

AVANCO ENVIRONMENTAL, INCORPORATED

Consulting and Testing Services

1996 - 24 YEARS OF SERVICE – 2020

2815 Valley View Lane, Suite 113 Dallas, TX 75234

972-620-7306

PHASE I ENVIRONMENTAL SITE ASSESSMENT

13223 W Hardy Street
Houston, TX

AEI Project No. 5561

Prepared For

Mark Thomas Auctioneers, Inc

15219 Stuebner Airline, Suite 48
Houston, TX

August 9, 2020

EXECUTIVE SUMMARY

Avanco Environmental, Inc. (AEI), 2815 Valley View, Suite 113, Dallas, TX was retained by Mark Thomas Auctioneers, Inc 15219 Stuebner Airline, Suite 48, Houston, TX 77069 to perform a Phase I Environmental Site Assessment (ESA) at 13223 W Hardy Street, Houston, TX (Subject Property).

The ESA was performed by Mr. Paul VanCompernelle of AEI who has the professional experience required to perform such activities and this report may be relied upon by Mark Thomas Auctioneers, Inc. This report is prepared for use by Mark Thomas Auctioneers, Inc and or their assignees and should not be copied except in full to ensure all information from this report is in its full and proper context.

The following standards were used by AEI to perform the ESA:

American Standard of Testing and Materials (ASTM) E 1527-14 to identify recognized environmental conditions that may be associated with the subject property.

Environmental Protection Agency (EPA) Standards and Practices for All Appropriate Inquiries 40 CFR Part 312.

Mr. Paul VanCompernelle of AEI performed a site walk on August 5, 2020. Review of the site walk findings and document research to determine current recognized environmental conditions that may impact the subject property was performed by Mr. Paul VanCompernelle of AEI.

The uses of properties within approximately 100 feet of the subject property are:

East	Easement / West Hardy Road
South	Manufacturing
North	Vacant Land
West	Vacant Land / Auto Salvage Yard

Based upon observations made from public access-ways and records, it does not appear that the adjoining property uses have caused or may cause adverse environmental impact upon the subject property.

AEI's environmental site assessment is limited strictly to identifying recognized environmental conditions associated with the subject property and does not evaluate the structural conditions of any structures on the subject property.

Recognized environmental conditions as defined by ASTM 1527-14 include the presence or likely presence of hazardous substances or petroleum products on the subject property or adjacent properties under conditions that indicate an existing release, a past release, or a material threat of a release of hazardous substances or petroleum products into structures on the subject property or into the ground, groundwater or surface water on the property. Additionally, recognized environmental conditions as defined by ASTM 1527-14 do not include other environmental risks, such as, the presence of asbestos, mold, radon, wetlands and threatened / endangered species.

Not identifying subsurface hazardous or toxic materials on the subject property should not be interpreted as a guarantee that such materials do not exist on the property. Active testing of soil and groundwater is the only means available to completely identify subsurface hazardous or toxic material.

Results of this ESA update are based upon the site walk, research and review of public records published by federal, state, tribal and local regulatory agencies and aerial photographs to determine sources of potential environmental impacts at the subject property and adjacent properties is believed to be from reliable sources, but no responsibility is assumed for its accuracy since AEI was not retained to verify publicly available information. All conclusions and recommendations regarding this property represent the professional opinions of the AEI personnel involved with the project and the results of this report should not be considered a legal interpretation of existing environmental regulations. AEI assumes no responsibility or liability for errors in the public data utilized, statements from sources outside of AEI or developments resulting from situations outside the scope of this project.

Despite good faith efforts by AEI personnel to gather the necessary information, data gaps, a lack of or inability to obtain information as required by ASTM E 1527-14, are sometimes encountered. AEI did not identify any significant data gaps during their review of reasonably available public records.

Based upon the results of the site investigation, records review, and aerial photograph review, AEI found the following environmental conditions that might have adverse environmental impacts upon the subject property:

Two 250 gallon tanks of Waste Oil.

Approximately Sixty 55 gallon drums of Lubricant and Hydraulic Fluid.

One 5' x 5' x 5' container of Waste Oil

Two 5' x 5' x 5' containers of oil soaked spill containment bags.

Multiple Debris Piles containing tires, old equipment and pallets.

20' x 20' oil or hydraulic fluid spill on concrete floor in small building adjacent to rear building.

The Texas Innocent Owner Program (TXIOP), created by House Bill 2776 of the 75th Legislature, provides a certificate to an innocent owner or operator if their property is contaminated as a result of a release or migration of contaminants from a source or sources not located on the property and they did not cause or contribute to the source or sources of contamination. Future owners are eligible to enter the TXIOP and may receive an Innocent Owner Certificate (IOC) only after they become an owner or operator of the site. Based on the TXIOP, HBL Towing & Recovery should be protected from liability for the two environmental conditions listed above.

The following environmental conditions listed under Paragraph 5.5 need to be addressed:

Two 250 gallon tanks of Waste Oil.

Approximately Sixty 55 gallon drums of Lubricant and Hydraulic Fluid.

One 5' x 5' x 5' container of Waste Oil

Two 5' x 5' x 5' containers of oil soaked spill containment bags.

Multiple Debris Piles containing tires, old equipment and pallets.

The following solutions are appropriate:

1. Remove and dispose of properly at a regulated facility or,
2. Sell during scheduled auction or,
3. Buyer accepts responsibility for potential environmental hazards.
4. Combination of above.

The following environmental condition listed under Paragraph 5.5 needs to be resolved:

20' x 20' oil or hydraulic fluid spill on concrete floor in small building adjacent to rear building.

The following solutions are appropriate:

1. Proper cleanup and disposal of contaminated material at a regulated facility.

Based upon the results of the site investigation, records review, and aerial photograph search, AEI concludes that no additional environmental investigation of the subject property is warranted at this time.

