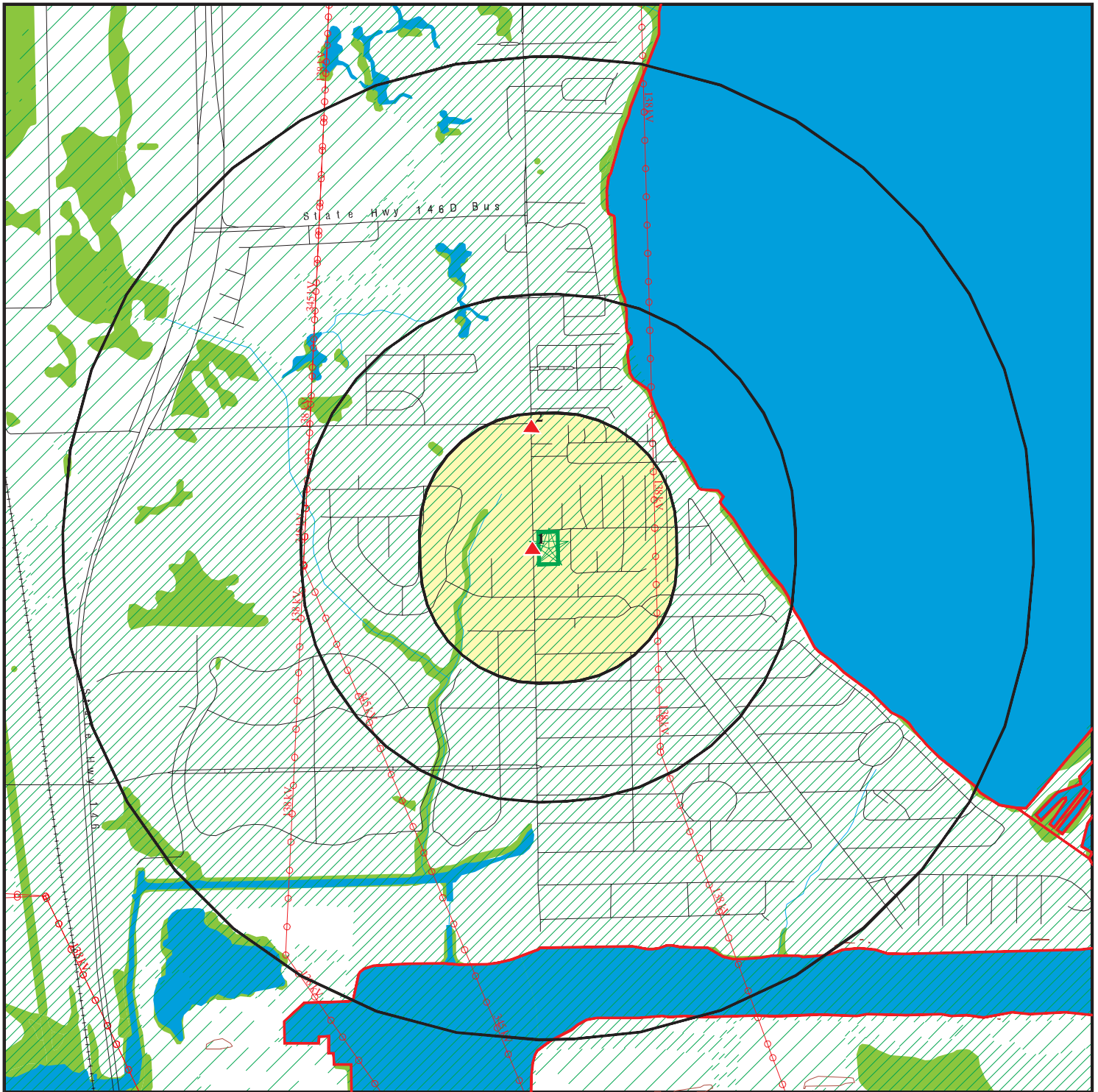
UST: A review of the UST list, as provided by EDR, and dated 06/08/2012 has revealed that there is 1 UST site within approximately 0.125 miles of the target property.

