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November 6, 2008

The Trust for Public Land
2610 University Avenue, Suite 300
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The Trust for Public Land - North Texas
11006 Walden Ct.
Frisco, TX 75034

RE: Phase I Environmental Site Assessment
JB & C Properties
17800 Dickerson Street
Dallas, Collin County, Texas 75252

Ladies and Gentlemen:

The Phase I Environmental Site Assessment (ESA) of the above-referenced property has been prepared by Summit Environmental Services, LLC (Summit) at the request of The Trust for Public Land. The Phase I ESA was performed in general conformance with the scope and limitations set forth in ASTM E 1527-05, EPA's AAI Rule and The City of Dallas Office of Environmental Quality requirements for environmental site assessments. The Phase I ESA was further conducted in accordance with the scope of work detailed in the Summit proposal and as defined within the Phase I ESA report itself. Exceptions to, or deletions from, this practice are described in Section 2.4 of the Phase I ESA report.

Based on research conducted as part of the Phase I ESA, the Property address, 17800 Dickerson Street, was identified as a Leaking Underground Storage Tank (LUST/LTANKS) and an Underground Storage Tank (UST) facility. Summit requested and reviewed the UST closure file from the Texas Commission on Environmental Quality (TCEQ). According to the UST closure/removal report performed by Southwestern Laboratories (SwL) dated August 12, 1992; four USTs were located on the southeastern portion of the Subject Property. According to the report, the four USTs were removed in 1992 and surface soil contamination was identified during the removal process. The UST tankhold was overexcavated and the soil was remediated onsite. SwL collected samples of accumulated rainwater from the tankhold and performed analysis for Benzene Toluene Ethylbenzene Xylene (BTEX), Total Petroleum Hydrocarbons (TPH) and Total Lead. Laboratory analysis indicated the concentrations of BTEX, TPH and Total Lead were below the laboratory detection limits. At the completion of the onsite soil remediation, the tankhold was backfilled with the remediated soil and additional clean fill material. Based on the analytical results of the remediation efforts and the lack of

Phase I Environmental Site Assessment
JB & C Properties
17800 Dickerson Street
Dallas, Collin County, Texas 75252

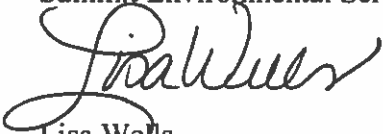
groundwater impact, SwL recommended that no further action be taken and a closure letter be issued by the TCEQ (known as the Texas Water Commission at the time of closure). The TCEQ issued a "No Further Action" letter for the Property in 1992. Summit requested and received a copy of this "No Further Action" letter issued by the TCEQ.

Based on Summit's performance of the Phase I ESA in accordance with the scope and limitations as noted, the listing of the Property as a former UST/LUST facility is considered a historical recognized environmental condition. Records reviewed indicate that the USTs were properly removed and remediation of the site soils was performed and a "No Further Action" letter was issued for the Property by the TCEQ. Summit recommends no additional investigation regarding the leaking underground storage tank (LUST). Existing recognized environmental conditions, as defined by ASTM, were not identified on the Property; further recognized environmental conditions, as defined by ASTM, related to off-site properties were not identified.

The report may be distributed and relied upon by The Trust for Public Land, The City of Dallas, and their affiliates, successors, assigns and subsidiaries. Reliance on the information and conclusions presented in this report by other party(ies) is not authorized by Summit.

Please contact us if you have questions regarding this Phase I ESA report, require additional services, or if we may be of assistance in any way. Thank you for the opportunity to provide our professional environmental consulting services.

Sincerely,
Summit Environmental Services, LLC



Lisa Wells
Regional Manager
llwells@summitcontracting.net
479/967-5087, 918/504-5561

PHASE I ENVIRONMENTAL SITE ASSESSMENT

*Field Work Conducted and Report Prepared in General Accordance with
ASTM E 1527-05, EPA's AAI Rule & The City of Dallas Office of Environmental Quality*

of



**JB & C Properties
Leasing Office/Warehouse Showroom
17800 Dickerson Street
Dallas, Collin County, Texas 75252**

Report Prepared for and Reliance Provided to:

**The Trust for Public Land
2610 University Avenue, Suite 300
St. Paul, MN 55114
&
The City of Dallas, Texas**

Original Report Date: November 6, 2008

Viability Date: March 4, 2009

Summit Project #: 08/7052

SUMMIT

ENVIRONMENTAL SERVICES, LLC
Prepared by:

Summit Environmental Services, LLC

Evansville, IN • Indianapolis, IN • Russellville, AR • Tulsa, OK • Houston, TX

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1.0 PROJECT SUMMARY

Table of Critical Dates	
Report Issuance Date	November 6, 2008
Date of Interview of Past and Present Owners and Occupants Identified in Section 10 of ASTM 1527-05	September 5, 2008
Date of Recorded Environmental Cleanup Lien Search	September 23, 2008
Date of Government Record Review	September 9, 2008
Date of Visual Inspection of Subject and Adjoining Properties	September 5, 2008
Earliest Date of Interviews, Lien Search, Record Reviews, and Inspections	September 5, 2008
Report Viability Date	March 4, 2008
The Phase I ESA should be conducted within one year prior to the transfer of the Property. Components of the Phase I ESA such as interviews, the environmental cleanup liens search, government records review, visual inspection of the Property and adjoining properties, and the opinion and declaration of the Environmental Professional should be updated if collected or conducted more than 180 days prior to the purchase date.	

1.1 Contract and General Scope of Work

Summit Environmental Services, LLC (Summit) has performed a Phase I Environmental Site Assessment (ESA) for JB & C Properties located at 7800 Dickerson Street, Dallas, Collin County, Texas 75252 ("Property"). The Phase I ESA was performed in general conformance with the scope and limitations set forth in ASTM E 1527-05, EPA's AAI Rule and The City of Dallas Office of Environmental Quality requirements for environmental site assessments. The Phase I ESA was further conducted in accordance with the scope of work detailed in the Summit proposal and as defined within the Phase I ESA report itself. Exceptions to, or deletions from, this practice are described in Section 2.4 of the Phase I ESA report.

Chain-of-title ownership information was provided through a search conducted by NETR. According to the records reviewed, no obvious environmental concerns were identified associated with historical ownership of the Property. No environmental liens were reported by the Client and none were identified through a search conducted by NETR. The client reported no specialized knowledge of recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs) or other potential environmental concerns in connection with the Property. No Property valuation reduction related to environmental issues or concerns was reported by the client or client representatives.

1.2 General Property and Area Information

The Property consists of two parcels of land totaling approximately 3.78 acres, is irregular in shape, and is currently developed as a commercial office/warehouse space facility and an undeveloped gravel parking lot. According to information obtained from the Collin County Assessor's internet web site, the property is reportedly owned by JB & C Dickerson LP. Parcel one of the Property is an undeveloped gravel parking lot and

contains approximately 0.54 acres of land. Parcel two of the Property consists of two office/warehouse buildings totaling 65,805 square feet. The Property was constructed in two phases. Phase one was constructed in 1998 and contains the leasing office and 11 rental office/warehouse tenant spaces totaling approximately 25,040 square feet. Phase two was constructed in 1999 and contains 15 rental office/warehouse tenant spaces totaling approximately 40,765 square feet. Prior to its original development in 1998/1999 as a commercial office/warehouse facility, the Property was developed for residential purposes on the southwestern portion of the Property and concrete mixing facility on the eastern portion of the Property.

Adjoining properties consist of the following: An unnamed tributary borders the Property to the north and Frankford Middle School is located north of the tributary; Custom Fit Gutters is located to the east; Southwestern Railroad followed by residential development is located to the south; and Dickerson Street followed by residential development is located to the west.

Physical Setting

The Property elevation is approximately 657 feet above Mean Sea Level (MSL). Based on local topography and other physiographic information obtained, the groundwater is anticipated to flow toward the north at an estimated depth of 10 to 25 feet. According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Panel No. 48113C0185 C, the Property contains areas mapped as Zone X and Zone AE. A large portion of the Property is in Zone X, areas of minimal flood hazard from the principal source of flood in the area and determined to be outside of the 0.2 percent annual chance floodplain. Zone AE are areas subject to a one percent or greater annual chance of flooding in any given year. This area is located along the northwest portion of the Property where a tributary borders the Property. According to the US Fish and Wildlife Service (FWS) National Wetlands Inventory, the subject Property does contain potential wetland areas.

Historical Research

A review of historical records did identify obvious usage of the Property that is considered evidence of a historical recognized environmental condition.

The Property has been developed since 1998/1999 as a commercial office/warehouse facility. Prior to 1964 to the current commercial warehouse development in 1998/99, the Property was developed with residential development on the southwest portion of the Property and a commercial concrete mixing facility on the eastern border of the Property. According to Mr. John Bass, Owner of the Property, the eastern adjoining property was formerly utilized as a concrete mixing facility. Summit reviewed aerial photographs dated 1964, 1972 and 1981, and it appears that the former commercial development was also located on the eastern portion of the Property.

Further, the property address, 17800 Dickerson Street, is listed as a Leaking Underground Storage Tank (LUST) and an Underground Storage Tank (UST) facility in the Environmental Data Resources Database (EDR). Summit requested and reviewed the UST closure file from the Texas Commission on Environmental Quality (TCEQ). According to the UST closure/removal report performed by Southwestern Laboratories (SwL) dated August 12, 1992; four USTs were located on the southeastern portion of the Subject Property. According to the report, the four USTs were removed in 1992 and surface soil contamination was identified during the removal process. The UST tankhold was overexcavated and the soil was remediated on site. SwL collected samples of accumulated rainwater from the tankhold and performed analysis for Benzene Toluene Ethylbenzene Xylene (BTEX), Total

Petroleum Hydrocarbons (TPH) and Total Lead. Laboratory analysis indicated the concentrations of BTEX, TPH and Total Lead were below the laboratory detection limits. At the completion of the onsite soil remediation, the tankhold was backfilled with the remediated soil and additional clean fill material. SwL recommended that no further action be taken and a closure letter be issued by the TCEQ (known as the Texas Water Commission at the time of closure). The TCEQ issued a "No Further Action" letter for the Property in 1992. Summit requested and received a copy of this "No Further Action" letter issued by the TCEQ. The listing of the Property as a former UST/LUST facility is considered a historical recognized environmental condition.

Residential development, undeveloped land and commercial development have existed on the surrounding properties since at least the 1960s.

Environmental Records Research

A review of state and federal regulatory data as provided by Environmental Data Resources Database (EDR) has identified the following state, federal or tribal listings within the approximate minimum search distance (AMSD) of the Property.

The Property Address (17800 Dickerson Street) is listed as a Leaking Underground Storage Tank (LUST) and an Underground Storage Tank (UST) facility within the EDR report. Summit requested and reviewed the UST closure file from the Texas Commission on Environmental Quality (TCEQ). According to the UST closure/removal report performed by Southwestern Laboratories (SwL) dated August 12, 1992; four USTs were located on the southeastern portion of the Subject Property. According to the report, the four USTs were removed in 1992 and surface soil contamination was identified during the removal process. The UST tankhold was overexcavated and the soil was remediated on site. SwL collected samples of accumulated rainwater from the tankhold and performed analysis for Benzene Toluene Ethylbenzene Xylene (BTEX), Total Petroleum Hydrocarbons (TPH) and Total Lead. Laboratory analysis indicated the concentrations of BTEX, TPH and Total Lead were below the laboratory detection limits. At the completion of the onsite soil remediation, the tankhold was backfilled with the remediated soil and additional clean fill material. Based on the analytical results of the remediation efforts and the lack of groundwater impact, SwL recommended that no further action be taken and a closure letter be issued by the TCEQ (known as the Texas Water Commission at the time of closure). The TCEQ issued a "No Further Action" letter for the Property in 1992. Summit requested and received a copy of this "No Further Action" letter issued by the TCEQ. The listing of the Property as a former UST/LUST facility is considered a historical recognized environmental condition.

Dallas North Service Center located at 7309 Frankfort, approximately 0.50 miles north of the Property, is listed as a UST/LUST facility. According to the EDR database, the LUST facility has a regulatory status of "Final concurrence issued, Case Closed" by the TCEQ. Based on distance from the Property, intervening topographic conditions, suspected groundwater gradient and facility status, the listed LUST facility is not considered a recognized environmental condition (REC) or an environmental concern.

One additional UST site was identified within the EDR database. The UST site listed on the EDR Database is not located on or adjacent to the Property and is therefore not located within the standard AMSD. Furthermore, the UST facility is not considered a recognized environmental condition to the Property.

One Aboveground Storage Tank (AST) site was identified within the EDR database. The AST site listed on the EDR Database is not located on or adjacent to the Property and is therefore not located within the standard AMSD. Furthermore, the UST/AST facility is not considered a recognized environmental condition to the Property.

The "orphan" listings or unmappable sites in the EDR report identified 15 sites. Based on the information listed regarding these unmappable sites, these facilities are not located within the standard AMSD and/or are not considered to be an environmental concern. A review of the state and federal regulatory data as provided by EDR has not identified other state, federal or tribal listings within the AMSD.

Site Reconnaissance and Interviews

The Property consists of two parcels of land totaling approximately 3.78 acres, is irregular in shape, and is currently developed as a commercial office/warehouse space facility and an undeveloped gravel parking lot. According to information obtained from the Collin County Assessor's internet web site, the Property is reportedly owned by JB & C Dickerson LP. Parcel one of the Property is an undeveloped gravel parking lot and contains approximately 0.54 acres of land. Parcel two of the Property consists of two office/warehouse buildings totaling 65,805 square feet. The Property was constructed in two phases. Phase one was constructed in 1998 and contains the leasing office and 11 rental office/warehouse tenant spaces totaling approximately 25,040 square feet. Phase two was constructed in 1999 and contains 15 rental office/warehouse tenant spaces totaling approximately 40,765 square feet. The Property has a 6-foot wooden fence running approximately 750 feet along the north Property line.

Solid wastes generated at the Property appear to be handled and disposed of properly. No landfill activities were identified on the Property. Potentially hazardous material consisting of gasoline, two-cycle oil, pool chemicals, and various lubricants are stored in appropriately labeled containers inside the building and are used for lawn and pool care by the facility tenants.

Two pole-mounted transformers, owned by the local electric utility, are located on the north side the buildings. The units are not labeled regarding PCB content. The transformers appear to be intact with no obvious leakage. Asbestos-containing materials and lead-based paints were not addressed as part of this Phase I ESA. Regulated materials including, but not limited to, asbestos-containing materials and lead-based paints should be addressed and handled in accordance with applicable regulations prior to renovation or demolition. No visual or olfactory indications of mold were currently observed within the building. The EPA radon map for the State of Texas indicates that a low potential for elevated radon levels exists for Collin County. The Property structure is positioned on a concrete slab and does not contain a basement, the area in which radon levels generally are highest. Based on current radon classification and facility construction, radon does not appear to be a significant environmental concern at the Property. If additional information is needed regarding site specific radon levels, testing would be required.

Representative interviews were conducted with various individuals knowledgeable of the Property. The interviews were conducted to determine an awareness of any recognized environmentally related problems or concerns at the Property. Significant recognized environmental concerns were not identified through interviews conducted as part of this Phase I ESA.

1.3 Summary of Findings & Conclusion

Property Concerns

Based on Summit's performance of the Phase I ESA in accordance with the scope and limitations as noted, the listing of the Property as a former UST/LUST facility is considered a historical recognized environmental condition. Records reviewed indicate that the USTs were properly removed and the TCEQ issued a "No Further Action" letter for the Property in 1992.

Existing recognized environmental conditions, as defined by ASTM, were not identified on the Property.

Offsite Concerns

Recognized environmental conditions, as defined by ASTM, related to off-site properties were not identified.

De Minimis Environmental Conditions

A *de minimis* amount of vehicular oil staining was observed in the outside parking lot and inside tenant spaces. Other *de minimis* conditions, or conditions that do not represent a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies, were not identified.

Conclusions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations set forth in ASTM E 1527-05 of the J B & C Properties located at 17800 Dickerson Street, Dallas, Collin County, Texas 75252. Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report.

Based on Summit's performance of the Phase I ESA in accordance with the scope and limitations as noted, the listing of the Property as a former UST/LUST facility is considered a historical recognized environmental condition. Records reviewed indicate that the USTs were properly removed and the TCEQ issued a "No Further Action" letter for the Property in 1992. Recommendations, if any, are provided under separate cover.

2.0 INTRODUCTION

2.1 Purpose

The purpose of this Phase I ESA is to identify existing or potential recognized environmental conditions or historical recognized environmental conditions as defined by ASTM E 1527-05 affecting the Property.

2.2 Scope of Services

At the request of the client, Summit has conducted a Phase I Environmental Site Assessment of the Property. Authorization to perform the work was provided by the client via a signed engagement letter. The Phase I ESA has been performed in general accordance with the standards set forth in ASTM Designation E 1527-05, general industry standards for Phase I ESAs, and Summit's standard Phase I ESA Scope of Work. Additionally, at the request of the Client, the Phase I ESA was performed in accordance with The City of Dallas Office of Environmental Quality requirements for environmental site assessments.

The general scope of the Phase I investigation is to *identify recognized environmental conditions*. Under ASTM E-1527, this means "the presence or likely presence of *any hazardous substances or petroleum products* on a *property* under conditions that indicate an existing release, a past release, or a material threat of a release of any *hazardous substances or petroleum products* into structures on the *property* or into the ground, groundwater, or surface water of the *property*." The range of contaminants is those within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA, also known as "Superfund"). This scope does not address requirements of federal, state, or local environmental laws other than appropriate inquiry provisions of CERCLA's innocent landowner defense.

Field Reconnaissance. A Summit representative / field assessor conducted limited field reconnaissance of the Property. This inspection included a walk-through of the Property. The purpose of field reconnaissance was to attempt to identify facilities or operations which might result in environmental impacts to the Property and to identify evidence of historical impacts with respect to CERCLA hazardous substances and petroleum products that may be recognized environmental conditions. As applicable and feasible, the field assessor accessed all areas and structures of the Property.

Documentary Audit. As applicable and feasible, Summit requested and reviewed readily available documentation to analyze any possible environmental risks which are related to the historical operations of the Property. Such investigation includes the review of, as readily available, documents such as county tax records to identify previous owners and use of the property, recordings at local agencies, including the fire department, to identify any past reports of incidents, discharges, or environmental violations, documents which provide an assessment of area surface water and groundwater uses, U.S. Geologic Survey and U.S. Department of Agriculture maps and other publications to determine soil types, the CERCLIS and National Priorities List (NPL) to hazardous waste sites and state list of registered underground storage tank owners.

Personal Interviews. Summit conducted interviews with available persons familiar with the Property, facility operations and historical use(s), neighboring property owners, residents, and/or regulatory agency personnel.

Specific Client Requests or Scope of Work. At the request of the client and in addition to the Summit Environmental Services, LLC Phase I Environmental Site Assessment (ESA) Scope of Work as provided, the

following items as requested by the City of Dallas, Office of Environmental Quality (OEQ) have been completed and incorporated into this Phase I ESA project.

The Phase I ESA has been prepared in accordance with ASTM E 1527-05 and includes the 10 All Appropriate Inquiries (AAI) components, as applicable and reasonably ascertainable:

- 1) Inquiry was conducted by an Environmental Professional as defined per ASTM E 1527-05;
- 2) Visual inspections of the site were completed;
- 3) Reviews of historical sources were completed;
- 4) Reviews of government records were completed;
- 5) Interviews with the User, property owner, onsite manager were completed;
- 6) The report includes a search for environmental cleanup liens;
- 7) "Specialized knowledge" of the site was considered in the report;
- 8) The relationship of purchase price to fair market value of the property, if not contaminated, was researched;
- 9) "Commonly known" information was considered;
- 10) The "degree of obviousness of contamination" was taken into account.

Additionally, the Phase I ESA has addressed or included the following:

- In addition to identifying recognized environmental concerns, the Purpose of the Phase I ESA is to meet all appropriate inquiries provisions necessary to qualify for certain landowner liability protections under CERCLA.
- The Phase I ESA includes language within the Reliance section of the report stating the components of the report that would require updating after 180 days and 365 days of project.
- Resumes of personnel involved in the project have been included immediately following the acknowledgement of the Environmental Professionals (EP)
- Copies of surveys, legal descriptions and other pertinent data regarding the Property have been provided within the appendix pages of the Phase I ESA report.
- Recommendations, if any, have been included within a cover letter to the Phase I ESA, provided as a separate document.
- A historical chain-of-title review and environmental lien search were included within the Scope of Work.

No other additional or out of scope items were specifically requested by the Client. The general Scope of Work description for the Phase I ESA is included in *Appendix F – Scope of Work* of this report.

The Phase I ESA should be conducted within one year prior to the transfer of the Property. Components of the Phase I ESA such as interviews, the environmental cleanup liens search, government records review, visual inspection of the Property and adjoining properties, and the opinion and declaration of the Environmental Professional should be updated if collected or conducted more than 180 days prior to the purchase date.

2.3 Significant Assumptions

The investigative requirements as stated in ASTM E 1527-05 have been satisfied by this assessment. We believe we have, to the best of our ability, conducted the components of this Phase I ESA in general accordance with the

guidelines and requirements as noted. However, the possibility exists that, even through appropriate procedure and application of the prescribed methodologies, Property conditions may exist that could not be identified based on the scope of work for this assessment. Additionally, site conditions may exist that were not identifiable based on the site reconnaissance, data reviewed and interviews conducted and further site information may exist that was not considered reasonably ascertainable at the time of the Phase I ESA.

Summit believes the information as reported within the Phase I report to be an accurate account of the Property based on the information and site conditions as determined through site reconnaissance, data review and personal interviews conducted. Summit has no reason to believe any data provided was falsified or inaccurate. Although all efforts have been made by Summit personnel to ensure the accuracy of documents and other data, Summit cannot warrant or guarantee that information provided by other parties is accurate or complete.

2.4 Limitations, Exceptions and Data Gaps

The investigative requirements as stated in ASTM E 1527-05 have been satisfied by this assessment. Limitations and/or exceptions to the Scope of Work are addressed throughout the report in appropriate sections. Additional limiting factors may be identified throughout the text of the report.

Data gaps are defined by ASTM E 1527-05 as the inability to obtain information required by this practice (ASTM E 1527-05 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process) despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice. Per ASTM E 1527-05, the Phase I ESA report shall describe all identified uses, justify the earliest date identified, and explain the reason for any gaps in the history of use, such as data failure.

No significant data gaps were identified.

2.5 Special Terms and Conditions

The Phase I ESA has been performed in general accordance with the standards set forth in ASTM Designation E 1527-05, general industry standards for Phase I ESAs, and Summit's standard Phase I ESA Scope of Work. Additionally, at the request of the Client, the Phase I ESA was performed in accordance with The City of Dallas Office of Environmental Quality requirements for environmental site assessments.

The Phase I ESA was conducted and reported in general accordance with the standards and guidelines as noted herein. The condition of the Property, findings, conclusions and recommendations have been prepared and reported based on information provided and available for review over the course of the Phase I ESA investigative process. As specifically noted, the referenced methodologies were followed, however, are limited to the time allotted for project completion, the defined scope of work and budgetary constraints. The information as provided within the report is consistent with data collection of the Phase I ESA and no other services unless specifically noted. No subsurface exploratory drilling or sampling was completed as part of this Phase I ESA as is consistent with the defined scope of work. No sample collection or analyses were performed during the course of this Phase I ESA, unless otherwise specifically stated within the report.

Portions of the information provided in this report is based upon third party data and personal interviews and is subject to the limitations of availability, records and data accuracy, and the personal recollections of representative interviewees.

2.6 User Reliance

This assessment was performed at the request of the client utilizing methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions represent the best professional judgment of the Environmental Professional based on the conditions that existed and the 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 representative has been assumed to be correct and complete.

The report may be distributed and relied upon by The Trust for Public Land, The City of Dallas, their affiliates, successors, subsidiaries and assigns. Reliance on the information and conclusions presented in this report by any other party(ies) is not authorized by Summit.

The Phase I ESA should be conducted within one year prior to the transfer of the Property. Components of the Phase I ESA such as interviews, the environmental cleanup liens search, government records review, visual inspection of the Property and adjoining properties, and the opinion and declaration of the Environmental Professional should be updated if collected or conducted more than 180 days prior to the purchase date.

3.0 PROPERTY DESCRIPTION

A site visit was performed by Mr. Scott Williams, Environmental Professional, on September 5, 2008. The observations noted in this section apply to the site as it appeared on that day. Site maps and plans showing general site layout are provided in *Appendix A - Property Maps and Site Plans*.

3.1 Property Location and Legal Description

The Property is located at 17800 Dickerson Street in Dallas, Collin County, Texas. The Property is irregular in shape. The Property is located on the west side of Dickerson Street near the intersection of Dickerson Street and Ronnie Drive.

The Property and legal descriptions were obtained from the client. A copy of the Property and legal descriptions is included in *Appendix G - Additional Documentation*.

3.2 Current Use of the Property

The Property is developed as a multi-tenant commercial office/warehouse facility with various commercial tenants. The Property consists of two parcels of land totaling approximately 3.78 acres. According to information obtained from the Collin County Assessor's internet web site, the property is reportedly owned by JB & C Dickerson LP.

3.3 Property Improvements

The Property structures consist of two pre-engineered, metal buildings. Phase one building contains 25,040 square feet with a 20-foot ceiling height and Phase two building has a total of 40,765 square feet with an 18-foot clear height. A six foot wooden fence traverses in an east and west direction along the north Property line. The remaining portions of the Property consist of gravel and concrete paved parking and limited landscaping along the perimeter of the Property.

3.4 Current Use of the Adjoining Properties

Direction	Development Type	Development Description	Adjoining Street <i>as applicable</i>
North	Commercial / Educational	Frankford Middle School	Not Applicable
East	Commercial	Custom Fit Gutter	Not Applicable
South	Residential	Railroad tracks followed by single and multi-family residential	Not Applicable
West	Residential	Multi-family residential	Dickerson Street

4.0 USER PROVIDED INFORMATION

4.1 Title Records

Chain-of-title ownership information was provided through a search conducted by NETR Real Estate Research and Information (NETR); NETR was contracted by Summit. According to the records reviewed, the Property has been owned since 1934 by the following:

Abe M. Cain, J.W. Williams, Ruby Williams, W.E. Campbell Trust, Ples Reader, Ples Reader, Inc., John Ples Reader, Gertrude Reader, William J. Morse, Julia Jackson Gray, Julia Marie Jackson Gray, John W. Bass and Judith A. Bass, husband and wife, 17800 Dickerson, Limited, a Texas limited partnership, JB & C-Dickerson, LP, a Texas limited partnership and JB&C-Dickerson Management, LLC.

Based on the information reviewed, no obvious environmental concerns were identified associated with historical ownership of the Property. A copy of the Chain-of-title ownership information report is included within *Appendix C – Historical Records Documentation* of this report.

4.2 Environmental Liens

Recorded land title records for the Property were not reviewed for this assessment. An Environmental Lien Search Report was provided by NETR; NETR was contracted by Summit. No environmental liens were identified in records reviewed and none were reported by the Client. No activity and use limitations were identified through site reconnaissance, data and records review, or interviews; nor were AULs reported by the Client.

A copy of the environmental lien search report is included within *Appendix D - Regulatory Records Documentation* of this report.

4.3 Specialized Knowledge

The client reported no specialized knowledge of RECs, HRECs or other potential environmental concerns in connection with the Property. No Property valuation reduction related to environmental issues or concerns was reported by the client.

4.4 Commonly Known or Reasonably Ascertainable Information

The current owner, owner's representative or client did not report any particular concerns related to environmental issues at the subject property. An interview was conducted with the Owner's Representative who was not aware of any environmental concerns associated with the Property or surrounding area.

4.5 Valuation Reduction for Environmental Issues

No Property valuation reduction related to environmental issues or concerns was reported by the client.

4.6 Property Owner and Occupant

The Property is developed as a multi-tenant commercial office/warehouse facility with various commercial tenants. The Property consists of two parcels of land totaling approximately 3.78 acres. According to information obtained from the Collin County Assessor's internet web site, the property is reportedly owned by J B & C Dickerson LP. According to information obtained from the Collin County Assessor's internet web site, the property is reportedly owned by J B & C Dickerson LP.

4.7 Reason for Performing the Phase I ESA

This Phase I ESA and report was prepared by Summit at the request of the Client. The general scope of the Phase I investigation is to *identify recognized environmental conditions*. Under ASTM E-1527, this means "the presence or likely presence of *any hazardous substances or petroleum products* on a *property* under conditions that indicate an existing release, a past release, or a material threat of a release of any *hazardous substances or petroleum products* into structures on the *property* or into the ground, groundwater, or surface water of the *property*." The range of contaminants is those within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA, also known as "Superfund"). This scope does not address requirements of federal, state, or local environmental laws other than appropriate inquiry provisions of CERCLA's innocent landowner defense.

The purpose of this Phase I Environmental Site Assessment (ESA) was to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E 1527-05) in connection with the Property. The Phase I ESA was also performed to permit the *User* to satisfy one of the requirements to qualify for *innocent landowner, contiguous property owner, or bona fide prospective purchaser* limitations per Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the "*landowner liability protections*," or "*LLPs*"). ASTM Standard E-1527-05 constitutes "*all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B).

The Phase I ESA was requested for one or more of the following reasons:

- Assist in the determination whether any immediate actions at the Property are necessary to comply with existing environmental laws and regulations.
- Assist in the evaluation of legal and financial liabilities associated with the Property.
- Assist in the evaluation of the Property's overall development potential.
- Constitute partial or whole appropriate inquiry for purposes of CERCLA's innocent landowner defense.

4.8 Other

The client reported that this Phase I ESA was being performed for real estate due diligence purposes.

State Environmental Record Sources Environmental Records Review	Approximate Minimum Search Distance / AMSD miles (kilometers)	Property Listed	Sites Identified within AMSD
State-equivalent NPL list The State lists facilities that are identified as NPL sites that have been prioritized for funding and those that are identified as State Priority List (SPL) Sites. The SPL contains sites that have been ranked to receive funding for remedial actions and/or investigation under the Hazardous Substance Remedial Action Trust Fund.	1.0 (1.6)	No	0
State-equivalent CERCLIS list The state regulates and maintains a list of facilities that are considered state-equivalent CERCLIS sites.	0.5 (0.8)	No	0
State landfill and/or solid waste disposal site list A list of facilities permitted as solid waste landfills, incinerators or transfer stations is maintained by each state.	0.5 (0.8)	No	0
State leaking storage tank list Reported leaks from underground storage tanks are compiled by the state in a leaking underground storage tank (LUST) database.	0.5 (0.8)	Yes	1
State registered storage tank list The State regulates and maintains a list of registered underground storage tank (UST) facilities.	Property & Adjoining	Yes	0

A review of state and federal regulatory data as provided by EDR has identified the following state, federal or tribal listings within the approximate minimum search distance (AMSD) of the Property.

The Property Address (17800 Dickerson Street) is listed as a Leaking Underground Storage Tank (LUST) and an Underground Storage Tank (UST) facility within the EDR report. Summit requested and reviewed the UST closure file from the Texas Commission on Environmental Quality (TCEQ). According to the UST closure/removal report performed by Southwestern Laboratories (SwL) dated August 12, 1992; four USTs were located on the southeastern portion of the Subject Property. According to the report, the four USTs were removed in 1992 and surface soil contamination was identified during the removal process. The UST tankhold was overexcavated and the soil was remediated on site. SwL collected samples of accumulated rainwater from the tankhold and performed analysis for Benzene Toluene Ethylbenzene Xylene (BTEX), Total Petroleum Hydrocarbons (TPH) and Total Lead. Laboratory analysis indicated the concentrations of BTEX, TPH and Total Lead were below the laboratory detection limits. At the completion of the onsite soil remediation, the tankhold was backfilled with the remediated soil and additional clean fill material. Based on the analytical results of the remediation efforts and the lack of groundwater impact, SwL recommended that no further action be taken and a closure letter be issued by the TCEQ (known as the Texas Water Commission at the time of closure). The TCEQ issued a "No Further Action" letter for the Property in 1992. Summit requested and received a copy of this "No Further Action" letter issued by the TCEQ. The listing of the Property as a former UST/LUST facility is considered a historical recognized environmental condition.

Dallas North Service Center located at 7309 Frankfort, approximately 0.50 miles north of the Property, is listed as a UST/LUST facility. According to the EDR database, the LUST facility has a regulatory status of "Final concurrence issued, Case Closed" by the Texas Commission on Environmental Quality (TCEQ). Based on distance from the Property, intervening topographic conditions, suspected groundwater gradient and facility status, the listed LUST facility is not considered a recognized environmental condition (REC) or an environmental concern.

One additional UST site was identified within the EDR database. The UST site listed on the EDR Database is not located on or adjacent the Property and is therefore not located within the standard AMSD. Furthermore, the UST facility is not considered a recognized environmental condition to the Property.

One Aboveground Storage Tank (AST) site was identified within the EDR database. The AST site listed on the EDR Database is not located on or adjacent the Property and is therefore not located within the standard AMSD. Furthermore, the UST/AST facility is not considered a recognized environmental condition to the Property.

The "orphan" listings or unmappable sites in the EDR report identified 15 sites. Based on the information listed regarding these unmappable sites, these facilities are not located within the standard AMSD and/or are not considered to be an environmental concern. A review of the state and federal regulatory data as provided by EDR has not identified other state, federal or tribal listings within the AMSD.

5.2 Additional Environmental Records Review

5.2.1 County Assessor

The location and legal description for the Property was provided by the client. According to records reviewed and information provided by the Client, the Property is currently and has been owned by JB & C Dickerson LP., since 1999. According to information obtained from the Collin County Assessor's internet web site, the Property is reportedly owned by JB & C Dickerson LP.

No environmental liens or deed restrictions associated with the Property were identified in the Collin County Assessor records reviewed for this assessment. A copy of the parcel information is included in *Appendix G – Additional Documentation*.

5.2.2 Fire / Police / Other Officials

On September 8, 2008, a written request was sent to the City of Dallas Fire Department Open Request Division pertaining to environmental concerns or incidents associated with the Property. A reply was received from Mr. Bobby Baughn and dated September 10, 2008. The City of Dallas Fire Department was unable to find any information or complaints in the database pertaining to environmental issues regarding the Property. A copy of the Open Records reply is included within *Appendix D - Regulatory Records Documentation*.

5.2.3 Building / Planning / Zoning / Municipal Officials

On September 8, 2008, a written request was sent to the City of Dallas Environmental Quality Open Request Division pertaining to environmental concerns or incidents associated with the Property. A reply was received from Ms. Lori Frauli and dated September 10, 2008. The City of Dallas Environmental Quality was unable to find any information or complaints in the database pertaining to environmental issues regarding the Property. A copy of the Open Records reply is included within *Appendix D - Regulatory Records Documentation*.

On September 8, 2008, a written request was sent to the City of Dallas Air Pollution Open Request Division pertaining to environmental concerns or incidents associated with the Property. A reply was received from Mr. David Miller and dated September 10, 2008. The City of Dallas Air Pollution was unable to find any information or complaints in the database pertaining to environmental issues regarding the Property. A copy of the Open Records reply is included within *Appendix D - Regulatory Records Documentation*.

5.2.4 Other Agencies or Officials

On September 15, 2008, a written request was sent to the Texas Commission on Environmental Quality (TCEQ) pertaining to leaking underground storage tank (LUST) associated with the Property. A complete closure file was received on September 19, 2008.

According to the UST closure/removal report performed by Southwestern Laboratories (SwL) dated August 12, 1992; four USTs were located on the southeastern portion of the Subject Property. According to the report, the four USTs were removed in 1992 and soil contamination was identified during the removal process. The UST tankhold and excavated soils were remediated, and the tankhold was backfilled with remediated soil and clean fill. Based on the analytical results of the remediation efforts and the lack of groundwater impact, SwL recommended that no further action be taken and a closure letter be issued by the Texas Water Commission. In addition, Summit requested and received a copy of the "No Further Action" letter issued by the TCEQ.

5.2.5 Prior Reports and Other Documentation

Summit reviewed a UST closure/removal report for the Property. According to the UST closure/removal report performed by Southwestern Laboratories (SwL) dated August 12, 1992; four USTs were located on the southeastern portion of the Subject Property. According to the report, the four USTs were removed in 1992 and soil contamination was identified during the removal process. The UST tankhold and excavated soils were remediated, and the tankhold was backfilled with remediated soil and clean fill. Based on the analytical results of the remediation efforts and the lack of groundwater impact, SwL recommended that no further action be taken and a closure letter be issued by the Texas Water Commission. In addition, Summit requested and received a copy of the "No Further Action" letter issued by the TCEQ. Based on the current regulatory status of the facility, the listing of the Property as a former UST/LUST facility is considered a historical recognized environmental condition. The closure/removal report for the Property is included in *Appendix D -Regulatory Records Documentation* of this report.

5.3 Physical Setting

5.3.1 Topography

Summit reviewed the 1981 USGS Addison, Texas 7.5 minute series topographic map (Contour Interval: 10 feet) for this assessment. The Property elevation is approximately 657 feet above Mean Sea Level (MSL). Residential development is depicted on the southwest corner of the Property. Commercial development is depicted on the eastern portion of the Property. A copy of the topographic map reviewed can be found in *Appendix A - Property Maps and Site Plans* of this report.

5.3.2 Regional Geology

The Property is located in the Central Texas section of the Great Plains physiographic province. The surface topography consists of rolling hills dissected by stream systems. Some alluvial deposits are present in lowlands. Uplands are generally covered by an unconsolidated loess and residuum. Bedrock in the vicinity is classified as Cretaceous marine limestones and shales.

5.3.3 Soil Survey Information

According to the United States Department of Agriculture's (USDA) Soil Survey of Collin County, Texas, obtained from the USDA Natural Resources Conservation Services, the onsite soils are classified as Houston Black Clay and Austin Silty Clay Soils. The Houston Black series consists of very deep, moderately well

drained, very slowly permeable soils that formed from weakly consolidated calcareous clays and marls of Cretaceous Age. These soils are on nearly level to moderately sloping uplands. Slopes are mainly 1 to 3 percent, but range from 0 to 8 percent. The Austin series consists of moderately deep, moderately slow permeability, well drained, clayey soils. Austin soils are also formed in material that derived from soft chalk limestone of the Austin Chalk formation.

5.3.4 Groundwater Depth and Movement

Based on local topography and other physiographic information obtained, the groundwater is anticipated to flow toward the north at an estimated depth of 10 to 25 feet. However, it is possible that groundwater may not be present in unconsolidated material above bedrock in the area or may be seasonally present along bedrock surfaces. Local features may influence groundwater flow direction; therefore, a complete hydrogeologic investigation would be required to adequately determine groundwater flow direction at the Property.

5.3.5 Flood Zone Map

According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Panel No. 48113C0185 C, the Property contains areas mapped as Zone X and Zone AE. A large portion of the Property is in Zone X, areas of minimal flood hazard from the principal source of flood in the area and determined to be outside of the 0.2 percent annual chance floodplain. Zone AE are areas subject to a one percent or greater annual chance of flooding in any given year. This area is located along the northwest portion of the Property where a tributary borders the Property.

5.3.6 Wetlands Map

According to the US Fish and Wildlife Service (FWS) National Wetlands Inventory Maps, the subject Property does not contain identified wetland areas.

5.3.7 Other Maps and Data

No additional maps or other data were provided by the client or obtained during the assessment.

5.4 Historical Information

5.4.1 Land Use and Development

A review of historical records did identify obvious usage of the Property that is considered evidence of a historical recognized environmental condition.

The Property has been developed since 1998/1999 as a commercial office/warehouse facility. Prior to 1964 to the current commercial warehouse development in 1998/99, the Property was developed with residential development on the southwest portion of the Property and a commercial concrete mixing facility on the eastern border of the Property. According to information acquired during this Phase I ESA, it was determined that the eastern adjoining property was formerly utilized as a concrete mixing facility. Summit reviewed aerial photographs dated 1964, 1972 and 1981, and it appears that the former commercial development was also located on the eastern portion of the Property.

Further, the property address, 17800 Dickerson Street, is listed as a Leaking Underground Storage Tank (LUST) and an Underground Storage Tank (UST) facility in the Environmental Data Resources Database (EDR). Summit

requested and reviewed the UST closure file from the Texas Commission on Environmental Quality (TCEQ). According to the UST closure/removal report performed by Southwestern Laboratories (SwL) dated August 12, 1992; four USTs were located on the southeastern portion of the Subject Property. According to the report, the four USTs were removed in 1992 and surface soil contamination was identified during the removal process. The UST tank hold was over excavated and the soil was remediated on site. SwL collected samples of accumulated rainwater from the tank hold and performed analysis for Benzene Toluene Ethylbenzene Xylene (BTEX), Total Petroleum Hydrocarbons (TPH) and Total Lead. Laboratory analysis indicated the concentrations of BTEX, TPH and Total Lead were below the laboratory detection limits. At the completion of the onsite soil remediation, the tank hold was backfilled with the remediated soil and additional clean fill material. SwL recommended that no further action be taken and a closure letter be issued by the TCEQ (known as the Texas Water Commission at the time of closure). The TCEQ issued a "No Further Action" letter for the Property in 1992. Summit requested and received a copy of this "No Further Action" letter issued by the TCEQ. The listing of the Property as a former UST/LUST facility is considered a historical recognized environmental condition.

Residential development, undeveloped land and commercial development have existed on the surrounding properties since at least the 1960s.

Based on a review of standard historical sources, the following summarizes historical use of the Property and surrounding properties:

Property Land Use and Development

Years	Development Type / Description
1998 to present	Commercial office/warehouse facility
Prior to 1964 to 1998	Residential development and commercial concrete mixing facility

Adjoining & Surrounding Land Use and Development

Years	Development	Adjoining Street <i>as applicable</i>
North		
Mid 1990s to present	Frankford Middle School	Not Applicable
Prior to 1964 to mid-1990s	Undeveloped pasture land	Not Applicable
East		
1998 to present	Commercial development	Not Applicable
Prior to 1964 to 1998	Commercial concrete mixing facility	Not Applicable
South		
1980s to present	Southwestern Railroad followed by single and multi-family residential development	Not Applicable
Prior to 1964 to 1980s	Southwestern Railroad followed by single-family residential development and undeveloped pasture land	Not Applicable

Adjoining & Surrounding Land Use and Development

Years	Development	Adjoining Street <i>as applicable</i>
West		
1990s to present	Multi-family residential development	Dickerson Street
Prior to 1964 to 1990s	Single-family residential and undeveloped wooded land	Dickerson Street

5.4.2 City Directories

City directories have been produced for most urban and some rural areas since the late 1800s. The directories were produced by several companies for use by municipalities and private companies. Historical city directories are often archived as reference documents in research and other libraries; however, these collections are rarely comprehensive.

Where available, city directories are reviewed to determine historical Property use in a minimum of five-year intervals. Historical uses of the adjoining properties are also typically researched, to the extent that records were considered practically reviewable. City directories were reviewed at the Dallas Public Library.

Historical City Directories Years Reviewed:

2008 2003 1998 1993 1988 1983 1975 1971 1964 1959 1955
 1950 1945

City Directories: Property		
Address	Year(s)	Details
17800 Dickerson Street	2003 -2008	J B & C Properties
	1993 - 1998	No listing
	1988	R. Hawthorne Incorporated
17812 Dickerson Street	1975- 1983	Residential listings
17800/17812 Dickerson Street	1945 -1971	No listing

City Directories: Adjacent Properties		
Address	Year(s)	Details
North		
7706 Osage Parkway	2003 – 2008	Frankford Middle School
	1945 - 1998	No listing
East		
17804 Dickerson Street	2008	BSTR Enterprises
	1945 – 2003	No listing

City Directories: Adjacent Properties		
Address	Year(s)	Details
South		
7700 Ronnie Drive 7815 McCallum Boulevard	1988- 2008	Residential listings Residential Apartments
	1945 - 1983	No listing No listing
West		
18250 Meanderway	1998- 2008	Residential Apartments
	1945 1993	No listing

A review of city directories did not identify obvious usage of the Property or adjoining properties that is considered evidence of a REC or a potential REC.

5.4.3 Sanborn Maps

Sanborn Fire Insurance Maps were produced for urban areas since the late 1800s and were utilized for determining fire hazards. When available, these maps are reviewed for further documentation concerning the historical use of the Property and surrounding area. A search was conducted locally and through a national database company for readily available Sanborn Maps.

According to information provided by Environmental Data Resources, a review of the EDR collection of Sanborn Fire Insurance Maps indicates that there is no map coverage for the area of the Property.

5.4.4 Aerial Photographs

Aerial photographs of both developed and undeveloped land have been produced since approximately 1930. Historical photographs are often available from local and federal government agencies. Numerous private companies also maintain collections for certain parts of the country. Where available, aerial photographs provide a valuable tool for evaluating the historical use of the Property and surrounding area. A search was conducted locally and/or through national providers for readily available aerial photographs.

Historical aerial photographs of the Property and vicinity were obtained from the Collin County USDA Service Center and various Internet resources. The photographs were reviewed for indications of previous uses of the Property and potential environmental concerns in the area. Representative copies of the aerial photographs reviewed can be found in *Appendix C - Historical Research Documentation* of this report. A summary of the aerial photograph review is as follows:

Aerial Photographs Years Reviewed:

2006 1995 1981 1972 1964

Aerial Photographs: Property and Surrounding Area	
Year	Details
2006	<p>The Property is developed with the existing buildings and parking lot.</p> <p>The existing school property is located to the north. Existing commercial development borders the Property to the east. A railroad followed by existing multi-family apartments and single-family residential development is located to the south. Dickerson Street borders the Property to the west. Existing multi-family apartments are located to the west of Dickerson Street.</p>
1995	<p>The Property is developed with residential development on the southwestern portion of the Property and commercial development is on the eastern portion of the Property. An access road traverses the Property in an east and west direction.</p> <p>Undeveloped pasture land is located to the north. Commercial development borders the Property to the east. A railroad followed by existing multi-family apartments and single-family residential development is located to the south. Dickerson Street borders the Property to the west. Existing multi-family apartments are located to the west of Dickerson Street.</p>
1981	<p>The Property is developed with residential development on the southwestern portion of the Property and commercial development is on the eastern portion of the Property. An access road traverses the Property in an east and west direction.</p> <p>Undeveloped pasture land is located to the north. Commercial development borders the Property to the east. A railroad followed by single family residential development and undeveloped pasture land is located to the south. Dickerson Street borders the Property to the west. Single family residential and wooded land is located to the west of Dickerson Street.</p>
1972 1964	<p>The Property is developed with residential development on the southwestern portion of the Property and commercial development is on the eastern portion of the Property. An access road traverses the Property in an east and west direction.</p> <p>Undeveloped pasture land is located to the north. Commercial development borders the Property to the east. A railroad followed by single-family residential development and undeveloped pasture land is located to the south. Dickerson Street borders the Property to the west. Single family residential and wooded land is located to the west of Dickerson Street.</p>

5.4.5 Historic Topographic Maps

Historical topographic maps of the Property and vicinity were not obtained as part of the assessment.

5.4.6 Other Historic Data

No other significant historical data was provided, obtained or reviewed as part of this assessment.

6.0 RECONNAISSANCE AND INTERVIEWS

6.1 Methodology and Limiting Conditions

A site visit was performed by Mr. Scott Williams, Environmental Professional, on September 5, 2008. The observations noted in this section apply to the Property as it appeared on that day. A walk-through investigation of the Property and Property buildings was performed. The exteriors of adjoining properties were visually evaluated as part of the site reconnaissance. The weather at the time of the site visit was sunny with temperatures in the 90s.

6.2 General Property Setting and Conditions

The Property consists of two parcels of land totaling approximately 3.78 acres, is irregular in shape, and is currently developed as a commercial office/warehouse space facility and an undeveloped gravel parking lot. According to information obtained from the Collin County Assessor's internet web site, the property is reportedly owned by JB & C Dickerson LP. Parcel one, of the Property is an undeveloped gravel parking lot and contains approximately 0.54 acres of land. Parcel two, of the Property consists of two office/warehouse buildings totaling 65,805 square feet. The Property was constructed in two phases. Phase one was constructed in 1998 and contains the leasing office and 11 rental office/warehouse tenant spaces totaling approximately 25,040 square feet. Phase two was constructed in 1999 and contains 15 rental office/warehouse tenant spaces totaling approximately 40,765 square feet. Prior to its original development in 1998/1999 as a commercial office/warehouse facility, the Property was developed for residential purposes on the southwestern portion of the Property and concrete mixing facility on the eastern portion of the Property.

Adjoining properties consist of the following: An unnamed tributary borders the Property to the north and Frankford Middle School is located north of the tributary; Custom Fit Gutters is located to the east; Southwestern Railroad followed by residential development is located to the south; and Dickerson Street followed by residential development is located to the west.

6.3 Exterior Observations

6.3.1 Solid Waste Disposal

Non-hazardous solid waste is deposited into six trash containers located on the center portion of the Property. The waste is collected and disposed by a contracted disposal service.

6.3.2 Sewage Discharge

Sanitary sewage is discharged into the municipal system operated by the City of Dallas.

6.3.3 Process Wastewater

Process wastewater is not generated on the Property.

