



PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

Central Bank

Retail Center

Commercial Property - 2.1997 Acres

6000, 6010, 6018 & 6020 Westheimer Road

Houston, Texas 77057

Harris County

Quantum Project No.: H21252

June 14, 2021

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Houston, Texas 77057
Harris County**

Quantum Project No. H21252

June 14, 2021

Prepared For:

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Changes affiliated with ASTM Guidance E 1527-13 issued January 1, 2014, include the following:

- Recognized Environmental Condition (REC) definition “simplified”;
- Revised definition of Historical Recognized Environmental Condition (HREC);
- New definition for a “controlled” REC (CREC);
- Vapor Migration Clarified as included in Phase I ESA Investigation; and
- Revised Language on Agency File Reviews.

Revised Terminology

The term *recognized environmental conditions (REC)* means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property due to any release to the environment under conditions indicative of a release to the environment, under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.

The term *historical recognized environmental condition (HREC)* means a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria). If the EP considers the past release to be a recognized environmental condition at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition.

The term *controlled recognized environmental condition (CREC)* means a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). A condition considered by the environmental professional to be a controlled recognized environmental condition shall be listed in the findings section of the Phase I Environmental Site Assessment report, and as a recognized environmental condition in the conclusions section of the Phase I Environmental Site Assessment Report.

1.0 EXECUTIVE SUMMARY

Quantum Environmental Consultants, Inc. (Quantum) of Houston, Texas, performed a Phase I (ESA) in conformance with the scope and limitations of the Standard and Practices for All Appropriate Inquiry (AAI), Final Rule 40 CFR Part 312 and ASTM Practice E 1527-13 on Retail Center located at 6000, 6010, 6018 & 6020 Westheimer Road, Houston, Texas 77057 (herein referred to as the Subject Property). This Phase I ESA was prepared for Central Bank (The Client) based on findings at the Subject Property.

The purpose of a Phase I ESA is to identify *recognized environmental conditions (REC)*, which are defined by the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property due to any release to the environment under conditions indicative of a release to the environment, under conditions that pose a material threat of a future release to the environment (**ASTM Guidance E 1527-13 definition issued January 1, 2014**). Any exceptions or deletions from this practice are described in Section 2.0 of this report.

Based on the site investigation and the information contained in this report, the following detailed conclusions of the Subject Property are provided below:

The Subject Property is identified as Retail Center, which is described as a 6,904-square foot Cha Cho's Restaurant built in 1987 and a 3,077-square foot Smoothie King built in 1964, affixed on a 2.1997-acre property addressed 6000, 6010, 6018 & 6020 Westheimer Road, Houston, Texas 77057. According to the owner questionnaire, a dry cleaner, print shop or PST facility has never occupied the Subject Property.

This assessment of the Subject Property has revealed the following documented recognized environmental findings in connection with the Subject Property and surrounding properties.

- *Two State/Tribal PST/AST sites were identified within a quarter-mile radius of the Subject Property. These facility types are typically identified as recognized environmental condition (REC) sites due to the presence of gasoline and/or diesel products, which contain benzene, toluene, ethylbenzene, xylenes, (BTEX), methyl tert-butyl ether (MTBE) and total petroleum hydrocarbon (TPH) chemical constituents. RAS 6 7900 Located at 6166 Westheimer Road, Houston, Texas 77057 is 0.25 miles southwest of the Subject Property have PSTs removed from the ground and registered as a Leaking Petroleum Storage Tank (LPST) facility with final concurrence issued by the Texas Commission on Environmental Quality (TCEQ). The remaining site, Groundkeepers located at 6021 Winsome Lane, Houston, Texas 77057 is 0.19 miles south of the Subject Property has PSTs removed from the ground and not registered as an LPST facility. **Based on the location, distance, and historical search information, these REC sites are not expected to adversely impact the Subject Property.***

- *Five Leaking Petroleum Storage Tank (LPST) sites were identified within a half-mile radius of the Subject Property. All five sites, with locations ranging from 0.09 miles southwest to 0.45 miles southwest of the Subject Property, are registered with final concurrence issued by the Texas Commission on Environmental Quality (TCEQ), indicating no further action is warranted in affiliation with previously identified leaks; adverse environmental impacts; and/or affected areas. **Based on the location, distance and historical search information, these HREC sites are not expected to adversely impact the Subject Property.***
- *Four RCRA sites were identified within a quarter-mile radius of the Subject Property. All four sites with locations ranging from 0.05 miles southwest to 0.23 west of the Subject Property are registered as inactive RCRA non-generator facilities with no violations noted in the attached regulatory database report. **Based on the location, distance and historical search information, these REC sites are not expected to adversely impact the Subject Property.***
- *Two Dry Cleaner (DRYC) sites were identified within a quarter-mile radius of the Subject Property. These facility types are typically identified as a recognized environmental condition (REC) site due to presence of dry-cleaning agents which contain tetrachloroethylene/perchloroethylene or petroleum-based chemical constituents. Good Neighbor Cleaners located at 5876 Westheimer Road, Houston, Texas is 0.23 miles east of the Subject Property and registered as a drop station in 2005. Pilgrim Cleaners 10 located at 2538A Briar Ridge Drive, Houston, Texas 77057 is 0.22 miles west of the Subject Property and registered as a full-service dry-cleaning facility.*

*On June 8, 2021, Quantum contacted the TCEQ Austin Dry-Cleaning Registration Office to inquire about full-service facility identified in the attached database report. According to the inquiry, Pilgrim Cleaners was registered as a full-service facility that used perchloroethylene (Perc) and converted to a petroleum-based cleaning agent in 2004. **Based on the location, distance and historical search information, these REC sites are not expected to adversely impact the Subject Property.***

- *Two Emergency Response Notification (ERNS) sites were identified within a quarter-mile radius of the Subject Property. The first incident occurred on September 18, 2017, at 5901 Westheimer Road, Houston, Texas 77057, 0.18 miles southeast of the Subject Property. A caller stated that approximately 70-gallons of mineral oil discharged from the pole-mounted transformers which drained into the storm sewer. The second incident occurred on November 25, 2002, at 2419 Jamestown Mall, Houston, Texas 77057, 0.2 miles northwest of the Subject Property. A caller stated that hydrocarbon was sprayed on exterior of house which entered the interior of the house. The caller had no additional information. No known fatalities were reported for these incidents. **Based on the location, distance, and historical search information, these REC sites are not expected to adversely impact the Subject Property.***

- *Seven Voluntary Cleanup Program (VCP) sites were identified within a half-mile radius of the Subject Property. Pilgrim Cleaners-Briar Ridge located at 2538A Briar Ridge Drive, Houston, Texas 77057 is 0.23 miles west of the Subject Property, has completed VCP activities. Polo Cleaners located at 6210 Westheimer Road, Houston, Texas 77057 and Westheimer Plaza located at 6237 Westheimer Road, Houston, Texas 77057 are 0.29 miles and 0.35 miles west of the Subject Property and registered as having transferred to the Dry-Cleaning Remediation Program (DCRP). The Plaza on Westheimer and The Meridian Apartments located at 6263 Westheimer Road, Houston, Texas 77057 are 0.38 miles west of the Subject Property, respectively. Both sites are registered with completing VCP activities and affiliated with Innocent Owner/Operator Program designations (IOP IDs: 925 and 346). Car Wash King located at 6224 Richmond Avenue, Houston, Texas 77057 is 0.46 miles southwest of the Subject Property, is registered with withdrawing from the VCP and affiliated with an Innocent Owner/Operator Program designation (IOP ID: 261). Pilgrim Cleaners Briar Grove located at 6106 Westheimer Road, Houston, Texas 77057 is 0.05 miles west of the Subject Property and registered with termination from the VCP. **Based on the location, distance, and historical search information, these sites are not expected to adversely impact the Subject Property.***
- *One State IC/EC site was identified within a half-mile radius of the Subject Property. Pilgrim Cleaners-Briar Ridge located at 2538A Briar Ridge Drive, Houston, Texas 77057 is 0.23 miles west of the Subject Property and registered with a Municipal Setting Designation (MSD). **Based on the location, distance, and historical search information, this REC site is not expected to adversely impact the Subject Property.***
- *Five Texas Industrial Hazardous Waste (IHW) Notice of Registration (State Other) sites were identified within a quarter-mile radius of the Subject Property. Pilgrim Cleaners 10 located at 2538A Briar Ridge Drive, Houston, Texas 77057 is 0.22 miles west of the Subject Property and registered with a closure request. The remaining four sites, with locations ranging from 0.05 miles southwest to 0.23 miles west of the Subject Property, are registered as inactive facilities in the TCEQ database. **Based on the location, distance and historical search information, these REC sites are not expected to adversely impact the Subject Property.***
- *One Water and Oil/Gas Well site was identified within a quarter-mile radius of the Subject Property. Well ID: HGSD9865 owned by Parvizian, Gus is registered as a public supply water well. **Based on the location, distance and historical search information, this site is not expected to adversely impact the Subject Property.***
- *One State/Tribal Municipal Settings Designation (MS) site was identified within a quarter-mile radius of the Subject Property. Isabella Enterprises Inc. Liquidating Trust located at 2538 and 2530 Briar Ridge Drive, Houston, Texas is 0.24 miles west of the Subject Property and registered as a 2.56-acre tract. **Based on the location, distance, and historical search information, this REC site is not expected to adversely impact the Subject Property.***

- *Eight unmapped sites were listed within the radius search but could not have the physical address identified. One (1) CER SEMS NFRAP site; five (5) LPST sites; one (1) PST site and one (1) HW site were recorded in the attached regulatory database report. **Based on the visible inspections surrounding the Subject Property, none of the listed unmapped sites were found and are not expected to adversely impact the Subject Property.***
- *City directory information identified the Subject Property as a service station from 1959 to 1977. On June 11, 2021, Quantum completed a regulated inquiry of PSTs with the Subject Property address. Based on the results of the inquiry no registered PST facility was identified in the TCEQ database. Additionally, a phone call was placed to Mr. William Robertson, Subject Property contact who indicated the previous owner owned the property for 40 years (see owner questionnaire in Appendix E). Based on the phone conversation with Mr. Robertson, the Subject Property was identified as a bank and auto sales lot prior to the previous owner's ownership.*
- *On June 8, 2021, Quantum's Environmental Professional conducted a site reconnaissance at the Subject Property. A review of Harris County Appraisal District (HCAD) information depicts the Subject Property as a 2.1997-acre property with three (3) structures built between 1964 and 2002. Site specific observations noted during the site reconnaissance include: a 3,077-square foot two-story commercial building (Smoothies King) with second floor office and a 6,9904-square foot restaurant (Cha Cho's) consisting of a dining area; kitchen; storage room; utility room; bar; pantry; two (2) freezers; office; restroom; a 1,500-square foot wood frame structure used for storage; on-site storm drains; a dumpster area with grease trap; and concrete parking surrounding the Subject Property building. Potable water and sanitary sewage disposal are provided via Houston municipal services.*

CONCLUSION

Quantum has performed the Phase I ESA in conformance with the scope and limitations of the Standard and Practices for All Appropriate Inquiry (AAI), Final Rule 40 CFR Part 312 and ASTM Practice E 1527-13. No significant data gaps were observed during this Phase I ESA.

This Phase I ESA has revealed the following in reference to the Subject Property:

Recognized Environmental Conditions (RECs) – *This assessment has revealed the following potential RECs in connection with the Subject Property.*

- *Buck Emory Service Station/Texaco Service Station addressed 6002 Westheimer Road, Houston, Texas 77057 (Subject Property) was identified in the city directory from 1959 to 1977.*

CONCLUSION (continued)

Based on government regulatory inquiry and phone conversation performed on June 11, 2021, this potential REC was not registered in the TCEQ database and the property owner who has owned the property for 40-years indicated prior to his ownership, the property was identified as a bank and automobile sales lot. This data gap does not appear to represent a high risk that is expected to adversely impact the Subject Property.

Controlled Recognized Environmental Conditions (CRECs) – *This assessment has revealed no CRECs in connection with the Subject Property.*

Historical Recognized Environmental Conditions (HRECs) – *This assessment has revealed no HRECs in connection with the Subject Property.*

De minimis Conditions – *This assessment has revealed no evidence of de minimis conditions in connection with the Subject Property.*

Site Risk

Governmental record review, available historical search information and the completed assessment revealed the following:

- ***The Subject Property is identified as a Retail Center, comprised of a 6,904-square foot Cha Cho's Restaurant built in 1987 and a 3,077-square foot Smoothie King built in 1964, that are affixed on a 2.1997-acre property.***
- ***City directory information identified the Subject Property as a service station from 1959 to 1977. Based on government regulatory inquiry and phone conversation performed on June 11, 2021, this potential REC was not registered in the TCEQ database and the property owner, who has owned the property for 40-years indicated prior to his ownership, the property was identified as a bank and automobile sales lot. This data gap does not appear to represent a high risk that is expected to adversely impact the Subject Property.***

Subsequently, current Subject Property operations/activities and surrounding facilities appear to pose a minimal risk are not expected to adversely impact the Subject Property.

PROFESSIONAL OPINION

Accordingly, per ASTM Practice E-1527-13 guidance, based on review of governmental records; previously assembled historical data; and site-specific observations, Quantum is of the opinion that at the time of this assessment, no documented recognized environmental conditions (RECs) were identified that currently pose an environmental threat that is expected to adversely impact the Subject Property. Therefore, no additional investigation is warranted for the Subject Property at this time.

The conclusions and opinions furnished in this report are based on Quantum Environmental Consultants, Inc. professional opinion of the environmental conditions identified in accordance with ASTM Standard E 1527-13 guidance. As per the ASTM Regulatory Guidance (ASTM Guidance 1527-13 Section 4.5.1), “No Phase I ESA can wholly eliminate uncertainty regarding the potential for recognized environmental conditions (REC) in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and this practice recognized reasonable limits of time and cost”. Should the user of this document desire greater certainty; further investigation beyond the scope of the ASTM Standard E 1527-13 guidance may be needed.

2.0 INTRODUCTION

Ms. Patricia Sosa of Central Bank authorized Quantum to perform a Phase I Environmental Site Assessment (ESA) on the Subject Property located at 6000, 6010, 6018 & 6020 Westheimer Road, Houston, Texas 77057. Quantum's Environmental Professionals conducted the Phase I ESA on June 8, 2021. Personnel qualifications are provided in Appendix A.

2.1 PURPOSE

The purpose of the Standard and Practices for All Appropriate Inquiry (AAI), Final Rule 40 CFR Part 312 and ASTM Practice E 1527-13 is to define good commercial and customary practice in the United States of America for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) and petroleum products. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability [hereinafter, the landowner liability protections (LLPs)]: that is, the practice that constitutes all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary practice as defined at 42 U.S.C. §9601(35) (B).

Controlled substances are not included within the scope of this standard. Persons conducting an environmental site assessment as part of an EPA Brownfields Assessment and Characterization Grant awarded under CERCLA 42 U.S.C. §9604(k)(2) (B) must include controlled substances as defined in the Controlled Substances Act (21 U.S.C. §802) within the scope of the assessment investigations to the extent directed in the terms and conditions of the specific grant or cooperative agreement. Additionally, an evaluation of business environmental risk associated with a parcel of commercial real estate may necessitate investigation beyond that identified in this practice.

In defining the Standard and Practices for All Appropriate Inquiry (AAI), Final Rule 40 CFR Part 312 and ASTM Practice E 1527-13 of good commercial and customary practice for conducting an environmental site assessment of a parcel of property, the goal of the processes established this practice is to identify recognized environmental conditions.

2.2 DETAILED SCOPE OF SERVICES

The Scope of Services for the completion of this Phase I ESA were as follows:

- Review available records of State and Federal regulatory authorities, permits, citations, violations, etc. relating to the Subject Property and adjacent properties per the Standard and Practices for All Appropriate Inquiry (AAI), Final Rule 40 CFR Part 852 and ASTM Practice E 1527-13.
- Perform a visual inspection of the Subject Property and surrounding areas to determine if activities on the Subject Property or the surrounding land uses have or may have any potential impact on the Subject Property.
- Review soils information available through the United States Department of Agriculture Soil Conservation Service.
- Review site history as revealed through available aerial photographs or other available sources for the subject and surrounding properties.
- Request specific information from the local power company regarding any Polychlorinated Bi-Phenyls (PCBs) content of transformers on site, as required. (40 CFR 761 - Polychlorinated Bi-Phenyls (PCBs) Manufacturing, Processing, Distribution in Commerce, and Use Prohibitions).
- Conduct interviews with Local Government Officials including local Fire Departments, Local Health Agency, etc.
- Review other site conditions or compliance problems (not including building codes) that would require future environmental remediation and compliance expenditures.

The scope of this Phase I Environmental Site Assessment **will not** include sampling of soil, groundwater or building material; a Chain of Title or Environmental Lien search; or any non-scope considerations, unless specifically contracted for, to include but not limited to: Asbestos containing building material testing; Radon testing; Lead-based paint testing; Lead in drinking water testing; ecological resources assessment; indoor air quality/mold sampling assessment; biological agent assessment; and earthquake and fault zone assessment.

2.3 SPECIAL TERMS AND CONDITIONS

In performing the Phase I Environmental Site Assessment (ESA), guidelines from the Standard and Practices for All Appropriate Inquiry (AAI), Final Rule 40 CFR Part 852 and ASTM Practice E 1527-13 for Commercial Real Estate were generally followed except where The Client's requirements for conducting an ESA superseded or exempted the aforementioned guidelines.

2.4 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT

This Phase I ESA was performed by Quantum in accordance with generally accepted practices of the profession in performing similar studies in the same general area and during the same general time frame. Quantum observed the same degree of care and skill generally exercised by the profession under similar circumstances. Quantum's observations and findings cannot be considered as scientific certainties. The conclusions are based on our professional judgment regarding the significance of the limited information available during the course of this study. Specifically, Quantum does not and cannot represent that the Subject Property contains no recognized environmental conditions, and/or other latent conditions beyond that observed by Quantum in the course of this Phase I ESA.

Additionally, there are conditions that may affect Quantum's ability to assess the Subject Property. These include, but are not limited to, limited/denied access, exact Subject Property boundaries, dense vegetation, equipment/material and paved surfaces covering potential environmental concerns (e.g., soil staining, petroleum storage tank (PST) fill ports and piping, pits, land filled materials, etc.) and weather conditions. If additional pertinent information is discovered following submission of this report or if environmental concerns are later identified due to changes at the Subject Property (e.g., construction and/or excavation activities), additional evaluation may be required.

2.5 RELIANCE

This Phase I ESA was prepared in conformance with the scope and limitations the Standard and Practices for All Appropriate Inquiry (AAI), Final Rule 40 CFR Part 852 and ASTM Practice E 1527-13 for Commercial Real Estate. This Phase I ESA was prepared for The Client or its assigned subsidiaries based on findings at the Subject Property. Any exceptions or deletions from this practice are described in Section 2.0 of this report. No other person or organization is entitled to rely upon any part of this report without the prior written consent of Quantum. The Client or its assigned subsidiaries may release all or part(s) of this report to third parties, however, such third parties in using this report agree that it shall have no legal recourse against Quantum or its subsidiaries, and shall indemnify and defend Quantum or its subsidiaries from and against all claims arising out of or in conjunction with such use or reliance.

2.6 ENVIRONMENTAL PROFESSIONAL

Quantum's Environmental Professional(s) performed and/or supervised all appropriate inquiries. The Environmental Professional(s) is defined as a person meeting the education, training, and experience requirements as set forth in 40 CFR § 312.10(b). "We declare that to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in § 312.10 of this part [40 CFR Part 312]. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Subject Property. We have developed and performed the AAI in conformance with the standards and practices set forth in 40 CFR Part 312." A copy of Quantum's Professional qualifications is provided in Appendix A.

The conclusions and opinions furnished in this report are based on Quantum Environmental Consultants, Inc. professional opinion of the environmental conditions identified in accordance with ASTM Standard E 1527-13 guidance. No Phase I ESA can wholly eliminate uncertainty regarding the potential for Recognized Environmental Conditions about a property. Should the user of this document desire greater certainty; further investigation beyond the scope of the ASTM Standard E 1527-13 guidance may be needed.

3.0 SITE DESCRIPTION

3.1 LOCATION AND LEGAL DESCRIPTION

The Subject Property identified as a Retail Center located at 6000, 6010, 6018 & 6020 Westheimer Road, Houston, Texas 77057. A legal description of the Subject Property is as follows:

LTS 86, 87, 88 BLK 5 WESTHAVEN ESTATES SEC 1, Houston, Harris County, Texas.

RES A BLK 1 CHACHOS ON WESTHEIMER, Houston, Harris County, Texas

Photographs taken during the site reconnaissance are included in Appendix B. Site location and site layout maps of the Subject Property are included in Appendix C.

3.2 SITE AND VICINITY CHARACTERISTICS

The Subject Property is a Retail Center located north of Westheimer Road, south of Burgoyne Drive, west of Nantucket Drive and east of Potomac Drive in Richmond. The Subject Property is a L-shaped property located in an area of residential and commercial land use.

The topography of the Subject Property is relatively flat but slopes toward on-site drains that lead to storm sewers along Westheimer Drive and Nantucket Drive. According to the United States Geological Survey (USGS) Bellaire Texas Quadrangle Map (1983), the Subject Property is situated at an elevation of approximately 82.02 feet above mean sea level. The longitude and latitude are -95.487619° and 29.738277°, respectively. A copy of the USGS map is provided in Appendix C.

The Subject Property is bound by a roadway, residential/commercial; and vacant properties.

3.3 CURRENT USES OF THE PROPERTY

The Subject Property is identified as Retail Center, which is described as a 6,904-square foot Cha Cho's Restaurant built in 1987 and a 3,077-square foot Smoothie King built in 1964, affixed on a 2.1997-acre property.

3.4 DESCRIPTION OF STRUCTURES, ROADS, AND OTHER IMPROVEMENTS ON THE SITE

The entrance to the Subject Property is from the south via Westheimer Road with an alternate entrance from the east via Nantucket Drive. A review of Harris County Appraisal District (HCAD) information depicts the Subject Property as a 2.1997-acre property with three (3) structures built between 1964 and 2002. Site specific observations noted during the site reconnaissance include: a 3,077-square foot two-story commercial building (Smoothies King) with second floor office and a 6,9904-square foot restaurant (Cha Cho's) consisting of a dining area; kitchen; storage room; utility room; bar; pantry; two (2) freezers; office; restroom; a 1,500-square foot wood frame structure used for storage; on-site storm drains; a dumpster area with grease trap; and concrete parking surrounding the Subject Property building. Potable water and sanitary sewage disposal are provided via Houston municipal services.

3.5 CURRENT USES OF ADJOINING PROPERTIES

The current uses of the adjoining properties, which may or may not have resulted in an impact to the Subject Property, were identified by review of historical sources and interviews, when possible.

To the north is residential property. To the south is Westheimer Road, which is commercial property. To the east is Nantucket Road beyond, which is commercial property. To the west is Potomac Drive beyond, which is commercial property.

4.0 USER PROVIDED INFORMATION

4.1 TITLE RECORDS

On June 1, 2021, Quantum requested title records concerning the Subject Property. The owner did not provide title records for the Subject Property. However, a commitment for title insurance was issued by Fidelity National Title Insurance Company.

4.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

On June 1, 2021, Mr. William Robertson completed a user questionnaire. In his response to the questionnaire, Mr. Robertson indicated that he was unaware of any environmental liens or activity and use limitations associated with the Subject Property. A copy of the user questionnaire and response is provided in Appendix E.

4.3 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

According to Harris County Appraisal District records, the Subject Property owner is 6000 Westheimer JV/Post Oak Shoes LTD II listed in appraisal district records. A copy of the Harris County Appraisal District property detail sheet is included in Attachment E.

4.4 OTHER HISTORICAL INFORMATION

No other historical information was reviewed concerning the Subject Property.

5.0 RECORDS REVIEW

Quantum has obtained environmental lists published by the United States Environmental Protection Agency (EPA), the Texas Commission on Environmental Quality (TCEQ), and compiled by Banks Information Solutions, Inc. (Environmental FirstSearch) to determine if there are any known sites producing, storing, and/or disposing of toxic or hazardous materials that may impact the Subject Property. This information is provided below. A copy of the record search is provided in Appendix D.

5.1 STANDARD ENVIRONMENTAL RECORD SOURCES, FEDERAL AND STATE

5.1.1 Federal National Priority List (NPL) Sites

The NPL issued by the EPA, is the list of high priority hazardous waste sites in the United States eligible for long-term remedial action financed under the federal Superfund program or SEMS database (formerly known as the CERCLIS database). The EPA will only add sites to the NPL list based upon completion of the Hazard Ranking System (HRS) screening, public solicitation of comments about the proposed site, and after all comments have been addressed. No NPL sites were identified within a one-mile radius of the Subject Property.

5.1.2 Federal Delisted National Priority List (DNPL) Sites

DNPL is a list of all sites that have been deleted from the EPA NPL list (SEMS database). No DNPL delisted sites were identified within a half-mile radius of the Subject Property.

5.1.3 Federal Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Superfund Enterprise Management System (SEMS) Sites

The CERCLA SEMS database is a comprehensive listing of known or suspected uncontrolled or abandoned hazardous waste sites. The EPA maintains the SEMS database to track sites under the Comprehensive Environmental Response, Compensation, and Liability Act, a federal law designed to clean up abandoned hazardous waste sites. These sites are either proposed, listed or under review currently to be a part of the National Priority List. No CERCLIS SEMS sites were identified within a half-mile radius of the Subject Property.

5.1.4 Federal CERCLA SEMS No Further Remedial Action Planned (NFRAP) Sites

From the Superfund Enterprise Management System (SEMS) database No Further Remedial Action Planned or NFRAP have been removed from the listing. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the site being placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. No CERLIS NFRAP sites were identified within a half-mile radius of the Subject Property.

5.1.5 Federal Resource Conservation and Recovery Act (RCRA) Facility List

This database lists all sites that fall under the Resource Conservation and Recovery Act (RCRA) and are not classifiable as treatment, storage, disposers of hazardous materials, hazardous waste generator or subject to corrective action activity. Four RCRA sites were identified within a quarter-mile radius of the Subject Property. All four sites with locations ranging from 0.05 miles southwest to 0.23 west of the Subject Property are registered as inactive RCRA non-generator facilities with no violations noted in the attached regulatory database report. **Based on the location, distance and historical search information, these REC sites are not expected to adversely impact the Subject Property.** A summary of these sites is included in the Table Section of the Attachments.

5.1.6 Federal Resource Conservation and Recovery Act (RCRA) CORRACTS Facility List

The RCRA Corrective Action Sites (CORRACTS) database includes RCRA sites with reported corrective action, which is published by the EPA. No RCRA Corrective Action (CORRACT) sites were identified within a mile radius of the Subject Property.

5.1.7 Federal RCRA non-CORRACTS Transportation, Storage and Disposal (TSD) Sites List

Published by EPA, this list identifies facilities in which the treatment, storage, and/or disposal of hazardous waste take place, as defined and regulated by RCRA. Information pertaining to the status of facilities tracked by the RAATS is included in the RCRA-TSD report. No RCRA Non-Corrective Action TSD sites were identified within a half-mile radius of the Subject Property.

5.1.8 Federal RCRA Generators List

The Resource Conservation and Recovery Information System (RCRA) Large-Quantity Generators (LQG) report contains information pertaining to facilities, which either generate more than 1,000 kg of hazardous waste per month or meet other applicable requirements of RCRA. Information pertaining to the status of facilities tracked by the RCRA Administrative Action Tracking System (RAATS) is included in the RCRA Large-Quantity Generator report. No RCRA Large Quantity Generator (LQG) sites were identified within a quarter-mile radius of the Subject Property.

The Resource Conservation and Recovery Information System (RCRA) Small Quantity Generator (SQG) list contains sites, which generate between 100 kg and 1000 kg of hazardous waste per month. No RCRA Small Quantity Generator (SQG) sites were identified within a quarter-mile radius of the Subject Property.

The Resource Conservation and Recovery Information System (RCRA) Conditionally Exempt Generator (CEG) list contains sites, which generate between less than 100 kg of hazardous waste per month. No RCRA Conditionally Exempt Generator (CEG) sites were identified within a quarter-mile radius of the Subject Property.

5.1.9 Dry Cleaners (DRYC) Sites

The Dry Cleaner data houses both the Dry Cleaner Remediation Program (DCRP) Information and PERC information released by the TCEQ. The DCRP database contains records funded for state-lead clean-up of drycleaner related contaminated sites. The DCRP administers the Dry-Cleaning Facility Release Fund to assist with remediation contamination caused by dry cleaning solvents. Two Dry Cleaner (DRYC) sites were identified within a quarter-mile radius of the Subject Property. Good Neighbor Cleaners located at 5876 Westheimer Road, Houston, Texas is 0.23 miles east of the Subject Property and registered as a drop station in 2005. Pilgrim Cleaners 10 located at 2538A Briar Ridge Drive, Houston, Texas 77057 is 0.22 miles west of the Subject Property and registered as a full-service dry-cleaning facility.

On June 8, 2021, Quantum contacted the TCEQ Austin Dry-Cleaning Registration Office to inquire about full-service facility identified in the attached database report. According to the inquiry, Pilgrim Cleaners was registered as a full-service facility that used perchloroethylene (Perc) and converted to a petroleum-based cleaning agent in 2004. **Based on the location, distance and historical search information, these REC sites are not expected to adversely impact the Subject Property.** A summary of these sites is included in the Table Section of the Attachments.

5.1.10 Federal Brownfield Sites

Federal Brownfield sites are a listing of sites that assist the EPA in collecting, tracking, and updating information of sites in relation to the Small Business Liability Relief and Brownfield Revitalization Act. These sites are real property that is either abandoned or underutilized where redevelopment or expansion is complicated by real or perceived environmental contamination. No Federal Brownfields sites were identified within a half-mile radius of the Subject Property.

5.1.11 Federal Engineering and Institutional Controls (IC/EC) Sites

The Brownfield Management System (BMS) is a database designed to assist the EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield Grant Programs. The Federal Engineering and Institutional Controls are Superfund sites that have either engineering or an institutional control. The data includes the control and media contaminated. No Federal IC/EC sites were identified within a half-mile radius of the Subject Property.

5.1.12 Federal Emergency Response Notification System (ERNS) Sites

The ERNS is a national database which contains information from spill reports regarding reported releases of hazardous substances, including petroleum, made to Federal authorities including the EPA, the United States Coast Guard, the National Response Center, and the Department of Transportation. The ERNS reporting system contains preliminary information on specific releases, including the spill location, the substance released, and the responsible party. Two Emergency Response Notification (ERNS) sites were identified within a quarter-mile radius of the Subject Property. The first incident occurred on September 18, 2017, at 5901 Westheimer Road, Houston, Texas 77057, 0.18 miles southeast of the Subject Property. A caller stated that approximately 70-gallons of mineral oil discharged from the pole-mounted transformers which drained into the storm sewer. The second incident occurred on November 25, 2002, at 2419 Jamestown Mall, Houston, Texas 77057, 0.2 miles northwest of the Subject Property. A caller stated that hydrocarbon was sprayed on exterior of house which entered the interior of the house. The caller had no additional information. No known fatalities were reported for these incidents. **Based on the location, distance, and historical search information, these REC sites are not expected to adversely impact the Subject Property.** A summary of these sites is included in the Table Section of the Attachments.

5.1.13 Tribal Land

Indian lands of the United States that is a database of areas with boundaries established by treaty, statute, and (or) executive court order, recognized by the Federal Government as territory in which American Indian tribes have primary government authority. The Indian Lands of the United States map layer show areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are federally administered lands within a reservation, which may or may not be considered part of the reservation. No Tribal Land sites were identified within a one-mile radius of the Subject Property.

5.1.14 State/Tribal Sites

The Texas State Superfund Quarterly Status Report contains information on abandoned or inactive hazardous waste sites in the State of Texas that do not qualify for federal Superfund action and cannot be resolved under the hazardous waste program or an agreed administrative order. Potential State Superfund sites receive a Hazard Ranking Score and a remedial investigation/feasibility study. If these studies suggest that the facility poses an imminent and substantial endangerment to the environment or public health and safety, the proposed site is formally listed on the State Superfund Report. The Texas State Superfund is equivalent to the state CERCLIS. No State/Tribal sites were identified within a one-mile radius of the Subject Property.

5.1.15 State Spills 90 Sites

The State Spills 90 sites are the database of emergency response actions and spill releases dating from 2002 to present. No State Spills 90 sites were identified within a quarter-mile radius of the Subject Property.

5.1.16 State/Tribal Landfill and/or Solid Waste Disposal Sites

The State/Tribal Solid Waste Landfill (SWL) Management Facilities Directory is a comprehensive listing of all reported active and inactive permitted solid waste facilities and landfill sites operating within the State of Texas. No Solid Waste Landfill (SWL) sites were identified within a half-mile radius of the Subject Property.

5.1.17 State/Tribal Petroleum/Aboveground Storage Tank (PST/AST) Sites

The State/Tribal PST/AST report is a comprehensive listing of all registered aboveground and Petroleum storage tanks located within the State of Texas. Two State/Tribal PST/AST sites were identified within a quarter-mile radius of the Subject Property. RAS 6 7900 Located at 6166 Westheimer Road, Houston, Texas 77057 is 0.25 miles southwest of the Subject Property have PSTs removed from the ground and registered as a Leaking Petroleum Storage Tank (LPST) facility with final concurrence issued by the Texas Commission on Environmental Quality (TCEQ). The remaining site, Groundkeepers located at 6021 Winsome Lane, Houston, Texas 77057 is 0.19 miles south of the Subject Property has PSTs removed from the ground and not registered as an LPST facility. **Based on the location, distance, and historical search information, these REC sites are not expected to adversely impact the Subject Property.** A summary of these sites is included in the Table Section of the Attachments.