<u>Site</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>JACKS SUPER MART</i>	<i>3124 HIGHWAY 146 S</i>	<i>0 - 1/8 (0.013 mi.) W</i>	<i>1</i>	<i>7</i>

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
ALVIN	1000884399		S CHOCOLATE BYU	77571	RCRA-TSDF, CERC-NFRAP, CORRAI RCRA-LQG, TRIS, PADS, FINDS, 2020 COR ACTION, US FIN ASSUR, FINANCIAL ASSURANCE
HARRIS COUNTY	S109114978	WOODLAND OAKS SUBDIVISION	KM - 410R		ENF
HARRIS COUNTY	S106951309	BAMMEL OAKS ESTATES 2	W1 - GREEN PINES W2 - BOX ELD		ENF
HARRIS COUNTY	S106949163	FIVE OAKS MOBILE HOME SUBDIVISION	W1 / W2 5430 FIVE OAKS DRIVE K		ENF
HARRIS COUNTY	S108104543	BRANDYWINE OAKS	W1 / W2 CYPRESS TRAIL ROAD K		ENF
HARRIS COUNTY	S110771029	BAMMEL OAKS ESTATES 1	GREEN LANE KEY MAP 371N		ENF
HARRIS COUNTY	S106951278	HERMAN OAKS MOBILE HOME VILLAGE	6421 HERMANN RD. KEY MAP 415J		ENF
HARRIS COUNTY	S107649608	LIM APARTMENTS	KEY 415M		ENF
HARRIS COUNTY	S106949211	BALABAN APARTMENTS 1	KEY MAP 413J		ENF
HARRIS COUNTY	S107636272	CEDAR OAKS MOBILE HOME COMMUNITY	KEY MAP 330A		ENF
HARRIS COUNTY	S108104953	BALABAN APARTMENTS 2	KEY 413J		ENF
HARRIS COUNTY	S107811490	OAKS OF ROSEHILL THE	KEY MAP 287J		ENF
HARRIS COUNTY	S107636449	FOREST CREEK APARTMENTS	KEY MAP 457T		ENF
HARRIS COUNTY	S107636590	COUNTRY LIVING APARTMENTS	KEY MAP 412 R/413 N AT ENTRAN		ENF
HARRIS COUNTY	S107635923	MCFARLAND RD APARTMENTS	KEY MAP 413A		ENF
HARRIS COUNTY	S106949986	WILLOW OAKS WASTEWATER TREATMENT F	LOCATED IN HARRIS COUNTY		ENF
HARRIS COUNTY	S110729784	DOSS RICHARD P- COUNTY	NO LOCATION GIVEN		SWF/LF
HARRIS COUNTY	S110729809	P L HALL LANDFILL	NO LOCATION GIVEN		SWF/LF
HARRIS COUNTY	S107636851	WILLOW OAKS MOBILE HOME SUBDIVISIO	.5 MILES OFF KUYKENDAHL KEY MA		ENF
HARRIS COUNTY	S110771032	ROLLING OAKS	8111 ROLLING OAKS DR KEY MAP 2		ENF
HARRIS COUNTY	S107636798	SPRING OAKS MOBILE HOME PARK	4320 SPRING-STUEBNER KEY MAP 2		ENF
LA PORTE	S110471692	ONYX INDUSTRIAL SERVICES	1980 HWY 146 N	77571	MANIFEST
LA PORTE	U004189681	POLYCYCLE SOUTHWEST	8221 HWY 225	77571	UST
LA PORTE	1003021498	LA PORTE AIR NARIONAL GUARD STATIO	HWY 225	77571	CERC-NFRAP
LA PORTE	1014401672	HEWLETT-PACKARD COMPANY	11935 HWY 225 SENS RD	77571	RCRA-SQG
LA PORTE	A100190066	EI DU PONT-LA PORTE CONST	HWY 225 INTERSECTION 1	77571	AST
LA PORTE	S110770475	BROADWAY STREET DUMP	BROADWAY ST	77571	CLI
LA PORTE	S109546515	US LIQUIDS OF TEXAS LIQUID WASTE T	3000 INDEPENDENCE PKWY S	77571	SWF/LF
LA PORTE	1004783312	NRG TEXAS POWER LLC	SENS RD N OF ST HWY 225	77571	RCRA-CESQG, FINDS
LA PORTE	1007881297	CHEVRON PHILLIPS CHEMICAL COMPANY	10925 STATE HIGHWAY 225 BLOCK	77571	RCRA-CESQG
LA PORTE	A100173983	STRANG YARD	12444 STATE HIGHWAY 225	77571	AST