This executive summary is a summary of the information contained in this report and should only be considered as such.

I, Paul VanCompernelle, declare that I meet the definition of Environmental Professional as defined in §312.10 of this part [40 CFR Part 312]. I have the specific qualifications based on education, training, or experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

A handwritten signature in black ink, appearing to read 'Paul VanCompernelle', written in a cursive style.

Paul VanCompernelle
Environmental Professional
Avanco Environmental, Inc

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1.0 INTRODUCTION

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West	Vacant Land / Auto Salvage Yard

Based upon observations made from public access-ways and records, it does not appear that the adjoining property uses have caused or may cause adverse environmental impact upon the subject property.

AEI's environmental site assessment is limited strictly to identifying recognized environmental conditions associated with the subject property and does not evaluate the structural conditions of any structures on the subject property.

Recognized environmental conditions as defined by ASTM 1527-14 include the presence or likely presence of hazardous substances or petroleum products on the subject property or adjacent properties under conditions that indicate an existing release, a past release, or a material threat of a release of hazardous substances or petroleum products into structures on the subject property or into the ground, groundwater or surface water on the property. Additionally, recognized environmental conditions as defined by ASTM 1527-14 do not include other environmental risks, such as, the presence of asbestos, mold, radon, wetlands and threatened / endangered species.

Not identifying subsurface hazardous or toxic materials on the subject property should not be interpreted as a guarantee that such materials do not exist on the property. Active testing of soil and groundwater is the only means available to completely identify subsurface hazardous or toxic material.

Results of this ESA update are based upon the site walk, research and review of public records published by federal, state, tribal and local regulatory agencies and aerial photographs to determine sources of potential environmental impacts at the subject property and adjacent properties is believed to be from reliable sources, but no responsibility is assumed for its accuracy since AEI was not retained to verify publicly available information. All conclusions and recommendations regarding this property represent the professional opinions of the AEI personnel involved with the project and the results of this report should not be considered a legal interpretation of existing environmental regulations. AEI assumes no responsibility or liability for errors in the public data utilized, statements from sources outside of AEI or developments resulting from situations outside the scope of this project.

Despite good faith efforts by AEI personnel to gather the necessary information, data gaps, a lack of or inability to obtain information as required by ASTM E 1527-14, are sometimes encountered. AEI did not identify any significant data gaps during their review of reasonably available public records.

Based upon the results of the site investigation, records review, and aerial photograph review, AEI found the following environmental conditions that might have adverse environmental impacts upon the subject property:

Two 250 gallon tanks of Waste Oil.

Approximately Sixty 55 gallon drums of Lubricant and Hydraulic Fluid.

One 5' x 5' x 5' container of Waste Oil

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Multiple Debris Piles containing tires, old equipment and pallets.

20' x 20' oil or hydraulic fluid spill on concrete floor in small building adjacent to rear building.

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2.0 SCOPE OF SERVICES

Perform a site walk consisting of a visual survey of the subject property for the presence of hazardous material including, but not limited to, chemical storage, suspected disposal, above-ground storage tanks and electrical transformers.

Research and review public records published by federal, state, tribal and local regulatory agencies to determine sources of potential environmental impacts at the subject property and adjacent properties.

3.0 LIMITATIONS

AEI's environmental site assessment is limited strictly to identifying recognized environmental conditions associated with the subject property and does not evaluate the structural conditions of any structures on the subject property.

Recognized environmental conditions as defined by ASTM 1527-14 include the presence or likely presence of hazardous substances or petroleum products on the subject property or adjacent properties under conditions that indicate an existing release, a past release, or a material threat of a release of hazardous substances or petroleum products into structures on the subject property or into the ground, groundwater or surface water on the property. Additionally, recognized environmental conditions as defined by ASTM 1527-13 do not include other environmental risks, such as, the presence of asbestos, mold, radon, wetlands and threatened / endangered species.

Not identifying subsurface hazardous or toxic materials on the subject property should not be interpreted as a guarantee that such materials do not exist on the property. Active testing of soil and groundwater is the only means available to completely identify subsurface hazardous or toxic material.

Results of this ESA update are based upon the Scope of Services above. Research and review of public records published by federal, state, tribal and local regulatory agencies to determine sources of potential environmental impacts at the subject property and adjacent properties is believed to be from reliable sources, but no responsibility is assumed for its accuracy since AEI was not retained to verify publicly available information. All conclusions and recommendations regarding this property represent the professional opinions of the AEI personnel involved with the project and the results of this report should not be considered a legal interpretation of existing environmental

regulations. AEI assumes no responsibility or liability for errors in the public data utilized, statements from sources outside of AEI or developments resulting from situations outside the scope of this project.

4.0 PHYSICAL SETTING

4.1 UNITED STATES GEOLOGICAL SURVEY (USGS) TOPOGRAPHIC MAP REVIEW

The current Topographic Map of the area containing the subject property shows the land surface slopes downwards from northwest to southeast.

4.2 US DEPARTMENT OF AGRICULTURE, BUREAU OF SOILS SITE GEOLOGICAL SUMMARY

Soil formations consisting of clay or loamy soils on the surface with clay soil below are the predominant soil types found in Harris County.

4.3 USGS SITE HYDROLOGICAL SUMMARY

Harris County sits above the Gulf Coast Aquifer. The aquifer system is composed of the Catahoula, Oakville, Fleming, Goliad, Willis, Lissie, Bentley, Montgomery, and Beaumont formations.

5.0 SITE WALK

The site walk was conducted on foot by Mr. Paul VanCompernelle of AEI and included a visual survey of the subject property and adjacent properties (where accessible) for indications of recognized environmental conditions that may impact the subject property.