5.1.18 State/Tribal Leaking Petroleum Storage Tank (LPST) Sites

The State/Tribal Leaking Petroleum Storage Tank (LPST) report contains information pertaining to reported leaking Petroleum storage tanks, spills, and tank overfills located within the State of Texas. Five Leaking Petroleum Storage Tank (LPST) sites were identified within a half-mile radius of the Subject Property. All five sites, with locations ranging from 0.09 miles southwest to 0.45 miles southwest of the Subject Property, are registered with final concurrence issued by the Texas Commission on Environmental Quality (TCEQ), indicating no further action is warranted in affiliation with previously identified leaks; adverse environmental impacts; and/or affected areas. **Based on the location, distance and historical search information, these HREC sites are not expected to adversely impact the Subject Property.** A summary of these sites is included in the Table Section of the Attachments.

5.1.19 State/Tribal Voluntary Cleanup Program (VCP) Sites

The Texas Voluntary Cleanup Program (VCP) Sites database includes information on sites enrolled in the Texas Voluntary Cleanup Program. Seven Voluntary Cleanup Program (VCP) sites were identified within a half-mile radius of the Subject Property. Pilgrim Cleaners-Briar Ridge located at 2538A Briar Ridge Drive, Houston, Texas 77057 is 0.23 miles west of the Subject Property, has completed VCP activities. Polo Cleaners located at 6210 Westheimer Road, Houston, Texas 77057 and Westheimer Plaza located at 6237 Westheimer Road, Houston, Texas 77057 are 0.29 miles and 0.35 miles west of the Subject Property and registered as having transferred to the Dry-Cleaning Remediation Program (DCRP). The Plaza on Westheimer and The Meridian Apartments located at 6263 Westheimer Road, Houston, Texas 77057 are 0.38 miles west of the Subject Property, respectively. Both sites are registered with completing VCP activities and

affiliated with Innocent Owner/Operator Program designations (IOP IDs: 925 and 346). Car Wash King located at 6224 Richmond Avenue, Houston, Texas 77057 is 0.46 miles southwest of the Subject Property, is registered with withdrawing from the VCP and affiliated with an Innocent Owner/Operator Program designation (IOP ID: 261). Pilgrim Cleaners Briar Grove located at 6106 Westheimer Road, Houston, Texas 77057 is 0.05 miles west of the Subject Property and registered with termination from the VCP. **Based on the location, distance, and historical search information, these sites are not expected to adversely impact the Subject Property.** A summary of these sites is included in the Table Section of the Attachments.

5.1.20 State/Tribal Engineering and Institutional Controls (IC/EC) Sites

The State/Tribal Engineering and Institutional Controls (IC/EC) Sites database contains a listing of Voluntary Cleanup Program (VCP) sites and the Innocent Owner/Operator Program sites. Some VCP and IOP sites are noted as having institutional controls placed on them. One State IC/EC site was identified within a half-mile radius of the Subject Property. Pilgrim Cleaners-Briar Ridge located at 2538A Briar Ridge Drive, Houston, Texas 77057 is 0.23 miles west of the Subject Property and registered with a Municipal Setting Designation (MSD). **Based on the location, distance, and historical search information, this REC site is not expected to adversely impact the Subject Property.** A summary of this site is included in the Table Section of the Attachments.

5.1.21 Texas Industrial Hazardous Waste (IHW) Notice of Registration (State Other) Sites

The Texas Industrial Hazardous Waste Notice of Registration (IHW NOR) sites (sometimes referred to as unplotable sites) were reported in the electronic file search. These are sites, which are selected by zip code, county, or another search criterion, but for which there is not enough information in the database to plot the site on the map. Unplotable sites can sometimes be verified during the site visit but are not always apparent. Unplotable sites may have the potential to impact the Subject Property. Five Texas Industrial Hazardous Waste (IHW) Notice of Registration (State Other) sites were identified within a quarter-mile radius of the Subject Property. Pilgrim Cleaners 10 located at 2538A Briar Ridge Drive, Houston, Texas 77057 is 0.22 miles west of the Subject Property and registered with a closure request. The remaining four sites, with locations ranging from 0.05 miles southwest to 0.23 miles west of the Subject Property, are registered as inactive facilities in the TCEQ database. **Based on the location, distance and historical search information, these REC sites are not expected to adversely impact the Subject Property.** A summary of these sites is included in the Table Section of the Attachments.

5.1.22 State/Tribal Brownfield Sites

State/Tribal Brownfield Sites are a listing of all former industrial properties that lie dormant or underutilized due to liability associated with real or perceived contamination. Some sites are noted to have institutional controls on them. The Brownfield Management System (BMS) is a database designed to assist the EPA in collecting, tracking, and updating information, as well as reporting on major activities and accomplishments of the various Brownfield Grant Program. No State/Tribal Brownfield (ST BWN) sites were identified within a half-mile radius of the Subject Property.

5.1.23 State Water & Oil/Gas Well Sites

The State Water & Oil/Gas Well sites database includes information on active or abandoned sites enrolled in the Railroad Commission of Texas. One Water and Oil/Gas Well site was identified within a quarter-mile radius of the Subject Property. Well ID: HGSD9865 owned by Parvzian, Gus is registered as a public supply water well. **Based on the location, distance and historical search information, this site is not expected to adversely impact the Subject Property.** A summary of this site is included in the Table Section of the Attachments.

5.1.24 State/Tribal Equivalent NPL Sites

This database contains sites determined by the TCEQ that may constitute an imminent or substantial endangerment to public health and safety or to the environment due to a release of hazardous substances into the environment. No State/Tribal NPL sites were identified within a one-mile radius of the Subject Property.

5.1.25 State/Tribal Municipal Settings Designation (MS) Sites

The TCEQ defines a Municipal Settings Designation (MSD) as an official state designation given to a property within a municipality or its extraterritorial jurisdiction that certifies that designated groundwater at the property is not used as potable water and is prohibited from future use as potable water because that groundwater is contaminated in excess of the applicable potable-water protective concentration level. The prohibition must be in the form of a city ordinance, or a restrictive covenant that is enforceable by the city and filed in the property records. One State/Tribal Municipal Settings Designation (MS) site was identified within a quarter-mile radius of the Subject Property. Isabella Enterprises Inc. Liquidating Trust located at 2538 and 2530 Briar Ridge Drive, Houston, Texas is 0.24 miles west of the Subject Property and registered as a 2.56-acre tract. **Based on the location, distance, and historical search information, this REC site is not expected to adversely impact the Subject Property.** A summary of this site is included in the Table Section of the Attachments.

5.1.26 National Wetlands Inventory (NWI)

The National Wetlands Inventory (NWI) is a database of information in select areas of the United States on the characteristics, extent, and status of the Nation's wetlands and deep-water habitat. No National Wetlands Inventory (NWI) sites were identified within a half-mile radius of the Subject Property.

5.1.27 Unmapped Sites (UMS)

The Unmapped Regulatory Database Sites are locations identified within the Regulatory Database Report that could not have the physical address listing for the facility located/verified. Eight unmapped sites were listed within the radius search but could not have the physical address identified. One (1) CER SEMS NFRAP site; five (5) LPST sites; one (1) PST site and one (1) HW site were recorded in the attached regulatory database report. **Based on the visible inspections surrounding the Subject Property, none of the listed unmapped sites were found and are not expected to adversely impact the Subject Property.** A summary of these sites is included in the Table Section of the Attachments.

5.2 PHYSICAL SETTING SOURCE

The United States Geological Survey (USGS) provides topographic information for the site and vicinity. Based on the USGS Bellaire Texas Quadrangle Topographic Map dated 1983, the Subject Property is situated at an elevation of approximately 82.02 feet above mean sea level. The Federal Emergency Management Agency (FEMA), Harris County, Texas identifies the panel as No. 48201C0855L – June 18, 2007 which shows that the Subject Property lies in Zone AE, are the special flood hazard areas subject to inundation by the 1% annual chance (base) flood, in which base flood elevations have been determined. The Base Flood Elevation is the water-surface elevation of the annual 1% annual chance flood. A copy of the FEMA and topographic map is provided in Appendix C.

Soils

The “Soil Survey of Harris County, Texas” published by the United States Department of Agriculture, Natural Resources Conservation Service, in cooperation with the Texas Agricultural Experiment Station and Texas State Soil and Water Conservation Board, was reviewed for soil. According to the United States Department of Agriculture, Soil Conservation Service, soils underlying the Subject Property are classified as **Bg—Bernard-Urban land complex**.

Bg—Bernard-Urban land complex. The Bernard component makes up 55 percent of the map unit. Slopes are 0 to 1 percent. This component is on abandoned meander scrolls on flat coastal plains. The parent material consists of clayey fluviomarine deposits derived from igneous, metamorphic and sedimentary rock. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is high. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 18 inches during January, February and December. Organic matter content in the surface horizon is about 4 percent. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 13 percent. Urban land soil (35%) is a miscellaneous area. Unnamed soil (10%) is a minor component.

5.3 HISTORICAL USE INFORMATION ON THE PROPERTY/ADJOINING PROPERTIES

Historical aerial photographs were obtained from the Banks Information Solutions, Inc. for multiple decades dating from the near present to as far back as 1938. Aerial photographs were obtained for the years 1938, 1944, 1953, 1962, 1976, 1983, 1995, 2004, 2010, 2016 and 2020. The historical aerial photographs are presented as Appendix C.

5.3.1 Aerial Photographs

The 1938 aerial photograph identified the Subject Property as rural undeveloped property. The adjoining properties uses were also identified as rural property.

The 1944 aerial photograph identified the Subject Property as similar to the 1938 photograph. The adjoining properties uses were also identified with sparse residential development.

The 1953 aerial photograph identified the Subject Property with several structures. The adjoining properties uses were identified with continued development along new roadways.

The 1962 aerial photograph identified the Subject Property with additional commercial structures. The adjoining properties uses were identified with continued residential and commercial development along new and established roadways.

The 1976 aerial photograph identified the Subject Property similar to the 1962 photograph. The adjoining properties uses were identified with continued development.

The 1983 aerial photograph identified the Subject Property similar to the 1976 photograph. The adjoining properties uses were identified with continued development.

The 1995 aerial photograph identified the Subject Property with commercial structures. The adjoining properties uses were identified with continued development.

The 2004 aerial photograph identified the Subject Property similar to the 1995 photograph. The adjoining properties uses were identified with continued development.

The 2010 aerial photograph identified the Subject Property similar to the 2004 photograph. The adjoining properties uses were identified with continued development.

The 2016 aerial photograph identified the Subject Property similar to the 2010 photograph. The adjoining properties uses were identified similar to the 2010 photograph.

The 2020 aerial photograph identified the Subject Property and the adjoining properties as they appear today. Copies of these aerial photographs are provided in Appendix C.

5.3.2 US Geological Topographic Map

The US Geological Survey Bellaire Texas Quadrangle Topographic Map dated 1983 was reviewed for the Subject Property. Based on a review of this map, no structures appeared on the Subject Property. A copy of the map is provided in Appendix C.

5.3.3 Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map

The Federal Emergency Management Agency (FEMA), Harris County, Texas identifies the panel as No. 48201C0855L – June 18, 2007, which shows that the Subject Property lies in Zone X, which are areas determined to be outside the 0.2% annual chance floodplain. A copy of the FEMA and topographic map is provided in Appendix C.

5.3.4 Sanborn Maps

Banks Information Solutions, Inc. completed a Fire Insurance Map Research Report for the Subject Property area. No Sanborn maps were noted for the Subject Property. A copy of the Fire Insurance Map Research Report is included in Appendix E.

5.3.5 City Directory Search

Banks Environmental Data, Inc. conducted a city directory search for the Subject Property dating back from 1953 to 2007 to identify any residential or commercial properties noted as dwelling or operating on the Subject Property. From the review, the Subject Property was identified in the city directories as a Vacant (6010), Chessir Shower Door Co. (6006), Buck Emory Service Station (6002) McCorkle Automotive Service/Miller & Kersten's Auto Service (6000) in 1959; Klare' Grocery (6010), Konetzke Plumbing Co. (6006), Buck Emory Service Station and Auto Repair (6002/6000) in 1963 and 1972; Farmers Insurance Group (6020/6018), Oaks TV (6010), Konetzke Plumbing Co. (6006 1/2), Holsonback Texaco Services (6002) in 1977; Sigma Computers (6020), Greek Garden Restaurant (6018) Golden Nugget Pawn Shop (6010) Grapevine Lounge (6006) Coach Care Auto Grooming (6000) in 1982; Commerce Savings Association (6020), Vacant (6018), Golden Nugget Pawn Shop (6010) Grapevine Lounge (6006), You Save Auto Rentals (6000) in 1986 and Royal Management Group (6020), Chacho's Mexican Restaurant (6006) in 2007. Additionally, the city directories search was enhanced to encompass the adjoining and surrounding properties. A review of the adjoining and surrounding properties found commercial properties from 1953 to 2007. A copy of the city directories search is provided as Table 2 of the Table Section.

5.3.6 Data Gaps

Section 3.2.20 (ASTM Practice E 1527-13) defines a data gap as, "*a lack or inability to obtain information required by the Practice despite good faith efforts of the environmental professional to gather such information.*" Based on historical data obtained and reviewed, Quantum noted the following interpreted data gaps:

- On June 1, 2021, Quantum requested title records concerning the Subject Property. The owner did not provide title records for the Subject Property. However, a commitment for title insurance was issued by Fidelity National Title Insurance Company.

6.0 SITE RECONNAISSANCE

6.1 GENERAL SITE SETTING

Drainage

Surface water drainage at the Subject Property is toward on-site drains that lead to storm sewers along Westheimer Drive and Nantucket Drive.

6.2 PHYSICAL SETTING ANALYSIS, IF MIGRATING HAZARDOUS SUBSTANCES ARE AN ISSUE

Migration of hazardous substances from offsite sources onto the Subject Property does not appear to be an issue.

6.3 STORAGE TANKS

No underground or aboveground tanks were identified on the Subject Property during the site reconnaissance on June 8, 2021. No monitoring wells were identified on the Subject Property.

6.4 INDICATIONS OF PCBS

Six (6) pole-transformers were identified on the Subject Property during the June 8, 2021, site reconnaissance. The transformers did not indicate any signs of leaks or rust. No other potential polychlorinated biphenyl (PCB) containing equipment was identified on the Subject Property.

6.5 EXTERIOR OBSERVATIONS

The entrance to the Subject Property is from the south via Westheimer Road with an alternate entrance from the east via Nantucket Drive. A review of Harris County Appraisal District (HCAD) information depicts the Subject Property as a 2.1997-acre property with three (3) structures built between 1964 and 2002. Site specific observations noted during the site reconnaissance include: a 3,077-square foot two-story commercial building (Smoothies King) with second floor office and a 6,990-square foot restaurant (Cha Cho's) consisting of a dining area; kitchen; storage room; utility room; bar; pantry; two (2) freezers; office; restroom; a 1,500-square foot wood frame structure used for storage; on-site storm drains; a dumpster area with grease trap; and concrete parking surrounding the Subject Property building. Potable water and sanitary sewage disposal are provided via Houston municipal services. Photographs of the Subject Property are provided in Appendix B.

6.6 INTERIOR OBSERVATIONS

The Subject Property is identified as Commercial Property, which is described as a 6,904-square foot Cha Cho's Restaurant built in 1987 and a 3,077-square foot Smoothie King built in 1964, affixed on a 2.1997-acre property.

6.7 HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS IN CONNECTION WITH IDENTIFIED USES

No underground or aboveground tanks were identified on the Subject Property during the June 8, 2021, site reconnaissance. No monitoring wells were identified on the Subject Property.

6.8 HAZARDOUS SUBSTANCE AND PETROLEUM PRODUCTS CONTAINERS AND UNIDENTIFIED SUBSTANCE CONTAINERS

See Section 6.7 above.

6.9 ANY OTHER CONDITIONS OF CONCERN

6.9.1 Potential Asbestos Containing Material (ACM)

The Subject Property is identified as a Commercial Property built between 1962 and 2002. No Asbestos Containing Materials (ACMs) Survey was completed for this Phase I ESA. Safety procedures should be followed under Occupational Safety and Health Administration guidelines if the building is disturbed or during any future renovations.

6.9.2 Lead

Lead Sources

Lead has the potential to affect virtually every system of the body. While it is harmful to individuals of all ages, lead exposure can be especially damaging to children, fetuses and women of childbearing age. The most common sources of lead include water pipes that used a lead-based solder, lead-based paints, and soils that have been impacted by chipping/flaking/peeling lead-based paint. The scope of this project did not include the analysis of potential lead hazards.

6.9.3 Noise Survey

The Subject Property is not located near, or adjacent to industrial zones, or civil or military airfields. Therefore, no noise survey was conducted for this ESA.

6.9.4 Radon

The Environmental Protection Agency's Science Advisory Board has determined that radon levels of four picocuries per liter (pCi/L) and greater creates a health risk. The USEPA zone for the Subject Property is Zone 3 (yellow zones). Yellow zones are considered low potential areas. Zone 3 counties have a predicted average indoor radon screening level less than 2 pCi/L. Therefore, radon is not expected to pose a health risk at the Subject Property.

6.9.5 Vapor Encroachment Conditions

ASTM published E2600-10 Standard Guide for Vapor Encroachment Screening on Property involved in Real Estate Transactions. Vapor encroachment screening is now a required part of an ASTM 1527-13 Phase I ESA, and by reference, the Environmental Protection Agency's "All Appropriate Inquires (AAI) rule.

There were, therefore, no documented releases identified on the Subject Property or surrounding properties. In addition, Quantum performed a site reconnaissance on June 8, 2021 and found no discernible evidence of hydrocarbon vapors and/or odors.

7.0 INTERVIEWS

7.1 INTERVIEW WITH OWNER

Mr. William Robertson completed a Phase I ESA Questionnaire dated June 1, 2021. A copy of the questionnaire is provided in Appendix E. The questionnaire's response stated that he was not aware of any Environmental Audit Reports, Environmental Permits, and Registrations for aboveground storage tanks, or other geotechnical studies relating to the Subject Property.

Additionally, Mr. William Robertson was not aware of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products, in, on, or from the subject property. Nor was he aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances, or petroleum products.

7.2 INTERVIEW WITH USER

On June 1, 2021, Mr. William Robertson completed a user questionnaire. In his response to the questionnaire, Mr. Robertson indicated that he was unaware of any environmental liens or activity and use limitations associated with the Subject Property. A copy of the user questionnaire and response is provided in Appendix E.

7.3 INTERVIEW WITH ADJACENT PROPERTY

On June 8, 2021, no personnel at the adjacent property were available for interview.

7.4 INTERVIEW WITH LOCAL GOVERNMENT OFFICIALS

A written request to the Harris County Pollution Control Services was submitted on June 1, 2021, for information relating to records of historical operations and/or records of hazardous materials in connection with Subject Property. The Harris County Pollution Control Services has not responded to Quantum's request. A copy of the request is included in Appendix E.

8.0 FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

Quantum has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of the Standard and Practices for All Appropriate Inquiry (AAI), Final Rule 40 CFR Part 312 and ASTM Practice E 1527-13 of the Subject Property, a Retail Center located at 6000, 6010, 6018 & 6020 Westheimer Road, Houston, Texas 77057.

This assessment of the Subject Property has revealed the following documented environmental findings in connection with the Subject Property.

Recognized Environmental Conditions (RECs) – *This assessment has revealed the following potential RECs in connection with the Subject Property.*

- *Buck Emory Service Station/Texaco Service Station addressed 6002 Westheimer Road, Houston, Texas 77057 (Subject Property) was identified in the city directory from 1959 to 1977.*

Based on government regulatory inquiry and phone conversation performed on June 11, 2021, this potential REC was not registered in the TCEQ database and the property owner who has owned the property for 40-years indicated prior to his ownership, the property was identified as a bank and automobile sales lot. This data gap does not appear to represent a high risk that is expected to adversely impact the Subject Property.

Controlled Recognized Environmental Conditions (CRECs) – *This assessment has revealed no CRECs in connection with the Subject Property.*

Historical Recognized Environmental Conditions (HRECs) – *This assessment has revealed no HRECs in connection with the Subject Property.*

De minimis Conditions – *This assessment has revealed no evidence of de minimis conditions in connection with the Subject Property.*

Site Risk

Governmental record review, available historical search information and the completed assessment revealed the following:

- ***The Subject Property is identified as a Retail Center, comprised of a 6,904-square foot Cha Cho's Restaurant built in 1987 and a 3,077-square foot Smoothie King built in 1964, that are affixed on a 2.1997-acre property.***
- ***City directory information identified the Subject Property as a service station from 1959 to 1977. Based on government regulatory inquiry and phone conversation performed on June 11, 2021, this potential REC was not registered in the TCEQ database and the property owner, who has owned the property for 40-years indicated prior to his ownership, the property was identified as a bank and automobile sales lot. This data gap does not appear to represent a high risk that is expected to adversely impact the Subject Property.***

Site Risk (continued)

Subsequently, current Subject Property operations/activities and surrounding facilities appear to pose a minimal risk are not expected to adversely impact the Subject Property.

PROFESSIONAL OPINION


Accordingly, per ASTM Practice E-1527-13 guidance, based on review of governmental records; previously assembled historical data; and site-specific observations, Quantum is of the opinion that at the time of this assessment, no documented recognized environmental conditions (RECs) were identified that currently pose an environmental threat that is expected to adversely impact the Subject Property. Therefore, no additional investigation is warranted for the Subject Property at this time.

The conclusions and opinions furnished in this report are based on Quantum Environmental Consultants, Inc. professional opinion of the environmental conditions identified in accordance with ASTM Standard E 1527-13 guidance. As per the ASTM Regulatory Guidance (ASTM Guidance 1527-13 Section 4.5.1), “No Phase I ESA can wholly eliminate uncertainty regarding the potential for recognized environmental conditions (REC) in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and this practice recognized reasonable limits of time and cost”. Should the user of this document desire greater certainty; further investigation beyond the scope of the ASTM Standard E 1527-13 guidance may be needed.

9.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Quantum declares that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 312.10 of 40 CFR 312.


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

 **Date:** 6/11/21

Prepared By: William Beasley,
Senior Project Manager

 **Date:** 6/14/21

Reviewed By: Kevin Soders,
Senior Project Manager

 **Date:** 6/14/21

Reviewed By: Bennie Benford, Jr., CAPM
Operations Manager

10.0 REFERENCES

“The Banks Information Solutions, Inc.” Radius Report, City Directory Report, NWI Map & Sanborn Fire Map Report, June 2021.

Houston, Texas, Yahoo Location Map, 2020.

“The Aerial Photography Print Service”, Aerial Photographs, 1938, 1944, 1953, 1962, 1976, 1983, 1995, 2004, 2010, 2016 and 2020.

United States Department of Agriculture, Soil Conservation Service, Soil Survey of Harris County, Texas.

United States Department of the Interior, Geological Survey, Bellaire Harris County, Texas, 7.5 Minute Quadrangle Topographic Map, 1983.

United States Federal Emergency Management Agency Flood Insurance Rate Map No. 48201C0855L – June 18, 2007

American Society for Testing and Materials (ASTM) Standard Practice for Site Assessments: Phase I Environmental Site Assessment (E 1527-13).

ASTM published E2600-10 Standard Guide for Vapor Encroachment Screening on Property involved in Real Estate Transactions.

Texas Water Development Board, Water Information, Integration, and Dissemination System (WIID), interactive, internet-based water well database, accessed on June 8, 2021 at <http://wiid.twdb.state.tx.us/>

Texas Department of State Health Services, Texas Map of Radon Zones, accessed on June 8, 2021 at <http://www.dshs.state.tx.us/radiation/pdffiles/TXCOUNTL.pdf>

U.S. Department of Agriculture, Natural Resources Conservation Service, Web Soil; Survey (WSS), interactive, internet-based soil survey database accessed on June 3, 2021 at <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>

Standard and Practices for All Appropriate Inquiry (AAI), Final Rule 40 CFR Part 312.

TABLES

Table 1 Sites Summary

Database	Distance from Target Property	Map ID	Facility Site Name	Facility Site Address	Site Details Page #
ERNS	0.18 miles SE	4		5901 WESTHEIMER RD, HOUSTON, TX 77057	18
ERNS	0.2 miles NW	6		2419 JAMESTOWN MALL, HOUSTON, TX 77057	19
LPST	0.09 miles SW	3	TEXADELPHIA	6025 WESTHEIMER RD, HOUSTON, TX 77057	20
LPST	0.25 miles W	11	EXXON 67900	6166 WESTHEIMER RD, HOUSTON, TX 77057	21
LPST	0.28 miles W	12	FORMER CIRCLE K 2037	6200 WESTHEIMER RD, HOUSTON, TX 77057	22
LPST	0.41 miles S	16	SIGMOR SHAMROCK 308	6010 RICHMOND AVE, HOUSTON, TX 77057	23
LPST	0.45 miles SW	17	CAR WASH KING	6228 RICHMOND AVE, HOUSTON, TX 77057	24
PST	0.19 miles S	5	GROUNDKEEPERS	6021 WINSOME LN, HOUSTON, TX 77057	25
PST	0.25 miles W	11	RAS 6 7900	6166 WESTHEIMER RD, HOUSTON, TX 77057	26
ST IC	0.23 miles W	9	PILGRIM CLEANERS - BRIAR RIDGE	2538A BRIAR RIDGE DR, HOUSTON, TX 77057	27
ST EC	0.23 miles W	9	PILGRIM CLEANERS - BRIAR RIDGE	2538A BRIAR RIDGE DR, HOUSTON, TX 77057	28
VCP	0.05 miles W	1	PILGRIM CLEANERS BRIARGROVE	6106 WESTHEIMER RD, HOUSTON, TX 77057	29
VCP	0.23 miles W	9	PILGRIM CLEANERS - BRIAR RIDGE	2538A BRIAR RIDGE DR, HOUSTON, TX 77057	30
VCP	0.29 miles W	13	POLO CLEANERS	6210 WESTHEIMER RD, HOUSTON, TX 77057	31
VCP	0.35 miles W	14	WESTHEIMER PLAZA	6237 WESTHEIMER RD, HOUSTON, TX 77057	32
VCP	0.38 miles W	15	THE PLAZA ON WESTHEIMER	6263 WESTHEIMER RD, HOUSTON, TX 77057	33
VCP	0.38 miles W	15	THE MERIDIAN APARTMENTS	6263 WESTHEIMER RD, HOUSTON, TX 77057	34
VCP	0.46 miles SW	18	CAR WASH KING	6224 RICHMOND AVE, HOUSTON, TX 77057	35
HW	0.05 miles SW	2	DOCUSET	5959 WESTHEIMER RD STE 135, HOUSTON, TX 77057	36
HW	0.05 miles SW	2	KWIK KOPY 4	5959 WESTHEIMER RD, HOUSTON, TX 77057	37
HW	0.22 miles E	7	EVERGREEN VACUUM SERVICE	5887 WESTHEIMER RD STE H, HOUSTON, TX 77057	38
HW	0.23 miles W	9	PILGRIM CLEANERS 10	2538A BRIAR RIDGE DR, HOUSTON, TX 77057	39
HW	0.23 miles W	9	PILGRIM CLEANERS	2538A BRIAR RIDGE DR, HOUSTON, TX 77057	40
RCRA	0.05 miles SW	2	DOCUSET INC	5959 WESTHEIMER SUITE 135, HOUSTON, TX 77057	41
RCRA	0.05 miles SW	2	KWIK KOPY 4	5959 WESTHEIMER, HOUSTON, TX 77057	43
RCRA	0.22 miles E	7	EVERGREEN VACUUM SERVICE	5887 WESTHEIMER RD STE H, HOUSTON, TX 77057	44
RCRA	0.23 miles W	9	PILGRIM CLEANERS INC	2538 A BRIAR RIDGE DR, HOUSTON, TX 77057	45
DRYC	0.23 miles E	8	GOOD NEIGHBOR CLEANERS	5876 WESTHEIMER RD, HOUSTON, TX 77057	47
DRYC	0.23 miles W	9	PILGRIM CLEANERS 10	2538A BRIAR RIDGE DR, HOUSTON, TX 77057	48
MS	0.24 miles W	10	ISABELLA ENTERPRISES INC LIQUIDATING TRUST	2538 and 2530 Briar Ridge Dr, Houston, TX	49

End of Mapped Sites Summary Section



Water & Oil/Gas Wells

Map ID	Well ID	Owner	Well Type	Elevation
1	HGSD9865	Parvizian, Gus	Water: Public Supply	61 ft

Source

U.S. Geological Survey, Texas Water Development Board (GW and Submitted Driller's Report), Texas Commission of Environmental Quality (PWS), Railroad Commission of Texas (Production Data)

Disclaimer

This well scan from Banks Environmental Data, Inc. has included a digital search of state and federal wells currently digitized in our geospatial database. Since this scan includes only well data that is currently mapped in our geospatial database, more wells could exist within the search area. For a complete well search or to locate more details, please contact Banks to obtain a full Water Well Report or Oil & Gas Well/Pipeline Search Report. More detailed individual well records can also be obtained from Banks for an additional cost, please reference a Well ID # from this well scan.

All well locations are based on information obtained from state and federal sources. Although Banks performs quality assurance and quality control on all data, inaccuracies of the records and mapped locations could possibly be traced to the specific regulatory authority or individual well driller. Banks Environmental Data, Inc. cannot fully guarantee the accuracy of the data or well location(s) of the maps and records maintained by the state and federal agencies.

Unmapped Sites Summary

Database	Facility Site Name	Facility Site Address	Site Details Page #
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*Sites are sorted by database tier and database.

CER SEMS NFRAP	CRONEX RELEASE	Postal Address is unavailable for the Site, HOUSTON, TX 77063	50
LPST	RETAIL STRIP CENTER	HOUSTON, TX	51
LPST	A PLUS PAWN	HOUSTON, TX	52
LPST	KOUNTRY FOOD STORE	HOUSTON, TX	53
LPST	DIAMOND SHAMROCK	HOUSTON, TX	54
LPST	FORMER TEXACO STATION	HOUSTON, TX	55
PST	AMERICAN SHOPPING CENTER	WESTHEIMER, HOUSTON, TX 77057	56
HW	SAN JACINTO ORDNANCE DEPOT HOUSTON	IN HARRIS COUNTY, HOUSTON, TX	57

End of Unmapped Sites Summary Section

Prepared for:

QUANTUM ENVIRONMENTAL CONSULTANTS, INC.
2616 South Loop West, Suite 660
Houston, TX 77054



City
Directory
Report

Retail Center

6000 - 6020 Westheimer Rd.

Houston, TX 77057

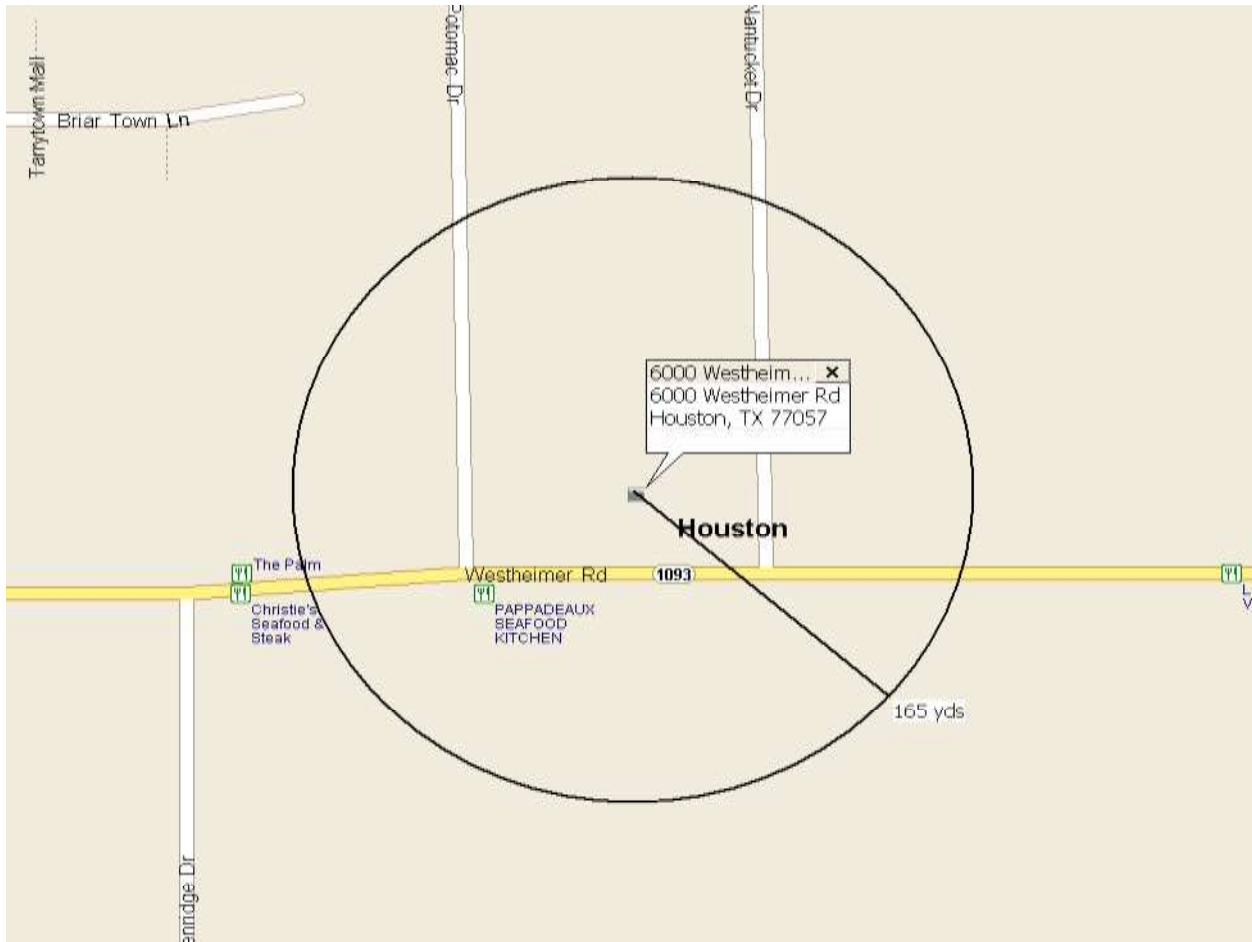
Harris County

PO #: H21252

ES-136610

Monday, June 7, 2021

AREA RESEARCHED



Street	Address Ranges Searched
Westheimer Rd.	5940-6060 both even and odd addresses
Nantucket Dr.	2600-2700 both even and odd addresses
Potomac Dr.	2600-2700 both even and odd addresses

RESEARCH PROTOCOL

Banks Environmental Data, Inc. (Banks) has completed your request for a historical tenant search for the above site. The information in this report was developed to aid the Environmental Engineer/Consultant in determining a history of previous uses of a subject property in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with a subject property as specified by ASTM 1527-05 Section 8.3. Banks has researched Haines, Coles and Polk crisscross directories back to 1940 or to the earliest year available at the Allen County Public Library in Fort Wayne, IN for any occurrences of the above address. The findings are listed in the table below.