6.3.4 Surface Water Drainage

Surface water on the Property crosses the paved and unpaved areas of the Property to an unnamed tributary on the north border of the Property.

6.3.5 Building Heating and Cooling

The building on the Property is heated and cooled by central package and PTAC units fueled by electricity and natural gas.

6.3.6 Wells and Cisterns

No aboveground visual evidence of wells or cisterns was identified on the Property. The absence of certain physical site conditions or characteristics may restrict or prevent the definite determination regarding the presence, number of and contents of wells, cisterns, pits, sumps, drywells, catchbasins, storage tanks or other subsurface installations possibly located at the Property.

6.3.7 Additional Property Conditions

Additional relevant property characteristics were not observed.

6.4 Interior Observations

The Property consists of two parcels of land totaling approximately 3.78 acres, is irregular in shape, and is currently developed as a commercial office/warehouse space facility and an undeveloped gravel parking lot. According to information obtained from the Collin County Assessor's internet web site, the Property is reportedly owned by JB & C Dickerson LP. Parcel one, of the Property is an undeveloped gravel parking lot and contains approximately 0.54 acres of land. Parcel two, of the Property consists of two office/warehouse buildings totaling 65,805 square feet. The Property was constructed in two phases. Phase one was constructed in 1998 and contains the leasing office and 11 rental office/warehouse tenant spaces totaling approximately 25,040 square feet. Phase two was constructed in 1999 and contains 15 rental office/warehouse tenant spaces totaling approximately 40,765 square feet. The buildings are constructed of pre-engineered metal buildings on a reinforced concrete slab. The interior walls are insulated metal panels with a steel decking insulated roof. Interior office space is wood frame construction with painted sheetrock interior walls.

6.5 Potential Environmental Conditions

6.5.1 Hazardous Materials and Petroleum Products

Several tenants operate commercial lawn care, pool construction and general construction companies. Various 55-gallon drums and smaller containers of two cycle oil, gasoline, lubricants and pool chemicals were observed throughout the facility. The drums and containers are located inside the buildings on concrete slabs. Minor, de minimis, spills/leaks of lubricants was observed in several of the tenant spaces. The spills were minor and confined to concrete pavement under the containers.

6.5.2 Drums and Containers

Various 55-gallon drums and smaller containers of gasoline, lubricants and pool chemicals were observed throughout the facility.

6.5.3 Biohazardous Waste

No biohazardous waste was identified on the Property at the time of the site inspection.

6.5.4 Stained Soil or Stressed Vegetation

No obvious evidence of a release exemplified by stained ground cover or stressed vegetation was observed.

6.5.5 Landfills

No current or historical landfill activities were identified on the Property.

6.5.6 Pits and Sumps

No evidence of pits, drywells, sumps or catchbasins was identified on the Property. The absence of certain physical site conditions and/or physical Property characteristics may restrict or prevent the definite determination regarding the presence, number of and contents of wells, cisterns, pits, sumps, drywells, catchbasins, storage tanks or other subsurface installations possibly located at the Property.

6.5.7 Storage Tanks

Historically, underground storage tanks (USTs) and aboveground storage tanks (ASTs) have been documented as being point sources for surface and subsurface contamination. Corrosion of tank materials and improper filling procedures are factors known to contribute to soil and possible groundwater contamination. Determining the presence and locations of USTs and ASTs as part of this investigation is considered essential in assessing this potential contamination source.

Visual inspection of the Property included investigation of the site to identify possible indicators associated with USTs and ASTs such as leakage and vegetative distress. Review of tank registration records and visual inspection of the property are conducted to determine the possible existence of USTs and ASTs in the vicinity of the Property. A lack of registration records and the absence of certain physical site conditions or characteristics may restrict or prevent the definite determination regarding the presence, number of and contents of USTs and ASTs possibly located at the property.

No evidence of existing underground storage tanks (USTs) or aboveground storage tanks (ASTs) were identified on the Property.

The Property Address of 17800 Dickerson Street is listed as a Leaking Underground Storage Tank (LUST) and an Underground Storage Tank (UST) facility within the EDR report. Summit requested and reviewed the UST closure file from the Texas Commission on Environmental Quality (TCEQ). According to the UST closure/removal report performed by Southwestern Laboratories (SwL) dated August 12, 1992; four USTs were located on the southeastern portion of the Subject Property. According to the report, the four USTs were removed in 1992 and surface soil contamination was identified during the removal process. The UST tankhold was overexcavated and the soil was remediated on site. SwL collected samples of accumulated rainwater from the tankhold and performed analysis for Benzene Toluene Ethylbenzene Xylene (BTEX), Total Petroleum Hydrocarbons (TPH) and Total Lead. Laboratory analysis indicated the concentrations of BTEX, TPH and Total Lead were below the laboratory detection limits. At the completion of the onsite soil remediation, the tankhold was backfilled with the remediated soil and additional clean fill material. Based on the analytical results of the remediation efforts and the lack of groundwater impact, SwL recommended that no further action be taken and a closure letter be issued by the TCEQ (known as the Texas Water Commission at the time of closure). The TCEQ issued a "No Further Action" letter for the Property in 1992. Summit requested and received a copy of this "No Further Action" letter issued by the TCEQ. The listing of the Property as a former UST/LUST facility is considered a historical recognized environmental condition.

6.5.8 Polychlorinated Biphenyls (PCBs)

Environmental Protection Agency (EPA) Rule 40 CFR Part 761 states in part that the owner of equipment contaminated with polychlorinated biphenyls (PCBs), such as electrical transformers, is responsible for any environmental liabilities caused by PCB contamination of the environment through leakage, fires, etc. PCB transformer owners must register the transformers with owners of all buildings located within 30 feet of the PCB transformer. A PCB transformer is one containing 500 or more parts per million (ppm) of PCBs. However, if PCB content is unknown (untested by laboratory), the transformers must be considered PCB-contaminated (50 - 499 ppm).

Each large low-voltage capacitor, a small capacitor normally used in alternating current circuits and fluorescent light ballasts manufactured between July 1, 1978, and July 1, 1988, that does not contain PCBs must be marked by the manufacturer with the statement, "No PCBs." This marking must be placed in a position on the exterior of the item so that it can be easily read by any person inspecting or servicing the item.

Light fixtures located inside the building were a mixture of incandescent and fluorescent. Based upon the date of construction of the building, it is unlikely that the light ballasts in the fluorescent light fixtures contain PCBs. The light ballasts do not pose an environmental concern if they are maintained and handled properly. During routine maintenance, the ballasts should be inspected and non-PCB markings noted.

During the visual inspection of the Property, Summit identified two pole-mounted transformers, owned by the local electric utility, located on the north side of the buildings on the Property. The transformers appear to be intact with no obvious leakage.

6.5.9 Radiological Hazards

No radiological substances or equipment were observed at the Property, nor were radiological items reportedly used or stored at the Property.

6.5.10 Lead in Drinking Water

Drinking water is supplied to the Property by the municipal water supply and is reportedly within state and federal standards.

6.5.11 Additional Hazard Observations on the Property

Additional hazards were not observed on the Property.

6.5.12 Additional Hazard Observations on Adjacent Properties

Additional hazards were not observed on the adjoining properties.

6.6 Additional Potential Environmental Conditions Beyond the Standard Scope of Work

Additional potential environmental hazard review of the Property beyond the standard Scope of Work was not requested by the Client. The following sections generally discuss additional potential environmental hazards.

6.6.1 Asbestos-Containing Materials

No review for asbestos-containing materials (ACM) was performed as part of the site inspection. If renovation or demolition of any building is planned, a survey must be performed and any ACM must be handled in accordance with state and federal laws. A comprehensive survey of the facility by a state licensed asbestos

inspector should be conducted prior to conducting any activities in the facility that could potentially disturb any suspect building materials. According to the EPA and the Occupational Safety and Health Administration (OSHA), materials found to contain, or assumed to contain asbestos should be placed in an Operations and Maintenance (O&M) Program and any change in their condition noted.

6.6.2 Radon

The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon zones, Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the EPA Action limit of 4.0 picoCuries per Liter (pCi/L). It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the EPA recommends Property specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

The EPA radon map for the State of Texas indicates that a low potential for elevated radon levels exists for Collin County. The Property structure is positioned on a concrete slab and does not contain a basement, the area in which radon levels generally are highest. Based on current radon classification and facility construction, radon does not appear to be a significant environmental concern at the Property. If additional information is needed regarding site specific radon levels, testing would be required.

6.6.3 Lead-Based Paint

No review for lead-based paint was performed as part of the site inspection. Based on the construction date of the facility it is unlikely that lead-based paint was utilized in the facility.

6.6.4 Mold

No visual or olfactory indications of mold were observed or reported within the onsite structures. Based on somewhat limited access to the interior and the potential for such conditions to exist behind wall cavities, suspended ceilings, etc., areas of excessive moisture or interior building exposure from roof or exterior wall leaks should be inspected for the presence of mold growth if indications of mold exist.

6.6.5 Additional Concerns

Additional concerns were not observed on the Property.

7.0 Interviews

Representative interviews and/or written information requests were conducted with various individuals knowledgeable of the Property. The interviews and/or written information requests were conducted to determine an awareness of any recognized environmentally related problems or concerns at the Property. Specific information obtained from the noted individuals appears in the appropriate sections of this report. Copies of interview documentation can be found in *Appendix E - Interview Documentation* of this report.

The following persons or agencies were contacted or interviewed as part of this investigation:

- Mr. John Bass
Property Owner's Representative
- Mr. Niels Brown
The Trust for Public Land
User Representative
- Mr. Bobby Baughn
City of Dallas Fire Department
- Ms. Lori Frauli
City of Dallas Office of Environmental Quality
- Mr. David Miller
City of Dallas Air Pollution

7.1 Interview with Owner

According to Mr. John Bass with J B & C Dickerson LP., Owner's Representative, the Property was originally purchased in a five acre parcel with the existing commercial development on the eastern border of the purchase. Mr. Bass stated that the original owner built the warehouse/office tenant space in two Phases. Phase one of the Properties was built in 1998 and Phase two was built in 1999. Mr. Bass purchased the two warehouses and office space in 1999 and stated the eastern adjoining property was not included in the purchase. Mr. Bass was aware of the former USTs associated with the former concrete mixing operation on the eastern adjoining property, but was unaware of the location of the USTs.

7.2 Interview with Site Manager

As stated previously, according to Mr. John Bass with J B & C Dickerson LP., Owner's Representative, the Property was originally purchased in a five acre parcel with the existing commercial development on the eastern border of the purchase. Mr. Bass stated that the original owner built the warehouse/office tenant space in two Phases. Phase one of the Properties was built in 1998 and Phase two was built in 1999. Mr. Bass purchased the two warehouses and office space in 1999 and stated the eastern adjoining property was not included in the purchase. Mr. Bass was aware of the former USTs associated with the former concrete mixing operation on the eastern adjoining property, but was unaware of the location of the USTs.

7.3 Interview with Occupant

Site occupants were not interviewed for this assessment.

7.4 Interviews with Local Government Officials

On September 8, 2008, a written request was sent to the City of Dallas Fire Department Open Request Division pertaining to environmental concerns or incidents associated with the Property. A reply was received from Mr. Bobby Baughn and dated September 10, 2008. The City of Dallas Fire Department was unable to find any information or complaints in the database pertaining to environmental issues regarding the Property. A copy of the Open Records reply is included within *Appendix D - Regulatory Records Documentation*.

On September 8, 2008, a written request was sent to the City of Dallas Environmental Quality Open Request Division pertaining to environmental concerns or incidents associated with the Property. A reply was received from Ms. Lori Frauli and dated September 10, 2008. The City of Dallas Environmental Quality was unable to find any information or complaints in the database pertaining to environmental issues regarding the Property. A copy of the Open Records reply is included within *Appendix D - Regulatory Records Documentation*.

On September 8, 2008, a written request was sent to the City of Dallas Air Pollution Open Request Division pertaining to environmental concerns or incidents associated with the Property. A reply was received from Mr. David Miller and dated September 10, 2008. The City of Dallas Air Pollution was unable to find any information or complaints in the database pertaining to environmental issues regarding the Property. A copy of the Open Records reply is included within *Appendix D - Regulatory Records Documentation*.

On September 15, 2008, a written request was sent to the Texas Commission on Environmental Quality (TCEQ) pertaining to leaking underground storage tank (LUST) associated with the Property. A complete closure file was received on September 19, 2008. According to the UST closure/removal report performed by Southwestern Laboratories (SwL) dated August 12, 1992; four USTS were located on the southeastern portion of the Subject Property. According to the report, the four USTs were removed in 1992 and soil contamination was identified during the removal process. The UST tankhold and excavated soils were remediated, and the tankhold was backfilled with remediated soil and clean fill. Based on the analytical results of the remediation efforts and the lack of groundwater impact, SwL recommended that no further action be taken and a closure letter be issued by the Texas Water Commission. In addition, Summit requested and received a copy of the no further action letter issued by the TCEQ.

7.5 Interviews with Others

On September 5, 2008, an interview was conducted with Mr. Niels Brown with the Trust for Public Land, Client and User Representative. Mr. Brown was unaware of any environmental concerns associated with the Property.

8.0 Findings

The following were derived from Summit's assessment the J B & C Properties located at 17800 Dickerson Street, Dallas, Collin County, Texas 75252.

8.1 Onsite Environmental Conditions

Based on Summit's performance of the Phase I ESA in accordance with the scope and limitations as noted, the listing of the Property as a former UST/LUST facility is considered a historical recognized environmental condition. Records reviewed indicate that the USTs were properly removed and the TCEQ issued a "No Further Action" letter for the Property in 1992.

Existing recognized environmental conditions, as defined by ASTM, were not identified on the Property.

8.2 Off-site Environmental Conditions

Recognized environmental conditions, as defined by ASTM, related to off-site properties were not identified.

8.3 De Minimis Environmental Conditions

A *de minimis* amount of vehicular oil staining was observed in the outside parking lot and inside tenant spaces. Other *de minimis* conditions, or conditions that do not represent a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies, were not identified.

9.0 Opinions

Based on site reconnaissance, research and interviews, the current and historical uses of the Property and surrounding area do not appear to represent a material threat to the Property. This inquiry has not identified conditions indicative of releases or threatened releases of hazardous substances that would warrant additional investigation at this time.

Based on the findings contained within this report, existing recognized environmental conditions, as defined by ASTM, were not identified in connection with the Property. However, a historical REC was identified. According to the data reviewed for this Phase I ESA, four USTs were located on the southeastern portion of the Subject Property. The four USTs were reportedly removed in 1992 with soil contamination identified during the removal process. The UST tankhold and overexcavated soils were remediated, and the tankhold was backfilled with remediated soil and clean fill. Records reviewed indicate that the USTs were properly removed and the TCEQ issued a "No Further Action" letter for the Property in 1992. The listing of the Property as a former UST/LUST facility is considered a historical recognized environmental condition.

It is the opinion of the environmental professional that the findings and conclusions presented in this report are reasonable and prudent, given the evidence as presented.

10.0 Conclusions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations set forth in ASTM E 1527-05 of the J B & C Properties located at 17800 Dickerson Street, Dallas, Collin County, Texas 75252. Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report.

Based on Summit's performance of the Phase I ESA in accordance with the scope and limitations as noted, the listing of the Property as a former UST/LUST facility is considered a historical recognized environmental condition. Records reviewed indicate that the USTs were properly removed and the TCEQ issued a "No Further Action" letter for the Property in 1992. Recommendations, if any, are provided under separate cover.

11.0 Deviations

This Phase I Environmental Site Assessment has been performed in conformance with the scope and limitations set forth in ASTM E 1527-05. Exceptions to, or deletions from, this practice are described in Section 2.4 of this report.

12.0 Additional Services

Beyond as noted herein, additional out of scope items were not specifically requested by the Client.

13.0 References

The following documents, maps or other publications may have been utilized specifically in the preparation of this Phase I ESA Report or generally in the development of the report format. References to specific documents are also provided in appropriate sections of the report.

Aerial Photographic Images / Documents

- Google Earth Aerial Photograph, 2006
- Collin County USDA Service Center, 1995
- Collin County USDA Service Center, 1981
- Collin County USDA Service Center, 1972
- Collin County USDA Service Center, 1964

American Society of Testing and Materials, E 1527-05 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, 2005

All Appropriate Inquires Rule, U.S. Environmental Protection Agency, 40 C.F.R. Part 312

Environmental Data Resources, Inc., The Radius Map Report for TPL-Industrial / Office Warehouses, Inquiry Number 2312513.1s, dated September 9, 2008

Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Rate Maps

Historical City Directories / Telephone Directories, Dallas Public Library
2008, 2003, 1998, 1993, 1988, 1975, 1971, 1964, 1959, 1955, 1950, 1945

King, P.B., The Evolution of North America, Princeton University Press, Princeton, New Jersey, 1977 (Revised Edition), 197 pg.

Underground Storage Tank (UST) Closure / Removal Report, prepared by Southwestern Laboratories (SwL), dated August 12, 1992

United States Department of Agriculture, Soil Conservation Service, Soil Surveys

The following web sites may have been accessed to obtain information used in the preparation of this Phase I ESA Report.

Aerial Photographs - <http://www.terraserver.com/> <http://www.googleearth.com/>

Flood Hazards - <http://www.fema.gov/>

Topographic Maps - <http://www.topozone.com/>

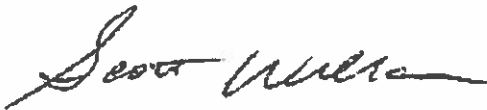
- Wetlands Maps - <http://wetlands.fws.gov/>
- Bedrock Geology - <http://geology.about.com/od/stategeologicmaps/>
- Geologic Provinces - <http://www2.nature.nps.gov/geology/usgsnps/province/province.html>
- Soils Reference - <http://soils.usda.gov/>
- State and Local Government Records - <http://www.statelocalgov.net/index.cfm>
- State Radon Levels - http://radon.com/radon/radon_map.html
- Tax and Property Records - http://www.netronline.com/public_records.htm

14.0 Environmental Professional Certifications & Qualifications

Environmental Professional

Site work and research for this Phase I ESA was conducted by the following:

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 standards and practices set forth in 40 CFR Part 312.



Mr. Scott Williams
Environmental Professional



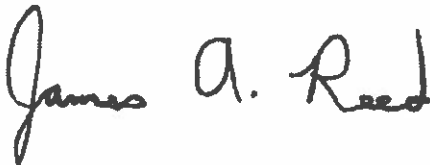
Mr. Greg Frazee
Environmental Professional



Mr. Terry J. Liles
Environmental Professional

Report Certification

I certify that this assessment was performed under my direction and supervision, that I have reviewed and approved the report, and that the methods and procedures employed in the development of the report conform to industry standards.



Mr. James A. Reed
Environmental Professional
Director of Technical Services / HazMat

Scott O. Williams Environmental Professional

Education:

B.S., Emergency Management – Environmental Option
Arkansas Tech University, 2006

Licenses/Registrations:

National Firefighter II Certification, Arkansas Fire Academy (Original 1996, Refresher Courses)
Hazardous Materials Technician, Arkansas Fire Academy, 1996
National Firefighter I Certification, Arkansas Fire Academy, 1996
Emergency Medical Technician, National Registry of Emergency Medical Technicians, 1996
Emergency Medical Technician, Arkansas Department of Health, 1996
Basic Rope Rescue, Arkansas Fire Academy, 1997
Fundamentals Course for Radiological Monitors, Arkansas Department of Health, 1997
Technical Rope Line Rescue Certification, Troll Safety and Rescue, 1998
Basic River Rescue Course, Ohio Department of Natural Resources, 1999
Meth Lab Awareness, Arkansas Department of Emergency Management, 2002

Qualifications & Professional Experience

Scott O. Williams is an emergency management and environmental degreed professional who have been involved in the environmental industry since the early 1990s. His experience involves direct employment in both the private and government sectors of the environmental industry. Mr. Williams has been involved with more than 200 environmental site assessments and physical condition assessments for commercial, retail, industrial, and multi-family residential properties across the country.

Mr. Williams has developed and implemented corporate environmental and safety programs for industrial and office operations; his responsibilities beyond initial implementation also included program maintenance, research and development as well as in-house coordination.

Mr. Williams spent eight years as an Environmental and Safety Manager and was responsible for all aspects of environmental compliance, hazardous materials management, and safety. Mr. Williams also spent 12 years as a member of a Special Operations Team responsible for environmental clean-up evaluation, hazardous materials identification, emergency response, and personnel safety.

Mr. Williams' strengths are defined through his ability to identify and resolve an environmental or safety concern as it relates to real property or within commercial and industrial settings. His more than 10 years of experience in the industry have included the evaluation of real properties, corporate processes, human resources, and team management approach at the consultant level.

Mr. Williams' extensive on-the-job experience, education and industry exposure provide the foundation for his ability to proficiently perform Phase I ESAs. This background coupled with his project management and data collection and management skills enable Scott to ensure that our clients receive the due diligence information necessary to complete their transactions in a timely and educated manner.

Lisa Wells
Due Diligence Program Manager
Regional Manager

Education: B.S. Business Administration (Marketing)
Arkansas Tech University, Russellville, Arkansas, 1992

Qualifications & Professional Experience

Lisa Wells has over 13 years of experience in the environmental industry. With a background in project management, coordination and administration she serves Summit as a client advocate. Ms. Wells is the Program Manager and primary liaison for due diligence services including environmental assessments and property condition assessments. Ms. Wells works directly with the client to meet their needs from the issuance of the contract through the final report. Ms. Wells assists the clients at the onset of each project to determine the necessary scope of work. Ms. Wells prepares proposals and submittals summarizing, outlining and detailing each component of the project, and works with the client to ensure that each step of the project is defined and understood prior to contracting. After the scope of work is determined, Ms. Wells works internally with Summit project management and technical staff to ensure the timely, efficient, professional and accurate completion of each project while providing client updates and communication for the duration of the process.

Ms. Wells' experience includes the coordination and management of personnel scheduling, performance, and report delivery of over 3,500 Phase I Environmental Site Assessments and more than 200 Phase II Environmental Site Assessments and Remediation projects. Specific portfolio projects Ms. Wells has managed include a portfolio of 75+ sites requiring performance of Phase I ESAs within one calendar month in multiple states; 50+ hotel property Phase I ESAs performed for multiple reliance parties to a client/lender-specific format within 30 days; 50+ Phase I ESAs of healthcare facilities performed within one month in one state; multiple combination projects consisting of Phase I ESA and Property Condition Assessments located at sites throughout the U.S. Ms. Wells' most recent portfolio works includes management of a 140 site portfolio requiring the completion of Phase I ESAs in 33 states and Canada within the first 12 weeks of 2007; an additional portfolio of 23 commercial retail sites was completed within March of 2007 and included Phase I ESAs and Property Condition Screens. Ms. Wells also worked jointly with another Summit Project Manager to complete a 25-site portfolio requiring the completion of Phase II Subsurface Assessments within two months.

In addition to due diligence services, Ms. Wells has managed the administrative coordination process and provided assistant technical project management for the removal and replacement of fuel storage systems at more than 60 managed care facilities in multiple states; developed, coordinated and managed the report preparation and delivery for more than 2,000 properties requiring Asbestos Inspections and Operations and Maintenance (O&M) Plans and Training. Ms. Wells is responsible for all report oversight within each of the divisions of Summit Contracting.

Ms. Wells works with multiple national clients to prepare industry, client and project-specific report formats and acts as account manager for multiple national commercial retail, real estate, nursing home and healthcare companies. Ms. Wells manages the scheduling, report production and invoicing for Phase I Environmental Site Assessments for an estimated 400 Phase I ESAs, Phase II Investigations and Phase III remedial projects annually. Ms. Wells' vast experience with Phase I and Phase II Environmental Site Assessments and Property Condition Assessments provides Summit clients with quick turnaround times as well as reports that meet or exceed current industry standards.

**Industry Standard
Definitions & Acronyms**

Industry Standard Definitions for Reference per ASTM E1527

Adjoining Property

Refers to any real property of which the border is contiguous or partially contiguous with that of the property. This includes a property that would be contiguous or partially contiguous but for a road, street, or other public thoroughfare separating them.

Approximate Minimum Search Distance (AMSD)

Identifies the area for which records must be obtained and reviewed as pursuant to ASTM E 1527 Section 7 subject to the limitations provided in that section.

Business Environmental Risk

Refers to the risk that may have a material environmental or environmentally- driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. Consideration of business environmental risk issues may involve addressing one or more non-scope considerations, some of which are identified in ASTM E 1527 Section 12

De minimis

Refers to conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions.

Environmental Lien

Is a charge, security, or encumbrance upon title to a property to secure the payment of cost, damage, debt, obligation, or duty arising out of response actions, cleanup, or other remediation of hazardous substances or petroleum products upon a property, including (but not limited to) liens imposed pursuant to CERCLA 42 USC § 9607 (1) and similar state or local laws.

Hazardous Waste

Is defined by RCRA as “a solid waste, or combination of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may – (A) cause, or significantly contribute to an increase in mortality or any increase in serious irreversible, or incapacitating reversible illness; or (B) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed.”

Historical Recognized Environmental Condition (HREC)

Is an environmental condition that would have been considered a recognized environmental condition in the past but may or may not currently be considered a recognized environmental condition. The final decision rests with the environmental professional and will be influenced by the current impact of the historical recognized environmental condition on the property at the time of the assessment.

Practically Reviewable

Means that the information is provided by the source in the manner and in a form that, upon examination, yields information relevant to the property without the need for extraordinary analysis of irrelevant data.

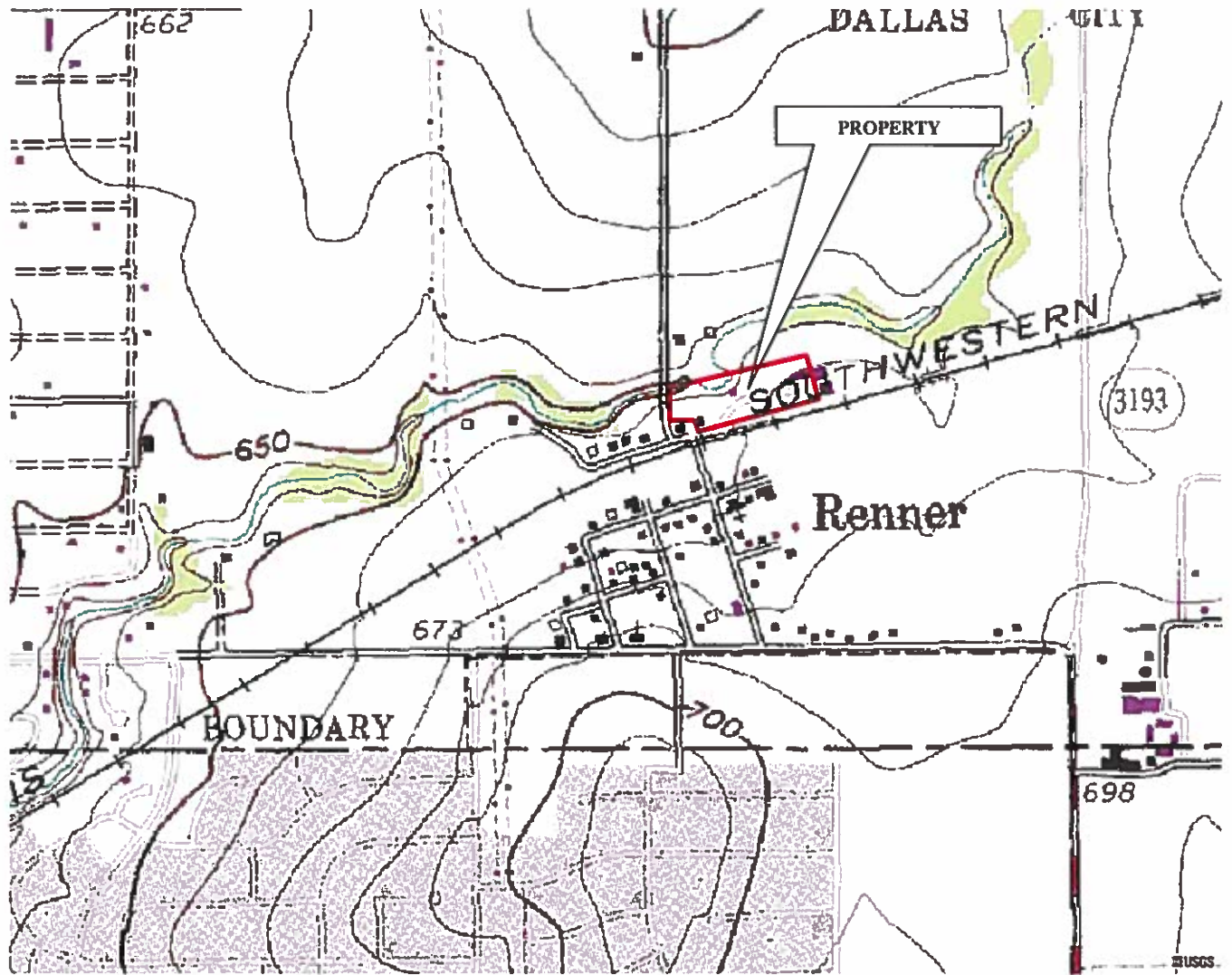
<i>Property</i>	Is identified as the real property that is the subject of environmental assessment including improvements, buildings, and other fixtures located on the property and affixed to the land.
<i>Publicly Available Information</i>	Is information to which access is allowed to anyone upon request.
<i>Reasonably Ascertainable</i>	Refers to information that is publicly available, obtainable from its source within reasonable time and cost restraints, and practically reviewable.
<i>Recognized Environmental Condition (REC)</i>	Refers to the presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the Property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. Conditions determined to be de minimis are not recognized environmental conditions.

List of Acronyms Used in the Report

AST	Above Ground Storage Tank
ASTM	American Society for Testing Materials
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
ERNS	Emergency Response Notification System
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
HREC	Historical Recognized Environmental Condition
LUST	Leaking Underground Storage Tank
NPL	National Priorities List
NRCS	National Resource Conservation Service
PCB	Polychlorinated Biphenyls
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
SAR	Site Assessment Report (Standard Environmental Records Review)
TSD	Treatment Storage Disposal
USDA	United States Department of Agriculture
USEPA	United States Environmental Protection Agency
UST	Underground Storage Tank

Appendices

APPENDIX A
Property Maps and Site Plans



1981 Addison, Texas
 USGS 7.5 Minute Topographic Quadrant



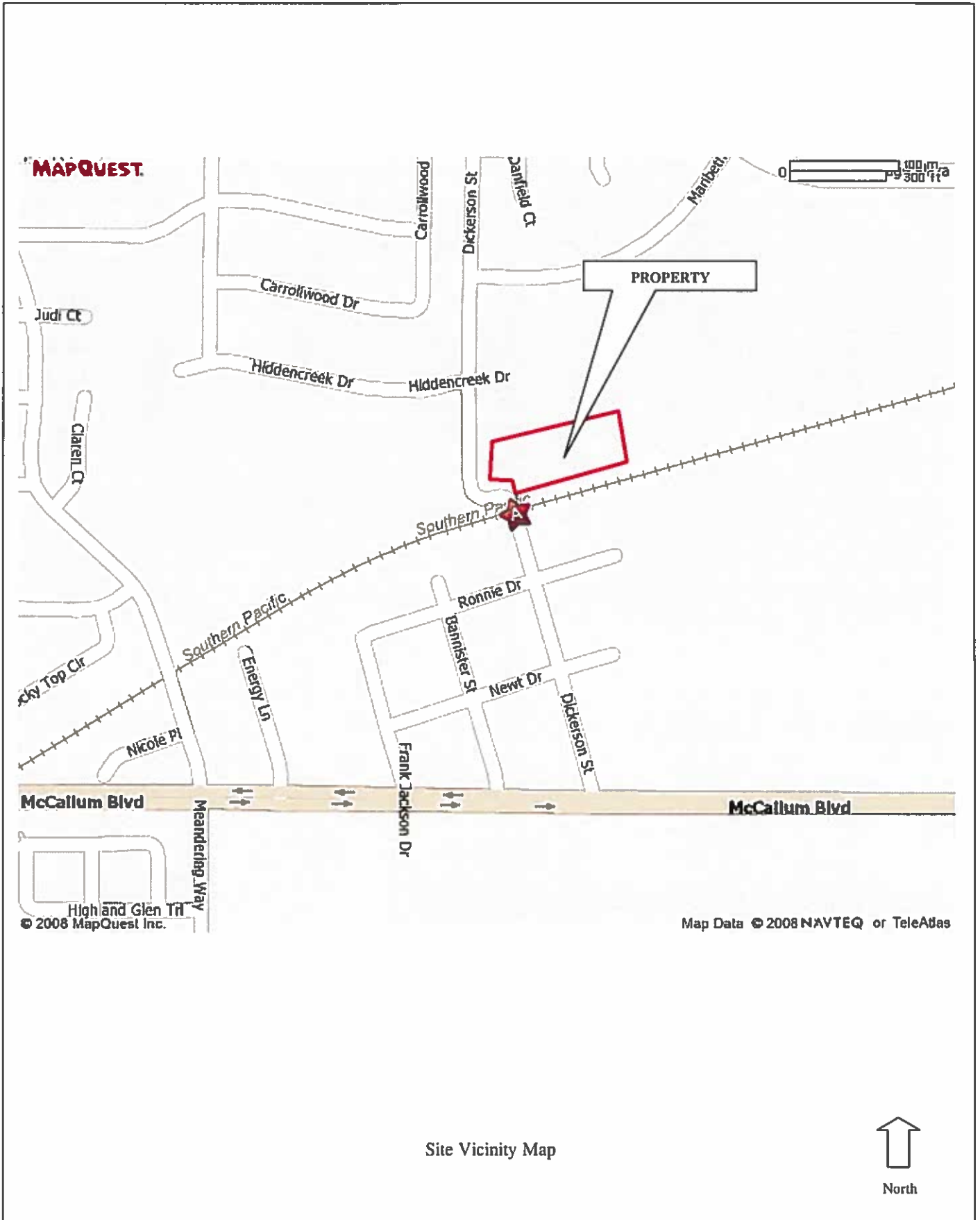
North

Property Maps & Site Plans

SUMMIT Project #08/7052

JB & C Properties
 17800 Dickerson Street
 Dallas, Collin County, Texas 75252



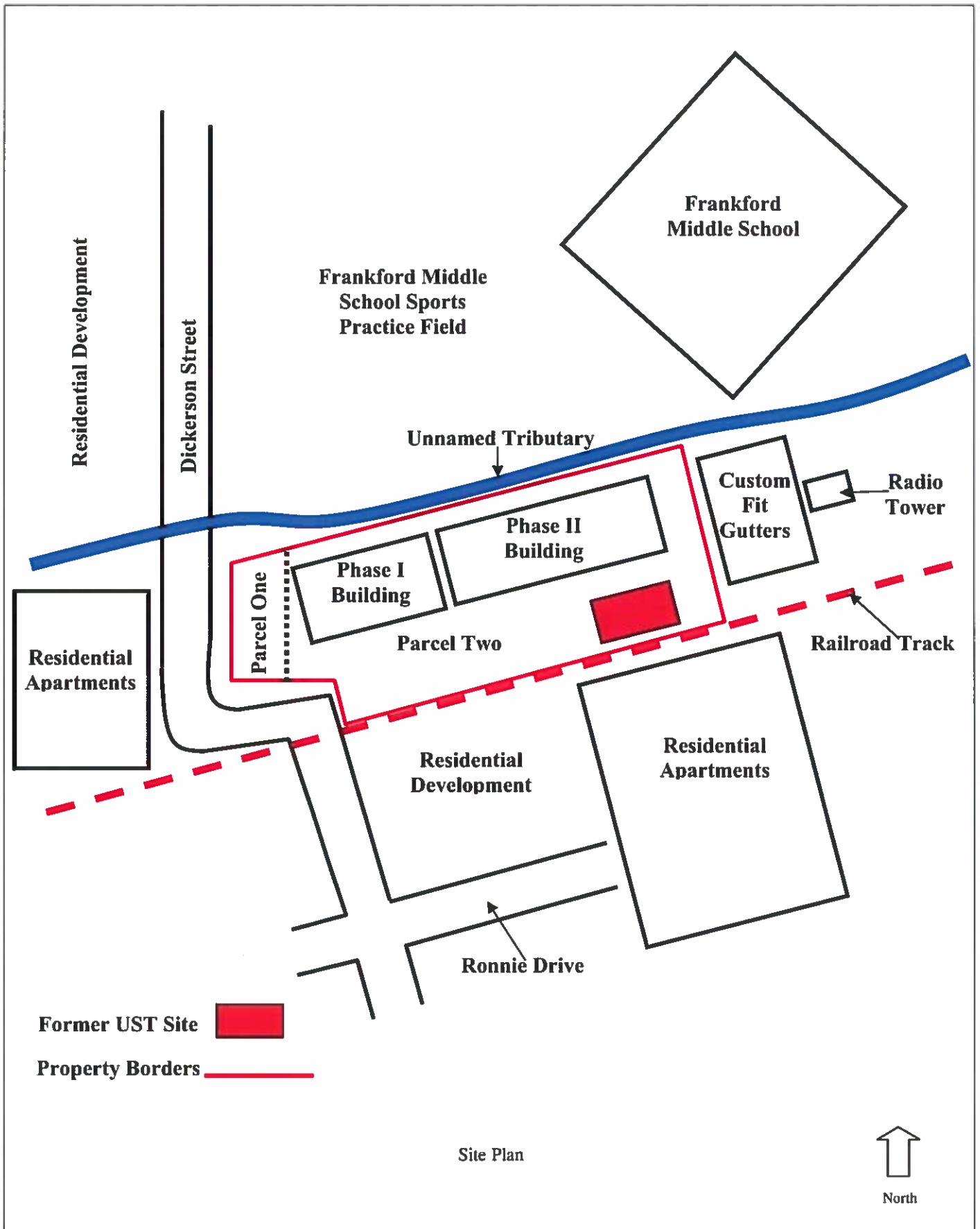


Property Maps & Site Plans

SUMMIT Project #08/7052

JB & C Properties
17800 Dickerson Street
Dallas, Collin County, Texas 75252





PANEL 0045



CITY OF PLANO
 CITY OF PLANO
 CITY OF DALLAS

ZONE AE

ZONE AE

ZONE AE

ZONE AE

ZONE AE

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ZONE AE

CSAGE PLAZA PARKWAY

Culvert

674

671

607

666

665

Culvert

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658

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657

651

646

651

646

646

646

646

LANE

DICKERSON STREET

ST LOUIS

BOULEVARD

PRIVATE

AVENUE

LANE

ZONE X

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FLOOD HAZARD DATA SHOWN WITHIN THE CITY OF PLANO ARE FOR INFORMATION PURPOSES ONLY, AND MAY NOT BE COMPLETE. FOR FLOOD INSURANCE PURPOSES REFER TO SEPARATELY PUBLISHED FLOOD INSURANCE RATE MAP.

NATIONAL FLOOD INSURANCE PROGRAM

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

PANEL 185 OF 725
 (SEE MAP INDEX FOR PANELS NOT SHOWN)

DATE: 2/25/01
 DRAWN BY: JAC
 CHECKED BY: JAC
 APPROVED BY: JAC

MAP NUMBER
 4813C0185 J

EFFECTIVE DATE:
 AUGUST 23, 2001



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

APPENDIX B
Photographic Documentation



Photo #1: Overview of Parcel One of Property



Photo #2: Overview of Parcel Two of Property



Photo #3: Interior of Leasing Office



Photo #4: Interior of Warehouse Leasing Space



Photo #5: Interior of Warehouse Leasing Space



Photo #6: Interior of Warehouse Leasing Space

Property Photographs

J B & C Properties
17800 Dickerson Street
Dallas, Collin County, Texas 75252

SUMMIT Project #08/7052





Photo #7: 55-Gallon Drums of 2-Cycle Oil



Photo #8: 55-Gallon Drums of 2-Cycle Oil



Photo #9: 5-Gallon Containers of Pool Chemicals



Photo #10: Lawn Equipment and De minimis Oil Staining



Photo #11: Site Drainage



Photo #12: Waste Storage Area

Property Photographs

J B & C Properties
17800 Dickerson Street
Dallas, Collin County, Texas 75252

SUMMIT Project #08/7052





Photo #13: Waste Storage Area



Photo #14: Pole-Mounted Transformers on North Border



Photo #15: Adjacent Land Use North of Property



Photo #16: Adjacent Land Use North of Property



Photo #17: Adjacent Land Use North of Property



Photo #18: Adjacent Land Use East of Property

Property Photographs

**J B & C Properties
17800 Dickerson Street
Dallas, Collin County, Texas 75252**

SUMMIT Project #08/7052





Photo #19: Adjacent Land Use East of Property



Photo #20: Adjacent Land Use South of Property



Photo #21: Adjacent Land Use South of Property



Photo #22: Adjacent Land Use South of Property



Photo #23: Adjacent Land Use West of Property



Photo #24: Adjacent Land Use West of Property

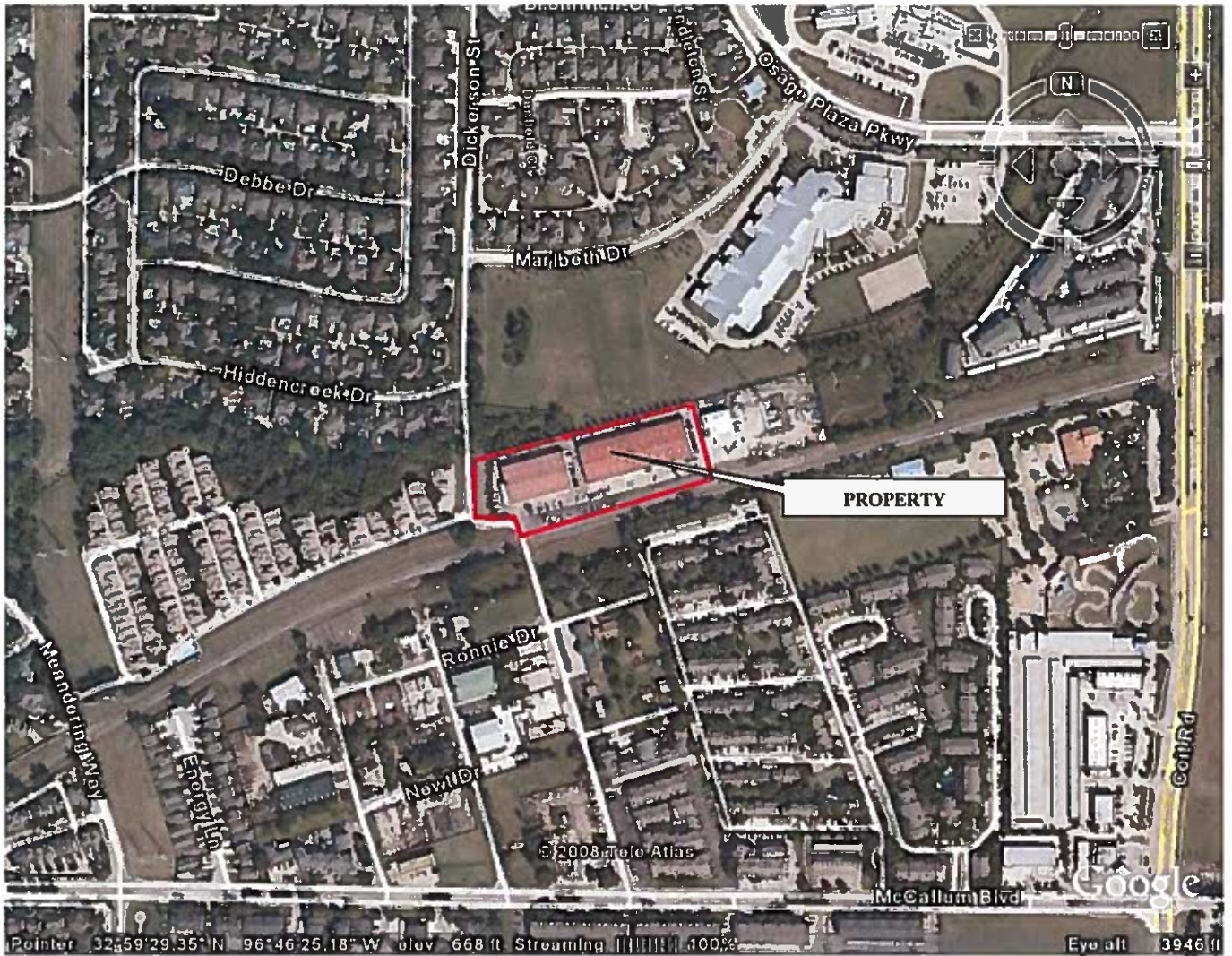
Property Photographs

JB & C Properties
17800 Dickerson Street
Dallas, Collin County, Texas 75252

SUMMIT Project #08/7052



APPENDIX C
Historical Records Documentation



2006 Aerial Photograph
 Approximate Scale is 1" = 500'
 Due to digital reproduction of aerial images, approximate scales have been estimated but do not represent a true scale



Historical Document Review

SUMMIT Project #08/7052

J B & C Properties
 17800 Dickerson Street
 Dallas, Collin County, Texas 75252





1995 Aerial Photograph
Approximate Scale is 1" = 500'
Due to digital reproduction of aerial images, approximate scales have been estimated but do not represent a true scale

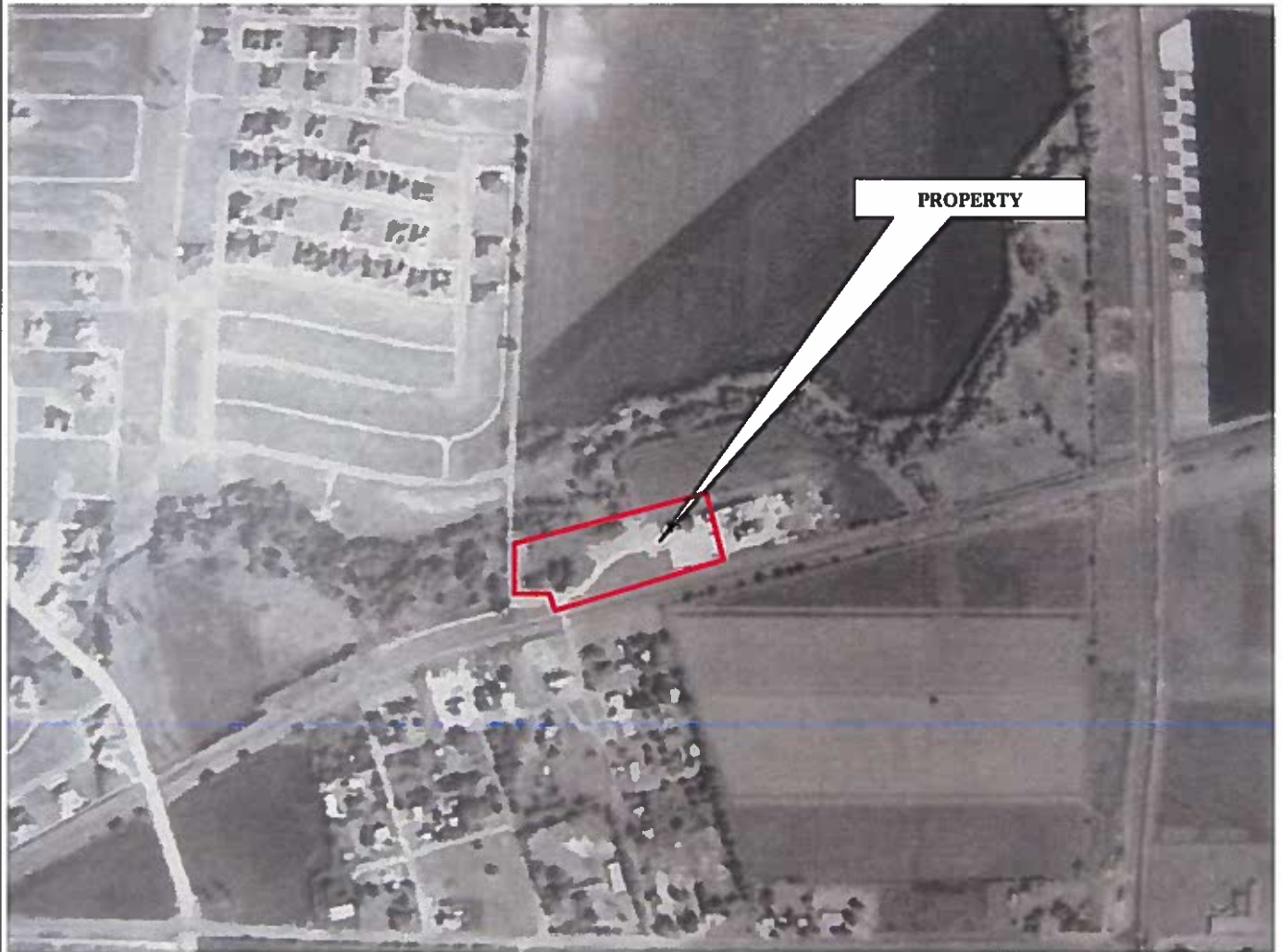


Historical Document Review

SUMMIT Project #08/7052

J B & C Properties
17800 Dickerson Street
Dallas, Collin County, Texas 75252





1981 Aerial Photograph
Approximate Scale is 1" = 15,840'
Due to digital reproduction of aerial images, approximate scales have been estimated but do not represent a true scale