OVERVIEW MAP - 3414480.2s



 Target Property

 Toxic Sites

 Manufactured Gas Plants

 National Priority List Sites


 Dept. Defense Sites

 Indian Reservations BIA

 County Boundary

 Power transmission lines

 Oil & Gas pipelines from USGS

 100-year flood zone

 500-year flood zone

 National Wetland Inventory

0 1/4 1/2 1 Miles

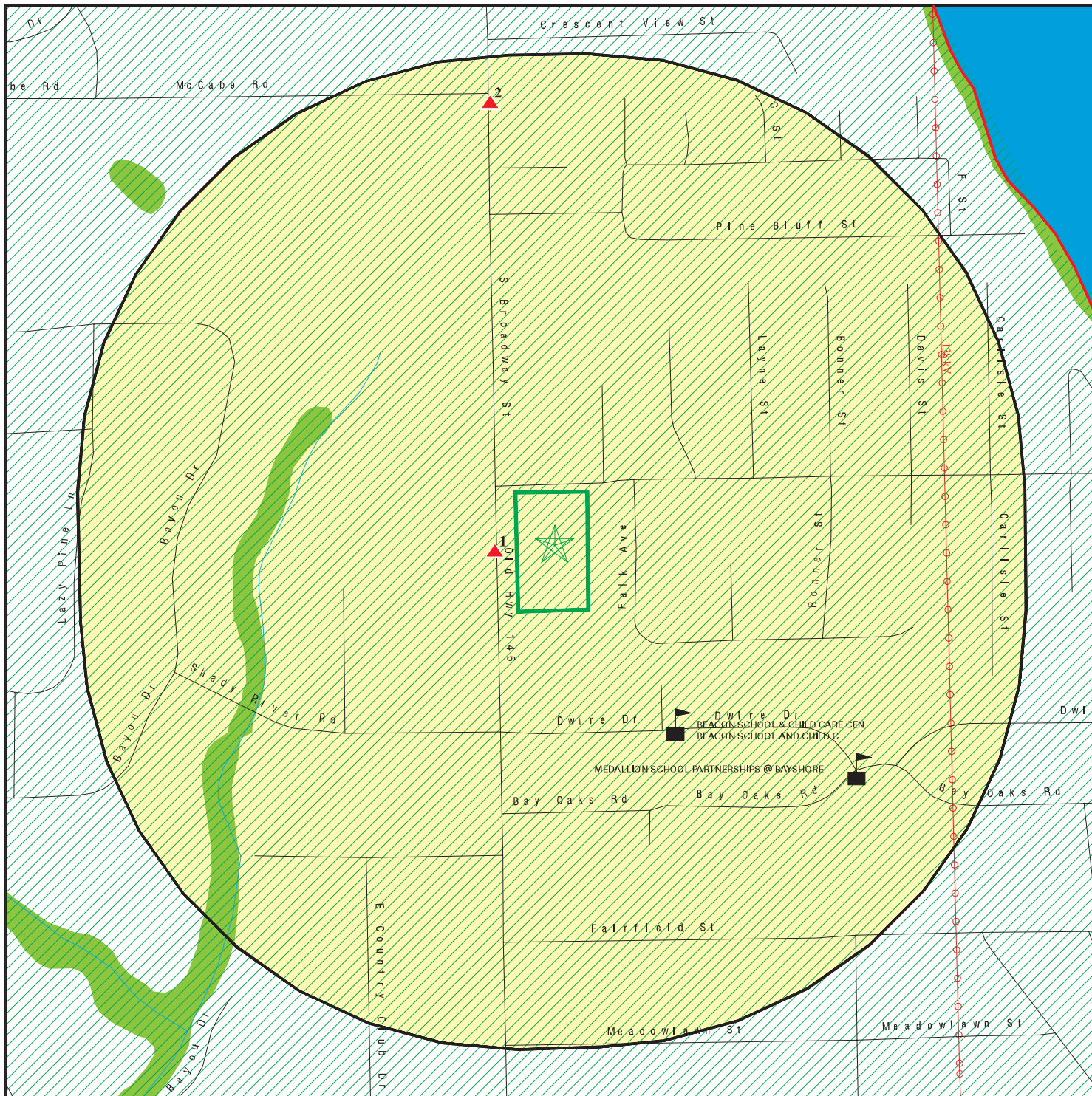


This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Rush Oaks Apartments
 ADDRESS: 3101 South Broadway Street
 LA Porte TX 77571
 LAT/LONG: 29.6268 / 95.0179