5.1 EXISTING SITE CONDITIONS

The subject property consists of approximately 4.7 acres of land.

5.2 SURFACE FEATURES

Concrete, gravel, trees, heavy brush, exposed soil, grass and weeds.

STRUCTURES ON THE SUBJECT PROPERTY

Approximately 28,000 square foot steel building consisting of offices, manufacturing areas and warehouse storage.

Approximately 16,800 square foot steel building consisting of manufacturing areas and covered outside storage.

Approximately 3,000 square foot steel building consisting of warehouse storage.

Four small metal sided / wood framed buildings and one small wood framed building.

Three storage trailers containing used equipment, file storage and office furniture.

5.4 CURRENT OPERATIONS

Tool Machining

5.5 Environmental Conditions

Two 250 gallon tanks of Waste Oil.

Approximately Sixty 55 gallon drums of Lubricant and Hydraulic Fluid.

One 5' x 5' x 5' container of Waste Oil

Two 5' x 5' x 5' containers of oil soaked spill containment bags.

Multiple Debris Piles containing tires, old equipment and pallets.

20' x 20' oil or hydraulic fluid spill on concrete floor in small building adjacent to rear building.

5.6 ADJACENT PROPERTY USE

The uses of properties within approximately 100 feet of the subject property are:

East	Easement / West Hardy Road
South	Manufacturing
North	Vacant Land
West	Vacant Land / Auto Salvage Yard

5.7 INTERVIEWS

The following individuals were interviewed:

Mr. Mark Thomas
Mark Thomas Auctioneers
15219 Stuebner Airline, Suite 48
Houston, TX 77069

5.8 USER QUESTIONNAIRE (See Appendix C)

Under ASTM 1527- 13 a User includes, but is not limited to, property owner or representative, tenant, buyer, lender or property manager. The User must provide certain information, if available, identified in the User Questionnaire to the environmental professional performing the Phase I ESA. The User Questionnaire is required to meet the Texas Innocent Owner Program (TXIOP) requirements. See Appendix E for a copy of the completed User Questionnaire.

6.0 SITE HISTORY

6.1 AERIAL PHOTOGRAPH REVIEW (See Appendix A)

- 12/04/2018 – Current Conditions
- 08/16/2004 – Existing 28,000 square foot building, 3,000 square foot building and 16,800 square foot steel building
- 01/23/1995 – Existing 28,000 square foot building, 3,000 square foot building and 16,800 square foot steel building
- 10/09/1989 – Existing 28,000 square foot building and 3,000 square foot building
- 02/21/1976 – Vacant Land
- 10/16/1966 – Vacant Land
- 10/08/1953 – Vacant Land
- 03/31/1944 – Vacant Land

6.2 DEED HISTORY (Harris County Appraisal District)

Current	Wilma J. Lawrence, Archie Lawrence Company
01/02/1988	Wilma J. Lawrence

7.0 RECORDS REVIEW

7.1 ENVIRONMENTAL RADIUS REPORT (See Appendix B)

AEI retained TelALL Corporation, 1502 West Ave C, Austin, TX 78701 to provide information from the following databases regarding the subject property and the surrounding area. The complete environmental radius report which presents the results of the regulatory database search is provided in Appendix B of this report.

The databases reviewed included:

Environmental Protection Agency (EPA), Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)

EPA Resource Conservation and Recovery Act (RCRA) Notifiers Listing

EPA RCRA Violation and Corrective Action List

EPA Indian Reservation Underground Storage Tank List

Texas State Superfund

Texas Voluntary Cleanup Program

Texas Commission on Environmental Quality (TCEQ) Registered Storage Tank Facilities List

TCEQ Leaking Underground Storage Tanks (LUST) Facilities List

TCEQ Spill Incidents/Accidents List

TCEQ Brownfields List

TCEQ Dry Cleaner List

TCEQ Indian Reservation Underground Storage Tank List

A summary of the regulatory database search is presented below.

- No sites on the National Priority (NPL) list are located within one-mile radius of the subject property.
- No sites on the EPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) list are located within a one-half mile radius of the subject property.
- No sites on the EPA list of No Further Remedial Action Planned (NFRAP) list are located within a one-half mile radius of the subject property.
- No sites on the EPA Resource Conservation and Recovery Act- Treatment, Storage, or Disposal facilities (RCRA-TSD) list are located within a one-mile radius of the subject property.
- No sites on the Corrective Action (CORRACT) list are located within a one-mile radius of the subject property.
- No sites on the EPA Resource Conservation and Recovery Act-Generators (RCRA-G) list of large or small quantity generators of hazardous waste are located within a one-quarter mile radius of the subject property.
- No sites on the Emergency Response Notification Systems (ERNS) list are located within a one-quarter mile radius of the subject property.
- No sites on the Texas Voluntary Cleanup Program (TXVCP) list are located within a one-half mile radius of the subject property.
- No sites on the Innocent Owner/Operator Program (TXIOP) list are located within a one-half mile radius of the subject property.
- No sites on the Texas State Superfund (TXSSF) list are located within a one-mile radius of the subject property:
- One site on the Texas Commission on Environmental Quality (TCEQ) list of Solid Waste Facilities (TXLF) is located within a one-mile radius of the subject property.

Owner:	JMJ Organics Materials Aldine
Site Location:	0.57 miles Northeast
Site Status:	Active

- No sites listed on the Unauthorized and Unpermitted Landfill Sites (LFUN) list are located within a one-half mile radius of the subject property.