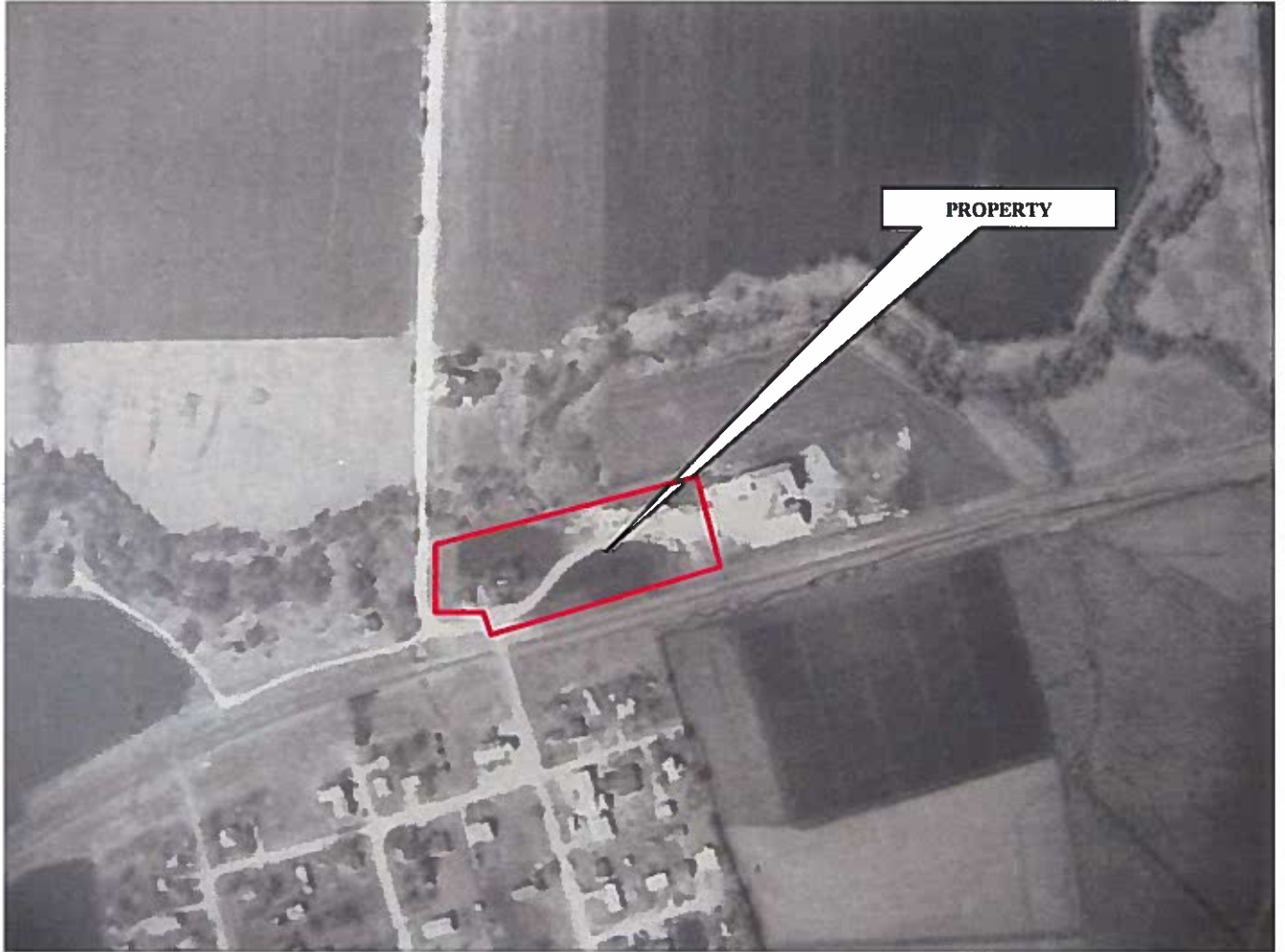


Historical Document Review

SUMMIT Project #08/7052

J B & C Properties
17800 Dickerson Street
Dallas, Collin County, Texas 75252





1972 Aerial Photograph
Approximate Scale is 1" = 15,840'
Due to digital reproduction of aerial images, approximate scales have been estimated but do not represent a true scale

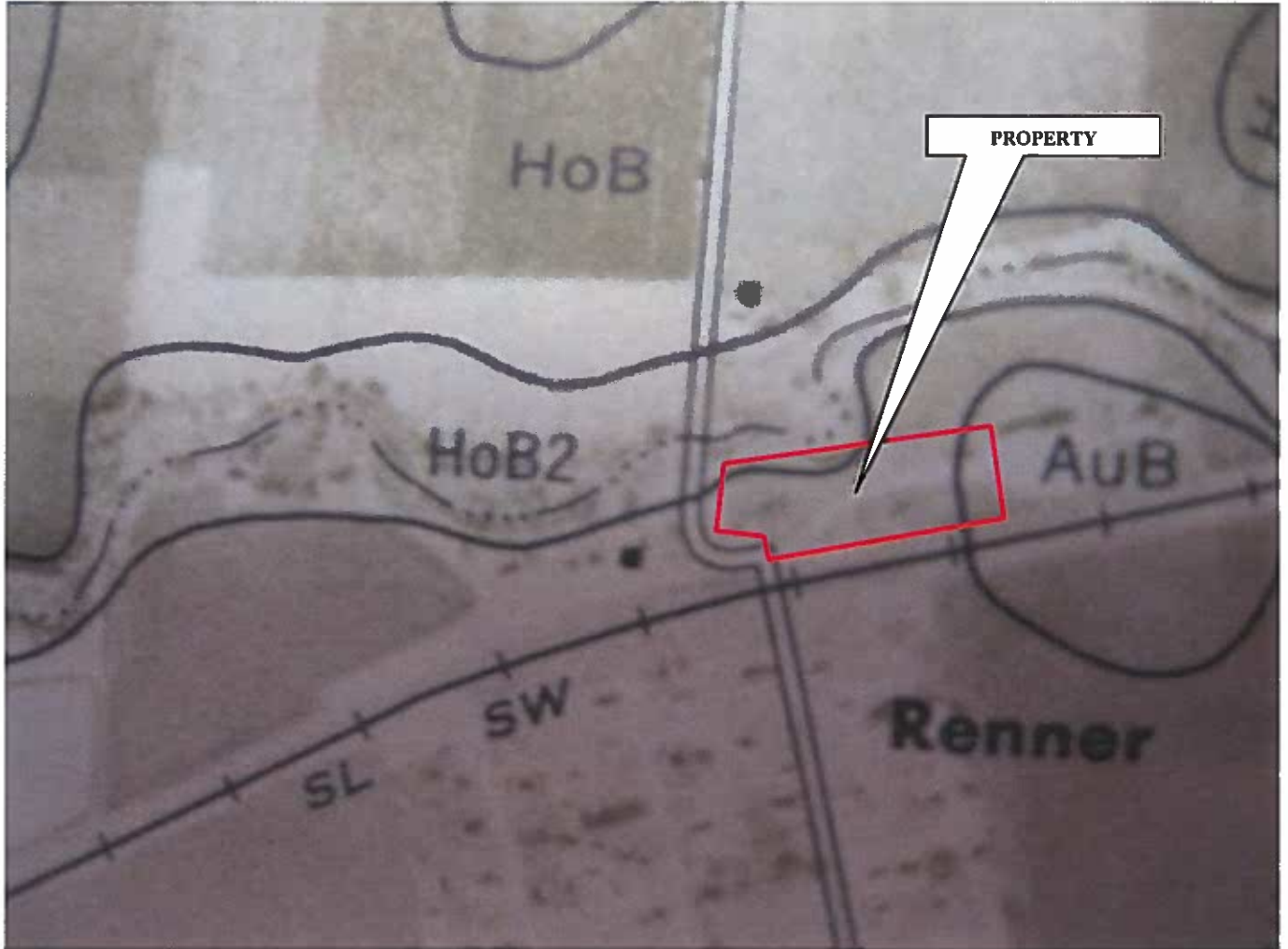


Historical Document Review

SUMMIT Project #08/7052

J B & C Properties
17800 Dickerson Street
Dallas, Collin County, Texas 75252





1964 Aerial Photograph
Approximate Scale is 1" = 15,840'
Due to digital reproduction of aerial images, approximate scales have been estimated but do not represent a true scale



Historical Document Review

SUMMIT Project #08/7052

J B & C Properties
17800 Dickerson Street
Dallas, Collin County, Texas 75252



TPL-Industrial/Office Warehouses

17800 Dickerson Street

Dallas, TX 75252

Inquiry Number: 2312513.2

September 09, 2008

Certified Sanborn® Map Report



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

Certified Sanborn® Map Report

9/09/08

Site Name:

TPL-Industrial/Office
17800 Dickerson Street
Dallas, TX 75252

Client Name:

Summit Environmental Services
1310 West Main Street
Russellville, AR 72801



EDR Inquiry # 2312513.2

Contact: Scott Williams

The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by Summit Environmental Services 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: TPL-Industrial/Office Warehouses
Address: 17800 Dickerson Street
City, State, Zip: Dallas, TX 75252
Cross Street:
P.O. # NA
Project: NA
Certification # 9109-4936-92D0



Sanborn® Library search results
Certification # 9109-4936-92D0

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

Total Maps: 0

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2055 East Rio Salado Parkway, Suite 201
Tempe, Arizona 85281

Phone: (480) 967-6752

Fax Number: (480) 966-9422

Web Site: www.netronline.com

HISTORICAL CHAIN OF TITLE REPORT

**DICKERSON BASS PROPERTY
17800 DICKERSON STREET
DALLAS, TEXAS**

Submitted to:

**SUMMIT ENVIRONMENTAL SERVICES, LLC
7711 East 111th Street
Tulsa, Oklahoma 74133**

Attention: Lisa Wells, Regional Manager

Project No. N08-05479

Tuesday, September 23, 2008

NETR - Real Estate Research & Information hereby submits the following ASTM historical chain-of-title to the land described below, subject to the leases/miscellaneous shown in Section 2. Title to the estate or interest covered by this report appears to be vested in:

JB&C-DICKERSON, LP, A TEXAS LIMITED PARTNERSHIP

The following is the current property legal description:

Lot 3, Block 11/8725, in the subdivision of Morse Addition, according to the map or plat thereof, as filed of record in Volume K, Page 38 of Plat Records, Collin County, State of Texas

Being that parcel or tract of land out of the Collin County School Land Survey, Abstract Number 169, situated and lying in the City of Dallas, Collin County, State of Texas

Assessor's Parcel Number(s): 2058289, 355948

1. HISTORICAL CHAIN OF TITLE

I. Chain 1 - Conveys Parcel 2058289

1. DEED

RECORDED: 11/10/1934
GRANTOR: Abe M. Cain, et ux
GRANTEE: J. W. Williams, et al
INSTRUMENT: Book 297, Page 59

2. WARRANTY DEED

RECORDED: 04/21/1964
GRANTOR: J. W. Williams, et al
GRANTEE: Ruby Williams
INSTRUMENT: Book 633, Page 620

3. WARRANTY DEED

RECORDED: 01/03/1972
GRANTOR: Ruby Williams
GRANTEE: W. E. Campbell Trust
INSTRUMENT: Book 805, Page 782

4. WARRANTY DEED

RECORDED: 07/26/1976
GRANTOR: W. E. Campbell, et al
GRANTEE: Ples Reeder, et al
INSTRUMENT: Book 1010, Page 773

5. WARRANTY DEED

RECORDED: 05/06/1985
GRANTOR: Ples Reeder, Inc.
GRANTEE: John Ples Reeder
INSTRUMENT: Book 2124, Page 158

6. WARRANTY DEED

RECORDED: 01/05/1987
GRANTOR: John Ples Reeder
GRANTEE: Gertrude Reeder
INSTRUMENT: Book 2532, Page 679

7. SPECIAL WARRANTY DEED

RECORDED: 07/12/1996
GRANTOR: Gertrude Reeder
GRANTEE: William J. Morse
INSTRUMENT: 58373

8. SPECIAL WARRANTY DEED

RECORDED: 12/08/1999
GRANTOR: William J. Morse
GRANTEE: 17800 Dickerson, Limited, a Texas limited partnership
INSTRUMENT: Book 4558, Page 1710

9. WARRANTY DEED WITH VENDOR'S LIEN

RECORDED: 04/11/2002
GRANTOR: 17800 Dickerson, Limited, a Texas limited partnership
GRANTEE: JB&C-Dickerson, LP, a Texas limited partnership
INSTRUMENT: Book 5145, Page 1907, Document #2002-0053192

II. Chain 2 - Conveys Parcel 355948

10. DEED

RECORDED: 11/10/1934
GRANTOR: Abe M. Cain, et ux
GRANTEE: J. W. Williams, et al
INSTRUMENT: Book 297, Page 59

11. WARRANTY DEED

RECORDED: 04/21/1964
GRANTOR: J. W. Williams, et al
GRANTEE: Ruby Williams
INSTRUMENT: Book 633, Page 620

12. WAIVER OF LIEN

RECORDED: 01/03/1972
GRANTOR: Ruby Williams
GRANTEE: W. E. Campbell Trust
INSTRUMENT: Book 805, Page 782

13. SPECIAL WARRANTY DEED

RECORDED: 01/14/1980
GRANTOR: William E. Campbell, et al
GRANTEE: Julia Jackson Gray
INSTRUMENT: Book 1225, Page 19

14. SPECIAL WARRANTY DEED

RECORDED: 07/23/2004
GRANTOR: Julia Mary Jackson Gray
GRANTEE: John W. Bass and Judith A. Bass, husband and wife
INSTRUMENT: Book 5716, Page 2328

15. SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

RECORDED: 03/28/2005
GRANTOR: John W. Bass and Judith A. Bass, husband and wife
GRANTEE: JB&C-Dickerson, LP, a Texas limited partnership, acting
by and through JB&C-Dickerson Management, LLC, its
general partner
INSTRUMENT: Book 5884, Page 2979, Document #2005-0038038

2. LEASES AND MISCELLANEOUS

1. A search of encumbrances was not part of the scope of work for this report.

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The NETR Environmental Lien Search Report

**DICKERSON BASS PROPERTY
17800 DICKERSON STREET
DALLAS, TEXAS**

Tuesday, September 23, 2008

Project Number: L08-05480

**2055 East Rio Salado Parkway
Tempe, Arizona 85281**

**Telephone: 480-967-6752
Fax: 480-966-9422**

ENVIRONMENTAL LIEN REPORT

The NETR Environmental LienSearch Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' office, registries of deed, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved and description); and
- provide a copy of the deed or cite documents reviewed;

Thank you for your business
Please contact NETR at 480-967-6752
with any questions or comments

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ENVIRONMENTAL LIEN REPORT

The NETR Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

Dickerson Bass Property
17800 Dickerson Street
Dallas, Texas

RESEARCH SOURCE

Source: Collin County Appraisal District
Collin County Clerk's Office
Collin County Tax Office

DEED INFORMATION

Type of Instrument: Warranty Deed with Vendor's Lien

Title is vested in: JB&C-Dickerson, LP, a Texas limited partnership

Title received from: 17800 Dickerson, Limited, a Texas limited partnership

Deed Dated: 04/01/2002
Deed Recorded: 04/11/2002
Book: 5145
Page: 1907
Instrument: 2002-0053192

LEGAL DESCRIPTION

Lot 3, Block 11/8725, in the subdivision of Morse Addition, according to the map or plat thereof, as filed of record in Volume K, Page 38 of Plat Records, Collin County, State of Texas

Assessor's Parcel Number(s): 2058289

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found Not Found

ENVIRONMENTAL LIEN REPORT

TARGET PROPERTY INFORMATION

ADDRESS

Dickerson Bass Property
17800 Dickerson Street
Dallas, Texas

RESEARCH SOURCE

Source: Collin County Appraisal District
Collin County Clerk's Office
Collin County Tax Office

DEED INFORMATION

Type of Instrument: Special Warranty Deed with Vendor's Lien

Title is vested in: JB&C-Dickerson, LP, a Texas limited partnership, acting by and through JB&C-Dickerson Management, LLC, its general partner

Title received from: John W. Bass and Judith A. Bass, husband and wife

Deed Dated: 12/29/2004
Deed Recorded: 03/28/2005
Book: 5884
Page: 2979
Instrument: 2005-0038038

LEGAL DESCRIPTION

Being that parcel or tract of land out of the Collin County School Land Survey, Abstract Number 169, situated and lying in the City of Dallas, Collin County, State of Texas

Assessor's Parcel Number(s): 355948

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found Not Found

05145 01907

J&C-Dickerson LP
6504 Horizon
Plano, Tx 75023

2082-- 0053192

\$13.00 STNT GF02500166 107/ls

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS *

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN *

THAT 17800 DICKERSON, LTD., a Texas limited partnership, (hereinafter called "Grantor") for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, the receipt and adequacy of which are hereby acknowledged and the further consideration of the execution and delivery by J&C-DICKERSON, L.P., a Texas limited partnership, (hereinafter called "Grantee") of one certain note of even date herewith in the principal sum of TWO MILLION THREE HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (\$2,320,000.00), payable to the order of COMPASS BANK, it having advanced said sum at the special instance and request of Grantee as part of the purchase price of the property conveyed hereby, and it shall be and is hereby subrogated to all of the rights, titles, liens and equities of said Grantor securing the payment of said note as fully as if it were Grantor herein, and in addition to the Vendor's Lien retained herein, said note is additionally secured by a Deed of Trust of even date herewith to EUGENE F. WEIMER, Trustee, upon the property conveyed hereby, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto the said Grantee all that certain real property located in Collin County, Texas, and described as follows:

LOT 3 IN BLOCK 118725, OF MORSE ADDITION, AN ADDITION TO THE CITY OF DALLAS, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME K, PAGE 38, PLAT RECORDS, COLLIN COUNTY, TEXAS,

together with all and singular, the benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in anywise belonging thereto, any and all right, title and interest of Grantor to adjacent roads and rights of way and all of Grantor's right, title and interest in and to all buildings, fixtures and improvements located on the property herein conveyed.

This Deed is executed and delivered subject to all easements, reservations, conditions, covenants and restrictive covenants as the same appear of record in the office of the County Clerk of Collin County, Texas.

05145 01908

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto said Grantee, its successors and assigns and Grantor does hereby bind Grantor and Grantor's heirs, executors, administrators and assigns to Warrant and Forever Defend all and singular the said premises unto the said Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

But it is expressly agreed and stipulated that the aforesaid Vendor's Lien is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to its face and tenor, effect and reading, when this Deed shall become absolute.

Ad valorem taxes applicable to the property have been prorated as of the date hereof and Grantee assumes liability for payment of same as of the date of this Deed.

EXECUTED on this 1st day of April, 2002.

17800 DICKERSON, LTD., a Texas limited partnership

BY: MORSE GENERAL, L.C., General Partner

BY: William J. Morse Pres.
WILLIAM J. MORSE, President

05145 01909

(ACKNOWLEDGMENT)

STATE OF TEXAS
COUNTY OF DALLAS

Execution of the foregoing Deed was acknowledged before me on the 5TH day of April, 2002, by WILLIAM J. MORSE, President of MORSE GENERAL, L.C., General Partner of 17800 DICKERSON, LTD., a Texas limited partnership, and in the capacity therein stated.

Notary Public in and for the State of Texas

Notary's printed name: STEPHEN J. SEGAL
Notary Public, State of Texas
My Commission Exp. 06-24-2004
Notary's Commission expires: _____

AFTER RECORDING RETURN TO:
JB&C-DICKERSON, L.P.
6504 Horizon
Plano, Texas 75023

PREPARED IN THE LAW OFFICE OF:
Stephen J. Segal, Attorney at Law
2111 W. Airport Frwy - Suite 100
Irving, Texas 75062

05145 01910

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE
DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS VOID AND
UNENFORCEABLE UNDER FEDERAL LAW
(THE STATE OF TEXAS) (COUNTY OF COLLIN)
I hereby certify that this instrument was FILED in the File Number Sequence on the date
and the hour stated herein by me, and was duly RECORDED, in the Official Public
Records of Real Property of Collin County, Texas on

APR 11 2002

Helen Starnes



Filed for Record in:
Collin County, McKinney TX
Honorable Helen Starnes
Collin County Clerk

On Apr 11 2002
At 1:37pm

Doc/Num : 2002- 0053192

Recording/Type: D1 15.00
Receipt #: 13283

05884 02980

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

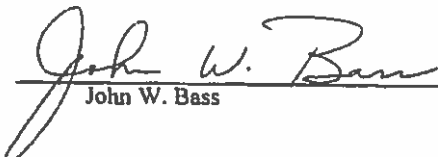
None

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

The second and inferior vendor's lien against and superior title to the Property are retained for the benefit of Grantor to secure both Grantee's assumption of the first-lien note and payment of the second-lien note to Grantor. Grantee's assumption of the first-lien note is also secured by a deed of trust to secure assumption of even date, from Grantee to Luke Laman, trustee. If Grantee defaults in payment of the assumed note or the second-lien note or in observance of any covenant or condition of any instrument securing their payment, Grantor will have the right to foreclose the vendor's lien reserved in this deed. Grantor assigns to Grantee all funds on deposit for payment of taxes and insurance premiums.

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



John W. Bass



Judith A. Bass

05884 02981

STATE OF TEXAS)

COUNTY OF COLLIN)

This instrument was acknowledged before me on December 29, 2004, by John W. Bass and Judith A. Bass, husband and wife.



Danielle Hensley
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Luke Laman
1027 E. 15th Street
Plano, Texas 75074
Tel: (972) 578-8596
Fax: (972) 422-1811

AFTER RECORDING RETURN TO:

Luke Laman
1027 E. 15th Street
Plano, Texas 75074
Tel: (972) 578-8596
Fax: (972) 422-1811

05884-02982

EXHIBIT A

BEING a tract of land situated in the Collin County School Land Survey, Abstract No. 169, Collin County, Texas, and being a tract of land bounded on the North and East by Maribeth Drive Middle School, an Addition to the City of Dallas, Collin County, Texas, according to the plat thereof recorded in Volume J, Page 720, Map Records of said County and also on the East by Morse Addition, an Addition to the City of Dallas, Collin County, Texas, according to the plat thereof recorded in Volume K, Page 38, Map Records of said County and on the West and South by Dickerson Street (60' R.O.W.) and being more particularly described as follows:

BEGINNING at a point for corner in the East right-of-way line of said Dickerson Street at a Southwest corner of Lot 2, Block 11/8725, of said Maribeth Drive Middle School, from which a 1/2" iron rod found for reference bears South 00 degrees 45 minutes 21 seconds East, a distance of 64.87 feet,

THENCE North 89 degrees 12 minutes 53 seconds East along a boundary line of said Lot 2, a distance of 48.57 feet to a point for corner at an interior corner thereof;

THENCE South 00 degrees 47 minutes 07 seconds East along a boundary line of said Lot 2, a distance of 52.64 feet to a 5/8" iron rod found for corner at a Southwest corner thereof common to the Northwest corner of Lot 3, Block 11/8725 of said Morse Addition;

THENCE South 00 degrees 17 minutes 50 seconds West along a West boundary line of said Lot 3, a distance of 189.76 feet to a 5/8" iron rod found for corner at a Southwest corner thereof in the North right-of-way line of said Dickerson Street (50' R.O.W.);

THENCE South 76 degree 43 minutes 05 seconds West along the North right-of-way line of said Dickerson Street, a distance of 45.73 feet to a 1/2" iron rod found for corner in the East right-of-way line of said Dickerson Street, from which a 1/2" iron rod found for reference bears North 75 degrees 12 minutes 05 seconds East, a distance of 14.89 feet;

THENCE North 00 degrees 51 minutes 42 seconds West along the East right-of-way line of said Dickerson Street, a distance of 252.26 feet to the Place of Beginning and containing 0.267 acres of land.

JB JB

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW (COUNTY OF COLLIN) (THE STATE OF TEXAS)

I hereby certify that this instrument was FILED in the File Number Sequence on the date and the time above of person by me, and was duly RECORDED, in the Official Public Records of Real Property of Collin County, Texas on

MAR 28 2005

Brenda Taylor



Filed for Record in:
Collin County, McKinney TX
Honorable Brenda Taylor
Collin County Clerk

On Mar 28 2005
At 12:09pm

Doc/Num : 2005- 0030038

Recording/Type: D1 20.00
Receipt #: 12370

APPENDIX D
Regulatory Data

TPL-Industrial/Office Warehouses

17800 Dickerson Street
Dallas, TX 75252

Inquiry Number: 2312513.1s
September 09, 2008

The EDR Radius Map™ Report



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

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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

17800 DICKERSON STREET
DALLAS, TX 75252

COORDINATES

Latitude (North): 32.991410 - 32° 59' 29.1"
Longitude (West): 96.774590 - 96° 46' 28.5"
Universal Transverse Mercator: Zone 14
UTM X (Meters): 707934.7
UTM Y (Meters): 3652343.0
Elevation: 657 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 32096-H7 ADDISON, TX
Most Recent Revision: 1981

North Map: 33096-A7 HEBRON, TX
Most Recent Revision: 1981

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 6 of the attached EDR Radius Map report:

<u>Site</u>	<u>Database(s)</u>	<u>EPA ID</u>
FIRST CITY ASSETS SERVICING CO 17800 DICKERSON ST RENNER, TX 75252	LTANKS Status Code: FINAL CONCURRENCE ISSUED, CASE CLOSED	N/A
FIRST CITY TEXAS DALLAS 17800 DICKERSON ST DALLAS, TX 75252	UST	N/A

EXECUTIVE SUMMARY

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

FEDERAL RECORDS

NPL.....	National Priority List
Proposed NPL.....	Proposed National Priority List Sites
Delisted NPL.....	National Priority List Deletions
NPL LIENS.....	Federal Superfund Liens
CERCLIS.....	Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP.....	CERCLIS No Further Remedial Action Planned
LIENS 2.....	CERCLA Lien Information
CORRACTS.....	Corrective Action Report
RCRA-TSDF.....	RCRA - Transporters, Storage and Disposal
RCRA-LQG.....	RCRA - Large Quantity Generators
RCRA-SQG.....	RCRA - Small Quantity Generators
RCRA-CESQG.....	RCRA - Conditionally Exempt Small Quantity Generator
RCRA-NonGen.....	RCRA - Non Generators
US ENG CONTROLS.....	Engineering Controls Sites List
US INST CONTROL.....	Sites with Institutional Controls
ERNS.....	Emergency Response Notification System
HMIRS.....	Hazardous Materials Information Reporting System
DOT OPS.....	Incident and Accident Data
US CDL.....	Clandestine Drug Labs
US BROWNFIELDS.....	A Listing of Brownfields Sites
DOD.....	Department of Defense Sites
FUDS.....	Formerly Used Defense Sites
LUCIS.....	Land Use Control Information System
CONSENT.....	Superfund (CERCLA) Consent Decrees
ROD.....	Records Of Decision
UMTRA.....	Uranium Mill Tailings Sites
DEBRIS REGION 9.....	Torres Martinez Reservation Illegal Dump Site Locations
ODL.....	Open Dump Inventory
MINES.....	Mines Master Index File
TRIS.....	Toxic Chemical Release Inventory System
TSCA.....	Toxic Substances Control Act
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
SSTS.....	Section 7 Tracking Systems
ICIS.....	Integrated Compliance Information System
PADS.....	PCB Activity Database System
MLTS.....	Material Licensing Tracking System
RADINFO.....	Radiation Information Database
FINDS.....	Facility Index System/Facility Registry System
RAATS.....	RCRA Administrative Action Tracking System
SCRD DRYCLEANERS.....	State Coalition for Redediation of Drycleaners Listing

STATE AND LOCAL RECORDS

SHWS.....	State Superfund Registry
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EXECUTIVE SUMMARY

IOP.....	Innocent Owner/Operator Program
SWF/LF.....	Permitted Solid Waste Facilities
CLI.....	Closed Landfill Inventory
WasteMgt.....	Commercial Hazardous & Solid Waste Management Facilities
DEL SHWS.....	Deleted Superfund Registry Sites
LIENS.....	Environmental Liens Listing
SPILLS.....	Spills Database
AUL.....	Sites with Controls
VCP.....	Voluntary Cleanup Program Database
DRYCLEANERS.....	Drycleaner Registration Database Listing
PRIORITYCLEANERS.....	Dry Cleaner Remediation Program Prioritization List
BROWNFIELDS.....	Brownfields Site Assessments
ENF.....	Notice of Violations Listing
Ind. Haz Waste.....	Industrial & Hazardous Waste Database
ED AQUIF.....	Edwards Aquifer Permits
AIRS.....	Current Emission Inventory Data
MSD.....	Municipal Settings Designations Database
TIER 2.....	Tier 2 Chemical Inventory Reports
HIST LIENS.....	Environmental Liens Listing
RWS.....	Radioactive Waste Sites

TRIBAL RECORDS

INDIAN RESERV.....	Indian Reservations
INDIAN ODI.....	Report on the Status of Open Dumps on Indian Lands
INDIAN LUST.....	Leaking Underground Storage Tanks on Indian Land
INDIAN UST.....	Underground Storage Tanks on Indian Land
INDIAN VCP.....	Voluntary Cleanup Priority Listing

EDR PROPRIETARY RECORDS

Manufactured Gas Plants..... EDR Proprietary Manufactured Gas Plants

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. 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 LOCAL RECORDS

LTANKS: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Texas Commission on Environmental Quality's Leaking Petroleum Storage Tank Database.

A review of the LTANKS list, as provided by EDR, and dated 05/06/2008 has revealed that there is 1

EXECUTIVE SUMMARY

LTANKS site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
DALLAS NORTH SERVICE CENTER Status Code: FINAL CONCURRENCE ISSUED, CASE CLOSED	7309 FRANKFORD	1/4 - 1/2NNW 5	5	19

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Texas Commission on Environmental Quality's Petroleum Storage Tank Database.

A review of the UST list, as provided by EDR, and dated 05/06/2008 has revealed that there is 1 UST site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
EMPTY LOT	7721 RONNIE DR	0 - 1/8 S	3	12

AST: The Aboveground Storage Tank database contains registered ASTs. The data come from the Texas Commission on Environmental Quality's Petroleum Storage Tank Database.

A review of the AST list, as provided by EDR, and dated 05/06/2008 has revealed that there is 1 AST site within approximately 0.25 miles of the target property.

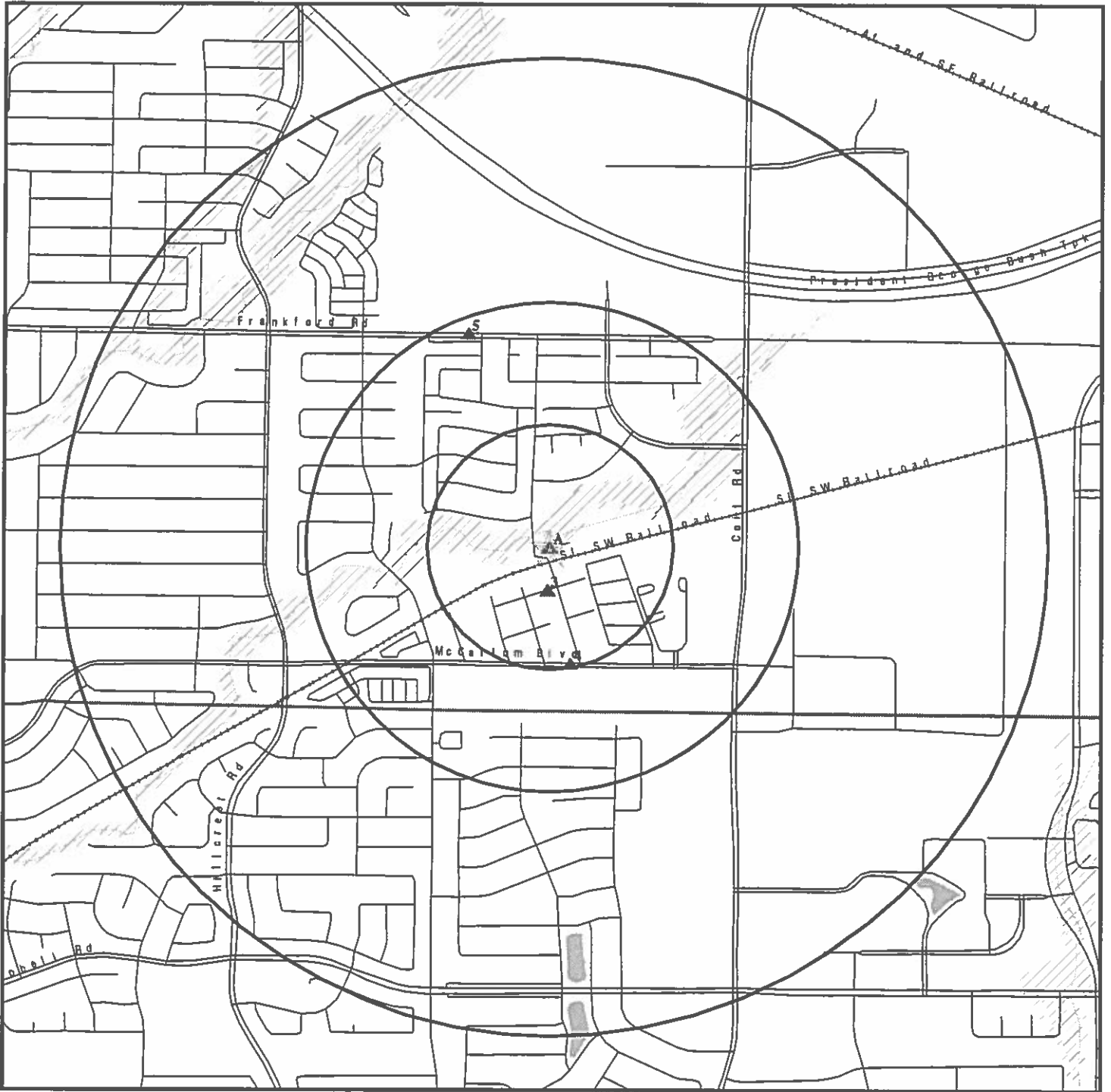
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
YELLOW ROSE LANDSCAPES	7755 MCCALLUM BLVD	1/8 - 1/4 S	4	17

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

<u>Site Name</u>	<u>Database(s)</u>
PAQUETTE TRUCK FIRE & EXPLOSION	CERCLIS
US 75 DALLAS FUEL SPILL	CERCLIS
ANDREWS TRANSPORT	CERCLIS
UNIVAR I-635 ACETIC ACID SPILL	CERCLIS
SOUTH LOOP 12 LANDFILL	SWF/LF
IH 30 CORRIDOR LAND	CLI
NO NAME	CLI
EAST GARLAND RD.	CLI
CONNELL	CLI
CARROLTON DUMP	CLI
JESSIE MAJORS	CLI
MESQUITE	CLI
NO NAME	CLI
GRAPEVINE DISPOSAL SITE	CLI
183 LAND CORPORATION	CLI

OVERVIEW MAP - 2312513.1s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites

- Indian Reservations BIA
- County Boundary
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone







SITE NAME: TPL-Industrial/Office Warehouses
ADDRESS: 17800 Dickerson Street
 Dallas TX 75252
LAT/LONG: 32.9914 / 96.7746

CLIENT: Summit Environmental Services
CONTACT: Scott Williams
INQUIRY #: 2312513.1s
DATE: September 09, 2008 11:56 am


DETAIL MAP - 2312513.1s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- ⊕ Sensitive Receptors
- ⊠ National Priority List Sites
- ⊠ Dept. Defense Sites

 Indian Reservations BIA
 Oil & Gas pipelines
 100-year flood zone
 500-year flood zone

0 1/16 1/8 1/4 Miles



SITE NAME: TPL-Industrial/Office Warehouses ADDRESS: 17800 Dickerson Street Dallas TX 75252 LAT/LONG: 32.9914 / 96.7746	CLIENT: Summit Environmental Services CONTACT: Scott Williams INQUIRY #: 2312513.1s DATE: September 09, 2008 11:56 am
---	--

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>FEDERAL RECORDS</u>								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.500	0	0	0	NR	NR	0
LIENS 2	TP		NR	NR	NR	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
RCRA-TSDF		0.500	0	0	0	NR	NR	0
RCRA-LQG		0.250	0	0	NR	NR	NR	0
RCRA-SQG		0.250	0	0	NR	NR	NR	0
RCRA-CESQG		0.250	0	0	NR	NR	NR	0
RCRA-NonGen		0.250	0	0	NR	NR	NR	0
US ENG CONTROLS		0.500	0	0	0	NR	NR	0
US INST CONTROL		0.500	0	0	0	NR	NR	0
ERNS	TP		NR	NR	NR	NR	NR	0
HMIRS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
US BROWNFIELDS		0.500	0	0	0	NR	NR	0
DOD		1.000	0	0	0	0	NR	0
FUDS		1.000	0	0	0	0	NR	0
LUCIS		0.500	0	0	0	NR	NR	0
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
DEBRIS REGION 9		0.500	0	0	0	NR	NR	0
ODI		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
SCRD DRYCLEANERS		0.500	0	0	0	NR	NR	0
<u>STATE AND LOCAL RECORDS</u>								
SHWS		1.000	0	0	0	0	NR	0
IOP	TP		NR	NR	NR	NR	NR	0
SWF/LF		0.500	0	0	0	NR	NR	0
CLI		0.500	0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
WasteMgt		TP	NR	NR	NR	NR	NR	0
LTANKS	X	0.500	0	0	1	NR	NR	1
UST	X	0.250	1	0	NR	NR	NR	1
DEL SHWS		1.000	0	0	0	0	NR	0
LIENS		TP	NR	NR	NR	NR	NR	0
AST		0.250	0	1	NR	NR	NR	1
SPIILLS		TP	NR	NR	NR	NR	NR	0
AUL		0.500	0	0	0	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0
DRYCLEANERS		0.250	0	0	NR	NR	NR	0
PRIORITYCLEANERS		0.500	0	0	0	NR	NR	0
BROWNFIELDS		0.500	0	0	0	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
HIST LIENS		TP	NR	NR	NR	NR	NR	0
RWS		TP	NR	NR	NR	NR	NR	0
<u>TRIBAL RECORDS</u>								
INDIAN RESERV		1.000	0	0	0	0	NR	0
INDIAN ODI		0.500	0	0	0	NR	NR	0
INDIAN LUST		0.500	0	0	0	NR	NR	0
INDIAN UST		0.250	0	0	NR	NR	NR	0
INDIAN VCP		0.500	0	0	0	NR	NR	0
<u>EDR PROPRIETARY RECORDS</u>								
Manufactured Gas Plants		1.000	0	0	0	0	NR	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site Database(s) EDR ID Number
EPA ID Number

A1 FIRST CITY ASSETS SERVICING CO LTANKS S104876119
Target 17800 DICKERSON ST N/A
Property RENNER, TX 75252

Site 1 of 2 in cluster A

Actual:
657 ft.

LTANKS:
Facility ID: 0058200
Facility Location: DICKERSON
Region City ID: 04
Region City: ARLINGTON
LPST Id: 099678
Reported Date: 7/31/1991
Entered Date: 9/30/1991
Priority: SOIL CONTAMINATION ONLY, REQUIRES FULL SITE ASSESSMENT and RAP
Status: FINAL CONCURRENCE ISSUED, CASE CLOSED
RPR Coordinator: RPR
Responsible Party Name: FIRST CITY ASSETS SERVICING CO
Responsible Party Contact: JOHN KOVACEVICH
Responsible Party Address: 1700 PACIFIC AVE
Responsible Party City,St,Zip: DALLAS, TX 75021 4618
Responsible Party Telephone: 214/939-8159

A2 FIRST CITY TEXAS DALLAS UST U003766950
Target 17800 DICKERSON ST N/A
Property DALLAS, TX 75252

Site 2 of 2 in cluster A

Actual:
657 ft.

UST:
Facility ID: 0058200
Facility Type: Indus/Chem/Mfg Plant
Name of Facility Manager: JOHN KOVACEVICH
Title of Facility Manager: Not reported
Facility Manager Phone: 2149398154
Facility Rural Box: Not reported
Facility in Ozone non-attainment area: Yes
TCEQ No: 084724
Owner ID: 29413
Date Registration Form Received: 050391
Region Number: 04
Number of USTs: 0004
Number of ASTs: 0000
Sign Name on Registration Form: JOHN KOVACEVICH JR
Title of Signer of Registration Form: ASST. V.P.
Date of Signature on Registration Form: 042491
Owner Effective Begin Date: 050391

Owner ID: 29413
Owner Name: FIRST CITY TEXAS DALLAS
Owner Address: 1700 PACIFIC AVE 3rd Floor
Owner PO Box: Not reported
Owner City,St,Zip: DALLAS, TX 75201
Owner Contact Name: JOHN KOVACEVICH
Contact Telephone: 214-939-8154
Owner Type: Private or Corporate
Mail Undeliverable: Not reported
Bankruptcy is in effect: Not reported
Owner Amendment Reason Code: Owner Contact Changed
Owner Amendment Date: 090507

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FIRST CITY TEXAS DALLAS (Continued)

U003766950

Number of Facilities reported by Owner:	0002
# Of Underground Storage Tanks:	0005
# Of Aboveground Storage Tanks:	0000
Self-Certification Date:	Not reported
Signature Name:	Not reported
Signature Title Name:	Not reported
Signature Type Text:	Not reported
Certification Submitted Type:	Not reported
Registration Self-Certification Flag:	Not reported
Fees Self-Certification Flag:	Not reported
Financial Assurance Self-Certification flag:	Not reported
Technical standards Self-Certification flag:	Not reported
UST Delivery Certificate Expiration Date:	Not reported
Operator ID:	Not reported
Operator Effective Date:	Not reported
Operator Type:	Not reported
Operator Name:	Not reported
Operator Telephone:	Not reported
Operator Address:	Not reported
Operator PO Box:	Not reported
Operator City,St,Zip:	Not reported
Operator Contact Name:	Not reported
Operator Contact Title:	Not reported
Operator Contact Phone:	Not reported
Tank ID:	1
Unit ID:	00139073
Tank Status:	Removed from the Ground
Status Date:	07221991
Installation Date:	Not reported
Tank Registration Date:	05031991
Capacity:	0012000
Tank Emptied:	No
Tank Construction and Containment:	Not reported
Tank Construction and Containment II:	Not reported
Tank Construction and Containment III:	Not reported
Tank Construction and Containment IV:	Not reported
Pipe Construction and Containment:	Not reported
Pipe Construction and Containment II:	Not reported
Piping Design and Ext. Containment 3:	Not reported
Piping Design and Ext. Containment 4:	Not reported
Type of Piping:	Not reported
Internal Tank Lining Date:	00000000
Tank Material of Construction:	Not reported
Other Materials of Construction:	Not reported
Pipe Material of Construction:	Not reported
Other Construction and Containment:	Not reported
Pipe Connectors and Valves 1:	Not reported
Pipe Connectors and Valves 2:	Not reported
Pipe Connectors and Valves 3:	Not reported
Tank Corrosion Protection:	Not reported
Tank Corrosion Protection II:	Not reported
Tank Corrosion Protection III:	Not reported
Other Tank Corrosion Protection Text:	None

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FIRST CITY TEXAS DALLAS (Continued)

U003766950

Tank Corrosion Protection Variance: No Variance
Pipe Corrosion Protection: Not reported
Pipe Corrosion Protection II: Not reported
Pipe Corrosion Protection 3: Not reported
Other Corrosion Protection: None
Pipe Corrosion Protection Variance: No Variance
Stage 1 Vapor Recovery Equipment Status: Not Reported
Stage 1 Equipment Installed Date: Not reported
Stage 2 Vapor Recry Equipment Status: Not Reported
Stage 2 Equipment Installed Date: Not reported
Equipment Installer: Not reported
Contractor Registration Number: Not reported
Tank Tested: Not reported
Installer License Number: Not reported
Tank Installer: Not reported

Self-Certification Date: Not reported
Compartment: Not reported

Compartment Letter: A
Compartment Capacity: 0000000
Compartment Substance Stored: Diesel
Compartment Other Substance: Not reported
Tank Release Method Detection I: Not reported
Tank Release Method Detection II: Not reported
Tank Release Method Detection III: Not reported
Other Tank Release Method Detection: None
Tank Release Detection Variance: No Variance
Pipe Release Detection Method: Not reported
Pipe Release Detection Method II: Not reported
Pipe Release Detection Method III: Not reported
Other Pipe Release Detection Method: None
Pipe Release Detection Variance: No Variance
Spill and Overfill Protection: Not reported
Spill and Overfill Protection II: Not reported
Spill and Overfill Protection III: Not reported
Spill Overfill Prevention Variation: No Variance

Tank ID: 2
Unit ID: 00139074
Tank Status: Removed from the Ground
Status Date: 07221991
Installation Date: Not reported
Tank Registration Date: 05031991
Capacity: 0000000
Tank Emptied: No
Tank Construction and Containment: Not reported
Tank Construction and Containment II: Not reported
Tank Construction and Containment III: Not reported
Tank Construction and Containment IV: Not reported
Pipe Construction and Containment: Not reported
Pipe Construction and Containment II: Not reported
Piping Design and Ext. Containment 3: Not reported
Piping Design and Ext. Containment 4: Not reported
Type of Piping: Not reported
Internal Tank Lining Date: 00000000
Tank Material of Construction: Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

FIRST CITY TEXAS DALLAS (Continued)

U003766950

Other Materials of Construction:	Not reported
Pipe Material of Construction:	Not reported
Other Construction and Containment:	Not reported
Pipe Connectors and Valves 1:	Not reported
Pipe Connectors and Valves 2:	Not reported
Pipe Connectors and Valves 3:	Not reported
Tank Corrosion Protection:	Not reported
Tank Corrosion Protection II:	Not reported
Tank Corrosion Protection III:	Not reported
Other Tank Corrosion Protection Text:	None
Tank Corrosion Protection Variance:	No Variance
Pipe Corrosion Protection:	Not reported
Pipe Corrosion Protection II:	Not reported
Pipe Corrosion Protection 3:	Not reported
Other Corrosion Protection:	None
Pipe Corrosion Protection Variance:	No Variance
Stage 1 Vapor Recovery Equipment Status:	Not Reported
Stage 1 Equipment Installed Date:	Not reported
Stage 2 Vapor Recry Equipment Status:	Not Reported
Stage 2 Equipment Installed Date:	Not reported
Equipment Installer:	Not reported
Contractor Registration Number:	Not reported
Tank Tested:	Not reported
Installer License Number:	Not reported
Tank Installer:	Not reported
Self-Certification Date:	Not reported
Compartment:	Not reported
Compartment Letter:	A
Compartment Capacity:	0000000
Compartment Substance Stored:	Gasoline
Compartment Other Substance:	Not reported
Tank Release Method Detection I:	Not reported
Tank Release Method Detection II:	Not reported
Tank Release Method Detection III:	Not reported
Other Tank Release Method Detection:	None
Tank Release Detection Variance:	No Variance
Pipe Release Detection Method:	Not reported
Pipe Release Detection Method II:	Not reported
Pipe Release Detection Method III:	Not reported
Other Pipe Release Detection Method:	None
Pipe Release Detection Variance:	No Variance
Spill and Overfill Protection:	Not reported
Spill and Overfill Protection II:	Not reported
Spill and Overfill Protection III:	Not reported
Spill Overfill Prevention Variation:	No Variance
Tank ID:	3
Unit ID:	00139075
Tank Status:	Removed from the Ground
Status Date:	07231991
Installation Date:	Not reported
Tank Registration Date:	05031991
Capacity:	0000000
Tank Emptied:	No
Tank Construction and Containment:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number
EPA ID Number

FIRST CITY TEXAS DALLAS (Continued)

U003766950

Tank Construction and Containment II:	Not reported
Tank Construction and Containment III:	Not reported
Tank Construction and Containment IV:	Not reported
Pipe Construction and Containment:	Not reported
Pipe Construction and Containment II:	Not reported
Piping Design and Ext. Containment 3:	Not reported
Piping Design and Ext. Containment 4:	Not reported
Type of Piping:	Not reported
Internal Tank Lining Date:	00000000
Tank Material of Construction:	Not reported
Other Materials of Construction:	Not reported
Pipe Material of Construction:	Not reported
Other Construction and Containment:	Not reported
Pipe Connectors and Valves 1:	Not reported
Pipe Connectors and Valves 2:	Not reported
Pipe Connectors and Valves 3:	Not reported
Tank Corrosion Protection:	Not reported
Tank Corrosion Protection II:	Not reported
Tank Corrosion Protection III:	Not reported
Other Tank Corrosion Protection Text:	None
Tank Corrosion Protection Variance:	No Variance
Pipe Corrosion Protection:	Not reported
Pipe Corrosion Protection II:	Not reported
Pipe Corrosion Protection 3:	Not reported
Other Corrosion Protection:	None
Pipe Corrosion Protection Variance:	No Variance
Stage 1 Vapor Recovery Equipment Status:	Not Reported
Stage 1 Equipment Installed Date:	Not reported
Stage 2 Vapor Recry Equipment Status:	Not Reported
Stage 2 Equipment Installed Date:	Not reported
Equipment Installer:	Not reported
Contractor Registration Number:	Not reported
Tank Tested:	Not reported
Installer License Number:	Not reported
Tank Installer:	Not reported
Self-Certification Date:	Not reported
Compartment:	Not reported
Compartment Letter:	A
Compartment Capacity:	0000000
Compartment Substance Stored:	Gasoline
Compartment Other Substance:	Not reported
Tank Release Method Detection I:	Not reported
Tank Release Method Detection II:	Not reported
Tank Release Method Detection III:	Not reported
Other Tank Release Method Detection:	None
Tank Release Detection Variance:	No Variance
Pipe Release Detection Method:	Not reported
Pipe Release Detection Method II:	Not reported
Pipe Release Detection Method III:	Not reported
Other Pipe Release Detection Method:	None
Pipe Release Detection Variance:	No Variance
Spill and Overfill Protection:	Not reported
Spill and Overfill Protection II:	Not reported
Spill and Overfill Protection III:	Not reported
Spill Overfill Prevention Variation:	No Variance

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number
EPA ID Number

FIRST CITY TEXAS DALLAS (Continued)

U003766950

Tank ID:	4
Unit ID:	00139072
Tank Status:	Removed from the Ground
Status Date:	07231991
Installation Date:	Not reported
Tank Registration Date:	05031991
Capacity:	0000000
Tank Emptied:	No
Tank Construction and Containment:	Not reported
Tank Construction and Containment II:	Not reported
Tank Construction and Containment III:	Not reported
Tank Construction and Containment IV:	Not reported
Pipe Construction and Containment:	Not reported
Pipe Construction and Containment II:	Not reported
Piping Design and Ext. Containment 3:	Not reported
Piping Design and Ext. Containment 4:	Not reported
Type of Piping:	Not reported
Internal Tank Lining Date:	00000000
Tank Material of Construction:	Not reported
Other Materials of Construction:	Not reported
Pipe Material of Construction:	Not reported
Other Construction and Containment:	Not reported
Pipe Connectors and Valves 1:	Not reported
Pipe Connectors and Valves 2:	Not reported
Pipe Connectors and Valves 3:	Not reported
Tank Corrosion Protection:	Not reported
Tank Corrosion Protection II:	Not reported
Tank Corrosion Protection III:	Not reported
Other Tank Corrosion Protection Text:	None
Tank Corrosion Protection Variance:	No Variance
Pipe Corrosion Protection:	Not reported
Pipe Corrosion Protection II:	Not reported
Pipe Corrosion Protection 3:	Not reported
Other Corrosion Protection:	None
Pipe Corrosion Protection Variance:	No Variance
Stage 1 Vapor Recovery Equipment Status:	Not Reported
Stage 1 Equipment Installed Date:	Not reported
Stage 2 Vapor Recry Equipment Status:	Not Reported
Stage 2 Equipment Installed Date:	Not reported
Equipment Installer:	Not reported
Contractor Registration Number:	Not reported
Tank Tested:	Not reported
Installer License Number:	Not reported
Tank Installer:	Not reported
Self-Certification Date:	Not reported
Compartment:	Not reported
Compartment Letter:	A
Compartment Capacity:	0000000
Compartment Substance Stored:	Gasoline
Compartment Other Substance:	Not reported
Tank Release Method Detection I:	Not reported
Tank Release Method Detection II:	Not reported
Tank Release Method Detection III:	Not reported
Other Tank Release Method Detection:	None
Tank Release Detection Variance:	No Variance

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FIRST CITY TEXAS DALLAS (Continued)

U003766950

Pipe Release Detection Method: Not reported
Pipe Release Detection Method II: Not reported
Pipe Release Detection Method III: Not reported
Other Pipe Release Detection Method: None
Pipe Release Detection Variance: No Variance
Spill and Overfill Protection: Not reported
Spill and Overfill Protection II: Not reported
Spill and Overfill Protection III: Not reported
Spill Overfill Prevention Variation: No Variance

3
South
< 1/8
0.087 mi.
461 ft.

EMPTY LOT
7721 RONNIE DR
DALLAS, TX 75252

UST U003960435
N/A

Relative:
Higher

UST:

Actual:
668 ft.