CLIENT: EMG
 CONTACT: Jason Swam
 INQUIRY #: 3414480.2s
 DATE: September 20, 2012 10:23 am

DETAIL MAP - 3414480.2s



- Target Property
- Toxic Sites
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

- Indian Reservations BIA
- County Boundary
- Power transmission lines
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

<p>SITE NAME: Rush Oaks Apartments ADDRESS: 3101 South Broadway Street LA Porte TX 77571 LAT/LONG: 29.6268 / 95.0179</p>	<p>CLIENT: EMG CONTACT: Jason Swam INQUIRY #: 3414480.2s DATE: September 20, 2012 10:26 am</p>
--	---

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
CERCLIS	0.500		0	0	0	NR	NR	0
FEDERAL FACILITY	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS NFRAP site List</i>								
CERC-NFRAP	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.125		0	NR	NR	NR	NR	0
RCRA-SQG	0.125		0	NR	NR	NR	NR	0
RCRA-CESQG	0.125		0	NR	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
US ENG CONTROLS	TP		NR	NR	NR	NR	NR	0
US INST CONTROL	TP		NR	NR	NR	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>State- and tribal - equivalent NPL</i>								
SHWS	1.000		0	0	0	0	NR	0
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
CLI	0.500		0	0	0	NR	NR	0
WasteMgt	TP		NR	NR	NR	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
LPST	0.500		1	1	0	NR	NR	2
INDIAN LUST	0.500		0	0	0	NR	NR	0
<i>State and tribal registered storage tank lists</i>								
UST	0.125		1	NR	NR	NR	NR	1

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.125		0	NR	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
AUL	TP		NR	NR	NR	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US CDL	TP		NR	NR	NR	NR	NR	0
DEL SHWS	1.000		0	0	0	0	NR	0
PRIORITYCLEANERS	0.500		0	0	0	NR	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
LUCIS	0.500		0	0	0	NR	NR	0
LIENS	TP		NR	NR	NR	NR	NR	0
HIST LIENS	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
SPILLS	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA-NonGen	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
DOD	1.000		0	0	0	0	NR	0
FUDS	1.000		0	0	0	0	NR	0
CONSENT	1.000		0	0	0	0	NR	0
ROD	1.000		0	0	0	0	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
UMTRA	0.500		0	0	0	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
IOP	TP		NR	NR	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
Ind. Haz Waste	TP		NR	NR	NR	NR	NR	0
ED AQUIF	TP		NR	NR	NR	NR	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
MSD	0.500		0	0	0	NR	NR	0
TIER 2	TP		NR	NR	NR	NR	NR	0
RWS	TP		NR	NR	NR	NR	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
GCC	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
FINANCIAL ASSURANCE	TP		NR	NR	NR	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants	1.000		0	0	0	0	NR	0
EDR Historical Auto Stations	0.250		0	0	NR	NR	NR	0
EDR Historical Cleaners	0.250		0	0	NR	NR	NR	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID			EDR ID Number
Direction			
Distance			
Distance (ft.)	Site	Database(s)	EPA ID Number

1	JACKS SUPER MART	LPST	U003423207
West	3124 HIGHWAY 146 S	UST	N/A
< 1/8	LA PORTE, TX 77571		
0.013 mi.			
66 ft.			

[Click here for full text details](#)

LPST

Status Code: FINAL CONCURRENCE ISSUED, CASE CLOSED

2	JOHN & JERRYS DETAILING	LPST	U003423232
North	2823 S BROADWAY		N/A
1/8-1/4	LA PORTE, TX 77571		
0.224 mi.			
1181 ft.			

[Click here for full text details](#)