CITY DIRECTORY REPORT	
ES-136610	June 7, 2021



CURRENT TENANT INFORMATION

No current city directories are available for Houston TX.

HISTORICAL TENANT INFORMATION

Source: Select Phone 2007 ProCD USA Directory.

Address	Location	Tenants
5959 Westheimer Rd.	Down St.	Office Building (about 40 tenants listed) Houston Flowery Pest Control 1 USA Spacetown Limousine Service, etc.
6000 Westheimer Rd.	Subject Site	Subject Site Not Identified
6006 Westheimer Rd.	Subject Site	Chacho's Mexican Restaurant
6015 Westheimer Rd.	Across St.	Pappadeaux Seafood Kitchen
6019 Westheimer Rd.	Across St.	Mama's Café
6020 Westheimer Rd.	Subject Site	Royal Management Group
6025 Westheimer Rd.	Up St. Across	Texadelphia Sandwiches & Spirits
6029 Westheimer Rd.	Up St. Across	Christie's Seafood & Steak
2600 Nantucket Dr.	Nearby St.	Boone, Alicia
2606 Nantucket Dr.	Nearby St.	Chiles, Jinx
2608 Nantucket Dr.	Nearby St.	Apartments (3 tenants listed)
2605 Potomac Dr.	Nearby St.	Houston Stress Center (2 doctors listed) IRC
2613 Potomac Dr.	Nearby St.	Fiori Spa

CITY DIRECTORY REPORT	
ES- 1366 10	June 7, 2021



Source: Polk's 1986 Houston TX City Directory.

Address	Location	Tenants
5959 Westheimer Rd.	Down St.	5959 Westheimer Building (39 tenants listed) Town House Realty & Apartment Locators Kwik Kopy Center
6000 Westheimer Rd.	Subject Site	You Save Auto Rentals
6006 Westheimer Rd.	Subject Site	Grapevine Lounge
6010 Westheimer Rd.	Subject Site	Golden Nugget Pawn Shop
6015 Westheimer Rd.	Across St.	Circus Restaurant
6018 Westheimer Rd.	Subject Site	(listed as "vacant")
6019 Westheimer Rd.	Across St.	Mama's Café
6020 Westheimer Rd.	Subject Site	Commerce Savings Association
6029 Westheimer Rd.	Up St. Across	Christie's Seafood Restaurant Inc.
Nantucket Dr.	Nearby St.	(personal residences listed at 2600,2602,2604,2606,2608)
2601 Nantucket Dr.	Nearby St.	Apartments (2 units listed)
2612 Nantucket Dr.	Nearby St.	Emilio's Auto Repair
2616 Nantucket Dr.	Nearby St.	(listed as "vacant")
Potomac Dr.	Nearby St.	(personal residences listed at 2601,2602,2605,2609,2610)
2613 Potomac Dr.	Nearby St.	Briargrove Flower Shop

CITY DIRECTORY REPORT	
ES- 1366 10	June 7, 2021



Source: Polk's 1982 Houston TX City Directory.

Address	Location	Tenants
5959 Westheimer Rd.	Down St.	5959 Westheimer Building (31 tenants listed) Town House Realty & Apartment Locators Trans-Continental Travel Agency
6000 Westheimer Rd.	Subject Site	Coach Care Auto Grooming
6006 Westheimer Rd.	Subject Site	Grapevine Lounge
6010 Westheimer Rd.	Subject Site	Golden Nugget Pawn Shop
6015 Westheimer Rd.	Across St.	Circus Restaurant
6018 Westheimer Rd.	Subject Site	Greek Garden Restaurant
6019 Westheimer Rd.	Across St.	Mama's Café
6020 Westheimer Rd.	Subject Site	Sigma Computers (computer store)
6025 Westheimer Rd.	Up St. Across	Westheimer Car Wash
6029 Westheimer Rd.	Up St. Across	Christie's Seafood Restaurant Inc.
Nantucket Dr.	Nearby St.	(personal residences listed at 2600,2602,2604,2606,2608,2612)
2601 Nantucket Dr.	Nearby St.	Apartments (2 units listed)
2616 Nantucket Dr.	Nearby St.	G & C Auto Body Shop
Potomac Dr.	Nearby St.	(personal residences listed at 2601,2602,2605,2609,2610,2613)

CITY DIRECTORY REPORT	
ES- 136610	June 7, 2021



Source: Polk's 1977 Houston TX City Directory.

Address	Location	Tenants
5959 Westheimer Rd.	Down St.	5959 Westheimer Building (19 tenants listed) Nails by Farrar Kwik-Kopy Center
6000 Westheimer Rd.	Subject Site	Subject Site Not Identified
6002 Westheimer Rd.	Subject Site	Holsonback Texaco Service
6006 Westheimer Rd.	Subject Site	(listed as "no return") (rear) (listed as "no return")
6006½ Westheimer Rd.	Subject Site	Konetzke Plumbing Co.
6010 Westheimer Rd.	Subject Site	Oaks TV
6015 Westheimer Rd.	Across St.	Rooster's Nightclub (cocktail lounge)
6018 Westheimer Rd.	Subject Site	Farmers Insurance Group
6019 Westheimer Rd.	Across St.	Loma Linda Mexican Restaurant
6020 Westheimer Rd.	Subject Site	Farmers Insurance Group (claims)
6025 Westheimer Rd.	Up St. Across	Conoco Car Wash
6029 Westheimer Rd.	Up St. Across	Christie's Shrimp House
2600 Nantucket Dr.	Nearby St.	Centre Fence Langley, James L.
Nantucket Dr.	Nearby St.	(personal residences listed at 2601,2605,2608,2612)
2616 Nantucket Dr.	Nearby St.	Wallace Motors (used cars)
2626 Nantucket Dr.	Nearby St.	Southwestern Pottery
Potomac Dr.	Nearby St.	(personal residences listed at 2601,2602,2605,2606,2609,2610,2613)

CITY DIRECTORY REPORT	
ES-136610	June 7, 2021



Source: Polk's 1972 Houston TX City Directory.

Address	Location	Tenants
6000 Westheimer Rd.	Subject Site	Subject Site Not Identified
6002 Westheimer Rd.	Subject Site	Bill Browning Texaco Service
6006 Westheimer Rd.	Subject Site	Klare's (grocery) Klare's Painting & Roofing (rear) Grapevine (bar)
6006½ Westheimer Rd.	Subject Site	Konetzke Plumbing Co.
6010 Westheimer Rd.	Subject Site	Oaks TV
6015 Westheimer Rd.	Across St.	G-Kelley's Restaurant Inc.
6018 Westheimer Rd.	Subject Site	Farmers Insurance Group
6019 Westheimer Rd.	Across St.	Papa's Pizza Inn
6020 Westheimer Rd.	Subject Site	Farmers Insurance Group (claims)
6025 Westheimer Rd.	Up St. Across	Yankee Doodle Car Wash
6029 Westheimer Rd.	Up St. Across	Christie's Shrimp House
2600 Nantucket Dr.	Nearby St.	Centre Fence Langley, James L.
Nantucket Dr.	Nearby St.	(personal residences listed at 2601,2604,2605,2608,2612)
2616 Nantucket Dr.	Nearby St.	Wallace Motors
2626 Nantucket Dr.	Nearby St.	Browning Auto Supply
Potomac Dr.	Nearby St.	(personal residences listed at 2601,2602,2605,2606,2609,2610,2613)

Source: Polk's 1967 Houston TX City Directory.

Address	Location	Tenants
6000 Westheimer Rd.	Subject Site	Buck Emory Garage (auto repair)
6002 Westheimer Rd.	Subject Site	Buck Emory Texaco Service
6006 Westheimer Rd.	Subject Site	Konetzke Plumbing Co.
6010 Westheimer Rd.	Subject Site	Klare's (grocery)
6018 Westheimer Rd.	Subject Site	Subject Site Not Identified
6020 Westheimer Rd.	Subject Site	Farmers Insurance Group (district office)
Nantucket Dr.	Nearby St.	(personal residences listed at 2600,2601,2604,2605,2608,2609,2612)
Potomac Dr.	Nearby St.	(personal residences listed at 2601,2602,2605,2606,2609,2610,2613,2614,2626)

CITY DIRECTORY REPORT	
ES- 136610	June 7, 2021



Source: Polk's 1963 Houston TX City Directory.

Address	Location	Tenants
6000 Westheimer Rd.	Subject Site	<i>Buck Emory Garage (auto repair)</i>
6002 Westheimer Rd.	Subject Site	<i>Buck Emory Service Station</i>
6006 Westheimer Rd.	Subject Site	<i>Konetzke Plumbing Co.</i>
6010 Westheimer Rd.	Subject Site	<i>Klare's (grocery)</i>
6018 Westheimer Rd.	Subject Site	<i>Subject Site Not Identified</i>
6020 Westheimer Rd.	Subject Site	<i>Farmers Insurance Group (district office, claims department, sales office)</i>
Nantucket Dr.	Nearby St.	<i>(personal residences listed at 2600,2601,2604,2605,2608,2609,2612)</i>
Potomac Dr.	Nearby St.	<i>(personal residences listed at 2601,2602,2605,2606,2609,2610,2613,2614)</i>

Source: Polk's 1959 Greater Houston TX City Directory.

Address	Location	Tenants
6000 Westheimer Rd.	Subject Site	<i>McCorkle Automotive Service Miller & Kersten's Auto Service (auto repair)</i>
6002 Westheimer Rd.	Subject Site	<i>Buck Emory Service Station</i>
6006 Westheimer Rd.	Subject Site	<i>Chessir Shower Door Co.</i>
6010 Westheimer Rd.	Subject Site	<i>(listed as "vacant")</i>
6018,6020 Westheimer Rd.	Subject Site	<i>Subject Site Not Identified</i>
Nantucket Dr.	Nearby St.	<i>(personal residences listed at 2601,2604,2605,2609)</i>
Potomac Dr.	Nearby St.	<i>(personal residences listed at 2602,2605,2606,2609,2610,2613,2614)</i>

Source: Morrison & Fourmy's 1953 Greater Houston TX City Directory.

Address	Location	Tenants
6000-6020 Westheimer Rd.	Subject Site	<i>Subject Site Not Identified (no tenants listed in address range)</i>
Nantucket Dr.	Nearby St.	<i>(street not listed)</i>
Potomac Dr.	Nearby St.	<i>(street not listed)</i>

CITY DIRECTORY REPORT	
ES- 136610	June 7, 2021



Note: Earlier city directories are available for Houston TX (back to 1942), but they don't list the target area)

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**TABLE 3
DATA GAPS**

6000, 6010, 6018 & 6020 Westheimer Road, Houston, Texas 77057

Specific Gaps	1. On June 1, 2021, Quantum requested title records concerning the Subject Property. The owner did not provide title records for the Subject Property. However, a commitment for title insurance was issued by Fidelity National Title Insurance Company.
Resolution Efforts	Quantum contacted Central Bank and a title was not available for the Subject Property and that there are no known environmental liens.
Opinions on Data Gap Significance	Based on the historical search and other acquired information, this data gap does not require additional information to address recognized environmental concerns.

APPENDIX A PERSONNEL QUALIFICATIONS



BENNIE LEE BENFORD, JR., CAPM

Environmental Engineer/Project Manager

EDUCATION

B.S., Civil Engineering Technology; Chemistry
Texas Southern University, 1991

PROFESSIONAL REGISTRATION

LPST Corrective Action Project Manager (TX #CAPM00784)

PROFESSIONAL SUMMARY

Mr. Benford has over 18 years of experience in the retail marketing petroleum industry and hazardous waste management; remediation of soil and water treatment; groundwater compliance; Phase I, II and III Environmental Site Assessments; Leaking Petroleum Storage Tank project management, reimbursement preparation and negotiations; and RCRA soil and water investigations.

PROFESSIONAL EXPERIENCE

Operations Manager/Engineer for more than 2,500 PST assessment projects in Texas and Louisiana. Managed and/or supervised more than 720 underground storage tank closure projects. Coordinated and managed numerous soil and groundwater remediation systems. Supervised field operations associated with soil incineration, dual phase extraction, emergency response and well installation projects. Managed numerous remediation system O&M projects ensuring optimal remedial efficiencies. Performed in excess of 1,500 sites monitoring, gauging, and sampling events. Performed several aerial assessments for industrial and real estate transactions. Trained more than 65 field technicians, geologists, and engineers in strict field protocol and QA/QC parameters with regard to regulatory and institutional guidelines.

TRAINING / CERTIFICATIONS

- HAZWOPER OSHA 1910.120 40-Hour Training with 8-Hour Management Training and Annual Refreshers
- Corrective Action Project Manager – TCEQ Certification - 1996
- Motorola – Quest for Quality Training – 1999
- UST Management and Compliance Assistance Seminar - 2000
- Applied Environmental Statistics, Darcy Environmental Group, Inc. – 1999 & 2000
- MTBE Treatment Technology: Design/Implementation – 2001
- TPDES Multi-Section Storm Water Permit Training- 2002
- Texas Safety Council Certificated Gulf Coast Area – 2001 thru 2005
- Environmental Soil Science (Southern Remedial) 2004 & 2006
- Environmental Hydrology (Southern Remedial) 2004 & 2006
- Texas Risk Reduction Program (Groundwater Service Inter.) – 2001 and 2004
- ASTM International: Environmental Site Assessments for Commercial Real Estate – 2006

PRESENTATIONS

- Benford, Jr., Bennie and Tina Luckman, "Phase II Environmental Site Assessments-Due Diligence." Presented to the SBA in Houston, Texas in May 2001.
- Benford, Jr., Bennie and Tim Craft, "Risk Based Assessment for LPST Sites." Presented in Quantum Seminar in Houston, Texas to Chevron, Shell and Texaco in May 1997.



William L. Beasley
QA/QC Project Manager

EDUCATION

B.A., Management Accounting
Texas Southern University, 1985

PROFESSIONAL REGISTRATION

- Registered NCA Certified Lab Technician

PROFESSIONAL SUMMARY

Mr. Beasley has approximately 10 years experience in environmental consulting and field investigations. Served as QA/QC Project Manager on Texas Department of Transportation projects, and Texas Natural Resource Conservation Commission projects. His project experience includes cost estimating, scheduling, field engineering, and water/soil classification and disposal. Project management consultant with extensive experience in project planning, cost and schedule management, requirements analysis, and project management infrastructure development.

PROFESSIONAL EXPERIENCE

- **QA/QC Project Manager** performed over 500 Phase I and 100 Phase II Site Assessments and sediment sampling investigations. Researched and made recommendations for aboveground fuel containment systems, and budgeted installation. Performed various projects including RCRA facility investigations, soil and groundwater investigations, emergency response, UST closures and Risk Assessments and regulatory negotiations.
- Review of bid documents for environmental issues, review environmental laws and regulations and analysis of applicability to project, and prepare summary reports for management
- Development of risk based analysis of site contamination; develop clean up requirements based on company policy and local laws and regulations, activities planning and budgets, and coordination of clean up activities.
- Responsible for planning and conducting file searches, assisting with site reconnaissance, and data interpretation efforts designed to: (1) characterize former disposal operations and any potentially hazardous substances that may be present at sites, (2) identify pathways by which pollutants might be migrating from the original sites of disposal, and (3) determine what population or resources might be affected by pollutants from the sites.

TRAINING / CERTIFICATIONS

- HAZWOPER OSHA 1910.120 24-Hour Training



KEVIN V. SODERS, MBA
Sr. Environmental Technical Specialist/Project Manager

EDUCATION

MBA, Technology Management
University of Phoenix, 2004
B.S., Environmental Engineering Technology
Texas Southern University, 1993

PROFESSIONAL REGISTRATION

- State of Texas Lead Inspector (Lic#2060858)

PROFESSIONAL SUMMARY

Mr. Soders has over 21 years experience in environmental consulting, training, and field investigations, implementing site investigations, risk assessments, and addressing regulatory compliance issues at industrial facilities and sites regulated under RCRA, CERCLA/Superfund, and various federal, state, and local environmental programs.

PROFESSIONAL EXPERIENCE

- Environmental Site Assessment (Phase I and II, TRRP) incl. SBA Loan Projects
- Hydrogeologic Investigations
- RCRA Facility Investigations
- Geotechnical Investigations
- NAPL Recoverability Testing
- CERCLA/Superfund Remediation
- Texas Risk Reduction Program (TRRP) Trainer
- ASTM Risk Based Corrective Action Trainer

RELATED PROJECTS EXPERIENCE (RECENT)

- **Project Manager** performed over 250 Phase I and numerous Phase II Site Assessments and sediment sampling investigations. Provided recommendations for above ground fuel containment systems, budgeted installation.
- Development of risk based analysis for impacted facilities; develop clean-up standards based on federal, state and local environmental regulations; plan/track budgets and coordinate remediation activities.
- Responsible for performing file searches and reviews; conducting site reconnaissance; interpreting data for the purpose of characterizing former disposal operations; identifying potentially hazardous substances that may be present at facilities; identifying pathways by which hazardous concentrations may migrate from the original site(s) of disposal and evaluate what population or resources may be affected by the hazardous concentrations from the facilities.

TRAINING / CERTIFICATIONS

- OSHA HAZWOPER 1910.120 40-Hour Training with 8-Hour Management Training and Annual Refreshers
- State of Texas Lead Inspector (Lic#2060858)



GERALD D. HILL, Ph.D, PE, CAPM
Environmental Toxicologist & Professional Engineer

EDUCATION

PhD Environmental Toxicology
Texas Southern University, 2002
MCE, Geotechnical Engineering
University of Houston, 1994
B.S., Mechanical Engineering
Southern University & A&M College, 1978

PROFESSIONAL REGISTRATION

- Texas Board of Registration for Professional Engineers (TxPE) #73967

PROFESSIONAL SUMMARY

Dr. Hill has over 34 years experience in environmental consulting, professional engineering, education and field investigations, petroleum production & exploration, and energy systems development. He serves as a professional engineer and environmental toxicologist on property transactions, assessments, and Texas Commission on Environmental Quality projects. He provides project oversight to ecological, hazardous and remediation concerns. He develops stormwater pollution prevention and spill prevention control and countermeasure plans (SWPPP and SPCC) for commercial/industrial facilities. He provides guidance and expert opinions on projects involving environmentally sensitive media. He develops air quality monitoring programs for commercial/industrial facilities. He serves as a professional engineer on petroleum and alternative energy system development studies and U.S. EPA projects. He has led research investigations in dense non-aqueous phase liquids in subsurface environments, radioactive wastes characterizations in sensitive ecosystem, ecological assessments on federally funded projects, air quality analysis of volatile and semi-volatile organics and particulates, and in alternative energy resource development. Dr. Hill has recently been grant certification as a LPST Project Manager (see below).

PROFESSIONAL EXPERIENCE

- Environmental Site Assessment (Phase I and II, & RBA)
- Soil & Groundwater Investigation/Site Remediation
- Cathodic Protection Systems Evaluation
- SPCC & SWPPP Development
- Environmental Education Training Programs Development

RELATED PROJECTS EXPERIENCE (RECENT)

- TCEQ – State Lead – PST Project Coordination
- City of Houston – Waterline development (Phase II)
- Harris County – Flood Control & Infrastructure Departments – Project Lead
- United Central Bank – Phase I and II, RBA (various)
- Golden Bank – Phase I and RBA (obtained closure)
- Applied Petroleum Marketing – APAR (obtained closure)
- Izza, Inc. – Risk-Based Assessment
- American First National Bank – Phase I and II, RBA/Dry Cleaner (various)
- Suncoast Post-Tension, LLC – SPCC & SWPPP

TRAINING / CERTIFICATIONS

- Professional Engineer of the State of Texas, 1993-present
- Corrective Action Project Manager (CAPM), #0522

APPENDIX B SITE PHOTOGRAPHS

1 – View of the Subject Property located at 6000-6020 Westheimer Road, Houston, Texas 77057.



2 – View from the eastern perimeter of the Subject Property looking west across the Chacho's parking lot.



3 – View from the southwest corner of the Subject Property looking north.



4 – View from the southwest corner of the Subject Property looking east across the Smoothie King' parking lot.



5 – View of the wood frame structure used for storage.



6 – View of the rear with miscellaneous shelving, racks and equipment shed.



PROJECT:

Retail Center
 Commercial Property – 2.1997 Acres
 6000, 6010, 6018 & 6020 Westheimer Road
 Houston, Texas 77057

PROJECT MANAGER:

W. Beasley

PROJECT NO.:

H21252

Quantum

FIGURE TITLE:

Site Photographs

DATE:
06/10/21

SCALE:
NTS

FIGURE NO.:
1

7 – View of the grease container and dumpster compound located in the rear of the Subject Property.



8 – View of the grease trap located behind Chacos.



9 – View of Westheimer Road beyond, which is commercial property.



10 – View of the adjacent commercial property (Spa) north of the Subject Property.



11 - View of the adjacent residential property north of the Subject Property.



12 – View of Potomac Street beyond, which is a commercial property.



PROJECT:

Retail Center
Commercial Property – 2.1997 Acres
6000, 6010, 6018 & 6020 Westheimer Road
Houston, Texas 77057

PROJECT MANAGER:

W. Beasley

PROJECT NO.:

H21252

Quantum

FIGURE TITLE:

Site Photographs

DATE:
06/10/21

SCALE:
NTS

FIGURE NO.:
2

13 – View of the second-floor storage area of the building.



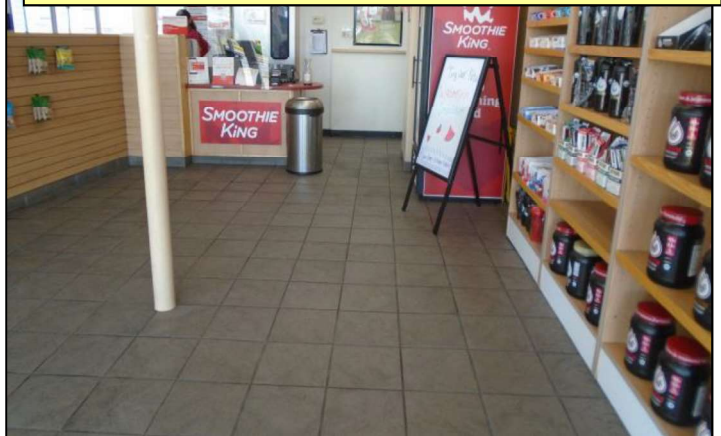
14 –View of the connecting hall with multiple offices, breakroom, storage and restroom.



15 – View of the breakroom with copier and supplies.



16 – View of the Smoothie King’s retail store with merchandise and counter.



17 – View of the pantry with food products.



18 – View of the restroom located on the first floor.



PROJECT:

Retail Center
Commercial Property – 2.1997 Acres
6000, 6010, 6018 & 6020 Westheimer Road
Houston, Texas 77057

Quantum

FIGURE TITLE:

Site Photographs

PROJECT MANAGER:

W. Beasley

PROJECT NO.:

H21252

DATE:
06/10/21

SCALE:
NTS

FIGURE NO.:
3

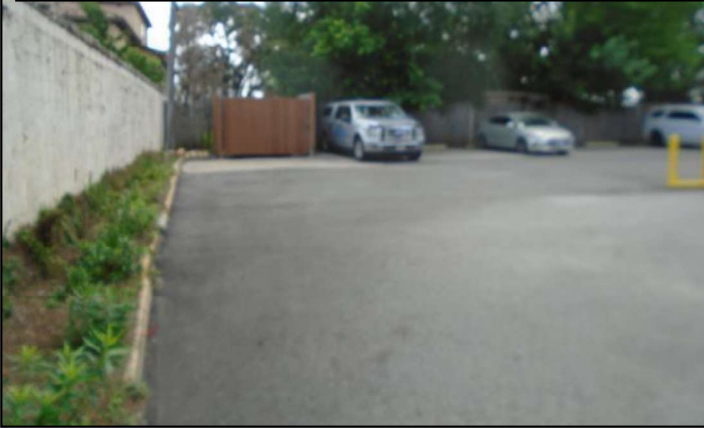
19 – View from the southeast corner of the Subject Property looking west.



20 – View from the southeast corner of the Subject Property looking north.



21 – View from the northwest corner of the Subject Property looking east.



22 – View from the northwest corner of the Subject Property looking south.



23 – View from the northeast corner of the Subject Property looking south.



24 – View from the northeast corner of the Subject Property looking west.



PROJECT:

Retail Center
Commercial Property – 2.1997 Acres
6000, 6010, 6018 & 6020 Westheimer Road
Houston, Texas 77057

Quantum

FIGURE TITLE:

Site Photographs

PROJECT MANAGER:

W. Beasley

PROJECT NO.:

H21252

DATE:
06/10/21

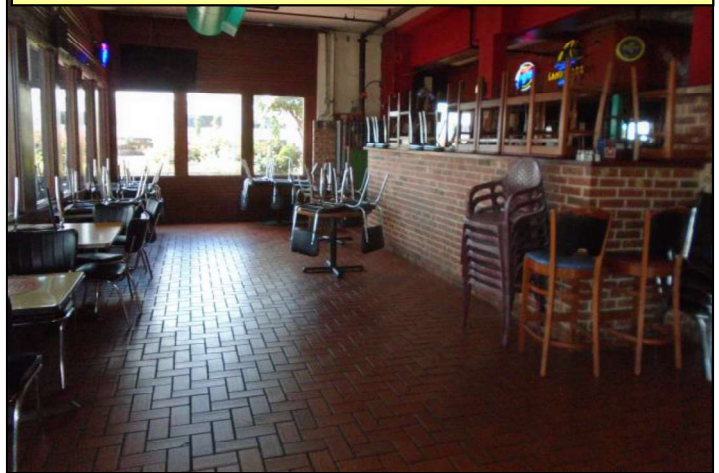
SCALE:
NTS

FIGURE NO.:
4

25 – View of the bar located in the restaurant.



26 – View of the dining room located in the restaurant.



27 – View of the patio and dining area.



28 – View of the kitchen located in the rear of the building.



29 – View of the pantry located in the rear of the building.



30 – View of the electrical panel located in the storage room.



PROJECT:

Retail Center
Commercial Property – 2.1997 Acres
6000, 6010, 6018 & 6020 Westheimer Road
Houston, Texas 77057

Quantum

FIGURE TITLE:

Site Photographs

PROJECT MANAGER:

W. Beasley

PROJECT NO.:

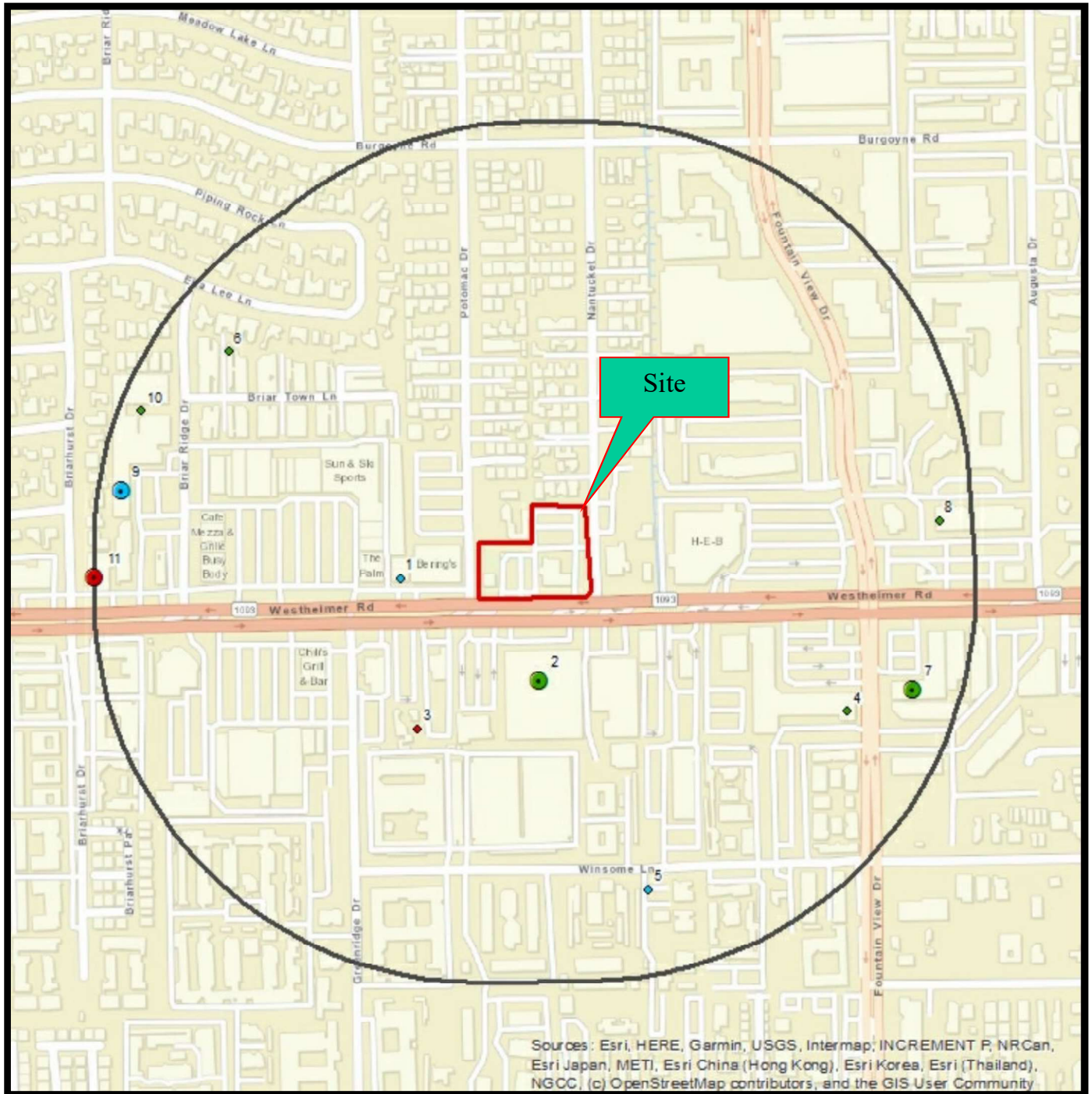
H21252

DATE:
06/10/21

SCALE:
NTS

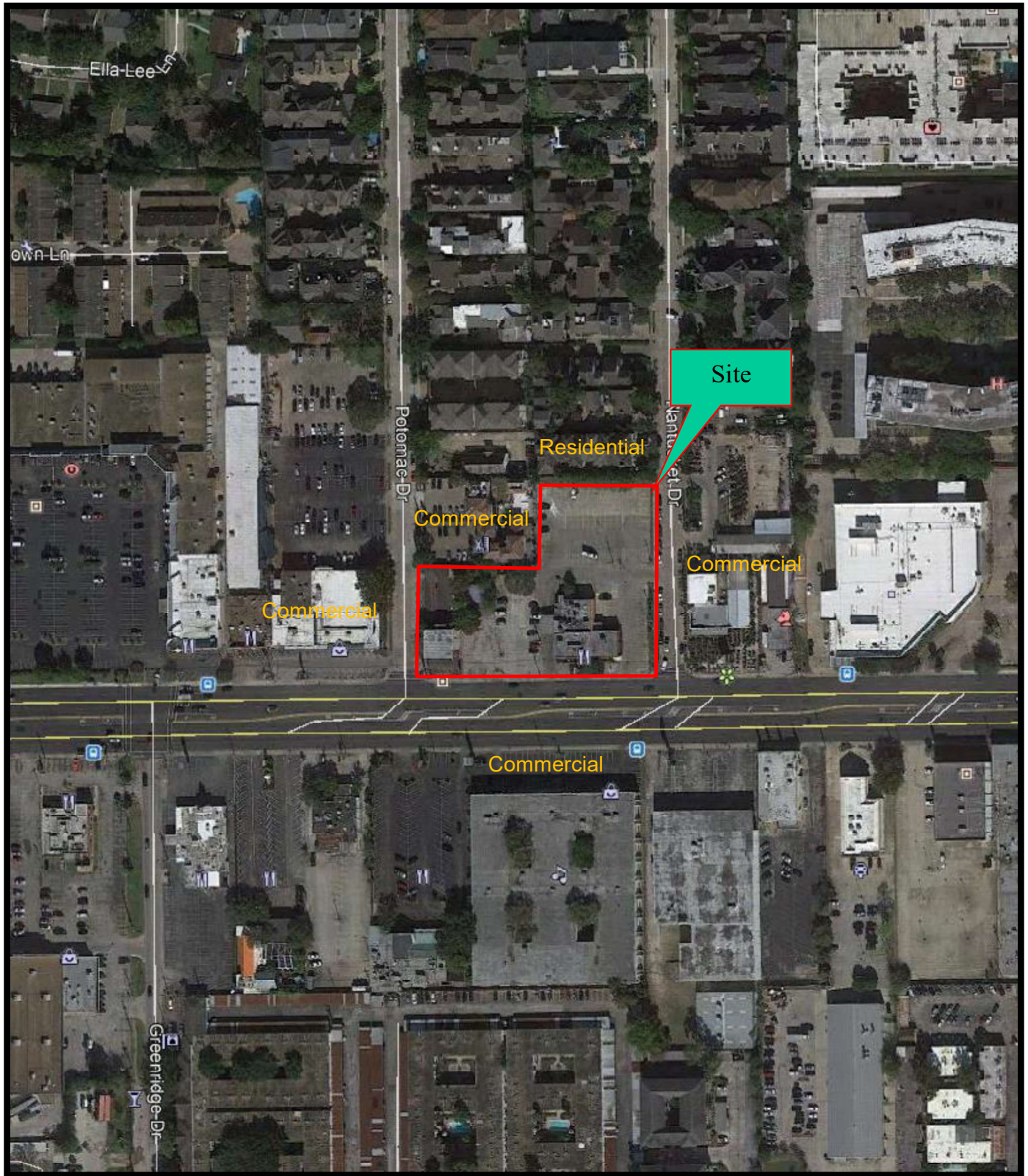
FIGURE NO.:
5

APPENDIX C FIGURES



SOURCE: Banks Information Solutions, Inc.
 SCALE: NTS

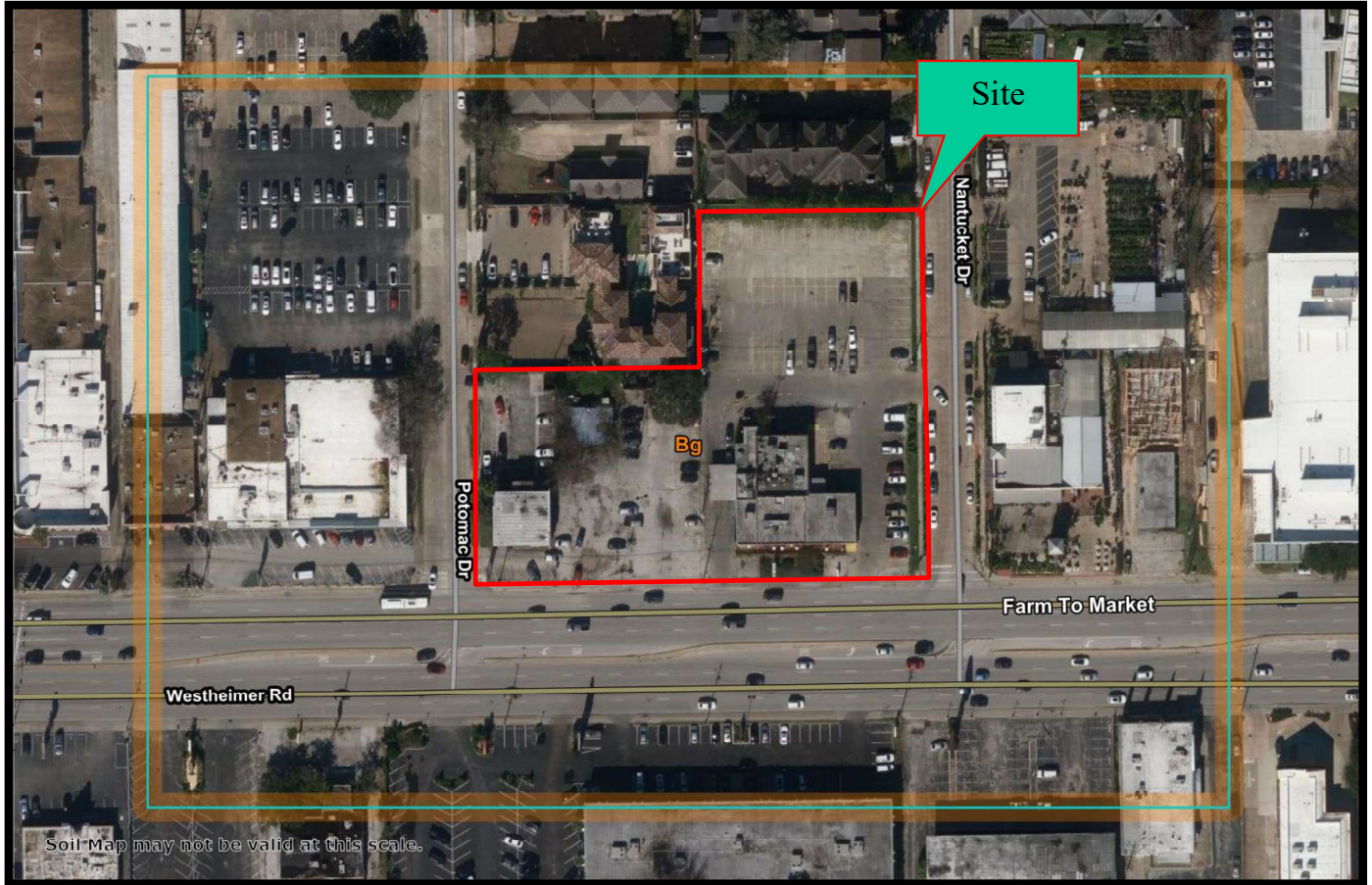
PROJECT:		<h1>Quantum</h1>		
Retail Center Commercial Property – 2.1997 Acres 6000, 6010, 6018 & 6020 Westheimer Road Houston, Texas 77057				
PROJECT MANAGER:		Site Map		
W. Beasley		DATE: 6/3/21		
PROJECT NO.:		SCALE: AS SHOWN	FIGURE NO.:	
H21252			1	



