

PHASE I ENVIRONMENTAL SITE ASSESSMENT

101 Anvil St
Jacksonville, Texas

March 22, 2023



Prepared for
David Schwabe
Belmont Bank & Trust



**TITANIUM
ENVIRONMENTAL
SERVICES, LLC**

Assessment · Compliance · Remediation · Permitting

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I. Executive Summary

Titanium Environmental Services, LLC (TES) conducted a Phase I Environmental Site Assessment (Phase I ESA) on behalf of David Schwabe with Belmont Bank & Trust for an industrial property located at 101 Anvil St, Jacksonville, Texas. The purpose of the Phase I ESA is to identify Recognized Environmental Conditions (REC) associated with the Property in accordance with the ASTM E1527-21 standard and 40 CFR 312.

The Subject Property is comprised of one 8.80-acre tract operated by Bois D'Arc International, a manufacturer of custom copper tube aluminum fin heat exchangers. The site is improved with a steel structure that is approximately 45,000 square feet in size. Bois D'Arc entered a ground lease with the owner of the real property, the City of Jacksonville, in early 2023.

The site was developed with the current structure by prior owner/occupant Custom Coils Inc, a manufacturer of copper tube aluminum fin heat exchangers. Based on a review of historical aerial photography, information provided on the Custom Coils Inc. web site, and historical city directories, the subject property was undeveloped or used for agricultural purposes until the current structures were built by Custom Coils, Inc. in 1971.

Adjoining sites are primarily industrial in nature. A water tower is located immediately northwest of the subject property on the southeast corner of Anvil St And N Bolton St. An Oncor Electric power substation is located on the northeast corner of that intersection. The Federal Heath Sign Company owns properties east and west of the substation. Tube Fab, a fabricated copper-focused manufacturer of tubing parts and assemblies of HVACs is located to the northeast. The property southeast of the subject property is owned and occupied by 11 X 14 Office Solutions, LLC, an office supply distributor. East Texas Industrial Machine Inc, and a screen printer, ISign Shop also occupy this property to the southeast. To the south of the subject property is J H Wholesale Plumbing Supply, LLC. West of J H wholesale is Zyklus Heat Transfer, an air conditioning parts manufacturer. Polywize, a recycled plastic resin manufacturer, occupies the adjacent property west of the subject property.

TES conducted a detailed review of TCEQ, EPA and Railroad Commission of Texas records for the area including searches for leaking petroleum storage tanks (LPSTs), groundwater contamination, solid waste activities, and other regulatory actions addressing environmental conditions. TES found regulated sites among the subject and adjacent properties, constituting a REC as described below.

Note that the term Recognized Environmental Condition or REC means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. Note that de minimis conditions are not recognized environmental conditions.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of 101 Anvil St, Jacksonville, Texas, the Subject Property. Any

exceptions to, or deletions from, this practice are described in Section E of this report. This assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the property except for the following:

- Former owner/occupant Custom Coils Inc. previously generated a hazardous waste described as 0002202H – Trichloroethylene (TCE)-used in degreasing tank for coils. Initial generation: July 1993. Request to inactivate registration received 4/16/2009. Trichloroethylene is more dense than water and easily penetrates gaps in sewer lines, concrete and underlying soil. With a very low TCEQ protective concentration level (PCL) in groundwater, even small releases can result in environmental contamination subject to TCEQ jurisdiction. The historic use of TCE at the site is considered a REC. It is beyond the scope of a Phase I ESA to make recommendations for resolution of RECs, as resolution depends on risk tolerance and contractual considerations for individual users. The primary concern identified in this instance by TES as a REC appears connected to the real property as opposed to above ground structures. The new occupant, Bois D'Arc does not use or store TCE.

II. Introduction

A. Location

The Property is located at 101 Anvil St in Jacksonville, Texas (Figure 1).

B. Legal Description

The site is a total of 8.80 acres, comprised of one single tract, described below. The Cherokee County Appraisal District records are provided in Appendix C1.