- Two sites on the Texas Leaking Underground Storage Tanks (TXLUST) list are located within a one-half mile radius of the subject property:
 - Owner: Neon Electric, Inc.
 - Site Location: 0.50 miles Northeast
 - Final Concurrence Issued. Case closed
 - Owner: Sinclair Construction Company
 - Site Location: 0.50 miles Northeast
 - Final Concurrence Issued. Case closed
- One site on the Texas Underground Storage Tanks (TXUST) list is located within a one-quarter mile radius of the subject property:
 - Owner; Capital Drywall
 - Distance: 0.25 miles Northwest
 - Tank Status: Two Tanks Removed from Ground
- No sites on the Texas Above Ground Storage Tanks (TXAST) list are located within a one-quarter mile radius of the subject property:
- No sites on the Texas Spills (TXSPILL) list are located within a one-quarter mile radius of the subject property:
- No sites on the TCEQ Brownfield (BRNFD) list are located within a one-half mile radius of the subject property.
- No sites on the Dry Cleaner (DRYC) list are located within a one-half mile radius of the subject property.
- No sites included on the Indian Reservation Underground Storage Tank (IRUST) list are located within a one-quarter mile radius of the subject property.

7.2 ENVIRONMENTAL - LIENS, ACTIVITY OR USE LIMITATIONS

AEI, during review of available public records, did not identify any Environmental Liens, Environmental Activity Limitations or Environmental Use Limitations.

7.3 MUNICIPAL RECORDS

Water Supply: Onsite Well

8.0 DATA GAPS

Despite good faith efforts by AEI personnel to gather the necessary information data gaps, a lack of or inability to obtain information as required by ASTM E 1527-14, are sometimes encountered.

9.0 CONCLUSIONS

The following environmental conditions listed under Paragraph 5.5 need to be addressed:

Two 250 gallon tanks of Waste Oil.

Approximately Sixty 55 gallon drums of Lubricant and Hydraulic Fluid.

One 5' x 5' x 5' container of Waste Oil.

Two 5' x 5' x 5' containers of oil soaked spill containment bags.

Multiple Debris Piles containing tires, old equipment and pallets.

The following solutions are appropriate:

5. Remove and dispose of properly at a regulated facility or,
6. Sell during scheduled auction or,
7. Buyer accepts responsibility for potential environmental hazards.
8. Combination of above.

The following environmental conditions listed under Paragraph 5.5 need to be resolved:

20' x 20' oil or hydraulic fluid spill on concrete floor in small building adjacent to rear building.

The following solutions are appropriate:

2. Proper cleanup and disposal of contaminated material at a regulated facility.

Based upon the results of the site investigation, records review, and aerial photograph search, AEI concludes that no additional environmental investigation of the subject property is warranted at this time.

I, Paul VanCompernelle, declare that I meet the definition of Environmental Professional as defined in §312.10 of this part [40 CFR Part 312]. I have the specific qualifications based on education, training, or experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312

Report Prepared By:

A handwritten signature in black ink, appearing to read 'Paul VanCompernelle', is written over a light gray rectangular background.

Paul VanCompernelle
Environmental Professional
Avanco Environmental, Inc

10.0 REFERENCES

United States Geological Survey (USGS)

US Department of Agriculture, Bureau of Soils

Texas Commission on Environmental Quality (TCEQ), Records Department
Austin, TX

U.S. Environmental Protection Agency
Region 6
Dallas County, TX

TelALL Corporation
Environmental Radius Search / Aerial Photos
Austin, TX

Harris County Appraisal District
400 East Business 380
Decatur, Texas 76234

APPENDIX A
Aerial Photographs



Historic Aerial Photo Search

for the site

13223 W Hardy Rd, Houston, TX

performed for

Avanco Environmental Inc.

8/6/2020

Photos Found

Date	County	Source	Scale	Comments
12.04.2018	HARRIS	NAIP	1 inch = 700 feet	
08.16.2004	HARRIS	NAIP	1 inch = 700 feet	
01.23.1995	HARRIS	USGS	1 inch = 700 feet	
10.09.1989	HARRIS	TXDOT	1 inch = 700 feet	
02.21.1976	HARRIS	USGS	1 inch = 700 feet	
10.16.1966	HARRIS	USGS	1 inch = 700 feet	
10.08.1953	HARRIS	USGS	1 inch = 700 feet	
03.31.1944	HARRIS	USDA	1 inch = 700 feet	

AERIAL PHOTO SOURCE ACRONYMS

NAIP	NATIONAL AGRICULTURE IMAGERY PROGRAM	TXDOT	TEXAS DEPARTMENT OF TRANSPORTATION
USDA	UNITED STATES DEPARTMENT OF AGRICULTURE	USGS	UNITED STATES GEOLOGICAL SURVEY



HARRIS CO.
SCALE: 1"=700'
SOURCE: NAIP

STATE: TX
JOB #: AVAN6785
DATE: 12.04.2018

TelALLTM
Corporation
www.TelALL.net





HARRIS CO.
SCALE: 1"=700'
SOURCE: NAIP

STATE: TX
JOB #: AVAN6785
DATE: 08.16.2004

TelALLTM
Corporation
www.TelALL.net





HARRIS CO. STATE: TX
SCALE: 1"=700' JOB #: AVAN6785
SOURCE: USGS DATE: 01.23.1995

TeIALLTM
Corporation
www.TelALL.net





HARRIS CO.

STATE: TX

SCALE: 1"=700'

JOB #: AVAN6785

SOURCE: TXDOT

DATE: 10.09.1989

TeIALLTM
Corporation
www.TeIALL.net

N





HARRIS CO.
SCALE: 1"=700'
SOURCE: USGS

STATE: TX
JOB #: AVAN6785
DATE: 02.21.1976

TelALLTM
Corporation
www.TelALL.net





HARRIS CO.
SCALE: 1"=700'
SOURCE: USGS

STATE: TX
JOB #: AVAN6785
DATE: 10.16.1966

TelALLTM
Corporation
www.TelALL.net





HARRIS CO.
SCALE: 1"=700'
SOURCE: USGS

STATE: TX
JOB #: AVAN6785
DATE: 10.08.1953

TelALLTM
Corporation
www.TelALL.net





HARRIS CO.
SCALE: 1"=700'
SOURCE: USDA

STATE: TX
JOB #: AVAN6785
DATE: 03.31.1944

TeIALLTM
Corporation
www.TeIALL.net



APPENDIX B

Environmental Data Search



Environmental Data Search

for the site

13223 W Hardy Rd, Houston, TX

performed for

Avanco Environmental Inc.

