

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Vacant Office / Warehouse Property
On a +/- 2.54 Acres of Land
2405 S. Franklin Street
Colbert, Oklahoma 74733



Project No. P230703CP1ESA

Prepared for:

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July 17, 2023

Managed by:



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Photo of Target Property

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Inspected on July 3, 2023

Project No. P230703CP1ESA

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EXECUTIVE SUMMARY

Matkor Environmental Group (MEG)/ Advance Environmental Control (AEC) were retained by Mr. Peyman Etebari (Client) to perform a Phase I Environmental Site Assessment (ESA) of the vacant office/warehouse commercial property on a +/- 2.54 Acres of land located at 2405 S. Franklin Street, Colbert, Oklahoma 74733. The field inspection of the site revealed that there are two separate structures, the West Warehouse is a separate structure with approximately 18,500 SF. and the office building is attached with three warehouse sections, Central Warehouse (~16,750 SF), and South Warehouse (~4,500 SF), and East Warehouse Area (~8,000 SF). The interior building materials including the office building were also inspected, and since all built materials were metal, wood, ceramic, concrete, aluminum, glass, and fiber-glass insulation, and none of them were determined to be suspect asbestos materials, there was no bulk samples collected. The Phase I ESA was performed in conformance with the American Society for Testing and Materials (ASTM) Updated Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, E 1527-21, and the AAI rule at EPA 40 CFR part 312, and the ASTM Standard Practice for Environmental Site Assessment for Forestland or Rural Property (E 2247-16).

In the professional opinion of MEG/AEC, an appropriate level of inquiry has been made into the previous ownership and uses of the vacant property consistent with good commercial or customary practice in an effort to minimize liability, and no evidence or indication of recognized adverse environmental conditions has been uncovered.

On July 3, 2023, a team of two field surveyors/inspectors mobilized to conduct a walkthrough of accessible Target Property, vacant building structures and land areas, and adjacent properties and collected photographs & documented the findings.

MEG/AEC reviewed environmental records provided by Environmental Data Resources, Inc. (EDR) to evaluate the potential for adverse environmental conditions. The record review did

reveal that the target property was not listed or registered in any of the databases searched by EDR (Executive Summary Page 3).

No hazardous materials or waste was identified at the time of the site inspection.

1.0 INTRODUCTION

Matkor Environmental Group (MEG)/ Advance Environmental Control (AEC) were retained by Mr. Peyman Etebari (Client) to perform a Phase I Environmental Site Assessment (ESA) of the vacant office/warehouse commercial property on a +/- 2.54 Acres of land located at 2405 S. Franklin Street, Colbert, Oklahoma 74733. The field inspection of the site revealed that there are two separate structures, the West Warehouse is a separate structure with approximately 18,500 SF. and the office building is attached with three warehouse sections, Central Warehouse (~16,750 SF), and South Warehouse (~4,500 SF), and East Warehouse Area (~8,000 SF). The interior building materials including the office building were also inspected, and since all built materials were metal, wood, ceramic, concrete, aluminum, glass, and fiber-glass insulation, and none of them were determined to be suspect asbestos materials, there was no bulk samples collected. The Phase I ESA was performed in conformance with the American Society for Testing and Materials (ASTM) Updated Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, E 1527-21, and the AAI rule at EPA 40 CFR part 312, and the ASTM Standard Practice for Environmental Site Assessment for Forestland or Rural Property (E 2247-16). (Figure 1 - Site Vicinity Map). The purpose of this Phase I ESA was to make inquiry into the environmental condition of the subject property and evaluate the potential environmental liabilities associated with the subject property that might be assumed during a real estate or financial transaction.

1.1 Scope of Work

MEG/AEC performed the Phase I ESA of the subject property in accordance with and in conformance with the American Society for Testing and Materials (ASTM) Updated Standard Practice for Environmental Site Assessments: *Phase I Environmental Site Assessment Process, E 1527-21, and the AAI rule at EPA 40 CFR part 312, and the ASTM Standard Practice for Environmental Site Assessment for Forestland or Rural Property (E 2247-16)*. MEG/AEC representatives generally performed the following tasks for this Phase I ESA project:

* A review of information provided by the client, or architectural firm, or environmental

data search (EDR) of the subject property concerning any previous environmental assessment or inspection reports, known environmental conditions, and environmental liens associated with the subject property.