Legal: A 44 BLK 3291A TR 8 T QUEVADO LEASE #8 UPDATED TO 8.8 ACS

Properties adjacent to the site are as follows:

Owner	Use	Size (acres)	Address	Direction
Jose M and Juana Tavera #140833	Water Tower	Approx ½ acre. Appraisal District Error States 6.57 Ac	SE Corner Anvil and N. Bolton	NW
Oncor Electric Delivery #223911110	Power Substation	1.03	1500 N Bolton St	N
Hendricks Commercial Properties LLC #107916000	Federal Heath - Sign manufacture	4.31	N Jackson St	N
City of Jacksonville #108025000	Tube Fab LLC – Copper Tube Fabrication and Assembly Specialists	4.97	2050 N Jackson St	NE
11 X 17 Office Solutions LLC #108123000	East Texas Industrial Machine Inc. - Auto Machine Shop & iSign Shop – Screen Printer	11.23	2034 N Jackson St	SE
Veymerica Properties LLC #107484000	JH Wholesale Plumbing Supply – Plumber and plumbing equipment supplier	2.11	2041 HWY 69 N	S
4R Real Estate LLC #107610000	Zyklus Heat Transfer - Air conditioning contractor	1.66	1488 N Bolton St	S
Castro Joseph and Mary Living Trust #107887020	Polywize - Plastic resin manufacturer	7.46	1498 N Bolton St	W
Broadstone FHS Texas LLC #107887010	Federal Heath - Sign Manufacturing	15.18	1506 N Bolton St	NW

C. Purpose

The purpose of the Phase I ESA is to identify Recognized Environmental Conditions (RECs) associated with the property.

D. Scope of Work

The scope of work was to conduct a Phase I ESA pursuant to the ASTM E1527-21 standard.

E. Limiting Conditions

Sampling is not in the scope of an ASTM E1527-21 Phase I ESA and was not conducted.

III. User Questionnaire

The User Questionnaire was completed by David Schwabe of Belmont Bank & Trust and is provided in Appendix C2.

IV. Records Review

A. Regulatory Agency File Review

TES reviewed regulatory agency records with the findings described below. See Figure 1 for the location of property and the appropriate search radii, and Appendix D for search query results.

National Response Center

All available records from 1990 to March 3, 2023 were searched for emergency calls related to the subject property address.

- There were no calls related to the subject property.

TCEQ Central Registry Records

Brownfields in Cherokee County, Texas, for sites within 0.5 miles

- None

Industrial Hazardous Waste in Jacksonville, Texas (Anvil St, N Bolton St, N Jackson St, & HWY 69 N) , for generators on subject or adjoining property.

- Custom Coils Inc., 101 Anvil St, Subject Property. ID: 34537, EPA: TXD056546682, Inactive, Subject Property. Waste Codes Includes: **00012061** – Waste oil (Hydraulic) Generated from routine maintenance of Manufacturing Machinery & Equipment. Request to inactivate registration received 4/16/2009, **0002202H** – Trich-used in degreasing tank for coils. Initial generation: July 1993. Request to inactivate registration received 4/16/2009, **00043101** – Absorbent/oil; absorbent used to clean up soil from base of machines from machine shop Gen 1991 Request to inactivate registration received 4/16/2009
- Automated Finishing Technology (currently Polywize), 1498 N Bolton St, ID: 84005, EPA: TXR00000026, Inactive, located on the adjacent property to the southwest
- Snoke Special Products (currently Tube Fab LLC), 2050 N Jackson St, ID: 34226, EPA: TXD057407355 & TXP49035184, Inactive, located on the adjacent property to the northeast
- Lastra America Corporation (currently 11 X 17 Office Solutions), 2034 N Jackson St, ID: 31133, EPA: TXD042681460, Inactive, located on the adjacent property to the southeast

Industrial Hazardous Waste Corrective Action in Jacksonville, Texas, for sites within 1.0 mile.

- Lastra America Corporation (currently 11 X 17 Office Solutions), 2034 N Jackson St, ID: 31133, Inactive as of August 7, 2007, located on the adjacent property to the southeast

Leaking Petroleum Storage Tank Remediation in Jacksonville, Texas, for sites within 0.5 miles.

- None

Municipal Solid Waste Disposal in Jacksonville, Texas, for sites within 0.5 miles.

- Royal Oaks Landfill, 608 CR 4102, ID: 1614, Active since May 8, 1995, located 0.5 miles east of the subject property

Petroleum Storage Tanks in Jacksonville, Texas (Anvil St, N Bolton St, N Jackson St, & HWY 69 N), for subject and adjoining property.

- None

Superfund in Cherokee County, Texas, for sites within 1.0 mile.

- None

Voluntary Cleanup Program (VCP) in Jacksonville, Texas, for sites within 0.5 miles.

- Snoko Special Products (currently Tube Fab LLC), 2050 N Jackson St, ID: 853, Active since October 21, 1998, located on the adjacent property to the northeast. Restrictive covenant has been approved. The groundwater gradient for the trichloroethylene plume is to the southeast away from the subject property. Site appears to be near closure.