Facility ID: 0076405
Facility Type: Not reported
Name of Facility Manager: Not reported
Title of Facility Manager: Not reported
Facility Manager Phone: Not reported
Facility Rural Box: Not reported
Facility in Ozone non-attainment area: Yes
TCEQ No: 117267
Owner ID: 62461
Date Registration Form Received: 031804
Region Number: 04
Number of USTs: 0003
Number of ASTs: 0000
Sign Name on Registration Form: TONY MARTELLOTTO
Title of Signer of Registration Form: OWNER
Date of Signature on Registration Form: 030304
Owner Effective Begin Date: 083187

Owner ID: 62461
Owner Name: MARTELLOTTO ANTHONY J
Owner Address: 6757 ARAPAHO RD STE 711-381
Owner PO Box: Not reported
Owner City,St,Zip: DALLAS, TX 75248
Owner Contact Name: ANTHONY MARTELLOTTO
Contact Telephone: 972-385-2469
Owner Type: Individual
Mail Undeliverable: Not reported
Bankruptcy is in effect: Not reported
Owner Amendment Reason Code: Owner Name Changed
Owner Amendment Date: 082404
Number of Facilities reported by Owner: 0001
Of Underground Storage Tanks: 0003
Of Aboveground Storage Tanks: 0000

Self-Certification Date: Not reported
Signature Name: Not reported
Signature Title Name: Not reported
Signature Type Text: Not reported
Certification Submitted Type: Not reported
Registration Self-Certification Flag: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

EMPTY LOT (Continued)

U003960435

Fees Self-Certification Flag: Not reported
Financial Assurance Self-Certification flag: Not reported
Technical standards Self-Certification flag: Not reported
UST Delivery Certificate Expiration Date: Not reported

Operator ID: 138189
Operator Effective Date: 030304
Operator Type: Individual
Operator Name: MARTELLOTTO ANTHONY J
Operator Telephone: 972-385-2469
Operator Address: 6757 ARAPAHO RD STE 711-381
Operator PO Box: Not reported
Operator City, St, Zip: DALLAS, TX 75248
Operator Contact Name: Not reported
Operator Contact Title: Not reported
Operator Contact Phone: Not reported

Tank ID: 1
Unit ID: 00202921
Tank Status: **Removed from the Ground**
Status Date: 12022003
Installation Date: 00000000
Tank Registration Date: 03182004
Capacity: 0002000
Tank Emptied: No
Tank Construction and Containment: Not reported
Tank Construction and Containment II: Not reported
Tank Construction and Containment III: Not reported
Tank Construction and Containment IV: Not reported
Pipe Construction and Containment: Not reported
Pipe Construction and Containment II: Not reported
Piping Design and Ext. Containment 3: Not reported
Piping Design and Ext. Containment 4: Not reported
Type of Piping: Not reported
Internal Tank Lining Date: 00000000
Tank Material of Construction: Not reported
Other Materials of Construction: Not reported
Pipe Material of Construction: Not reported
Other Construction and Containment: Not reported
Pipe Connectors and Valves 1: Not reported
Pipe Connectors and Valves 2: Not reported
Pipe Connectors and Valves 3: Not reported
Tank Corrosion Protection: Not reported
Tank Corrosion Protection II: Not reported
Tank Corrosion Protection III: Not reported
Other Tank Corrosion Protection Text: Not reported
Tank Corrosion Protection Variance: No Variance
Pipe Corrosion Protection: Not reported
Pipe Corrosion Protection II: Not reported
Pipe Corrosion Protection 3: Not reported
Other Corrosion Protection: Not reported
Pipe Corrosion Protection Variance: No Variance
Stage 1 Vapor Recovery Equipment Status: Not Reported
Stage 1 Equipment Installed Date: Not reported
Stage 2 Vapor Recry Equipment Status: Not Reported
Stage 2 Equipment Installed Date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

EMPTY LOT (Continued)

U003960435

Equipment Installer:	Not reported
Contractor Registration Number:	Not reported
Tank Tested:	Not reported
Installer License Number:	Not reported
Tank Installer:	Not reported
Self-Certification Date:	Not reported
Compartment:	Not reported
Compartment Letter:	A
Compartment Capacity:	0002000
Compartment Substance Stored:	Gasoline
Compartment Other Substance:	Not reported
Tank Release Method Detection I:	Not reported
Tank Release Method Detection II:	Not reported
Tank Release Method Detection III:	Not reported
Other Tank Release Method Detection:	Not reported
Tank Release Detection Variance:	No Variance
Pipe Release Detection Method:	Not reported
Pipe Release Detection Method II:	Not reported
Pipe Release Detection Method III:	Not reported
Other Pipe Release Detection Method:	Not reported
Pipe Release Detection Variance:	No Variance
Spill and Overfill Protection:	Not reported
Spill and Overfill Protection II:	Not reported
Spill and Overfill Protection III:	Not reported
Spill Overfill Prevention Variation:	No Variance
Tank ID:	2
Unit ID:	00202922
Tank Status:	Removed from the Ground
Status Date:	12022003
Installation Date:	00000000
Tank Registration Date:	03182004
Capacity:	0000550
Tank Emptied:	No
Tank Construction and Containment:	Not reported
Tank Construction and Containment II:	Not reported
Tank Construction and Containment III:	Not reported
Tank Construction and Containment IV:	Not reported
Pipe Construction and Containment:	Not reported
Pipe Construction and Containment II:	Not reported
Piping Design and Ext. Containment 3:	Not reported
Piping Design and Ext. Containment 4:	Not reported
Type of Piping:	Not reported
Internal Tank Lining Date:	00000000
Tank Material of Construction:	Not reported
Other Materials of Construction:	Not reported
Pipe Material of Construction:	Not reported
Other Construction and Containment:	Not reported
Pipe Connectors and Valves 1:	Not reported
Pipe Connectors and Valves 2:	Not reported
Pipe Connectors and Valves 3:	Not reported
Tank Corrosion Protection:	Not reported
Tank Corrosion Protection II:	Not reported
Tank Corrosion Protection III:	Not reported
Other Tank Corrosion Protection Text:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

EMPTY LOT (Continued)

U003960435

Tank Corrosion Protection Variance:	No Variance
Pipe Corrosion Protection:	Not reported
Pipe Corrosion Protection II:	Not reported
Pipe Corrosion Protection 3:	Not reported
Other Corrosion Protection:	Not reported
Pipe Corrosion Protection Variance:	No Variance
Stage 1 Vapor Recovery Equipment Status:	Not Reported
Stage 1 Equipment Installed Date:	Not reported
Stage 2 Vapor Recry Equipment Status:	Not Reported
Stage 2 Equipment Installed Date:	Not reported
Equipment Installer:	Not reported
Contractor Registration Number:	Not reported
Tank Tested:	Not reported
Installer License Number:	Not reported
Tank Installer:	Not reported
Self-Certification Date:	Not reported
Compartment:	Not reported
Compartment Letter:	A
Compartment Capacity:	0000550
Compartment Substance Stored:	Gasoline
Compartment Other Substance:	Not reported
Tank Release Method Detection I:	Not reported
Tank Release Method Detection II:	Not reported
Tank Release Method Detection III:	Not reported
Other Tank Release Method Detection:	Not reported
Tank Release Detection Variance:	No Variance
Pipe Release Detection Method:	Not reported
Pipe Release Detection Method II:	Not reported
Pipe Release Detection Method III:	Not reported
Other Pipe Release Detection Method:	Not reported
Pipe Release Detection Variance:	No Variance
Spill and Overfill Protection:	Not reported
Spill and Overfill Protection II:	Not reported
Spill and Overfill Protection III:	Not reported
Spill Overfill Prevention Variation:	No Variance
Tank ID:	3
Unit ID:	00202923
Tank Status:	Removed from the Ground
Status Date:	12022003
Installation Date:	00000000
Tank Registration Date:	03182004
Capacity:	0000550
Tank Emptied:	No
Tank Construction and Containment:	Not reported
Tank Construction and Containment II:	Not reported
Tank Construction and Containment III:	Not reported
Tank Construction and Containment IV:	Not reported
Pipe Construction and Containment:	Not reported
Pipe Construction and Containment II:	Not reported
Piping Design and Ext. Containment 3:	Not reported
Piping Design and Ext. Containment 4:	Not reported
Type of Piping:	Not reported
Internal Tank Lining Date:	00000000
Tank Material of Construction:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

EMPTY LOT (Continued)

U003960435

Other Materials of Construction:	Not reported
Pipe Material of Construction:	Not reported
Other Construction and Containment:	Not reported
Pipe Connectors and Valves 1:	Not reported
Pipe Connectors and Valves 2:	Not reported
Pipe Connectors and Valves 3:	Not reported
Tank Corrosion Protection:	Not reported
Tank Corrosion Protection II:	Not reported
Tank Corrosion Protection III:	Not reported
Other Tank Corrosion Protection Text:	Not reported
Tank Corrosion Protection Variance:	No Variance
Pipe Corrosion Protection:	Not reported
Pipe Corrosion Protection II:	Not reported
Pipe Corrosion Protection 3:	Not reported
Other Corrosion Protection:	Not reported
Pipe Corrosion Protection Variance:	No Variance
Stage 1 Vapor Recovery Equipment Status:	Not Reported
Stage 1 Equipment Installed Date:	Not reported
Stage 2 Vapor Recry Equipment Status:	Not Reported
Stage 2 Equipment Installed Date:	Not reported
Equipment Installer:	Not reported
Contractor Registration Number:	Not reported
Tank Tested:	Not reported
Instaler License Number:	Not reported
Tank Installer:	Not reported
Self-Certification Date:	Not reported
Compartment:	Not reported
Compartment Letter:	A
Compartment Capacity:	0000550
Compartment Substance Stored:	Gasoline
Compartment Other Substance:	Not reported
Tank Release Method Detection I:	Not reported
Tank Release Method Detection II:	Not reported
Tank Release Method Detection III:	Not reported
Other Tank Release Method Detection:	Not reported
Tank Release Detection Variance:	No Variance
Pipe Release Detection Method:	Not reported
Pipe Release Detection Method II:	Not reported
Pipe Release Detection Method III:	Not reported
Other Pipe Release Detection Method:	Not reported
Pipe Release Detection Variance:	No Variance
Spill and Overfill Protection:	Not reported
Spill and Overfill Protection II:	Not reported
Spill and Overfill Protection III:	Not reported
Spill Overfill Prevention Variation:	No Variance

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

4
 South
 1/8-1/4
 0.241 mi.
 1274 ft.

YELLOW ROSE LANDSCAPES
 7755 MCCALLUM BLVD
 DALLAS, TX 75252

AST A100268072
 N/A

Relative:
 Higher

AST:

Facility ID: 0076646
 Owner ID: 02485
 Facility Type: Not reported
 Date Registration Form Received: 080204
 Region Number: 04
 Facility in Ozone non-attainment area: Yes
 Number of USTs: 0000
 Number of ASTs: 0001
 Name of Facility Manager: Not reported
 Title of Facility Manager: Not reported
 Facility Manager Phone: Not reported
 Sign Name on Registration Form: R J PARROTT
 Title of Signer of Registration Form: PRES
 Date of Signature on Registration Form: 072704
 Owner Effective Begin Date: 083187
 Facility Rural Box: Not reported

Actual:
 681 ft.

Owner ID: 02485
 Owner Name: RANPARR INC
 Owner Address: Not reported
 Owner PO Box: PO BOX 541988
 Owner City,St,Zip: DALLAS, TX 75354
 Owner Contact Name: R J PARROTT
 Contact Telephone: 214-496-9898
 Owner Type: Corporation
 Mail Undeliverable: Not reported
 Bankruptcy is in effect: Not reported
 Owner Amendment Reason Code: Owner Contact Changed
 Owner Amendment Date: 050207
 Number of Facilities reported by Owner: 0280
 # Of Underground Storage Tanks: 0171
 # Of Aboveground Storage Tanks: 0251

Self-Certification Date: Not reported
 Signature Name: Not reported
 Signature Title Name: Not reported
 Signature Type Text: Not reported
 Certification Submitted Type: Not reported
 Registration Self-Certification Flag: Not reported
 Fees Self-Certification Flag: Not reported
 Financial Assurance Self-Certification flag: Not reported
 Technical standards Self-Certification flag: Not reported
 UST Delivery Certificate Expiration Date: Not reported

Operator ID: 139562
 Operator Effective Date: 042204
 Operator Type: Corporation
 Operator Name: YELLOW ROSE LANDSCAPE SERVICES INC
 Operator Telephone: Not reported
 Operator Address: 7755 MCCALLUM BLVD
 Operator PO Box: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

YELLOW ROSE LANDSCAPES (Continued)

A100268072

Operator City, St, Zip:	DALLAS, TX 75252
Operator Contact Name:	Not reported
Operator Contact Title:	Not reported
Operator Contact Phone:	Not reported
Tank ID:	2520
Unit ID:	00203483
Owner ID:	02485
Install Date:	04222004
Tank registration date:	08022004
Tank Status:	Out of use
Date out of use:	12182007
Capacity:	0002000
Content:	Diesel
Other Content:	Not reported
Material:	Steel
Other Material:	Not reported
Containment:	Concrete
Other Containment:	Not reported
Stage 1 Vapor Recovery Equipment Status:	Not Reported
Stage 1 Equip Installed Date:	Not reported
Stage 2 Vapor Recvry Equipmnt Status:	Not reported
Stage 2 Equip Installed Date:	Not reported
Compartment Letter:	Not reported
Compartment Capacity:	Not reported
Compartment Substance Stored:	Not reported
Compartment Other Substance:	Not reported
Tank Release Method Detection I:	Not reported
Tank Release Method Detection II:	Not reported
Tank Release Method Detection III:	Not reported
Other Tank Release Method Detection:	Not reported
Tank Release Detection Variance:	Not reported
Pipe Release Detection Method:	Not reported
Pipe Release Detection Method II:	Not reported
Pipe Release Detection Method III:	Not reported
Other Pipe Release Detection Method:	Not reported
Pipe Release Detection Variance:	Not reported
Spill and Overfill Protection:	Not reported
Spill and Overfill Protection II:	Not reported
Spill and Overfill Protection III:	Not reported
Spill Overfill Prevention Variation:	Not reported
Self-Certification Date:	Not reported
Compartment:	Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number
 EPA ID Number

5
 NNW
 1/4-1/2
 0.467 mi.
 2466 ft.

DALLAS NORTH SERVICE CENTER
7309 FRANKFORD
DALLAS, TX 75252

UST U001260465
 LTANKS N/A

Relative:
 Higher

UST:

Actual:
 691 ft.

Facility ID:	0026536
Facility Type:	Fleet Refueling
Name of Facility Manager:	DEBORAH A BOYLE
Title of Facility Manager:	DIRECTOR ESIH
Facility Manager Phone:	214-486-2022
Facility Rural Box:	Not reported
Facility in Ozone non-attainment area:	Yes
TCEQ No:	092486
Owner ID:	60333
Date Registration Form Received:	050886
Region Number:	04
Number of USTs:	0008
Number of ASTs:	0000
Sign Name on Registration Form:	H A BUCHANAN
Title of Signer of Registration Form:	MGR
Date of Signature on Registration Form:	042486
Owner Effective Begin Date:	070107
Owner ID:	60333
Owner Name:	ONCOR ELECTRIC DELIVERY COMPANY
Owner Address:	Not reported
Owner PO Box:	PO BOX 132280
Owner City,St,Zip:	DALLAS, TX 75313
Owner Contact Name:	DEBORAH A BOYLE
Contact Telephone:	214-486-2022
Owner Type:	Corporation
Mail Undeliverable:	Not reported
Bankruptcy is in effect:	Not reported
Owner Amendment Reason Code:	Owner Billing Address Changed
Owner Amendment Date:	011508
Number of Facilities reported by Owner:	0031
# Of Underground Storage Tanks:	0126
# Of Aboveground Storage Tanks:	0006
Self-Certification Date:	113007
Signature Name:	DEBORAH A BOYLE
Signature Title Name:	DIR EHST
Signature Type Text:	Legally-Authorized Rep of Owner
Certification Submitted Type:	Annual renewal
Registration Self-Certification Flag:	Yes
Fees Self-Certification Flag:	Yes
Financial Assurance Self-Certification flag:	Yes
Technical standards Self-Certification flag:	Yes
UST Delivery Certificate Expiration Date:	200903
Self-Certification Date:	112907
Signature Name:	DEBORAH A BOYLE
Signature Title Name:	DIRECTOR EHST
Signature Type Text:	Legally-Authorized Rep of Owner
Certification Submitted Type:	Annual renewal
Registration Self-Certification Flag:	Yes
Fees Self-Certification Flag:	Yes

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DALLAS NORTH SERVICE CENTER (Continued)

U001260465

Financial Assurance Self-Certification flag: Yes
Technical standards Self-Certification flag: Yes
UST Delivery Certificate Expiration Date: 200803

Self-Certification Date: 120803
Signature Name: JIM OKELLY
Signature Title Name: DIR ENV SAFETY & IND
Signature Type Text: Owner
Certification Submitted Type: Annual renewal
Registration Self-Certification Flag: Yes
Fees Self-Certification Flag: Yes
Financial Assurance Self-Certification flag: Yes
Technical standards Self-Certification flag: Yes
UST Delivery Certificate Expiration Date: 200503

Self-Certification Date: 103102
Signature Name: DEBORAH A BOYLE
Signature Title Name: ONCOR EHS MGR
Signature Type Text: Owner
Certification Submitted Type: Annual renewal
Registration Self-Certification Flag: Yes
Fees Self-Certification Flag: Yes
Financial Assurance Self-Certification flag: Yes
Technical standards Self-Certification flag: Yes
UST Delivery Certificate Expiration Date: 200403

Self-Certification Date: 103002
Signature Name: DEBORAH A BOYLE
Signature Title Name: ONCOR EHS MGR
Signature Type Text: Owner
Certification Submitted Type: Annual renewal
Registration Self-Certification Flag: Yes
Fees Self-Certification Flag: Yes
Financial Assurance Self-Certification flag: Yes
Technical standards Self-Certification flag: Yes
UST Delivery Certificate Expiration Date: 200303

Operator ID: 127373
Operator Effective Date: 070107
Operator Type: Corporation
Operator Name: ONCOR ELECTRIC DELIVERY COMPANY
Operator Telephone: Not reported
Operator Address: Not reported
Operator PO Box: PO BOX 132280
Operator City,St,Zip: DALLAS, TX 75313
Operator Contact Name: DEBORAH BOYLE
Operator Contact Title: ONCOR EHS MGR
Operator Contact Phone: 214-486-2022

Tank ID: 1
Unit ID: 00069130
Tank Status: In Use
Status Date: Not reported
Installation Date: 08011984
Tank Registration Date: 05081986
Capacity: 0006000

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DALLAS NORTH SERVICE CENTER (Continued)

U001260465

Tank Emptied:	No
Tank Construction and Containment:	Single Wall
Tank Construction and Containment II:	Not reported
Tank Construction and Containment III:	Not reported
Tank Construction and Containment IV:	Not reported
Pipe Construction and Containment:	Double Wall
Pipe Construction and Containment II:	Not reported
Piping Design and Ext. Containment 3:	Not reported
Piping Design and Ext. Containment 4:	Not reported
Type of Piping:	Pressurized
Internal Tank Lining Date:	00000000
Tank Material of Construction:	FRP (fiberglass-reinforced plastic)
Other Materials of Construction:	Not reported
Pipe Material of Construction:	FRP (fiberglass-reinforced plastic)
Other Construction and Containment:	Not reported
Pipe Connectors and Valves 1:	3
Pipe Connectors and Valves 2:	1
Pipe Connectors and Valves 3:	Not reported
Tank Corrosion Protection:	FRP tank or piping (noncorrodible)
Tank Corrosion Protection II:	Not reported
Tank Corrosion Protection III:	Not reported
Other Tank Corrosion Protection Text:	Not reported
Tank Corrosion Protection Variance:	No Variance
Pipe Corrosion Protection:	Isolated in Open Area
Pipe Corrosion Protection II:	Nonmetallic flexible piping
Pipe Corrosion Protection 3:	FRP tank or piping (noncorrodible)
Other Corrosion Protection:	Not reported
Pipe Corrosion Protection Variance:	No Variance
Stage 1 Vapor Recovery Equipment Status:	Two-Point system or Coaxial system type
Stage 1 Equipment Installed Date:	08011984
Stage 2 Vapor Recry Equipment Status:	Balance system or Assist system type
Stage 2 Equipment Installed Date:	Not reported
Equipment Installer:	Not reported
Contractor Registration Number:	Not reported
Tank Tested:	Not reported
Installer License Number:	Not reported
Tank Installer:	Not reported
Self-Certification Date:	113007
Compartment:	A
Self-Certification Date:	112907
Compartment:	A
Self-Certification Date:	112706
Compartment:	A
Self-Certification Date:	112905
Compartment:	A
Self-Certification Date:	112304
Compartment:	A
Self-Certification Date:	011701
Compartment:	A
Self-Certification Date:	120803
Compartment:	A
Self-Certification Date:	103102
Compartment:	A
Self-Certification Date:	103002
Compartment:	A
Self-Certification Date:	102902

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DALLAS NORTH SERVICE CENTER (Continued)

U001260465

Compartment: A
Self-Certification Date: 121201
Compartment: A
Self-Certification Date: 112204
Compartment: A

Compartment Letter: A
Compartment Capacity: 0000000
Compartment Substance Stored: Diesel
Compartment Other Substance: Not reported
Tank Release Method Detection I: Not reported
Tank Release Method Detection II: Not reported
Tank Release Method Detection III: Not reported
Other Tank Release Method Detection: Auto Tank Gauging & inv. contr
Tank Release Detection Variance: Variance
Pipe Release Detection Method: Interstitial Monitoring within Secondary Wall/Jacket
Pipe Release Detection Method II: Auto. Line Leak Detector (3.0 gph for pressure piping)
Pipe Release Detection Method III: Not reported
Other Pipe Release Detection Method: Not reported
Pipe Release Detection Variance: No Variance
Spill and Overfill Protection: Auto. Flow Restrictor Valve
Spill and Overfill Protection II: Auto. High Level Alarm with 3 or 4
Spill and Overfill Protection III: 2
Spill Overfill Prevention Variation: No Variance

Tank ID: 2
Unit ID: 00069132
Tank Status: In Use
Status Date: Not reported
Installation Date: 08011984
Tank Registration Date: 05081986
Capacity: 0006000
Tank Emptied: No
Tank Construction and Containment: Single Wall
Tank Construction and Containment II: Not reported
Tank Construction and Containment III: Not reported
Tank Construction and Containment IV: Not reported
Pipe Construction and Containment: Double Wall
Pipe Construction and Containment II: Not reported
Piping Design and Ext. Containment 3: Not reported
Piping Design and Ext. Containment 4: Not reported
Type of Piping: Pressurized
Internal Tank Lining Date: 00000000
Tank Material of Construction: FRP (fiberglass-reinforced plastic)
Other Materials of Construction: Not reported
Pipe Material of Construction: FRP (fiberglass-reinforced plastic)
Other Construction and Containment: Not reported
Pipe Connectors and Valves 1: 3
Pipe Connectors and Valves 2: 1
Pipe Connectors and Valves 3: Not reported
Tank Corrosion Protection: FRP tank or piping (noncorrodible)
Tank Corrosion Protection II: Not reported
Tank Corrosion Protection III: Not reported
Other Tank Corrosion Protection Text: Not reported
Tank Corrosion Protection Variance: No Variance
Pipe Corrosion Protection: Isolated in Open Area
Pipe Corrosion Protection II: Nonmetallic flexible piping

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DALLAS NORTH SERVICE CENTER (Continued)

U001260465

Pipe Corrosion Protection 3:	FRP tank or piping (noncorrodible)
Other Corrosion Protection:	Not reported
Pipe Corrosion Protection Variance:	No Variance
Stage 1 Vapor Recovery Equipment Status:	Two-Point system or Coaxial system type
Stage 1 Equipment Installed Date:	08011984
Stage 2 Vapor Recry Equipment Status:	Balance system or Assist system type
Stage 2 Equipment Installed Date:	Not reported
Equipment Installer:	Not reported
Contractor Registration Number:	Not reported
Tank Tested:	Not reported
Installer License Number:	Not reported
Tank Installer:	Not reported
Self-Certification Date:	113007
Compartment:	A
Self-Certification Date:	112907
Compartment:	A
Self-Certification Date:	112706
Compartment:	A
Self-Certification Date:	112905
Compartment:	A
Self-Certification Date:	112304
Compartment:	A
Self-Certification Date:	011701
Compartment:	A
Self-Certification Date:	120803
Compartment:	A
Self-Certification Date:	103102
Compartment:	A
Self-Certification Date:	103002
Compartment:	A
Self-Certification Date:	102902
Compartment:	A
Self-Certification Date:	121201
Compartment:	A
Self-Certification Date:	112204
Compartment:	A
Compartment Letter:	A
Compartment Capacity:	0000000
Compartment Substance Stored:	Gasoline
Compartment Other Substance:	Not reported
Tank Release Method Detection I:	Not reported
Tank Release Method Detection II:	Not reported
Tank Release Method Detection III:	Not reported
Other Tank Release Method Detection:	Auto Tank Gauging & inv. contr
Tank Release Detection Variance:	Variance
Pipe Release Detection Method:	Interstitial Monitoring within Secondary Wall/Jacket
Pipe Release Detection Method II:	Auto. Line Leak Detector (3.0 gph for pressure piping)
Pipe Release Detection Method III:	Not reported
Other Pipe Release Detection Method:	Not reported
Pipe Release Detection Variance:	No Variance
Spill and Overfill Protection:	Auto. Flow Restrictor Valve
Spill and Overfill Protection II:	Auto. High Level Alarm with 3 or 4
Spill and Overfill Protection III:	2
Spill Overfill Prevention Variation:	No Variance

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DALLAS NORTH SERVICE CENTER (Continued)

U001260465

Tank ID: 3
Unit ID: 00069134
Tank Status: In Use
Status Date: Not reported
Installation Date: 08011984
Tank Registration Date: 05081986
Capacity: 0006000
Tank Emptied: No
Tank Construction and Containment: Single Wall
Tank Construction and Containment II: Not reported
Tank Construction and Containment III: Not reported
Tank Construction and Containment IV: Not reported
Pipe Construction and Containment: Double Wall
Pipe Construction and Containment II: Not reported
Piping Design and Ext. Containment 3: Not reported
Piping Design and Ext. Containment 4: Not reported
Type of Piping: Pressurized
Internal Tank Lining Date: 00000000
Tank Material of Construction: FRP (fiberglass-reinforced plastic)
Other Materials of Construction: Not reported
Pipe Material of Construction: FRP (fiberglass-reinforced plastic)
Other Construction and Containment: Not reported
Pipe Connectors and Valves 1: 3
Pipe Connectors and Valves 2: 1
Pipe Connectors and Valves 3: Not reported
Tank Corrosion Protection: FRP tank or piping (noncorrodible)
Tank Corrosion Protection II: Not reported
Tank Corrosion Protection III: Not reported
Other Tank Corrosion Protection Text: Not reported
Tank Corrosion Protection Variance: No Variance
Pipe Corrosion Protection: Isolated in Open Area
Pipe Corrosion Protection II: Nonmetallic flexible piping
Pipe Corrosion Protection 3: FRP tank or piping (noncorrodible)
Other Corrosion Protection: Not reported
Pipe Corrosion Protection Variance: No Variance
Stage 1 Vapor Recovery Equipment Status: Two-Point system or Coaxial system type
Stage 1 Equipment Installed Date: 08011984
Stage 2 Vapor Recry Equipment Status: Balance system or Assist system type
Stage 2 Equipment Installed Date: Not reported
Equipment Installer: Not reported
Contractor Registration Number: Not reported
Tank Tested: Not reported
Installer License Number: Not reported
Tank Installer: Not reported

Self-Certification Date: 112706
Compartment: A
Self-Certification Date: 112905
Compartment: A
Self-Certification Date: 112304
Compartment: A
Self-Certification Date: 112204
Compartment: A
Self-Certification Date: 011701
Compartment: A
Self-Certification Date: 103102
Compartment: A

Map ID
Direction
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Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DALLAS NORTH SERVICE CENTER (Continued)

U001260465

Self-Certification Date:	103002
Compartment:	A
Self-Certification Date:	102902
Compartment:	A
Self-Certification Date:	121201
Compartment:	A
Self-Certification Date:	120803
Compartment:	A
Compartment Letter:	A
Compartment Capacity:	0000000
Compartment Substance Stored:	Diesel
Compartment Other Substance:	Not reported
Tank Release Method Detection I:	Not reported
Tank Release Method Detection II:	Not reported
Tank Release Method Detection III:	Not reported
Other Tank Release Method Detection:	Auto Tank Gauging & inv. contr
Tank Release Detection Variance:	Variance
Pipe Release Detection Method:	Interstitial Monitoring within Secondary Wall/Jacket
Pipe Release Detection Method II:	Auto. Line Leak Detector (3.0 gph for pressure piping)
Pipe Release Detection Method III:	Not reported
Other Pipe Release Detection Method:	Not reported
Pipe Release Detection Variance:	No Variance
Spill and Overfill Protection:	Auto. Flow Restrictor Valve
Spill and Overfill Protection II:	Auto. High Level Alarm with 3 or 4
Spill and Overfill Protection III:	2
Spill Overfill Prevention Variation:	No Variance
Tank ID:	NSC-8
Unit ID:	00069136
Tank Status:	In Use
Status Date:	Not reported
Installation Date:	08011984
Tank Registration Date:	05081986
Capacity:	0000500
Tank Emptied:	No
Tank Construction and Containment:	Single Wall
Tank Construction and Containment II:	Not reported
Tank Construction and Containment III:	Not reported
Tank Construction and Containment IV:	Not reported
Pipe Construction and Containment:	Single Wall
Pipe Construction and Containment II:	Not reported
Piping Design and Ext. Containment 3:	Not reported
Piping Design and Ext. Containment 4:	Not reported
Type of Piping:	Gravity
Internal Tank Lining Date:	00000000
Tank Material of Construction:	FRP (fiberglass-reinforced plastic)
Other Materials of Construction:	Not reported
Pipe Material of Construction:	FRP (fiberglass-reinforced plastic)
Other Construction and Containment:	Not reported
Pipe Connectors and Valves 1:	Not reported
Pipe Connectors and Valves 2:	Not reported
Pipe Connectors and Valves 3:	Not reported
Tank Corrosion Protection:	FRP tank or piping (noncorrodible)
Tank Corrosion Protection II:	Not reported
Tank Corrosion Protection III:	Not reported
Other Tank Corrosion Protection Text:	Not reported

Map ID
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DALLAS NORTH SERVICE CENTER (Continued)

U001260465

Tank Corrosion Protection Variance:	No Variance
Pipe Corrosion Protection:	FRP tank or piping (noncorrodible)
Pipe Corrosion Protection II:	Not reported
Pipe Corrosion Protection 3:	Not reported
Other Corrosion Protection:	Not reported
Pipe Corrosion Protection Variance:	No Variance
Stage 1 Vapor Recovery Equipment Status:	Not Reported
Stage 1 Equipment Installed Date:	Not reported
Stage 2 Vapor Recry Equipment Status:	Not Reported
Stage 2 Equipment Installed Date:	Not reported
Equipment Installer:	Not reported
Contractor Registration Number:	Not reported
Tank Tested:	Not reported
Installer License Number:	Not reported
Tank Installer:	Not reported
Self-Certification Date:	Not reported
Compartment:	Not reported
Compartment Letter:	A
Compartment Capacity:	0000000
Compartment Substance Stored:	Used Oil
Compartment Other Substance:	Not reported
Tank Release Method Detection I:	Not reported
Tank Release Method Detection II:	Not reported
Tank Release Method Detection III:	Not reported
Other Tank Release Method Detection:	Not reported
Tank Release Detection Variance:	No Variance
Pipe Release Detection Method:	Not reported
Pipe Release Detection Method II:	Not reported
Pipe Release Detection Method III:	Not reported
Other Pipe Release Detection Method:	Not reported
Pipe Release Detection Variance:	No Variance
Spill and Overfill Protection:	Tight-Fill Fitting
Spill and Overfill Protection II:	Not reported
Spill and Overfill Protection III:	Not reported
Spill Overfill Prevention Variation:	No Variance
Tank ID:	NSC-4
Unit ID:	00069133
Tank Status:	Temporarily Out of Use
Status Date:	09302005
Installation Date:	08011984
Tank Registration Date:	05081986
Capacity:	0002000
Tank Emptied:	No
Tank Construction and Containment:	Single Wall
Tank Construction and Containment II:	Not reported
Tank Construction and Containment III:	Not reported
Tank Construction and Containment IV:	Not reported
Pipe Construction and Containment:	Double Wall
Pipe Construction and Containment II:	Not reported
Piping Design and Ext. Containment 3:	Not reported
Piping Design and Ext. Containment 4:	Not reported
Type of Piping:	Not reported
Internal Tank Lining Date:	00000000
Tank Material of Construction:	FRP (fiberglass-reinforced plastic)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DALLAS NORTH SERVICE CENTER (Continued)

U001260465

Other Materials of Construction:	Not reported
Pipe Material of Construction:	FRP (fiberglass-reinforced plastic)
Other Construction and Containment:	Not reported
Pipe Connectors and Valves 1:	Not reported
Pipe Connectors and Valves 2:	Not reported
Pipe Connectors and Valves 3:	Not reported
Tank Corrosion Protection:	FRP tank or piping (noncorrodible)
Tank Corrosion Protection II:	Not reported
Tank Corrosion Protection III:	Not reported
Other Tank Corrosion Protection Text:	Not reported
Tank Corrosion Protection Variance:	No Variance
Pipe Corrosion Protection:	FRP tank or piping (noncorrodible)
Pipe Corrosion Protection II:	Not reported
Pipe Corrosion Protection 3:	Not reported
Other Corrosion Protection:	Not reported
Pipe Corrosion Protection Variance:	No Variance
Stage 1 Vapor Recovery Equipment Status:	Not Reported
Stage 1 Equipment Installed Date:	Not reported
Stage 2 Vapor Recry Equipment Status:	Not Reported
Stage 2 Equipment Installed Date:	Not reported
Equipment Installer:	Not reported
Contractor Registration Number:	Not reported
Tank Tested:	Not reported
Installer License Number:	Not reported
Tank Installer:	Not reported
Self-Certification Date:	Not reported
Compartment:	Not reported
Compartment Letter:	A
Compartment Capacity:	0000000
Compartment Substance Stored:	Not reported
Compartment Other Substance:	Mineral Spirits
Tank Release Method Detection I:	Weekly Manual Tank Gauging (Tanks <= 1000 gal)
Tank Release Method Detection II:	Not reported
Tank Release Method Detection III:	Not reported
Other Tank Release Method Detection:	Not reported
Tank Release Detection Variance:	No Variance
Pipe Release Detection Method:	Interstitial Monitoring within Secondary Wall/Jacket
Pipe Release Detection Method II:	Auto. Line Leak Detector (3.0 gph for pressure piping)
Pipe Release Detection Method III:	Not reported
Other Pipe Release Detection Method:	Not reported
Pipe Release Detection Variance:	No Variance
Spill and Overfill Protection:	Auto. Flow Restrictor Valve
Spill and Overfill Protection II:	Factory-Built Spill Container/Bucket/Sump
Spill and Overfill Protection III:	1
Spill Overfill Prevention Variation:	No Variance
Tank ID:	NSC-5
Unit ID:	00069131
Tank Status:	Temporarily Out of Use
Status Date:	09302005
Installation Date:	08011984
Tank Registration Date:	05081986
Capacity:	0002000
Tank Emptied:	No
Tank Construction and Containment:	Single Wall

Map ID
Direction
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Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DALLAS NORTH SERVICE CENTER (Continued)

U001260465

Tank Construction and Containment II:	Not reported
Tank Construction and Containment III:	Not reported
Tank Construction and Containment IV:	Not reported
Pipe Construction and Containment:	Not reported
Pipe Construction and Containment II:	Not reported
Piping Design and Ext. Containment 3:	Not reported
Piping Design and Ext. Containment 4:	Not reported
Type of Piping:	Not reported
Internal Tank Lining Date:	00000000
Tank Material of Construction:	FRP (fiberglass-reinforced plastic)
Other Materials of Construction:	Not reported
Pipe Material of Construction:	FRP (fiberglass-reinforced plastic)
Other Construction and Containment:	Not reported
Pipe Connectors and Valves 1:	Not reported
Pipe Connectors and Valves 2:	Not reported
Pipe Connectors and Valves 3:	Not reported
Tank Corrosion Protection:	FRP tank or piping (noncorrodible)
Tank Corrosion Protection II:	Not reported
Tank Corrosion Protection III:	Not reported
Other Tank Corrosion Protection Text:	Not reported
Tank Corrosion Protection Variance:	No Variance
Pipe Corrosion Protection:	FRP tank or piping (noncorrodible)
Pipe Corrosion Protection II:	Not reported
Pipe Corrosion Protection 3:	Not reported
Other Corrosion Protection:	Not reported
Pipe Corrosion Protection Variance:	No Variance
Stage 1 Vapor Recovery Equipment Status:	Not Reported
Stage 1 Equipment Installed Date:	Not reported
Stage 2 Vapor Recry Equipment Status:	Not Reported
Stage 2 Equipment Installed Date:	Not reported
Equipment Installer:	Not reported
Contractor Registration Number:	Not reported
Tank Tested:	Not reported
Installer License Number:	Not reported
Tank Installer:	Not reported
Self-Certification Date:	Not reported
Compartment:	Not reported
Compartment Letter:	A
Compartment Capacity:	0000000
Compartment Substance Stored:	Not reported
Compartment Other Substance:	Mineral Spirits
Tank Release Method Detection I:	Weekly Manual Tank Gauging (Tanks <= 1000 gal)
Tank Release Method Detection II:	Not reported
Tank Release Method Detection III:	Not reported
Other Tank Release Method Detection:	Not reported
Tank Release Detection Variance:	No Variance
Pipe Release Detection Method:	Interstitial Monitoring within Secondary Wall/Jacket
Pipe Release Detection Method II:	Not reported
Pipe Release Detection Method III:	Not reported
Other Pipe Release Detection Method:	Not reported
Pipe Release Detection Variance:	No Variance
Spill and Overfill Protection:	Auto. Flow Restrictor Valve
Spill and Overfill Protection II:	Factory-Built Spill Container/Bucket/Sump
Spill and Overfill Protection III:	1
Spill Overfill Prevention Variation:	No Variance

Map ID
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DALLAS NORTH SERVICE CENTER (Continued)

U001260465

Tank ID:	NSC-6
Unit ID:	00069135
Tank Status:	Temporarily Out of Use
Status Date:	09302005
Installation Date:	08011984
Tank Registration Date:	05081986
Capacity:	0002000
Tank Emptied:	Yes
Tank Construction and Containment:	Single Wall
Tank Construction and Containment II:	Not reported
Tank Construction and Containment III:	Not reported
Tank Construction and Containment IV:	Not reported
Pipe Construction and Containment:	Single Wall
Pipe Construction and Containment II:	Not reported
Piping Design and Ext. Containment 3:	Not reported
Piping Design and Ext. Containment 4:	Not reported
Type of Piping:	Not reported
Internal Tank Lining Date:	00000000
Tank Material of Construction:	FRP (fiberglass-reinforced plastic)
Other Materials of Construction:	Not reported
Pipe Material of Construction:	FRP (fiberglass-reinforced plastic)
Other Construction and Containment:	Not reported
Pipe Connectors and Valves 1:	Not reported
Pipe Connectors and Valves 2:	Not reported
Pipe Connectors and Valves 3:	Not reported
Tank Corrosion Protection:	FRP tank or piping (noncorrodible)
Tank Corrosion Protection II:	Not reported
Tank Corrosion Protection III:	Not reported
Other Tank Corrosion Protection Text:	Not reported
Tank Corrosion Protection Variance:	No Variance
Pipe Corrosion Protection:	FRP tank or piping (noncorrodible)
Pipe Corrosion Protection II:	Not reported
Pipe Corrosion Protection 3:	Not reported
Other Corrosion Protection:	Not reported
Pipe Corrosion Protection Variance:	No Variance
Stage 1 Vapor Recovery Equipment Status:	Not Reported
Stage 1 Equipment Installed Date:	Not reported
Stage 2 Vapor Recry Equipment Status:	Not Reported
Stage 2 Equipment Installed Date:	Not reported
Equipment Installer:	Not reported
Contractor Registration Number:	Not reported
Tank Tested:	Not reported
Installer License Number:	Not reported
Tank Installer:	Not reported
Self-Certification Date:	Not reported
Compartment:	Not reported
Compartment Letter:	A
Compartment Capacity:	0000000
Compartment Substance Stored:	Not reported
Compartment Other Substance:	Mineral Spirits
Tank Release Method Detection I:	Not reported
Tank Release Method Detection II:	Not reported
Tank Release Method Detection III:	Not reported
Other Tank Release Method Detection:	Not reported
Tank Release Detection Variance:	No Variance

Map ID
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DALLAS NORTH SERVICE CENTER (Continued)

U001260465

Pipe Release Detection Method:	Not reported
Pipe Release Detection Method II:	Not reported
Pipe Release Detection Method III:	Not reported
Other Pipe Release Detection Method:	Not reported
Pipe Release Detection Variance:	No Variance
Spill and Overflow Protection:	Tight-Fill Fitting
Spill and Overflow Protection II:	Not reported
Spill and Overflow Protection III:	Not reported
Spill Overflow Prevention Variation:	No Variance
Tank ID:	NSC-8
Unit ID:	00069137
Tank Status:	Temporarily Out of Use
Status Date:	09302005
Installation Date:	08011984
Tank Registration Date:	05081986
Capacity:	0002000
Tank Emptied:	No
Tank Construction and Containment:	Single Wall
Tank Construction and Containment II:	Not reported
Tank Construction and Containment III:	Not reported
Tank Construction and Containment IV:	Not reported
Pipe Construction and Containment:	Single Wall
Pipe Construction and Containment II:	Not reported
Piping Design and Ext. Containment 3:	Not reported
Piping Design and Ext. Containment 4:	Not reported
Type of Piping:	Gravity
Internal Tank Lining Date:	00000000
Tank Material of Construction:	FRP (fiberglass-reinforced plastic)
Other Materials of Construction:	Not reported
Pipe Material of Construction:	FRP (fiberglass-reinforced plastic)
Other Construction and Containment:	Not reported
Pipe Connectors and Valves 1:	Not reported
Pipe Connectors and Valves 2:	Not reported
Pipe Connectors and Valves 3:	Not reported
Tank Corrosion Protection:	FRP tank or piping (noncorrodible)
Tank Corrosion Protection II:	Not reported
Tank Corrosion Protection III:	Not reported
Other Tank Corrosion Protection Text:	Not reported
Tank Corrosion Protection Variance:	No Variance
Pipe Corrosion Protection:	FRP tank or piping (noncorrodible)
Pipe Corrosion Protection II:	Not reported
Pipe Corrosion Protection 3:	Not reported
Other Corrosion Protection:	Not reported
Pipe Corrosion Protection Variance:	No Variance
Stage 1 Vapor Recovery Equipment Status:	Not Reported
Stage 1 Equipment Installed Date:	Not reported
Stage 2 Vapor Recry Equipment Status:	Not Reported
Stage 2 Equipment Installed Date:	Not reported
Equipment Installer:	Not reported
Contractor Registration Number:	Not reported
Tank Tested:	Not reported
Installer License Number:	Not reported
Tank Installer:	Not reported
Self-Certification Date:	Not reported
Compartment:	Not reported

Map ID
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Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DALLAS NORTH SERVICE CENTER (Continued)

U001260465

Compartment Letter: A
Compartment Capacity: 0000000
Compartment Substance Stored: Not reported
Compartment Other Substance: Mineral Spirits
Tank Release Method Detection I: Weekly Manual Tank Gauging (Tanks <= 1000 gal)
Tank Release Method Detection II: Not reported
Tank Release Method Detection III: Not reported
Other Tank Release Method Detection: Not reported
Tank Release Detection Variance: No Variance
Pipe Release Detection Method: Not reported
Pipe Release Detection Method II: Not reported
Pipe Release Detection Method III: Not reported
Other Pipe Release Detection Method: Not reported
Pipe Release Detection Variance: No Variance
Spill and Overfill Protection: Tight-Fill Fitting
Spill and Overfill Protection II: Not reported
Spill and Overfill Protection III: Not reported
Spill Overfill Prevention Variation: No Variance

LTANKS:

Facility ID: 0026536
Facility Location: FRANKFORD RD
Region City ID: 04
Region City: ARLINGTON
LPST Id: 095425
Reported Date: 1/16/1990
Entered Date: 5/9/1990
Priority: SOIL CONTAMINATION ONLY, REQUIRES FULL SITE ASSESSMENT and RAP
Status: FINAL CONCURRENCE ISSUED, CASE CLOSED
RPR Coordinator: HELEN WELCH
Responsible Party Name: TU ELECTRIC
Responsible Party Contact: GERALD JOHNSON
Responsible Party Address: 400 N OLIVE STE LB 81
Responsible Party City,St,Zip: DALLAS, TX 75201
Responsible Party Telephone: 214/812-8476

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

FEDERAL RECORDS

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 04/30/2008	Source: EPA
Date Data Arrived at EDR: 05/06/2008	Telephone: N/A
Date Made Active in Reports: 06/09/2008	Last EDR Contact: 07/28/2008
Number of Days to Update: 34	Next Scheduled EDR Contact: 10/27/2008
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

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.