- * A site inspection consisting of a visual survey of the subject property, building structure and adjoining properties, as accessible, for indications of potential environmental liabilities such as hazardous asbestos material, areas of chemical storage/handling, surface staining, suspected disposal areas, aboveground and underground storage tanks (ASTs and USTs), sumps and pits, electrical equipment that may contain polychlorinated biphenyls (PCB).
- * An investigation of historical activities at the site, including interviews with individuals, as readily available, who are knowledgeable of previous site uses.
- * A review of standard historical sources, as readily available, provided by a commercial service in order to develop a history of the previous uses or occupancies of the target property and adjoining areas.
- * A review of a database search report provided by a commercial service summarizing records published by federal, state, and local governmental agencies to determine the presence of adverse environmental conditions indicated on the target property or surrounding properties.
- * A review of additional state and local records and information concerning the target property and surrounding properties provided by health departments, fire departments, electrical utility companies, and other readily available sources.
- * Preparation of this final report, which incorporates information and observations gathered while performing the tasks referenced above and draws conclusions from that information.

1.2 Deviations from the ASTM Standard

Additions to, or deletions or deviations from, the ASTM Practice exercised during the performance of this Phase I ESA, if any, are disclosed in the section of this Phase I ESA report where the deletion, addition, or deviation occurs.

Site photographs were taken to document the present condition of the subject property and are presented in Appendix A.

Figure 1 Site Vicinity Map

1.3 MEG/AEC Employee Credentials

Sid Hozhabri, AEC's Sr. Environmental Field Project Consultant has more than 34 years of experience in environmental site and property inspections, joined with site inspectors, Kourosh Moussavian, MEG's Senior Environmental Consultant/ Project Manager, and Matthew R. Moussavian, Environmental Technician, mobilized and conducted the site investigation and report preparation. Mr. Moussavian has a Bachelor of Science degree in Environmental Design and is a Registered Environmental Manager (REM) certified by the National Registry of Environmental Professionals (NREP), in addition of being a Certified Safety Specialist, registered with World Safety Organization (WSO).

2.0 LIMITATIONS

This report is prepared for the exclusive use of our client, Mr. Peyman Etebari/or its assignees to aid in the environmental assessment of the vacant office/warehouse commercial property on a +/- 2.54 Acres of land located at 2405 S. Franklin Street, Colbert, Oklahoma 74733. In preparing this report, MEG/AEC made inquiry into the environmental condition of the subject property in a manner consistent with good commercial or customary practices as exercised by members of the environmental assessment profession. All statements of environmental condition regarding the subject property represent the professional opinions of the MEG/AEC representatives involved with the project and should not be considered as a legal interpretation of existing environmental regulations.

This environmental assessment is strictly limited to identifying potential environmental liabilities associated with the target property and does not extend to evaluating the geological or structural condition of any structures on the property of concern. Not identifying environmental liabilities associated with the target property should not be interpreted as a guarantee that such liabilities do not exist. It is a statement indicating that the probability of environmental liabilities should be minimal due to the factors investigated and evaluated through available environmental data resources.

Results of this environmental assessment are based upon future owner/occupant or owner representative information collected by MEG/AEC personnel during the site inspection. The information is believed to be from reliable sources, but no responsibility is assumed for its accuracy since MEG/AEC was not retained to verify publicly available information. MEG/AEC assumes no responsibility or liability for errors in the public data utilized, statements from sources outside of MEG/AEC, or developments resulting from situations outside the scope of this project.

This environmental assessment may be used by our client, Mr. Peyman Etebari/or its assignees in the possible future preparation of an "innocent landowner" or "third party" statutory defense from liability for site cleanup in the event of pre-existing contamination at the subject property. This environmental assessment is prepared to be responsive to the requirements of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and the Superfund Amendments and Reauthorization Act (SARA). No warranties, expressed or implied, are made except as stated within the body of this environmental assessment report and in accordance with the scope of work presented therein.