Dry Cleaners Remediation in Jacksonville, Texas, for sites within 0.5 miles

- None

Innocent Owner/Operator Site in Jacksonville, Texas within 0.5 miles

- Western Lithotech (currently 11 X 17 Office Solutions), 2034 N Jackson St, located on the adjacent property to the southeast. This site is affected by the release from the above VCP site, Snoko Special Products.

B. Physical Setting

1. Current USGS Topographic Map

According to site observations and the USGS topographic map (Figure 2), the site is located on a relative topographic high at an elevation of 699 feet above mean sea level (amsl). The highest and lowest elevations on the site are 706 feet (center of the subject property) and 693 feet (southeastern corner), respectively.

Drainage from the west side of the subject property moves to the southwest, reaching an unnamed intermittent tributary approximately 0.33 miles away. Drainage from the east side flows eastward

2. Soil Survey

The United States Department of Agriculture Web Soil Survey was accessed on March 3, 2023 (Figure 3). Native soils on the property are mapped as six different types, as described below.

TYPES

- Lilbert loamy sand, Bp, 1 to 3 percent slopes
- Lilbert loamy fine sand, Br, 3 to 8 percent slopes

- Alazan very fine sandy loam, Ca, 0 to 1 percent slopes
- Betis loamy fine sand, Ea, 0 to 3 percent slopes
- Darco loamy fine sand, La, 1 to 3 percent slopes
- Briley loamy fine sand, Rd, 1 to 3 percent slopes

DESCRIPTIONS

Bp

Lilbert loamy sand – These gently sloping soils are found on upland sites. They have a loamy sand surface with a gradual increase in clay through the subsurface horizons. These soils are well drained with moderate permeability. There is no flooding or ponding. Lilbert soils have a udic soil moisture regime, meaning these soils are not dry for more than 90 days. These soils have a very low runoff class with slight erosion risk. There is a moderate concrete corrosion risk and a high steel corrosion risk. These soils have low susceptibility to compaction. While managing for these properties is important, they are not limiting for building sites.

Br

Lilbert loamy fine sand – These moderately sloping soils are found on upland sites. They have a loamy fine sand surface with a gradual increase in clay through the subsurface horizons. These soils are well drained with moderate permeability. There is no flooding or ponding. Lilbert soils have a udic soil moisture regime, meaning these soils are not dry for more than 90 days. These soils have a low runoff class with a moderate erosion hazard. There is a moderate concrete corrosion risk and a high steel corrosion risk. These soils have low susceptibility to compaction. Steeper slope properties are somewhat limiting for building sites.

Ca

Alazan very fine sandy loam – These soils are very deep and found on terrace landforms. They are moderately well drained with moderate permeability. There is no flooding or ponding. Alazan soils have a udic soil moisture regime, meaning these soils are not dry for more than 90 days. These soils have a high runoff class with a slight erosion hazard. There is a moderate concrete corrosion risk and a high steel corrosion risk. These soils have medium susceptibility to compaction. High depth to saturated zone properties are somewhat limiting for building sites.

Ea

Betis loamy fine sand – These deep, gently sloping soils are found on upland sites. They have fine sandy surfaced soils that gradually grade into fine loamy sand. These soils are somewhat excessively drained with rapid permeability. There is no flooding or ponding. Betis soils have a udic soil moisture regime, meaning these soils are not dry for more than 90 days. They have a negligible runoff class with a slight erosion hazard. There is a high concrete corrosion risk and a low steel

corrosion risk. These soils have low susceptibility to compaction. While managing for these properties are important, they are not limiting for building sits.

La

Darco loamy fine sand – These deep, gently sloping soils are found on upland sites. They have fine loamy sandy surfaced soils that gradually grade into sand clay loam. They are somewhat excessively drained with rapid permeability. There is no flooding or ponding. Draco soils have a udic soil moisture regime, meaning these soils are not dry for more than 90 days. There is a negligible runoff class with a slight erosion hazard. There is a moderate concrete corrosion risk and a low steel corrosion risk. These soils have low susceptibility to compaction. While managing for these properties are important, they are not limiting for building sits.

Rd

Briley loamy fine sand - These gently sloping soils and are found on upland sites. They have a loamy sand surface with a gradual increase in clay through the subsurface horizons. They are well drained with moderate permeability. There is no flooding or ponding. Briley soils have a udic soil moisture regime, meaning these soils are not dry for more than 90 days. There is a negligible runoff class with a slight erosion hazard. There is a moderate concrete and steel corrosion risk. These soils have low susceptibility to compaction. While managing for these properties are important, they are not limiting for building sits.