LPST

Status Code: FINAL CONCURRENCE ISSUED, CASE CLOSED

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
TX	AIRS	Current Emission Inventory Data	Texas Commission on Environmental Quality	12/31/2010	01/12/2012	02/06/2012
TX	AST	Petroleum Storage Tank Database	Texas Commission on Environmental Quality	06/08/2012	07/03/2012	08/21/2012
TX	AUL	Sites with Controls	Texas Commission on Environmental Quality	06/27/2012	07/13/2012	08/23/2012
TX	BROWNFIELDS	Brownfields Site Assessments	TCEQ	06/27/2012	07/13/2012	08/21/2012
TX	CLI	Closed Landfill Inventory	Texas Commission on Environmental Quality	08/30/1999	09/28/2000	10/30/2000
TX	DEL SHWS	Deleted Superfund Registry Sites	Texas Commission on Environmental Quality	05/01/2012	06/21/2012	08/21/2012
TX	DRYCLEANERS	Drycleaner Registration Database Listing	Texas Commission on Environmental Quality	03/31/2012	06/13/2012	08/17/2012
TX	ED AQUIF	Edwards Aquifer Permits	Texas Commission on Environmental Quality, Au	07/19/2012	07/26/2012	08/23/2012
TX	ENFORCEMENT	Notice of Violations Listing	Texas Commission on Environmental Quality	03/16/2012	03/22/2012	04/06/2012
TX	FINANCIAL ASSURANCE 1	Financial Assurance Information Listing	Texas Commission on Environmental Quality	07/02/2012	07/03/2012	08/21/2012
TX	FINANCIAL ASSURANCE 2	Financial Assurance Information Listing	Texas Commission on Environmental Quality	06/08/2012	07/03/2012	08/21/2012
TX	GCC	Groundwater Contamination Cases	Texas Commission on Environmental Quality	12/31/2010	12/20/2011	02/01/2012
TX	H-GAC CLI	Houston-Galveston Closed Landfill Inventory	Houston-Galveston Area Council	03/23/2011	03/25/2011	04/22/2011
TX	HIST LIENS	Environmental Liens Listing	Texas Commission on Environmental Quality	03/23/2007	03/23/2007	05/02/2007
TX	IOP	Innocent Owner/Operator Program	Texas Commission on Environmental Quality	06/27/2012	07/13/2012	08/23/2012
TX	Ind. Haz Waste	Industrial & Hazardous Waste Database	Texas Commission on Environmental Quality	05/31/2012	07/13/2012	08/23/2012
TX	LIENS	Environmental Liens Listing	Texas Commission on Environmental Quality	08/24/2012	08/29/2012	09/12/2012
TX	LPST	Leaking Petroleum Storage Tank Database	Texas Commission on Environmental Quality	06/08/2012	07/03/2012	08/23/2012
TX	MSD	Municipal Settings Designations Database	Texas Commission on Environmental Quality	06/25/2012	06/29/2012	08/21/2012
TX	NPDES	NPDES Facility List	Texas Commission on Environmental Quality	03/02/2012	05/24/2012	06/11/2012
TX	PRIORITY CLEANERS	Dry Cleaner Remediation Program Prioritization List	Texas Commission on Environmental Quality	04/12/2012	06/13/2012	08/21/2012
TX	RWS	Radioactive Waste Sites	Texas Commission on Environmental Quality	07/24/2006	12/14/2006	01/23/2007
TX	SHWS	State Superfund Registry	Texas Commission on Environmental Quality	05/01/2012	06/21/2012	08/21/2012
TX	SPILLS	Spills Database	Texas Commission on Environmental Quality	06/06/2012	07/03/2012	08/29/2012
TX	SWF/LF	Permitted Solid Waste Facilities	Texas Commission on Environmental Quality	08/02/2012	08/03/2012	08/23/2012
TX	TIER 2	Tier 2 Chemical Inventory Reports	Department of State Health Services	12/31/2011	06/13/2012	08/21/2012
TX	UIC	Underground Injection Wells Database Listing	Texas Commission on Environmental Quality	07/23/2012	07/26/2012	08/29/2012
TX	UST	Petroleum Storage Tank Database	Texas Commission on Environmental Quality	06/08/2012	07/03/2012	08/21/2012
TX	VCP RRC	Voluntary Cleanup Program Sites	Railroad Commission of Texas	04/26/2012	07/13/2012	08/23/2012
TX	VCP TCEQ	Voluntary Cleanup Program Database	Texas Commission on Environmental Quality	06/27/2012	07/13/2012	08/23/2012
TX	WASTEMGT	Commercial Hazardous & Solid Waste Management Facilities	Texas Commission on Environmental Quality	07/01/2011	10/13/2011	11/15/2011
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	11/11/2011	05/18/2012	05/25/2012
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2009	03/01/2011	05/02/2011
US	CERCLIS	Comprehensive Environmental Response, Compensation, and Liab	EPA	12/27/2011	02/27/2012	03/12/2012
US	CERCLIS-NFRAP	CERCLIS No Further Remedial Action Planned	EPA	12/28/2011	02/27/2012	03/12/2012
US	COAL ASH DOE	Sleam-Electric Plan Operation Data	Department of Energy	12/31/2005	08/07/2009	10/22/2009
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	08/17/2010	01/03/2011	03/21/2011
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	06/01/2012	07/24/2012	09/18/2012
US	CORRACTS	Corrective Action Report	EPA	08/19/2011	08/31/2011	01/10/2012
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DELISTED NPL	National Priority List Deletions	EPA	06/07/2012	07/05/2012	09/18/2012
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	01/11/2007
US	DOT OPS	Incident and Accident Data	Department of Transportation, Office of Pipeli	07/31/2012	08/07/2012	09/18/2012
US	EDR Historical Auto Stations	EDR Proprietary Historic Gas Stations	EDR, Inc.			
US	EDR Historical Cleaners	EDR Proprietary Historic Dry Cleaners	EDR, Inc.			
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	07/31/2012	08/13/2012	09/18/2012
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	04/02/2012	04/03/2012	06/14/2012