Date of Government Version: 04/30/2008	Source: EPA
Date Data Arrived at EDR: 05/06/2008	Telephone: N/A
Date Made Active in Reports: 06/09/2008	Last EDR Contact: 08/27/2008
Number of Days to Update: 34	Next Scheduled EDR Contact: 10/27/2008
	Data Release Frequency: Quarterly

DELISTED NPL: National Priority List Deletions

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

Date of Government Version: 04/30/2008	Source: EPA
Date Data Arrived at EDR: 05/06/2008	Telephone: N/A
Date Made Active in Reports: 06/09/2008	Last EDR Contact: 07/28/2008
Number of Days to Update: 34	Next Scheduled EDR Contact: 10/27/2008
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NPL LIENS: Federal Superfund 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. USEPA compiles a listing of filed notices of Superfund Liens

Date of Government Version: 10/15/1991	Source: EPA
Date Data Arrived at EDR: 02/02/1994	Telephone: 202-564-4267
Date Made Active in Reports: 03/30/1994	Last EDR Contact: 08/18/2008
Number of Days to Update: 56	Next Scheduled EDR Contact: 11/17/2008
	Data Release Frequency: No Update Planned

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

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 07/09/2008	Source: EPA
Date Data Arrived at EDR: 07/22/2008	Telephone: 703-412-9810
Date Made Active in Reports: 08/25/2008	Last EDR Contact: 07/22/2008
Number of Days to Update: 34	Next Scheduled EDR Contact: 09/15/2008
	Data Release Frequency: Quarterly

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. 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.

Date of Government Version: 12/03/2007	Source: EPA
Date Data Arrived at EDR: 12/06/2007	Telephone: 703-412-9810
Date Made Active in Reports: 02/20/2008	Last EDR Contact: 06/17/2008
Number of Days to Update: 76	Next Scheduled EDR Contact: 09/15/2008
	Data Release Frequency: Quarterly

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 08/19/2008	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/29/2008	Telephone: 202-564-6023
Date Made Active in Reports: 09/09/2008	Last EDR Contact: 08/18/2008
Number of Days to Update: 11	Next Scheduled EDR Contact: 11/17/2008
	Data Release Frequency: Varies

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 06/25/2008	Source: EPA
Date Data Arrived at EDR: 06/30/2008	Telephone: 800-424-9346
Date Made Active in Reports: 08/25/2008	Last EDR Contact: 09/02/2008
Number of Days to Update: 56	Next Scheduled EDR Contact: 12/01/2008
	Data Release Frequency: Quarterly

RCRA-TSDF: RCRA - Transporters, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/20/2008
Date Data Arrived at EDR: 08/21/2008
Date Made Active in Reports: 09/09/2008
Number of Days to Update: 19

Source: Environmental Protection Agency
Telephone: 214-665-6444
Last EDR Contact: 08/21/2008
Next Scheduled EDR Contact: 11/17/2008
Data Release Frequency: Quarterly

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 08/20/2008
Date Data Arrived at EDR: 08/21/2008
Date Made Active in Reports: 09/09/2008
Number of Days to Update: 19

Source: Environmental Protection Agency
Telephone: 214-665-6444
Last EDR Contact: 08/21/2008
Next Scheduled EDR Contact: 11/17/2008
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 08/20/2008
Date Data Arrived at EDR: 08/21/2008
Date Made Active in Reports: 09/09/2008
Number of Days to Update: 19

Source: Environmental Protection Agency
Telephone: 214-665-6444
Last EDR Contact: 08/21/2008
Next Scheduled EDR Contact: 11/17/2008
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 08/20/2008
Date Data Arrived at EDR: 08/21/2008
Date Made Active in Reports: 09/09/2008
Number of Days to Update: 19

Source: Environmental Protection Agency
Telephone: 214-665-6444
Last EDR Contact: 08/21/2008
Next Scheduled EDR Contact: 11/17/2008
Data Release Frequency: Varies

RCRA-NonGen: RCRA - Non Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 08/20/2008
Date Data Arrived at EDR: 08/21/2008
Date Made Active in Reports: 09/09/2008
Number of Days to Update: 19

Source: Environmental Protection Agency
Telephone: 214-665-6444
Last EDR Contact: 08/21/2008
Next Scheduled EDR Contact: 11/17/2008
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

US ENG CONTROLS: Engineering Controls Sites List

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.

Date of Government Version: 07/23/2008	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/29/2008	Telephone: 703-603-0695
Date Made Active in Reports: 08/25/2008	Last EDR Contact: 06/30/2008
Number of Days to Update: 27	Next Scheduled EDR Contact: 09/29/2008
	Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

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.

Date of Government Version: 07/23/2008	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/29/2008	Telephone: 703-603-0695
Date Made Active in Reports: 08/25/2008	Last EDR Contact: 06/30/2008
Number of Days to Update: 27	Next Scheduled EDR Contact: 09/29/2008
	Data Release Frequency: Varies

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/2007	Source: National Response Center, United States Coast Guard
Date Data Arrived at EDR: 01/23/2008	Telephone: 202-267-2180
Date Made Active in Reports: 03/17/2008	Last EDR Contact: 07/25/2008
Number of Days to Update: 54	Next Scheduled EDR Contact: 10/20/2008
	Data Release Frequency: Annually

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 04/30/2008	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 07/15/2008	Telephone: 202-366-4555
Date Made Active in Reports: 08/25/2008	Last EDR Contact: 07/15/2008
Number of Days to Update: 41	Next Scheduled EDR Contact: 10/13/2008
	Data Release Frequency: Annually

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 05/14/2008	Source: Department of Transportation, Office of Pipeline Safety
Date Data Arrived at EDR: 05/28/2008	Telephone: 202-366-4595
Date Made Active in Reports: 08/08/2008	Last EDR Contact: 08/29/2008
Number of Days to Update: 72	Next Scheduled EDR Contact: 11/24/2008
	Data Release Frequency: Varies

CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/01/2007
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 12/28/2007
Number of Days to Update: 25

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 06/27/2008
Next Scheduled EDR Contact: 09/22/2008
Data Release Frequency: Quarterly

US BROWNFIELDS: A Listing of Brownfields Sites

Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities—especially those without EPA Brownfields Assessment Demonstration Pilots—minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients—States, political subdivisions, territories, and Indian tribes become Brownfields Cleanup Revolving Loan Fund (BCRLF) cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 08/25/2008
Date Made Active in Reports: 09/09/2008
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 07/15/2008
Next Scheduled EDR Contact: 10/13/2008
Data Release Frequency: Semi-Annually

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 703-692-8801
Last EDR Contact: 08/08/2008
Next Scheduled EDR Contact: 11/03/2008
Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/31/2006
Date Data Arrived at EDR: 08/31/2007
Date Made Active in Reports: 10/11/2007
Number of Days to Update: 41

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 09/05/2008
Next Scheduled EDR Contact: 09/29/2008
Data Release Frequency: Varies

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 12/09/2005
Date Data Arrived at EDR: 12/11/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 31

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 09/09/2008
Next Scheduled EDR Contact: 12/08/2008
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/25/2008
Date Data Arrived at EDR: 06/12/2008
Date Made Active in Reports: 08/25/2008
Number of Days to Update: 74

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 07/21/2008
Next Scheduled EDR Contact: 10/20/2008
Data Release Frequency: Varies

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 06/18/2008
Date Data Arrived at EDR: 07/11/2008
Date Made Active in Reports: 08/25/2008
Number of Days to Update: 45

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 06/30/2008
Next Scheduled EDR Contact: 09/29/2008
Data Release Frequency: Annually

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 07/13/2007
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 06/16/2008
Next Scheduled EDR Contact: 09/15/2008
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 03/25/2008
Date Data Arrived at EDR: 04/17/2008
Date Made Active in Reports: 05/15/2008
Number of Days to Update: 28

Source: EPA, Region 9
Telephone: 415-972-3336
Last EDR Contact: 06/23/2008
Next Scheduled EDR Contact: 09/22/2008
Data Release Frequency: Varies

MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 05/28/2008
Date Data Arrived at EDR: 06/25/2008
Date Made Active in Reports: 08/25/2008
Number of Days to Update: 61

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 06/25/2008
Next Scheduled EDR Contact: 09/22/2008
Data Release Frequency: Semi-Annually

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2006
Date Data Arrived at EDR: 02/29/2008
Date Made Active in Reports: 04/18/2008
Number of Days to Update: 49

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 06/16/2008
Next Scheduled EDR Contact: 09/15/2008
Data Release Frequency: Annually

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2002
Date Data Arrived at EDR: 04/14/2006
Date Made Active in Reports: 05/30/2006
Number of Days to Update: 46

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 08/11/2008
Next Scheduled EDR Contact: 10/13/2008
Data Release Frequency: Every 4 Years

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 07/12/2008
Date Data Arrived at EDR: 07/18/2008
Date Made Active in Reports: 08/25/2008
Number of Days to Update: 38

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 06/16/2008
Next Scheduled EDR Contact: 09/15/2008
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 07/12/2008
Date Data Arrived at EDR: 07/18/2008
Date Made Active in Reports: 08/25/2008
Number of Days to Update: 38

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 06/16/2008
Next Scheduled EDR Contact: 09/15/2008
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2006
Date Data Arrived at EDR: 03/14/2008
Date Made Active in Reports: 04/18/2008
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 07/14/2008
Next Scheduled EDR Contact: 10/13/2008
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 07/31/2008
Date Data Arrived at EDR: 08/13/2008
Date Made Active in Reports: 09/09/2008
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: 202-564-5088
Last EDR Contact: 07/14/2008
Next Scheduled EDR Contact: 10/13/2008
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 12/04/2007
Date Data Arrived at EDR: 02/07/2008
Date Made Active in Reports: 03/17/2008
Number of Days to Update: 39

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 08/07/2008
Next Scheduled EDR Contact: 11/03/2008
Data Release Frequency: Annually

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 07/08/2008
Date Data Arrived at EDR: 08/05/2008
Date Made Active in Reports: 08/25/2008
Number of Days to Update: 20

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 06/30/2008
Next Scheduled EDR Contact: 09/29/2008
Data Release Frequency: Quarterly

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/29/2008
Date Data Arrived at EDR: 07/31/2008
Date Made Active in Reports: 08/25/2008
Number of Days to Update: 25

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 07/31/2008
Next Scheduled EDR Contact: 10/27/2008
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 07/01/2008	Source: EPA
Date Data Arrived at EDR: 07/09/2008	Telephone: (214) 665-2200
Date Made Active in Reports: 08/25/2008	Last EDR Contact: 06/30/2008
Number of Days to Update: 47	Next Scheduled EDR Contact: 09/29/2008
	Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995	Source: EPA
Date Data Arrived at EDR: 07/03/1995	Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995	Last EDR Contact: 06/02/2008
Number of Days to Update: 35	Next Scheduled EDR Contact: 09/01/2008
	Data Release Frequency: No Update Planned

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2005	Source: EPA/NTIS
Date Data Arrived at EDR: 03/06/2007	Telephone: 800-424-9346
Date Made Active in Reports: 04/13/2007	Last EDR Contact: 06/11/2008
Number of Days to Update: 38	Next Scheduled EDR Contact: 09/08/2008
	Data Release Frequency: Biennially

SCRD DRYCLEANERS: State Coalition for Redediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 05/14/2008	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/28/2008	Telephone: 615-532-8599
Date Made Active in Reports: 08/25/2008	Last EDR Contact: 08/25/2008
Number of Days to Update: 89	Next Scheduled EDR Contact: 11/10/2008
	Data Release Frequency: Varies

STATE AND LOCAL RECORDS

SHWS: State Superfund Registry

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 08/11/2008	Source: Texas Commission on Environmental Quality
Date Data Arrived at EDR: 08/18/2008	Telephone: 512-239-5680
Date Made Active in Reports: 08/27/2008	Last EDR Contact: 08/04/2008
Number of Days to Update: 9	Next Scheduled EDR Contact: 10/06/2008
	Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

IOP: Innocent Owner/Operator Program

Contains information on all sites that are in the IOP. An IOP is an innocent owner or operator whose property is contaminated as a result of a release or migration of contaminants from a source or sources not located on the property, and they did not cause or contribute to the source or sources of contamination.

Date of Government Version: 07/18/2008	Source: Texas Commission on Environmental Quality
Date Data Arrived at EDR: 07/31/2008	Telephone: 512-239-5894
Date Made Active in Reports: 08/27/2008	Last EDR Contact: 07/31/2008
Number of Days to Update: 27	Next Scheduled EDR Contact: 10/27/2008
	Data Release Frequency: Quarterly

SWF/LF: Permitted Solid Waste Facilities

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 05/19/2008	Source: Texas Commission on Environmental Quality
Date Data Arrived at EDR: 06/03/2008	Telephone: 512-239-6706
Date Made Active in Reports: 06/11/2008	Last EDR Contact: 08/18/2008
Number of Days to Update: 8	Next Scheduled EDR Contact: 11/17/2008
	Data Release Frequency: Quarterly

CLI: Closed Landfill Inventory

Closed and abandoned landfills (permitted as well as unauthorized) across the state of Texas.

Date of Government Version: 08/30/1999	Source: Texas Commission on Environmental Quality
Date Data Arrived at EDR: 09/28/2000	Telephone: 512-239-6016
Date Made Active in Reports: 10/30/2000	Last EDR Contact: 07/28/2008
Number of Days to Update: 32	Next Scheduled EDR Contact: 10/27/2008
	Data Release Frequency: Varies

WASTEMGT: Commercial Hazardous & Solid Waste Management Facilities

This list contains commercial recycling facilities and facilities permitted or authorized (interim status) by the Texas Natural Resource Conservation Commission.

Date of Government Version: 12/01/2006	Source: Texas Commission on Environmental Quality
Date Data Arrived at EDR: 02/16/2007	Telephone: 512-239-2920
Date Made Active in Reports: 03/29/2007	Last EDR Contact: 08/01/2008
Number of Days to Update: 41	Next Scheduled EDR Contact: 10/27/2008
	Data Release Frequency: Varies

LTANKS: Leaking Petroleum Storage Tank Database

An inventory of reported leaking petroleum storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 05/06/2008	Source: Texas Commission on Environmental Quality
Date Data Arrived at EDR: 06/03/2008	Telephone: 512-239-2200
Date Made Active in Reports: 06/11/2008	Last EDR Contact: 08/04/2008
Number of Days to Update: 8	Next Scheduled EDR Contact: 10/20/2008
	Data Release Frequency: Quarterly

UST: Petroleum Storage Tank Database

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 05/06/2008	Source: Texas Commission on Environmental Quality
Date Data Arrived at EDR: 06/03/2008	Telephone: 512-239-2160
Date Made Active in Reports: 06/10/2008	Last EDR Contact: 08/04/2008
Number of Days to Update: 7	Next Scheduled EDR Contact: 10/20/2008
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LIENS: Environmental Liens Listing

The listing covers TCEQ liens placed against either State Superfund sites or Federal Superfund sites to recover cost incurred by TCEQ.

Date of Government Version: 06/17/2008
Date Data Arrived at EDR: 06/17/2008
Date Made Active in Reports: 07/28/2008
Number of Days to Update: 41

Source: Texas Commission on Environmental Quality
Telephone: 512-239-2209
Last EDR Contact: 06/16/2008
Next Scheduled EDR Contact: 09/15/2008
Data Release Frequency: Varies

AST: Petroleum Storage Tank Database

Registered Aboveground Storage Tanks.

Date of Government Version: 05/06/2008
Date Data Arrived at EDR: 06/03/2008
Date Made Active in Reports: 06/10/2008
Number of Days to Update: 7

Source: Texas Commission on Environmental Quality
Telephone: 512-239-2160
Last EDR Contact: 08/04/2008
Next Scheduled EDR Contact: 10/20/2008
Data Release Frequency: Quarterly

DEL SHWS: Deleted Superfund Registry Sites

Sites have been deleted from the state Superfund registry in accordance with the Act, 7361.189

Date of Government Version: 08/11/2008
Date Data Arrived at EDR: 08/18/2008
Date Made Active in Reports: 08/27/2008
Number of Days to Update: 9

Source: Texas Commission on Environmental Quality
Telephone: 512-239-0666
Last EDR Contact: 08/04/2008
Next Scheduled EDR Contact: 10/06/2008
Data Release Frequency: Quarterly

SPILLS: Spills Database

Spills reported to the Emergency Response Division.

Date of Government Version: 07/03/2008
Date Data Arrived at EDR: 07/03/2008
Date Made Active in Reports: 07/28/2008
Number of Days to Update: 25

Source: Texas Commission on Environmental Quality
Telephone: 512-239-0983
Last EDR Contact: 06/16/2008
Next Scheduled EDR Contact: 09/15/2008
Data Release Frequency: Quarterly

AUL: Sites with Controls

Activity and use limitations include both engineering controls and institutional controls.

Date of Government Version: 07/29/2008
Date Data Arrived at EDR: 07/31/2008
Date Made Active in Reports: 08/27/2008
Number of Days to Update: 27

Source: Texas Commission on Environmental Quality
Telephone: 512-239-5891
Last EDR Contact: 04/28/2008
Next Scheduled EDR Contact: 07/28/2008
Data Release Frequency: Varies

VCP TCEQ: Voluntary Cleanup Program Database

The Texas Voluntary Cleanup Program was established to provide administrative, technical, and legal incentives to encourage the cleanup of contaminated sites in Texas.

Date of Government Version: 07/17/2008
Date Data Arrived at EDR: 07/31/2008
Date Made Active in Reports: 08/27/2008
Number of Days to Update: 27

Source: Texas Commission on Environmental Quality
Telephone: 512-239-5891
Last EDR Contact: 07/31/2008
Next Scheduled EDR Contact: 10/27/2008
Data Release Frequency: Quarterly

VCP RRC: Voluntary Cleanup Program Sites

The Voluntary Cleanup Program (RRC-VCP) provides an incentive to remediate Oil & Gas related pollution by participants as long as they did not cause or contribute to the contamination. Applicants to the program receive a release of liability to the state in exchange for a successful cleanup.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/10/2008
Date Data Arrived at EDR: 07/31/2008
Date Made Active in Reports: 08/27/2008
Number of Days to Update: 27

Source: Railroad Commission of Texas
Telephone: 512-463-6969
Last EDR Contact: 07/31/2008
Next Scheduled EDR Contact: 10/27/2008
Data Release Frequency: Varies

DRYCLEANERS: Drycleaner Registration Database Listing A listing of drycleaning facilities.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/02/2008
Date Made Active in Reports: 07/28/2008
Number of Days to Update: 26

Source: Texas Commission on Environmental Quality
Telephone: 512-239-2160
Last EDR Contact: 06/30/2008
Next Scheduled EDR Contact: 09/29/2008
Data Release Frequency: Varies

PRIORITY CLEANERS: Dry Cleaner Remediation Program Prioritization List A listing of dry cleaner related contaminated sites.

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 07/02/2008
Date Made Active in Reports: 07/28/2008
Number of Days to Update: 26

Source: Texas Commission on Environmental Quality
Telephone: 512-239-5658
Last EDR Contact: 07/02/2008
Next Scheduled EDR Contact: 09/29/2008
Data Release Frequency: Varies

BROWNFIELDS: Brownfields Site Assessments Brownfield site assessments that are being cleaned under EPA grant monies.

Date of Government Version: 07/18/2008
Date Data Arrived at EDR: 07/31/2008
Date Made Active in Reports: 08/27/2008
Number of Days to Update: 27

Source: TCEQ
Telephone: 512-239-5872
Last EDR Contact: 07/31/2008
Next Scheduled EDR Contact: 10/27/2008
Data Release Frequency: Semi-Annually

ENFORCEMENT: Notice of Violations Listing A listing of permit violations.

Date of Government Version: 06/17/2008
Date Data Arrived at EDR: 06/20/2008
Date Made Active in Reports: 07/28/2008
Number of Days to Update: 38

Source: Texas Commission on Environmental Quality
Telephone: 512-239-6012
Last EDR Contact: 09/02/2008
Next Scheduled EDR Contact: 12/01/2008
Data Release Frequency: Semi-Annually

Ind. Haz Waste: Industrial & Hazardous Waste Database Summary reports reported by waste handlers, generators and shippers in Texas.

Date of Government Version: 12/31/2006
Date Data Arrived at EDR: 02/28/2008
Date Made Active in Reports: 03/12/2008
Number of Days to Update: 13

Source: Texas Commission on Environmental Quality
Telephone: 512-239-0985
Last EDR Contact: 07/28/2008
Next Scheduled EDR Contact: 10/27/2008
Data Release Frequency: Annually

ED AQUIF: Edwards Aquifer Permits A listing of permits in the Edwards Aquifer Protection Program database. The information provided is for the counties located in the Austin Region (Hays, Travis, and Williamson counties).

Date of Government Version: 08/01/2008
Date Data Arrived at EDR: 08/04/2008
Date Made Active in Reports: 08/27/2008
Number of Days to Update: 23

Source: Texas Commission on Environmental Quality, Austin Region
Telephone: 512-339-2929
Last EDR Contact: 07/21/2008
Next Scheduled EDR Contact: 10/20/2008
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

AIRS: Current Emission Inventory Data

The database lists by company, along with their actual emissions, the TNRCC air accounts that emit EPA criteria pollutants.

Date of Government Version: 06/26/2007
Date Data Arrived at EDR: 09/25/2007
Date Made Active in Reports: 10/31/2007
Number of Days to Update: 36

Source: Texas Commission on Environmental Quality
Telephone: N/A
Last EDR Contact: 07/11/2008
Next Scheduled EDR Contact: 10/06/2008
Data Release Frequency: Semi-Annually

MSD: Municipal Settings Designations Database

An MSD is an official state designation given to property within a municipality or its extraterritorial jurisdiction that certifies that designated groundwater at the property is not use as potable water, and is prohibited from future use as potable water because that groundwater is contaminated in excess of the applicable potable-water protective concentration level.

Date of Government Version: 07/11/2008
Date Data Arrived at EDR: 07/15/2008
Date Made Active in Reports: 07/28/2008
Number of Days to Update: 13

Source: Texas Commission on Environmental Quality
Telephone: 512-239-4982
Last EDR Contact: 07/14/2008
Next Scheduled EDR Contact: 10/13/2008
Data Release Frequency: Varies

TIER 2: Tier 2 Chemical Inventory Reports

A listing of facilities which store or manufacture hazardous materials and submit a chemical inventory report.

Date of Government Version: 12/31/2006
Date Data Arrived at EDR: 10/31/2007
Date Made Active in Reports: 01/22/2008
Number of Days to Update: 83

Source: Department of State Health Services
Telephone: 512-834-6603
Last EDR Contact: 06/16/2008
Next Scheduled EDR Contact: 09/15/2008
Data Release Frequency: Annually

HIST LIENS: Environmental Liens Listing

This listing contains information fields that are no longer tracked in the LIENS database.

Date of Government Version: 03/23/2007
Date Data Arrived at EDR: 03/23/2007
Date Made Active in Reports: 05/02/2007
Number of Days to Update: 40

Source: Texas Commission on Environmental Quality
Telephone: 512-239-2209
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

RWS: Radioactive Waste Sites

Sites in the State of Texas that have been designated as Radioactive Waste sites.

Date of Government Version: 07/24/2006
Date Data Arrived at EDR: 12/14/2006
Date Made Active in Reports: 01/23/2007
Number of Days to Update: 40

Source: Texas Commission on Environmental Quality
Telephone: 512-239-0859
Last EDR Contact: 06/13/2008
Next Scheduled EDR Contact: 09/08/2008
Data Release Frequency: Semi-Annually

TRIBAL RECORDS

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 12/08/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 34

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 08/08/2008
Next Scheduled EDR Contact: 11/03/2008
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/03/2007	Telephone: 703-308-8245
Date Made Active in Reports: 01/24/2008	Last EDR Contact: 08/25/2008
Number of Days to Update: 52	Next Scheduled EDR Contact: 11/24/2008
	Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 03/12/2008	Source: EPA Region 1
Date Data Arrived at EDR: 03/14/2008	Telephone: 617-918-1313
Date Made Active in Reports: 03/20/2008	Last EDR Contact: 08/18/2008
Number of Days to Update: 6	Next Scheduled EDR Contact: 11/17/2008
	Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 03/17/2008	Source: EPA Region 4
Date Data Arrived at EDR: 03/27/2008	Telephone: 404-562-8677
Date Made Active in Reports: 05/06/2008	Last EDR Contact: 08/18/2008
Number of Days to Update: 40	Next Scheduled EDR Contact: 11/17/2008
	Data Release Frequency: Semi-Annually

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 06/16/2008	Source: EPA Region 6
Date Data Arrived at EDR: 06/16/2008	Telephone: 214-665-6597
Date Made Active in Reports: 08/08/2008	Last EDR Contact: 08/18/2008
Number of Days to Update: 53	Next Scheduled EDR Contact: 11/17/2008
	Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 03/17/2008	Source: EPA Region 7
Date Data Arrived at EDR: 03/27/2008	Telephone: 913-551-7003
Date Made Active in Reports: 05/06/2008	Last EDR Contact: 08/18/2008
Number of Days to Update: 40	Next Scheduled EDR Contact: 11/17/2008
	Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 08/21/2008	Source: EPA Region 8
Date Data Arrived at EDR: 09/04/2008	Telephone: 303-312-6271
Date Made Active in Reports: 09/09/2008	Last EDR Contact: 08/18/2008
Number of Days to Update: 5	Next Scheduled EDR Contact: 11/17/2008
	Data Release Frequency: Quarterly

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 07/11/2008	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/11/2008	Telephone: 415-972-3372
Date Made Active in Reports: 08/08/2008	Last EDR Contact: 08/18/2008
Number of Days to Update: 28	Next Scheduled EDR Contact: 11/17/2008
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 08/22/2008	Source: EPA Region 10
Date Data Arrived at EDR: 08/22/2008	Telephone: 206-553-2857
Date Made Active in Reports: 09/09/2008	Last EDR Contact: 08/18/2008
Number of Days to Update: 18	Next Scheduled EDR Contact: 11/17/2008
	Data Release Frequency: Quarterly

INDIAN UST R9: Underground Storage Tanks on Indian Land No description is available for this data

Date of Government Version: 07/11/2008	Source: EPA Region 9
Date Data Arrived at EDR: 07/11/2008	Telephone: 415-972-3368
Date Made Active in Reports: 08/08/2008	Last EDR Contact: 08/18/2008
Number of Days to Update: 28	Next Scheduled EDR Contact: 11/17/2008
	Data Release Frequency: Quarterly

INDIAN UST R8: Underground Storage Tanks on Indian Land No description is available for this data

Date of Government Version: 08/21/2008	Source: EPA Region 8
Date Data Arrived at EDR: 09/04/2008	Telephone: 303-312-6137
Date Made Active in Reports: 09/09/2008	Last EDR Contact: 08/18/2008
Number of Days to Update: 5	Next Scheduled EDR Contact: 11/17/2008
	Data Release Frequency: Quarterly

INDIAN UST R7: Underground Storage Tanks on Indian Land No description is available for this data

Date of Government Version: 06/01/2007	Source: EPA Region 7
Date Data Arrived at EDR: 06/14/2007	Telephone: 913-551-7003
Date Made Active in Reports: 07/05/2007	Last EDR Contact: 08/18/2008
Number of Days to Update: 21	Next Scheduled EDR Contact: 11/17/2008
	Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land No description is available for this data

Date of Government Version: 06/16/2008	Source: EPA Region 6
Date Data Arrived at EDR: 06/16/2008	Telephone: 214-665-7591
Date Made Active in Reports: 08/08/2008	Last EDR Contact: 08/18/2008
Number of Days to Update: 53	Next Scheduled EDR Contact: 11/17/2008
	Data Release Frequency: Semi-Annually

INDIAN UST R5: Underground Storage Tanks on Indian Land No description is available for this data

Date of Government Version: 12/21/2007	Source: EPA Region 5
Date Data Arrived at EDR: 12/21/2007	Telephone: 312-886-6136
Date Made Active in Reports: 01/24/2008	Last EDR Contact: 08/18/2008
Number of Days to Update: 34	Next Scheduled EDR Contact: 11/17/2008
	Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land No description is available for this data

Date of Government Version: 03/17/2008	Source: EPA Region 4
Date Data Arrived at EDR: 03/27/2008	Telephone: 404-562-9424
Date Made Active in Reports: 05/06/2008	Last EDR Contact: 08/18/2008
Number of Days to Update: 40	Next Scheduled EDR Contact: 11/17/2008
	Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R1: Underground Storage Tanks on Indian Land

A listing of underground storage tank locations on Indian Land.

Date of Government Version: 03/12/2008	Source: EPA, Region 1
Date Data Arrived at EDR: 03/14/2008	Telephone: 617-918-1313
Date Made Active in Reports: 03/20/2008	Last EDR Contact: 08/18/2008
Number of Days to Update: 6	Next Scheduled EDR Contact: 11/17/2008
	Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

No description is available for this data

Date of Government Version: 08/22/2008	Source: EPA Region 10
Date Data Arrived at EDR: 08/22/2008	Telephone: 206-553-2857
Date Made Active in Reports: 09/09/2008	Last EDR Contact: 08/18/2008
Number of Days to Update: 18	Next Scheduled EDR Contact: 11/17/2008
	Data Release Frequency: Quarterly

INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008	Source: EPA, Region 7
Date Data Arrived at EDR: 04/22/2008	Telephone: 913-551-7365
Date Made Active in Reports: 05/19/2008	Last EDR Contact: 07/21/2008
Number of Days to Update: 27	Next Scheduled EDR Contact: 10/20/2008
	Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 04/02/2008	Source: EPA, Region 1
Date Data Arrived at EDR: 04/22/2008	Telephone: 617-918-1102
Date Made Active in Reports: 05/19/2008	Last EDR Contact: 07/21/2008
Number of Days to Update: 27	Next Scheduled EDR Contact: 10/20/2008
	Data Release Frequency: Varies

EDR PROPRIETARY RECORDS

Manufactured Gas Plants: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A	Source: EDR, Inc.
Date Data Arrived at EDR: N/A	Telephone: N/A
Date Made Active in Reports: N/A	Last EDR Contact: N/A
Number of Days to Update: N/A	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 06/15/2007
Date Made Active in Reports: 08/20/2007
Number of Days to Update: 66

Source: Department of Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 06/13/2008
Next Scheduled EDR Contact: 09/08/2008
Data Release Frequency: Annually

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 09/30/2007
Date Data Arrived at EDR: 12/04/2007
Date Made Active in Reports: 12/31/2007
Number of Days to Update: 27

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 08/08/2008
Next Scheduled EDR Contact: 11/03/2008
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 05/27/2008
Date Data Arrived at EDR: 05/29/2008
Date Made Active in Reports: 07/10/2008
Number of Days to Update: 42

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 08/28/2008
Next Scheduled EDR Contact: 11/24/2008
Data Release Frequency: Annually

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2006
Date Data Arrived at EDR: 12/21/2007
Date Made Active in Reports: 01/10/2008
Number of Days to Update: 20

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 09/08/2008
Next Scheduled EDR Contact: 12/08/2008
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2007
Date Data Arrived at EDR: 06/03/2008
Date Made Active in Reports: 08/07/2008
Number of Days to Update: 65

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 06/16/2008
Next Scheduled EDR Contact: 09/15/2008
Data Release Frequency: Annually

VT MANIFEST: Hazardous Waste Manifest Data

Hazardous waste manifest information.

Date of Government Version: 03/17/2008
Date Data Arrived at EDR: 03/26/2008
Date Made Active in Reports: 04/09/2008
Number of Days to Update: 14

Source: Department of Environmental Conservation
Telephone: 802-241-3443
Last EDR Contact: 08/11/2008
Next Scheduled EDR Contact: 11/10/2008
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2007
Date Data Arrived at EDR: 08/22/2008
Date Made Active in Reports: 09/08/2008
Number of Days to Update: 17

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 08/22/2008
Next Scheduled EDR Contact: 10/06/2008
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data

Source: PennWell Corporation

Telephone: (800) 823-6277

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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Child Care Facility List

Source: Department of Protective & Regulatory Services

Telephone: 512-438-3269

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

STREET AND ADDRESS INFORMATION

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LPST Database Query Results

The data was last updated on September 8, 2008.

LPST ID #: 99678	Facility ID #: 0058200
Facility Name: FIRST CITY ASSETS SERVICING CO	
Discovered: 7/31/1991	Reported: 7/31/1991
Facility Address: 17800 DICKERSON ST , RENNER 75252-	
County: DALLAS	
TCEQ Region Number and City: 04, ARLINGTON	
Federal Facility?: N	
Responsible Party: FIRST CITY ASSETS SERVICING CO	
Address: 1700 PACIFIC AVE , DALLAS, TX 75021-4618	
Contact: MR JOHN KOVACEVICH,	Phone: 214 939-8159
Priority Code and Description: 4A, SOIL CONTAMINATION ONLY, REQUIRES FULL SITE ASSESSMENT & RAP	
Status Code and Description: 6A, FINAL CONCURRENCE ISSUED, CASE CLOSED	
Water Contaminated?: N	Depth to Water: 0
Coordinators: Primary: 2 RPR: RPR DISTRICT: MBT	

[Run a new query.](#)

[Contact us](#) if you have any questions.

Last Modified: September 2, 2008



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

SITE SEARCH:

SUBJECT INDEX
 > Air > Water > Waste
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- [TCEQ Home](#)
- [About TCEQ](#)
- [Contact Us](#)

Have you had contact with the TCEQ lately? Complete our [Customer Satisfaction Survey](#).

[BACK TO: Leaking Petroleum Storage Tank Cleanups](#)

>> Questions or Comments:
pstrpr@tceq.state.tx.us.

Correspondence Look Up Table

The following table provides a short explanation of the abbreviated terms used in the Correspondence column of the Correspondence table returned on the LPST Database Query Results page.

Term	Explanation
180-, 120-, 90-, 60-, 45-, or 30-DAY FD	x-DAY FLOATING DEADLINE IMPOSED BY TCEQ PROJECT MANAGER
26.408 DWS	PRIVATE 26.408 DRINKING WATER SURVEY
26.408 IMP	BEGIN IMPLEMENTING 26.408 PROCESS
26.408 PH	REMINDER TO PHONE RP
356 RESP	RESPONSE TO REQUEST FOR TANK SYSTEM HISTORY
ACC	ACCESS AGREEMENT FOR STATE LEAD PROGRAM
ACCESS	REQUEST FOR OFF-SITE ACCESS ASSISTANCE
APAR	AFFECTED PROPERTY ASSESSMENT REPORT
APAR - ADD	ADD'L INFO FOR AN APAR
ASS A RPT	PLAN A RISK ASSESSMENT REPORT
ASS A- ADD	ADD'L INFO FOR A PLAN A RISK ASSESSMENT REPORT
ASS B RPT	PLAN B RISK ASSESSMENT REPORT
ASS B- ADD	ADD'L INFO FOR A PLAN B RISK ASSESSMENT REPORT
COMP ASMNT	COMPREHENSIVE ASSESSMNT RPT
COMPLY INS	TCEQ COMPLIANCE INSPECTION RESULTS
CONT-N	LPST CASE REVIEW FORM-RP WON'T START/CONTINUE CLEANUP
CONT-Y	LPST CASE REVIEW FORM-RP WILL START/CONTINUE CLEANUP
DELSEE PD	PROOF OF PAYMENT OF DELIQUENT FEES
FAD	FINANCIAL ABILITY DETERMINATION CHECKLIST
FAR	FIELD ACTIVITY REPORT
FNL MONIT	FINAL QUARTERLY MONITORING RPT (STATUS 5)
FSC	FINAL SITE CLOSURE REPORT
GENL INFO	GENERAL INFORMATION
I&HW - REF	REFERRAL FROM I&HW DIV TO PST DIV
LSA	LIMITED SITE ASSESSMENT REPORT FORM
MES	MONITORING EVENT SUMMARY & STATUS REPORT
MMRESPONSE	RESPONSE TO MASS MAILOUT ABOUT 2005 REIMBURSEMENT FUND EXTENSION
MMRETURN	2005 REIMBURSEMENT FUND MASS MAILOUT WAS NON-DELIVERABLE AND WAS RETURNED
MONIT ANNL	ANNUAL GROUNDWATER MONITORING REPORT
MPR	MONTHLY PRODUCT RECOVERY REPORT
NOT-RP	PARTY RECEIVED 2005 MASS MAILOUT BUT CLAIMS NOT TO BE THE RP
NOTIFY ADJ	NOTIFICATION TO ADJACENT LAND OWNER OF CONTAMINATION
NRSI	NOTICE OF REMEDIAL SYSTEM INSTALLATION FORM (INTENT)
NTO	NOTICE TO OWNER/OPERATOR FOR LPST C.A. SERVICES
OD-RESP	RESPONSE TO A TMRCC OVERDUE LETTER
OMPR	OPERATION, MONITORING AND PERFORMANCE REPORT FORM
OTHER	ANYTHING THAT DOESN'T FIT THE OTHER DESCRIPTIONS
PC - REF	REFERRAL FROM POLLUTION CLEANUP DIV TO PST DIV
PHASE1RPT	INITIAL ABATEMENT RPT
PHASE2RPT	INT'L ASSESSMNT RPT(RESP TO CAD, 356, OR UNSOLICITED)
PLAN B CL	PLAN B RISK ASSESSMENT CHECKLIST
PROP ACT 1	PREAPPROVAL PROPOSAL FOR INITIAL ABATEMENT & COSTS
PROP ACT 2	PREAPPROVAL PROPOSAL FOR TANK REMOVAL & COSTS
PROP ACT 3	PREAPPROVAL PROPOSAL FOR EXCAVATION & COSTS
PROP ACT 4	PREAPPROVAL PROPOSAL FOR WASTE TREATMENT & COSTS
PROP ACT 5	PREAPPROVAL PROPOSAL FOR SITE ASSESSMENT & COSTS
PROP ACT 6	PREAPPROVAL PROPOSAL FOR AQUIFER TESTING & COSTS
PROP ACT 7	PREAPPROVAL PROPOSAL FOR VAPOR EXTRACT TEST & COSTS

PROP ACT 8	PREAPPROVAL PROPOSAL FOR QTRLY GW MONITORING & COSTS
PROP ACT 9	PREAPPROVAL PROPOSAL FOR RAP PREPARATION & COSTS
PROP ACT10	PREAPPROVAL PROPOSAL FOR GW EXTRACT,TREATMENT & COSTS
PROP ACT11	PREAPPROVAL PROPOSAL FOR SOIL VAPOR EXTRACT & COSTS
PROP ACT12	PREAPPROVAL PROPOSAL FOR OPER & MAINTENANCE & COSTS
PROP ACT13	PREAPPROVAL PROPOSAL FOR SITE CLOSURE & COSTS
PROP ACT14	PREAPPROVAL PROPOSAL FOR RISK ASSESSMENT - PLAN A
PROP ACT15	PREAPPROVAL PROPOSAL FOR RISK ASSESSMENT - PLAN B
PROP ACT16	PREAPPROVAL PROPOSAL FOR SEMI-ANNUAL MONITORING
PROP ACT17	PREAPPROVAL PROPOSAL FOR SEMI-ANNUAL & ANNUAL MONIT.
PROP ACT18	PREAPPROVAL PROPOSAL FOR ANNUAL MONITTING
PROP ACT19	PREAPPROVAL PROPOSAL FOR PSH REMOVAL
PROP01 ADD	ADD'L INFO FOR PROPOSAL FOR INITIAL ABATEMENT & COSTS
PROP02 ADD	ADD'L INFO FOR PROPOSAL FOR TANK REMOVAL & COSTS
PROP03 ADD	ADD'L INFO FOR PROPOSAL FOR EXCAVATION & COSTS
PROP04 ADD	ADD'L INFO FOR PROPOSAL FOR WASTE TREATMENT & COSTS
PROP05 ADD	ADD'L INFO FOR PROPOSAL FOR SITE ASSESSMENT & COSTS
PROP06 ADD	ADD'L INFO FOR PROPOSAL FOR AQUIFER TESTING & COSTS
PROP07 ADD	ADD'L INFO FO PROPOSAL FOR VAPOR EXTRACT TEST & COSTS
PROP08 ADD	ADD'L INFO F PROPOSAL FOR QTRLY GW MONITORING & COSTS
PROP09 ADD	ADD'L INFO FOR PROPOSAL FOR RAP PREPARATION & COSTS
PROP10 ADD	ADD'L INFO PROPOSAL FOR GW EXTRACT,TREATMENT & COSTS
PROP11 ADD	ADD'L INFO FO PROPOSAL FOR SOIL VAPOR EXTRACT & COSTS
PROP12 ADD	ADD'L INFO FO PROPOSAL FOR OPER & MAINTENANCE & COSTS
PROP13 ADD	ADD'L INFO FOR PROPOSAL FOR SITE CLOSURE & COSTS
PROP14 ADD	ADD'L INFO FOR PROPOSAL FOR RISK ASSESSMENT - PLAN A
PROP15 ADD	ADD'L INFO FOR PROPOSAL FOR RISK ASSESSMENT - PLAN B
PROP16 ADD	ADD'L INFO FOR PROPOSAL FOR SEMI-ANNUAL MONITORING
PROP17 ADD	ADD'L INFO F PROPOSAL FOR SEMI-ANNUAL & ANNUAL MONIT.
PROP18 ADD	ADD'L INFO FOR PROPOSAL FOR ANNUAL MONITTING
PROP19 ADD	ADD'L INFO FOR PROPOSAL FOR PSH REMOVAL
QTR MONIT	QUARTERLY MONITORING RPT
QUEST	EXISTING LPST CASE QUESTIONAIRE
RAP	REMED ACTION PLAN PROPOSAL
RAP - ADD	ADDITIONAL INFO FOR REMEDIAL ACTION PLAN PROPOSAL
RAP INSTAL	RAP INSTALLATION OR IMPLEMENTATION REPORT
RAP MODIFY	RAP MODIFICATION REPORT
RATR	REMEDIAL ACTION TERMINATION REQUEST
RBA	RISK-BASED ASSESSMENT REPORT
REIMB EVAL	REQUEST BY REIMB. SECTION FOR ELIGIBILITY DETERMINATION
REL DET	RELEASE DETERMINATION REPORT
RIR	RELEASE INVESTIGATION REPORT
RQT EXSTN	DEADLINE EXTENSION REQUEST
RRC - REF	REFERRAL FROM THE RAILROAD COMM TO PST DIV
SAR	SITE ACTIVATION RESPONSE FORM
SAR OPT 1	SITE ACTIVATION RESPONSE FORM - RPR LEAD
SAR OPT 2	SITE ACTIVATION RESPONSE FORM - FINANCIALLY UNABLE
SAR OPT 3	SITE ACTIVATION RESPONSE FORM - CHANGE POINT CONTACT
SAR-PHONE	VERBAL REQUEST FOR ANOTHER SAR FORM
SCR	REMEDATION SYSTEM SHUTDOWN/SITE CLOSURE REQUEST
SIN	30 TAC 350 SELF IMPLEMENTATION NOTICE
SL APPL	APPLICATION TO TRANSFER INTO STATE LEAD UNDER TWC 26.3573
SLWOP	STATE LEAD WORK ORDER PROPOSAL
STATE LEAD	PRP REQUEST FOR REFERRAL TO STATE LEAD PROGRAM
TANK CLSR	TANK CLOSURE (REMOVAL OR ABANDONMENT) REPORT
TECH RESP	TANK TEST, CLASS V, AQUIFER TEST, ETC
TRRP RAP	30 TAC 350 TRRP RESPONSE ACTION PLAN
TRRP VAR	VARIANCE REQUEST TO APPLY 334 RULES AS PER 30TAC350.2(g)
WASTE CD	WASTEWASTE CODE REQUEST
WORK ACT 5	NON-REIMBURSABLE PROPOSAL FOR SITE ASSESSMENT

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TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

PST Registration Database Query Results

Facility Information

Facility ID:	58200
Facility name:	FIRST CITY TEXAS DALLAS
Address:	17800 DICKERSON ST DALLAS TX 75252-3026
Date registered:	05/03/91
TCEQ region:	04, Arlington
County:	Collin
Facility type:	Industrial/chemical/Manufacturing plant
Non-attainment area:	Yes
Number of USTs:	0004
Number of ASTs:	0000
Manager/Title:	JOHN KOVACEVICH,
Phone:	2149398154
Signature/Title:	JOHN KOVACEVICH JR, I
Date signed:	04/24/91
Owner Effective Begin Date:	05/03/91

Financial Assurance Information

Financial assurance information is not currently available for this facility. Inactive facilities will may not have financial assurance information or the registration has not been submitted or entered into the database as of the last update.

Underground Storage Tanks

Tank ID: 1

Status/Status Date: **Removed from ground / 07/22/1991**
 Installed/Registered: **// / 05/03/1991**
 Capacity/Empty: **0012000 / No**

Tank

Material:
 Other Material:
Design and External Containment

I:
 II:
 III:
 IV:
 Internal Protection Date: **00/00/0000**

Corrosion Protection

I:
 II:
 III:
 Other: **None**
 Variance : **No variance(2)**

Piping

Type of Piping:
 Piping Material:
 Other Piping Material:
Design and External Containment

I:
 II:
 III:
 IV:
Connectors and Valves

I:
 II:
 III:
Corrosion Protection

I:
 II:
 III:
 Other: **None**
 Variance: **No variance**

Vapor Recovery

Stage 1 Equipment Status: **Not Reported**
 Installed: **//**
 Stage 2 Equipment Status:
 Installed: **//**

Installer Information

Installer Company:
Contractor Registration Number:
Installer Name:
Installer License #:
Tank Tested: **No**
Compartments
Compartment Letter: **A**
Capacity: **0000000**
Substance Stored: **Diesel**
Other Substance Stored:
Tank Release Detection
I:
II:
III:
Other: **None**
Variance: **No variance**
Pipe Release Detection
I:
II:
III:
Other: **None**
Variance: **No variance**
Spill and Overfill Prevention
I:
II:
III:
Variance: **No variance**

Tank ID: 2

Status/Status Date: **Removed from ground / 07/22/1991**
Installed/Registered: **// / 05/03/1991**
Capacity/Empty: **0000000 / No**

Tank

Material:
Other Material:

Design and External Containment

I:
II:
III:
IV:
Internal Protection Date: **00/00/0000**

Corrosion Protection

I:
II:

III:
 Other: **None**
 Variance : **No variance(2)**

Piping

Type of Piping:
 Piping Material:
 Other Piping Material:

Design and External Containment

I:
 II:
 III:
 IV:

Connectors and Valves

I:
 II:
 III:

Corrosion Protection

I:
 II:
 III:
 Other:

None
No variance

Vapor Recovery

Stage 1 Equipment Status: **Not Reported**
 Installed: **//**
 Stage 2 Equipment Status: **Not reported**
 Installed: **//**

Installer Information

Installer Company:
 Contractor Registration Number:
 Installer Name:
 Installer License #:

Tank Tested: **No**
Compartments

Compartment Letter: **A**
 Capacity: **0000000**
 Substance Stored: **Gasoline**
 Other Substance Stored:

Tank Release Detection

I:
 II:
 III:
 Other: **None**
 Variance: **No variance**

Pipe Release Detection

I:
 II:
 III:
 Other: **None**
 Variance: **No variance**

Spill and Overfill Prevention

I:
 II:
 III:
 Variance: **No variance**

Tank ID: 3

Status/Status Date: **Removed from ground / 07/23/1991**
 Installed/Registered: **// / 05/03/1991**
 Capacity/Empty: **0000000 / No**

Tank

Material:
 Other Material:

Design and External Containment

I:
 II:
 III:
 IV:
 Internal Protection Date: **00/00/0000**

Corrosion Protection

I:
 II:
 III:
 Other: **None**
 Variance : **No variance(2)**

Piping

Type of Piping:
 Piping Material:
 Other Piping Material:

Design and External Containment

I:
 II:
 III:
 IV:
Connectors and Valves

I:
 II:
 III:
Corrosion Protection

I:
II:
III:
Other: **None**
Variance: **No variance**

Vapor Recovery

Stage 1 Equipment Status: **Not Reported**
Installed: **//**
Stage 2 Equipment Status: **Not reported**
Installed: **//**

Installer Information

Installer Company:
Contractor Registration Number:
Installer Name:
Installer License #:
Tank Tested: **No**
Compartments
Compartment Letter: **A**
Capacity: **0000000**
Substance Stored: **Gasoline**
Other Substance Stored:

Tank Release Detection

I:
II:
III:
Other: **None**
Variance: **No variance**

Pipe Release Detection

I:
II:
III:
Other: **None**
Variance: **No variance**

Spill and Overfill Prevention

I:
II:
III:
Variance: **No variance**

Tank ID: 4

Status/Status Date: **Removed from ground / 07/23/1991**
 Installed/Registered: **// / 05/03/1991**
 Capacity/Empty: **0000000 / No**

Tank

Material:
 Other Material:

Design and External Containment

I:
 II:
 III:
 IV:
 Internal Protection Date: **00/00/0000**

Corrosion Protection

I:
 II:
 III:
 Other: **None**
 Variance : **No variance(2)**

Piping

Type of Piping:
 Piping Material:
 Other Piping Material:

Design and External Containment

I:
 II:
 III:
 IV:
Connectors and Valves

I:
 II:
 III:
Corrosion Protection

I:
 II:
 III:
 Other: **None**
 Variance: **No variance**

Vapor Recovery

Stage 1 Equipment Status: **Not Reported**
 Installed: **//**
 Stage 2 Equipment Status: **Not reported**
 Installed: **//**

Installer Information

Installer Company:
Contractor Registration Number:
Installer Name:
Installer License #:
Tank Tested: **No**
Compartments
Compartment Letter: **A**
Capacity: **0000000**
Substance Stored: **Gasoline**
Other Substance Stored:
Tank Release Detection
I:
II:
III:
Other: **None**
Variance: **No variance**
Pipe Release Detection
I:
II:
III:
Other: **None**
Variance: **No variance**
Spill and Overfill Prevention
I:
II:
III:
Variance: **No variance**

Contact us if you have any questions.