3.0 PHYSICAL SETTING

The subject property is currently developed as the vacant office/warehouse commercial property on a +/- 2.54 Acres of land located at 2405 S. Franklin Street, Colbert, Oklahoma 74733. The field inspection of the site revealed that there are two separate structures, the West Warehouse is a separate structure with approximately 18,500 SF. and the office building is attached with three warehouse sections, Central Warehouse (~16,750 SF), and South Warehouse (~4,500 SF), and East Warehouse Area (~8,000 SF). The interior building materials including the office building were also inspected, and since all built materials were metal, wood, ceramic, concrete, aluminum, glass, and fiber-glass insulation, and none of them were determined to be suspect asbestos materials, there was no bulk samples collected. The reception and main office is located on North side of property, and there is also parking areas (un-paved) for approximately 15 vehicles. There is a dirt road on East side that provides access to rear south of the warehouse structures, where there is loading docks, surrounded by primarily heavily wooded land areas. The east is adjacent to Hwy. 75/ S., the west is adjacent to railroad track and residential farm-houses on west and north sides, and further South there is Red River and Texas-Oklahoma border line. Refer to Appendix A – Site Photographs of target property and adjacent surrounding properties for more information. The coordinates of Target Property are Latitude (N.) 33 Degree, 49', 58.29", and Longitude (W.) 96 Degree, 31', 26.99", Universal Transverse Mercator Zone 14, and Elevation of 598 ft. above sea level.

The subject property is surrounded on the north by the S. Franklin Street and residential properties and farms, east is adjacent to Hwy. 75/ S. and RV parking lots further, the west is adjacent to railroad track and residential farm-houses, and further South there is Red River and Texas-Oklahoma border line. The site is mainly accessible and directly on South West Corner of Hwy. 75/S. and S. Franklin Street. The Site Vicinity Map is provided on Page 2 of this report.

3.1 Topography

The subject property is located in City of Colbert, Bryan County, Oklahoma. Bryan County is in

the southeastern part of Oklahoma. Review of U.S. Geological Survey (USGS) 7.5-minute series topographic map, Colbert, Oklahoma Quadrangle, and visual observation reveal that the property slopes toward the south and east. The topographic map shows the property elevation at 598 feet above mean sea level (Appendix E - Environmental Data Resources, Inc. [EDR] records search report/ Page A2).

3.2 Hydrology

The general surface gradient is approximately 0.5 percent toward the east and south in the vicinity of the subject property.

3.3 Geology

Review of the USGS soil survey of Bryan County, Oklahoma/ EDR information of Pages A-2 to A-5 reveals the dominant soil in the vicinity of the target property, which its component is defined as Muskogee, and all layers are between >0-72 inches, with silt loam surface texture, where deeper soil type in the vicinity of this area would be Silty Loam to Silty Clay, with a depth of >72 inches to weathered bedrock. The soil is moderately to well drained.

According to the U.S. Department of Agriculture (USDA) Soil Conservation Service (SCS) STATSGO data, the dominant soil composition in general area of the target property is classified as Muskogee, which is Class C, and described as slow to moderate infiltration rate, with moderately fine texture.

3.4 Hydrogeology

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. The search radius for site-specific Hydrogeological Data is 1.00 miles, in which there were eight water wells found (Page A7), and two were oil or gas wells within .25 miles on southwest side of Target Property. No Public Water Supply (PWS) system found. There were also no Aquiflow information within

1.00-mile search radius of the target property.

General surface gradient in the vicinity of the subject property is toward the west, east & south. Accordingly, the surface topographic gradient is the expected (i.e., theoretical) direction of localized, shallow ground water flow. However, surface topography is not always the best indicator of the direction of shallow, ground water flow; the actual direction may vary due to subsurface geologic and hydrogeologic factors.

3.5 Surrounding Area Land Use

3.5.1 General

The land surrounding the target property is primarily un-developed on south side, and on further east as commercial. The surrounding areas on north and west sides are primarily residential and farm properties.