3. Major and Minor Aquifers

The subject property is above the Carrizo-Wilcox (subcrop) major aquifer (Figure 4). The Carrizo-Wilcox Aquifer is a major aquifer extending from the Louisiana border to the border of Mexico in a wide band adjacent to and northwest of the Gulf Coast Aquifer. It consists of the Hooper, Simsboro, and Calvert Bluff formations of the Wilcox Group and the overlying Carrizo Formation of the Claiborne Group. The aquifer primarily comprises sand locally interbedded with gravel, silt, clay, and lignite. Although the Carrizo-Wilcox Aquifer reaches 3,000 feet in thickness, the freshwater saturated thickness of the sands averages 670 feet.

Water quality in the Carrizo-Wilcox Aquifer shows isolated areas of slightly saline to moderately saline groundwater in the eastern and central portions of the aquifer and more widespread areas of slightly to moderately saline groundwater in the southwest. Groundwater in the unconfined area is hard and typically has total dissolved solids concentrations of less than 1,000 milligrams per liter. Groundwater in the confined area of the aquifer is generally softer. It has a total dissolved solids concentration of less than 1,000 milligrams per liter except in the southern and western portions of the aquifer.

Irrigation pumping accounts for slightly more than half the water pumped and municipal supply pumping accounts for another 40 percent

The subject property is located above the outcrop of the Queen City minor aquifer (Figure 5). The Queen City Aquifer is a minor but widespread aquifer that stretches across the Texas upper coastal plain. Water is stored in the sand, loosely cemented sandstone, and interbedded clay layers of the Queen City Formation that reaches 2,000 feet in thickness in South Texas. Average freshwater saturation in the Queen City Aquifer is about 140 feet.

Water is generally fresh, with an average concentration of total dissolved solids of about 300 milligrams per liter in the recharge zone and about 750 milligrams per liter deeper in the aquifer. Although salinity decreases from south to north, areas of excessive iron concentration and high acidity occur in the northeast.

The aquifer is used primarily for livestock and domestic purposes, with significant municipal and industrial use in northeast Texas.

C. Historical Use of the Property

1. Aerial Photographs

Historical aerial photographs are supplied in Appendix A, Figures 6 to 12, as noted below.

Year	Source	Key observations
1939	ASCS	The subject property and the surrounding areas are cleared for agricultural purposes. There is undeveloped forested land northeast, southeast, and northwest of the subject property. N Bolton St borders the western side of the subject property, and Elberta St is located east of the subject property. To the north is Memorial Dr, and to the south is N Quevado St, and both connect N Bolton St to Elberta St. There is an airstrip located northwest of the subject property.
1960	ASCS	The subject property remains in agricultural use. Residential and agricultural structures have been built on the adjacent properties to the south. Homesteads have been established in surrounding areas south and northwest of the subject property. The airstrip in the northwest has been developed into an airport.
1968	ASCS	N Jackson St has been constructed and borders the eastern side of the subject property. Homesteads have been built along N Jackson St. A car salvage yard has been established to the southeast. On the adjacent southern property, all but one structure have been removed. There has been development of new residential neighborhoods along Elberta Street, N. Jackson Street, and N. Bolton Street.
1976	TXDOT	There has been an increase in industrial businesses in the surrounding area. The subject property has been improved, with two structures now present. Adjacent properties surrounding the subject property have been commercially or industrially developed. There are now structures on the adjacent properties to the north, northeast, east, south, west, and northwest.
1996	USGS-US	There is an influx of new businesses south and southeast of the subject property. The two structures on the subject property have been connected. Structures have been built on the adjacent properties to the southeast and southwest. Additional structures have been added to the adjacent property to the northeast, east, and south. Residential properties have been established in the northeast. The airport is no longer active. A landfill was established to the east of the subject property.
2005	USGS-US	A water tower has been constructed on the adjacent property to the northwest.
2015	Google Earth	The area has changed, with new businesses in the north and south as expansion continues.

ASCS-Agricultural Stabilization and Conservation Service
 TXDOT-Texas Department of Transportation
 USGS-US Geological Survey

2. City Directory Listings

City directories were examined from 1962 to 2020 for evidence of operations that could generate a REC.