8/6/2020

AVAN6785

www.TelALL.net

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

Preface

This document of environmental concerns near 13223 W Hardy Rd, Houston, TX reports findings of the TelALL data search, prepared on the request of Avanco Environmental Inc..

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

This report is divided into the following components:

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

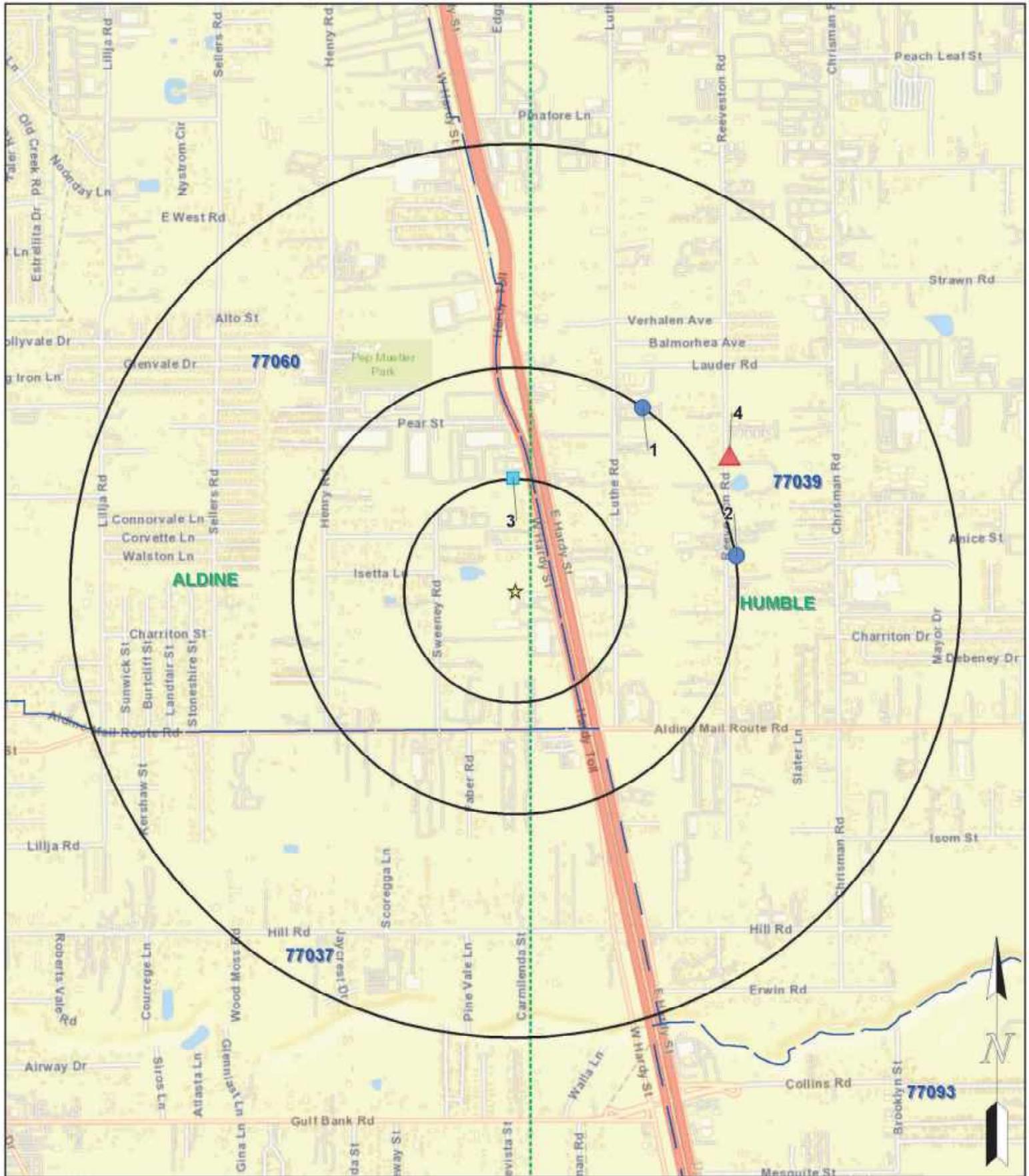
Sources

Database	Acronym	Last Updated	Minimum Search Distance	Findings
National Priority List	NPL	06/2020	1	0
Comprehensive Environmental Response, Compensation, and Liability Information System	CERCLIS	06/2020	0.5	0
No Further Remedial Action Planned	NFRAP	06/2020	0.5	0
Resource Conservation and Recovery Information System - Treatment Storage or Disposal	RCRA TSD	07/2020	1	0
Corrective Action	CORRACT	07/2020	1	0
Resource Conservation and Recovery Information System - Generators	RCRA-G	07/2020	0.25	0
Emergency Response Notification System	ERNS	05/2020	0.25	0
Texas Voluntary Cleanup Program	TXVCP	07/2020	0.5	0
Innocent Owner/Operator Program	TXIOP	07/2020	0.5	0
Texas State Superfund	TXSSF	05/2020	1	0
TCEQ Solid Waste Facilities	TXLF	06/2020	1	1
Unauthorized and Unpermitted Landfill Sites	LFUN	06/2020	0.5	0
Leaking Underground Storage Tanks	TXLUST	05/2020	0.5	2
Texas Underground Storage Tanks	TXUST	05/2020	0.25	2
Texas Above Ground Storage Tanks	TXAST	05/2020	0.25	0
Texas Spills List	TXSPILL	06/2020	0.25	0
Brownfield	BRNFD	07/2020	0.5	0
Dry Cleaner	DRYC	05/2020	0.5	0
Indian Reservation Underground Storage Tanks	IRUST	05/2020	0.25	0