3.5.2 Adjoining

The uses of properties sharing a common property boundary with the target property are:

- * North: S. Franklin Street/ farms and single-family residential properties
- * West: Railroad, commercial & residential properties
- * East: Hwy 75/S., and much further are farms & commercial properties
- * South: Undeveloped, and further is Red River, and TX border line

4.0 EXISTING SITE CONDITIONS

MEG/AEC employees, Kourosch Moussavian and Matthew Moussavian conducted the site inspection on July 3, 2023. The site inspection of this +/- 2.54 Acres of vacant office/ warehouse and land was conducted on foot and through some driving and included a visual survey of the accessible areas of subject property for indications of past or present activities and of environmental concern (if any). All accessible portions of the subject building and property were visually inspected.

4.1 Current Property Occupants and Operations

The subject property is currently vacant and is +/- 2.54 Acres of vacant office/ warehouse and land.

4.2 Property Description

As is indicated, the vacant office/warehouse commercial property on a +/- 2.54 Acres of land is located on southwest corner of Hwy 75 S. and S. Franklin Street, and is located at 2405 S. Franklin Street, Colbert, Oklahoma 74733. The field inspection of the site revealed that there are two separate structures, the West Warehouse is a separate structure with approximately 18,500 SF. and the office building is attached with three warehouse sections, Central Warehouse (~16,750 SF), and South Warehouse (~4,500 SF), and East Warehouse Area (~8,000 SF). (Refer to Appendix A – Site Photographs).

4.2.1 Property Grounds

The subject property is currently developed as the vacant office/warehouse commercial property on a +/- 2.54 Acres of land located at 2405 S. Franklin Street, Colbert, Oklahoma 74733. The field inspection of the site revealed that there are two separate structures, the West Warehouse is a separate structure with approximately 18,500 SF. and the office building is attached with three

warehouse sections, Central Warehouse (~16,750 SF), and South Warehouse (~4,500 SF), and East Warehouse Area (~8,000 SF). The interior building materials including the office building were also inspected, and since all built materials were metal, wood, ceramic, concrete, aluminum, glass, and fiber-glass insulation, and none of them were determined to be suspect asbestos materials, there was no bulk samples collected. The reception and main office is located on North side of property, and there is also parking areas (un-paved) for approximately 15 vehicles. There is a dirt road on East side that provides access to rear south of the warehouse structures, where there is loading docks, surrounded by primarily heavily wooded land areas. MEG/AEC inspectors did not note any indication of unusual, stressed vegetation at the time of the site investigation.

MEG/AEC did not find any evidence of dumping activities at the site.

4.2.2 Facility Buildings

The field inspection of the site revealed that there are two separate structures, the West Warehouse is a separate structure with approximately ~18,500 SF. and the office building is attached with three warehouse sections, Central Warehouse (~16,750 SF), and South Warehouse (~4,500 SF), and East Warehouse Area (~8,000 SF). The interior building materials including the office building were also inspected, and since all built materials were metal, wood, ceramic, concrete, aluminum, glass, and fiber-glass insulation, and none of them were determined to be suspect asbestos materials, there was no bulk samples collected. The reception and main offices are located on North side of property.

4.3 Electrical Equipment Evaluation

MEG/AEC did identify four pole mounted transformers at the target property. Three were located on SE side, and one was located on NW side of the property. Inspectors did not observe any leaks or damage under the transformers.

4.4 Hazardous Waste Management

MEG/AEC did not observe any presence of hazardous waste drums, paint pales, or any treating, refurbishing and/or cleaning chemicals. The target property and its structures are vacant. No other hazardous materials or waste was identified at the time of the site inspection.

4.5 Nonhazardous Waste Management

Not applicable

4.6 Underground Storage Tanks

Historical information obtained from the Environmental Data Resources (EDR), Inc. Report, Appendix E (page 5) did not indicate that there are any USTs present at the property and/or within <1/8 mile of the Target Property.

5.0 HISTORICAL USE INFORMATION

5.1 City Directory Abstract

MEG/AEC retained EDR to provide a city directory search for listings corresponding to the subject property and adjoining properties. EDR did not identify any listings for the target property address.