Last Modified: April 16, 2008

SwL

ENVIRONMENTAL SERVICES

a Division of **SOUTHWESTERN LABORATORIES**

2575 Lone Star Drive • P. O. Box 224227 Dallas, Texas 75222
Fax 214/920-1818 • Metro 214/263-1133 • 214/631-2700

June 24, 1992

Texas Water Commission
Petroleum Storage Tank Section
1019 North Duncanville Road
Duncanville, Texas 75116-2201

Attention: Ms. Melissa Tanksley

RE: Remediation of Petroleum Hydrocarbon-Affected Soils
Former Underground Storage Tank (UST) Facility
17800 Dickerson Street
Dallas, Texas
LPST No. 99678

DRK
99678
RECEIVED
JUL 7 1992
TWC/PS/RPR

Dear Ms. Tanksley:

On behalf of First City Asset Servicing Company, Southwestern Laboratories, Inc. (SwL) is submitting one copy of the report detailing the completion of the remediation of the affected soils through low thermal soil composting techniques at the above-referenced address.

The original report detailing the "Permanent Removal From Service Of The Underground Storage Tank Facility" was submitted to the Texas Water Commission in SwL's Report Number EC91-5-418 dated February 9, 1992.

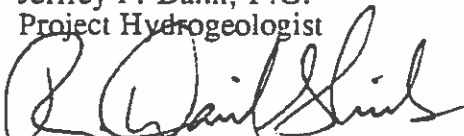
If you have any questions or require additional information, please contact us.

Sincerely,

SOUTHWESTERN LABORATORIES, INC.



Jeffrey P. Dann, P.G.
Project Hydrogeologist



R. David Shiels, P.G., R.E.P.
Program Manager, Hazardous/Solid Waste Group

JPD/RDS/jd

cc: Mr. Ron Pedde, Texas Water Commission
Ms. Constance E. Courtney, esq.
Ms. Anne P. Horan, esq.

SOIL REMEDIATION AND SITE CLOSURE
FORMER UNDERGROUND STORAGE TANK FACILITY
17800 DICKERSON
RENNER, TEXAS
TWC PHASE IV
FACILITY ID:

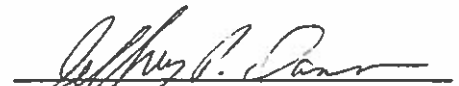
RECEIVED
JUL 7 1992

TWC/PST/RPR

Prepared for
First City Asset Servicing Company
1700 Pacific Avenue
Dallas, Texas 75201-4618


June 24, 1992

SwL Report No. EC91-5-418A


Jeffrey P. Dann, P.G.


R. David Shiels, P.G., R.E.P.


Ralph B. Barnes, P.E.


Michael E. Covert, P.G.
Senior Program Manager,
UST/RCRA Group

Prepared by
Southwestern Laboratories, Inc.
2575 Lone Star Drive
Dallas, Texas 75212

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**SOIL REMEDIATION AND SITE CLOSURE
FORMER UNDERGROUND STORAGE TANK FACILITY
17800 DICKERSON STREET
RENNER, TEXAS
LUST NO.99678**

I. CLOSURE SUMMARY

In accordance with the Agreement dated July 1, 1991, as amended November 11, 1991 between Southwestern Laboratories, Inc. (SwL) and First City Asset Servicing Company, SwL remediated the petroleum hydrocarbon affected soils and the tank hold associated with the UST facility located at 17800 Dickerson Street, Renner, Texas. Following the remediation, the tank hold was backfilled. The original report detailing the "Permanent Removal From Service Of The Underground Storage Tank Facility" was submitted to the Texas Water Commission (TWC) and First City Asset Servicing Company in SwL's Report Number EC91-5-418 dated February 9, 1992.

A. Summary of Removal Activities

The following is brief summary of events for the "Permanent Removal From Service Of The Underground Storage Tank Facility":

- ▶ On July 22 and 23, 1991, Eagle Construction and Environmental Services removed four (4) steel USTs from one (1) tank hold located in the western portion of the site under the supervision of SwL. The UST facility consisted of one (1) 2,000-gallon and one (1) 3,000-gallon gasoline tank and two (2) 12,000-gallon diesel tanks. The four (4) USTs appeared to be in good condition with no holes observed in the tanks or product piping. The gasoline tanks were located in the eastern side of the tank hold, and the diesel tanks were located in the western side of the tank hold. During removal activities, petroleum hydrocarbon odors were noted in the backfill surrounding the two (2) gasoline tanks. The backfill material and native soils with hydrocarbon odors and Organic Vapor Meter (OVM) readings greater than 100 parts per million (ppm) were stockpiled separately on-site. Faint hydrocarbon odors and low OVM readings (0-12 ppm) were recorded in the backfill and native soils from the diesel side of the tank hold.
- ▶ On July 23, 1991, following the removal of the USTs from the tank hold, SwL collected confirmation soil samples from the walls and floor of the tank hold and from the stockpiles. The soil samples were analyzed for Benzene, Toluene, Ethylbenzene and Xylene (BTEX) and Total Petroleum Hydrocarbon (TPH) concentrations. Laboratory analysis indicated BTEX and TPH concentrations above 30.0 mg/kg BTEX and 100.0 mg/kg TPH in soil samples collected from the south wall of the gasoline side of the tank hold. On July 31, 1991, SwL, on behalf of First City Asset Servicing Company, notified the TWC District 4 office in Duncanville, Texas that laboratory analysis confirmed a release of petroleum hydrocarbons from the UST facility.

- ▶ On September 11, 1991, the TWC issued First City Asset Servicing Company an 8-point "Corrective Action Directive" letter requesting an assessment of the site conditions and a determination of the degree of remediation necessary to address this incident.
- ▶ On September 25, 1991, SwL collected a sample of the accumulated rainwater from the tank hold and performed analysis for BTEX, TPH, Total Lead and pH. Laboratory analysis indicated the concentrations of BTEX, TPH and Total Lead were below the laboratory detection limits and pH was within normally observed values for this area. Upon receipt of this laboratory data, SwL, on behalf of First City Asset Servicing Company, submitted an application to the Water Quality Division of the Texas Water Commission in Austin, Texas requesting discharge of the tank hold water. On October 18, 1991, the TWC Water Quality Division in accordance with 31 TAC Section 321.131 - 321.138, sent SwL a discharge authorization letter and reporting form. This was filed at the time of discharge with the TWC Water Quality Division. SwL received authorization from the TWC District 4 office on November 20, 1991 to discharge the tank hold rainwater to a drainage swale in accordance with 31 TAC 321.131 - 321.138. SwL also notified the City of Dallas Department of Environmental Health of the intended discharge.
- ▶ Additional tank hold rainwater had accumulated and was pumped from the tank hold on November 26, 1991 to the nearest drainage swale in accordance with 31 TAC 321.131 - 321.138. Following the evacuation of the tank hold rainwater, the south wall of the gasoline UST portion of the tank hold was overexcavated. An area approximately 12 feet long by 20 feet wide was excavated down to the bottom of the existing tank hold. The excavated soils were stockpiled on-site on plastic sheeting with the previously excavated soils. SwL collected confirmation soil samples from the south wall and the floor of the newly excavated area to document the in place concentrations of BTEX and TPH.
- ▶ On December 6, 1991, SwL received the laboratory results for the confirmation soil samples collected from the overexcavation of the tank hold. Laboratory analysis revealed BTEX and TPH concentrations were below the TWC general remediation guidelines; therefore, no further excavation is required.
- ▶ The report detailing the "Permanent Removal From Service Of The Underground Storage Tank Facility" was submitted to the Texas Water Commission (TWC) and First City Asset Servicing Company in SwL's Report Number EC91-5-418 dated February 9, 1992.

B. Remedial Activities

Upon authorization from First City Asset Servicing Company, the 600 cubic yards of soil from the excavation temporarily stockpiled on-site were

loaded into a soil treatment cell on-site and treated through low thermal soil composting techniques prior to being placed and compacted back in the excavation.

Treatment of the 600 cubic yards of petroleum hydrocarbon-affected soils commenced on December 10, 1991 with the construction of the soil treatment cell. The dimension of the treatment cell was approximately 45 feet wide by 140 feet long by 2.5 feet deep. The outer dimensions of the cell were bermed with soil. The soil berm and floor of the cell were lined with 6 ml polyethylene sheeting. The affected soil from the excavation was spread to a uniform thickness of approximately 2 feet throughout the cell.

Laboratory analysis to establish baseline TPH and BTEX levels of the composite soil samples from the treatment cell indicated that initial TPH and BTEX concentrations ranged from 78.0 to 1,300.0 mg/kg TPH and 0.02 to 1.69 mg/kg BTEX. Subsequent monthly sampling events following the application of nutrients and low thermal composting revealed a sharp decrease in TPH and BTEX concentrations of soils in the treatment cell based on laboratory analysis. Treatment cell composite soil sample analysis for the third and fourth months of low thermal soil composting treatment revealed TPH and BTEX concentrations below the TWC general remediation criteria of 100.0 mg/kg TPH and 30.0 mg/kg BTEX. Based on the results of the soil samples, the soils were eligible for placement and compaction back into the excavation.

On April 7, 1992, SwL collected a representative sample of the tank hold rainwater. Laboratory results indicated the BTEX, TPH and Total Lead concentrations were below laboratory detection limits and pH concentrations were within normally observed values. Upon receipt of this laboratory data, SwL, on behalf of First City Asset Servicing Company, submitted to the Water Quality Division of the Texas Water Commission in Austin, Texas an application for discharge of the tank hold water on May 11, 1992. On May 15, 1992, the TWC Water Quality Division authorized SwL to discharge.

On June 4, 1992, SwL informed the TWC District 4 office in Duncanville, Texas in accordance with 31 TAC 321.134 that discharge of the water from the tank hold was scheduled for June 9, 1992. On June 9, 1992, the tank hold water was pumped from the tank hold to the nearest drainage swale in accordance with 31 TAC 321.131 - 321.138.

Eagle Construction and Environmental Services provided the equipment and manpower to compact and backfill the excavation on June 12 and 13, 1992.



II. CHRONOLOGY OF EVENTS

- June 10, 1991 Southwestern Laboratories, Inc. (SwL) files the Texas Water Commission (TWC) Underground Storage Tank (UST) Construction Notification on behalf of First City Asset Servicing Company.
- July 17, 1991 SwL informs the TWC District 4 office in Duncanville, Texas that removal activities are scheduled to begin July 19, 1991.
- July 19, 22 and 23, 1991 Eagle Construction and Environmental Services performed the tasks necessary for the permanent removal from service of the four (4) USTs located in one (1) tank hold on-site. The UST facility consisted of one (1) 2,000-gallon tank and one (1) 3,000-gallon tank that contained gasoline and two (2) 12,000-gallon tanks that contained diesel. The four (4) USTs were transported from the site on July 22, 1991 in accordance with 31 TAC 334.55.
- July 23, 1991 SwL collected confirmation soil samples from the excavation for analysis for Benzene, Toluene, Ethylbenzene and Xylene (BTEX) and Total Petroleum Hydrocarbons (TPH).
- July 31, 1991 Upon receiving the laboratory results for the confirmation soil samples, SwL, on behalf of First City Asset Servicing Company, notified the TWC that laboratory analysis had confirmed a release of petroleum hydrocarbons from the USTs at the site.
- September 6, 1991 SwL received verbal authorization from TWC, District 4 Office to remediate the hydrocarbon-affected soils excavated from the site through low thermal soil composting techniques.
- September 11, 1991 The TWC issues First City Asset Servicing Company an 8-point "Corrective Action Directive (CAD)" letter addressing the procedures necessary to characterize and access the site conditions.
- September 25, 1991 SwL collected a sample of the accumulated tank hold rainwater and analyzes the tank hold water per guidelines set forth in 31 TAC 321.131 - 321.138.

October 11, 1991 Upon receipt of the tank hold water sample laboratory data indicating nondetectable concentrations of BTEX, TPH and Total Lead and normal pH levels, SwL, on behalf of First City Asset Servicing Company, submitted to the Water Quality Division of the Texas Water Commission in Austin, Texas an application requesting discharge of the tank hold water .

October 18, 1991 The TWC Water Quality Division in accordance with 31 TAC Section 321.131 - 321.138 sent SwL a discharge authorization letter and reporting form. This was filed at the time of discharge with the TWC Water Quality Division.

November 20, 1991 SwL received authorization from the TWC District 4 office to discharge the rainwater from the tank hold in accordance with 31 TAC 321,131 - 321.138. SwL also notified the City of Dallas Department of Environmental Health of the intended discharge.

November 26, 1991 The accumulated tank hold rainwater was pumped from the tank hold to the nearest drainage swale in accordance with 31 TAC 321.131 - 321.138. Following this removal, the south wall of the gasoline UST portion of the tank hold was overexcavated. An area approximately 12 feet long by 20 feet wide was excavated down to the bottom of the existing tank hold. The excavated soils were stockpiled on-site on plastic sheeting with the previously excavated soils. SwL collected confirmation soil sample from the south wall and the floor of the newly excavated area to document the in-place concentrations of BTEX and TPH.

December 6, 1991 SwL received the laboratory results for the confirmation soil samples collected from the overexcavation of the tank hold. Laboratory analysis revealed BTEX and TPH concentrations below the TWC general remediation guidelines. Therefore no further excavation is required.

December 10, 1991 Remedial action plan commenced. The petroleum hydrocarbon-affected soils were placed into the soil treatment cell constructed on-site.

December 31, 1991	Composite stockpile samples were collected from soil placed into cell and prior to nutrient source addition. Composting activities in progress for 600 cubic yards as described in SwL Report #91-5-418, dated February 09, 1992.
April 23, 1992	Laboratory results of monthly composite treatment cell soil samples revealed TPH and BTEX concentrations below TWC general remediation criteria for petroleum hydrocarbon affected soils. Low thermal soil composting ceases at the site.
April 7, 1992	SwL collected a representative sample of the accumulated rainwater. Laboratory results indicated the BTEX, TPH and Total Lead concentrations were below laboratory detection limits and pH concentrations were within normally observed values.
May 11, 1992	SwL submitted to the Water Quality Division of the Texas Water Commission in Austin, Texas an application for discharge of the tank hold water .
On May 15, 1992	TWC Water Quality Division in Austin, Texas authorized SwL to discharge the water from the tank hold.
June 4, 1992	SwL informed the TWC District 4 office in Duncanville, Texas in accordance with 31 TAC 321.134 that discharge of the water from the tank hold was scheduled for June 9, 1992.
June 9, 1992	The tank hold water was pumped from the tank hold to the nearest drainage swale in accordance with 31 TAC 321.131 - 321.138.
June 12-13, 1992	Eagle Construction and Environmental Services provided the equipment and manpower to compact and backfill the excavation.

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III. TEXT

A. REMEDIATION OF PETROLEUM HYDROCARBON-AFFECTED SOILS

A.1 Construction of Soil Composting Cells

Treatment of the petroleum hydrocarbon-affected soils commenced on December 10, 1991 with the construction of the soil treatment cells. The dimensions of the treatment cell were approximately 45 feet wide by 140 feet long by 2.5 feet deep. The outer dimensions of the cell were bermed with unaffected soil from the excavation. The soil berm and floor of the cell were lined with 6 mil polyethylene sheeting. Affected soil from the excavation was spread to a uniform thickness of approximately 2 feet throughout the cell. Soil in the cell was covered with polyethylene sheeting to prevent rainwater from entering the cell. The location of the treatment cell in relation to the tank hold is presented on the Site Plan in Figure 1.

Three (3) main components to ensure effective low thermal composting of the soil: oxygen, moisture and nutrients. The oxygen was supplied to the soil through monthly tilling of the affected soil in the cell. Moisture was supplied through periodic watering of the cell. Nutrients were supplied by adding Sustane to the soil in the cell. Sustane, a solid granular form of composted poultry manure, is an inexpensive non-toxic source of nitrogen. The Sustane was applied at a rate of 50 pounds per 1000 square feet which converts to a nitrogen/soil ratio of 2 pounds per 1000 square feet. Following the initial application of the Sustane to the soil, the cell was tilled to ensure even distribution of nutrients throughout the cell.

The soil in the cell was tilled once per month for four (4) months beginning in January of 1992. Composite soil samples were collected from the treatment cell before adding nutrients to the soil and following each monthly tilling event.

A.2 Soil Sampling and Analysis

Soil samples were collected from the treatment cell on a monthly basis to monitor the remediation of the affected soils in the cell. Each composite soil sampling event involved collection of six (6) composite soil samples from the treatment cell which was divided into six (6) sections to facilitate the collection of the representative composite soil samples, see Figure 2. The initial composite soil samples collected before nutrients were added to the cell was performed on December 31, 1991. Subsequent composite soil samples were collected in February, March and April of 1992. The laboratory analytical program consisted of composite soil samples for Benzene, Toluene, Ethylbenzene and Xylene (BTEX) and Total Petroleum Hydrocarbons (TPH) using the following EPA-approved methods:

<u>Analysis</u>	<u>Test Method</u>
BTEX	SW 846 #8020
TPH	EPA 600 4/79 418.1
TPH by GC.	ASTM D-3328

Four (4) grab soil samples were collected from randomly selected points on the stockpile and composited on-site. The soil samples were placed in sanitized, 16 ounce glassware, stored on ice, and delivered to SwL's analytical laboratory in Dallas, Texas along with completed chain-of-custody and analytical request forms.

The results of the initial composite soil sampling event on December 31, 1991 constituted "baseline" results to establish initial TPH and BTEX concentrations prior to treatment of the affected soils. The results of each composite sampling event are listed in Table 1 below. Laboratory data sheets are included in Appendix A.

**TABLE 1
SOIL TREATMENT CELL LABORATORY RESULTS**

<u>Sample No.</u>	<u>Date</u>	<u>TPH (mg/kg)</u>	<u>BTEX (mg/kg)</u>	<u>Lead (mg/kg)</u>
SP-A, #1	12-31-91	78.0	0.25	--
SP-B, #1	12-31-91	89.0	0.02	--
SP-C, #1	12-31-91	200.0	3.54	--
SP-D, #1	12-31-91	210.0	1.69	--
SP-E, #1	12-31-91	110.0	0.19	--
SP-F, #1	12-31-91	1300.0	<0.02	--
SP-A, #2	02-04-92	< 10.0	---	--
SP-B, #2	02-04-92	12.4	---	--
SP-C, #2	02-04-92	< 10.0	0.02	--
SP-D, #2	02-04-92	493.0	<0.02	--
SP-E, #2	02-04-92	11.2	---	--
SP-F, #2	02-04-92	< 10.0	---	--
SP-A, #3	03-10-92	< 10.0	<0.02	--
SP-B, #3	03-10-92	< 10.0	0.02	--
SP-C, #3	03-10-92	< 10.0	---	--
SP-D, #3	03-10-92	< 10.0	---	--
SP-E, #3	03-10-92	< 10.0	---	--
SP-F, #3	03-10-92	< 10.0	---	--

Table I Continued

SP-A, #4	04-07-92	<10.0	---	< 10.0
SP-B, #4	04-07-92	<10.0	---	--
SP-C, #4	04-07-92	<10.0	---	--
SP-D, #4	04-07-92	<10.0	---	--
SP-E, #4	04-07-92	<10.0	0.05	--
SP-F, #4	04-07-92	<10.0	< 0.02	--

The analytical results to establish baseline TPH and BTEX levels for the composite soil samples from the treatment cell indicated that the initial TPH and BTEX concentrations ranged from 78.0 to 1,300.0 mg/kg TPH and 0.02 to 1.69 mg/kg BTEX. Subsequent monthly soil sample analysis exhibited a sharp decrease in TPH and BTEX concentrations. Treatment cell composite soil sample results for the third and fourth months of soil treatment indicated TPH and BTEX concentrations below the TWC general remediation criteria of 100.0 mg/kg TPH and 30.0 mg/kg BTEX. Based on these results, the soils were eligible for placement back into the excavation and subsequent compaction.

A.3 Cleanup Criteria

The TWC cleanup criteria for petroleum hydrocarbon-affected soils is 100.0 mg/kg TPH and 30.0 mg/kg BTEX. The petroleum hydrocarbon-affected soils from the low thermal soil composting cell on-site were effectively remediated to levels below the established TWC cleanup criteria.

B DISPOSITION OF RAINWATER AND SOILS

B.1 Disposition of Tank Hold Rainwater

On April 7, 1992, SwL collected a representative sample of the accumulated tank hold rainwater. The water sample was stored in a cooler on ice and transported to SwL's analytical laboratory in Dallas, Texas where it was analyzed for BTEX, TPH, Total Lead and pH. The results of the laboratory analysis are presented below in Table III and included in Appendix B.

TABLE III

<u>Sample</u>	<u>BTEX (mg/L)</u>	<u>TPH (mg/L)</u>	<u>Total Lead (mg/L)</u>	<u>pH</u>
Tank Hold Water	<0.005	<0.50	<0.10	8.1

Laboratory results revealed BTEX, TPH and Total Lead concentrations below laboratory detection limits and pH concentrations within normally observed values. Upon receipt of the tank hold water sample laboratory data, SwL, on behalf of First City Asset Servicing Company, submitted to the Water Quality Division of the Texas Water Commission in Austin, Texas an application on May 11, 1992 for discharge of the tank hold water. On May 15, 1992, the TWC Water Quality Division in accordance with 31 TAC Section 321.131 - 321.138 sent SwL a discharge authorization and reporting form to be filed at the time of discharge with the TWC Water Quality Division. The discharge authorization letter and reporting form are included in Appendix B.

On June 4, 1992, SwL informed the TWC District 4 office in Duncanville, Texas in accordance with 31 TAC 321.134 that discharge of the water from the tank hold was scheduled for June 9, 1992. On June 9, 1992, the tank hold water was pumped from the tank hold to the nearest drainage swale in accordance with 31 TAC 321.131 - 321.138.

B.2 Disposition of Soils

Following the treatment of the petroleum hydrocarbon-affected soils through low thermal soil composting techniques, the soil treatment cell was dismantled, and soils were placed and compacted back into the excavation. On June 12 and 13, 1992, Eagle Construction and Environmental Services provided the equipment and manpower to compact and backfill the excavation. A representative sample of the fill material was obtained to perform a moisture-density relationship (Standard Proctor) ASTM D-0698. The backfill material from the fuel tank hold was a light brown sandy clay with an optimum moisture content of 13.4% and a maximum dry density of 111.5 pounds per cubic foot (pcf).

The fill material was placed in 12-inch loose lifts and compacted with a trackhoe to a minimum of 90% of maximum dry density as determined by ASTM D0698 at/or near optimum moisture content. Approximately 300 cubic yards of additional select fill was imported to complete the excavation and compacted in the same manner as described above. A SwL technician periodically performed field density and moisture content analysis using a nuclear density gauge to determine the percent compaction of the fill material. The proctor results and the soil density compaction test are presented in Appendix C.



IV. CONCLUSIONS AND RECOMMENDATIONS

Conclusions

The following is a list of conclusions pertaining to the on-site remediation of the petroleum hydrocarbon-affected soil following the permanent removal from service of the UST facility located at 17800 Dickerson in Renner, Texas:

- ▶ SwL report detailing the "Permanent Removal From Service Of The Underground Storage Tank Facility" was submitted to the Texas Water Commission (TWC) and First City Asset Servicing Company in SwL's Report Number EC91-5-418 dated February 9, 1992. Report 91-5-418
- ▶ Treatment of approximately 600 cubic yards of petroleum hydrocarbon-affected soils commenced on December 10, 1991 with the construction of the soil treatment cells. The dimensions of the treatment cell were approximately 45 feet wide by 140 feet long by 2.5 feet deep. The outer dimensions of the cell were bermed with soil. The soil berm and floor of the cell were lined with 6 ml polyethylene sheeting. Affected soil from the excavation was spread to a uniform thickness of approximately 2 feet throughout the cell.
- ▶ Nutrients were supplied by adding solid granular fertilizer (Sustane) to the soil in the cell. The Sustane was applied at a rate of 50 pounds per 1000 square feet which converts to a nitrogen/soil ratio of 2 pounds per 1000 square feet. Following the initial application of the Sustane to the soil, the cell was tilled to ensure even distribution of the nutrients, oxygen and moisture throughout the cell.
- ▶ The soil in the cell was tilled once per month for four (4) months beginning in January of 1992. Composite soil samples were collected from the treatment cell before adding nutrients to the soil and after each monthly tilling event.
- ▶ Laboratory analysis to establish baseline TPH and BTEX levels of the composite soil samples from the treatment cell indicated that the initial TPH and BTEX concentrations ranged from 78.0 to 1,300.0 mg/kg TPH and 0.02 to 1.69 mg/kg BTEX. Subsequent monthly soil sample analysis exhibited a sharp decrease in TPH and BTEX concentrations.

Treatment cell composite soil sample results for the third and fourth months of low thermal soil composting treatment indicated TPH and BTEX concentrations below the TWC general remediation criteria of 100.0 mg/kg TPH and 30.0 mg/kg BTEX. Based on these results, the soils were eligible for placement into the excavation and subsequent compaction.

- ▶ On April 7, 1992, SwL collected a representative sample of the accumulated tank hold rainwater. The water sample was analyzed for BTEX, TPH, Total Lead and pH. Laboratory results revealed BTEX, TPH and Total Lead concentrations below laboratory detection limits and pH concentrations within normally observed values.
- ▶ SwL, on behalf of First City Asset Servicing Company, submitted to the Water Quality Division of the Texas Water Commission in Austin, Texas an application on May 11, 1992 for discharge of the tank hold water. On May 15, 1992, the TWC Water Quality Division in accordance with 31 TAC Section 321.131 - 321.138 sent SwL a discharge authorization and reporting form to be filed at the time of discharge with the TWC Water Quality Division.
- ▶ On June 4, 1992, SwL informed the TWC District 4 office in Duncanville, Texas in accordance with 31 TAC 321.134 that discharge of the water from the tank hold was scheduled for June 9, 1992. On June 9, 1992, the tank hold water was pumped from the tank hold to the nearest water course in accordance with 31 TAC 321.131 - 321.138.
- ▶ Following the completion of the treatment of the petroleum hydrocarbon-affected soils through low thermal soil composting techniques, the soil treatment cell was dismantled. Soils were placed and compacted back into the excavation. On June 12 and 13, 1992, Eagle Construction and Environmental Services provided the equipment and manpower to compact and backfill the excavation.

Recommendations

- ▶ SwL recommends that a copy of this report and the final closure report for the permanent removal from service of the USTs on this site be forwarded to the Texas Water Commission. The TWC may be contacted at the following address:

Texas Water Commission
District 4 Field Office
1019 N. Duncanville Rd.
Duncanville, Texas
Attn: Ms. Melissa Tanksley

Texas Water Commission
Responsible Party Remediation Section
P.O Box 13087 Capital Station
Austin, Texas 78711-3087
Attn: Mr. Ron Pedde

- ▶ SwL recommends no further action on the site at this time. The UST facility be considered permanently removed from service by satisfying the requirements set forth in the Texas Administrative Code 334.55 and 334.71 - 334.85.



APPENDIX A



SOUTHWESTERN LABORATORIES

Materials, environmental and geotechnical engineering, nondestructive, metallurgical and analytical services
2575 LONE STAR DRIVE * P.O. BOX 224227, DALLAS, TEXAS 75222 * 214/631-2700

Client SWL/ECS
2575 LONE STAR DR.
DALLAS, TX 75212

Client No. 91_5_418
Report No. 01-12-247
Report Date 01/06/92 09:05

Attn: JEFF DANH

Project 91-5-418 FIRST CITY RENNER

Date Sampled 12/31/91

Sampled By KEVIN KNIGHT

Sample Type SOIL

Transported by KEVIN KNIGHT


P.O. # _____

Date Received 01/10/92

Lab No.
D1-12-247-01
D1-12-247-02
D1-12-247-03
D1-12-247-04
D1-12-247-05
D1-12-247-06

Sample Identification
Stockpile A Sample 1
Stockpile B Sample 1
Stockpile C Sample 1
Stockpile D Sample 1
Stockpile E Sample 1
Stockpile F Sample 1

SOUTHWESTERN LABORATORIES


Reviewed By



Bob Garrett, Mgr., EAS

SOUTHWESTERN LABORATORIES

Order # D1-12-247
 01/06/92 09:05
 Client: SWL/ECS

Page 2

TEST RESULTS BY SAMPLE

Sample: 01A Stockpile A Sample 1 Collected: 12/31/91 12:00

<u>Test Name</u>	<u>Method</u>	<u>Result</u>	<u>Units</u>	<u>Detection Limit</u>	<u>Date Started</u>	<u>Analyst</u>
BTEX Soil/Water Sample	SW-846 8020					
Benzene		<0.02	MG/KG	0.02	01/02/92	MD
Toluene		<0.02	MG/KG	0.02	01/02/92	MD
Ethylbenzene		0.03	MG/KG	0.02	01/02/92	MD
Total Xylene		0.22	MG/KG	0.02	01/02/92	MD
Total BTEX		0.25	MG/KG	0.02	01/02/92	MD
Tot.Pet. Hydrocarbons Soil	EPA 418_1	78	MG/KG	5.0	01/02/92	KDW

Sample: 02A Stockpile B Sample 1 Collected: 12/31/91 12:15

<u>Test Name</u>	<u>Method</u>	<u>Result</u>	<u>Units</u>	<u>Detection Limit</u>	<u>Date Started</u>	<u>Analyst</u>
BTEX Soil/Water Sample	SW-846 8020					
Benzene		<0.02	MG/KG	0.02	01/02/92	MD
Toluene		<0.02	MG/KG	0.02	01/02/92	MD
Ethylbenzene		<0.02	MG/KG	0.02	01/02/92	MD
Total Xylene		0.02	MG/KG	0.02	01/02/92	MD
Total BTEX		0.02	MG/KG	0.02	01/02/92	MD
Tot.Pet. Hydrocarbons Soil	EPA 418_1	89	MG/KG	5.0	01/02/92	KDW

Sample: 03A Stockpile C Sample 1 Collected: 12/31/91 12:30

<u>Test Name</u>	<u>Method</u>	<u>Result</u>	<u>Units</u>	<u>Detection Limit</u>	<u>Date Started</u>	<u>Analyst</u>
BTEX Soil/Water Sample	SW-846 8020					
Benzene		<0.50	MG/KG	0.50	01/02/92	MD
Toluene		<0.50	MG/KG	0.50	01/02/92	MD
Ethylbenzene		0.79	MG/KG	0.50	01/02/92	MD
Total Xylene		2.75	MG/KG	0.50	01/02/92	MD
Total BTEX		3.54	MG/KG	0.50	01/02/92	MD
Tot.Pet. Hydrocarbons Soil	EPA 418_1	200	MG/KG	5.0	01/02/92	KDW

SOUTHWESTERN LABORATORIES

Order # D1-12-247
 01/06/92 09:05
 Client: SWL/ECS

Sample: 04A Stockpile D Sample 1 Collected: 12/31/91 12:45

<u>Test Name</u>	<u>Method</u>	<u>Result</u>	<u>Units</u>	<u>Detection Date</u>		
				<u>Limit</u>	<u>Started</u>	<u>Analyst</u>
BTEX Soil/Water Sample	SW-846 8020					
Benzene		<0.50	MG/KG	0.50	01/02/92	MD
Toluene		<0.50	MG/KG	0.50	01/02/92	MD
Ethylbenzene		<0.50	MG/KG	0.50	01/02/92	MD
Total Xylene		1.69	MG/KG	0.50	01/02/92	MD
Total BTEX		1.69	MG/KG	0.50	01/02/92	MD
Tot.Pet. Hydrocarbons Soil	EPA 418_1	210	MG/KG	5.0	01/02/92	KDW

Sample: 05A Stockpile E Sample 1 Collected: 12/31/91 13:00

<u>Test Name</u>	<u>Method</u>	<u>Result</u>	<u>Units</u>	<u>Detection Date</u>		
				<u>Limit</u>	<u>Started</u>	<u>Analyst</u>
BTEX Soil/Water Sample	SW-846 8020					
Benzene		<0.02	MG/KG	0.02	01/02/92	MD
Toluene		<0.02	MG/KG	0.02	01/02/92	MD
Ethylbenzene		0.03	MG/KG	0.02	01/02/92	MD
Total Xylene		0.16	MG/KG	0.02	01/02/92	MD
Total BTEX		0.19	MG/KG	0.02	01/02/92	MD
Tot.Pet. Hydrocarbons Soil	EPA 418_1	110	MG/KG	5.0	01/02/92	KDW

Sample: 06A Stockpile F Sample 1 Collected: 12/31/91 13:15

<u>Test Name</u>	<u>Method</u>	<u>Result</u>	<u>Units</u>	<u>Detection Date</u>		
				<u>Limit</u>	<u>Started</u>	<u>Analyst</u>
BTEX Soil/Water Sample	SW-846 8020					
Benzene		<0.02	MG/KG	0.02	01/02/92	MD
Toluene		<0.02	MG/KG	0.02	01/02/92	MD
Ethylbenzene		<0.02	MG/KG	0.02	01/02/92	MD
Total Xylene		<0.02	MG/KG	0.02	01/02/92	MD
Total BTEX		<0.02	MG/KG	0.02	01/02/92	MD
Tot.Pet. Hydrocarbons Soil	EPA 418_1	1300	MG/KG	5.0	01/02/92	KDW



SOUTHWESTERN LABORATORIES

Water, environmental and professional engineering, nondestructive, microbiological and analytical services

2515 Lone Star Drive, P. O. Box 224221, Dallas, Texas 75222

ANALYSIS REQUEST AND CHAIN OF CUSTODY RECORD

Client / Project		FIRST CITY KENNER											
Field Sample Identification	Date and Time	Grab Comp	No. of Sample Containers	Sample Type (Liquid, Sludge, etc.)	Preservative	Analysis Requested	Laboratory Remarks	Received by:			Relinquished by:		
L PILE A	12-31-91 12:00	X	1	SOIL	ICE	BTEX & TPH		(Signature)	Date: 12-31-91	(Signature)	Date: 12-31-91	(Signature)	Date: 12-31-91
K PILE B	12-31-91 12:15	X	1	SOIL	ICE	BTEX & TPH		(Signature)	Date: 12-31-91	(Signature)	Date: 12-31-91	(Signature)	Date: 12-31-91
K PILE C	12-31-91 12:30	X	1	SOIL	ICE	BTEX & TPH		(Signature)	Date: 12-31-91	(Signature)	Date: 12-31-91	(Signature)	Date: 12-31-91
K PILE D	12-31-91 12:45	X	1	SOIL	ICE	BTEX & TPH		(Signature)	Date: 12-31-91	(Signature)	Date: 12-31-91	(Signature)	Date: 12-31-91
K PILE E	12-31-91 13:00	X	1	SOIL	ICE	BTEX & TPH		(Signature)	Date: 12-31-91	(Signature)	Date: 12-31-91	(Signature)	Date: 12-31-91
K PILE F	12-31-91 13:15	X	1	SOIL	ICE	BTEX & TPH		(Signature)	Date: 12-31-91	(Signature)	Date: 12-31-91	(Signature)	Date: 12-31-91
Signatures: (Signature)		Relinquished by:		Date: 12-31-91		Received by:		Date: 12-31-91		COC Seal No.		Intact:	
Affiliation		Relinquished by:		Date: 12-31-91		Received by:		Date: 12-31-91		COC Seal No.		Intact:	
SZ-62		Relinquished by:		Date: 12-31-91		Received by:		Date: 12-31-91		COC Seal No.		Intact:	
Data Results To:		1. JEFF DANN		2.		Laboratory No. 011724							

REGULAR TURN AROUND

Table I Continued

SP-A, #4	04-07-92	<10.0	---	< 10.0
SP-B, #4	04-07-92	<10.0	---	--
SP-C, #4	04-07-92	<10.0	---	--
SP-D, #4	04-07-92	<10.0	---	--
SP-E, #4	04-07-92	<10.0	0.05	--
SP-F, #4	04-07-92	<10.0	<0.02	--

The analytical results to establish baseline TPH and BTEX levels for the composite soil samples from the treatment cell indicated that the initial TPH and BTEX concentrations ranged from 78.0 to 1,300.0 mg/kg TPH and 0.02 to 1.69 mg/kg BTEX. Subsequent monthly soil sample analysis exhibited a sharp decrease in TPH and BTEX concentrations. Treatment cell composite soil sample results for the third and fourth months of soil treatment indicated TPH and BTEX concentrations below the TWC general remediation criteria of 100.0 mg/kg TPH and 30.0 mg/kg BTEX. Based on these results, the soils were eligible for placement back into the excavation and subsequent compaction.

A.3 Cleanup Criteria

The TWC cleanup criteria for petroleum hydrocarbon-affected soils is 100.0 mg/kg TPH and 30.0 mg/kg BTEX. The petroleum hydrocarbon-affected soils from the low thermal soil composting cell on-site were effectively remediated to levels below the established TWC cleanup criteria.

B DISPOSITION OF RAINWATER AND SOILS

B.1 Disposition of Tank Hold Rainwater

On April 7, 1992, SwL collected a representative sample of the accumulated tank hold rainwater. The water sample was stored in a cooler on ice and transported to SwL's analytical laboratory in Dallas, Texas where it was analyzed for BTEX, TPH, Total Lead and pH. The results of the laboratory analysis are presented below in Table III and included in Appendix B.

TABLE III

<u>Sample</u>	<u>BTEX</u> <u>(mg/L)</u>	<u>TPH</u> <u>(mg/L)</u>	<u>Total Lead</u> <u>(mg/L)</u>	<u>pH</u>
Tank Hold Water	<0.005	<0.50	<0.10	8.1

Laboratory results revealed BTEX, TPH and Total Lead concentrations below laboratory detection limits and pH concentrations within normally observed values. Upon receipt of the tank hold water sample laboratory data, SwL, on behalf of First City Asset Servicing Company, submitted to the Water Quality Division of the Texas Water Commission in Austin, Texas an application on May 11, 1992 for discharge of the tank hold water. On May 15, 1992, the TWC Water Quality Division in accordance with 31 TAC Section 321.131 - 321.138 sent SwL a discharge authorization and reporting form to be filed at the time of discharge with the TWC Water Quality Division. The discharge authorization letter and reporting form are included in Appendix B.

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The fill material was placed in 12-inch loose lifts and compacted with a trackhoe to a minimum of 90% of maximum dry density as determined by ASTM D0698 at/or near optimum moisture content. Approximately 300 cubic yards of additional select fill was imported to complete the excavation and compacted in the same manner as described above. A SwL technician periodically performed field density and moisture content analysis using a nuclear density gauge to determine the percent compaction of the fill material. The proctor results and the soil density compaction test are presented in Appendix C.



IV. CONCLUSIONS AND RECOMMENDATIONS

Conclusions

The following is a list of conclusions pertaining to the on-site remediation of the petroleum hydrocarbon-affected soil following the permanent removal from service of the UST facility located at 17800 Dickerson in Renner, Texas:

- ▶ SwL report detailing the "Permanent Removal From Service Of The Underground Storage Tank Facility" was submitted to the Texas Water Commission (TWC) and First City Asset Servicing Company in SwL's Report Number EC91-5-418 dated February 9, 1992. Report 91-5-418
- ▶ Treatment of approximately 600 cubic yards of petroleum hydrocarbon-affected soils commenced on December 10, 1991 with the construction of the soil treatment cells. The dimensions of the treatment cell were approximately 45 feet wide by 140 feet long by 2.5 feet deep. The outer dimensions of the cell were bermed with soil. The soil berm and floor of the cell were lined with 6 ml polyethylene sheeting. Affected soil from the excavation was spread to a uniform thickness of approximately 2 feet throughout the cell.
- ▶ Nutrients were supplied by adding solid granular fertilizer (Sustane) to the soil in the cell. The Sustane was applied at a rate of 50 pounds per 1000 square feet which converts to a nitrogen/soil ratio of 2 pounds per 1000 square feet. Following the initial application of the Sustane to the soil, the cell was tilled to ensure even distribution of the nutrients, oxygen and moisture throughout the cell.
- ▶ The soil in the cell was tilled once per month for four (4) months beginning in January of 1992. Composite soil samples were collected from the treatment cell before adding nutrients to the soil and after each monthly tilling event.
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Recommendations

- ▶ SwL recommends that a copy of this report and the final closure report for the permanent removal from service of the USTs on this site be forwarded to the Texas Water Commission. The TWC may be contacted at the following address:

Texas Water Commission
District 4 Field Office
1019 N. Duncanville Rd.
Duncanville, Texas
Attn: Ms. Melissa Tanksley

Texas Water Commission
Responsible Party Remediation Section
P.O Box 13087 Capital Station
Austin, Texas 78711-3087
Attn: Mr. Ron Pedde

- ▶ SwL recommends no further action on the site at this time. The UST facility be considered permanently removed from service by satisfying the requirements set forth in the Texas Administrative Code 334.55 and 334.71 - 334.85.



APPENDIX A



SOUTHWESTERN LABORATORIES

Materials, environmental and geotechnical engineering, nondestructive, metallurgical and analytical services

2575 LONE STAR DRIVE * P.O. BOX 224227, DALLAS, TEXAS 75222 * 214/631-2700

Client SWL/ECS
2575 LONE STAR DR.
DALLAS, TX 75212

Client No. 91_5_418
Report No. D1-12-247
Report Date 01/06/92 09:05

Attn: JEFF DANN

Project 91-5-418 FIRST CITY RENNER

Date Sampled 12/31/91

Sampled By KEVIN KNIGHT

Sample Type SOIL

Transported by KEVIN KNIGHT

P.O. # _____

Date Received 01/10/92

Lab No.

D1-12-247-01
D1-12-247-02
D1-12-247-03
D1-12-247-04
D1-12-247-05
D1-12-247-06

Sample Identification

Stockpile A Sample 1
Stockpile B Sample 1
Stockpile C Sample 1
Stockpile D Sample 1
Stockpile E Sample 1
Stockpile F Sample 1

SOUTHWESTERN LABORATORIES

Malia Smith
Reviewed By

Bob Garrett

Bob Garrett, Mgr., EAS

SOUTHWESTERN LABORATORIES

Order # D1-12-247
 01/06/92 09:05
 Client: SWL/ECS

TEST RESULTS BY SAMPLE

Sample: 01A Stockpile A Sample 1 Collected: 12/31/91 12:00

<u>Test Name</u>	<u>Method</u>	<u>Result</u>	<u>Units</u>	<u>Detection Date</u>		<u>Analyst</u>
				<u>Limit</u>	<u>Started</u>	
BTEX Soil/Water Sample	SW-846 8020					
Benzene		<0.02	MG/KG	0.02	01/02/92	MD
Toluene		<0.02	MG/KG	0.02	01/02/92	MD
Ethylbenzene		0.03	MG/KG	0.02	01/02/92	MD
Total Xylene		0.22	MG/KG	0.02	01/02/92	MD
Total BTEX		0.25	MG/KG	0.02	01/02/92	MD
Tot.Pet. Hydrocarbons Soil	EPA 418_1	78	MG/KG	5.0	01/02/92	KDW

Sample: 02A Stockpile B Sample 1 Collected: 12/31/91 12:15

<u>Test Name</u>	<u>Method</u>	<u>Result</u>	<u>Units</u>	<u>Detection Date</u>		<u>Analyst</u>
				<u>Limit</u>	<u>Started</u>	
BTEX Soil/Water Sample	SW-846 8020					
Benzene		<0.02	MG/KG	0.02	01/02/92	MD
Toluene		<0.02	MG/KG	0.02	01/02/92	MD
Ethylbenzene		<0.02	MG/KG	0.02	01/02/92	MD
Total Xylene		0.02	MG/KG	0.02	01/02/92	MD
Total BTEX		0.02	MG/KG	0.02	01/02/92	MD
Tot.Pet. Hydrocarbons Soil	EPA 418_1	89	MG/KG	5.0	01/02/92	KDW

Sample: 03A Stockpile C Sample 1 Collected: 12/31/91 12:30

<u>Test Name</u>	<u>Method</u>	<u>Result</u>	<u>Units</u>	<u>Detection Date</u>		<u>Analyst</u>
				<u>Limit</u>	<u>Started</u>	
BTEX Soil/Water Sample	SW-846 8020					
Benzene		<0.50	MG/KG	0.50	01/02/92	MD
Toluene		<0.50	MG/KG	0.50	01/02/92	MD
Ethylbenzene		0.79	MG/KG	0.50	01/02/92	MD
Total Xylene		2.75	MG/KG	0.50	01/02/92	MD
Total BTEX		3.54	MG/KG	0.50	01/02/92	MD
Tot.Pet. Hydrocarbons Soil	EPA 418_1	200	MG/KG	5.0	01/02/92	KDW

SOUTHWESTERN LABORATORIES

Order # 01-12-247
 01/06/92 09:05
 Client: SWL/ECS

Sample: 04A Stockpile D Sample 1 Collected: 12/31/91 12:45

<u>Test Name</u>	<u>Method</u>	<u>Result</u>	<u>Units</u>	<u>Detection Date</u>		<u>Analyst</u>
				<u>Limit</u>	<u>Started</u>	
BTEX Soil/Water Sample	SW-846 8020					
Benzene		<0.50	MG/KG	0.50	01/02/92	MD
Toluene		<0.50	MG/KG	0.50	01/02/92	MD
Ethylbenzene		<0.50	MG/KG	0.50	01/02/92	MD
Total Xylene		1.69	MG/KG	0.50	01/02/92	MD
Total BTEX		1.69	MG/KG	0.50	01/02/92	MD
Tot.Pet. Hydrocarbons Soil	EPA 418_1	210	MG/KG	5.0	01/02/92	KDW

Sample: 05A Stockpile E Sample 1 Collected: 12/31/91 13:00

<u>Test Name</u>	<u>Method</u>	<u>Result</u>	<u>Units</u>	<u>Detection Date</u>		<u>Analyst</u>
				<u>Limit</u>	<u>Started</u>	
BTEX Soil/Water Sample	SW-846 8020					
Benzene		<0.02	MG/KG	0.02	01/02/92	MD
Toluene		<0.02	MG/KG	0.02	01/02/92	MD
Ethylbenzene		0.03	MG/KG	0.02	01/02/92	MD
Total Xylene		0.16	MG/KG	0.02	01/02/92	MD
Total BTEX		0.19	MG/KG	0.02	01/02/92	MD
Tot.Pet. Hydrocarbons Soil	EPA 418_1	110	MG/KG	5.0	01/02/92	KDW

Sample: 06A Stockpile F Sample 1 Collected: 12/31/91 13:15

<u>Test Name</u>	<u>Method</u>	<u>Result</u>	<u>Units</u>	<u>Detection Date</u>		<u>Analyst</u>
				<u>Limit</u>	<u>Started</u>	
BTEX Soil/Water Sample	SW-846 8020					
Benzene		<0.02	MG/KG	0.02	01/02/92	MD
Toluene		<0.02	MG/KG	0.02	01/02/92	MD
Ethylbenzene		<0.02	MG/KG	0.02	01/02/92	MD
Total Xylene		<0.02	MG/KG	0.02	01/02/92	MD
Total BTEX		<0.02	MG/KG	0.02	01/02/92	MD
Tot.Pet. Hydrocarbons Soil	EPA 418_1	1300	MG/KG	5.0	01/02/92	KDW



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Mechanical, environmental and geotechnical engineering, nondestructive, microbiological and analytical services
2515 Lone Star Drive, P. O. Box 224227, Dallas, Texas 75222

ANALYSIS REQUEST AND CHAIN OF CUSTODY RECORD

Client / Project		FIRST CITY RENNER									
Field Sample No. / Identification	Date and Time	Grab Comp	No. of Sample Containers	Sample Type (Liquid, Sludge, etc.)	Preservative	Analysis Requested	Laboratory Remarks				
K PILE A	12-31-91	X	1	SOIL	ICE	BTEX & TPH					
K PILE B	12-31-91	X	1	SOIL	ICE	BTEX & TPH					
K PILE C	12-31-91	X	1	SOIL	ICE	BTEX & TPH					
K PILE D	12-31-91	X	1	SOIL	ICE	BTEX & TPH					
K PILE E	12-31-91	X	1	SOIL	ICE	BTEX & TPH					
K PILE F	13:00	X	1	SOIL	ICE	BTEX & TPH					
K PILE G	13:15	X	1	SOIL	ICE	BTEX & TPH					
								Received by:	Date:	COC Seal No.	
								(Signature)	Time:		
								Received by:	Date:		
								(Signature)	Time:		
								Received by Laboratory:	Date: 1400	Intact:	
								(Signature)	Time: 12/31/91		
								Data Results To:	Laboratory No.		
								1. JEFF DANON	911224		
								2.			