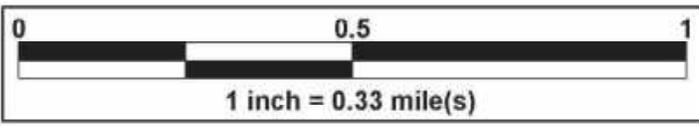
Sites Sorted By Distance from Center

13223 W Hardy Rd, Houston, TX

Distance/Direction	Database	Site Number	Address	City/State	Site Name
	RCRA-G				NO FINDINGS WITHIN 1/4 MILE.
	NPL				NO FINDINGS WITHIN ONE MILE.
	CERCLIS				NO FINDINGS WITHIN 1/2 MILE.
	NFRAP				NO FINDINGS WITHIN 1/2 MILE.
	TXVCP				NO FINDINGS WITHIN 1/2 MILE.
	RCRA TSD				NO FINDINGS WITHIN ONE MILE.
	CORRACT				NO FINDINGS WITHIN ONE MILE.
	ERNS				NO FINDINGS WITHIN 1/4 MILE.
	TXAST				NO FINDINGS WITHIN 1/4 MILE.
	TXSSF				NO FINDINGS WITHIN ONE MILE.
	TXSPILL				NO FINDINGS WITHIN 1/4 MILE.
	LFUN				NO FINDINGS WITHIN 1/2 MILE.
	TXIOP				NO FINDINGS WITHIN 1/2 MILE.
	BRNFD				NO FINDINGS WITHIN 1/2 MILE.
	DRYC				NO FINDINGS WITHIN 1/2 MILE.
	IRUST				NO FINDINGS WITHIN 1/4 MILE.
.25					
N W	TXUST	3	13531 W HARDY RD	HOUSTON	CAPITAL DRYWALL
N W	TXUST	3	13531 W HARDY RD	HOUSTON	CAPITAL DRYWALL
.5					
N E	TXLUST	1	1122 LAUDER RD	HOUSTON	NEON ELECTRIC CORP
N E	TXLUST	2	13322 REEVESTON RD	HOUSTON	SINCLAIR CONSTRUCTION CO
.57					
N E	TXLF	4	13610 REEVESTON RD HOUSTON, TX 770	HARRIS	JMJ ORGANICS MATERIALS ALDINE



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



Site Locations are Approximate Only

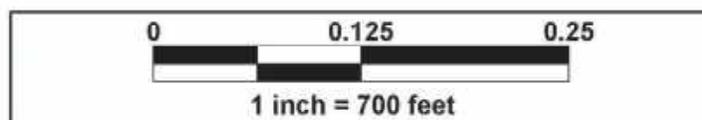
- | | | |
|------|--------------------|-------------------|
| ★ | --- | --- |
| Site | Topo Quad Boundary | Zip Code Boundary |



(800) 583-0004 WWW.TEALL.NET



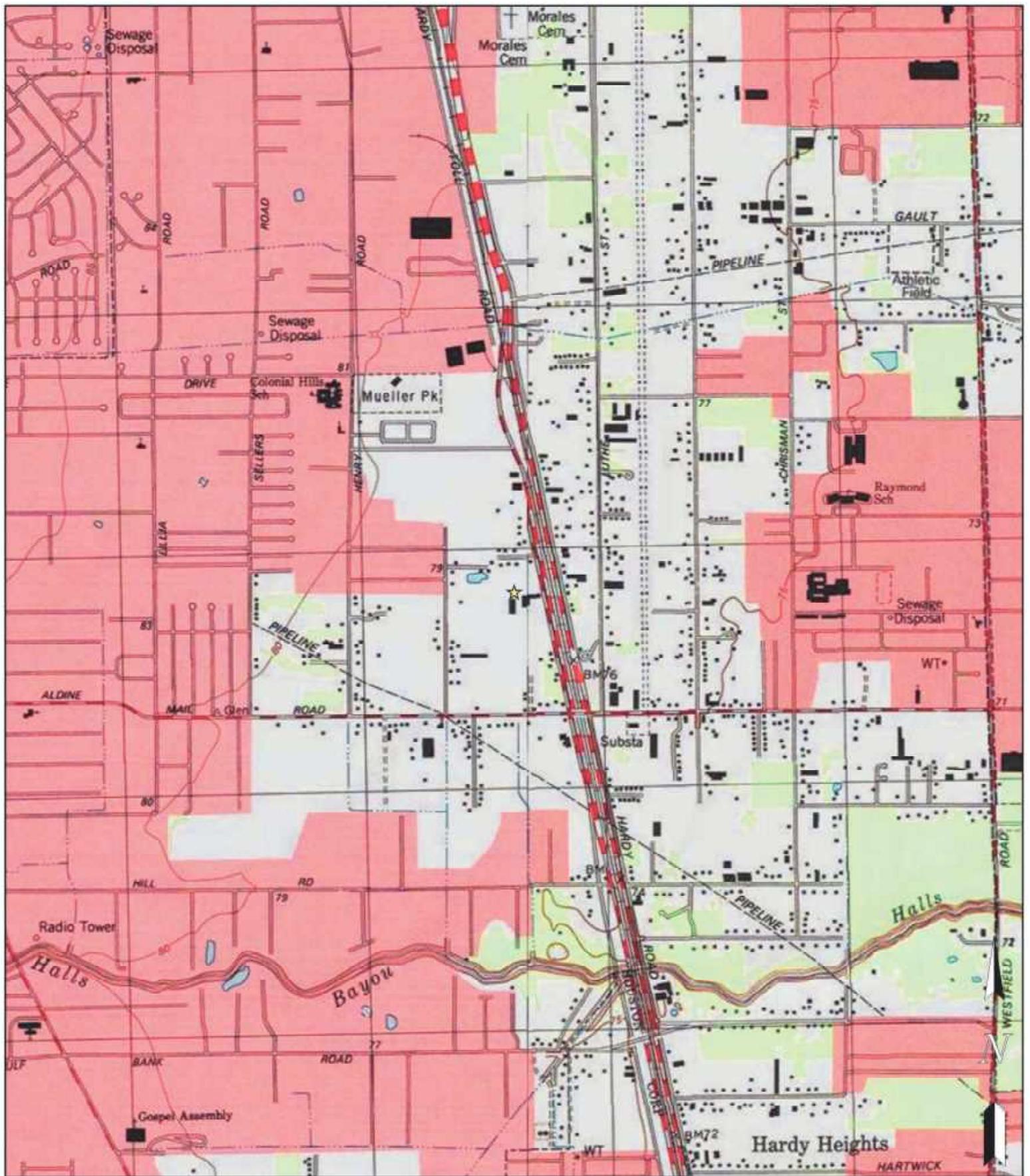
Recent NAIP Photo
(Natural Image)