5.2 Aerial Photograph Interpretation

MEG/AEC reviewed historical aerial photographs of the subject property dated 1942, 1948, 1952, 1955, 1976, 1981, 1989, 1990, 1996, 2006, 2010, 2014, 2017 and 2020. Review of these historical aerial photographs did not reveal any potential adverse environmental concerns at the subject property or in the surrounding area of the subject property. The aerial photographs are submitted as Appendix D of this report.

1942 Photograph

In the 1942 photograph, the subject property and adjacent properties are all undeveloped, and basically farms and/or farmhouses. The old rural and farm roads are apparent and no Hwy 75 was constructed yet.

1948 Photograph

In the 1948 photograph, again the subject property and adjacent properties are all undeveloped, and basically farms and/or farmhouses. The old rural and farm road is apparent and no Hwy 75 was constructed yet.

1952 Photograph

In the 1952 photograph, again the subject property and adjacent properties are all undeveloped, and basically farms and/or farmhouses. There are more farms and farmhouses developed further north and east of the subject property. The old rural and farm roads is apparent and no Hwy 75 was constructed yet.

1955 Photograph

In the 1955 photograph, again the subject property is undeveloped, but adjacent lot to east and south are developed with warehouse structures and rear alley on south to main road, but again adjacent properties to north and west are all undeveloped, and basically farms and/or farmhouses. There are more farms and farmhouses developed further north and east of the subject property along the old rural and farm roads. There was still no Hwy 75 was constructed yet.

1976 Photograph

In the 1976 aerial photograph, again the subject property and adjacent properties are all undeveloped and perhaps demolished to construct Hwy 75 and its entry and exit ramps, and remaining adjacent properties further east and west are basically farmhouses.

1981 Photograph

In the 1981 aerial photograph, again the subject property is undeveloped, but the adjacent property to the west and remaining adjacent properties further east on E. of Hwy 75 are further developed to farmhouses and RV parking.

1989 Photograph

In the 1989 Photograph, the subject property is developed with small structure and driveway, but the adjacent property to the north, west and remaining adjacent properties further east on E. of Hwy 75 are further developed to farmhouses and RV parking.

1990 Photograph

In the 1990 photograph, there are no changes from 1989 Photo, and again the subject property is developed with small structure and driveway, but the adjacent property to the north, west and remaining adjacent properties further east on E. of Hwy 75 are further developed to farmhouses and RV parking.

1996 Photograph

In the 1996 photograph, again there are no changes from 1990 Photo, and again the subject property is developed with small structure and driveway, but the adjacent property to the north, west and remaining adjacent properties further east on E. of Hwy 75 are further developed to farmhouses and RV parking.

2006 Photograph

In the 2006 photograph, the subject property appears more changed, and they constructed a bigger warehouse on west side. but the adjacent property to the north, west and remaining adjacent properties further east on E. of Hwy 75 are further developed to farmhouses and RV parking.

2010 Photograph

In the 2010 photograph, the subject property appears unchanged from the 2006 Photo, but the adjacent property to the north, west and remaining adjacent properties further east on E. of Hwy 75 are further developed to farmhouses and RV parking.

2014 Photograph

In the 2014 photograph, the subject property have more larger constructed warehouses, but the adjacent property to the north, west and remaining adjacent properties further east on E. of Hwy 75 are further developed to farmhouses and RV parking.

2017 Photograph

In the 2017 photograph, again the subject property have more larger constructed warehouses, but the adjacent property to the north, west and remaining adjacent properties further east on E. of Hwy 75 are further developed to farmhouses and RV parking.

2020 Photograph

In the 2020 photograph, the subject property and adjacent properties appears un-changed from 2017 Photo.

6.0 RECORDS REVIEW

The purpose of an environmental records review is to evaluate the potential for documented environmental conditions within a specified radius of study that may have created adverse environmental impacts upon the subject property. This is accomplished by reviewing various studies, databases, and records available through local, state, and federal agencies to identify documented conditions of environmental concern within the applicable radius of study recommended in the ASTM Practice. MEG/AEC retained EDR to conduct the environmental records search. The results of the search are provided in the EDR report included as Appendix E - Environmental Records Search. The EDR report includes the names of the database searched, the radius of study of each database, the database release date, and the sites identified within the database that meet the search parameters.