KE LULUAR TURN AROUND



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Materials, environmental and geotechnical engineering, nondestructive, metallurgical and analytical services

2575 LONE STAR DRIVE * P.O. BOX 224227, DALLAS, TEXAS 75222 * 214/631-2700

Client SWL/ECS
2575 LONE STAR DR.
DALLAS, TX 75212

Client No. 91_5_418
Report No. 02-02-022
Report Date 02/25/92 11:49

Attn: JEFF DANN

Project 91-5-418/FIRST CITY BANK

Date Sampled 02/04/92

Sampled By KEVIN KRAFT

Sample Type SOIL

Transported by KEVIN KRAFT

P.O. # _____

Date Received 02/04/92

Lab No.


02-02-022-01
02-02-022-02
02-02-022-03
02-02-022-04
02-02-022-05
02-02-022-06

Sample Identification

STOCKPILE-A/SAMPLE #2
STOCKPILE-B/SAMPLE #2
STOCKPILE-C/SAMPLE #2
STOCKPILE-D/SAMPLE #2
STOCKPILE-E/SAMPLE #2
STOCKPILE-F/SAMPLE #2

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Reviewed By


Bob Garrett, Mgr., EAS

SOUTHWESTERN LABORATORIES

Order # 02-02-022
 02/25/92 11:49
 Client: SWL/ECS

TEST RESULTS BY SAMPLE

Sample: 01A STOCKPILE-A/SAMPLE #2 Collected: 02/04/92 10:00

<u>Test Name</u>	<u>Method</u>	<u>Result</u>	<u>Units</u>	<u>Detection Date</u>		<u>Analyst</u>
				<u>Limit</u>	<u>Started</u>	
Tot.Pet.Hydrocarbon GC-FID	D3328 GC-FID	<10.0	MG/KG		02/20/92	MD

Sample: 02A STOCKPILE-B/SAMPLE #2 Collected: 02/04/92 10:20

<u>Test Name</u>	<u>Method</u>	<u>Result</u>	<u>Units</u>	<u>Detection Date</u>		<u>Analyst</u>
				<u>Limit</u>	<u>Started</u>	
Tot.Pet.Hydrocarbon GC-FID	D3328 GC-FID	12.4	MG/KG		02/20/92	MD

Sample: 03A STOCKPILE-C/SAMPLE #2 Collected: 02/04/92 10:40

<u>Test Name</u>	<u>Method</u>	<u>Result</u>	<u>Units</u>	<u>Detection Date</u>		<u>Analyst</u>
				<u>Limit</u>	<u>Started</u>	
BTEX Soil/Water Sample	SW-846 8020					
Benzene		<0.02	MG/KG	0.02	02/05/92	MD
Toluene		<0.02	MG/KG	0.02	02/05/92	MD
Ethylbenzene		<0.02	MG/KG	0.02	02/05/92	MD
Total Xylene		0.02	MG/KG	0.02	02/05/92	MD
Total BTEX		0.02	MG/KG	0.02	02/05/92	MD
Tot.Pet.Hydrocarbon GC-FID	D3328 GC-FID	<10.0	MG/KG		02/20/92	MD

Sample: 04A STOCKPILE-D/SAMPLE #2 Collected: 02/04/92 11:00

<u>Test Name</u>	<u>Method</u>	<u>Result</u>	<u>Units</u>	<u>Detection Date</u>		<u>Analyst</u>
				<u>Limit</u>	<u>Started</u>	
BTEX Soil/Water Sample	SW-846 8020					
Benzene		<0.02	MG/KG	0.02	02/05/92	MD
Toluene		<0.02	MG/KG	0.02	02/05/92	MD
Ethylbenzene		<0.02	MG/KG	0.02	02/05/92	MD
Total Xylene		<0.02	MG/KG	0.02	02/05/92	MD
Total BTEX		<0.02	MG/KG	0.02	02/05/92	MD
Tot.Pet.Hydrocarbon GC-FID	D3328 GC-FID	493	MG/KG		02/20/92	MD

SOUTHWESTERN LABORATORIES

Order # 02-02-022
02/25/92 11:49
Client: SWL/ECS

Page 3

Sample: 05A STOCKPILE-E/SAMPLE #2 Collected: 02/04/92 11:20

<u>Test Name</u>	<u>Method</u>	<u>Result</u>	<u>Units</u>	<u>Detection Limit</u>	<u>Date Started</u>	<u>Analyst</u>
Tot.Pet.Hydrocarbon GC-FID	D3328 GC-FID	11.2	MG/KG		02/20/92	MD

Sample: 06A STOCKPILE-F/SAMPLE #2 Collected: 02/04/92 11:40

<u>Test Name</u>	<u>Method</u>	<u>Result</u>	<u>Units</u>	<u>Detection Limit</u>	<u>Date Started</u>	<u>Analyst</u>
Tot.Pet.Hydrocarbon GC-FID	D3328 GC-FID	<10.0	MG/KG		02/20/92	MD



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Water, environmental and geotechnical engineering, nondestructive, metalurgical and analytical services
2575 Low Dr Drive, P. O. Box 224221, Dallas, Texas 75222

ANALYSIS REQUEST AND CHAIN OF CUSTODY RECORD

Client / Project		FIRST CITY BANK - RENNER										
Field	Date and Time	Grab Comp	No. of Sample Containers	Sample Type (Liquid, Sludge, etc.)	Preservative	Analysis Requested	Laboratory Remarks					COC Seal No.
Sample # 1	2-4-92 10:00	X	1	SOIL	ICE	TPH BY GCFID						41611
Sample # 2	2-4-92 10:20	X	1	SOIL	ICE	TPH BY GCFID						43092
Sample # 3	2-4-92 10:40	X	1	SOIL	ICE	TPH BY GCFID & BTEX						43093
Sample # 4	2-4-92 11:00	X	1	SOIL	ICE	TPH BY GCFID & BTEX						43094
Sample # 5	2-4-92 11:20	X	1	SOIL	ICE	TPH BY GCFID						43095
Sample # 6	2-4-92 11:40	X	1	SOIL	ICE	TPH BY GCFID						43096
Samplers: (Signature)		Relinquished by:		Date: 2-4-92		Received by:		Date: 2-4-92		COC Seal No.		
<i>John J. [Signature]</i>		(Signature) <i>John J. [Signature]</i>		Time: 12:00		(Signature)		Time: 12:00		Intact:		
Affiliation		Relinquished by:		Date:		Received by:		Date:		Laboratory No.		
52-62		(Signature)		Time:		(Signature) <i>Jeff Pann</i>		Time:		1. JEFF PANN		
		Relinquished by:		Date:		Data Results To:		Time:		2.		
		(Signature)		Time:		1. JEFF PANN				2.		



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2575 LONE STAR DRIVE * P.O. BOX 224227, DALLAS, TEXAS 75222 * 214/631-2700

Client SWL/ECS
2575 LONE STAR DR.
DALLAS, TX 75212

Client No. 91_5_418
Report No. D2-03-109
Report Date 03/24/92 15:58

Attn: JEFF DANN

Project 91-5-418/FIRST CITY ASSET

Date Sampled 03/10/92

Sampled By KEVIN GRIFFITH

Sample Type SOIL

Transported by KEVIN GRIFFITH

P.O. # _____

Date Received 03/11/92

Lab No.
D2-03-109-01
D2-03-109-02
D2-03-109-03
D2-03-109-04
D2-03-109-05
D2-03-109-06

Sample Identification
STOCKPILE A - #3
STOCKPILE B - #3
STOCKPILE C - #3
STOCKPILE D - #3
STOCKPILE E - #3
STOCKPILE F - #3

SOUTHWESTERN LABORATORIES

Yella Smith
Reviewed By

Bob Garrett
Bob Garrett, Mgr., EAS

SOUTHWESTERN LABORATORIES

Order # D2-03-109
 03/24/92 15:58
 Client: SWL/ECS

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TEST RESULTS BY SAMPLE

Sample: 01A STOCKPILE A - #3

Collected: 03/10/92 17:30

<u>Test Name</u>	<u>Method</u>	<u>Result</u>	<u>Units</u>	<u>Detection Limit</u>	<u>Date Started</u>	<u>Analyst</u>
BTEX Soil/Water Sample	SW-846 8020					
Benzene		<0.02	MG/KG	0.02	03/12/92	MD
Toluene		<0.02	MG/KG	0.02	03/12/92	MD
Ethylbenzene		<0.02	MG/KG	0.02	03/12/92	MD
Total Xylene		<0.02	MG/KG	0.02	03/12/92	MD
Total BTEX		<0.02	MG/KG	0.02	03/12/92	MD
Tot.Pet.Hydrocarbon GC-FID	D3328 GC-FID	<10.0	MG/KG		03/18/92	MD

Sample: 02A STOCKPILE B - #3

Collected: 03/10/92 17:35

<u>Test Name</u>	<u>Method</u>	<u>Result</u>	<u>Units</u>	<u>Detection Limit</u>	<u>Date Started</u>	<u>Analyst</u>
BTEX Soil/Water Sample	SW-846 8020					
Benzene		<0.02	MG/KG	0.02	03/12/92	MD
Toluene		<0.02	MG/KG	0.02	03/12/92	MD
Ethylbenzene		<0.02	MG/KG	0.02	03/12/92	MD
Total Xylene		0.02	MG/KG	0.02	03/12/92	MD
Total BTEX		0.02	MG/KG	0.02	03/12/92	MD
Tot.Pet.Hydrocarbon GC-FID	D3328 GC-FID	<10.0	MG/KG		03/18/92	MD

Sample: 03A STOCKPILE C - #3

Collected: 03/10/92 17:40

<u>Test Name</u>	<u>Method</u>	<u>Result</u>	<u>Units</u>	<u>Detection Limit</u>	<u>Date Started</u>	<u>Analyst</u>
Tot.Pet.Hydrocarbon GC-FID	D3328 GC-FID	<10.0	MG/KG		03/18/92	MD

Sample: 04A STOCKPILE D - #3

Collected: 03/10/92 17:45

<u>Test Name</u>	<u>Method</u>	<u>Result</u>	<u>Units</u>	<u>Detection Limit</u>	<u>Date Started</u>	<u>Analyst</u>
Tot.Pet.Hydrocarbon GC-FID	D3328 GC-FID	<10.0	MG/KG		03/18/92	MD

SOUTHWESTERN LABORATORIES

Order # D2-03-109
03/24/92 15:58
Client: SWL/ECS

Page 3

Sample: 05A STOCKPILE E - #3

Collected: 03/10/92 17:50

<u>Test Name</u>	<u>Method</u>	<u>Result</u>	<u>Units</u>	<u>Detection Limit</u>	<u>Date Started</u>	<u>Analyst</u>
Tot.Pet.Hydrocarbon GC-FID	D3328 GC-FID	<10.0	MG/KG		03/18/92	MD

Sample: 06A STOCKPILE F - #3

Collected: 03/10/92 17:55

<u>Test Name</u>	<u>Method</u>	<u>Result</u>	<u>Units</u>	<u>Detection Limit</u>	<u>Date Started</u>	<u>Analyst</u>
Tot.Pet.Hydrocarbon GC-FID	D3328 GC-FID	<10.0	MG/KG		03/18/92	MD



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2515 Lone Star Drive P. O. Box 214227, Dallas, Texas 75222

ANALYSIS REQUEST AND CHAIN OF CUSTODY RECORD

Project No.	Client / Project		Field	Date and Time	Grab	Comp	No. of Sample Containers	Sample Type (Liquid, Sludge, etc.)	Preservative	Analysis Requested	Laboratory Ref:
91-5-418	First City Asset Servicing Corp.										
Stockpile A - #3			3-10-92 17:30		X	1	Soil	Ice	TPH GC/FID, BTEX	Nor.	
Stockpile B - #3			3-10-92 17:35		X	1	Soil	Ice	TPH GC/FID, BTEX		
Stockpile C - #3			3-10-92 17:40		X	1	Soil	Ice	TPH GC/FID		
Stockpile D - #3			3-10-92 17:45		X	1	Soil	Ice	TPH GC/FID		
Stockpile E - #3			3-10-92 17:50		X	1	Soil	Ice	TPH GC/FID		
Stockpile F - #3			3-10-92 17:55		X	1	Soil	Ice	TPH GC/FID		
Samplers: (Signature)	Relinquished by: <i>Kevin Griffith</i>		Date: 3-11-92 Time: 9:45 AM		Received by: _____		Date: _____ Time: _____		GOC# _____		
<i>Kevin Griffith</i>	Relinquished by: _____		Date: _____ Time: _____		Received by: _____		Date: _____ Time: _____		Intact: _____		
Affiliation	Relinquished by: _____		Date: _____ Time: _____		Received by: <i>Jeff Koch</i>		Date: 3-11-92 Time: 9:45 AM		Laboratory		
Remarks:	Data Results To:				1. <i>Jeff Dann</i>				g.p.c.		
					2.						



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Client SWL/ECS
2575 LONE STAR DR.
DALLAS, TX 75212

Client No. 5262_91_5418
Report No. 02-04-085
Report Date 04/23/92 11:09

Attn: JEFF DANN

Project 5262-91-5418/FIRST CITY ASSET

Date Sampled 04/07/92

Sampled By KEVIN GRIFFITH

Sample Type SOIL/WATER

Transported by KEVIN GRIFFITH

P.O. # _____

Date Received 04/09/92

Lab No.

- D2-04-085-01
- D2-04-085-02
- D2-04-085-03
- D2-04-085-04
- D2-04-085-05
- D2-04-085-06
- D2-04-085-07

Sample Identification

- A#4
- B#4
- C#4
- D#4
- E#4
- F#4
- TANK HOLD WATER

SOUTHWESTERN LABORATORIES

Mallia Smith
Reviewed By

Bob Garrett
Bob Garrett, Mgr., EAS

SOUTHWESTERN LABORATORIES

Order # D2-04-085
 04/23/92 11:09
 Client: SWL/ECS

Page 2

TEST RESULTS BY SAMPLE

Sample: 01A A#4 Collected: 04/07/92 15:10

<u>Test Name</u>	<u>Method</u>	<u>Result</u>	<u>Units</u>	<u>Detection Date</u>		<u>Analyst</u>
				<u>Limit</u>	<u>Started</u>	
Lead	SW846-7420	<10	MG/KG	10	04/15/92	KJ
Tot.Pet.Hydrocarbon GC-FID	D332B GC-FID	<10	MG/KG		04/22/92	WJG

Sample: 02A B#4 Collected: 04/07/92 15:25

<u>Test Name</u>	<u>Method</u>	<u>Result</u>	<u>Units</u>	<u>Detection Date</u>		<u>Analyst</u>
				<u>Limit</u>	<u>Started</u>	
Tot.Pet.Hydrocarbon GC-FID	D332B GC-FID	<10	MG/KG		04/22/92	WJG

Sample: 03A C#4 Collected: 04/07/92 15:35

<u>Test Name</u>	<u>Method</u>	<u>Result</u>	<u>Units</u>	<u>Detection Date</u>		<u>Analyst</u>
				<u>Limit</u>	<u>Started</u>	
Tot.Pet.Hydrocarbon GC-FID	D332B GC-FID	<10	MG/KG		04/22/92	WJG

Sample: 04A D#4 Collected: 04/07/92 15:45

<u>Test Name</u>	<u>Method</u>	<u>Result</u>	<u>Units</u>	<u>Detection Date</u>		<u>Analyst</u>
				<u>Limit</u>	<u>Started</u>	
Tot.Pet.Hydrocarbon GC-FID	D332B GC-FID	<10	MG/KG		04/22/92	WJG

Sample: 05A E#4 Collected: 04/07/92 15:50

<u>Test Name</u>	<u>Method</u>	<u>Result</u>	<u>Units</u>	<u>Detection Date</u>		<u>Analyst</u>
				<u>Limit</u>	<u>Started</u>	
BTEX Soil/Water Sample	SW-846 8020					
Benzene		<0.02	MG/KG	0.02	04/10/92	MD
Toluene		<0.02	MG/KG	0.02	04/10/92	MD
Ethylbenzene		0.02	MG/KG	0.02	04/10/92	MD
Total Xylene		0.03	MG/KG	0.02	04/10/92	MD
Total BTEX		0.05	MG/KG	0.02	04/10/92	MD

SOUTHWESTERN LABORATORIES

Order # D2-04-085
 04/23/92 11:09
 Client: SWL/ECS

Page 3

<u>Test Name</u>	<u>Method</u>	<u>Result</u>	<u>Units</u>	<u>Detection Date</u>		<u>Analyst</u>
				<u>Limit</u>	<u>Started</u>	
Tot.Pet.Hydrocarbon GC-FID	D3328 GC-FID	<10	MG/KG	0.02	04/22/92	WJG

Sample: D6A F#4 Collected: 04/07/92 16:00

<u>Test Name</u>	<u>Method</u>	<u>Result</u>	<u>Units</u>	<u>Detection Date</u>		<u>Analyst</u>
				<u>Limit</u>	<u>Started</u>	
BTEX Soil/Water Sample	SW-846 8020					
Benzene		<0.02	MG/KG	0.02	04/10/92	MD
Toluene		<0.02	MG/KG	0.02	04/10/92	MD
Ethylbenzene		<0.02	MG/KG	0.02	04/10/92	MD
Total Xylene		<0.02	MG/KG	0.02	04/10/92	MD
Total BTEX		<0.02	MG/KG	0.02	04/10/92	MD
Tot.Pet.Hydrocarbon GC-FID	D3328 GC-FID	<10	MG/KG	0.02	04/22/92	WJG

Sample: D7A TANK HOLD WATER Collected: 04/07/92 16:20

<u>Test Name</u>	<u>Method</u>	<u>Result</u>	<u>Units</u>	<u>Detection Date</u>		<u>Analyst</u>
				<u>Limit</u>	<u>Started</u>	
Total Petroleum Hydrocarbons	EPA 418.1	<0.5	MG/L	0.5	04/09/92	AL

Sample: D7B TANK HOLD WATER Collected: 04/07/92 16:20

<u>Test Name</u>	<u>Method</u>	<u>Result</u>	<u>Units</u>	<u>Detection Date</u>		<u>Analyst</u>
				<u>Limit</u>	<u>Started</u>	
BTEX Soil/Water Sample	SW-846 8020					
Benzene		<0.005	MG/L	0.005	04/10/92	MD
Toluene		<0.005	MG/L	0.005	04/10/92	MD
Ethylbenzene		<0.005	MG/L	0.005	04/10/92	MD
Total Xylene		<0.005	MG/L	0.005	04/10/92	MD
Total BTEX		<0.005	MG/L	0.005	04/10/92	MD

Sample: D7C TANK HOLD WATER Collected: 04/07/92 16:20

<u>Test Name</u>	<u>Method</u>	<u>Result</u>	<u>Units</u>	<u>Detection Date</u>		<u>Analyst</u>
				<u>Limit</u>	<u>Started</u>	
Lead	EPA 729.1	<0.10	MG/L	0.1	04/15/92	WJG



SOUTHWESTERN LABORATORIES

Materials, environmental and geotechnical engineering, nondestructive, metallurgical and analytical services
2575 Lone Star Drive, P. O. Box 224227, Dallas, Texas 75277

ANALYSIS REQUEST AND CHAIN OF CUSTODY RECORD

Project No.	Client / Project		Analysis Requested		Labor Item				
526291-5-918	Environ. Assessment / Missive Petersen								
Field Sample No. / Identification	Date and Time	Grab Comp	No. of Sample Containers	Sample Type (liquid, Sludge, etc.)	Preservative	Analysis Requested	Labor Item		
A#4	1-7-92 15:16	X	1	Soil	Ice	TPH by GC, Total Lead	Nil		
B#4	1-7-92 15:25	X	1	Soil	Ice	TPH by GC			
C#4	1-7-92 15:35	X	1	Soil	Ice	TPH by GC			
D#4	1-7-92 15:45	X	1	Soil	Ice	TPH by GC			
E#4	1-7-92 15:50	X	1	Soil	Ice	TPH by GC, BTEX			
F#4	1-7-92 16:00	X	1	Soil	Ice	TPH by GC, BTEX			
Trub Hold Water	1-7-92 16:20	X	5	Water	Ice	TPH, BTEX, Total Lead, PH			
Samplers: (Signature)		Relinquished by: (Signature)		Date: 4-8-92		Received by: (Signature)		Date: 4-8-92	
<i>Kevin Asplund</i>		<i>Kevin Asplund</i>		Time: 17:00		<i>Jeff Dunn</i>		Time: 17:00	
Affiliation		Relinquished by: (Signature)		Date:		Received by Laboratory: (Signature)		Intact:	
				Time:		<i>Jeff Dunn</i>			
Remarks:		Relinquished by: (Signature)		Date:		Data Results To:		Laborat	
				Time:		1. Jeff Dunn			
						2.		<i>Jeff Dunn</i>	

APPENDIX B

SwL

ENVIRONMENTAL SERVICES

a Division of **SOUTHWESTERN LABORATORIES**

2575 Lone Star Drive • P. O. Box 224227, Dallas, Texas 75222
Fax 214/920-1818 • Metro 214/263-1133 • 214/631-2700

May 11, 1992

Mr. Charles Eanes
Texas Water Commission
Waste Quality Division
P.O. Box 13087
Austin, Texas 78711-3087

Re: Application For Discharge
17800 Dickerson
Dallas, Texas
LUST #99678

Dear Mr. Eanes:

Southwestern Laboratories, Inc. (SwL) requests authorization to pump stormwater from a tank hold excavation that has accumulated rainwater. The tank hold water was sampled by SwL and the laboratory analysis indicated BTEX, TPH and Total Lead concentrations to be below laboratory detection limits. The pH of the water was 8.1 ph units. The laboratory data sheets and the TWC application for discharge are attached. Because the BTEX, TPH and Total Lead concentrations are below laboratory detection limits, SwL requests authorization to pump the water to a nearby stormwater drainage ditch.

Sincerely,

SOUTHWESTERN LABORATORIES, INC.



Jeffrey P. Dann, P.G.
Project Hydrogeologist



R. David Shigls, P.G., R.E.P.
Program Manager, Hazardous/Solid Waste Group

JPD/RDS/jd
File: L9262-227

Commission Use Only (9/19/91 Ver)

Texas Water Commission
Attn: Charles Eanes
Water Quality Division
P.O. Box 13087
Austin, Texas 78711-3087
(512) 463-8245

* Date Received: _____ *
* Registration No. _____ *
* County: _____ *
* District Office: _____ *
* Telephone() _____ *

APPLICATION FOR REGISTRATION OF DISCHARGE PURSUANT TO 31 TAC CHAPTER 321 (SUBCHAPTER H)
(Discharge to Surface Waters from Treatment of Petroleum Fuel Contaminated Waters)

1. Applicant (Responsible Party): First City Asset Servicing Company
Individual to Contact: Mr. John Kovacevich, Jr.
Mailing Address: 1700 Pacific Avenue
City: Dallas State: TX Zip: 75201 Telephone: (214) 939-8004

2. Consultant:(Company Name, Individual to Contact, Mailing Address & Telephone No.)
Southwestern Laboratories, Inc. Jeffrey P. Dann
2575 Lone Star Drive (214) 631-2700
Dallas, Texas 75212

3. Leaking Petroleum Storage Tank (LPST) ID No.: 99678 County: Dallas
(Location of Discharge)

4. The water to be discharged was not contaminated as a result of a spill but is:
() groundwater, (X) stormwater or () both groundwater and stormwater.
(Check a block in each of the three columns below)

Contaminated By	Released From An	And Will Be Disposed of by
(x) Gasoline	() Above Ground Tank	(x) Discharge to a watercourse(Describe).
() Diesel Fuel	(x) Underground Tank	() Discharge to stormwater collection system with owner's approval.
() Fuel Oil	() Pipeline	() On-site land application with no runoff.
() Kerosene		
() Jet Fuel		

Large drainage ditch adjacent to the north side of the property, no stormwater or sewer onsite.

5. (a) Provide a map locating the site.
(b) Site located within city of Dallas Address 17800 Dickerson

6. Was lead or lead compounds detected in the groundwater? YES() NO(X)
If yes, lead must be monitored throughout the period of discharge.

7. Can discharge limits be attained without providing treatment? YES(X) NO()
If no, provide a description of the treatment system which will be utilized.

8. a. Estimated date for Discharge: May 27, 1992 b. Estimated Duration: 1 Day
(Days/Months)

I, Jeffrey P. Dann, Project Hydrogeologist
(Typed or Printed Name of Registrant or Agent) (Title)

attest that the discharge will be conducted in accordance with the requirements of
31 TAC Sections 321.131-.138.



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2575 LONE STAR DRIVE * P.O. BOX 224227, DALLAS, TEXAS 75222 * 214/631-2700

Client SWL/ECS
2575 LONE STAR DR.
DALLAS, TX 75212

Client No. 5262_91_5418
Report No. D2-04-085
Report Date 05/07/92 10:07

Attn: JEFF DANM

Project 5262-91-5418/FIRST CITY ASSET

Date Sampled 04/07/92

Sampled By KEVIN GRIFFITH

Sample Type SOIL/WATER

Transported by KEVIN GRIFFITH

P.O. # _____

Date Received 04/09/92

Lab No.
D2-04-085-07

Sample Identification
TANK HOLD WATER

SOUTHWESTERN LABORATORIES

William J. Davis
Reviewed By

Bob Garrett
Bob Garrett, Mgr, EAS

SOUTHWESTERN LABORATORIES

Order # D2-04-085
 05/07/92 10:07
 Client: SWL/ECS

Page 2

TEST RESULTS BY SAMPLE

Sample: 07A TANK HOLD WATER

Collected: 04/07/92 16:20

<u>Test Name</u>	<u>Method</u>	<u>Result</u>	<u>Units</u>	<u>Detection Limit</u>	<u>Date Started</u>	<u>Analyst</u>
BTEX Soil/Water Sample	SW-846 8020					
Benzene		<0.005	MG/L	0.005	04/10/92	MD
Toluene		<0.005	MG/L	0.005	04/10/92	MD
Ethylbenzene		<0.005	MG/L	0.005	04/10/92	MD
Total Xylene		<0.005	MG/L	0.005	04/10/92	MD
Total BTEX		<0.005	MG/L	0.005	04/10/92	MD
Lead	EPA 239.1	<0.10	MG/L	0.1	04/15/92	KJ
Total Petroleum Hydrocarbons	EPA 418.1	<0.5	MG/L	0.5	04/09/92	AL
pH	EPA 150.1	8.1	pH units		04/14/92	NW

READ CAREFULLY AS THIS IS A MAJOR CHANGE IN PREVIOUS RESPONSES

Texas Water Commission
 Attn: Charles Eanes
 Watershed Management Div.
 P.O. Box 13087, Capitol Station
 Austin, Texas 78711-3087

Note: Please check applicable block.
 FINAL REPORT: DISCHARGE HAS BEEN COMPLETED
 Discharge has not been completed.
 Discharge did not occur this reporting
 period _____, 19____
 (Month)

RE: DR 99678
 Process Date (May 15, 1992) by: _____

This constitutes an acknowledgment that on or about May 14, 1992, First City ass Servicing Co., individually or through its representative filed an application discharge pursuant to Title 31 TAC Section 321.131-.138 for a site located at 178 Dickerson, Dallas, Texas.

Additionally, this acknowledgment also serves as a report form, which is to be reproduced as necessary for the purpose of compliance with the Commission's reporting requirements. Regardless of whether a discharge occurred within a month, a report is due to the Commission by the 20th day of the following month. Your initial report is due June 20, 1992. A 24-Hour advance notice of discharge shall be provided the District 4 of the Commission at (214) 298-6171. Return this form as shown in upper left corner.

INSTRUCTIONS: Enter the actual date of discharge for a one time event in the first column or for discharges occurring one or more weeks during the month, enter the period covered in appropriate columns. Please note to record the date the sample was collected at the bottom of each column.

Parameter	Limitation	Week of Discharge	Week of Discharge	Week of Discharge	Week of Discharge	Week of Discharge
		6-7-92				
1. Total Petroleum Hydrocarbons	15 mg/l	< 0.5				
2. Lead	0.25 mg/l	< 0.10				
3. Benzene	50 ppb	< 5.0				
4. Total BTEX**	500 ppb	< 5.0				
5. pH (Standard Unit)	6.0-9.0	8.1				
Enter Date Sample Was Collected For the Day/Week of Discharge		4-7-92				

Note: Any excursion from discharge limitations requires the submission of a report of noncompliance. The report must address when the excursion was first noted, identify cause of the excursion, and corrective action taken to prevent a further reoccurrence.

I, Jeffrey P. Dann, (214) 631-2700
 (Print or Type Name) (Telephone Number)

attest that I am familiar with the information contained in this report and that to the best of my knowledge and belief such information is true, complete and accurate.

Signature: Jeffrey P. Dann



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Materials, environmental and geotechnical engineering, nondestructive, metallurgical and analytical services

2575 LONE STAR DRIVE • P.O. BOX 224-227, DALLAS, TEXAS 75222 • 214/631-2700

Client SWL/ECS
2575 LONE STAR DR.
DALLAS, TX 75212

Client No. 5262_91_5418
Report No. 02-04-085
Report Date 05/07/92 10:07

Attn: JEFF DANN

Project 5262-91-5418/FIRST CITY ASSET

Date Sampled 04/07/92

Sampled By KEVIN GRIFFITH

Sample Type SOIL/WATER

Transported by KEVIN GRIFFITH

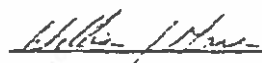
P.O. # _____

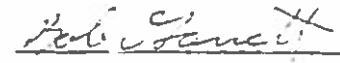
Date Received 04/09/92

Lab No.
02-04-085-07

Sample Identification
TANK HOLD WATER

SOUTHWESTERN LABORATORIES


Reviewed By


Bob Garrett, Mgr, EAS

SOUTHWESTERN LABORATORIES

Order # D2-04-085
 05/07/92 10:07
 Client: SWL/ECS

TEST RESULTS BY SAMPLE

Sample: 07A TANK HOLD WATER

Collected: 04/07/92 16:20

<u>Test Name</u>	<u>Method</u>	<u>Result</u>	<u>Units</u>	<u>Detection Date</u>		<u>Analyst</u>
				<u>Limit</u>	<u>Started</u>	
BTEX Soil/Water Sample	SW-846 8020					
Benzene		<0.005	MG/L	0.005	04/10/92	MD
Toluene		<0.005	MG/L	0.005	04/10/92	MD
Ethylbenzene		<0.005	MG/L	0.005	04/10/92	MD
Total Xylene		<0.005	MG/L	0.005	04/10/92	MD
Total BTEX		<0.005	MG/L	0.005	04/10/92	MD
Lead	EPA 239.1	<0.10	MG/L	0.1	04/15/92	KJ
Total Petroleum Hydrocarbons	EPA 418.1	<0.5	MG/L	0.5	04/09/92	AL
pH	EPA 150.1	8.1	pH units		04/14/92	NW



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2575 Lone Star Drive • P.O. Box 224227, Dallas, Texas 75222-4227 • 214/631-2700

REPORT OF MOISTURE-DENSITY RELATIONS

CLIENT: Southwestern Laboratories, Inc.
Attn: Mike Covert
2575 Lone Star Drive
Dallas, TX 75222

CLIENT NO.: 0000011
REPORT NO.: 65473
DATE OF SERVICE: 4/14/92
AUTHORIZATION: Jeff Dann
REPORT DATE: 4/27/92

PROJECT: Enviromental Miscellaneous
Projects
First City-Renner

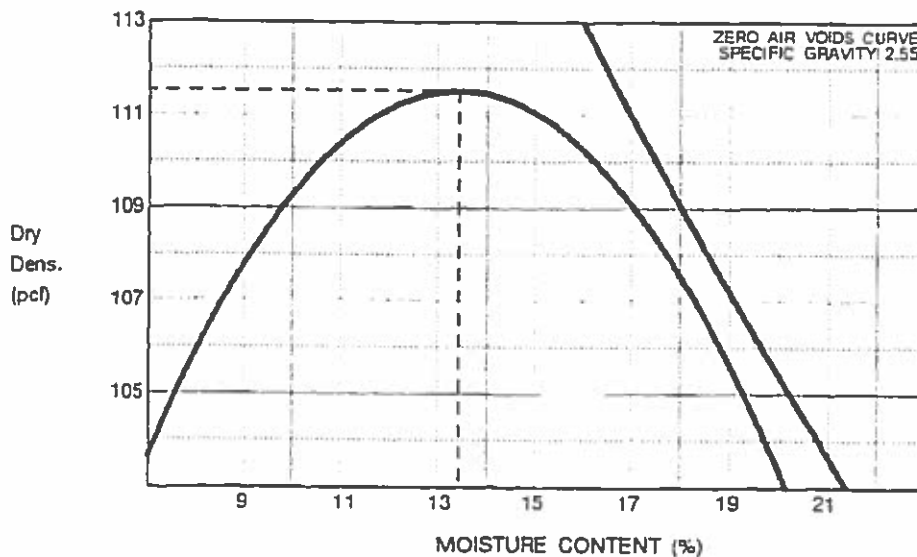
SERVICES: Prepare samples delivered to laboratory and perform moisture-density relations test to establish maximum density and optimum moisture of the material.

PROJECT DATA

CONTRACTOR: Not available
TEST FOR: Subgrade material
MATERIAL: Light brown sandy clay
METHOD OF TEST: ASTM D698, Method A
ASTM D4318, Proc. A

DATE SAMPLED: 4/14/92
SAMPLED BY: Others
SAMPLE LOCATION: Material was f.o.b.

REPORT OF TESTS



MAXIMUM DENSITY, PCF:	111.5
OPTIMUM MOISTURE (%):	13.4
LIQUID LIMIT:	34
PLASTIC LIMIT:	16
PLASTICITY INDEX:	18

Technician: Jacque Halverson
CME Technician

Report Distribution:
(1) Southwestern Laboratories, Inc.

SOUTHWESTERN LABORATORIES, INC.



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2575 Lone Star Drive • P.O. Box 224227, Dallas, Texas 75222-4227 • 214/631-2700

REPORT OF IN-PLACE DENSITY

CLIENT: Southwestern Laboratories, Inc.
Attn: Mike Covert
2575 Lone Star Drive
Dallas, TX 75222

CLIENT NO.: 0000011
REPORT NO.: 67969
DATE OF SERVICE: 6/13/92
AUTHORIZATION: Bill
REPORT DATE: 6/16/92

PROJECT: Enviromental Miscellaneous
Projects

SERVICES: Perform in-place density and moisture content tests to determine the degree of field compaction.

PROJECT DATA

CONTRACTOR: N/A

TEST OF: Tank Area Backfill

MATERIALS
65473-Light brown sandy clay

<u>MOISTURE/DENSITY RELATIONS</u>	
<u>OPTIMUM MOISTURE %</u>	<u>MAXIMUM DENSITY pcf</u>
13.4	111.5

METHOD OF TEST:

DENSITY: ASTM D 2922
MOISTURE: ASTM D 3017

SPECIFICATION

DENSITY: 90% MIN. DENSITY

MOISTURE: NONE

REPORT OF TESTS

<u>TEST NO</u>	<u>LOCATION</u>	<u>FIELD MOISTURE (%)</u>	<u>OPTIMUM MOISTURE (%)</u>	<u>FIELD DENSITY (Pcf)</u>	<u>MAXIMUM DENSITY (Pcf)</u>	<u>DENSITY (% max)</u>
1.	Southwest, 1st lift	24.1	13.4	100.6	111.5	90.2
2.	Northeast, 1st lift	23.9	13.4	101.1	111.5	90.7

Test results on this report meet project specifications as noted above.

Technician: Arthur Etherly III, AET Started: 10:00AM Stopped: 12:00PM

Report Distribution:
(1) Southwestern Laboratories, Inc.

Southwestern Laboratories, Inc.



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Materials, environmental and geotechnical engineering, nondestructive, metallurgical and analytical services

2575 Lone Star Drive • P.O. Box 224227, Dallas, Texas 75222-4227 • 214/631-2700

REPORT OF IN-PLACE DENSITY TEST

CLIENT: Southwestern Laboratories, Inc.
Attn: Mike Covert
2575 Lone Star Drive
Dallas, TX 75222

CLIENT NO.: 0000011
REPORT NO.: 67937
DATE OF SERVICE: 6/12/92
AUTHORIZATION: Bill Schramm
REPORT DATE: 6/16/92

PROJECT: Project No. 91-62-5-418
First City Bank

SERVICES: Perform in-place density and moisture content tests to determine the degree of field compaction.

REPORT OF TESTS

Southwestern Laboratories technician arrived at jobsite as scheduled for density testing and work was cancelled due to contractor not being ready.

Technician time: 1.0 hour

Technician: Arthur Etherly III, AET

Report Distribution:
(1) Southwestern Laboratories, Inc.

Southwestern Laboratories, Inc.



FIGURES

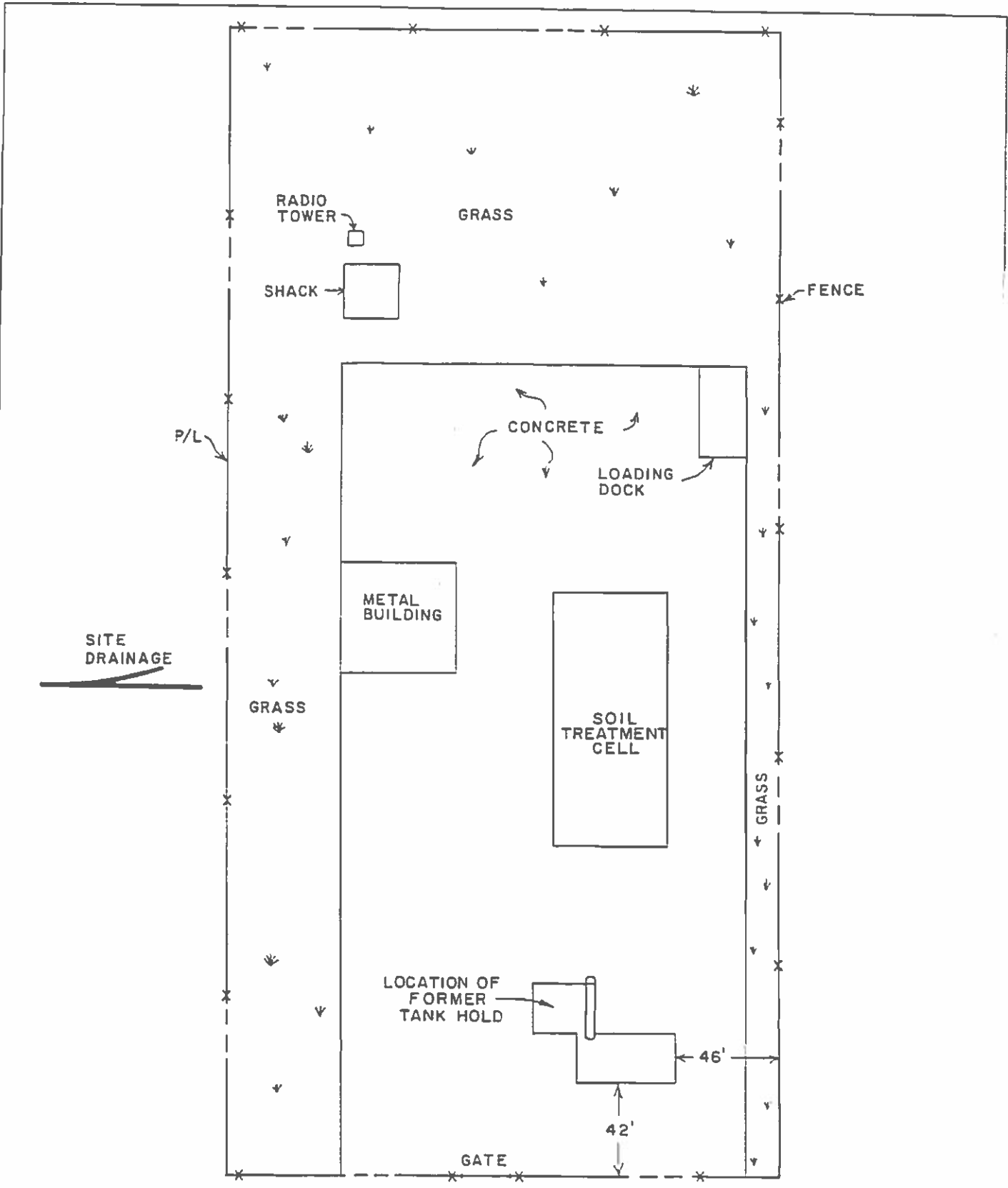
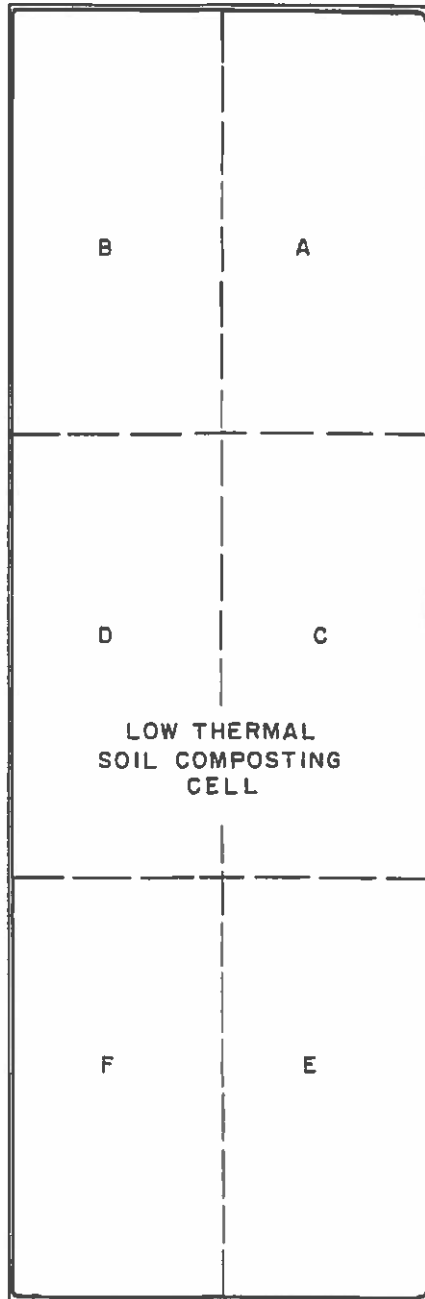


FIGURE 1

SITE PLAN



SOIL BERM LINED WITH POLYETHYLENE SHEETING

LOW THERMAL
SOIL COMPOSTING
CELL

TANK HOLD



FIGURE 2

COMPOSTING CELL

17 800 DICKERSON ROAD



0

20

40 FEET

JUN 07 '96 10:22

713-780-9713

John Hall, Chairman
Pam Reed, Commissioner
Peggy Garner, Commissioner



99678 DR ^{F-2}

TEXAS WATER COMMISSION

PROTECTING TEXANS' HEALTH AND SAFETY BY PREVENTING AND REDUCING POLLUTION

RECEIVED
AUG 17 92
FIELD OPERATIONS DIVISION

August 12, 1992

Mr. John Kovacevich, Jr.
First City Asset Servicing Company
1700 Pacific Avenue
Dallas, Texas 75201

Re: Petroleum Hydrocarbon Contaminated Soils at the Former
Concrete Plant, 17800 Dickerson, Renner (Dallas County),
Texas
(LPST ID No. 99678)

Dear Mr. Kovacevich:

We have completed our review of the remediation at the above referenced facility, as provided in the report received by this Office on July 3, 1992. Based upon the information conveyed in this report, prepared by Southwestern Laboratories Environmental Services, it appears that no further action is required at this time.

If you have any questions, please feel free to contact Mr. Greg Johnson with TWC District 4, (214) 298-6171.

Sincerely,

Melissa B. Tanksley
District PST Program Manager

RECEIVED

AUG 26 1992

TWC/PST/RPR

GLJ

cc: Ron Pedde, RPR Section, PST Division, TWC

SwL**ENVIRONMENTAL SERVICES**a Division of **SOUTHWESTERN LABORATORIES**2575 Lone Star Drive • P. O. Box 224227, Dallas, Texas 75222
Fax 214/920-1818 • Metro 214/263-1133 • 214/631-2700

February 9, 1992

First City Asset Servicing Company
1700 Pacific Avenue
Dallas, Texas 75201-4618

Attn: Mr. John Kovacevich:

Re: Permanent Removal From Service Of The
Underground Storage Tank Facility
17800 Dickerson Street
Renner, Texas
SwL Report No. 91-5-418
LPST No. 99678

Dear Mr. Kovacevich:


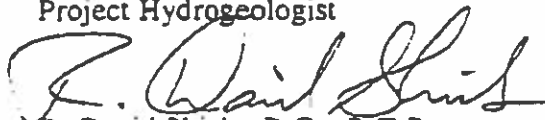
Southwestern Laboratories, Inc., is pleased to submit the attached report for the permanent removal from service of the underground storage tank facility at the above referenced site. The tank removal activities were performed in accordance with our proposal/agreement dated May 6, 1991.

The scope of services provided and the final work product were performed in a manner that is acceptable with requirements set forth by the Texas Water Commission as outlined in Title 31 Texas Administrative Code Chapter 334.55. We have forwarded under separate cover one (1) copy of the final report to the TWC District 4 Office in Duncanville, Texas.

We appreciate the opportunity to be of service to you for this study. If you have any questions regarding the results of this investigation, please feel free to contact us.

Sincerely,

SOUTHWESTERN LABORATORIES, INC.


Jeffrey P. Dann, P.G.
Project Hydrogeologist
R. David Shiels, P.G., R.E.P.
Program Manager, UST Group

JPD/RDS/ae

II. CHRONOLOGY OF EVENTS

- June 10, 1991 Southwestern Laboratories, Inc. (SwL) files the Texas Water Commission (TWC) Underground Storage Tank (UST) Construction Notification on behalf of First City Asset Servicing Company.
- July 17, 1991 SwL informs the TWC District 4 office in Duncanville, Texas that removal activities are scheduled to begin July 19, 1991.
- July 19, 22 and 23, 1991 Eagle Construction and Environmental Services performed the tasks necessary for the permanent removal from service of the four (4) USTs which were located in one (1) tank hold. The UST facility consisted of one (1) 2,000-gallon tank and one (1) 3,000-gallon tank that contained gasoline and two (2) 12,000-gallon tanks that contained diesel. The four (4) USTs were transported from the site on July 22, 1991 in accordance with 31 TAC 334.55.
- July 23, 1991 SwL collected confirmation soil samples from the excavation for analysis for Benzene, Toluene, Ethylbenzene and Xylene (BTEX) and Total Petroleum Hydrocarbons (TPH).
- July 31, 1991 Upon receiving the laboratory results for the confirmation soil samples, SwL on behalf of First City Asset Servicing Company, contacted the TWC to report that the laboratory analysis had confirmed a release of petroleum hydrocarbons had occurred from the USTs at the site.
- September 6, 1991 SwL received verbal authorization from TWC, District 4 Office to remediate the hydrocarbon affected soils, excavated from the site through low thermal soil compositing technique.
- September 11, 1991 The TWC issues First City Asset Servicing Company an 8-point "Corrective Action Directive - CAD" letter addressing the procedures necessary to characterize and access the site conditions.
- September 25, 1991 SwL collects a sample of the rainwater that has accumulated in the tank hold and analyzes the tank hold water guidelines set forth in 31 TAC 321.131 - 321.138.

- October 11, 1991 Upon receipt of the tank hold water sample laboratory data indicating nondetectable concentrations of BTEX, TPH and Total Lead and normal pH levels, SwL on behalf of First City Asset Servicing Company, submitted an application for discharge of the tank hold water to the Water Quality Division of the Texas Water Commission in Austin, Texas.
- October 18, 1991 The TWC Water Quality Division in accordance with 31 TAC Section 321.131 - 321.138 sent SwL a discharge authorization letter and reporting form which was filed at the time of discharge with the TWC Water Quality Division.
- November 20, 1991 SwL received authorization from the TWC District 4 office to discharge the rainwater from the tank hold in accordance with 31 TAC 321.131 - 321.138. SwL also notified the City of Dallas Department of Environmental Health of the intended discharge.
- November 26, 1991 The rainwater that had accumulated in the tank hold was pumped from the tank hold to the nearest water course in accordance with 31 TAC 321.131 - 321.138. Following the evacuation of the rainwater from the tank hold, the south wall of the gasoline UST portion of the tank hold was overexcavated. An area approximately 12 feet long by 20 feet wide was excavated down to the bottom of the existing tank hold. The excavated soils were stockpiled on site on plastic sheeting with the previously excavated soils. SwL collected confirmation soil sample from the south wall and the floor of the newly excavated area to document the in place concentrations of BTEX and TPH.
- December 6, 1991 SwL received the laboratory results for the confirmation soil samples collected from the overexcavation of the tank hold. Laboratory analysis indicates BTEX and TPH concentrations are below the TWC general remediation guidelines and no further excavation is required.
- December 16, 1991 Remedial action plan commenced.
- December 31, 1991 Composite stock pile samples collected from soil placed into cell and prior to neutral source addition. Composting activities in progress.