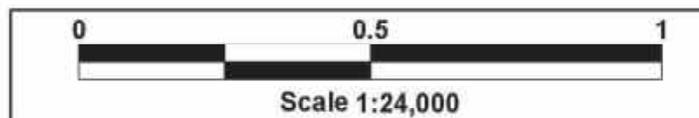
★
Site



(800) 583-0004 WWW.TEALL.NET



Recent USGS Topo
(7.5 Minute)



★
Site



(800) 583-0004 WWW.TEALL.NET

NPL**National Priority List**

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

Source: United States Environmental Protection Agency (EPA)

Database: NPL
Site: No findings within one mile.
Distance: 0
Address:
Zip Code:
City:

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

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

Source: United States Environmental Protection Agency (EPA)

Database: CERCLIS
Site: No findings within 1/2 mile.
Distance: 0
Address:
Zip Code:
City:

NFRAP

No Further Remedial Action Planned

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

Source: United States Environmental Protection Agency (EPA)

Database: NFRAP
Site: No findings within 1/2 mile.
Distance: 0
Address:
Zip Code:
City:

RCRA TSD

Resource Conservation and Recovery Information System - Treatment Storage or Disposal

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

Source: United States Environmental Protection Agency (EPA)

Database: RCRA TSD
Site: No findings within one mile.
Distance: 0
Address:
Zip Code:
City:

CORRACT

Corrective Action

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

Source: United States Environmental Protection Agency (EPA)

Database: CORRACT
Site: No findings within one mile.
Distance: 0
Address:
Zip Code:
City:

RCRA-G

Resource Conservation and Recovery Information System - Generators

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

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

Database: RCRA-G
Site: No findings within 1/4 mile.
Distance: 0
Address:
Zip Code:
City:

ERNS**Emergency Response Notification System**

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

Source: National Response Center (NRC)

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

TXVCP**Texas Voluntary Cleanup Program**

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

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

Database: TXVCP
Site: No findings within 1/2 mile.
Distance: 0
Address:
Zip Code:
City:

TXIOP

Innocent Owner/Operator Program

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

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

Database: TXIOP
Site: No findings within 1/2 mile.
Distance: 0
Address:
Zip Code:
City:

TXSSF

Texas State Superfund

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

Source: Texas Commission on Environmental Quality (TCEQ)

Database: TXSSF
Site: No findings within one mile.
Distance: 0
Address:
Zip Code:
City:

TXLF

TCEQ Solid Waste Facilities

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

Source: Texas Commission on Environmental Quality (TCEQ)

4

Database: TXLF

Site: JMJ ORGANICS MATERIALS ALDINE

Distance: 0.571 NE

Address: 13610 REEVES RD HOUSTON, TX 77039-2908

Zip Code:

City: HARRIS

Site ID: 100148 - Permit app. received date: 11/10/2006. Facility type: 5RR-RESOURCE PECOVERY/RECYCLING FACILITY. Site status: ACTIVE, Permit status: ISSUED, Business type: BUSINESS, Permitted acreage: N/A, Population served: Unknown, Area served: HARRIS COUNTY. Tons per day: N/A, Yards per day: N/A, Estimated closing date: Unknown. App. name, address, phone number: Unknown, Unknown, N/A.

LFUN

Unauthorized and Unpermitted Landfill Sites

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

Source: Texas Commission on Environmental Quality (TCEQ)

Database: LFUN

Site: No findings within 1/2 mile.

Distance: 0

Address:

Zip Code:

City:

TXLUST

Leaking Underground Storage Tanks

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

Source: Texas Commission on Environmental Quality (TCEQ)

1 **Database:** TXLUST
Site: NEON ELECTRIC CORP
Distance: 0.5 NE
Address: 1122 LAUDER RD
Zip Code: 77030
City: HOUSTON

Facility ID: 0034838, LPST ID: 100666, Facility Owner: NEON ELECTRIC.
Priority: PRIORITY: 6 - MINOR SOIL CONTAMINATION-NO REMEDIAL ACTION
REQUIRED. Status: 6A - FINAL CONCURRENCE ISSUED, CASE CLOSED.
Program: 2 - HMW. Date Reported: 8/31/1991, Closure Date: Unknown.