SOURCE: 2021
 Google Earth
 Scale: NTS

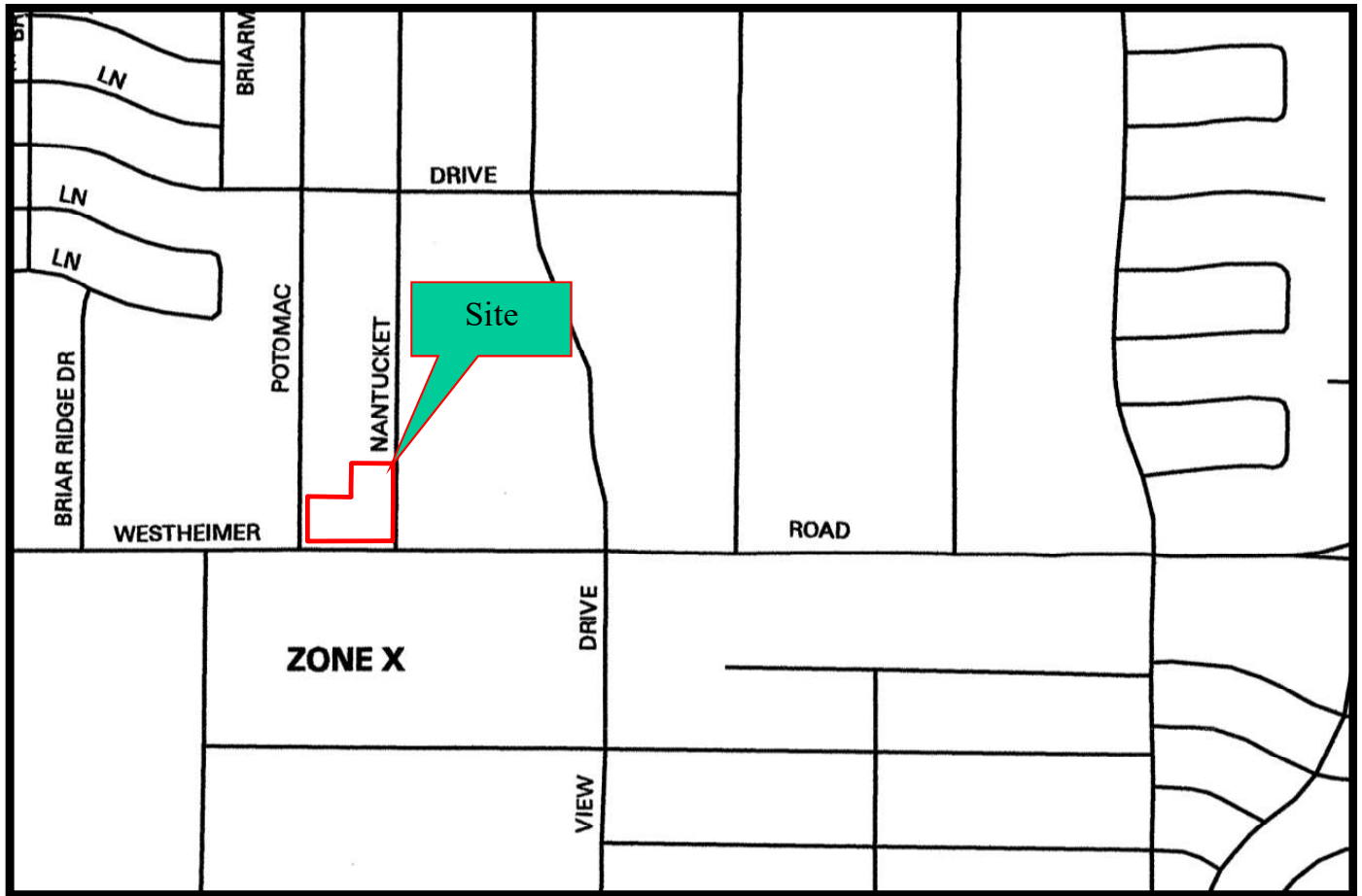
PROJECT:	
Retail Center Commercial Property – 2.1997 Acres 6000, 6010, 6018 & 6020 Westheimer Road Houston, Texas 77057	
PROJECT MANAGER:	PROJECT NO.:
W. Beasley	H21252

Quantum		
FIGURE TITLE:		
Site Location Map		
DATE:	SCALE:	FIGURE NO.:
6/3/21	AS SHOWN	2



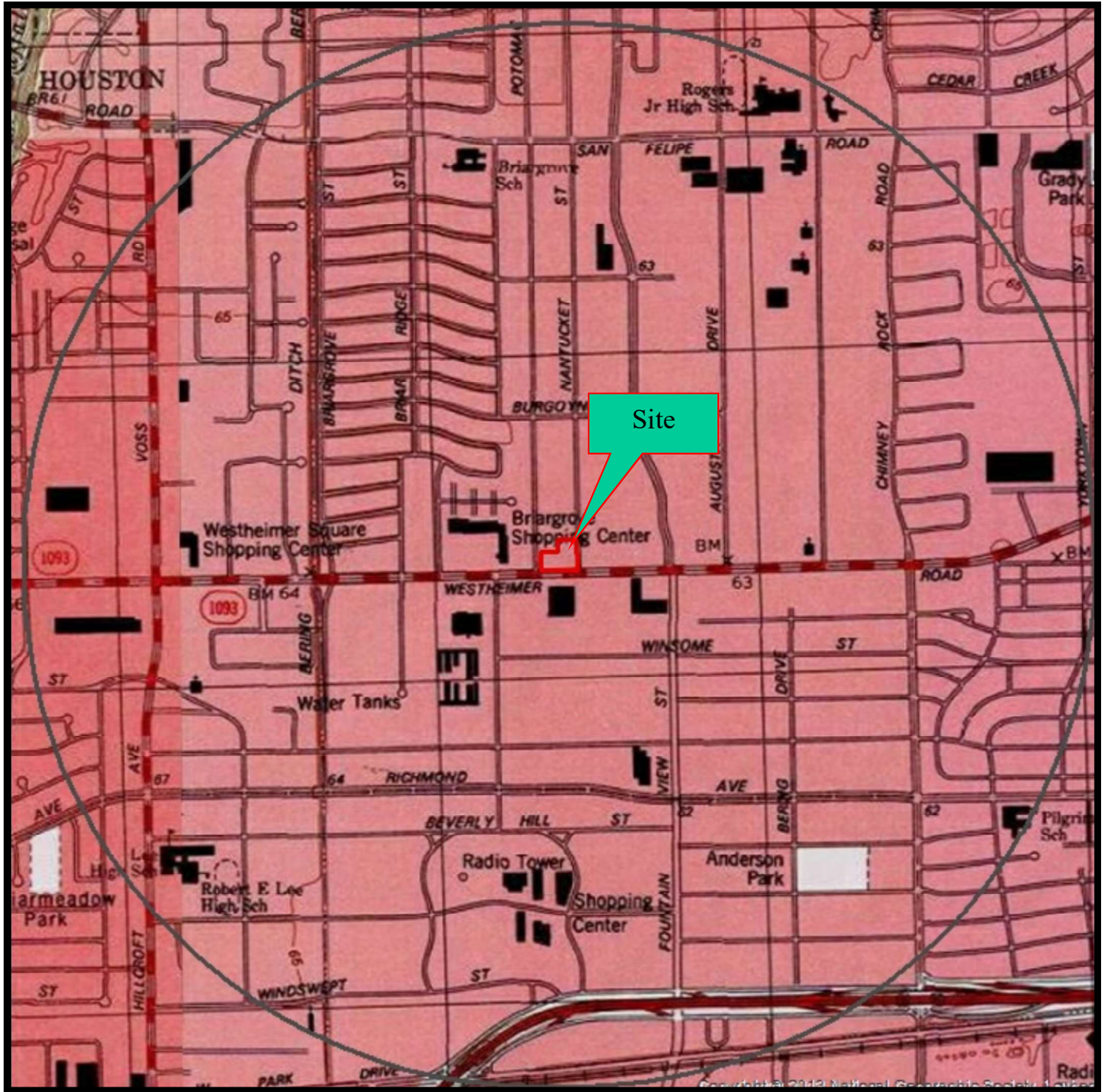
SOURCE: USDA
SCALE: NTS

PROJECT: Retail Center Commercial Property – 2.1997 Acres 6000, 6010, 6018 & 6020 Westheimer Road Houston, Texas 77057		<h1>Quantum</h1>	
PROJECT MANAGER: W. Beasley		PROJECT NO.: H21252	
DATE: 6/3/21		SCALE: AS SHOWN	FIGURE NO.: 3
		FIGURE TITLE: Soil Survey Map	



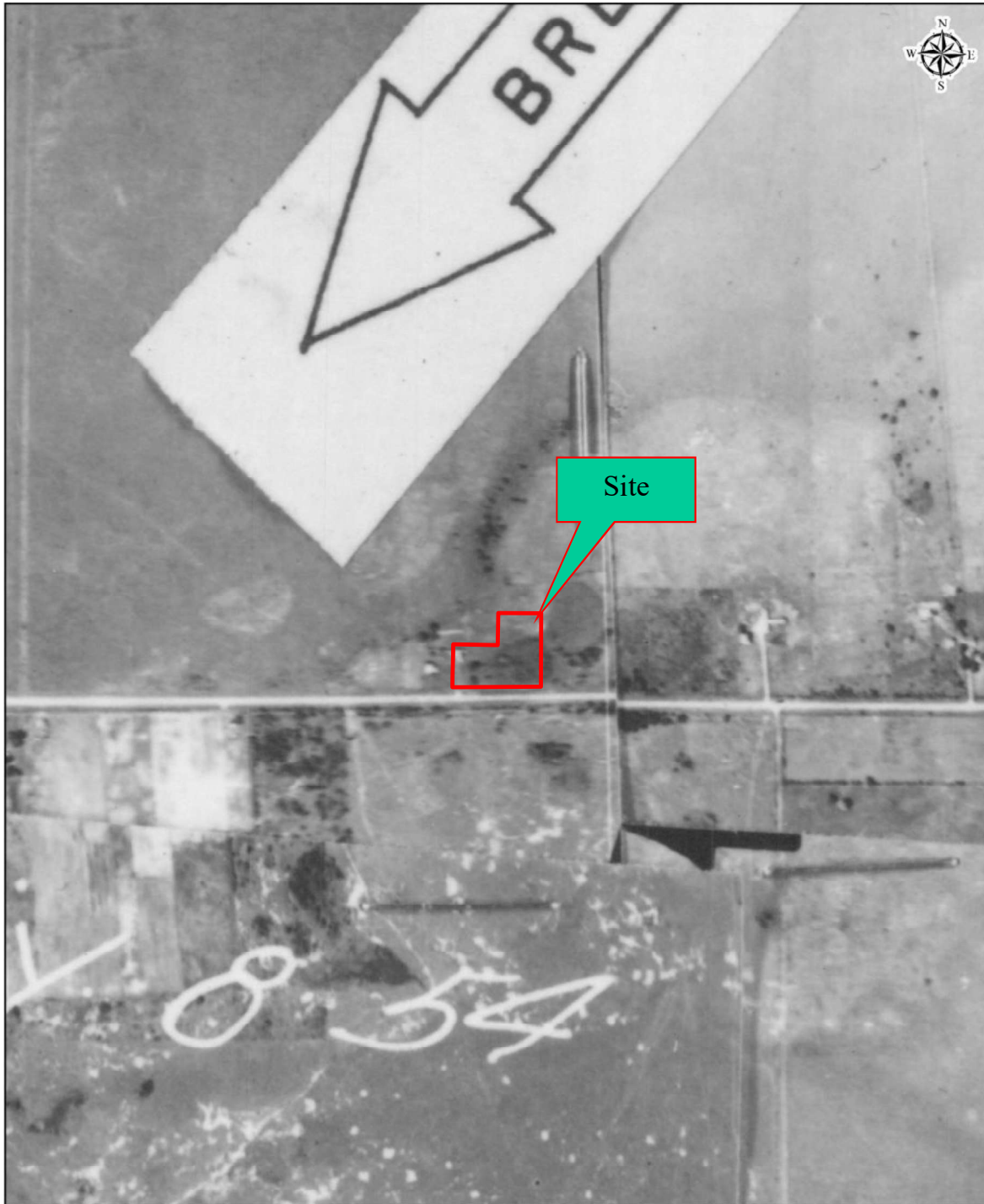
SOURCE: FEMA
 48201C0855L – JUNE 18, 2007
 Scale: NTS

PROJECT: Retail Center Commercial Property – 2.1997 Acres 6000, 6010, 6018 & 6020 Westheimer Road Houston, Texas 77057		<h1>Quantum</h1>	
PROJECT MANAGER: W. Beasley		PROJECT NO.: H21252	
DATE: 6/3/21		SCALE: AS SHOWN	FIGURE NO.: 4
		FIGURE TITLE: Flood Rate Map	



SOURCE: USGS Topographic
 Bellaire (1983)
 Scale: NTS

PROJECT: Retail Center Commercial Property – 2.1997 Acres 6000, 6010, 6018 & 6020 Westheimer Road Houston, Texas 77057		<h1>Quantum</h1>	
PROJECT MANAGER: W. Beasley		FIGURE TITLE: USGS Topographic Map	
PROJECT NO.: H21252		DATE: 6/3/21	SCALE: AS SHOWN
		FIGURE NO.: 5	



Date: 1938
Source: ASCS

0 250 500 1,000 Feet

BANKS
ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP

Scale: NTS

PROJECT:

Quantum

FIGURE TITLE:

AERIAL PHOTOGRAPH 1938

PROJECT MANAGER:

W. Beasley

PROJECT NO.:

H21252

DATE:
6/3/21

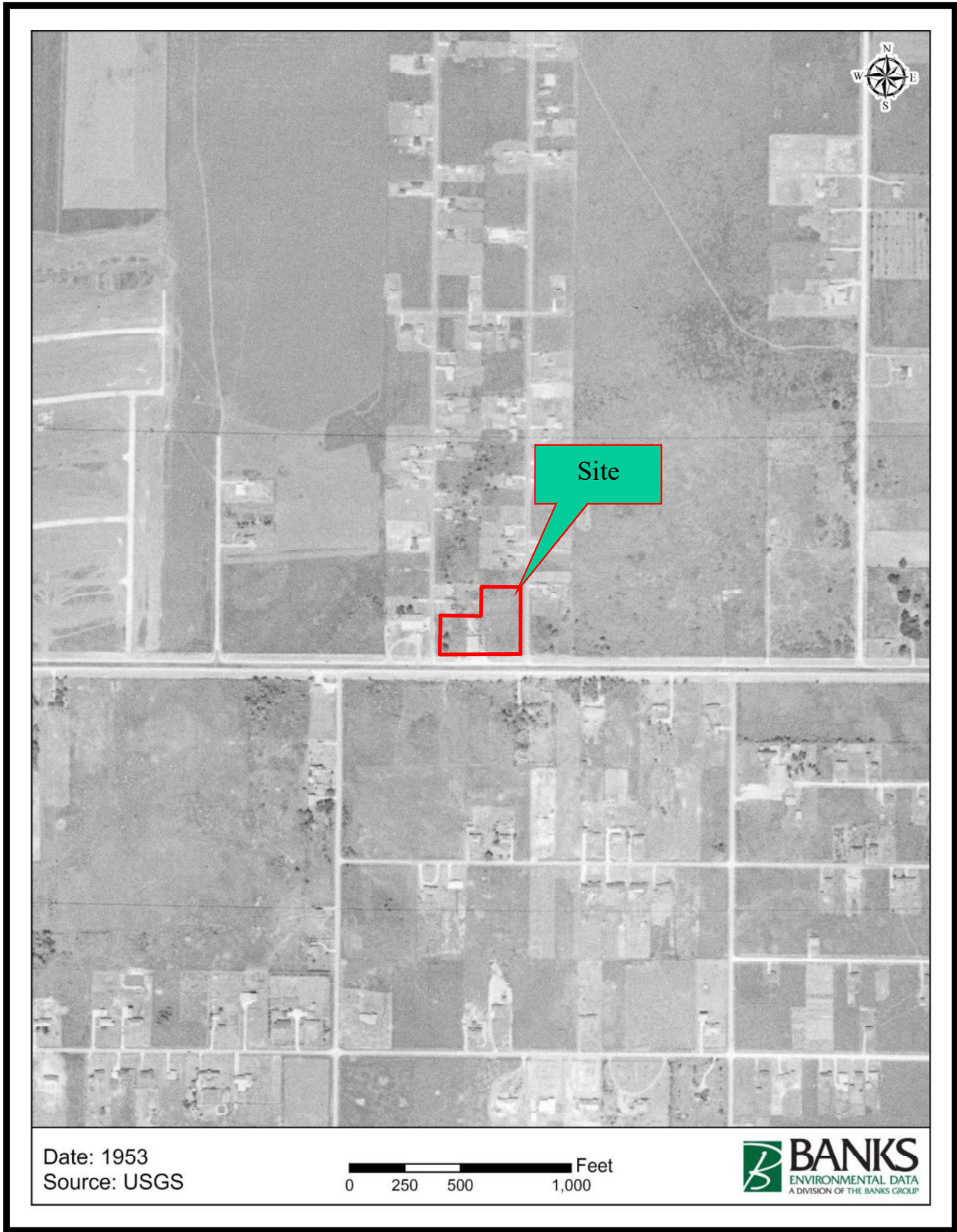
SCALE:
AS SHOWN

FIGURE NO.:
6



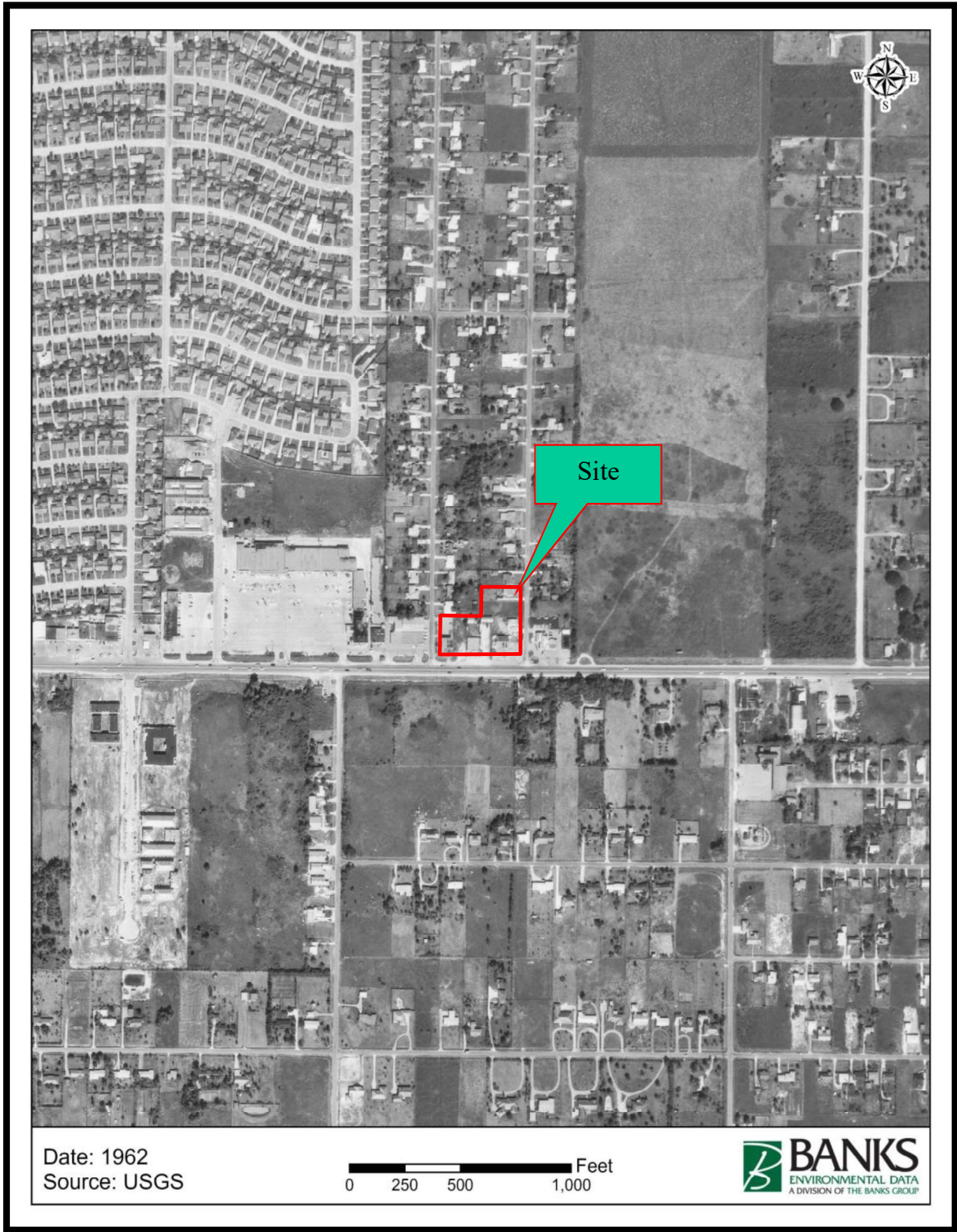
Scale: NTS

PROJECT: Retail Center Commercial Property – 2.1997 Acres 6000, 6010, 6018 & 6020 Westheimer Road Houston, Texas 77057		<h1>Quantum</h1>	
PROJECT MANAGER: W. Beasley		FIGURE TITLE: AERIAL PHOTOGRAPH 1944	
PROJECT NO.: H21252		DATE: 6/3/21	SCALE: AS SHOWN
		FIGURE NO.: 7	



Scale: NTS

PROJECT: Retail Center Commercial Property – 2.1997 Acres 6000, 6010, 6018 & 6020 Westheimer Road Houston, Texas 77057		<h1>Quantum</h1>	
PROJECT MANAGER: W. Beasley		PROJECT NO.: H21252	
DATE: 6/3/21		SCALE: AS SHOWN	FIGURE NO.: 8
		FIGURE TITLE: AERIAL PHOTOGRAPH 1953	



Scale: NTS

PROJECT: <p style="text-align: center;">Retail Center Commercial Property – 2.1997 Acres 6000, 6010, 6018 & 6020 Westheimer Road Houston, Texas 77057</p>		<h1>Quantum</h1>	
PROJECT MANAGER: <p style="text-align: center;">W. Beasley</p>		PROJECT NO.: <p style="text-align: center;">H21252</p>	
DATE: <p style="text-align: center;">6/3/21</p>		SCALE: <p style="text-align: center;">AS SHOWN</p>	FIGURE NO.: <p style="text-align: center;">9</p>

FIGURE TITLE:

AERIAL PHOTOGRAPH 1962



Date: 1976
Source: USGS

0 250 500 1,000 Feet



Scale: NTS

PROJECT:

Retail Center
Commercial Property – 2.1997 Acres
6000, 6010, 6018 & 6020 Westheimer Road
Houston, Texas 77057

Quantum

FIGURE TITLE:

AERIAL PHOTOGRAPH 1976

PROJECT MANAGER:

W. Beasley

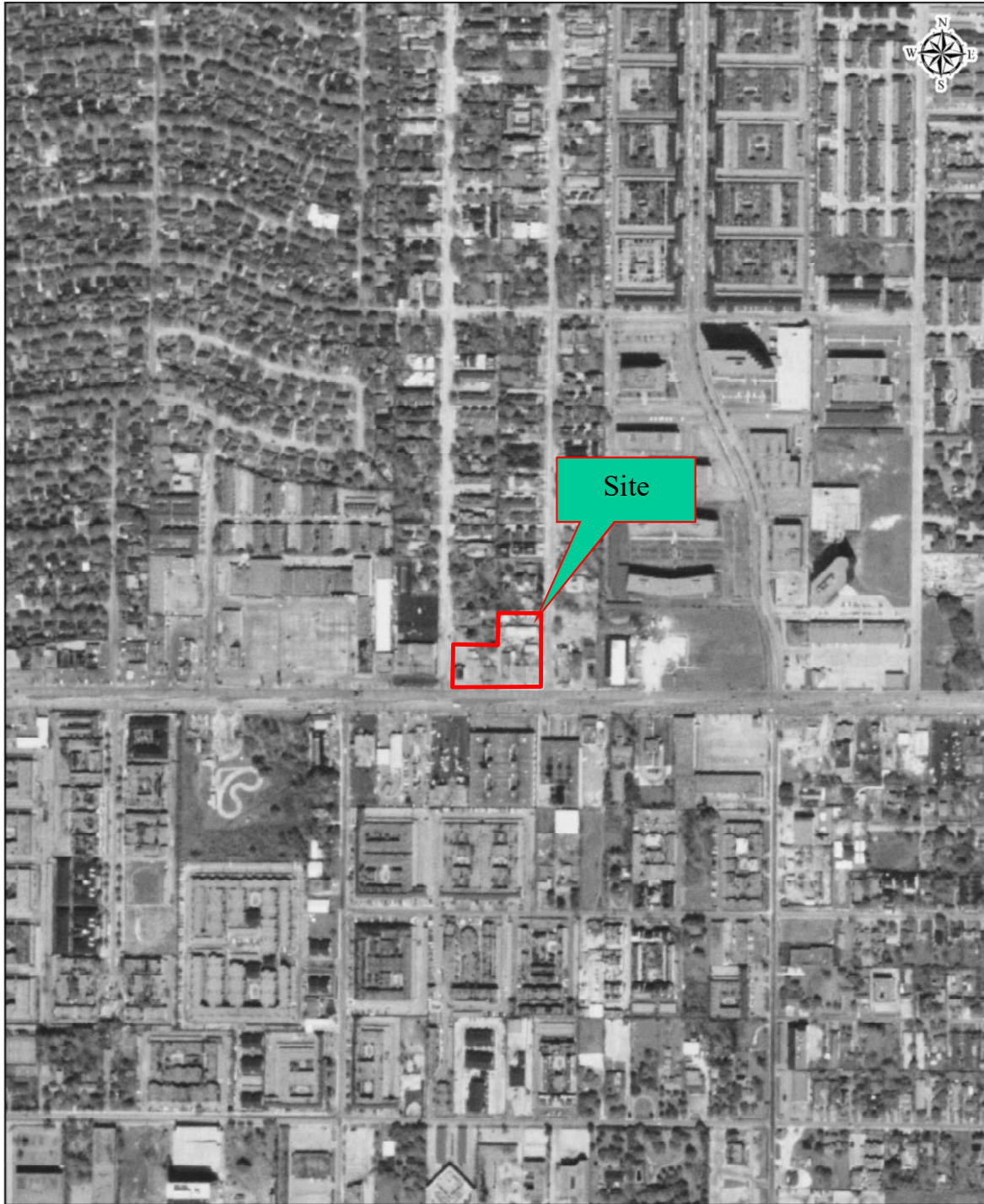
PROJECT NO.:

H21252

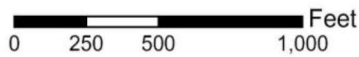
DATE:
6/3/21

SCALE:
AS SHOWN

FIGURE NO.:
10



Date: 1983
Source: USGS



Scale: NTS

PROJECT:

Retail Center
Commercial Property – 2.1997 Acres
6000, 6010, 6018 & 6020 Westheimer Road
Houston, Texas 77057

Quantum

FIGURE TITLE:

AERIAL PHOTOGRAPH 1983

PROJECT MANAGER:

W. Beasley

PROJECT NO.:

H21252

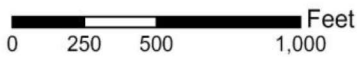
DATE:
6/3/21

SCALE:
AS SHOWN

FIGURE NO.:
11



Date: 1995
Source: USGS



Scale: NTS

PROJECT:

Retail Center
Commercial Property – 2.1997 Acres
6000, 6010, 6018 & 6020 Westheimer Road
Houston, Texas 77057

Quantum

FIGURE TITLE:

AERIAL PHOTOGRAPH 1995

PROJECT MANAGER:

W. Beasley

PROJECT NO.:

H21252

DATE:
6/3/21

SCALE:
AS SHOWN

FIGURE NO.:
12



Date: 2004
Source: USDA

0 250 500 1,000 Feet



Scale: NTS

PROJECT:

Retail Center
Commercial Property – 2.1997 Acres
6000, 6010, 6018 & 6020 Westheimer Road
Houston, Texas 77057

Quantum

FIGURE TITLE:

AERIAL PHOTOGRAPH 2004

PROJECT MANAGER:

W. Beasley

PROJECT NO.:

H21252

DATE:
6/3/21

SCALE:
AS SHOWN

FIGURE NO.:
13



Date: 2010
Source: USDA

0 250 500 1,000 Feet



Scale: NTS

PROJECT:

Retail Center
Commercial Property – 2.1997 Acres
6000, 6010, 6018 & 6020 Westheimer Road
Houston, Texas 77057

Quantum

FIGURE TITLE:

AERIAL PHOTOGRAPH 2010

PROJECT MANAGER:

W. Beasley

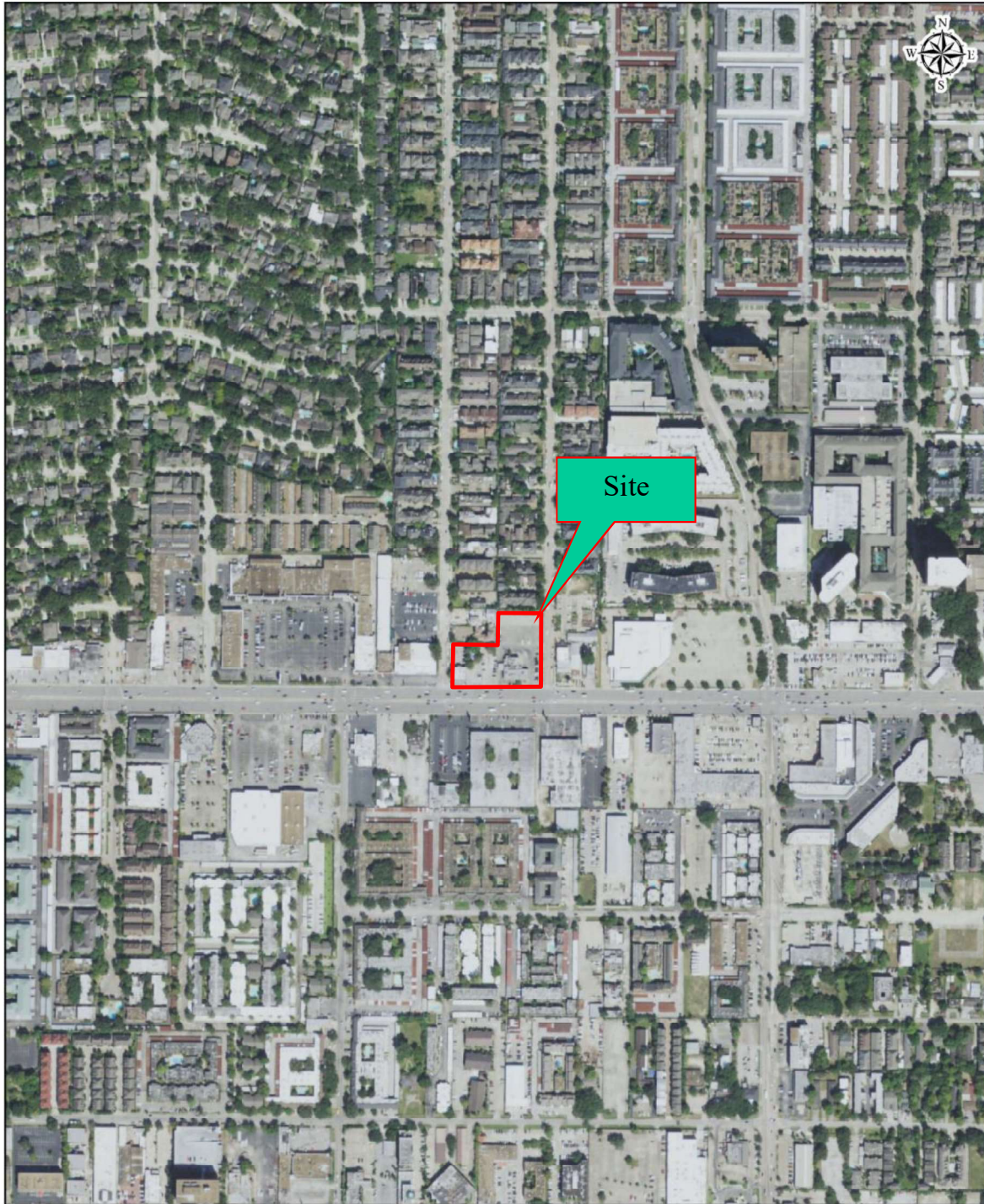
PROJECT NO.:

H21252

DATE:
6/3/21

SCALE:
AS SHOWN

FIGURE NO.:
14



Date: 2016
Source: USDA

0 250 500 1,000 Feet



Scale: NTS

PROJECT:

Retail Center
Commercial Property – 2.1997 Acres
6000, 6010, 6018 & 6020 Westheimer Road
Houston, Texas 77057

PROJECT MANAGER:

W. Beasley

PROJECT NO.:

H21252

Quantum

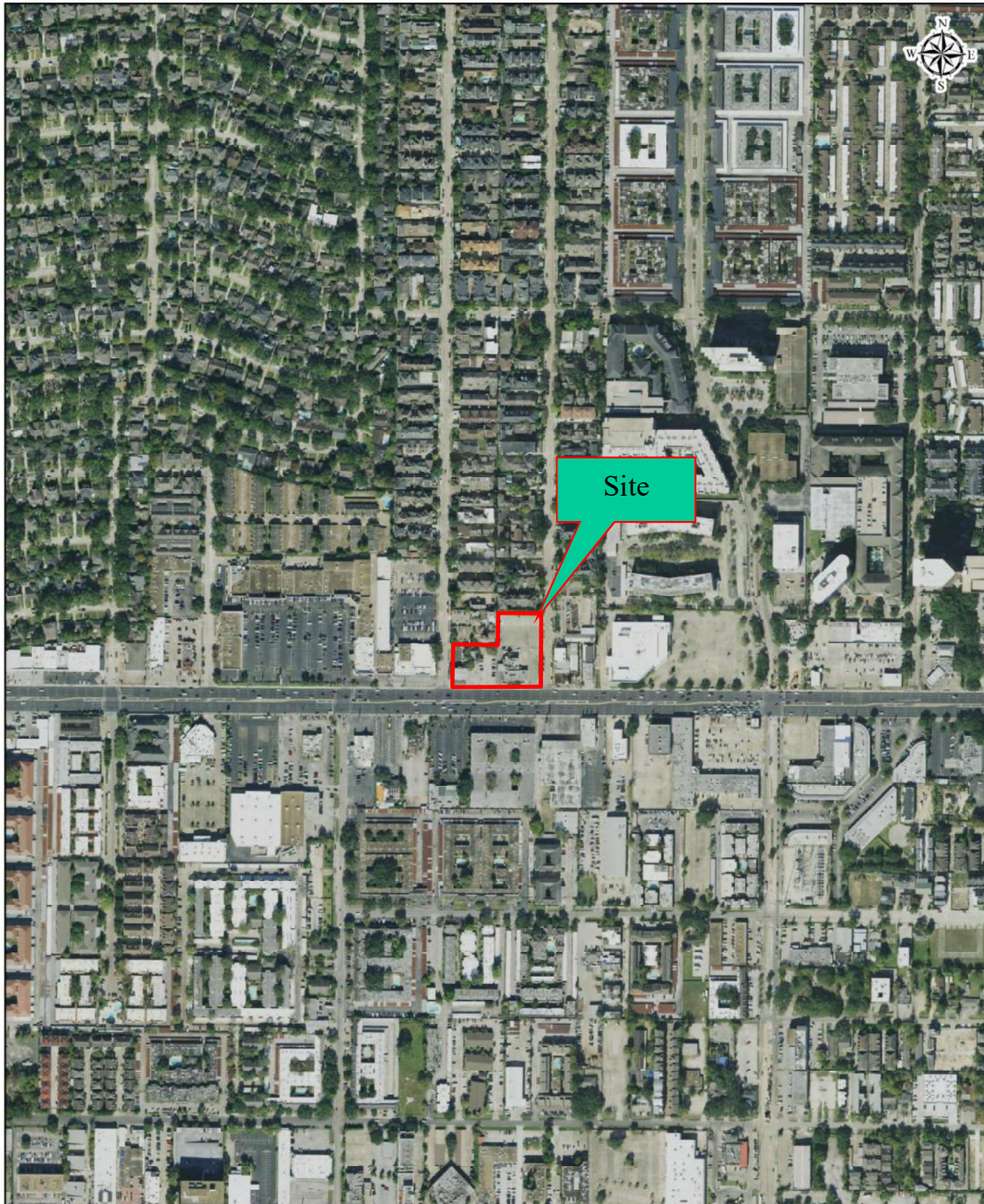
FIGURE TITLE:

AERIAL PHOTOGRAPH 2016

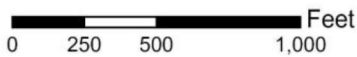
DATE:
6/3/21

SCALE:
AS SHOWN

FIGURE NO.:
15



Date: 2020
Source: USDA



Scale: NTS

PROJECT:

Retail Center
Commercial Property – 2.1997 Acres
6000, 6010, 6018 & 6020 Westheimer Road
Houston, Texas 77057

Quantum

FIGURE TITLE:

AERIAL PHOTOGRAPH 2020

PROJECT MANAGER:

W. Beasley

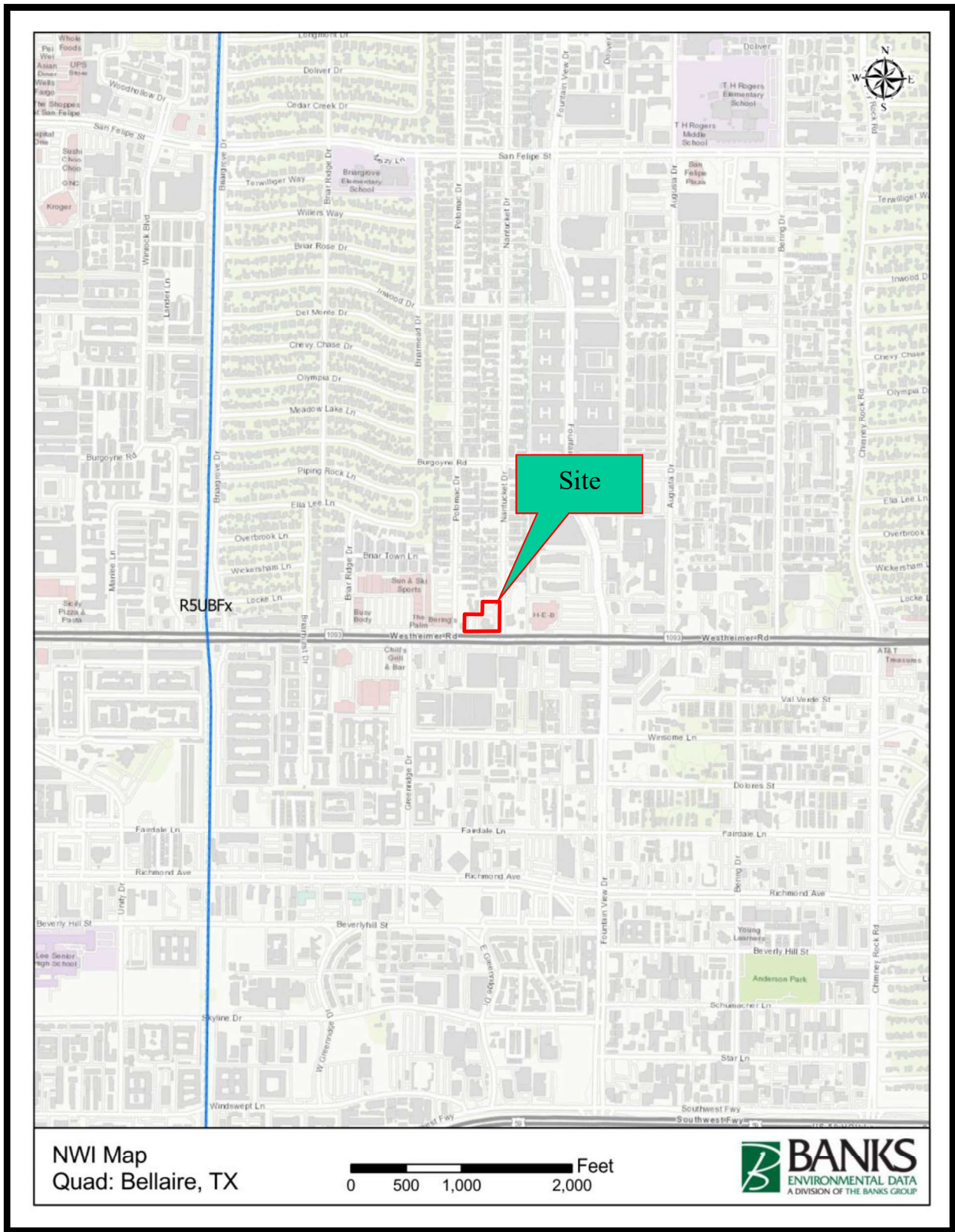
PROJECT NO.:

H21252

DATE:
6/3/21

SCALE:
AS SHOWN

FIGURE NO.:
16



Scale: NTS

PROJECT:		<h1>Quantum</h1>	
<p>Retail Center Commercial Property – 2.1997 Acres 6000, 6010, 6018 & 6020 Westheimer Road Houston, Texas 77057</p>			
PROJECT MANAGER:	PROJECT NO.:	FIGURE TITLE:	
W. Beasley	H21252	<p>NATIONAL WETLANDS INVENTORY</p>	
DATE:	SCALE:	FIGURE NO.:	
6/3/21	AS SHOWN	17	

**APPENDIX D
REGULATORY ELECTRONIC FILE SEARCH REPORT**

Prepared for:

QUANTUM ENVIRONMENTAL CONSULTANTS, INC.
2616 South Loop West, Suite 660
Houston, TX 77054



Regulatory Database Report

ASTM E1527-13/AAI Compliant

Retail Center

6000 - 6020 Westheimer Rd.

Houston, TX 77057

Harris County

PO #: H21252

ES-136610

Thursday, June 3, 2021

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Geographic Summary

Location

Harris County, TX

Target location is 0.003 square miles and has a 0.26 mile perimeter

Coordinates

Longitude & Latitude in Degrees Minutes Seconds NA

Longitude & Latitude in Decimal Degrees NA

X and Y in UTM NA

Elevation

NA

Zip Codes Searched

Search Distance	Zip Codes (historical zip codes included)
Target Property	77057
0.25 miles	77057
0.5 miles	77057
1 mile	77036, 77057, 77063, 77056, 77074, 77081

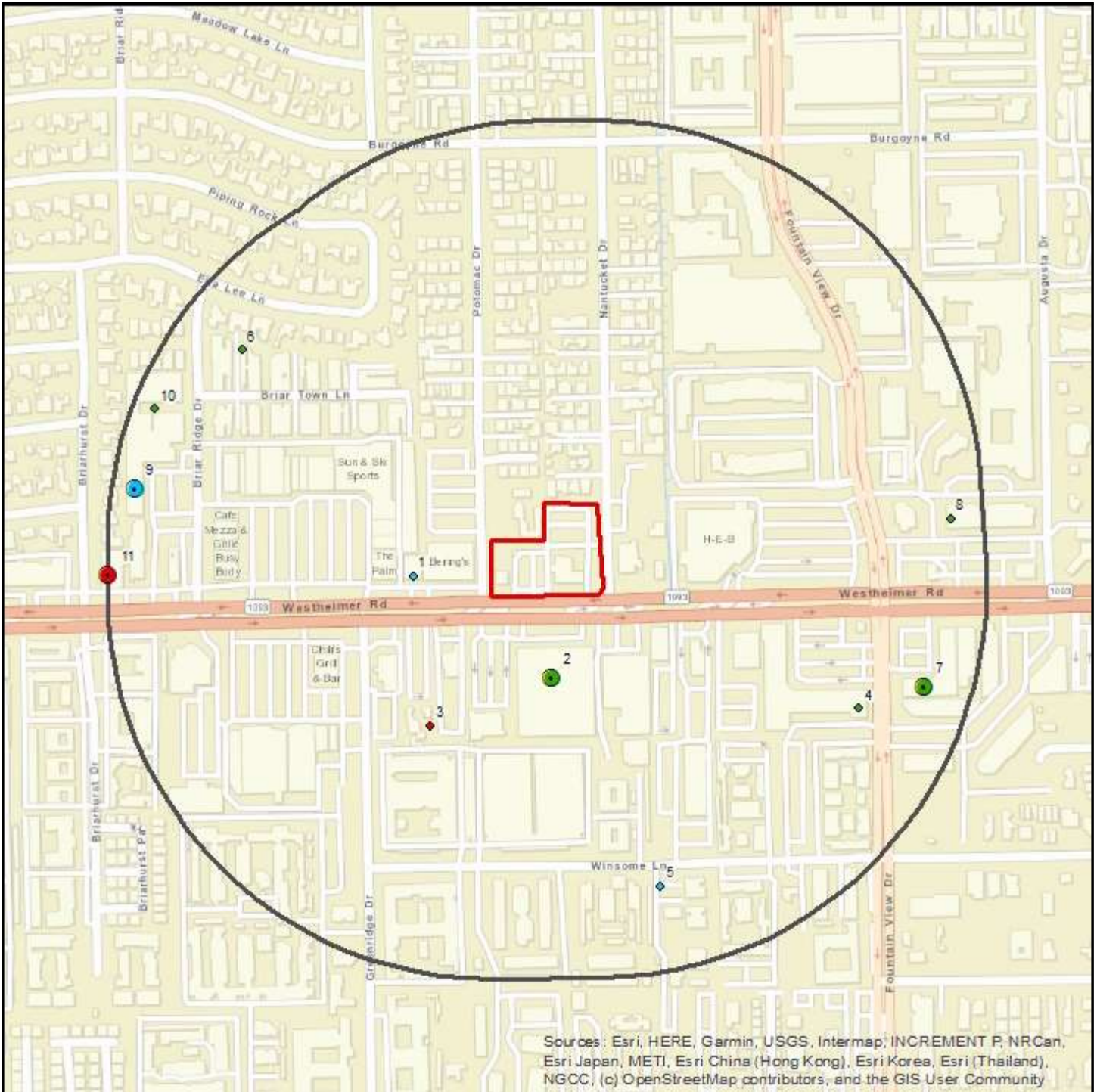
Topos Searched

Search Distance	Topo Name
Target Property	Bellaire (1983)
0.25 miles	Bellaire (1983)
0.5 miles	Bellaire (1983)
1 mile	Alief (1983), Houston Heights (1983), Bellaire (1983)

Database Summary

Databases Searched	Distance Searched	# Mapped	# Not Mapped	Total
Federal - ASTM 1527-13/AAI Required				
National Priority List (NPL)	1	0	0	0
Delisted National Priority List (DNPL)	0.5	0	0	0
SEMS (CER SEMS)	0.5	0	0	0
SEMS NFRAP (CER SEMS NFRAP)	0.5	0	1	1
RCRA CORRACTS (RCRA COR)	1	0	0	0
RCRA non-CORRACTS TSD (RCRA TSD)	0.5	0	0	0
RCRA Generators (RCRA GEN)	0.25	0	0	0
Federal Brownfields (FED BWN)	0.5	0	0	0
Federal Institutional Control (FED IC)	0.5	0	0	0
Federal Engineering Control (FED EC)	0.5	0	0	0
ERNS List (ERNS)	0.25	2	0	2
State - ASTM 1527-13/AAI Required				
State/Tribal Equivalent NPL (ST NPL)	1	0	0	0
State/Tribal Equivalent CERCLIS (ST CER)	0.5	0	0	0
State/Tribal Disposal or Landfill (SWLF)	0.5	0	0	0
State/Tribal Leaking Storage Tank (LPST)	0.5	5	5	10
State/Tribal Storage Tank (PST)	0.25	2	1	3
State/Tribal Institutional Control (ST IC)	0.25	1	0	1
State/Tribal Engineering Control (ST EC)	0.5	1	0	1
State/Tribal Voluntary Cleanup (VCP)	0.5	7	0	7
State/Tribal Brownfield (ST BWN)	0.5	0	0	0
State/Tribal Hazardous Waste (HW)	0.25	5	1	6
Non-ASTM/AAI Required Databases				
RCRA (RCRA)	0.25	4	0	4
Dry Cleaners (DRYC)	0.25	2	0	2
State/Tribal Municipal Settings Designation (MS)	0.25	1	0	1
Total Sites Found		30	8	38

Summary Map - 0.25 Mile Buffer



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Retail Center

- | | | | | |
|-------------|--------------|-------------|-------------------------------|-----------------|
| Single Site | Cluster Site | Large Tract | Cluster Site with Large Tract | Target Property |
| Single Site | Cluster Site | Large Tract | Cluster Site with Large Tract | Search Buffer |
| Single Site | Cluster Site | Large Tract | Cluster Site with Large Tract | |
- RCRA COR, RCRA TSD, CER, LPST, NPL, ST NPL, SWLF*
RCRA GEN, ST & FED BWN, ST & FED EC, ST & FED IC, DNPL, CER NFRAP, PST, VCP, ST CER
ERNS, HW, RCRA, DRYC

1 : 6,000
 1 inch = 0.095 miles
 1 inch = 500 feet
 1 centimeter = 0.060 kilometers
 1 centimeter = 60 meters

Lambert Conformal Conic Projection
 1983 North American Datum
 First Standard Parallel: 33° 00' 00" North
 Second Standard Parallel: 45° 00' 00" North
 Central Meridian: 96° 00' 00" West
 Latitude of Origin: 39° 00' 00" North



Summary Map - 0.5 Mile Buffer



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri/Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Retail Center

- Single Site
 - Cluster Site
 - Large Tract
 - Cluster Site with Large Tract
 - Single Site
 - Cluster Site
 - Large Tract
 - Cluster Site with Large Tract
 - Single Site
 - Cluster Site
 - Large Tract
 - Cluster Site with Large Tract
- RCRA COR, RCRA TSD, CER, LPST, NPL, ST NPL, SWLF*
- RCRA GEN, ST & FED BWN, ST & FED EC, ST & FED IC, DNPL, CER NFRAP, PST, VCP, ST CER*
- ERNS, HW, RCRA, DRYC*

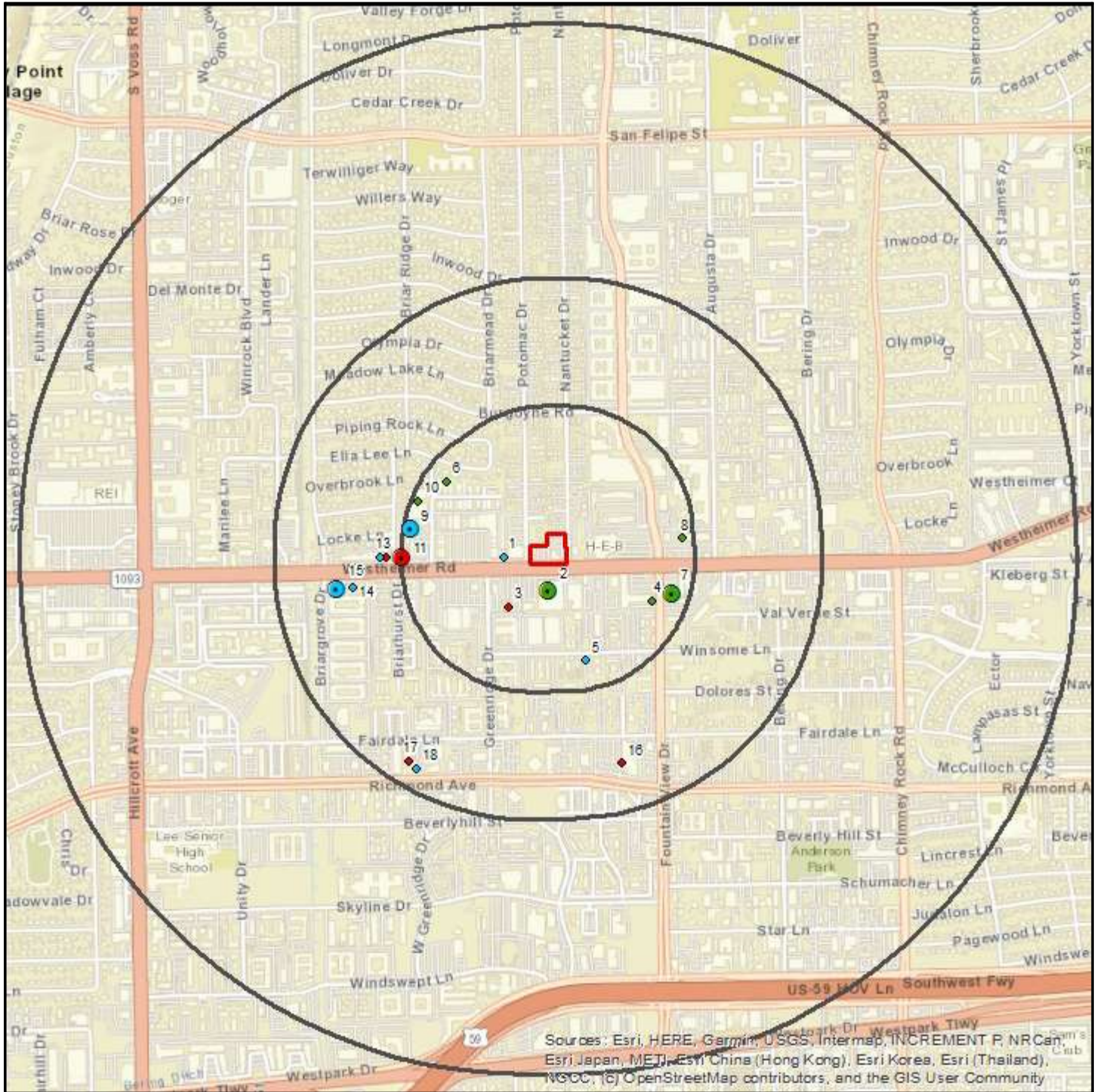
- Target Property
- Search Buffer

1 : 10,500
 1 inch = 0.166 miles
 1 inch = 875 feet
 1 centimeter = 0.105 kilometers
 1 centimeter = 105 meters

Lambert Conformal Conic Projection
 1983 North American Datum
 First Standard Parallel: 33° 00' 00" North
 Second Standard Parallel: 45° 00' 00" North
 Central Meridian: 96° 00' 00" West
 Latitude of Origin: 39° 00' 00" North



Summary Map - 1 Mile Buffer



Retail Center

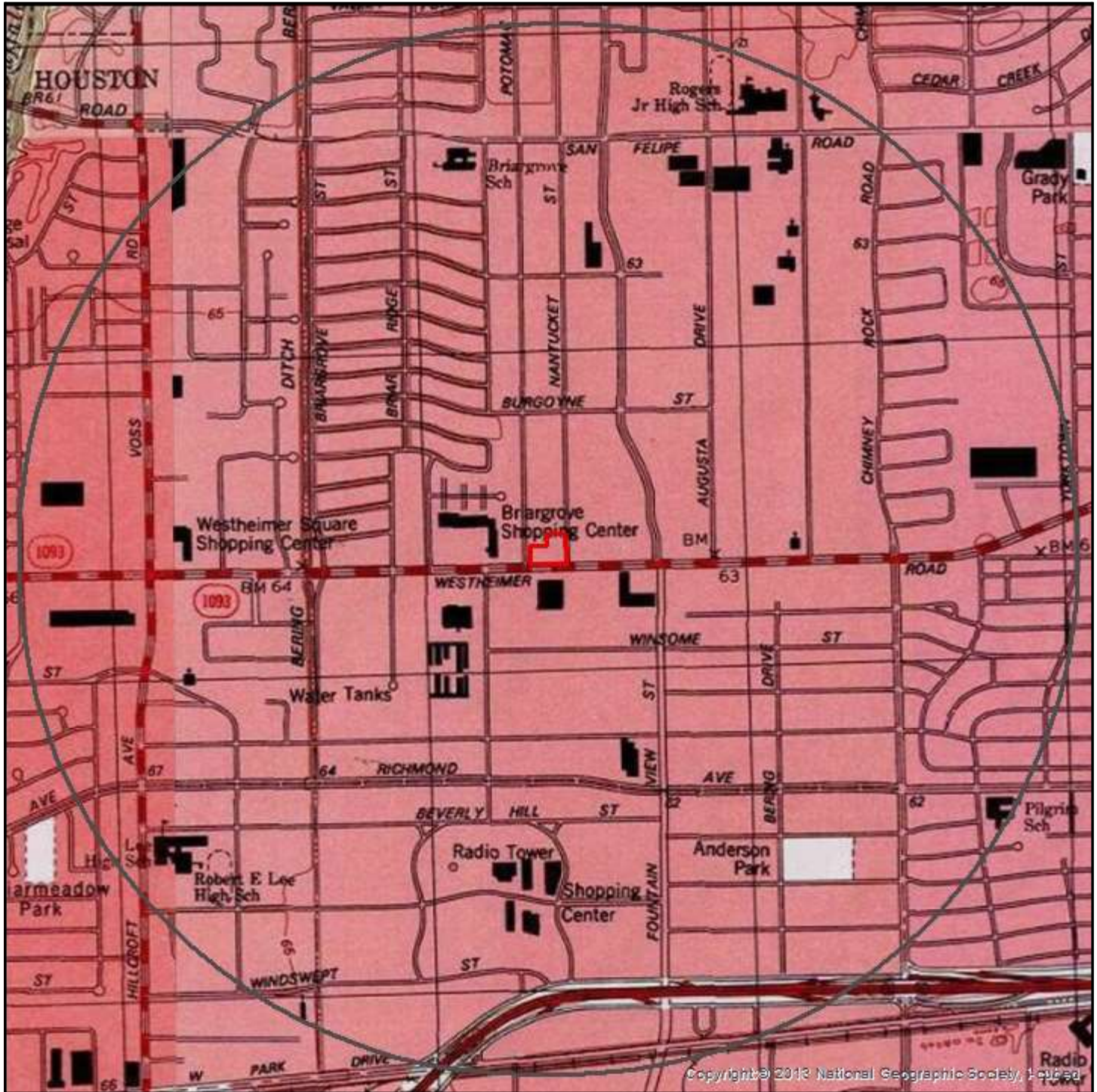
- | | | | | |
|-------------|--------------|-------------|-------------------------------|-----------------|
| Single Site | Cluster Site | Large Tract | Cluster Site with Large Tract | Target Property |
| Single Site | Cluster Site | Large Tract | Cluster Site with Large Tract | Search Buffer |
| Single Site | Cluster Site | Large Tract | Cluster Site with Large Tract | |
- RCRA COR, RCRA TSD, CER, LPST, NPL, ST NPL, SWLF*
RCRA GEN, ST & FED BWN, ST & FED EC, ST & FED IC, DNPL, CER NFRAP, PST, VCP, ST CER
ERNS, HW, RCRA, DRYC

1 : 18,000
 1 inch = 0.284 miles
 1 inch = 1500 feet
 1 centimeter = 0.180 kilometers
 1 centimeter = 180 meters

Lambert Conformal Conic Projection
 1983 North American Datum
 First Standard Parallel: 33° 00' 00" North
 Second Standard Parallel: 45° 00' 00" North
 Central Meridian: 96° 00' 00" West
 Latitude of Origin: 39° 00' 00" North



Topographic Overlay Map - 1 Mile Buffer



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Retail Center

- Target Property
- Search Buffer

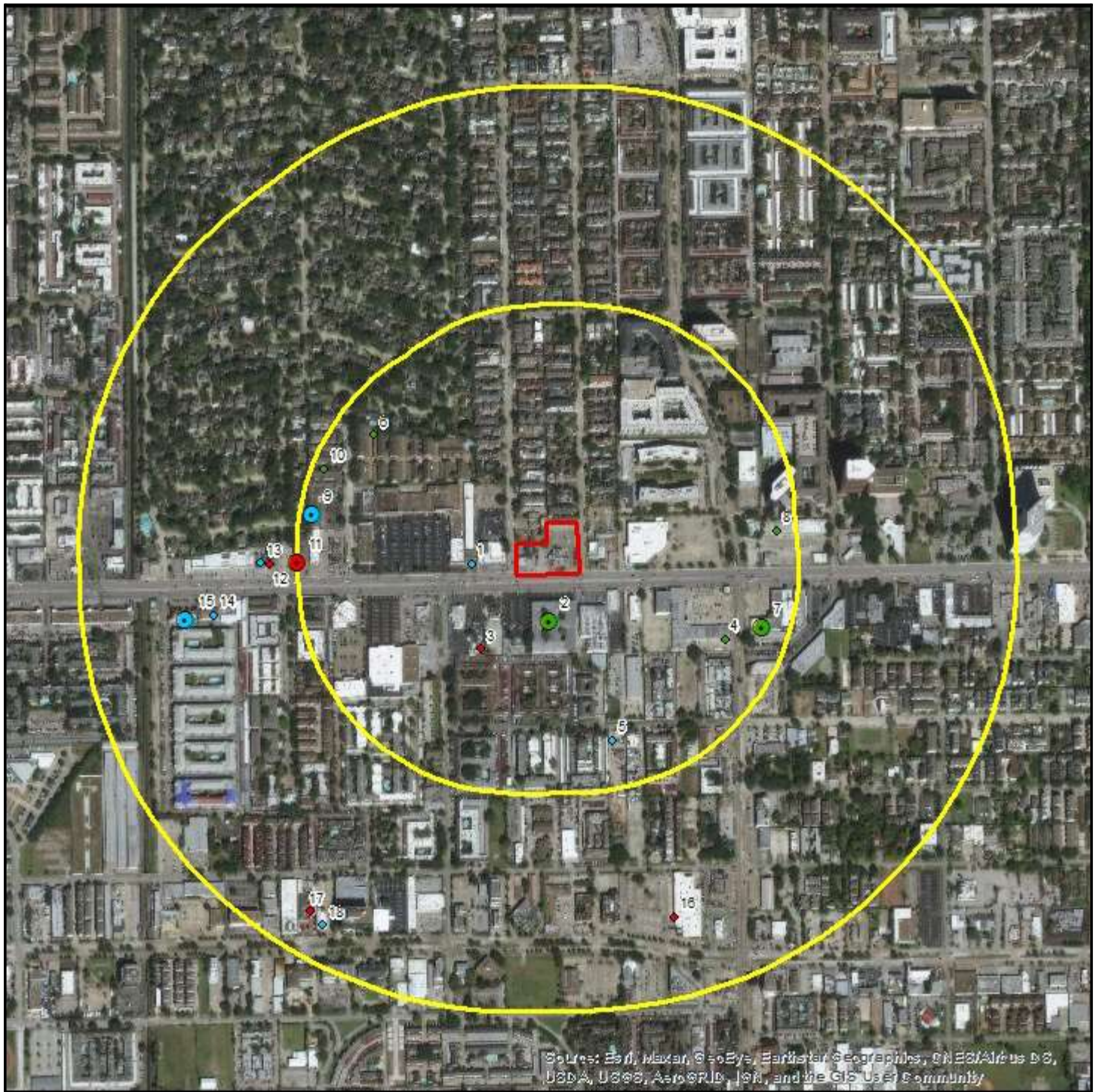
Target Property Quad Name(s)
Bellaire (1983)