The EDR report may list sites as "unmappable" because of incomplete information within the searched database. Sites are primarily unmappable because of incomplete addresses for the identified sites, or it's a vacant parcel of land with no address. According to the search parameters used (i.e., ZIP code, county name, city name, etc.), these sites could be anywhere within the administrative/civil boundary that the search parameters encompass and may be beyond the radius of study.

MEG/AEC evaluated the mappable and unmappable information provided within the EDR report and conducted the following records review, and a summary and discussion of the environmental records report and supplemental work are provided below.

6.1 CERCLIS, NPL, and State Hazardous Waste Site Review

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), or "Superfund" legislation, was designed to finance and provide enforcement authority for the cleanup of pre-existing contamination that could substantially impact human health and/or the

environment. The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) is the database of sites identified under CERCLA.

No site was listed on the CERCLIS, and there was no site on the National Priority List (NPL). The EPA administers both the CERCLIS database, updated on March of 2023, and the NPL database, updated in June of 2023.

- * The EDR report did not identify the presence of CERCLIS sites within one-half mile or NPL or State Hazardous Waste Sites within a one-mile radius of the subject property.

6.2 RCRIS, Enforcement Report, and TSD Facilities Review

The Resource Conservation and Recovery Act (RCRA) is designed to control hazardous waste by imposing management requirements at active facilities that generate or transport hazardous wastes and upon treatment, storage, and disposal (TSD) facilities. The Resource Conservation and Recovery Information System (RCRIS) is a database that identifies facilities in terms of the quantity of hazardous waste generated per month and as sites which are TSD facilities. The listing also contains information regarding enforcement actions that may have been taken at the listed facilities. This database was updated in March of 2023.

- * The EDR report did not identify the presence of any RCRIS-TSD facilities within one-half mile radius of the subject property.
- * The EDR report did not identify any RCRA small-quantity or large quantity generator located within a one-quarter mile radius of the subject property.

6.3 Underground Storage Tank Review

In 1984, the Hazardous and Solid Waste Amendments (HSWA) to RCRA required the EPA to develop a regulatory system for USTs because of the potential environmental impact USTs can have on subsurface soil and ground water. The system adopted by the EPA established standards for new tanks and upgrading existing tanks, operation and maintenance requirements for tanks in use, and tank registration requirements. To be granted authority to administer the UST program by the EPA, each state was to either adopt the EPA regulations or develop more stringent regulations. The EDR report utilizes a database provided by the OCEQ, updated as of June 2023.

- * The EDR report did not identify the presence of any registered USTs within a one-quarter mile radius of the subject property.

6.4 Leaking Petroleum Storage Tank Review

Leaking Underground Storage Tank (LPST) records maintained by the OCEQ contain an inventory of reported LUST incidents. This database was updated in June 2023. EDR's report did not indicate any list of LPST site within one-half mile radius of the subject site. For a detailed list of sites and their addresses, refer to page No. 7 of EDR's Executive Summary Report.

6.5 Solid Waste Landfills

Solid waste landfills (SWF/LFs) are a source of environmental concern for two reasons: the potential for leachate generated within a landfill to impact soils and groundwater, and potential methane gas generation and subsequent migration to surrounding properties. Information regarding historical and operational landfills was compiled from local, county, and/or state databases and was last updated in June of 2023.

- * The records review did not identify the presence of SWLFs within a one-half mile radius of the subject property.

6.6 Flood Zone Determination

In an effort to determine the site's position within known flood zones, MEG/AEC reviewed the EDR review of Flood Insurance Rate Map (FIRM) for the city of Colbert. According to the map, the subject property was determined not to be within the boundaries of 100-year / 500-year flood zone.

7.0 ADDITIONAL ISSUES

The following items are not required by the scope of ASTM E 1527-21. MEG/AEC included this information as it was readily made available to MEG/AEC through its records review. These nonscope considerations are not intended to be all-inclusive.