Anvil, N Jackson St & Hwy 69 City Directories:

Addresses	101 Anvil St (Subject Property)	3013 N Jackson St (- 2000) 3010 N Jackson St (2000- 2005) 3008 N Jackson St (2005 – 2020) (Adjacent Property to the N)	2050 N Jackson St (Adjacent Property to the NE)	2034 N Jackson St (Adjacent Property to the SE)	2041 HWY 69 N (- 2010) 2035 N Jackson St (2010-2020) Adjacent Property to the S)
1975	Custom Coils Incorporated		Snoke Special Products Co.		
1979	Custom Coils Incorporated		Snoke Special Products Co.	Western Lithotech Texas	
1983	Custom Coils Incorporated		Snoke Special Products Co.	Western Lithotech Texas	
1988	Custom Coils Incorporated		Snoke Special Products Co.	Western Lithotech Texas	
2000	Custom Coils Incorporated	Zimmerman J F & Sons Incorporated	Snoke Special Products Co.	Western Lithotech Texas	
2005	Custom Coils Incorporated	Zimmerman Sign Co	Snoke Special Products Co.	Lastra America Inc	Colico Tool and Die
2010	Custom Coils Incorporated				Colico Tool and Die
2014	Custom Coils Incorporated		EZO Copper Products LLC; Skateland USA; Wilson, John	11 X 17 Inc; Automotive Machine Shop	JH Wholesale
2017	Custom Coils Incorporated	Federal Heath Sign Co; K & S Construction	Wilson, John	11 X 17 Inc; Automotive Machine Shop	JH Wholesale; JH Plumbing Supply
2020	Custom Coils Incorporated	Federal Heath Sign Co		11 X 17 Inc; Automotive Machine Shop; East Texas INDL Machine Inc.; ISignShop	JH Wholesale

N Bolton St City Directories:

Addresses	4343 N Bolton St (- 1983) 1824 N Bolton St (1983 - 1992 1488 N Bolton St (1992 - 2020) <i>(Adjacent Property to the S)</i>	1817 N Bolton St (-1992 1498 N Bolton St (1992 - 2020) <i>(Adjacent Property to the W)</i>	1827 N Bolton St (-1992 1500 N Bolton St (1992 - 2020) <i>(Adjacent Property to the NW)</i>
1983	Astro Air Inc		
1988	Astro Air Inc	JRD Brass Company	Sevko Incorporated
1992	Astro Air Inc	JRD Brass Company	Sevko Incorporated
2000	Astro Air Inc; Timberclad Technologies	JRD Brass Company	
2005	Astro Air Inc	AFT Metal Finishing	Zimmerman Sign Co
2010	Zyklus Heat Transfer		Federal Heath Sign Co
2014	Zyklus Heat Transfer		Federal Heath Sign Co
2017	Zyklus Heat Transfer		Federal Heath Sign Co
2020	Zyklus Heat Transfer		Federal Heath Sign Co

V. Site Reconnaissance

A. Current Use of the Property

The subject property consists of an 8.8000-acre site improved with a steel building that is approximately 45,000 square feet in size. The property is operated by Bois D'Arc International, a manufacturer of custom copper tube aluminum fin coils for use in a variety of heating and cooling applications. See Figure 13 for the site layout, and Site Photographs Pages in Appendix B for views of the property in its present condition.

B. Past Use of the Property

The site was developed with the current structure by prior owner/occupant Custom Coils Inc, a manufacturer of premium quality copper tube aluminum fin heat exchangers. Based on a review of historical aerial photography, information provided on the Custom Coils Inc. web site, and historical city directories, the subject property was undeveloped or used for agricultural purposes until the current structures were built by Custom Coils, Inc. in 1971.