1 : 18,000
1 inch = 0.284 miles
1 inch = 1500 feet

Lambert Conformal Conic Projection
1983 North American Datum
First Standard Parallel: 33° 00' North
Second Standard Parallel: 45° 00' North
Central Meridian: 96° 00' West
Latitude of Origin: 39° 00' North



Current Imagery Overlay Map - 0.5 Mile Buffer



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Retail Center

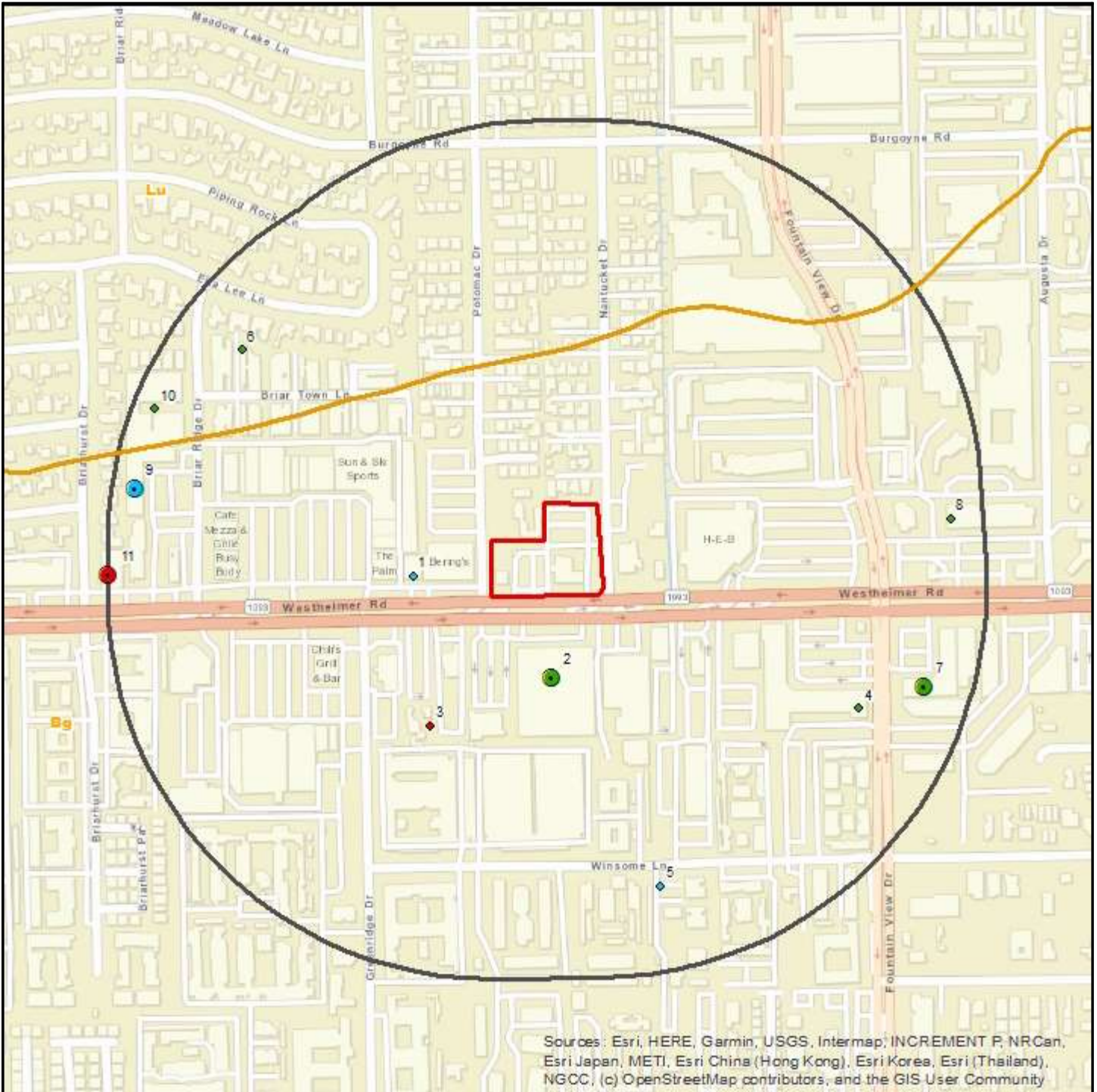
- | | | | | |
|--|---|--|--|---|
| ● Single Site | ● Cluster Site | ■ Large Tract | ■ Cluster Site with Large Tract | Target Property |
| ● Single Site | ● Cluster Site | ■ Large Tract | ■ Cluster Site with Large Tract | Search Buffer |
| ● Single Site | ● Cluster Site | ■ Large Tract | ■ Cluster Site with Large Tract | |
- RCRA COR, RCRA TSD, CER, LPST, NPL, ST NPL, SWLF*
RCRA GEN, ST & FED BWN, ST & FED EC, ST & FED IC, DNPL, CER NFRAP, PST, VCP, ST CER
ERNS, HW, RCRA, DRYC

1 : 10,500
 1 inch = 0.166 miles
 1 inch = 875 feet
 1 centimeter = 0.105 kilometers
 1 centimeter = 105 meters



Lambert Conformal Conic Projection
 1983 North American Datum
 First Standard Parallel: 33° 00' 00" North
 Second Standard Parallel: 45° 00' 00" North
 Central Meridian: 96° 00' 00" West
 Latitude of Origin: 39° 00' 00" North

Soil Survey Map - 0.25 Mile Buffer



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Retail Center

- | | | | | |
|--|---|---|--|--|
| ● Single Site | ● Cluster Site | ■ Large Tract | ● Cluster Site with Large Tract | Target Property |
| ● Single Site | ● Cluster Site | ■ Large Tract | ● Cluster Site with Large Tract | Search Buffer |
| ● Single Site | ● Cluster Site | ■ Large Tract | ● Cluster Site with Large Tract | Soils Boundary |

1 : 6,000
 1 inch = 0.095 miles
 1 inch = 500 feet
 1 centimeter = 0.060 kilometers
 1 centimeter = 60 meters

Lambert Conformal Conic Projection
 1983 North American Datum
 First Standard Parallel: 33° 00' 00" North
 Second Standard Parallel: 45° 00' 00" North
 Central Meridian: 96° 00' 00" West
 Latitude of Origin: 39° 00' 00" North





Soils

Soils Types Found

Target Property	Bg
Within 0.25 miles of Target Property	Lu, Bg

Soil Type Descriptions

Bg - Bernard-Urban land complex

Percent Hydric	0
Minimum Depth to Bedrock	

Bernard (55 percent)

Hydrologic Group	High runoff potential
Soil Drainage Class	Somewhat poorly drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
H1	Clay loam	0 cm	15 cm	A-6, A-7	CL
H2	Clay	15 cm	86 cm	A-7-6	CH, CL
H3	Clay	86 cm	165 cm	A-7-6	CH, CL

Urban land (35 percent)

Hydrologic Group	High runoff potential
Soil Drainage Class	
Corrosion Potential - Uncoated Steel	
Depth to Restrictive Feature	

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
H1	Variable	0 cm	102 cm		

Unnamed (10 percent)

Lu - Lake Charles-Urban land complex

Percent Hydric	0
Minimum Depth to Bedrock	

Lake Charles (50 percent)

Hydrologic Group	High runoff potential
Soil Drainage Class	Moderately well drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
H1	Clay	0 cm	25 cm	A-7-6	CH
H2	Clay	25 cm	56 cm	A-7-6	CH
H3	Clay	56 cm	188 cm	A-7-6	CH
H4	Clay	188 cm	203 cm	A-7-6	CH

Urban land (35 percent)

Hydrologic Group	High runoff potential
Soil Drainage Class	
Corrosion Potential - Uncoated Steel	
Depth to Restrictive Feature	

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
H1	Variable	0 cm	102 cm		

Unnamed (15 percent)

Soils Descriptions

AASHTO Classification Definitions

A-1, A-1-a, A-1-b	Granular materials (35% or less passing No. 200 sieve), some fragments, gravel and sand
A-2, A-2-4, A-2-5, A-2-6, A-2-7	Granular materials (35% or less passing No. 200 sieve), silty or clayey gravel and sand
A-3	Granular materials (35% or less passing No. 200 sieve), fine sand
A-4	Silt-Clay materials (more than 35% passing No. 200 sieve), silty soils
A-5	Silt-Clay materials (more than 35% passing No. 200 sieve), silty soils
A-6	Silt-Clay materials (more than 35% passing No. 200 sieve), clayey soils
A-7, A-7-5, A-7-6	Silt-Clay materials (more than 35% passing No. 200 sieve), clayey soils
A-8	Silt-Clay materials (more than 35% passing No. 200 sieve), clayey soils

Unified Classification Definitions

CH	Fine-grained soils, silts and clays (liquid limit is 50% or more), Fat Clay
CL, CL-A (proposed), CL-K (proposed), CL-ML, CL-O (proposed), CL-T (proposed)	Fine-grained soils, silts and clays (liquid limit is less than 50%), Lean Clay
GC, GC-GM	Coarse-grained soils, Gravels, gravel with fines, Clayey Gravel
GM	Coarse-grained soils, Gravels, gravel with fines, Silty Gravel
GP, GP-GC, GP-GM	Coarse-grained soils, Gravels, clean gravels, Poorly Graded Gravel
GW, GW-GC, GW-GM	Coarse-grained soils, Gravels, clean gravels, Well-Graded Gravel
MH, MH-A, MH-K, MH-O, MH-T	Fine-grained soils, silts and clays (liquid limit is 50% or more), Elastic Silt
ML, ML-A (proposed), ML-K (proposed), ML-O (proposed), ML-T (proposed)	Fine-grained soils, silts and clays (liquid limit is less than 50%), Silt
OH, OH-T (proposed)	Fine-grained soils, silts and clays (liquid limit is 50% or more), Organic Clay or Organic Silt
OL	Fine-grained soils, silts and clays (liquid limit is less than 50%), Organic Clay or Organic Silt
PT	Highly organic soils, Peat
SC, SC-SM	Coarse-grained soils, Sands, sands with fines, Clayey Sand
SM	Coarse-grained soils, Sands, sands with fines, Silty Sand
SP, SP-SC, SP-SM	Coarse-grained soils, Sands, clean sands, Poorly Graded Sand
SW, SW-SC, SW-SM	Coarse-grained soils, Sands, clean sands, Well-Graded Sand

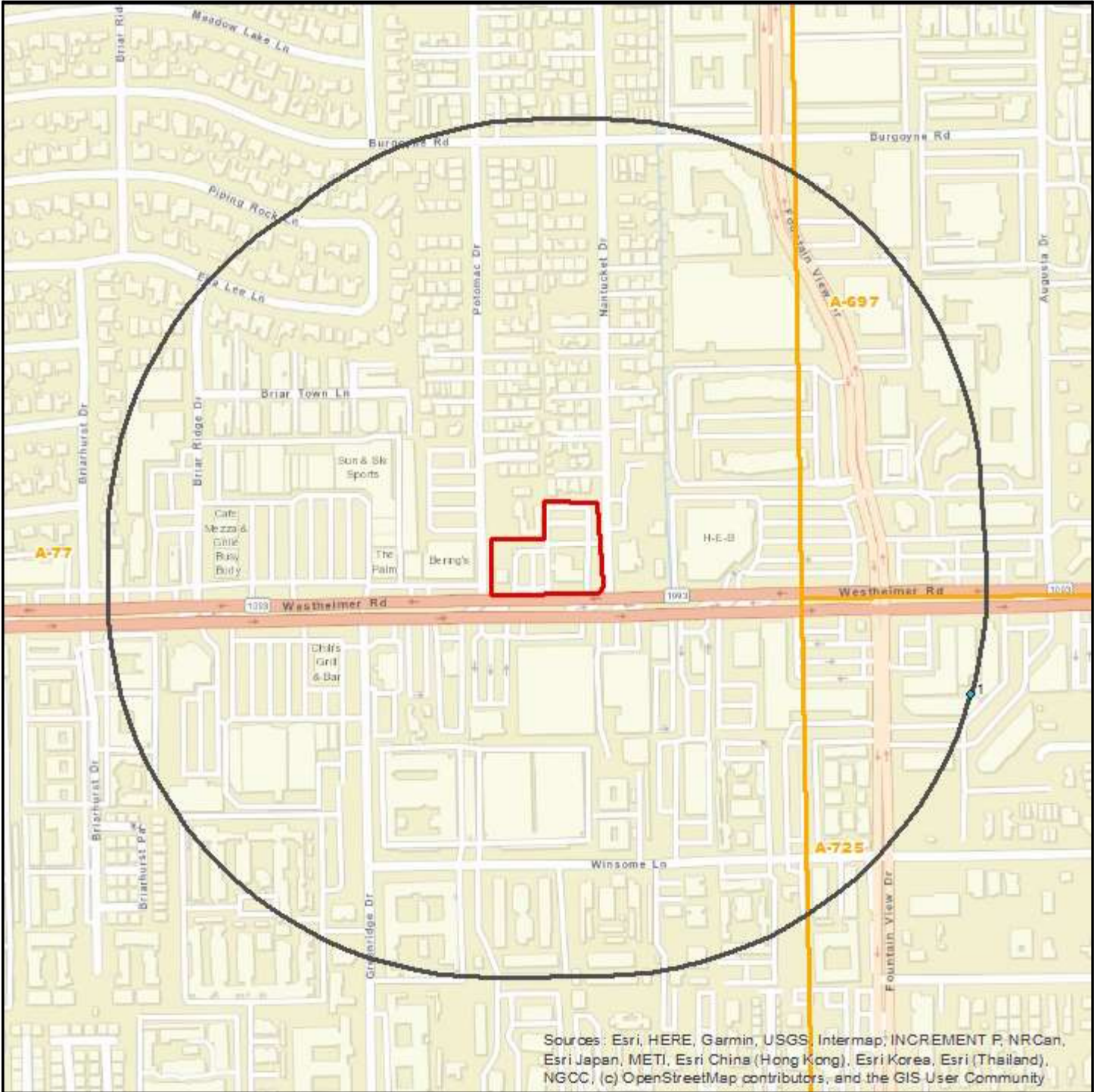
Source

Natural Resources Conservation Service, Soil Survey Geographic (SSURGO) Database.

Disclaimer

This Soils Survey from Banks Environmental Data, Inc. has searched Natural Resources Conservation Service (NRCS) and the Soil Survey Geographic Database (SSURGO). All soil data presented on the map and in the details section are based on information obtained from NRCS. Although Banks performs quality assurance and quality control on all data, inaccuracies of the data and mapped locations could possibly be traced to the source. Banks Environmental Data, Inc. cannot fully guarantee the accuracy of the SSURGO database maintained by NRCS.

Water & Oil/Gas Wells Map - 0.25 Mile Buffer



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Retail Center

- Single Water Well
- Water Well Cluster
- Single Oil/Gas/Other Well
- Oil/Gas/Other Well Cluster
- Water/Oil/Gas/Other Well Cluster
- Target Property
- Search Buffer
- Texas Land Survey

1 : 6,000
 1 inch = 0.095 miles
 1 inch = 500 feet
 1 centimeter = 0.060 kilometers
 1 centimeter = 60 meters



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 1983 North American Datum
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 Second Standard Parallel: 45° 00' North
 Central Meridian: 96° 00' West
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Water & Oil/Gas Wells

Map ID	Well ID	Owner	Well Type	Elevation
1	HGSD9865	Parvizian, Gus	Water: Public Supply	61 ft

Source

U.S. Geological Survey, Texas Water Development Board (GW and Submitted Driller's Report), Texas Commission of Environmental Quality (PWS), Railroad Commission of Texas (Production Data)

Disclaimer

This well scan from Banks Environmental Data, Inc. has included a digital search of state and federal wells currently digitized in our geospatial database. Since this scan includes only well data that is currently mapped in our geospatial database, more wells could exist within the search area. For a complete well search or to locate more details, please contact Banks to obtain a full Water Well Report or Oil & Gas Well/Pipeline Search Report. More detailed individual well records can also be obtained from Banks for an additional cost, please reference a Well ID # from this well scan.

All well locations are based on information obtained from state and federal sources. Although Banks performs quality assurance and quality control on all data, inaccuracies of the records and mapped locations could possibly be traced to the specific regulatory authority or individual well driller. Banks Environmental Data, Inc. cannot fully guarantee the accuracy of the data or well location(s) of the maps and records maintained by the state and federal agencies.

Mapped Sites Summary

Database	Distance from Target Property	Map ID	Facility Site Name	Facility Site Address	Site Details Page #
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*Sites are sorted by database tier, database, and distance from the target site.

ERNS	0.18 miles SE	4		5901 WESTHEIMER RD, HOUSTON, TX 77057	18
ERNS	0.2 miles NW	6		2419 JAMESTOWN MALL, HOUSTON, TX 77057	19
LPST	0.09 miles SW	3	TEXADELPHIA	6025 WESTHEIMER RD, HOUSTON, TX 77057	20
LPST	0.25 miles W	11	EXXON 67900	6166 WESTHEIMER RD, HOUSTON, TX 77057	21
LPST	0.28 miles W	12	FORMER CIRCLE K 2037	6200 WESTHEIMER RD, HOUSTON, TX 77057	22
LPST	0.41 miles S	16	SIGMOR SHAMROCK 308	6010 RICHMOND AVE, HOUSTON, TX 77057	23
LPST	0.45 miles SW	17	CAR WASH KING	6228 RICHMOND AVE, HOUSTON, TX 77057	24
PST	0.19 miles S	5	GROUNDKEEPERS	6021 WINSOME LN, HOUSTON, TX 77057	25
PST	0.25 miles W	11	RAS 6 7900	6166 WESTHEIMER RD, HOUSTON, TX 77057	26
ST IC	0.23 miles W	9	PILGRIM CLEANERS - BRIAR RIDGE	2538A BRIAR RIDGE DR, HOUSTON, TX 77057	27
ST EC	0.23 miles W	9	PILGRIM CLEANERS - BRIAR RIDGE	2538A BRIAR RIDGE DR, HOUSTON, TX 77057	28
VCP	0.05 miles W	1	PILGRIM CLEANERS BRIARGROVE	6106 WESTHEIMER RD, HOUSTON, TX 77057	29
VCP	0.23 miles W	9	PILGRIM CLEANERS - BRIAR RIDGE	2538A BRIAR RIDGE DR, HOUSTON, TX 77057	30
VCP	0.29 miles W	13	POLO CLEANERS	6210 WESTHEIMER RD, HOUSTON, TX 77057	31
VCP	0.35 miles W	14	WESTHEIMER PLAZA	6237 WESTHEIMER RD, HOUSTON, TX 77057	32
VCP	0.38 miles W	15	THE PLAZA ON WESTHEIMER	6263 WESTHEIMER RD, HOUSTON, TX 77057	33
VCP	0.38 miles W	15	THE MERIDIAN APARTMENTS	6263 WESTHEIMER RD, HOUSTON, TX 77057	34
VCP	0.46 miles SW	18	CAR WASH KING	6224 RICHMOND AVE, HOUSTON, TX 77057	35
HW	0.05 miles SW	2	DOCUSET	5959 WESTHEIMER RD STE 135, HOUSTON, TX 77057	36
HW	0.05 miles SW	2	KWIK KOPY 4	5959 WESTHEIMER RD, HOUSTON, TX 77057	37
HW	0.22 miles E	7	EVERGREEN VACUUM SERVICE	5887 WESTHEIMER RD STE H, HOUSTON, TX 77057	38
HW	0.23 miles W	9	PILGRIM CLEANERS 10	2538A BRIAR RIDGE DR, HOUSTON, TX 77057	39
HW	0.23 miles W	9	PILGRIM CLEANERS	2538A BRIAR RIDGE DR, HOUSTON, TX 77057	40
RCRA	0.05 miles SW	2	DOCUSET INC	5959 WESTHEIMER SUITE 135, HOUSTON, TX 77057	41
RCRA	0.05 miles SW	2	KWIK KOPY 4	5959 WESTHEIMER, HOUSTON, TX 77057	43
RCRA	0.22 miles E	7	EVERGREEN VACUUM SERVICE	5887 WESTHEIMER RD STE H, HOUSTON, TX 77057	44
RCRA	0.23 miles W	9	PILGRIM CLEANERS INC	2538 A BRIAR RIDGE DR, HOUSTON, TX 77057	45
DRYC	0.23 miles E	8	GOOD NEIGHBOR CLEANERS	5876 WESTHEIMER RD, HOUSTON, TX 77057	47
DRYC	0.23 miles W	9	PILGRIM CLEANERS 10	2538A BRIAR RIDGE DR, HOUSTON, TX 77057	48
MS	0.24 miles W	10	ISABELLA ENTERPRISES INC LIQUIDATING TRUST	2538 and 2530 Briar Ridge Dr, Houston, TX	49

End of Mapped Sites Summary Section



Unmapped Sites Summary

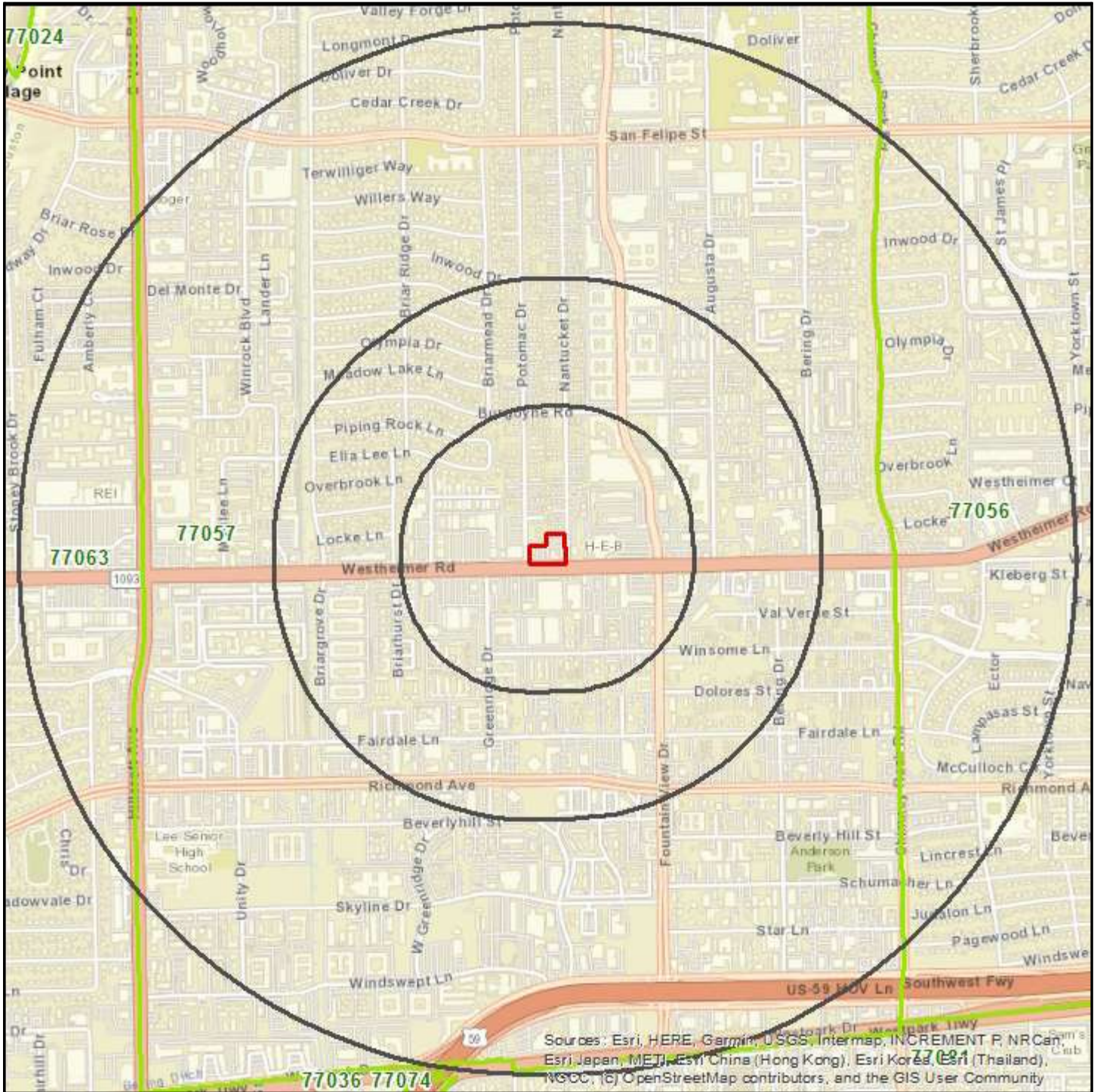
Database	Facility Site Name	Facility Site Address	Site Details Page #
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*Sites are sorted by database tier and database.


CER SEMS NFRAP	CRONEX RELEASE	Postal Address is unavailable for the Site, HOUSTON, TX 77063	50
LPST	RETAIL STRIP CENTER	HOUSTON, TX	51
LPST	A PLUS PAWN	HOUSTON, TX	52
LPST	KOUNTRY FOOD STORE	HOUSTON, TX	53
LPST	DIAMOND SHAMROCK	HOUSTON, TX	54
LPST	FORMER TEXACO STATION	HOUSTON, TX	55
PST	AMERICAN SHOPPING CENTER	WESTHEIMER, HOUSTON, TX 77057	56
HW	SAN JACINTO ORDNANCE DEPOT HOUSTON	IN HARRIS COUNTY, HOUSTON, TX	57

End of Unmapped Sites Summary Section

Zip Code Map - 1 Mile Buffer



Retail Center

-  Target Property
-  Search Buffer
-  Zip Code Boundary

1 : 18,000
 1 inch = 0.284 miles
 1 inch = 1500 feet
 1 centimeter = 0.180 kilometers
 1 centimeter = 180 meters



Lambert Conformal Conic Projection
 1983 North American Datum
 First Standard Parallel: 33° 00' 00" North
 Second Standard Parallel: 45° 00' 00" North
 Central Meridian: 96° 00' 00" West
 Latitude of Origin: 39° 00' 00" North

MapID 4: ERNS - 5901 WESTHEIMER RD**ERNS - ERNS List**

Map ID #4	ERNS - ERNS List	Source: EPA/National Response Center
NRC Report #: 1190778	Secondary ID: NA	Banks ID: 1190778
5901 WESTHEIMER RD, HOUSTON, TX 77057		Rel. Loc.: 0.18 miles SE Elevation: 62.14 feet (+62.14)
Responsible Party:	CENTER POINT ENERGY / HOUSTON ELECTRIC	
Incident Location:		
Incident Date/Time:	9/18/2017 2:54 PM	
Cause of Incident:	UNKNOWN	
Description of Incident:	CALLER STATED THAT APPROXIMATELY 70 GALLONS OF MINERAL OIL DISCHARGED FROM TWO POLE-MOUNTED TRANSFORMERS WHICH FELL AND DISCHARGED INTO A STORM DRAIN.	
Incident Type:	FIXED	
Additional Information:		
Any Fatalities:	No	
Number of Fatalities:		
Remedial Action Taken:	CLEAN UP UNDERWAY, CONTRACTOR HAS BEEN HIRED	
Medium Affected:	WATER	
Medium Description:	/ STORM DRAIN	
Railroad Involved:		
Pipeline Type Involved:		
Source:	TELEPHONE	
Materials Spilled	OIL, MISC: MINERAL, POLYCHLORINATED BIPHENYLS	

MapID 6: ERNS - 2419 JAMESTOWN MALL

Map ID #6	ERNS - ERNS List	Source: EPA/National Response Center
NRC Report #: 630196	Secondary ID: NA	Banks ID: 630196
2419 JAMESTOWN MALL, HOUSTON, TX 77057		Rel. Loc.: 0.2 miles NW Elevation: 62.88 feet (+62.88)
Responsible Party:	KRJ MANAGEMENT	
Incident Location:		
Incident Date/Time:	11/25/2002 5:00 PM	
Cause of Incident:	OPERATOR ERROR	
Description of Incident:	CALLER STATED THAT HYDROCARBON WAS SPRAYED ON EXTERIOR OF HOUSE. MATERIAL HAS ENTERED INTERIOR OF HOUSE.	
Incident Type:	FIXED	
Additional Information:	CALLER HAD NO ADDITIONAL INFORMATION.	
Any Fatalities:	No	
Number of Fatalities:		
Remedial Action Taken:	INVESTIGATION UNDERWAY, APPLIED SOAPY WATER ON OUTSIDE WALLS TO REMOVE SUBSTANCE.	
Medium Affected:	AIR	
Medium Description:	ATMOSPHERE	
Railroad Involved:		
Pipeline Type Involved:		
Source:	TELEPHONE	
Materials Spilled	HYDROCARBON	

End of ERNS Sites Section



MapID 3: LPST - 6025 WESTHEIMER RD

LPST - State/Tribal Leaking Storage Tank

Map ID #3	LPST - State/Tribal Leaking Storage Tank	Source: TCEQ
LPST ID: 116839	Facility ID: NA	Banks ID: 116839
TEXADELPHIA		Rel. Loc.: 0.09 miles SW
6025 WESTHEIMER RD, HOUSTON, TX 77057		Elevation: 62.42 feet (+62.42)
Additional Location Information:	REGION 12 - HOUSTON	
Status:	6A - FINAL CONCURRENCE ISSUED	
Leak Discovery Date:	2/1/2006	
Damage Description:	4.1 - GW IMPACTED NO APPARENT THREATS OR IMPACTS TO RECEPTORS	
Leak Closure Date:	5/6/2009	
State Contact Name:	THASAN	

MapID 11: LPST - 6166 WESTHEIMER RD

Map ID #11	LPST - State/Tribal Leaking Storage Tank	Source: TCEQ
LPST ID: 112267	Facility ID: 0026781	Banks ID: 112267
EXXON 67900		Rel. Loc.: 0.25 miles W
6166 WESTHEIMER RD, HOUSTON, TX 77057		Elevation: 64.82 feet (+64.82)
Additional Location Information:	REGION 12 - HOUSTON	
Status:	6A - FINAL CONCURRENCE ISSUED	
Leak Discovery Date:		
Damage Description:	4.1 - GW IMPACTED NO APPARENT THREATS OR IMPACTS TO RECEPTORS	
Leak Closure Date:	1/16/2009	
State Contact Name:	PLALL	



MapID 12: LPST - 6200 WESTHEIMER RD

Map ID #12 **LPST - State/Tribal Leaking Storage Tank** **Source: TCEQ**

LPST ID: 93545 **Facility ID: 0005509** **Banks ID: 93545**

FORMER CIRCLE K 2037 Rel. Loc.: 0.28 miles W

6200 WESTHEIMER RD, HOUSTON, TX 77057 Elevation: 64.22 feet (+64.22)

Additional Location Information:	REGION 12 - HOUSTON
Status:	6A - FINAL CONCURRENCE ISSUED
Leak Discovery Date:	8/16/1989
Damage Description:	4.1 - GW IMPACTED NO APPARENT THREATS OR IMPACTS TO RECEPTORS
Leak Closure Date:	1/23/2007
State Contact Name:	DBRATBER



MapID 16: LPST - 6010 RICHMOND AVE

Map ID #16	LPST - State/Tribal Leaking Storage Tank	Source: TCEQ
LPST ID: 97184	Facility ID: 0040154	Banks ID: 97184
SIGMOR SHAMROCK 308		Rel. Loc.: 0.41 miles S
6010 RICHMOND AVE, HOUSTON, TX 77057		Elevation: 62.29 feet (+62.29)
Additional Location Information:	REGION 12 - HOUSTON	
Status:	6A - FINAL CONCURRENCE ISSUED	
Leak Discovery Date:	8/28/1990	
Damage Description:	2C - GROUP 1 GROUNDWATER OFF-SITE MIGRATION UNLIKELY	
Leak Closure Date:	10/11/1995	
State Contact Name:	HWELCH	

MapID 17: LPST - 6228 RICHMOND AVE**Map ID #17****LPST - State/Tribal Leaking Storage Tank****Source: TCEQ****LPST ID: 113020****Facility ID: 0061950****Banks ID: 113020**

CAR WASH KING

Rel. Loc.: 0.45 miles SW

6228 RICHMOND AVE, HOUSTON, TX 77057

Elevation: 63.62 feet (+63.62)

Additional Location Information: REGION 12 - HOUSTON**Status:** 6A - FINAL CONCURRENCE ISSUED**Leak Discovery Date:** 3/4/1998**Damage Description:** 4.1 - GW IMPACTED NO APPARENT THREATS OR IMPACTS TO RECEPTORS**Leak Closure Date:** 7/2/2007**State Contact Name:** DBRATBER**End of LPST Sites Section**

MapID 5: PST - 6021 WINSOME LN**PST - State/Tribal Storage Tank**

Map ID #5	PST - State/Tribal Storage Tank			Source: TCEQ
Facility #: 54834	TCEQ Customer ID: 84493			Banks ID: 54834
GROUNDKEEPERS				Rel. Loc.: 0.19 miles S
6021 WINSOME LN, HOUSTON, TX 77057				Elevation: 61.8 feet (+61.8)
Facility Contact Name:	MATT REDLINGER			
Facility Contact Phone:	7137842990			
Facility Status:	INACTIVE			
Facility Type:	FLEET REFUELING			
Number of ASTs:	0			
Number of USTs:	0			
Tank #:	#1	#2	#3	
Status:	REMOVED FROM GROUND	REMOVED FROM GROUND	REMOVED FROM GROUND	
Status Date:	8/30/1991	8/30/1991	8/30/1991	
Capacity:	2000	4000	4000	
Install Date:	12/1/1979	5/1/1978	5/1/1978	
Above or Below Ground Tank:	below	below	below	
Unit ID:	133903	133904	133905	
Construction Material:	Steel	Steel	Steel	
Piping Type:	Suction	Suction	Suction	
Piping Material:	Steel	Steel	Steel	
Tank Contents:	DIESEL	GASOLINE	GASOLINE	
Corrosion Protection:				
Piping Corrosion Protection:				