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	12/10/2010	01/11/2011	02/16/2011
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	12/31/2005	02/06/2006	01/11/2007
US	FEMA UST	Underground Storage Tank Listing	FEMA	01/01/2010	02/16/2010	04/12/2010
US	FINDS	Facility Index System/Facility Registry System	EPA	10/23/2011	12/13/2011	03/01/2012
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	12/31/2009	08/12/2010	12/02/2010
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	04/01/2012	04/03/2012	06/14/2012
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	07/20/2011	11/10/2011	01/10/2012
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	04/12/2012	05/09/2012	07/10/2012
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	05/07/2012	05/08/2012	07/10/2012
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	12/14/2011	12/15/2011	01/10/2012
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	09/12/2011	09/13/2011	11/11/2011
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	02/07/2012	02/17/2012	05/15/2012
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	08/18/2011	08/19/2011	09/13/2011
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	05/25/2012	05/25/2012	07/16/2012
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2005	12/08/2006	01/11/2007
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	04/12/2012	05/02/2012	07/16/2012
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	05/07/2012	05/08/2012	07/16/2012
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	12/14/2011	12/15/2011	01/10/2012
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	02/28/2012	02/29/2012	05/15/2012
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	05/10/2011	05/11/2011	06/14/2011
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	02/07/2012	02/17/2012	05/15/2012
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	08/18/2011	08/19/2011	09/13/2011
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	11/28/2011	11/29/2011	01/10/2012
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	02/17/2012	04/03/2012	05/15/2012
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisiting	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	02/16/2012	03/26/2012	06/14/2012
US	LUCIS	Land Use Control Information System	Department of the Navy	12/09/2005	12/11/2006	01/11/2007
US	MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	08/18/2011	09/08/2011	09/29/2011
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	06/21/2011	07/15/2011	09/13/2011
US	Manufactured Gas Plants	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	NPL	National Priority List	EPA	06/07/2012	07/05/2012	09/18/2012
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	11/01/2010	11/10/2010	02/16/2011
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	02/01/2011	10/19/2011	01/10/2012
US	PRP	Potentially Responsible Parties	EPA	02/27/2012	04/04/2012	05/15/2012
US	Proposed NPL	Proposed National Priority List Sites	EPA	06/07/2012	07/05/2012	09/18/2012
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	01/10/2012	01/12/2012	03/01/2012
US	RCRA-CESQG	RCRA - Conditionally Exempt Small Quantity Generators	Environmental Protection Agency	03/15/2012	04/04/2012	05/15/2012
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	03/15/2012	04/04/2012	05/15/2012
US	RCRA-NonGen	RCRA - Non Generators	Environmental Protection Agency	03/15/2012	04/04/2012	05/15/2012