C. Current and Past Uses of Adjoining Property

Location to Subject Property	Address	Current Use	Past Uses
Adjacent Property to the Northwest		Water Tower	
Adjacent Property to the North	1500 N Bolton St	Power Substation	
Adjacent Property to the North	3008 N Jackson St	Federal Heath Sign Co: <i>Installation and Maintenance for custom electric signage</i>	Peacock Industries (unknown - 1993) Zimmerman Sign Co (1993-2006): <i>Installation and Maintenance for custom electric signage</i>
Adjacent Property to the Northeast	2050 N Jackson St	Tube Fab: <i>fabricated copper-focused manufacturer of tubing parts and assemblies of HVACs</i>	Snoke Special Products, Inc (1969 - 2010): <i>manufactures heating and cooling components</i> EZO Copper Products (2010 - 2017): <i>manufactures heating and cooling components</i>
Adjacent Property to the Southeast	2034 N Jackson St	11 X 17 Office Solutions LLC: <i>Manufacturing and Distruter of Office Supplies</i> East Texas Industrial Machine Inc: <i>Auto Machanic Shop</i> iSign Shop: <i>Screen Printer</i>	Western Litho Plate & Supply (unknown - 2007): <i>supplier of litho plates, associated chemicals, and pre-press platemaking equipment</i>
Adjacent Property to the South	2041 Hwy 69 N/ 2035 N Jackson St	JH Wholesale Plumbing Supply, LLC: <i>a plumbing equipment supplier</i>	Coilco Tool & Die Inc (unknown - 2012): <i>a coil processing equipment manufacturer</i>
Adjacent Property to the South	1488 N Bolton St	Zyklus Heat Transfer: <i>an air conditioning parts manufacturer</i>	Astro Air Inc. (unknown - 2008): <i>An heating ventilation & air conditioning parts manufacturer</i>
Adjacent Property to the Southwest	1498 N Bolton St	Polywize: <i>a recycled plastic resin manufacturer</i>	JRD Brass (Approximately 1988 - 2000): <i>Brass Plating</i> AFT metal Fasteners (Approximately 2000 - 2005): <i>metal fasteners manufacturer</i>
Adjacent Property to the Northwest	1500 N Bolton St	Federal Heath Sign Co: <i>Installation and Maintenance for custom electric signage</i>	Sevcko Incorporated (Approximately 1988 - 2000) Zimmerman Sign Co (approximately 2000 - 2006): <i>Installation and Maintenance for custom electric signage</i>

D. Current or Past Uses of the Surrounding Area

Development in the surrounding area includes a variety of commercial and industrial sites. The Royal Oaks municipal landfill is located approximately ½ mile to the east. Residential properties are also present. Prior to commercial/industrial development, agricultural use was prevalent.

E. Current General Descriptions of Structures

The site is improved with a steel structure is that is approximately 45,000 square feet in size.

1. Roads/Yard

Site roads and parking include asphalt and gravel surfaces.

2. Potable Water Supply

Potable water is supplied by the City of Jacksonville.

3. Sewage Disposal System

Sewage disposal is provided by the City of Jacksonville.

F. Hazardous Substances and Petroleum Products

In addition to fluids present in equipment reservoirs, approximately 1000 gallons of hydraulic oil, drawing fluid and/or similar industrial chemicals are present stored in steel drums.

G. Storage Tanks Content, Capacity and Age

No storage tanks were observed on the site.

H. Odors

No odors were detected on the property.

I. Drums

Approximately 1000 gallons of hydraulic oil, drawing fluid and/or similar industrial chemicals are present stored in steel drums.

J. Pools of Liquid

Pools of water were observed on the property due to roof leaks. Numerous machines inside the structure appear to have leaks that are controlled using absorbent socks or granular oil absorbent material. Improved maintenance/housekeeping are recommended.

K. Unidentified Substance Containers

No unidentified substance containers were observed on the property.

L. PCBs

No devices known to contain PCBs were identified on the property. A large transformer is located on the south side of the structure and is not marked concerning the composition of the related dielectrical fluid.

M. Drains and Sumps

At least two floor drains are present in the shop for the purpose of discharging hydrostatic test water to the City of Jacksonville. The entire floor was not visible due to the presence of equipment.

N. Pits, Ponds and Lagoons

There are no industrial wastewater structures such as pits, ponds, or lagoons on the property.

O. Stained Soil and Pavement

Oil-stained pavement is present within the structure beneath equipment. Improved housekeeping recommended.

P. Stressed Vegetation

There is no stressed vegetation on the property.

Q. Solid Waste

Used oil, spent oil absorbents, plant trash, and scrap metal are present in containers. The associated storage area containment pallets are overtopped with rainwater from a roof leak.

R. Wastewater

The facility discharges hydrostatic test water to the City of Jacksonville.

S. Wells

TES accessed the Railroad Commission of Texas Public GIS viewer. While natural gas and crude oil gathering pipelines are present in the area, there are no gas wells or natural gas pipelines on or in close proximity to the subject property. See Figure 14.

The Texas Water Development Board (TWDB) Groundwater Data Viewer was accessed online on March 15, 2023. A TCEQ groundwater monitoring well is on the subject property's eastern side. It was drilled on August 21, 2006, and is currently active. A collection of monitoring and injection wells owned by Snoke Special Products are located on the adjacent property to the northeast. These wells were drilled between 2009 and 2012. Environmental soil bores were drilled by Hydrex Environmental Inc for Mike Gerber, on the adjacent property to the southwest on April 23, 2019. These bores were used for exploration purposes around the time Polywize started operations on the property. According to the TCEQ Central Registry, there has not been any past or ongoing voluntary cleanup programs or corrective action programs for the property. See Figure 15.

T. Septic Systems

The site discharges water to the City of Jacksonville. No septic tanks were observed.