2 **Database:** TXLUST
Site: SINCLAIR CONSTRUCTION CO
Distance: 0.5 NE
Address: 13322 REEVESTON RD
Zip Code: 77039
City: HOUSTON

Facility ID: 0040878, LPST ID: 113250, Facility Owner: RUSSINO MARLENE.
Priority: PRIORITY: 4.2 - NO GW IMPACT, NO APPARENT THREATS OR
IMPACTS TO RECEPTORS. Status: 6A - FINAL CONCURRENCE ISSUED,
CASE CLOSED. Program: 1 - XYZ. Date Reported: 6/8/1998, Closure Date:
Unknown.

TXUST

Texas Underground Storage Tanks

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

Source: Texas Commission on Environmental Quality (TCEQ)

3 **Database:** TXUST
Site: CAPITAL DRYWALL
Distance: 0.25 NW
Address: 13531 W HARDY RD
Zip Code: 77060
City: HOUSTON

Facility ID: 000699, TCEQ Unit ID: 00001726, Tank ID: 2, Date Installed: 01/01/1980, Total Tank Capacity: 2000 gal. Tank Status: REMOVED FROM GROUND, Compartment(s): Comp. A - GASOLINE - 2000 gal. Tank Construction: Steel. Tank Design: Unknown Wall. Facility Owner: CAPITAL DRYWALL INC, Telephone Number: 17417770116.

Facility ID: 000699, TCEQ Unit ID: 00001725, Tank ID: 1, Date Installed: 01/01/1980, Total Tank Capacity: 2000 gal. Tank Status: REMOVED FROM GROUND, Compartment(s): Comp. A - GASOLINE - 2000 gal. Tank Construction: Steel. Tank Design: Unknown Wall. Facility Owner: CAPITAL DRYWALL INC, Telephone Number: 17417770116.

TXAST

Texas Above Ground Storage Tanks

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

Source: Texas Commission on Environmental Quality (TCEQ)

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

TXSPILL

Texas Spills List

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

Source: Texas Commission on Environmental Quality (TCEQ)

Database: TXSPILL

Site: No findings within 1/4 mile.

Distance: 0

Address:

Zip Code:

City:

BRNFD

Brownfield

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

Source: Texas Commission on Environmental Quality (TCEQ)

Database: BRNFD

Site: No findings within 1/2 mile.

Distance: 0

Address:

Zip Code:

City:

DRYC

Dry Cleaner

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

Source: Texas Commission on Environmental Quality (TCEQ)

Database: DRYC

Site: No findings within 1/2 mile.

Distance: 0

Address:

Zip Code:

City:

IRUST

Indian Reservation Underground Storage Tanks

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

Source: United States Environmental Protection Agency (EPA)

Database: IRUST

Site: No findings within 1/4 mile.

Distance: 0

Address:

Zip Code:

City:

APPENDIX C

User Questionnaire

Phase I ESA – User Questionnaire

Per ASTM 1527-13, a User may include, but not limited to, a purchaser of the subject property, a potential tenant of the subject property, an owner of the subject property, a lender, or a property manager.

The User is required to provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that “all appropriate inquiry” is not complete.

Please answer the following questions to the best of your knowledge and return to Avanco Environmental, Inc.

1. Environmental Clean-up liens that are filed or reordered against the site (40 CFR 312.25)

Are you aware of any environmental clean-up liens against the property that are filed or recorded under federal, tribal, state or local law?

Yes No

If so, please describe the type of liens: _____

2. Activity and land use limitations that are in place on the site or that have been filed in a registry (40 CFR 312.26)

Are you aware of any environmental liens, activity limitations or use limitations regarding the subject property 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

If yes, what type? _____

3. Specialized knowledge or experience of the User (40 CFR 312.28).

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

Yes No

If yes, what type of business are you associated with? _____

Machine shop

What types of chemicals are used in your business? _____

general machining oil

4. Information Regarding Property (40 CFR 312.30)

Are you aware of commonly known or reasonably ascertainable information about the subject property that would help the environmental professional to identify conditions indicative of releases or threatened releases of hazardous material?

a. Do you know of the past uses of the property?

Yes No

If yes, please list what past uses you are aware of? _____

b. Do you know of specific chemicals that are present or once were present at this property?

Yes No

c. Do you know of spills or other chemical releases that have taken place on the property?

Yes No

d. Do you know of any environmental clean-ups that have taken place on the property?

Yes No

If yes, do you have copies of any of the reports documenting the work?

Yes No

5. The degree of the obviousness of the presence or likely presence of contamination at the property and the ability to detect the contamination by appropriate investigation (40 CFR 312.31)

As the User, based on your knowledge and experience related to the property are there any obvious indications that point to the presence or likely presence of hazardous material contamination on the property?

Yes No

If yes, please comment on what those indications are.

User Name: Mark Thomas
(please print)

Position: Auctioneer/Broker

Company: AuctionSection.com

Address: 15219 Stuebner Airline Suite 48 Houston, TX 77069

Phone: 713.594.1576

Signature: 

Date: August 3, 2020

APPENDIX D
PHOTOS



Photo #1
Property Sign



Photo #2
Adjacent Property to East



Photo #3
Adjacent Property to South



Photo #4
Adjacent Property to South



Photo #5
Adjacent Property to North



Photo #6
Adjacent Property to West



Photo #10
55 Gallon Drums of
Lubricant and Hydraulic Fluid



Photo #11
55 Gallon Drums of
Lubricant and Hydraulic Fluid



Photo #12
55 Gallon Drums of
Lubricant and Hydraulic Fluid



Photo #13
250 Gallon Tanks of Waste
Oil



Photo #14
5' x 5' x 5' Container of
Waste Oil



Photo #15
5' x 5' x 5' Container of Oil
Soaked Spill Containment
Bags



Photo #16
Debris Pile



Photo #17
20' X 20' Oil or Hydraulic
Fluid Spill



Photo #18
Storage Containers