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	03/15/2012	04/04/2012	05/15/2012
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	03/15/2012	04/04/2012	05/15/2012
US	ROD	Records Of Decision	EPA	02/27/2012	03/14/2012	06/14/2012
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	03/07/2011	03/09/2011	05/02/2011
US	SSTS	Section 7 Tracking Systems	EPA	12/31/2009	12/10/2010	02/25/2011
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2009	09/01/2011	01/10/2012
US	TSCA	Toxic Substances Control Act	EPA	12/31/2006	09/29/2010	12/02/2010
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	09/14/2010	10/07/2011	03/01/2012
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	06/25/2012	06/25/2012	09/18/2012
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	03/16/2012	06/12/2012	07/16/2012
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	12/30/2011	12/30/2011	01/10/2012
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	05/24/2012	06/05/2012	06/14/2012
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	09/01/2007	11/19/2008	03/30/2009
US	US INST CONTROL	Sites with Institutional Controls	Environmental Protection Agency	12/30/2011	12/30/2011	01/10/2012
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	08/20/2012	08/20/2012	09/20/2012
NJ	NJ MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2011	07/19/2012	08/28/2012
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	05/01/2012	05/09/2012	06/14/2012
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2011	07/23/2012	09/18/2012
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2011	06/22/2012	07/31/2012
VT	VT MANIFEST	Hazardous Waste Manifest Data	Department of Environmental Conservation	08/09/2012	08/15/2012	09/13/2012
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	12/31/2010	08/19/2011	09/15/2011
US	Oil/Gas Pipelines	GeoData Digital Line Graphs from 1:100,000-Scale Maps	USGS			
US	Electric Power Lines	Electric Power Transmission Line Data	Rextag Strategies Corp.			
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
TX	Daycare Centers	Sensitive Receptor: Child Care Facility List	Department of Protective & Regulatory Services			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
US	USGS 7.5' Topographic Map	Scanned Digital USGS 7.5' Topographic Map (DRG)	USGS			

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St **Acronym** **Full Name** **Government Agency** **Gov Date** **Arvl. Date** **Active Date**

STREET AND ADDRESS INFORMATION

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Appendix G:
Supporting Documentation



Rush Oaks Apartments

3101 South Broadway Street

LA Porte, TX 77571

Project #: 103328.12R-001.135

Inquiry Number: 3414480.3

September 20, 2012

Certified Sanborn® Map Report

Prepared for EMG

Certified Sanborn® Map Report

9/20/12

Site Name:

Rush Oaks Apartments
3101 South Broadway Street
LA Porte, TX 77571

Client Name:

EMG
222 Schilling Circle
Hunt Valley, MD 21031

EDR Inquiry # 3414480.3

Contact: Jason Swam



The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by EMG were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: Rush Oaks Apartments
Address: 3101 South Broadway Street
City, State, Zip: LA Porte, TX 77571
Cross Street:
P.O. # 103328.12R-001.135
Project: 103328.12R-001.042
Certification # F0DD-49F9-B8BD



Sanborn® Library search results
Certification # F0DD-49F9-B8BD

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

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Ref ID: 103328_001

Property Detail Report

For Property Located At



3101 OLD HWY 146 S 34, LA PORTE, TX 77571

Owner Information:

Bldg Card: 000 of 003

Owner Name: **KANG SARMEET & HEMANDEEP**
 Mailing Address: **3101 OLD HWY 146 S #34, LA PORTE TX 77571**
 Phone Number: _____ Vesting Codes: **//**

Location Information:

Legal Description: **RES B BLK 2 N 360 FT OF RES B BAYSIDE TERRACE R/P**
 County: **HARRIS, TX** APN: **061-057-002-0027**
 Census Tract / Block: **3417.00 / 2** Alternate APN: _____
 Township-Range-Sect: _____ Subdivision: **BAYSIDE TERRACE R/P**
 Legal Book/Page: _____ Map Reference: **6252D /**
 Legal Lot: _____ Tract #: _____
 Legal Block: **2** School District: **020**
 Market Area: _____ Munic/Township: **LA PORTE ISD**
 Neighbor Code: **9700.01**

Owner Transfer Information:

Recording/Sale Date: **12/02/1997 / 10/04/1997** Deed Type: **DEED (REG)**
 Sale Price: _____ 1st Mtg Document #: **51588-2108**
 Document #: **51588-2102**

Last Market Sale Information:

Recording/Sale Date: **/ 12/21/1989** 1st Mtg Amount/Type: **/**
 Sale Price: _____ 1st Mtg Int. Rate/Type: **/**
 Sale Type: _____ 1st Mtg Document #: _____
 Document #: _____ 2nd Mtg Amount/Type: **/**
 Deed Type: **DEED (REG)** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: _____ Price Per SqFt: _____
 New Construction: _____ Multi/Split Sale: _____
 Title Company: _____
 Lender: _____
 Seller Name: _____