**SOIL REMEDIATION AND SITE CLOSURE
FORMER UNDERGROUND STORAGE TANK FACILITY
17800 DICKERSON STREET
RENNER, TEXAS
LUST NO.99678**

I. CLOSURE SUMMARY

In accordance with the Agreement dated July 1, 1991, as amended November 11, 1991 between Southwestern Laboratories, Inc. (SwL) and First City Asset Servicing Company, SwL remediated the petroleum hydrocarbon affected soils and the tank hold associated with the UST facility located at 17800 Dickerson Street, Renner, Texas. Following the remediation, the tank hold was backfilled. The original report detailing the "Permanent Removal From Service Of The Underground Storage Tank Facility" was submitted to the Texas Water Commission (TWC) and First City Asset Servicing Company in SwL's Report Number EC91-5-418 dated February 9, 1992.

A. Summary of Removal Activities

The following is brief summary of events for the "Permanent Removal From Service Of The Underground Storage Tank Facility":

- ▶ On July 22 and 23, 1991, Eagle Construction and Environmental Services removed four (4) steel USTs from one (1) tank hold located in the western portion of the site under the supervision of SwL. The UST facility consisted of one (1) 2,000-gallon and one (1) 3,000-gallon gasoline tank and two (2) 12,000-gallon diesel tanks. The four (4) USTs appeared to be in good condition with no holes observed in the tanks or product piping. The gasoline tanks were located in the eastern side of the tank hold, and the diesel tanks were located in the western side of the tank hold. During removal activities, petroleum hydrocarbon odors were noted in the backfill surrounding the two (2) gasoline tanks. The backfill material and native soils with hydrocarbon odors and Organic Vapor Meter (OVM) readings greater than 100 parts per million (ppm) were stockpiled separately on-site. Faint hydrocarbon odors and low OVM readings (0-12 ppm) were recorded in the backfill and native soils from the diesel side of the tank hold.
- ▶ On July 23, 1991, following the removal of the USTs from the tank hold, SwL collected confirmation soil samples from the walls and floor of the tank hold and from the stockpiles. The soil samples were analyzed for Benzene, Toluene, Ethylbenzene and Xylene (BTEX) and Total Petroleum Hydrocarbon (TPH) concentrations. Laboratory analysis indicated BTEX and TPH concentrations above 30.0 mg/kg BTEX and 100.0 mg/kg TPH in soil samples collected from the south wall of the gasoline side of the tank hold. On July 31, 1991, SwL, on behalf of First City Asset Servicing Company, notified the TWC District 4 office in Duncanville, Texas that laboratory analysis confirmed a release of petroleum hydrocarbons from the UST facility.

- ▶ On September 11, 1991, the TWC issued First City Asset Servicing Company an 8-point "Corrective Action Directive" letter requesting an assessment of the site conditions and a determination of the degree of remediation necessary to address this incident.
- ▶ On September 25, 1991, SwL collected a sample of the accumulated rainwater from the tank hold and performed analysis for BTEX, TPH, Total Lead and pH. Laboratory analysis indicated the concentrations of BTEX, TPH and Total Lead were below the laboratory detection limits and pH was within normally observed values for this area. Upon receipt of this laboratory data, SwL, on behalf of First City Asset Servicing Company, submitted an application to the Water Quality Division of the Texas Water Commission in Austin, Texas requesting discharge of the tank hold water. On October 18, 1991, the TWC Water Quality Division in accordance with 31 TAC Section 321.131 - 321.138, sent SwL a discharge authorization letter and reporting form. This was filed at the time of discharge with the TWC Water Quality Division. SwL received authorization from the TWC District 4 office on November 20, 1991 to discharge the tank hold rainwater to a drainage swale in accordance with 31 TAC 321.131 - 321.138. SwL also notified the City of Dallas Department of Environmental Health of the intended discharge.
- ▶ Additional tank hold rainwater had accumulated and was pumped from the tank hold on November 26, 1991 to the nearest drainage swale in accordance with 31 TAC 321.131 - 321.138. Following the evacuation of the tank hold rainwater, the south wall of the gasoline UST portion of the tank hold was overexcavated. An area approximately 12 feet long by 20 feet wide was excavated down to the bottom of the existing tank hold. The excavated soils were stockpiled on-site on plastic sheeting with the previously excavated soils. SwL collected confirmation soil samples from the south wall and the floor of the newly excavated area to document the in place concentrations of BTEX and TPH.
- ▶ On December 6, 1991, SwL received the laboratory results for the confirmation soil samples collected from the overexcavation of the tank hold. Laboratory analysis revealed BTEX and TPH concentrations were below the TWC general remediation guidelines; therefore, no further excavation is required.
- ▶ The report detailing the "Permanent Removal From Service Of The Underground Storage Tank Facility" was submitted to the Texas Water Commission (TWC) and First City Asset Servicing Company in SwL's Report Number EC91-5-418 dated February 9, 1992.

B. Remedial Activities

Upon authorization from First City Asset Servicing Company, the 600 cubic yards of soil from the excavation temporarily stockpiled on-site were

loaded into a soil treatment cell on-site and treated through low thermal soil composting techniques prior to being placed and compacted back in the excavation.

Treatment of the 600 cubic yards of petroleum hydrocarbon-affected soils commenced on December 10, 1991 with the construction of the soil treatment cell. The dimension of the treatment cell was approximately 45 feet wide by 140 feet long by 2.5 feet deep. The outer dimensions of the cell were bermed with soil. The soil berm and floor of the cell were lined with 6 ml polyethylene sheeting. The affected soil from the excavation was spread to a uniform thickness of approximately 2 feet throughout the cell.

Laboratory analysis to establish baseline TPH and BTEX levels of the composite soil samples from the treatment cell indicated that initial TPH and BTEX concentrations ranged from 78.0 to 1,300.0 mg/kg TPH and 0.02 to 1.69 mg/kg BTEX. Subsequent monthly sampling events following the application of nutrients and low thermal composting revealed a sharp decrease in TPH and BTEX concentrations of soils in the treatment cell based on laboratory analysis. Treatment cell composite soil sample analysis for the third and fourth months of low thermal soil composting treatment revealed TPH and BTEX concentrations below the TWC general remediation criteria of 100.0 mg/kg TPH and 30.0 mg/kg BTEX. Based on the results of the soil samples, the soils were eligible for placement and compaction back into the excavation.

On April 7, 1992, SwL collected a representative sample of the tank hold rainwater. Laboratory results indicated the BTEX, TPH and Total Lead concentrations were below laboratory detection limits and pH concentrations were within normally observed values. Upon receipt of this laboratory data, SwL, on behalf of First City Asset Servicing Company, submitted to the Water Quality Division of the Texas Water Commission in Austin, Texas an application for discharge of the tank hold water on May 11, 1992. On May 15, 1992, the TWC Water Quality Division authorized SwL to discharge.

On June 4, 1992, SwL informed the TWC District 4 office in Duncanville, Texas in accordance with 31 TAC 321.134 that discharge of the water from the tank hold was scheduled for June 9, 1992. On June 9, 1992, the tank hold water was pumped from the tank hold to the nearest drainage swale in accordance with 31 TAC 321.131 - 321.138.

Eagle Construction and Environmental Services provided the equipment and manpower to compact and backfill the excavation on June 12 and 13, 1992.

John Hall, Chairman
Pam Reed, Commissioner
Peggy Garner, Commissioner



99678 DRK

TEXAS WATER COMMISSION

PROTECTING TEXANS' HEALTH AND SAFETY BY PREVENTING AND REDUCING POLLUTION

August 12, 1992

Mr. John Kovacevich, Jr.
First City Asset Servicing Company
1700 Pacific Avenue
Dallas, Texas 75201

Re: Petroleum Hydrocarbon Contaminated Soils at the Former
Concrete Plant, 17800 Dickerson, Renner (Dallas County),
Texas
(LPST ID No. 99678)

Dear Mr. Kovacevich:

We have completed our review of the remediation at the above referenced facility, as provided in the report received by this Office on July 3, 1992. Based upon the information conveyed in this report, prepared by Southwestern Laboratories Environmental Services, it appears that no further action is required at this time.

If you have any questions, please feel free to contact Mr. Greg Johnson with TWC District 4, (214) 298-6171.

Sincerely,

A handwritten signature in cursive script that reads "Melissa B. Tanksley".

Melissa B. Tanksley
District PST Program Manager

GLJ

RECEIVED

AUG 26 1992

TWC/H = RPR

cc: Ron Pedde, RPR Section, PST Division, TWC

RECEIVED
MAY 17 1992

99678 DRK
Commission Use Only (9/19/91 Ver)

Texas Water Commission
Attn: Charles Eanes
Water Quality Division
P.O. Box 13087
Austin, Texas 78711-3087
(512) 463-6245

* Date Received: 5-14-92 *
* Registration No. DRK 99678 *
* County: Dallas *
* District Office: 4 *
* Telephone: (214) 298-6171 *

APPLICATION FOR REGISTRATION OF DISCHARGE PURSUANT TO 31 TAC CHAPTER 321 (SUBCHAPTER H
(Discharge to Surface Waters from Treatment of Petroleum Fuel Contaminated Waters)

1. Applicant (Responsible Party): First City Asset Servicing Company
Individual to Contact: Mr. John Kovacevich, Jr.
Mailing Address: 1700 Pacific Avenue
City: Dallas State: TX Zip: 75201 Telephone: (214) 939-8004

2. Consultant: (Company Name, Individual to Contact, Mailing Address & Telephone No.)
Southwestern Laboratories, Inc. Jeffrey P. Dann
2575 Lone Star Drive (214) 631-2700
Dallas, Texas 75212

3. Leaking Petroleum Storage Tank (LPST) ID No. 99678 County: Dallas
(Location of Discharge)

4. The water to be discharged was not contaminated as a result of a spill but is:
() groundwater, (X) stormwater or () both groundwater and stormwater.
(Check a block in each of the three columns below)

Contaminated By	Released From An	And Will Be Disposed of by
(X) Gasoline	() Above Ground Tank	(X) Discharge to a watercourse (Describe)
() Diesel Fuel	(X) Underground Tank	() Discharge to stormwater collection system with owner's approval.
() Fuel Oil	() Pipeline	() On-site land application with no runoff.
() Kerosene		Large drainage ditch adjacent to the north side of the property, no stormwater or sewer onsite.
() Jet Fuel		

5. (a) Provide a map locating the site.
(b) Site located within city of Dallas, Address 17800 Dickerson

6. Was lead or lead compounds detected in the groundwater? YES () NO (X)
If yes, lead must be monitored throughout the period of discharge.

7. Can discharge limits be attained without providing treatment? YES (X) NO ()
If no, provide a description of the treatment system which will be utilized.

8. a. Estimated date for Discharge: May 27, 1992 b. Estimated Duration: 1 (Days/Mon)

I, Jeffrey P. Dann, Project Hydrogeologist
(Typed or Printed Name of Registrant or Agent) (Title)

attest that the discharge will be conducted in accordance with the requirements of 31 TAC Sections 321.131-.138.

Signature: Jeffrey P. Dann Date: 5-11-92

John Hall, Chairman
B. J. Wynne, III, Commissioner
John E. Birdwell, Commissioner

FII

Other ✓
DR 12

9-17-91

TEXAS WATER COMMISSION

PROTECTING TEXANS' HEALTH AND SAFETY BY PREVENTING AND REDUCING POLLUTION

October 18, 1991

RECEIVED
DEC 16 1992
TWC/PST/RPP

Mr. Jeff Dann
Southwestern Laboratories, Inc.
2575 Lone Star Drive
Dallas, Texas 75212

RE: Registration of Discharge to Surface Waters from Treatment of Petroleum Fuel Contaminated Water (31 Texas Administrative Code Section 321.131-.138) First City Asset Servicing Company (17800 Dickerson-Dallas), DR 99678

Dear Mr. Dann:

Your registration of a discharge as authorized by Rule has been processed and was assigned Registration No. DR 99678 and this number should always be referenced when corresponding with this office. A form to report monthly analytical results is attached for your use and may be reproduced as necessary. Based upon the estimated date for beginning discharge, your first analytical report will be due by November 20, 1991 and monthly thereafter until the discharge has been completed. A report must be submitted even if a discharge did not occur within the month. When it is no longer necessary to discharge, please check the final report block when submitting the last analytical report form.

You must provide 24-hour advance notice to our District 4 office located in Duncanville at (214) 298-6171 prior to discharging. Your first sample should be collected within the first 12 hours of treatment system start-up or restart. Please note that you are responsible for obtaining any additional authorization to discharge, such as obtaining city approval to discharge to their stormwater collection system.

If you have any question concerning either the requirements of the Rule or this letter, please do not hesitate to contact me at (512) 463-8245.

Sincerely,

Charles Eanes

Note: Please begin using the attached revised registration form.

Charles Eanes
Water Quality Division

Attachment (2) Report Form & New Registration Form

cc: TWC District 4
Petroleum Storage Tank Division
First City Asset Servicing Company
Attn: Mr. John Kovacevick
1700 Pacific Avenue
Dallas, Texas 75201

Texas Water Commission
Attn: Charles Eanes
Water Quality Division
P.O. Box 13087
Austin, Texas 78711-3087
(512) 463-8245

Commission Use Only

* Date Received: 10-14-91 *
* Registration No. DR 99678 *
* County: Tarrant *
* District Office: W *
* Telephone (214) 248-6171 *

APPLICATION FOR REGISTRATION OF DISCHARGE PURSUANT TO 31 TAC CHAPTER 321 (SUBCHAPTER H)
(Discharge to Surface Waters from Treatment of Petroleum Fuel Contaminated Waters)

1. Applicant (Responsible for Site Cleanup): First City Asset Servicing Comp.
Applicant's Point of Contact: Mr. John Kovacevich
Mailing Address: 1700 Pacific Ave.
City: Dallas State: Tx Zip: 75201 Telephone: (214) 939-8000
2. Name, Point of Contact, Address, & Telephone No. of Consultant:
Southwestern Laboratories, Inc. Attn: Mr. Jeff Dann
2575 Lone Star Dr. 214) 631-2700
Dallas, Tx. 75212
3. Petroleum Storage Tank Identification (LUST): 99678 County: Dallas
(Location of Discharge)
4. Contaminant(s): Gasoline () Diesel () Fuel Oil () Kerosene () Jet Fuel ()
5. a. Include a map locating the site.
b. Provide a street address for the site, if available.
c. Check applicable method of disposal: Applied On-Site (), discharge to an underground stormwater collection system () discharge to a road side drainage ditch (), discharge to creek or river (), Other () Describe:
Site Loc: 17800 Dickerson, Dallas, Tx.
6. Was lead or lead compounds detected in the groundwater? No
7. On a separate sheet(s) describe the proposed treatment system which will be utilized to meet discharge limits. A schematic may also be provided.
8. a. Approximate Rate of Discharge(gpm): _____
b. Estimated date Discharge Will Commence: October 21, 1991
c. Estimated Duration: (1 day) (Months)
1. Jeffrey P. Dann, Project Hydrogeologist.
(Typed or Printed Name of Registrant or Agent) (Title)

attest that the discharge will be conducted in accordance with the requirements of 31 TAC Sections 321.131-.138 and, in the event that it is determined that continued discharge may endanger human health or safety, or the environment, the discharge shall cease immediately and the required notices and reports shall be submitted.

Signature: Jeffrey P. Dann Date: _____

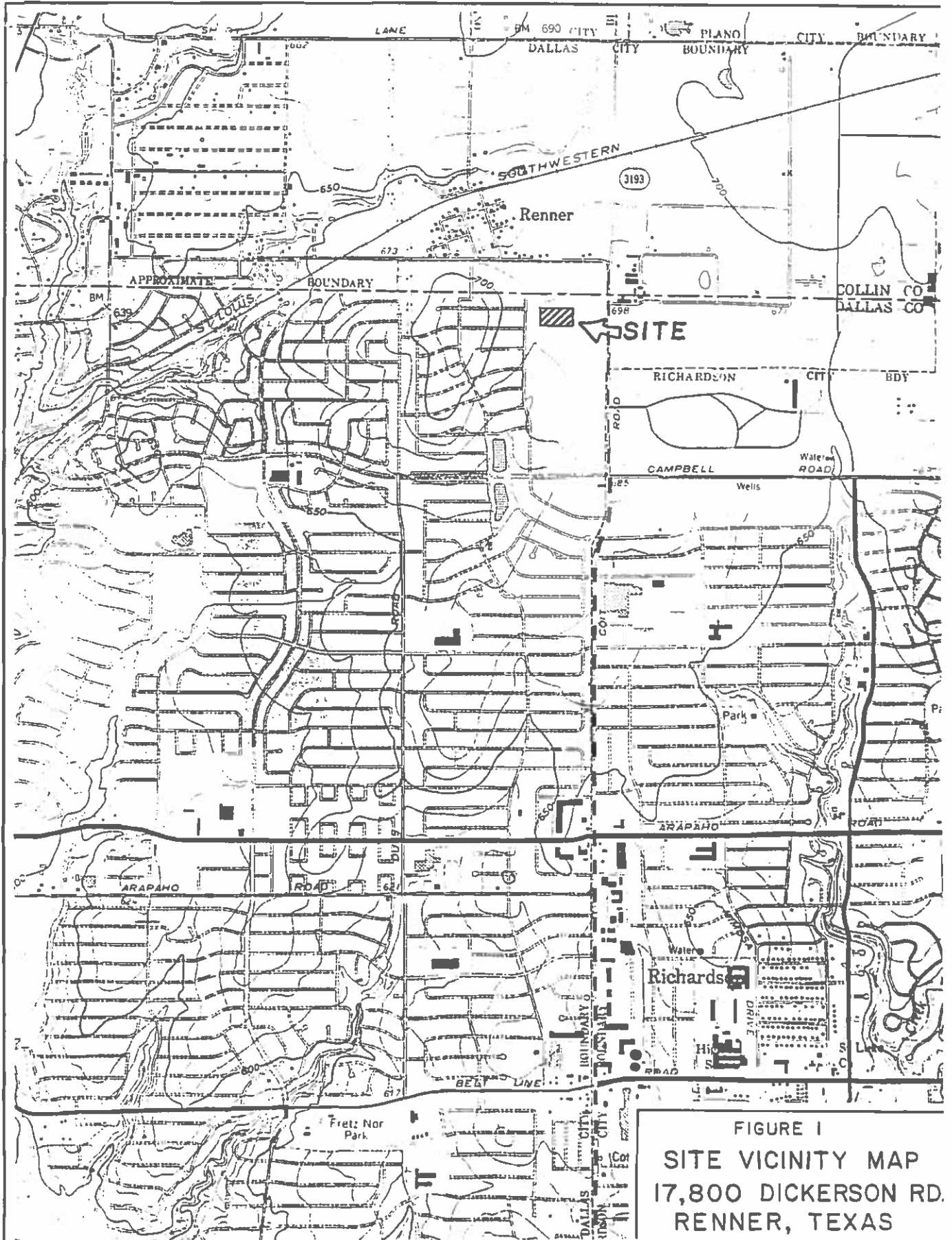


FIGURE I
 SITE VICINITY MAP
 17,800 DICKERSON RD.
 RENNER, TEXAS

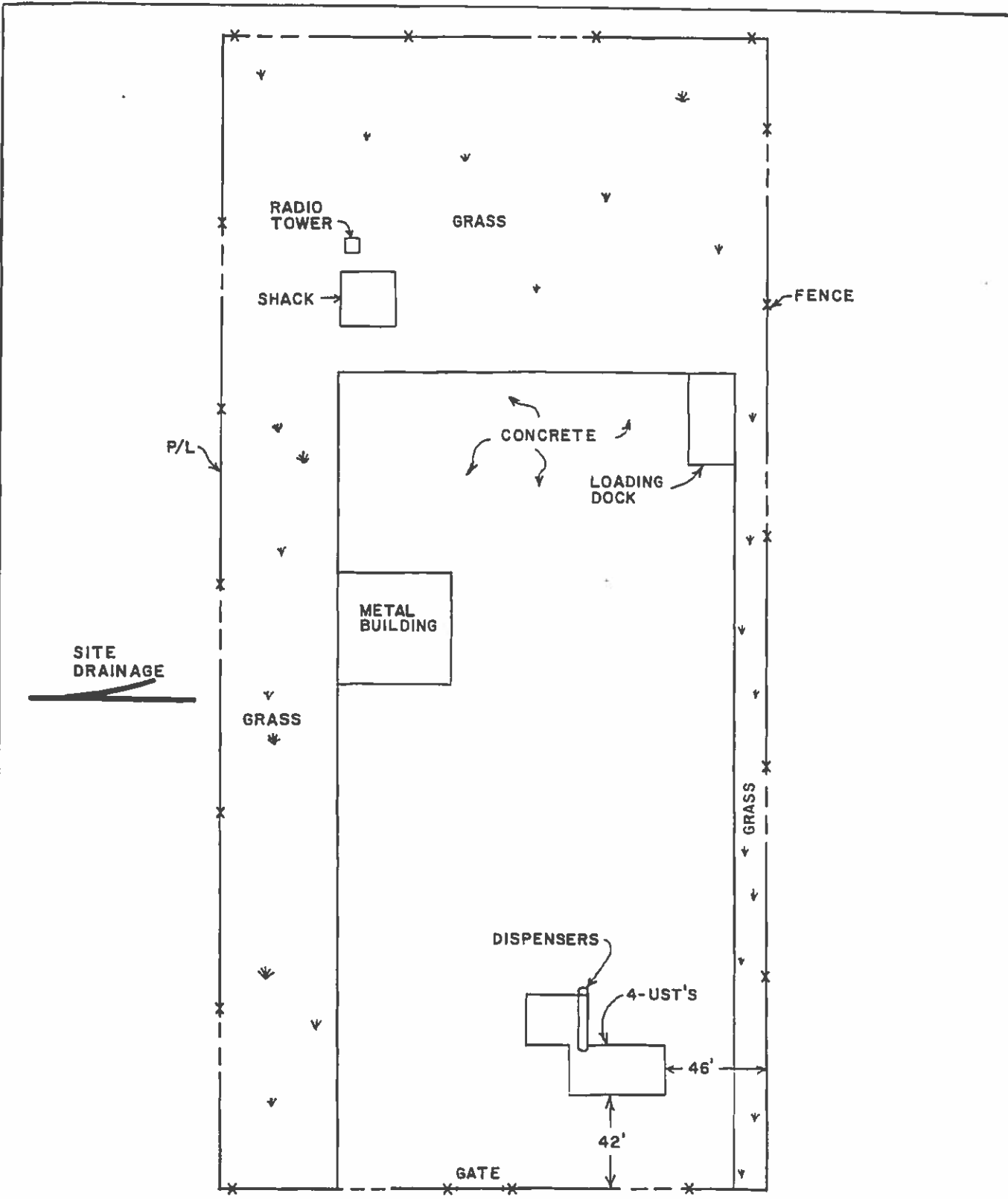


FIGURE 2



SCALE:
0 60 120 FEET

SITE PLAN
17,800 DICKERSON ROAD
RFNFR TEXAS



ENVIRONMENTAL SERVICES

a Division of **SOUTHWESTERN LABORATORIES**

2575 Lone Star Drive • P. O. Box 224227, Dallas, Texas 75222
Fax 214/920-1818 • Metro 214/263-1133 • 214/631-2700

October 11, 1991

Mr. Charles Eanes
Texas Water Commission
Waste Quality Division
P.O. Box 13087
Austin, Texas 78711-3087

Re: Application For Discharge
√ 17800 Dickerson
Dallas, Texas
LUST #99678

Dear Eanes:

Southwestern Laboratories, Inc. (SwL) requests authorization to pump a tank hold excavation that has accumulated rainwater over the past several weeks. The tank hold water was sampled and the laboratory analysis indicated BTEX, TPH and Total Lead concentrations to be below laboratory detection limits. The pH of the water was 8.0 ph units. The laboratory data sheets and the TWC application for discharge are attached. Because the BTEX, TPH and Total Lead concentrations are below laboratory detection limits, SwL requests authorization to pump the water to a nearby stormwater drainage ditch.

Sincerely,

SOUTHWESTERN LABORATORIES, INC.

Jeffrey P. Dann, P.G.
Project Hydrogeologist

JPD/ae
File: L62-104

John Hall, Chairman
Pam Reed, Commissioner
Peggy Garner, Commissioner



TEXAS WATER COMMISSION
PROTECTING TEXANS' HEALTH AND SAFETY BY PREVENTING AND REDUCING POLLUTION

June 17, 1992

99678

RECEIVED

JUN 22 1992

FIELD OPERATIONS DIVISION

CERTIFIED MAIL NO. P 859 774 851

Mr. John Kovacevich, Jr.
First City Asset Servicing Company
1700 Pacific Avenue
Dallas, Texas 75201

RECEIVED
JUN 25 1992
TWC/PS/RRP

RE: Treatment of Petroleum Hydrocarbon Contaminated Soils at the Former Concrete Plant, 17800 Dickerson, Renner, (Dallas County), Texas.
(LPST No. 99678)

Dear Mr. Kovacevich:

Reference is made to the assessment and remedial procedures pursued in association with the removal and closure of the tank system at the above referenced site. We have received the Phase I report prepared by Southwestern Laboratories, Inc. dated February 9, 1992. The Phase I report, projected a completion date for the remediation of the soils in June of 1992. To facilitate our review of this project we request that you provide this Office with a current status report regarding the on-site treatment of petroleum contaminated soils. This report should contain the following information:

1. A summary of all current and past remediation activities pursued at this site.
2. Laboratory results of all sample analyses and a description of sample collection and analytical procedures utilized.

A written response to this letter should be submitted to this Office within thirty (30) days from the date of this letter.

Copies of all correspondence with this Office must be provided to our Central Office in Austin to the attention of Mr. Ronald Pedde.

Mr. Kovacevich
Page 2
June 17, 1992

Should you have any questions regarding this letter, please contact Mr. Greg Johnson at 214/298-6171. Your cooperation in this matter will be appreciated.

Sincerely,

M. B. Tankling for

Charles D. Gill
District Manager

GLJ

cc: Mr. Ronald Pedde, TWC Petroleum Storage Tank Division
(P.O. Box 13087, Capitol Station, Austin, Texas 78711)

Ms. John Kovacevich
Page 3
September 11, 1991

8. Finally, based upon the results of the assessment, a detailed remedial action plan (RAP) proposal for the completion of site remediation. The RAP should include a discussion of remedial alternatives which may be feasible for the site along with their estimated costs. For the preferred method, please provide a detailed description of system design and operation, and reasons why that method is preferred.

If any evidence exists indicating the presence of free product accumulation in any of monitor wells, the tankhold, piping trenches, etc., immediate removal measures must be implemented. Daily observations should be made and appropriate action pursued to ensure that all product is continuously removed.

Please note that you are required to notify Mr. Dixon Bunt of our District 4 Field Office in Duncanville at 214/298-6171 at least 48 hours in advance of any major excavation or other remedial activities. If remediation activities determine that the extent of contamination is significantly greater than initially estimated or that groundwater has been impacted, you are required to notify Mr. Bunt immediately.

Also be advised that TWC approval must be granted before you may initiate any on-site treatment to reduce contaminant levels of affected soils and/or water. Fugitive air emissions (i.e., vapors, odors) must be controlled and monitored at all times to protect human health and safety.

We request that a response to this letter describing your activities to date and including a schedule for expeditious submittal of the completed site assessment study and remediation proposal to this Office no later than 45 days upon receipt of this letter.

Copies of this report or any other correspondence with this Office must be provided to our Central Office to the attention of Ronald Pedde, Responsible Party Remediation (RPR) Section, Petroleum Storage Tank (PST) Division, P. O. Box 13087 Capitol Station, Austin, Texas 78711. The LPST ID No. should be included on all correspondence to TWC offices.

You are encouraged to secure the services of a qualified environmental consultant knowledgeable in hydrogeology to assist you in addressing this incident. Please refer to our publication entitled "Guidance Manual for LPST cleanups in Texas" for

Mr. John Kovacevich
Page 4
September 11, 1991

assistance in preparing your response to the aforementioned investigative and remedial action request. A copy of this document can be ordered by calling the TWC RPR Section at (512) 371-6200.

Should you have any questions or require guidance please contact Mr. Bunt at 214/298-6171. Your cooperation in this matter will be appreciated.

Sincerely,



Charles D. Gill
District Manager

DB

cc: Ronald Pedde, TWC Responsible Party Remediation Section

APPENDIX E
Interview Documentation

Assessment Interviews Documentation

JB & C Properties 17800 Dickerson Street Dallas, Collin County, Texas 75252		SUMMIT Project 08/7052
Site Inspection Date:	09/5/2008	
Environmental Professional:	Scott Williams	

Owner's Representative		
Name	Mr. John Bass	Date 09/5/2008
Title	J B & C Dickerson LP., Owner's Representative	
<p>The following issues were addressed while interviewing the knowledgeable party.</p> <p><i>*Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on or from the subject Property?</i></p> <p><i>*Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject Property?</i></p> <p><i>*Are you aware of any notices from any governmental entity regarding any possible violation of environmental law or possible liability relation to hazardous substances or petroleum products?</i></p> <p><i>*Are you aware of any recognized environmental conditions in connection with the Property?</i></p> <p><i>*Are you aware of a valuation reduction for environmental issues?</i></p>		
Comments / Details		
<p>According to Mr. John Bass with J B & C Dickerson LP., Owner's Representative, the Property was originally purchased in a five acre parcel with the existing commercial development on the eastern border of the purchase. Mr. Bass stated that the original owner built the warehouse/office tenant space in two Phases. Phase one of the Properties was built in 1998 and Phase two was built in 1999. Mr. Bass purchased the two warehouses and office space in 1999 and stated the eastern adjoining property was not included in the purchase. Mr. Bass was aware of the former USTs associated with the former concrete mixing operation on the eastern adjoining property, but was unaware of the location of the USTs.</p>		
Completed by <i>Scott Williams</i>		

Assessment Interviews Documentation

JB & C Properties 17800 Dickerson Street Dallas, Collin County, Texas 75252		SUMMIT Project 08/7052
Site Inspection Date:	09/5/2008	
Environmental Professional:	Scott Williams	

Users Representative		
Name	Mr. Niels Brown	Date 09/5/2008
Title	Project Manager, Trust for Public Land, Client and User Representative	
<p>The following issues were addressed while interviewing the knowledgeable party.</p> <p><i>*Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on or from the subject Property?</i></p> <p><i>*Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject Property?</i></p> <p><i>*Are you aware of any notices from any governmental entity regarding any possible violation of environmental law or possible liability relation to hazardous substances or petroleum products?</i></p> <p><i>*Are you aware of any recognized environmental conditions in connection with the Property?</i></p> <p><i>*Are you aware of a valuation reduction for environmental issues?</i></p>		
Comments / Details Mr. Brown was unaware of any environmental concerns associated with the Property.		
Completed by <i>Scott Williams</i>		

Assessment Interviews Documentation

JB & C Properties 17800 Dickerson Street Dallas, Collin County, Texas 75252		SUMMIT Project 08/7052
Site Inspection Date:	09/5/2008	
Environmental Professional:	Scott Williams	

<i>Municipal Official</i>		
Name	Mr. Bobby Baughn	Date 09//2008
Title	City of Dallas Fire Department	
The following issues were addressed while interviewing the knowledgeable party. <i>*Are you aware of any recognized environmental conditions in connection with the Property?</i> <i>*Are you aware of any other concerns in connection with the Property or surrounding properties?</i>		
Comments / Details On September 8, 2008, a written request was sent to the City of Dallas Fire Department Open Request Division pertaining to environmental concerns or incidents associated with the Property. A reply was received from Mr. Bobby Baughn and dated September 10, 2008. The City of Dallas Fire Department was unable to find any information or complaints in the database pertaining to environmental issues regarding the Property.		
Completed by <i>Scott Williams</i>		

Assessment Interviews Documentation

JB & C Properties 17800 Dickerson Street Dallas, Collin County, Texas 75252		SUMMIT Project 08/7052
Site Inspection Date:	09/5/2008	
Environmental Professional:	Scott Williams	

Municipal Official		
Name	Ms. Lori Frauli	Date 09//2008
Title	City of Dallas Office of Environmental Quality	
The following issues were addressed while interviewing the knowledgeable party. <i>*Are you aware of any recognized environmental conditions in connection with the Property?</i> <i>*Are you aware of any other concerns in connection with the Property or surrounding properties?</i>		
Comments / Details On September 8, 2008, a written request was sent to the City of Dallas Environmental Quality Open Request Division pertaining to environmental concerns or incidents associated with the Property. A reply was received from Ms. Lori Frauli and dated September 10, 2008. The City of Dallas Environmental Quality was unable to find any information or complaints in the database pertaining to environmental issues regarding the Property.		
Completed by <i>Scott Williams</i>		

Assessment Interviews Documentation

JB & C Properties 17800 Dickerson Street Dallas, Collin County, Texas 75252		SUMMIT Project 08/7052
Site Inspection Date:	09/5/2008	
Environmental Professional:	Scott Williams	

<i>Municipal Official</i>		
Name	Mr. David Miller	Date 09//2008
Title	City of Dallas Air Pollution	
The following issues were addressed while interviewing the knowledgeable party. <i>*Are you aware of any recognized environmental conditions in connection with the Property?</i> <i>*Are you aware of any other concerns in connection with the Property or surrounding properties?</i>		
Comments / Details On September 8, 2008, a written request was sent to the City of Dallas Air Pollution Open Request Division pertaining to environmental concerns or incidents associated with the Property. A reply was received from Mr. David Miller and dated September 10, 2008. The City of Dallas Air Pollution was unable to find any information or complaints in the database pertaining to environmental issues regarding the Property.		
Completed by <i>Scott Williams</i>		

Property: Dickerson-Bass Property / Industrial Developed Property
17800 ~~and 17813~~ Dickerson Street, Dallas, Collin County, Texas 75252

Summit Project
08/7052

USER QUESTIONNAIRE

For Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user must provide the following information (if available) to the environmental professional. Per the Brownfields Amendments, failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

Respondent Name:

Niels Brown - The Trust for Public Land

Title & Affiliation with Property:

Project Manager, Purchaser

Date:

9/5/08

1. Environmental Cleanup Liens

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

Yes

No

Comments as applicable: _____

2. Activity and Land Use Limitations (AULs)

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

Yes

No

Comments as applicable: _____

3. Specialized Knowledge or Experience

Do you have any specialized knowledge or experiences related to the property, nearby properties, or 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?

Yes

No

Comments as applicable: _____

Property: Dickerson-Bass Property / Industrial Developed Property
17800 ~~and 17801~~ Dickerson Street, Dallas, Collin County, Texas 75252

Summit Project
08/7052

4. Purchase Price vs. Fair Market Value

Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

Yes No

Comments as applicable: _____

5. Commonly Known or Reasonably Ascertainable Information

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?

Yes No

5a. Do you know the past uses of the property?

Yes No

5b. Do you know of specific chemicals that are present or were once were present at the property?

Yes No

5c. Do you know of spills or other chemical releases that have taken place at the property?

Yes No

5d. Do you know of any environmental cleanups that have taken place at the property?

Yes No

Comments as applicable: _____

6. Obviousness of the Presence or Likely Presence of Contamination

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?

Yes No

Comments as applicable: _____

ASTM E-1527 PHASE I ENVIRONMENTAL SITE ASSESSMENT QUESTIONNAIRE & DISCLOSURE STATEMENT

Please complete this questionnaire and return as indicated below. This questionnaire is being submitted to you as part of a Phase I Environmental Site Assessment of the Property. For those questions that are not applicable to the Property please respond with an "N/A". If you have questions regarding this form or require assistance in understanding the requests or providing responses, please contact us. The completed document, attachments, and information provided will be provided as an exhibit in the Phase I ESA report.

Please return completed form and attachments to:
SUMMIT ENVIRONMENTAL SERVICES, LLC
llwells@summitcontracting.net or e-Fax: (866) 784-7344

SUMMIT PROJECT NUMBER:

08/7052

PROPERTY INFORMATION:

Property Name:

Dickerson-Bass Property / Industrial Developed Property

Property Address:

17800 ~~17800~~ Dickerson Street

City

Dallas, Collin County

State

TX

Zip

75252

Assessor's Parcel Number:

R-3733-011-0030-1

R-6169-002-0420-1

COMPLETED BY:

Signature

Date

Printed Name

Title

ASTM REQUIRED INQUIRIES:

Property Owner: J B & C Dickerson L.P.

Name: ~~John Bass~~ John Bass

Phone: 972-380-8883

Cell: 214-679-4040

Fax:

Key Site Manager (Site contact):

Name: same as above

Phone:

Fax:

If not residential Property, please provide list of tenants as an attachment.

Can you provide a Current Title Abstract for the Property, including a chain of Title?
 If so, please send documents along with completed questionnaire to Summit.

Yes

No

Do you have any specialized knowledge that would be material in identifying
 recognized environmental conditions in connection with the Property?

Yes

No

Are you aware of a reduction in the property value due to environmental issues?

Yes

No

**ASTM E-1527 PHASE I ENVIRONMENTAL SITE ASSESSMENT
QUESTIONNAIRE & DISCLOSURE STATEMENT**

PROPERTY AND ADJACENT PROPERTY OPERATIONS:	<i>(Circle One)</i>		
Is the Property used for an industrial use?	Yes	No	Unknown
Is any adjoining property used for an industrial use?	Yes	No	Unknown
Do you have any prior knowledge that the Property has been used for an industrial use in the past?	Yes	No	Unknown
Do you have any prior knowledge that any adjoining property has been used for an industrial use in the past?	Yes	No	Unknown
Is the 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 (if applicable, identify which)?	Yes	No	Unknown
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 (if applicable, identify which)?	Yes	No	Unknown
Do you have any prior knowledge that the Property has 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 (if applicable, identify which)?	Yes	No	Unknown
Do you have any prior knowledge that any adjoining property has 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 (if applicable, identify which)?	Yes	No	Unknown
Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the Property or at the facility?	Yes	No	Unknown
Are there currently any industrial drums (typically 55 gallons) or sacks of chemicals located on the Property or at the facility?	Yes	No	Unknown
Do you have any prior knowledge that there have been previously, any industrial drums (typically 55 gallons) or sacks of chemicals located on the Property or at the facility?	Yes	No	Unknown
Do you have any prior knowledge that fill dirt has been brought onto the Property that originated from a contaminated site?	Yes	No	Unknown
Do you have any prior knowledge that fill dirt has been brought onto the Property that is of unknown origin?	Yes	No	Unknown
Are there currently any pits, ponds, or lagoons located on the Property in connection with waste treatment or waste disposal?	Yes	No	Unknown
Do you have any prior knowledge that there have been previously, any pits, ponds, or lagoons located on the Property in connection with waste treatment or waste disposal?	Yes	No	Unknown
Is there currently any stained soil on the Property?	Yes	No	Unknown
Do you have any prior knowledge that there has been previously, any stained soil on the Property?	Yes	No	Unknown
Are there currently any registered or unregistered storage tanks (above or underground) located on the Property?	Yes	No	Unknown
Do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the Property?	Yes	No	Unknown

**ASTM E-1527 PHASE I ENVIRONMENTAL SITE ASSESSMENT
QUESTIONNAIRE & DISCLOSURE STATEMENT**

PROPERTY AND ADJACENT PROPERTY OPERATIONS:	<i>(Circle One)</i>		
	Yes	No	Unknown
Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the Property or adjacent to any structure located on the Property?			
Do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the Property or adjacent to any structure located on the Property?			
Are there currently any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?			
Do you have any prior knowledge that there have been previously, any flooring, drains, or walls located within the facility that were stained by substances other than water or were emitting foul odors?			
If the Property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?			
If the Property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency?			
Does the owner or occupant of the Property have any knowledge of environmental liens or government notification relating to past or recurrent violations of environmental laws with respect to the Property or any facility located on the Property?			
Has the owner or occupant of the Property been informed of the past existence of hazardous substances or petroleum products with respect to the Property or any facility located on the Property?			
Has the owner or occupant of the Property been informed of the current existence of hazardous substances or petroleum products with respect to the Property or any facility located on the Property?			
Has the owner or occupant of the Property been informed of the past existence of environmental violations with respect to the Property or any facility located on the Property?			
Has the owner or occupant of the Property been informed of the current existence of environmental violations with respect to the Property or any facility located on the Property?			
Does the owner or occupant of the property have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property?			
Does the owner or occupant of the Property know of any past, present, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the Property by any owner or occupant of the Property?			
Does the Property discharge wastewater, on or adjacent to the Property, other than storm water, into a storm water sewer system?			
Does the Property discharge wastewater, on or adjacent to the property, other than storm water and domestic sewage, into a sanitary sewer system?			
Do you have any prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tire, automotive or industrial batteries, or any other waste			

**ASTM E-1527 PHASE I ENVIRONMENTAL SITE ASSESSMENT
QUESTIONNAIRE & DISCLOSURE STATEMENT**

PROPERTY AND ADJACENT PROPERTY OPERATIONS:

(Circle One)

materials have been dumped above grade, buried, and/or burned on the Property?

Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?

Yes

No

Unknown

PREVIOUS INVESTIGATIONS:

Are you aware of the performance of previous environmental investigations, or other relevant investigations or assessments, at the site?

Yes

No

INVESTIGATION TYPE

If yes, please describe information and conclusions to the best of your ability, and attach copy of report(s)

- Phase 1 ESA
- Phase 2 ESA
- Underground Storage Tank
- Other

COMMENTS:

User Preparer Comments:

Consultant Comments or Specific Requests:

If you provide representatives or firms to be contacted regarding the subject Property or prior assessment or knowledge, please also provide necessary contact information as well as written authorization of approval for the representatives to discuss the Property or project with Summit. Please ensure that written authorization provided clearly indicates that prior consultants and contractors are authorized to discuss the Property with Summit representatives and that Summit is authorized to receive copies of related Project documentation.



City of Dallas

September 10, 2008

Ms. Lisa Wells
SUMMIT Environmental Services, Inc.
Response Via E-Mail: llwells@summitcontracting.net

Re: Texas Public Information Act. City of Dallas Service Request# 08-00463658

Dear Ms. Wells:

In an effort to standardize and centralize the City of Dallas open records request process, the Public Information Office has created an Open Records Request Division. The City's goal with respect to open records requests is to provide exceptional customer service to residents, business owners and stakeholders in accordance with state and federal open government/public information laws and practices. Submit Open Records requests to Openrecords@dallascityhall.com or fax to the attention of the Open Records Manager at 214/670-0160.

In response to your open records request received in Air Pollution Control Program on September 8, 2008, this office was unable to find any information or complaints in our records database pertaining to *environmental issues regarding property located at 17800 Dickerson Street, in Dallas, Texas.*

The Air Pollution Control Program of the Environmental and Health Services Department inspects regulated sources for compliance with local and state air pollution rules and regulations. Records of inspections and investigations are maintained in our database and will be researched for all open record requests received. However, the information gathered from a search of our records does not guarantee the actual environmental conditions currently existing at the location.

For further assistance from the Air Pollution Control Program, please call (214) 948-4435.

Sincerely,

A handwritten signature in cursive script that reads "David Miller".

David Miller, P.E., Manager
Air Pollution Control Program
Environmental and Health Services Department

cc: Cynthia Cortez, EHS-7AN



**DALLAS FIRE-RESCUE DEPARTMENT
FIRE PREVENTION
EDUCATION AND INSPECTION**

1551 BAYLOR STREET, DALLAS, TEXAS 75226

PH. (214) 670-4319

FAX (214) 670-4324

Date/Time: 09.17.08

No. of pages including this sheet: 2

To: (FAX# 866.784.7344)

Lisa Wells

From:

Jekamiah Alford

Comments: Thanks for using our service.

Have a great day!

- Per your request
- For your information
- For your approval
- Please let me know ASAP
- Your recommendation
- Advise if further information is needed Ph. 214.670.4472
- Information you requested
- Per our telephone conversation
- Please get back to me on this
- Take appropriate action
- Original to follow in mail



City of Dallas

September 17, 2008

Summit Environmental Services, Inc.
Attn: Lisa Wells, Project Manager
Fax: 866-784-7344

RE: Texas Public Information Act, Open Records Request, *Project 08/7052*

Dear Lisa Wells:

On September 6, 2008, the Fire Prevention Education & Inspection Division of the Dallas Fire-Rescue Department received your Texas Public Information Act request submitted for access to information regarding **current and historical conditions at 17800 Dickerson Street.**

As it concerns the following question, please see response below:

1. Are you aware of any emergency responses at this property? ***This information is not maintained in Fire Prevention Education and Inspection Division***
2. Are you aware of any current or historical underground storage tanks (UST's) at the property? ***No information was found***
3. Are you aware of any petroleum or hazardous materials spills on the property? ***This information is not maintained in Fire Prevention Education and Inspection Division***
4. Are you aware of any outstanding fire code violations on the property? ***No information was found***
5. When was the last fire inspection completed on the property? ***November 14, 2002***
6. Are you aware of any recognized environmental conditions in connection with the property? ***No***
7. Are you aware of any other concerns in connection with the property? ***No***

If you have questions or need other assistance, please contact Open Records Clerk Jekamiah Alford by telephone at 214-670-4472 or e-mail: jekamiah.alford@dallascityhall.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'B. D. Baughn'.

Bobby Baughn, Lieutenant
Fire Prevention Education and Inspection
Dallas Fire-Rescue Department



CITY OF DALLAS

September 18, 2008

Lisa Wells
Summit Environmental Services, Inc.
7737 East 42nd Place
Tulsa, OK 74145
Fax: (866) 784-7344

Subject: Texas Public Information Act Request for Access to Environmentally Related Information for the JB and C Property located at 17800 Dickerson Street, Dallas, TX 75252 (Service Request # 08-00463657)

Dear Ms. Wells:

On September 8, 2008, the Office of Environmental Quality received your Texas Public Information Act Request for access to environmentally related information for the JB and C Property located at 17800 Dickerson Street, Dallas, TX 75252 (Service Request # 08-00463657). The Office of Environmental Quality has no records in its files regarding the subject property.

Should you have any questions, please contact me at 214-671-8967.

Respectfully,

Lori A. Frauli, P.G.
Senior Environmental Coordinator

C: Eric Griffin, Interim Director, OEQ

APPENDIX F
Scope of Work

PHASE I ENVIRONMENTAL SITE ASSESSMENT

The Phase I Environmental Site Assessment (Phase I ESA) prepared by Summit Environmental Services, LLC (Summit) was performed in accordance with the standards set forth in ASTM Designation E 1527-05 and the following Scope of Work Summary.

PURPOSE

The purpose of this Phase I ESA is to identify existing or potential recognized environmental conditions or historical recognized environmental conditions (as defined by ASTM Standard E-1527-05) affecting the Property. The qualitative assessment will be accomplished by, and limited to, a review of presently and readily available information regarding past and current land use for indications of the manufacture, generation, use, storage and/or disposal of hazardous substances at the site, and site reconnaissance to observe existing site conditions. The Phase I ESA is typically requested by the Client for one or more of the following reasons:

- Assist in the evaluation of legal and financial liabilities associated with the property;
- Assist in the evaluation of the Property's overall development potential;
- Assist in the determination whether any immediate actions at the Property are necessary to comply with existing environmental laws and regulations; and
- Constitute partial or whole appropriate inquiry for purposes of CERCLA's innocent landowner defense.

SCOPE OF WORK

- Performing a site visit to identify any obvious visual signs of contamination. Access to all portions of the subject property, including roof(s), storage area(s), and basement(s), if applicable will be necessary. If access is unavailable to any portion of the subject property, ability to complete the scope of services described herein may be hindered);
- Investigation of past and present land use. (Should past use dictate, review of previous site usage to identify the possibility of on-site release or disposal of manufacturing or other waste);
- Investigation of adjacent land use and possible source(s) of contamination;
- Review of pertinent readily available documents and maps regarding geologic and hydrogeologic conditions for the site;
- Review and interpretation of available historical aerial photographs and other readily available historical documentation of the site and vicinity and provide representative copies of the photographs reviewed;
- Review of existing facility for potential PCB or PCB-contaminated electrical equipment (if applicable);
- Review county, state, and U.S. Environmental Protection Agency (EPA) lists of known or potential hazardous waste sites or landfills and sites currently under investigation for environmental violations;
- Conduct inquiries to applicable municipal, county, and state regulatory agencies for information regarding building or environmental permits, environmental violations or incidents and/or status of enforcement actions at the subject property;
- Conduct interviews, if appropriate, with subject property owner or manager and maintenance personnel, if available, to evaluate site history and operation and maintenance procedures; and
- Prepare a report of findings of the above investigation including color photographic documentation of the subject site and site maps. The report may include a recommendation to perform a Phase II Environmental Site Assessment to evaluate concerns disclosed during Phase I. Phase II typically includes, but is not limited to, additional sampling and analysis of water, soil, electrical equipment fluid and building materials. This scope *does not* include services associated with Phase II of an Environmental Site Assessment.

Out of Scope Items / Additional Services

- When applicable and at the request of the Client, additional out-of scope items may be included in the Phase I Environmental Site Assessment. These additional out-of-scope items may include, but are not limited to: limited inspection for suspect asbestos-containing materials (ACM) or lead-based paints; placement, collection and analysis of radon test canisters; collection and analysis of soil or groundwater samples; identification and evaluation of site-specific wetland areas; and obtaining chain-of-title documentation.