U. Flood Hazards

TES viewed the subject property location on the FEMA Flood Map Service Center on March 15, 2023. The subject property is located in an area of minimal flood hazard (FEMA Flood Zone X (unshaded)). See Figure 16.

VI. Interviews

A copy of the Phase I Questionnaire completed by the seller representative David Zobrist is provided in Appendix C3.

Mr. Zobrist states that the subject property and the adjacent properties have been used for industrial use. Mr. Zobrist noted that industrial drums of lubricant are currently on the subject property.

VII. Evaluation

A. Findings

1. Recognized Environmental Conditions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of 101 Anvil St, Jacksonville, Texas, the Subject Property. Any exceptions to, or deletions from, this practice are described in Section E of this report. This assessment has revealed evidence of recognized environmental conditions as follows:

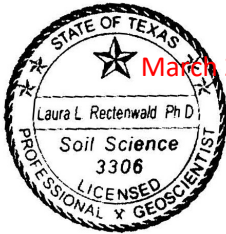
- Former owner/occupant Custom Coils Inc. previously generated a hazardous waste described as 0002202H – Trichloroethylene (TCE)-used in degreasing tank for coils. Initial generation: July 1993. Request to inactivate registration received 4/16/2009. Trichloroethylene is more dense than water and easily penetrates gaps in sewer lines, concrete and underlying soil. With a very low TCEQ protective concentration level (PCL) in groundwater, even small releases can result in environmental contamination subject to TCEQ jurisdiction. The historic use of TCE at the site is considered a REC. It is beyond the scope of a Phase I ESA to make recommendations for resolution of RECs, as resolution depends on risk tolerance and contractual considerations for individual users. The primary concern identified in this instance by TES as a REC appears connected to the real property as opposed to above ground structures. The new occupant, Bois D'Arc does not use or store TCE.

B. Data Gaps

The review of historical sources met the objectives of Sections 8.3.1 through 8.3.2.2 of ASTM E1527-21. Sufficient information and data were available from the historical sources to ascertain the presence or suspected presence of RECs associated with the subject property.

C. Environmental Professional Statement, References and Signature

I declare that to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 321.10 of 40 CFR 312 and as defined in American Society for Testing and Materials E1527-21. The all appropriate inquiries carried out and reported herein are in accordance with the requirement published in 40 CFR 312.



March 25, 2023

Laura L Rectenwald

Laura L. Rectenwald, Ph.D., P.G.

VIII. Non-Scope Services

The following non-scope services were only considered if details are provided below:

Asbestos-Containing Building Materials

Biological agents

Cultural and historic resources

Ecological resources

Endangered species

Health and safety

Indoor air quality unrelated to releases of hazardous substances or petroleum products into the environment

Industrial hygiene

Lead-Based Paint

Lead in Drinking Water

Mold

Radon

Wetlands

IX. Appendices

Appendix A. Figures

- Figure 1. Site Location and Search Radii Map
- Figure 2. Topographic Map
- Figure 3. Soil Survey
- Figure 4. Major Aquifers
- Figure 5. Minor Aquifers
- Figure 6. 1939 Aerial Photo
- Figure 7. 1960 Aerial Photo
- Figure 8. 1968 Aerial Photo
- Figure 9. 1976 Aerial Photo
- Figure 10. 1996 Aerial Photo
- Figure 11. 2005 Aerial Photo
- Figure 12. 2015 Aerial Photo
- Figure 13. Site Map
- Figure 14. Railroad Commission of Texas Oil and Gas Locations
- Figure 15. Texas Water Development Board Well Locations
- Figure 16. FEMA Flood Map

Appendix B. Site Photographs

Appendix C. Key Site Documents and Environmental Records

- Appendix C1. County Appraisal District Records
- Appendix C2. User Phase I Questionnaire
- Appendix C3. Seller Phase I Questionnaire

Appendix D. TCEQ CENTRAL REGISTRY SEARCHES

Brownfields in Cherokee County, Texas
Industrial Hazardous Waste in Jacksonville, Texas
Industrial Hazardous Waste Corrective Action in Jacksonville, Texas
Leaking Petroleum Storage Tank Remediation in Jacksonville, Texas
Municipal Solid Waste Disposal in Jacksonville, Texas
Petroleum Storage Tanks in Jacksonville, Texas
Superfund in Cherokee County, Texas
Voluntary Cleanup Program in Jacksonville, Texas
Dry Cleaner Remediation in Jacksonville, Texas
Innocent Owner/Operator Site in Jacksonville, Texas