Prior Sale Information:

Prior Rec/Sale Date: **/** Prior Lender: _____
 Prior Sale Price: _____ Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: _____ Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: _____

Property Characteristics:

Gross Area: 39,544	Parking Type: DETACHED GARAGE	Construction: WOOD
Living Area: 39,544	Garage Area: 1400	Heat Type: HOT AIR
Tot Adj Area: _____	Garage Capacity: 1	Exterior wall: FRAME/MASONRY
Above Grade: _____	Parking Spaces: _____	Porch Type: _____
Total Rooms: _____	Basement Area: _____	Patio Type: _____
Bedrooms: _____	Finish Bsmnt Area: _____	Pool: INDOOR
Bath(F/H): /	Basement Type: _____	Air Cond: CENTRAL
Year Built / Eff: 1969 / 1969	Roof Type: _____	Style: _____
Fireplace: /	Foundation: _____	Quality: AVERAGE
# of Stories: 1.00	Roof Material: _____	Condition: AVERAGE

Site Information:

Zoning: _____ Acres: **1.74** County Use: **APARTMENT GARDEN (1-4 STY) (4211)**

Lot Area:	75,598	Lot Width/Depth:	x	State Use:	RESID MULTI-FAMILY (B1)
Land Use:	MULTI FAMILY DWELLING	Res/Comm Units:	102 /	Water Type:	PUBLIC
Site Influence:				Sewer Type:	PUBLIC SERVICE
Tax Information:					
Total Value:	\$839,919	Assessed Year:	2011	Property Tax:	\$24,249.80
Land Value:	\$189,000	Improved %:	77%	Tax Area:	
Improvement Value:	\$650,919	Tax Year:	2011	Tax Exemption:	
Total Taxable Value:					

Appendix H:

Resumes

JUSTIN ARIAS

Senior Environmental Consultant

Education

- Bachelor of Science, Natural Resources and Environmental Sciences - University of Illinois, 2003.

Project Experience

Mr. Arias has performed technical review on over 1,000 Phase I Environmental Site Assessment reports submitted from field personnel, as well as the development of recommendations for further action, when appropriate.

- ***Gasoline Service Station; Chicago, IL*** – Mr. Arias performed a Phase I Environmental Assessment for an existing gasoline service station with a documented Leaking Underground Storage Tank (LUST) Incident. A Phase II Subsurface Investigation was recommended and implemented by Mr. Arias. Contamination levels were reported and the Underground Storage Tanks (USTs) and contaminated soil removed.
- ***Retail Strip Center; Naperville, IL*** – Mr. Arias performed a Phase I Environmental Assessment for an existing strip center, which included an on-site dry cleaner. The dry cleaner had documented staining outside of the rear entrance. A Phase II Subsurface Investigation was recommended and implemented by Mr. Arias, including subsequent monitoring.
- ***Industrial Building; Chicago, IL*** – Mr. Arias performed a Phase I Environmental Assessment for a 70,000 square foot industrial building. Mr. Arias' duties included the review of numerous prior reports and documentation, a review of historical information, and on-site activities. Historical research identified the former use of the property as an oil refining facility which formerly housed a number of USTs and bulk storage tanks. Mr. Arias' expertise and recommendations were highly valued by the client.
- ***Taxi Company; Chicago, IL*** – Mr. Arias conducted a Phase I Environmental Assessment at this three acre site, which included a review of historical information and on-site activities. This investigation identified a number on-site USTs, associated with a former on-site taxi company whose operations included repair, maintenance, and refueling. Identified on site were hazardous and regulated wastes and asbestos. Several areas of concern were identified and Phase II Subsurface Investigation, Asbestos Sampling, and Geotechnical Survey were subsequently recommended.

Industry Tenure

- Environmental: 2004
- EMG: 2005

Industry Experience

- National Hotel Chain Portfolios
- Multi-family Housing Portfolios
- Gas Station and Automotive Repair Portfolios
- Lumberyard Portfolio
- Industrial site Portfolios
- Assisted Living Facilities
- Dry Cleaners
- Farms and Nurseries
- Higher Education
- Hospitality
- K-12
- Office
- Retail
- Small Industrial Warehouses

Active Licenses/Registration

- OSHA Certified

Special Skills & Training

- AAI/ASTM E 1527-05 Environmental Professional (EP)
- Vapor intrusion

Regional Location

- Chicago, Illinois