MapID 11: PST - 6166 WESTHEIMER RD

Map ID #11	PST - State/Tribal Storage Tank			Source: TCEQ
Facility #: 26781	TCEQ Customer ID: 48505			Banks ID: 26781
RAS 6 7900		Rel. Loc.: 0.25 miles W		
6166 WESTHEIMER RD, HOUSTON, TX 77057		Elevation: 64.82 feet (+64.82)		
Facility Contact Name:	P SARABIA			
Facility Contact Phone:	7137975430			
Facility Status:	INACTIVE			
Facility Type:	RETAIL			
Number of ASTs:	0			
Number of USTs:	0			
Tank #:	#1	#2	#3	
Status:	REMOVED FROM GROUND	REMOVED FROM GROUND	REMOVED FROM GROUND	
Status Date:	7/30/1987	7/30/1987	7/30/1987	
Capacity:	8000	8000	10000	
Install Date:	1/1/1985	1/1/1985	1/1/1985	
Above or Below Ground Tank:	below	below	below	
Unit ID:	70195	70197	70196	
Construction Material:	FRP - fiberglass-reinforced plastic	FRP - fiberglass-reinforced plastic	FRP - fiberglass-reinforced plastic	
Piping Type:				
Piping Material:	FRP - fiberglass reinforced plastic	FRP - fiberglass reinforced plastic	FRP - fiberglass reinforced plastic	
Tank Contents:	GASOLINE	GASOLINE	GASOLINE	
Corrosion Protection:	FRP tank or piping - noncorrodible	FRP tank or piping - noncorrodible	FRP tank or piping - noncorrodible	
Piping Corrosion Protection:				
Tank #:	#4			
Status:	REMOVED FROM GROUND			
Status Date:	7/30/1987			
Capacity:	1000			
Install Date:	1/1/1985			
Above or Below Ground Tank:	below			
Unit ID:	70198			
Construction Material:	FRP - fiberglass-reinforced plastic			
Piping Type:				
Piping Material:	FRP - fiberglass reinforced plastic			
Tank Contents:	USED OIL			
Corrosion Protection:	FRP tank or piping - noncorrodible			
Piping Corrosion Protection:				

End of PST Sites Section



MapID 9: ST IC - 2538A BRIAR RIDGE DR

ST IC - State/Tribal Institutional Control

Map ID #9	ST IC - State/Tribal Institutional Control	Source: TCEQ
VCP Program ID: 63	Secondary ID: NA	Banks ID: 63
PILGRIM CLEANERS - BRIAR RIDGE		Rel. Loc.: 0.23 miles W
2538A BRIAR RIDGE DR, HOUSTON, TX 77057		Elevation: 64.27 feet (+64.27)
Institutional Controls:	PHYSICAL CONTROL; MSD	

End of ST IC Sites Section



MapID 9: ST EC - 2538A BRIAR RIDGE DR

ST EC - State/Tribal Engineering Control

Map ID #9	ST EC - State/Tribal Engineering Control	Source: TCEQ
VCP Program ID: 63	Secondary ID: NA	Banks ID: 63
PILGRIM CLEANERS - BRIAR RIDGE		Rel. Loc.: 0.23 miles W
2538A BRIAR RIDGE DR, HOUSTON, TX 77057		Elevation: 64.27 feet (+64.27)
Engineering Control:	MSD; PHYSICAL CONTROL	

End of ST EC Sites Section

MapID 1: VCP - 6106 WESTHEIMER RD**VCP - State/Tribal Voluntary Cleanup**

Map ID #1	VCP - State/Tribal Voluntary Cleanup	Source: TCEQ
VCP Program ID: 1689	Secondary ID: NA	Banks ID: 1689
PILGRIM CLEANERS BRIARGROVE		Rel. Loc.: 0.05 miles W
6106 WESTHEIMER RD, HOUSTON, TX 77057		Elevation: 63.41 feet (+63.41)
Status:	TERMINATED	
Receive Date:	4/6/2004	
Facility Type:	DRY CLEANER	
Acres:	0.5	
Site Contamination Information:		
Owner Contact Name:	MULVANEY, DOUG	
Owner Contact Phone:	(713) 464-6944	
Owner Name:	ISABELLA ENTERPRISES INC	
State Contact Name:	DCHRISTI	
Additional Information:		

MapID 9: VCP - 2538A BRIAR RIDGE DR

Map ID #9	VCP - State/Tribal Voluntary Cleanup	Source: TCEQ
VCP Program ID: 63	Secondary ID: NA	Banks ID: 63
PILGRIM CLEANERS - BRIAR RIDGE		Rel. Loc.: 0.23 miles W
2538A BRIAR RIDGE DR, HOUSTON, TX 77057		Elevation: 64.27 feet (+64.27)
Status:	COMPLETED	
Receive Date:	9/11/1995	
Facility Type:	PROPERTY COMMERCIAL	
Acres:	2.56	
Site Contamination Information:	CHLORINATED SOLVENTS	
Owner Contact Name:		
Owner Contact Phone:		
Owner Name:		
State Contact Name:	EMCCONNE	
Additional Information:	Certificate of Completion Date(s): 10/26/2017	

MapID 13: VCP - 6210 WESTHEIMER RD

Map ID #13	VCP - State/Tribal Voluntary Cleanup	Source: TCEQ
VCP Program ID: 2088	Secondary ID: NA	Banks ID: 2088
POLO CLEANERS		Rel. Loc.: 0.29 miles W
6210 WESTHEIMER RD, HOUSTON, TX 77057		Elevation: 64.95 feet (+64.95)
Status:	TRANSFERRED TO DCRP	
Receive Date:	8/13/2007	
Facility Type:	DRY CLEANER	
Acres:	0.5	
Site Contamination Information:	CHLORINATED SOLVENTS; METALS; VOCS	
Owner Contact Name:	KENNEDY, JIM	
Owner Contact Phone:	(513) 579-2538	
Owner Name:	PIONEER CARPET MILLS INC	
State Contact Name:	AGOETSCH	
Additional Information:		

MapID 14: VCP - 6237 WESTHEIMER RD

Map ID #14	VCP - State/Tribal Voluntary Cleanup	Source: TCEQ
VCP Program ID: 1731	Secondary ID: NA	Banks ID: 1731
WESTHEIMER PLAZA		Rel. Loc.: 0.35 miles W
6237 WESTHEIMER RD, HOUSTON, TX 77057		Elevation: 64.71 feet (+64.71)
Status:	TRANSFERRED TO DCRP	
Receive Date:	8/17/2004	
Facility Type:	DRY CLEANER	
Acres:	0.465	
Site Contamination Information:	VOCS	
Owner Contact Name:	ZINN, HARVEY	
Owner Contact Phone:	(713) 988-4242	
Owner Name:	Z INVESTMENTS	
State Contact Name:	DCHRISTI	
Additional Information:		

MapID 15: VCP - 6263 WESTHEIMER RD

Map ID #15	VCP - State/Tribal Voluntary Cleanup	Source: TCEQ
IOP Program ID: 925	Secondary ID: NA	Banks ID: 925
THE PLAZA ON WESTHEIMER 6263 WESTHEIMER RD, HOUSTON, TX 77057		Rel. Loc.: 0.38 miles W Elevation: 63.97 feet (+63.97)
Status:	COMPLETED	
Receive Date:	7/18/2014	
Facility Type:	PROPERTY RESIDENTIAL	
Acres:	15.3	
Site Contamination Information:	TETRACHLOROETHYLENE; DICHLOROETHYLENE, TRANS-1,2-; DICHLOROETHYLENE, CIS-1,2-; VINYL CHLORIDE; TRICHLOROETHYLENE	
Owner Contact Name:	JOGANI, PINKAL	
Owner Contact Phone:	(213) 453-6700	
Owner Name:	JK 6263 WESTHEIMER LLC	
State Contact Name:	AGOETSCH	
Additional Information:	Innocent Owner/Operator Certificate Date(s): 01/20/2016	

MapID 15: VCP - 6263 WESTHEIMER RD

Map ID #15	VCP - State/Tribal Voluntary Cleanup	Source: TCEQ
IOP Program ID: 346	Secondary ID: NA	Banks ID: 346
THE MERIDIAN APARTMENTS		Rel. Loc.: 0.38 miles W
6263 WESTHEIMER RD, HOUSTON, TX 77057		Elevation: 63.97 feet (+63.97)
Status:	COMPLETED	
Receive Date:	2/18/2003	
Facility Type:	PROPERTY RESIDENTIAL	
Acres:	15.3	
Site Contamination Information:		
Owner Contact Name:	FORBES, HUGH	
Owner Contact Phone:	(713) 599-1800	
Owner Name:	SENDERA MERIDIAN LTD	
State Contact Name:	DSCHLEMA	
Additional Information:	Innocent Owner/Operator Certificate Date(s): 05/20/2003	

MapID 18: VCP - 6224 RICHMOND AVE

Map ID #18	VCP - State/Tribal Voluntary Cleanup	Source: TCEQ
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IOP Program ID: 261	Secondary ID: NA	Banks ID: 261
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CAR WASH KING	Rel. Loc.: 0.46 miles SW
6224 RICHMOND AVE, HOUSTON, TX 77057	Elevation: 65.12 feet (+65.12)

Status:	WITHDRAWN
Receive Date:	9/10/2001
Facility Type:	PROPERTY COMMERCIAL
Acres:	0.85
Site Contamination Information:	
Owner Contact Name:	GREENBERG, DAVID
Owner Contact Phone:	(713) 778-0900
Owner Name:	GREENBERG & COMPANY
State Contact Name:	KLAYOU
Additional Information:	

End of VCP Sites Section

MapID 2: HW - 5959 WESTHEIMER RD STE 135**HW - State/Tribal Hazardous Waste**

Map ID #2	HW - State/Tribal Hazardous Waste	Source: TCEQ
Register #: 90072	EPA ID: TXD981148513	Banks ID: 90072
DOCUSET		Rel. Loc.: 0.05 miles SW
5959 WESTHEIMER RD STE 135, HOUSTON, TX 77057		Elevation: 64 feet (+64)
Status:	INACTIVE	
Location Description:	5959 Westheimer, Suite 135, Houston, TX	
Additional State ID:	33288	
Permit Number:		
Facility Type:	Generator	
Facility Contact Name:	JANE HUDSON	
Facility Contact Phone:	713-7830422	
Company Name:	DOCUSET INC	

MapID 2: HW - 5959 WESTHEIMER RD

Map ID #2	HW - State/Tribal Hazardous Waste	Source: TCEQ
Register #: 71266	EPA ID: TXD050293786	Banks ID: 71266
KWIK KOPY 4		Rel. Loc.: 0.05 miles SW
5959 WESTHEIMER RD, HOUSTON, TX 77057		Elevation: 64 feet (+64)
Status:	INACTIVE	
Location Description:	5959 Westheimer, Houston, TX	
Additional State ID:	25931	
Permit Number:		
Facility Type:	Generator	
Facility Contact Name:	JOE LILL	
Facility Contact Phone:	713-7826461	
Company Name:	KWIK KOPY 4	

MapID 7: HW - 5887 WESTHEIMER RD STE H

Map ID #7	HW - State/Tribal Hazardous Waste	Source: TCEQ
Register #: 86835	EPA ID: TXR000043521	Banks ID: 86835
EVERGREEN VACUUM SERVICE		Rel. Loc.: 0.22 miles E
5887 WESTHEIMER RD STE H, HOUSTON, TX 77057		Elevation: 61.64 feet (+61.64)
Status:	INACTIVE	
Location Description:	5887 Westheimer, Ste H, Houston, TX	
Additional State ID:	113654	
Permit Number:		
Facility Type:	Transporter	
Facility Contact Name:	ROBERT G CHILDS	
Facility Contact Phone:	281-4586767	
Company Name:	ROBERT CHILDS	

MapID 9: HW - 2538A BRIAR RIDGE DR

Map ID #9	HW - State/Tribal Hazardous Waste	Source: TCEQ
Register #: 51028	EPA ID: TXD981049125	Banks ID: 51028

PILGRIM CLEANERS 10	Rel. Loc.: 0.23 miles W
2538A BRIAR RIDGE DR, HOUSTON, TX 77057	Elevation: 64.27 feet (+64.27)

Status:	CLOSURE REQUEST	
Location Description:	2538 A Briar Ridge Dr, Houston, TX	
Additional State ID:	18565	
Permit Number:		
Facility Type:	Generator	
Facility Contact Name:	KIN HARRISON	
Facility Contact Phone:	281-5316767	
Company Name:	PILGRIM CLEANERS INC	
Waste ID	Waste Code	Waste Description
144668	0001202H	Filters used to filter out dye and foreign particles in the dry cleaning process
144675	0002202H	Still bottom residue after the distillation of perchloroethylene, which was used
200097	0003407H	Filters used to remove dye and foreign particles in dry cleaning and lint.
200098	0004601H	Still bottom residue after distillation of perchlorethylene (perc) and spottingf



MapID 9: HW - 2538A BRIAR RIDGE DR

Map ID #9	HW - State/Tribal Hazardous Waste	Source: TCEQ
ID: 51028	Secondary ID: NA	Banks ID: 51028
PILGRIM CLEANERS 2538A BRIAR RIDGE DR, HOUSTON, TX 77057		Rel. Loc.: 0.23 miles W Elevation: 63.75 feet (+63.75)
Status:	INACTIVE	
Additional State ID:	RN101460095	
Waste Description		

End of HW Sites Section

MapID 2: RCRA - 5959 WESTHEIMER SUITE 135**RCRA - RCRA**

Map ID #2	RCRA - RCRA	Source: EPA
EPA Handler ID: TXD981148513	Handler Sequence Number: 2	Banks ID: TXD981148513
DOCUSET INC		Rel. Loc.: 0.05 miles SW
5959 WESTHEIMER SUITE 135, HOUSTON, TX 77057		Elevation: 64 feet (+64)
Status:	Inactive	
Owner Name:	DOCUSET INC	
Operator Name:	DOCUSET INC	
Mailing Address Street #:	5959	
Mailing Address Street:	WESTHEIMER SUITE 135	
Mailing Address Street:		
Mailing Address City:	HOUSTON	
Mailing Address State:	TX	
Mailing Address Zip:	77057	
Contact Name:	JANE HUDSON	
Contact Address Street #:	5959	
Contact Address Street:	WESTHEIMER SUITE 135	
Contact Address Street:		
Contact Address City:	HOUSTON	
Contact Address State:	TX	
Contact Address Zip:	77057	
Contact Phone:	713-783-0422	
Contact Email Address:		
Government Performance and Results Act (GPRA) Permit:	The facility does not exist on the Operating/Post-Closure Permit Baseline.	
Government Performance and Results Act (GPRA) Corrective Action:	No	
Permit Workload:	-----	
Closure Workload:	-----	
Post-Closure Workload:	-----	
Subject to Corrective Action:	No	
Subject to Corrective Action 3004:	No	
Subject to Corrective Action Non-TSDF:	No	
Corrective Action Workload:	No	
Generator Status:	Not a Generator	
Nuclear Mixed Waste Handler:	No	
Onsite Burner Exemption:	No	
Furnace Exemption:	No	
Underground Injection Activity:	No	
NAIC Description 1:		
Federal Generator Class:	Not a Generator, Verified	
State Generator Class:		
Environmental Controls in Place:	No	
Institutional Controls in Place:	No	
Groundwater Controls in Place:	No	
Significant Non-Compliance:	No	
Unaddressed Significant Non-Complier:	No	
Addressed Significant Non-Complier:	No	
Significant Non-Complier with Compliance Schedule:	No	
Short Term Generator:	No	
Mixed Waste Generator:	No	
Transfer Facility:	No	
Importer Activity:	No	
Transporter Activity:	No	
Recycler Activity:	No	
Receives waste from Offsite:	No	
Universal Waste:	No	
Hazardous Waste Description		

MapID 2: RCRA - 5959 WESTHEIMER SUITE 135



Continued from Previous Page

CORROSIVE WASTE
DESCRIPTION
IGNITABLE WASTE

MapID 2: RCRA - 5959 WESTHEIMER

Map ID #2	RCRA - RCRA	Source: EPA
EPA Handler ID: TXD050293786	Handler Sequence Number: 2	Banks ID: TXD050293786
KWIK KOPY 4		Rel. Loc.: 0.05 miles SW
5959 WESTHEIMER, HOUSTON, TX 77057		Elevation: 64 feet (+64)
Status:	Inactive	
Owner Name:		
Operator Name:		
Mailing Address Street #:	5959	
Mailing Address Street:	WESTHEIMER	
Mailing Address Street:		
Mailing Address City:	HOUSTON	
Mailing Address State:	TX	
Mailing Address Zip:	77057	
Contact Name:	JOE LILL	
Contact Address Street #:	5959	
Contact Address Street:	WESTHEIMER	
Contact Address Street:		
Contact Address City:	HOUSTON	
Contact Address State:	TX	
Contact Address Zip:	77057	
Contact Phone:	713-782-6461	
Contact Email Address:		
Government Performance and Results Act (GPRA) Permit:	The facility does not exist on the Operating/Post-Closure Permit Baseline.	
Government Performance and Results Act (GPRA) Corrective Action:	No	
Permit Workload:	-----	
Closure Workload:	-----	
Post-Closure Workload:	-----	
Subject to Corrective Action:	No	
Subject to Corrective Action 3004:	No	
Subject to Corrective Action Non-TSDF:	No	
Corrective Action Workload:	No	
Generator Status:	Not a Generator	
Nuclear Mixed Waste Handler:	No	
Onsite Burner Exemption:	No	
Furnace Exemption:	No	
Underground Injection Activity:	No	
NAIC Description 1:		
Federal Generator Class:	Not a Generator, Verified	
State Generator Class:		
Environmental Controls in Place:	No	
Institutional Controls in Place:	No	
Groundwater Controls in Place:	No	
Significant Non-Compliance:	No	
Unaddressed Significant Non-Complier:	No	
Addressed Significant Non-Complier:	No	
Significant Non-Complier with Compliance Schedule:	No	
Short Term Generator:	No	
Mixed Waste Generator:	No	
Transfer Facility:	No	
Importer Activity:	No	
Transporter Activity:	No	
Recycler Activity:	No	
Receives waste from Offsite:	No	
Universal Waste:	No	

MapID 7: RCRA - 5887 WESTHEIMER RD STE H

Map ID #7	RCRA - RCRA	Source: EPA
EPA Handler ID: TXR000043521	Handler Sequence Number: 3	Banks ID: TXR000043521
EVERGREEN VACUUM SERVICE		Rel. Loc.: 0.22 miles E
5887 WESTHEIMER RD STE H, HOUSTON, TX 77057		Elevation: 61.64 feet (+61.64)
Status:	Inactive	
Owner Name:	ROBERT CHILDS	
Operator Name:	ROBERT CHILDS	
Mailing Address Street #:		
Mailing Address Street:	7626 ANTOINE DR	
Mailing Address Street:		
Mailing Address City:	HOUSTON	
Mailing Address State:	TX	
Mailing Address Zip:	77088-5410	
Contact Name:	ROBERT CHILDS	
Contact Address Street #:		
Contact Address Street:	7626 ANTOINE DR	
Contact Address Street:		
Contact Address City:	HOUSTON	
Contact Address State:	TX	
Contact Address Zip:	77088-5410	
Contact Phone:	281-458-6767	
Contact Email Address:		
Government Performance and Results Act (GPRA) Permit:	The facility does not exist on the Operating/Post-Closure Permit Baseline.	
Government Performance and Results Act (GPRA) Corrective Action:	No	
Permit Workload:	-----	
Closure Workload:	-----	
Post-Closure Workload:	-----	
Subject to Corrective Action:	No	
Subject to Corrective Action 3004:	No	
Subject to Corrective Action Non-TSDF:	No	
Corrective Action Workload:	No	
Generator Status:	Not a Generator	
Nuclear Mixed Waste Handler:	No	
Onsite Burner Exemption:	No	
Furnace Exemption:	No	
Underground Injection Activity:	No	
NAIC Description 1:	GENERAL FREIGHT TRUCKING, LOCAL	
Federal Generator Class:	Not a Generator, Verified	
State Generator Class:		
Environmental Controls in Place:	No	
Institutional Controls in Place:	No	
Groundwater Controls in Place:	No	
Significant Non-Compliance:	No	
Unaddressed Significant Non-Complier:	No	
Addressed Significant Non-Complier:	No	
Significant Non-Complier with Compliance Schedule:	No	
Short Term Generator:	No	
Mixed Waste Generator:	No	
Transfer Facility:	No	
Importer Activity:	No	
Transporter Activity:	No	
Recycler Activity:	No	
Receives waste from Offsite:	No	
Universal Waste:	No	

MapID 9: RCRA - 2538 A BRIAR RIDGE DR

Map ID #9	RCRA - RCRA	Source: EPA	
EPA Handler ID: TXD981049125	Handler Sequence Number: 7	Banks ID: TXD981049125	
PILGRIM CLEANERS INC		Rel. Loc.: 0.23 miles W	
2538 A BRIAR RIDGE DR, HOUSTON, TX 77057		Elevation: 64.27 feet (+64.27)	
Status:	Inactive		
Owner Name:	PILGRIM CLEANERS INC		
Operator Name:	PILGRIM CLEANERS INC		
Mailing Address Street #:	12971		
Mailing Address Street:	WESTHEIMER		
Mailing Address Street:			
Mailing Address City:	HOUSTON		
Mailing Address State:	TX		
Mailing Address Zip:	77077		
Contact Name:	KIN HARRISON		
Contact Address Street #:	12971		
Contact Address Street:	WESTHEIMER		
Contact Address Street:			
Contact Address City:	HOUSTON		
Contact Address State:	TX		
Contact Address Zip:	77077		
Contact Phone:	281-531-6767		
Contact Email Address:			
Government Performance and Results Act (GPRA) Permit:	The facility does not exist on the Operating/Post-Closure Permit Baseline.		
Government Performance and Results Act (GPRA) Corrective Action:	No		
Permit Workload:	-----		
Closure Workload:	-----		
Post-Closure Workload:	-----		
Subject to Corrective Action:	No		
Subject to Corrective Action 3004:	No		
Subject to Corrective Action Non-TSDF:	No		
Corrective Action Workload:	No		
Generator Status:	Not a Generator		
Nuclear Mixed Waste Handler:	No		
Onsite Burner Exemption:	No		
Furnace Exemption:	No		
Underground Injection Activity:	No		
NAIC Description 1:	DRYCLEANING AND LAUNDRY SERVICES (EXCEPT COIN-OPERATED)		
Federal Generator Class:	Not a Generator, Verified		
State Generator Class:			
Environmental Controls in Place:	No		
Institutional Controls in Place:	No		
Groundwater Controls in Place:	No		
Significant Non-Compliance:	No		
Unaddressed Significant Non-Complier:	No		
Addressed Significant Non-Complier:	No		
Significant Non-Complier with Compliance Schedule:	No		
Short Term Generator:	No		
Mixed Waste Generator:	No		
Transfer Facility:	No		
Importer Activity:	No		
Transporter Activity:	No		
Recycler Activity:	No		
Receives waste from Offsite:	No		
Universal Waste:	No		
Evaluation Description	Responsible Agency	Evaluation Date	Violation Found
COMPLIANCE EVALUATION INSPECTION ON-SITE	State	5/10/2007	No
Violation Description	Violation Date		



MapID 9: RCRA - 2538 A BRIAR RIDGE DR

Continued from Previous Page

Violation Determined By	Actual Resolution Date	Scheduled Resolution Date
Hazardous Waste Description		
TETRACHLOROETHYLENE		
THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.		
THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.		

End of RCRA Sites Section

MapID 8: DRYC - 5876 WESTHEIMER RD**DRYC - Dry Cleaners**

Map ID #8	DRYC - Dry Cleaners	Source: TCEQ
Registration #: RN104561543	Customer #: CN602654717; CN602454332	Banks ID: RN104561543
GOOD NEIGHBOR CLEANERS 5876 WESTHEIMER RD, HOUSTON, TX 77057		Rel. Loc.: 0.23 miles E Elevation: 61.67 feet (+61.67)
Detail #1		
Status:	ACTIVE	
Site Type:	DROP STATION REGISTRATION; FACILITY REGISTRATION	
State Contact Name:		
Facility Contact Phone:	00	
Owner:	ENVIRO-CLEAN RICHMOND GOOD NEIGHBOR CLEANERS LTD; ENVIRO-CLEAN WESTHEIMER ROAD DISCOUNT CLEANERS LTD	
Owner Mailing Address:		
Owner Mailing City:		
Owner Mailing Zip:		
Solvent:		
Rank:		
Score:		
Corrective Action Status:		
Detail #2		
Status:	ACTIVE	
Site Type:	DROP STATION REGISTRATION; FACILITY REGISTRATION	
State Contact Name:		
Facility Contact Phone:	00	
Owner:	ENVIRO-CLEAN RICHMOND GOOD NEIGHBOR CLEANERS LTD; ENVIRO-CLEAN WESTHEIMER ROAD DISCOUNT CLEANERS LTD	
Owner Mailing Address:		
Owner Mailing City:		
Owner Mailing Zip:		
Solvent:		
Rank:		
Score:		
Corrective Action Status:		



MapID 9: DRYC - 2538A BRIAR RIDGE DR

Map ID #9 **DRYC - Dry Cleaners** **Source: TCEQ**

Registration #: RN101460095 **Customer #: CN602502486** **Banks ID: RN101460095**

PILGRIM CLEANERS 10 Rel. Loc.: 0.23 miles W
 2538A BRIAR RIDGE DR, HOUSTON, TX 77057 Elevation: 64.27 feet (+64.27)

Detail #1	
Status:	ACTIVE
Site Type:	FACILITY REGISTRATION
State Contact Name:	
Facility Contact Phone:	00
Owner:	PILGRIM CLEANERS INC
Owner Mailing Address:	
Owner Mailing City:	
Owner Mailing Zip:	
Solvent:	
Rank:	
Score:	
Corrective Action Status:	

End of DRYC Sites Section



MapID 10: MS - 2538 and 2530 Briar Ridge Dr

MS - State/Tribal Municipal Settings Designation

Map ID #10	MS - State/Tribal Municipal Settings Designation	Source: TCEQ
TCEQ MSD APP ID: 331	Associated Remediation Program ID: VCP 63	Banks ID: 331
ISABELLA ENTERPRISES INC LIQUIDATING TRUST		Rel. Loc.: 0.24 miles W
2538 and 2530 Briar Ridge Dr, Houston, TX		Elevation: 63.79 feet (+63.79)
Acres:	2.56	
Status:	COMPLETED	
Certification Date:	12/6/2016	
Groundwater (ft):	15 - 18	

End of MS Sites Section



Unmapped Sites Details: CER SEMS NFRAP (0605408)

CER SEMS NFRAP - SEMS NFRAP

CER SEMS NFRAP - SEMS NFRAP **Source: EPA**

Site ID: 0605408 **EPA ID: TX0000605408** **Banks ID: 0605408**

CRONEX RELEASE

Postal Address is unavailable for the Site, HOUSTON, TX 77063

National Priority List Status: Not on the NPL
Facility Type: Not a federal facility

Action	Start Date	Completion Date
POTENTIALLY RESPONSIBLE PARTY EMERGENCY REMOVAL	5/24/2000	5/24/2000

End of CER SEMS NFRAP Sites Section



Unmapped Sites Details: LPST (111608)

LPST - State/Tribal Leaking Storage Tank

LPST - State/Tribal Leaking Storage Tank **Source: TCEQ**

LPST ID: 111608 **Facility ID: NA** **Banks ID: 111608**

RETAIL STRIP CENTER
HOUSTON, TX

Additional Location Information:	REGION 12 - HOUSTON
Status:	6A - FINAL CONCURRENCE ISSUED
Leak Discovery Date:	6/28/1996
Damage Description:	4.2 - NO GW IMPACT NO APPARENT THREATS OR IMPACTS TO RECEPTORS
Leak Closure Date:	2/21/1997
State Contact Name:	MMW



Unmapped Sites Details: LPST (103160)

LPST - State/Tribal Leaking Storage Tank

Source: TCEQ

LPST ID: 103160

Facility ID: NA

Banks ID: 103160

A PLUS PAWN
HOUSTON, TX

Additional Location Information:	REGION 12 - HOUSTON
Status:	6A - FINAL CONCURRENCE ISSUED
Leak Discovery Date:	4/30/1992
Damage Description:	6 - MINOR SOIL CONTAMINATION - NO REMEDIAL ACTION REQUIRED
Leak Closure Date:	7/13/1995
State Contact Name:	HWELCH

Unmapped Sites Details: LPST (116052)**LPST - State/Tribal Leaking Storage Tank****Source: TCEQ****LPST ID: 116052****Facility ID: NA****Banks ID: 116052**

KOUNTRY FOOD STORE

HOUSTON, TX

Additional Location Information:	REGION 12 - HOUSTON
Status:	6A - FINAL CONCURRENCE ISSUED
Leak Discovery Date:	8/25/2003
Damage Description:	4.1 - GW IMPACTED NO APPARENT THREATS OR IMPACTS TO RECEPTORS
Leak Closure Date:	1/25/2007
State Contact Name:	MBRATBER



Unmapped Sites Details: LPST (91153)

LPST - State/Tribal Leaking Storage Tank

Source: TCEQ

LPST ID: 91153

Facility ID: NA

Banks ID: 91153

DIAMOND SHAMROCK

HOUSTON, TX

Additional Location Information:	REGION 12 - HOUSTON
Status:	6A - FINAL CONCURRENCE ISSUED
Leak Discovery Date:	9/1/1986
Damage Description:	5 - MINOR SOIL CONTAMINATION - DOES NOT REQUIRE A RAP
Leak Closure Date:	4/15/2008
State Contact Name:	DBRATBER



Unmapped Sites Details: LPST (120535)

LPST - State/Tribal Leaking Storage Tank

Source: TCEQ

LPST ID: 120535

Facility ID: NA

Banks ID: 120535

FORMER TEXACO STATION
HOUSTON, TX

Additional Location Information:	REGION 12 - HOUSTON
Status:	2 - SITE ASSESSMENT
Leak Discovery Date:	4/6/2018
Damage Description:	4.1 - GW IMPACTED NO APPARENT THREATS OR IMPACTS TO RECEPTORS
Leak Closure Date:	
State Contact Name:	FCLAYWOR

End of LPST Sites Section

Unmapped Sites Details: PST (68376)**PST - State/Tribal Storage Tank****PST - State/Tribal Storage Tank**

Source: TCEQ

Facility #: 68376

TCEQ Customer ID: 103357

Banks ID: 68376

AMERICAN SHOPPING CENTER
WESTHEIMER, HOUSTON, TX 77057

Facility Contact Name:	DAVID ESHAGHIAN		
Facility Contact Phone:	2125646130		
Facility Status:	INACTIVE		
Facility Type:			
Number of ASTs:	0		
Number of USTs:	0		
Tank #:	#1	#2	#3
Status:	REMOVED FROM GROUND	REMOVED FROM GROUND	REMOVED FROM GROUND
Status Date:	1/31/1996	1/31/1996	1/31/1996
Capacity:	2000	4000	4000
Install Date:	8/31/1987	8/31/1987	8/31/1987
Above or Below Ground Tank:	below	below	below
Unit ID:	179625	179626	179627
Construction Material:			
Piping Type:			
Piping Material:			
Tank Contents:	UNKNOWN	UNKNOWN	UNKNOWN
Corrosion Protection:			
Piping Corrosion Protection:			

End of PST Sites Section



Unmapped Sites Details: HW (T1616)

HW - State/Tribal Hazardous Waste

HW - State/Tribal Hazardous Waste		Source: TCEQ
ID: T1616	Secondary ID: NA	Banks ID: T1616
SAN JACINTO ORDNANCE DEPOT HOUSTON IN HARRIS COUNTY, HOUSTON, TX		
Status:	ACTIVE	
Additional State ID:	RN104662820	
Waste Description		