7.1 Radon

Radon is a colorless, odorless, radioactive gas released from the natural decay of uranium that is found in nearly all soils. There was no specific information received in the EDR report regarding any measured radon levels near the target property. However, radon gas measurements can vary significantly within a short distance depending upon subsurface geologic conditions. EPA recommends abatement of radon gas at levels above 4.0 pCi/L. Radon gas levels at the subject property have not been measured as part of this Phase I ESA, however there were 3 tests collected previously in this zip code (74733) on the available past data, which indicated an average of 1.0, and the maximum of 1.2 with none tested above 4.0 pCi/L.

7.2 Wetlands

EDR reviewed the National Wetlands Inventory (NWI) map of Colbert, Oklahoma Quadrangle of federally designated wetlands managed by the U.S. Department of the Interior Fish and Wildlife Service. Based upon visual observations and review of the NWI map readily identifiable wetlands do not appear to be present on the target property.

Furthermore, historical aerial photographs were reviewed in an effort to determine the sites' location in potential wetland areas. The aerial photograph review did not indicate suspect vegetation, visible hydrology, or geology prior to property development. A formal jurisdictional wetlands identification, as defined by the U.S. Army Corps of Engineers (1987 Manual), was not part of the scope of this Phase I ESA and, if appropriate, should be conducted for purposes of complying with Section 404 of the Clean Water Act.

7.3 Asbestos

The interior building materials including the office building were also inspected, and since all built materials were metal, wood, ceramic, concrete, aluminum, glass, and fiber-glass insulation, and none of them were determined to be suspect asbestos materials, there was no bulk samples collected.

8.0 FINDINGS AND CONCLUSIONS

Matkor Environmental Group (MEG)/ Advance Environmental Control (AEC) were retained by Mr. Peyman Etebari (Client) to perform a Phase I Environmental Site Assessment (ESA) of the vacant office/warehouse commercial property on a +/- 2.54 Acres of land located at 2405 S. Franklin Street, Colbert, Oklahoma 74733. The field inspection of the site revealed that there are two separate structures, the West Warehouse is a separate structure with approximately 18,500 SF. and the office building is attached with three warehouse sections, Central Warehouse (~16,750 SF), and South Warehouse (~4,500 SF), and East Warehouse Area (~8,000 SF). The interior building materials including the office building were also inspected, and since all built materials were metal, wood, ceramic, concrete, aluminum, glass, and fiber-glass insulation, and none of them were determined to be suspect asbestos materials, there was no bulk samples collected. The Phase I ESA was performed in conformance with the American Society for Testing and Materials (ASTM) Updated Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, E 1527-21, and the AAI rule at EPA 40 CFR part 312, and the ASTM Standard Practice for Environmental Site Assessment for Forestland or Rural Property (E 2247-16).

In the professional opinion of MEG/AEC, an appropriate level of inquiry has been made into the previous ownership and uses of the vacant property consistent with good commercial or customary practice in an effort to minimize liability, and no evidence or indication of recognized adverse environmental conditions has been uncovered.

On July 3, 2023, a team of two field surveyors/inspectors mobilized to conduct a walkthrough of accessible Target Property, vacant building structures and land areas, and adjacent properties and collected photographs & documented the findings.

MEG/AEC reviewed environmental records provided by Environmental Data Resources, Inc. (EDR) to evaluate the potential for adverse environmental conditions. The record review did reveal that the target property was not listed or registered in any of the databases searched by

EDR (Executive Summary Page 3).

No hazardous materials or waste was identified at the time of the site inspection.

APPENDIX A
SITE PHOTOGRAPHS

APPENDIX B

CERTIFIED SANBORN MAP REPORT

APPENDIX C

**PHYSICAL SETTING SOURCE MAP/
AND FLYER MAP**

APPENDIX D
AERIAL PHOTOGRAPHS

APPENDIX E

ENVIRONMENTAL RECORDS SEARCH

APPENDIX F

EDR HISTORICAL TOPOGRAPHIC MAP REPORT