End of HW Sites Section

Dataset Descriptions and Sources

Dataset	Source	Dataset Description	Update Schedule	Data Requested	Data Obtained	Data Updated	Source Updated
NPL -- National Priority List	EPA	NPL is the list of high priority hazardous waste sites in the United States eligible for long-term remedial action financed under the federal Superfund program or SEMS database (formerly known as the CERCLIS database). The EPA will only add sites to the NPL list based upon completion of the Hazard Ranking System (HRS) screening, public solicitation of comments about the proposed site, and after all comments have been addressed.	Quarterly	04/14/2021	04/14/2021	04/14/2021	03/23/2021
DNPL -- Delisted National Priority List	EPA	DNPL is a list of all sites that have been deleted from the EPA NPL list (SEMS database). These sites are taken off the NPL list usually due to no further response or remedial action being required on them. Notices to delete NPL sites are published in the Federal Register and become effective unless the EPA receives significant adverse or critical comments during the 30-day public comment period.	Quarterly	04/14/2021	04/14/2021	04/14/2021	03/23/2021
CER SEMS -- SEMS	EPA	The EPA maintains the SEMS database to track sites under the Comprehensive Environmental Response, Compensation, and Liability Act, a federal law designed to clean up abandoned hazardous waste sites. These sites are either proposed, listed or under review currently to be a part of the National Priority List.	Quarterly	04/14/2021	04/14/2021	04/14/2021	03/23/2021
CER SEMS NFRAP -- SEMS NFRAP	EPA	From the Superfund Enterprise Management System (SEMS) database No Further Remedial Action Planned or NFRAP have been removed from the listing. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the site being placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.	Quarterly	04/14/2021	04/14/2021	04/14/2021	03/23/2021
RCRA COR -- RCRA CORRACTS	EPA	These sites are registered hazardous waste generators or handlers that fall under the Resource Conservation and Recovery Act (RCRA) and subject to corrective action activity.	Quarterly	04/14/2021	04/14/2021	04/16/2021	04/05/2021
RCRA TSD -- RCRA non-CORRACTS TSD	EPA	This database lists all treatment, storage and disposal of hazardous material sites that fall under the Resource Conservation and Recovery Act (RCRA). All hazardous waste TSD facilities are required to notify EPA of their existence.	Quarterly	04/14/2021	04/14/2021	04/16/2021	04/05/2021
RCRA GEN -- RCRA Generators	EPA	The EPA regulates all Hazardous Waste Generators subject to the Resource Conservation and Recovery Act (RCRA). They are classified by the quantity of hazardous waste generated. A Small Quantity Generator (SQG) generates between 100kg and 1,000 kg of waste per month. A Large Quantity Generator (LQG) generates over 1,000 kg of waste per month. A Conditionally Exempt SQG (CEG) generates less than 100 kg of waste per month.	Quarterly	04/14/2021	04/14/2021	04/16/2021	04/05/2021
FED BWN -- Federal Brownfields	EPA	A listing of sites that assist the EPA in collecting, tracking, and updating information of sites in relation to the Small Business Liability Relief and Brownfields Revitalization Act. These sites are real property that is either abandoned or underutilized where redevelopment or expansion is complicated by real or perceived environmental contamination.	Quarterly	04/14/2021	04/14/2021	04/14/2021	04/14/2021
FED IC -- Federal Institutional Control	EPA	This is a listing of Brownfield Management System (BMS) sites that have had Institutional Controls (ICs) placed on them. ICs are administrative restrictions, such as legal controls, that help minimize the potential for human exposure to known contamination by ensuring appropriate land or resource use. ICs are meant to supplement Engineering Controls and will rarely be the sole remedy at a site. ICs are a type of Activity and Use Limitation (AUL).	Quarterly	04/14/2021	04/14/2021	04/14/2021	04/14/2021
FED EC -- Federal Engineering Control	EPA	This is a listing of Brownfield Management System (BMS) sites that have had Engineering Controls (ECs) placed on them. ECs are physical methods or modifications put into place on a site to reduce or eliminate the possibility of human exposure to known contamination. ECs are a type of Activity and Use Limitation (AUL).	Quarterly	04/14/2021	04/14/2021	04/14/2021	04/14/2021

Dataset Descriptions and Sources

Dataset	Source	Dataset Description	Update Schedule	Data Requested	Data Obtained	Data Updated	Source Updated
ERNS -- ERNS List	EPA/National Response Center	ERNS is a national database used to store information on unauthorized releases of oil and hazardous substances that have been reported to the National Response Center since 2001. The NRC is the sole federal point of contact for reporting oil and chemical spills. Prior to 2001 this information was maintained by the EPA.	Annually	02/19/2021	02/19/2021	02/19/2021	01/01/2021
ST NPL -- State/Tribal Equivalent NPL (TX)	TCEQ	This database contains sites determined by the TCEQ that may constitute an imminent and substantial endangerment to public health and safety or to the environment due to a release or threatened release of hazardous substances into the environment.	Quarterly	04/13/2021	04/13/2021	04/13/2021	04/13/2021
ST CER -- State/Tribal Equivalent CERCLIS (TX)	NA	This database is not currently available from this state. If this state does make this database available in the future, Banks Environmental Data will obtain it for reporting purposes.	N/A	N/A	N/A	N/A	N/A
SWLF -- State/Tribal Disposal or Landfill (TX)	TCEQ	The SWLF database contains records of municipal solid waste facilities that may accept various types of municipal solid waste for processing or disposal, depending on the type of facility. A Municipal Solid Waste facility may also accept certain special wastes and non-hazardous industrial solid wastes if approved by the TCEQ executive director.	Quarterly	03/15/2021	03/15/2021	03/15/2021	03/12/2021
SWLF -- State/Tribal Disposal or Landfill (TX)	TCEQ	This database is a listing of closed and abandoned municipal solid waste landfills. The sites included are either unauthorized (UNUM_) or permitted (PERMAPP_).	N/A	N/A	N/A	N/A	N/A
LPST -- State/Tribal Leaking Storage Tank (TX)	TCEQ	This database contains information on leaking storage tanks, equipment failures, compliance, and releases in the state.	Quarterly	03/17/2021	03/17/2021	03/22/2021	03/04/2021
LPST -- State/Tribal Leaking Storage Tank (TX)	EPA	The Tribal LUST database (maintained by EPA Region 6) provides information on leaking underground storage tank on tribal lands in Louisiana, Arkansas, Oklahoma, New Mexico and Tribal Nations.	Quarterly	03/17/2021	03/17/2021	03/17/2021	12/01/2020
PST -- State/Tribal Storage Tank (TX)	TCEQ	This database contains information on above and underground storage tanks, compliance, and releases in the state.	Quarterly	06/02/2021	03/08/2021	03/08/2021	02/12/2021
PST -- State/Tribal Storage Tank (TX)	EPA	The Tribal UST database (maintained by EPA Region 6) provides underground storage tank information on tribal lands in Louisiana, Arkansas, Oklahoma, New Mexico and Tribal Nations.	Quarterly	03/17/2021	03/17/2021	03/17/2021	12/01/2020
ST IC -- State/Tribal Institutional Control (TX)	TCEQ	This database includes Voluntary Cleanup Program (VCP) or Innocent Operator Program (IOP) sites that have been remediated and have had Institutional Controls (ICs) placed on them. ICs are administrative restrictions, such as legal controls, that help minimize the potential for human exposure to known contamination by ensuring appropriate land or resource use.	Quarterly	05/11/2021	05/19/2021	05/21/2021	05/12/2021
ST IC -- State/Tribal Institutional Control (TX)	RRC	The Railroad Commission of Texas Voluntary Cleanup Program provides an incentive to remediate Oil & Gas related pollution by participants as long as they did not cause or contribute to the contamination.	Quarterly	05/11/2021	02/24/2021	02/24/2021	02/24/2021
ST EC -- State/Tribal Engineering Control (TX)	TCEQ	This database includes Voluntary Cleanup Program (VCP) or Innocent Operator Program (IOP) sites that have been remediated and have had Engineering Controls (ECs) placed on them. ECs are physical methods or modifications put into place on a site to reduce or eliminate the possibility of human exposure to known contamination.	Quarterly	05/11/2021	05/19/2021	05/21/2021	05/12/2021
VCP -- State/Tribal Voluntary Cleanup (TX)	TCEQ	This database contains sites from the Innocent Operator Program (IOP). The IOP records are sites that have received certificates from the State acknowledging that 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.	Quarterly	05/11/2021	05/19/2021	05/21/2021	05/12/2021

Dataset Descriptions and Sources

Dataset	Source	Dataset Description	Update Schedule	Data Requested	Data Obtained	Data Updated	Source Updated
VCP -- State/Tribal Voluntary Cleanup (TX)	TCEQ	This database contains sites from the Voluntary Cleanup Program (VCP). The VCP records contain information on contaminated sites that private parties have cleaned up through assistance from the State in the form of administrative, technical, and legal incentives.	Quarterly	05/11/2021	05/19/2021	05/21/2021	05/12/2021
VCP -- State/Tribal Voluntary Cleanup (TX)	RRC	The Railroad Commission of Texas Voluntary Cleanup Program provides an incentive to remediate Oil & Gas related pollution by participants as long as they did not cause or contribute to the contamination.	Quarterly	05/11/2021	02/24/2021	02/24/2021	02/24/2021
ST BWN -- State/Tribal Brownfield (TX)	TCEQ	Brownfield sites are former industrial properties that lie dormant or underutilized due to liability associated with real or perceived contamination. In Texas, the TCEQ, in close partnership with the EPA and other federal, state, and local redevelopment agencies, and stakeholders, is facilitating cleanup, transferability, and revitalization of Brownfield's through the development of regulatory, tax, and technical assistance tools.	Quarterly	03/15/2021	03/15/2021	03/15/2021	03/01/2021
ST BWN -- State/Tribal Brownfield (TX)	RRC	The Railroad Commission of Texas' 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.	Quarterly	05/11/2021	02/24/2021	02/24/2021	02/24/2021
HW -- State/Tribal Hazardous Waste (TX)	TCEQ	The mission of the TCEQ's industrial and hazardous waste (IHW) corrective action program is to oversee the cleanup of sites contaminated from industrial and municipal hazardous and industrial nonhazardous wastes.	Quarterly	03/08/2021	03/15/2021	03/22/2021	03/10/2021
HW -- State/Tribal Hazardous Waste (TX)	TCEQ	This database contains information on facilities which store, process, or dispose of hazardous waste as maintained by the Industrial and Hazardous Waste Permits section of the TCEQ.	Quarterly	05/11/2021	05/11/2021	05/12/2021	04/19/2021
RCRA -- RCRA	EPA	This database lists all sites that fall under the Resource Conservation and Recovery Act (RCRA) and are not classifiable as treatment, storage, disposers of hazardous material, hazardous waste generator or subject to corrective action activity.	Quarterly	04/14/2021	04/14/2021	04/16/2021	04/05/2021
DRYC -- Dry Cleaners (TX)	TCEQ	Dry Cleaner data houses both the DCRP Program information and PERC information released by the TCEQ. The DCRP database contains records funded for state-lead clean up of dry cleaner related contaminated sites. The DCRP administers the Dry Cleaning Facility Release Fund to assist with remediation of contamination caused by dry cleaning solvents. There are two listings from this program: LIST#1 - A historic listing of any facility that registered with the DCRP indicating whether or not the facility has used Perchloroethylene (PERC) in the past. LIST#2 - A Prioritization list of dry cleaner sites Facilities on this list will be investigated in order to determine the existence and or extent of possible contamination. Facilities which are not current on their DCRP payments get dropped from the program. Banks Environmental Data DOES NOT REMOVE these listings from our database so that we may present a more complete historical listing of facilities that may or may not have used PERC in the past.	Quarterly	04/30/2021	05/03/2021	05/04/2021	03/24/2021
MS -- State/Tribal Municipal Settings Designation (TX)	TCEQ	TCEQ defines a Municipal Settings Designation (MSD) as an official state designation given to a property within a municipality or its extraterritorial jurisdiction that certifies that designated groundwater at the property is not used as potable water, and is prohibited from future use as potable water because that groundwater is contaminated in excess of the applicable potable-water protective concentration level. The prohibition must be in the form of a city ordinance, or a restrictive covenant that is enforceable by the city and filed in the property records.	Quarterly	03/30/2021	04/07/2021	04/07/2021	03/31/2021

Disclaimer

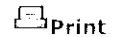
The Banks Environmental Data Regulatory Database Report was prepared based upon data obtained from State, Tribal, and Federal sources known to Banks Environmental Data at the time the data was obtained. Great care has been taken by Banks in obtaining the best available data from the best available sources. However, there is a possibility that there are sources of data applicable or pertaining to this report's target property, and/or surrounding properties, to which Banks does not have access or has not accessed. Furthermore, although Banks Environmental Data performs quality assurance and quality control on all data, including data it obtains, Banks recognizes that inaccuracies in data from these sources may, and do, exist; accordingly, inaccurate data may have been used or relied upon in the preparation of this report. Even though Banks Environmental Data performs a thorough and diligent search to locate and fix any inaccuracies in the data relied upon in the preparation of this report, Banks cannot guarantee or warrant the accuracy of the locations, information, data, or report. The purchaser of this report accepts this report "as is" and assumes all risk related to any potential inaccuracy contained in the report or not reported in it, whether due to a reliance by Banks Environmental Data on inaccurate data, or for any other reason [including but not limited to the negligence or express negligence of Banks Environmental Data]. If this report is being used for the Records Review section of a Phase I Site Assessment according to the ASTM 1527-13, for EPA's All Appropriate Inquiry, or for any other purpose (public or private), all liability and responsibility is assumed by the Environmental Professional or other individual or entity acquiring the report.

APPENDIX E ADDITIONAL INFORMATION

1. Harris County Appraisal District Information
2. Sanborn Map Information
3. Fire Department Inquiry
4. Owner and User Questionnaires
5. Engagement Letter

HARRIS COUNTY APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
 1232690010001

Tax Year: 2021



Owner and Property Information										
Owner Name & Mailing Address: 6000 WESTHEIMER JV 229 SUGARBERRY CIR HOUSTON TX 77024-7212					Legal Description: RES A BLK 1 CHACHOS ON WESTHEIMER					
					Property Address: 6000 WESTHEIMER RD HOUSTON TX 77057					
Slate Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map ^{CS}
F1 -- Real, Commercial	8004 -- Land Neighborhood Section 4	E	0	58,927 SF	6,904	0	5906.08	5021 -- Galleria	5156A	491S

Value Status Information			
Value Status	Notice Date	Hearing Status	Shared CAD
Noticed	4/2/2021	Protest Received	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2020 Rate	2021 Rate
None	001	HOUSTON ISD		Not Certified	1.133100	
	040	HARRIS COUNTY		Not Certified	0.391160	
	041	HARRIS CO FLOOD CNTRI		Not Certified	0.031420	
	042	PORT OF HOUSTON AUTHY		Not Certified	0.009910	
	043	HARRIS CO HOSP DIST		Not Certified	0.166710	
	044	HARRIS CO EDUC DEPT		Not Certified	0.004993	
	048	HOU COMMUNITY COLLEGE		Not Certified	0.100263	
	061	CITY OF HOUSTON		Not Certified	0.561840	

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at **HCAD's information center at 13013 NW Freeway.**

Valuations					
Value as of January 1, 2020			Value as of January 1, 2021		
	Market	Appraised		Market	Appraised
Land	2,651,715		Land	2,651,715	
Improvement	241,640		Improvement	283,096	
Total	2,893,355	2,893,355	Total	2,934,811	2,934,811

Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	8004 -- Land Neighborhood Section 4	4321	SF	58,927	1.00	1.00	1.00	Corner or Alley	1.00	45.00	45.00	2,651,715.00

Building						
Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1987	Restaurant	Restaurant	Good	6,904	Displayed

Building Details (1)

Building Data	
Element	Detail
Cooling Type	Central / Forced
Functional Utility	Fair
Heating Type	Hot Air
Partition Type	Normal
Physical Condition	Fair
Plumbing Type	Adequate
Sprinkler Type	None
Exterior Wall	Frame / Stucco
Economic Obsolescence	Fair
Market Index Adjustment	111% Market Index Adjustment
Element	Units
Wall Height	16
Wall Height	10
Wall Height	8
Interior Finish Percent	100

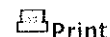
Building Areas	
Description	Area
CNPY ROOF W/ SLAB -C	195
BASE AREA PRI	1,600
BASE AREA PRI	5,304
CNPY ROOF W/ SLAB -C	690

Extra Features

Line	Description	Quality	Condition	Units	Year Built
1	Paving Asphalt	Poor	Average	12,915.00	2001
2	Paving - Light Concrete	Poor	Average	33,100.00	1987
3	CANOPY ROOF AND SLAB	Poor	Average	195.00	2003
4	CANOPY ROOF AND SLAB	Average	Average	690.00	1987

HARRIS COUNTY APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
 0761790050088

Tax Year: 2021



Owner and Property Information										
Owner Name & Mailing Address: POST OAK SHOES LTD II 9668 WESTHEIMER RD STE 200 HOUSTON TX 77063-3242						Legal Description: LT 88 BLK 5 WESTHAVEN ESTATES SEC 1				
						Property Address: 6010 WESTHEIMER RD HOUSTON TX 77057				
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map ^{1/2}
F1 -- Real, Commercial	8004 -- Land Neighborhood Section 4	E	0	12,000 SF	0	0	5906.08	5021 Galleria	5156A	491S

Value Status Information

Value Status	Notice Date	Hearing Status	Shared CAD
Noticed	4/2/2021	Protest Received	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2020 Rate	2021 Rate
None	001	HOUSTON ISD		Not Certified	1.133100	
	040	HARRIS COUNTY		Not Certified	0.391160	
	041	HARRIS CO FLOOD CNTRL		Not Certified	0.031420	
	042	PORT OF HOUSTON AUTHY		Not Certified	0.009910	
	043	HARRIS CO HOSP DIST		Not Certified	0.166710	
	044	HARRIS CO EDUC DEPT		Not Certified	0.004993	
	048	HOU COMMUNITY COLLEGE		Not Certified	0.100263	
	061	CITY OF HOUSTON		Not Certified	0.561840	

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Valuations

Value as of January 1, 2020			Value as of January 1, 2021		
	Market	Appraised		Market	Appraised
Land	540,000		Land	540,000	
Improvement	5,040		Improvement	5,411	
Total	545,040	545,040	Total	545,411	545,411

Land

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	8004 -- Land Neighborhood Section 4	4393	SF	12,000	1.00	1.00	1.00	---	1.00	45.00	45.00	540,000.00

Building

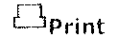
Vacant (No Building Data)

Extra Features

Line	Description	Quality	Condition	Units	Year Built
1	Paving - Asphalt	Fair	Fair	12,000.00	2002

HARRIS COUNTY APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
 0761790050087

Tax Year: 2021



Owner and Property Information										
Owner Name & Mailing Address: POST OAK SHOES LTD II 9692 WESTHEIMER RD STE 228 HOUSTON TX 77063-						Legal Description: LT 87 BLK 5 WESTHAVEN ESTATES SEC 1				
						Property Address: 6018 WESTHEIMER RD HOUSTON TX 77057				
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map ¹⁶⁻¹⁷
C2 -- Real, Vacant Commercial	8004 -- Land Neighborhood Section 4	E	0	12,000 SF	0	0	5906.08	100 -- 1A Tanglewood, Galleria, Briargrove Areas	5156A	491S

Value Status Information

Value Status	Notice Date	Hearing Status	Shared CAD
Noticed	4/2/2021	Informal : 4/21/2021 8:00:00 AM Formal 6/3/2021 8:00:00 AM	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2020 Rate	2021 Rate
None	001	HOUSTON ISD		Not Certified	1.133100	
	040	HARRIS COUNTY		Not Certified	0.391160	
	041	HARRIS CO FLOOD CNTRL		Not Certified	0.031420	
	042	PORT OF HOUSTON AUTHY		Not Certified	0.009910	
	043	HARRIS CO HOSP DIST		Not Certified	0.166710	
	044	HARRIS CO EDUC DEPT		Not Certified	0.004993	
	048	HOU COMMUNITY COLLEGE		Not Certified	0.100263	
	061	CITY OF HOUSTON		Not Certified	0.561840	

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Valuations

Value as of January 1, 2020			Value as of January 1, 2021		
	Market	Appraised		Market	Appraised
Land	540,000		Land	540,000	
Improvement	0		Improvement	0	
Total	540,000	540,000	Total	540,000	540,000

Land

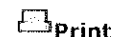
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	8004 -- Land Neighborhood Section 4	4300	SF	12,000	1.00	1.00	1.00		1.00	45.00	45.00	540,000.00

Building

Vacant (No Building Data)

HARRIS COUNTY APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
0761790050086

Tax Year: 2021



Owner and Property Information											
Owner Name & Mailing Address:					Legal Description:						
POST OAK SHOES LTD II 229 SUGARBERRY CIR HOUSTON TX 77024-7212					LT 86 BLK 5 WESTHAVEN ESTATES SEC 1 Property Address: 6020 WESTHEIMER RD HOUSTON TX 77057						
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map ^(c/b)	
F1 -- Real, Commercial	8004 -- Land Neighborhood Section 4	E	0	12,900 SF	3,077	0	5906.08	4011 -- Westheimer Voss	5156A	491S	

Value Status Information

Value Status	Notice Date	Hearing Status	Shared CAD
Noticed	4/2/2021	Protest Received	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2020 Rate	2021 Rate
None	001	HOUSTON ISD		Not Certified	1.133100	
	040	HARRIS COUNTY		Not Certified	0.391160	
	041	HARRIS CO FLOOD CNTRL		Not Certified	0.031420	
	042	PORT OF HOUSTON AUTHY		Not Certified	0.009910	
	043	HARRIS CO HOSP DIST		Not Certified	0.166710	
	044	HARRIS CO EDUC DEPT		Not Certified	0.004993	
	048	HOU COMMUNITY COLLEGE		Not Certified	0.100263	
	061	CITY OF HOUSTON		Not Certified	0.561840	

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at **HCAD's information center at 13013 NW Freeway.**

Valuations

Value as of January 1, 2020			Value as of January 1, 2021		
	Market	Appraised		Market	Appraised
Land	580,500		Land	580,500	
Improvement	60,002		Improvement	61,922	
Total	640,502	640,502	Total	642,422	642,422

Land

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	8004 -- Land Neighborhood Section 4	4353	SF	12,900	1.00	1.00	1.00	-	1.00	45.00	45.00	580,500.00

Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1964	Office Bldgs. Low-Rise (1 to 4 Stories)	Office Building	Low	3,077	Displayed

Building Details (1)

--	--	--	--	--	--	--

Building Data	
Element	Detail
Cooling Type	None
Functional Utility	Poor
Heating Type	None
Partition Type	None
Physical Condition	Fair
Plumbing Type	None
Sprinkler Type	None
Exterior Wall	None
Economic Obsolescence	Fair
Market Index Adjustment	111% Market Index Adjustment
Element	Units
Wall Height	12
Interior Finish Percent	100

Building Areas	
Description	Area
BASE AREA PRI	1,191
PARKING GARAGE -C	603
BASE AREA UPR	1,886
CNPY ONLY -C	180

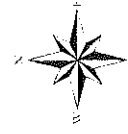
Extra Features

Line	Description	Quality	Condition	Units	Year Built
1	Paving - Asphalt	Fair	Fair	9,000.00	1964
2	Parking Levels Low Quality (C,D,S Class)	Fair	Fair	603.00	1964

Harris County Appraisal District



Geospatial or map data maintained by the Harris County Appraisal District or its informational contractors and may not have been prepared for a suitable purpose for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and any new surveys, the accuracy, or the location of property boundaries.



Date: 5/28/2021



Westheimer

Prepared for:

QUANTUM ENVIRONMENTAL CONSULTANTS, INC.
2616 South Loop West, Suite 660
Houston, TX 77054



Historical	Retail Center
Fire	6000 - 6020 Westheimer Rd.
Insurance	Houston, TX 77057
Map	Harris County
Research	PO #: H21252
	ES-136610
	Friday, June 4, 2021

HISTORICAL FIRE INSURANCE MAP RESEARCH	
ES-136610	June 4, 2021



RESEARCH PROTOCOL

Banks Environmental Data, Inc. (Banks) has completed your research request to ascertain the likelihood of Fire Insurance Map coverage for the above site. This document reports that Digital Fire Insurance Maps at the Library of Congress have been reviewed based on client-supplied information. The Library of Congress' collection includes all maps submitted to the Library through copyright deposit and a set of maps transferred to the Library from the Bureau of the Census. Maps from the Bureau of the Census include corrections issued by the Sanborn Company that were pasted over the original map sheet. Maps acquired through copyright deposit remain in their original form.

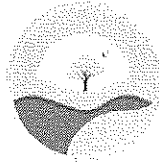
No Fire Insurance Maps depicting the target property were identified.

HISTORICAL FIRE INSURANCE MAP RESEARCH	
ES-136610	June 4, 2021



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Harris County
Pollution Control Services
Public Information Request Online Form

Requester Information

Fields marked with * are required.

First Name *	Last Name *	Title
Danita	Williams	
Phone	Fax	Email Address *
		d.williams@qeci.com
Company Name		
Mailing Address		
City *	State *	Zip Code
Houston	Texas	

Site Information (Public Information Request)

Site Name		
H21245 - Day Care Center		
Site Address *		
9514 Grant Road		
Site City *	Site State *	Site Zip Code
Houston	Texas	77070-

Key Map

Please specify what type of documents that you are in search of using the drop down menu

Environmental Concerns ^

Please describe your request in detail or attach a document *

Browse...

Quantum Environmental is requesting any records maintained by the Environmental Services Department in regarding to any Emergency Response incidents which may or may not have involved Hazmat responses. We are also requesting records regarding any release of hazardous materials, the actual storage of any hazardous materials, and the types of businesses that were in operation on the property located at: Property address: 9514 Grant Road, Houston, Texas 77070

Thank you,

Submit Cancel

Interview with Property Owner/Operator

- Please Verify Name, Title and Phone Number of Owner/Operator Interviewed:

Please verify the address:

6006, 6010, 6012, 6020 Westmore Rd.

- 1) Do any of the following documents exist for the subject property?
 - Environmental Site Assessment Reports NO
 - Environmental Audit Reports NO
 - Environmental Permits (solid waste disposal permits, hazardous waste disposal permits, wastewater permits, NPDES permits, etc.) CHAD'S GREASE TRAP
 - Registration for underground and/or aboveground storage tanks NO
 - Material Safety Data Sheets NO
 - Community Right-to-Know Plan NO
 - Safety Plans – (preparedness and prevention plans, SPCC plans, etc.) NO
 - Reports regarding hydrogeologic conditions on the property or surrounding area NO
 - Notices or other correspondence from any government agency relating to past or current violations of environmental liens encumbering the property NO
 - Hazardous waste generator notices or reports NO
 - Geotechnical Studies NO

- 2) Are you aware of any of the following:
 - Any pending, threatened, or past litigation or administrative proceeding relevant to hazardous substance or petroleum products, in, or from the property? NO
 - Any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relation to hazardous substances or petroleum products? NO

- 3) Facility Size: 2.2 Land area in acres
3 Number of buildings

- 4) Date building constructed? (Include any renovation dates) 1964, 1987

- 5) Size of any buildings: ~~6000~~, 3077, 6094

- 6) Identify the means of heating and cooling the building including the fuel source (i.e. heating oil, gas, electric, radiators from steam boiler fueled by gas) HEAT-GAS, A/C-ELECTRIC

- 7) How many years has the present business occupied the property? 23

- 8) What type operations occur at the property? SMOOTHIE BAR, RESTAURANT
- 9) Former occupant of the property? BANK
- 10) Years of ownership? 40
- 11) Use of property prior to ownership? COMMERCIAL
- 12) Has there ever been a Dry Cleaners located on-site? NO
- 13) Has there ever been a Print Shop located on-site? NO
- 14) What is the source of the potable water supply at the property? (Water well, public supply, other) PUBLIC
- 15) Sewage Disposal source? PUBLIC?
- 16) Aware of any environmental liens or specialized knowledge relating to the property? NO
- 17) Aware of any hazardous substance or petroleum products used, stored, or generated at the property? NO
- 18) Are there any underground or aboveground storage tanks currently or formerly located at the property? NO
- 19) Any transformers, capacitors, hydraulic elevators, hydraulic lifts, or other potentially containing PCB equipment? NO
- 20) Any x-ray machines located onsite? NO
- 21) Any incinerators located onsite? NO
- 22) Any drains, sumps, pits, ponds or lagoons onsite? NO
- 23) Are any floor drains located inside the building? YES
- 24) Are you aware of any fill material used on the subject property? NO
- 25) Is a legal description available for the subject property? YES

Signature  Date 6/1/21

Print William Johnson

User Questionnaire
All Appropriate Inquiries- Environmental Site Assessment
(ASTM E 1527-05, 40 CFR 312)

In Order to qualify for one of the Landlord 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. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete. If you answer yes, please explain.

Please Verify Address:

ITEM	PRESENT
NO. 1 Environmental clean up liens that are filed against the site (40 CFR 312.25) Are you aware of any environmental cleanup liens against the property that are filled or recorded under federal, tribal state or local law? Description:	Yes <input checked="" type="radio"/> No

No. 2 Activity and use restrictions (AULs) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26) Are you aware of any AULs, such as engineering controls (ECs), land use restrictions, or institutional controls (ICs) that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? Description:	Yes <input checked="" type="radio"/> No
---	--

No. 3 Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28) As the user of the ESA, do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?	Yes <input checked="" type="radio"/> No
--	--

Description:

<p>No. 4 Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29)</p> <p>Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?</p>	<p><input checked="" type="radio"/> Yes</p> <p><input type="radio"/> No</p>
<p>Description:</p> <p>no contamination</p>	

<p>No. 5 Commonly known or reasonably ascertainable information about the property (40 CFR 312.30)</p> <p>Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as the user:</p> <p>A. Do you know of the past uses of the property?</p> <p>B. Do you know of the specific chemicals that are present or once were present at the property?</p> <p>C. Do you know of spills or other chemical releases that have taken place at the property?</p> <p>D. Do you know of any environmental cleanups that have taken place at the property?</p>	<p><input checked="" type="radio"/> Yes <input type="radio"/> No</p> <p>Yes <input checked="" type="radio"/> No</p> <p>Yes <input checked="" type="radio"/> No</p> <p>Yes <input checked="" type="radio"/> No</p>
--	---

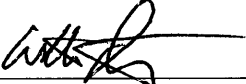
Description:

<p>No. 6 The degree of 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)</p> <p>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 of contamination at the property?</p>	<p>Yes</p> <p><input checked="" type="radio"/> No</p>
---	---

Description:

Other Comments:

I have completed the User Questionnaire in good faith and to the best of my knowledge at this time.

User Signature: 

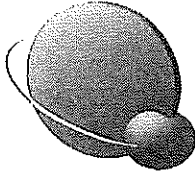
Printed User Name: William Robinson

Date Signed: 6/1/21

Quantum
Environmental Consultants, Inc.

2616 South Loop West, Ste 660
Houston, Texas 77054

Phone 713/961-9975
Fax 713/961-7512



May 28, 2021

Ms. Patricia Sosa
Central Bank
4605 Post Oak Place Drive, Ste. 130
Houston, Texas 77027

**Re: Proposal: Phase I Environmental Site Assessment
Commercial Property - Retail Center
6000, 6010, 6018, & 6020 Westheimer Road
Houston, Texas 77057**

Quantum Proposal Number: P21394

Dear Ms. Patricia Sosa,

Quantum Environmental Consultants, Inc. (Quantum) is pleased to provide this cost estimate and proposal for conducting a Phase I Environmental Site Assessment (ESA) for the above referenced Subject Property. As requested, this Phase I ESA will be conducted in accordance with generally accepted practices in the industry and will generally follow guidelines from the ASTM Standards on Environmental Site Assessments for Commercial Real Estate E 1527-13.

The scope of services provided in this proposal will include the following:

- Review available records of State and Federal regulatory authorities, permits, citations, violations, etc. relating to the Subject and adjacent properties in accordance with ASTM standards.
- Perform a visual inspection of the Subject Property and surrounding areas to determine if activities on the Subject Property or the surrounding land uses have or may have any potential impact on the Subject Property.
- Review soils information available through the United States Department of Agriculture, Soil Conservation Service for characteristics such as permeability.

- Review site history as revealed through available aerial photographs or other available sources for the Subject and surrounding properties.
- Request specific information from the local power company regarding any Polychlorinated BiPhenyl (PCB) content of transformers on site, as required. (40 CFR 761 - Polychlorinated Bi-Phenyls (PCBs) Manufacturing, Processing, Distribution in Commerce, and Use Prohibitions).
- Review other site conditions or compliance problems (not including building codes) that would require future environmental remediation and compliance expenditures.

The scope of this Phase I ESA will not include sampling for lead-based paint, or other media sampling. The findings of the Phase I ESA will be provided in a final report, including conclusions and recommendations. A lump sum cost is included for conducting the Phase I ESA of

Quantum is prepared to initiate work upon execution of the attached Authorization Form. We appreciate the opportunity to provide you with this proposal and look forward to working with you in the future. If you have any questions, please feel free to contact me at 713-961-9975.

Sincerely ,
Quantum Environmental Consultants, Inc.

Bennie Benford
Bennie Benford
Project Manager

Attachment

UNFORESEEN CONDITIONS OR OCCURRENCES It is possible that unforeseen conditions or occurrences may be encountered which could substantially alter the necessary services or risks involved in completing the services. If this occurs, QUANTUM will promptly notify and consult with CLIENT, but will act based on its sole judgment where risk to its personnel is involved.

FORCE MAJEURE QUANTUM shall not be deemed in default of this agreement to the extent that any delay or failure in the performance of QUANTUM's obligations results, without fault or negligence, from any cause beyond QUANTUM's control, such as acts of GOD, acts of civil or military authority, embargoes, epidemics, war, strikes, lock-out, boycott, picketing, riot, fire, explosion, earthquake, floods, adverse weather conditions, or any change in governmental law, statutes, regulation, order or action.

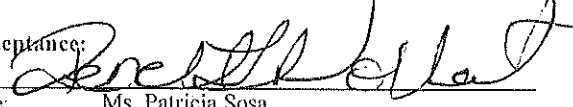
APPLICABLE LAW This Agreement and the legal relations among the parties to this Agreement shall be governed by and construed in accordance with the substantive laws of the State of Texas without giving effect to the principles of conflict of laws of thereof. The parties to this Agreement consent to the jurisdiction of the District Court of the State of Texas, County of Harris, for all matters arising from this Agreement.

TERMINATION This Agreement will continue in effect until termination by either party, with or without cause, upon thirty (30) days written notice to the other party. QUANTUM will not be entitled to payment for any cost related to the terminated part of services covered by this Agreement and incurred after the effective date of termination except for costs directly related to work performed by QUANTUM in terminating; provided that such work is authorized in writing in advance by CLIENT's representatives. In the event CLIENT terminates this Agreement, CLIENT will reimburse QUANTUM for all expenses incurred by QUANTUM in satisfying commitments for materials, equipment, and services for use in the terminated work which were made by QUANTUM prior to such termination. Such expenses may include the cost of returning or disposing of unused materials and equipment and terminating agreements for services by third parties. QUANTUM, however, will use its best efforts to minimize such costs.

Quantum Acceptance:

Signature: Bennie Benford
Printed Name: Bennie Benford
Title: Project Manager
Date: May 28, 2021

Client Acceptance:

Signature: 
Printed Name: Ms. Patricia Sosa
Company: Central Bank
Date: 6-1-21