Appendix E. Qualifications of Environmental Professional

Appendix A

Figures



LEGEND

- Municipal Solid Waste Disposal
- Innocent Owner/Operator Site
- Industrial Hazardous Waste Generator
- Industrial Hazardous Waste Corrective Action
- Approximate Property Boundary
- 0.5-mile Search Radius
- 1-mile Search Radius

Approximate Scale
1" = 1,400'

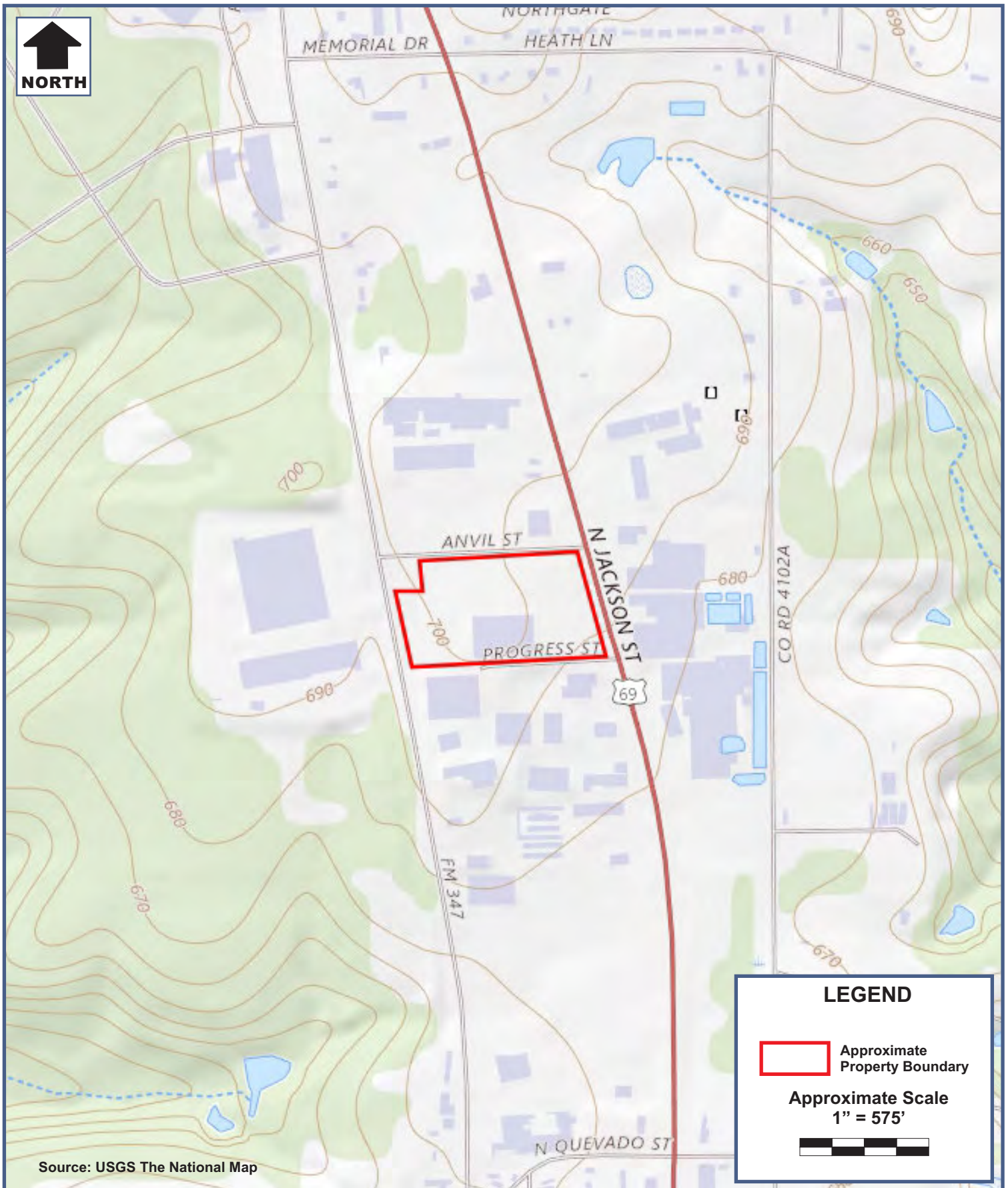


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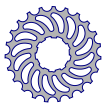
CLIENT
David Schwabe Belmont Bank & Trust

PROJECT DESCRIPTION
Phase I ESA 101 Anvil St Jacksonville, Texas

FIGURE 1
Site Location and Search Radii Map



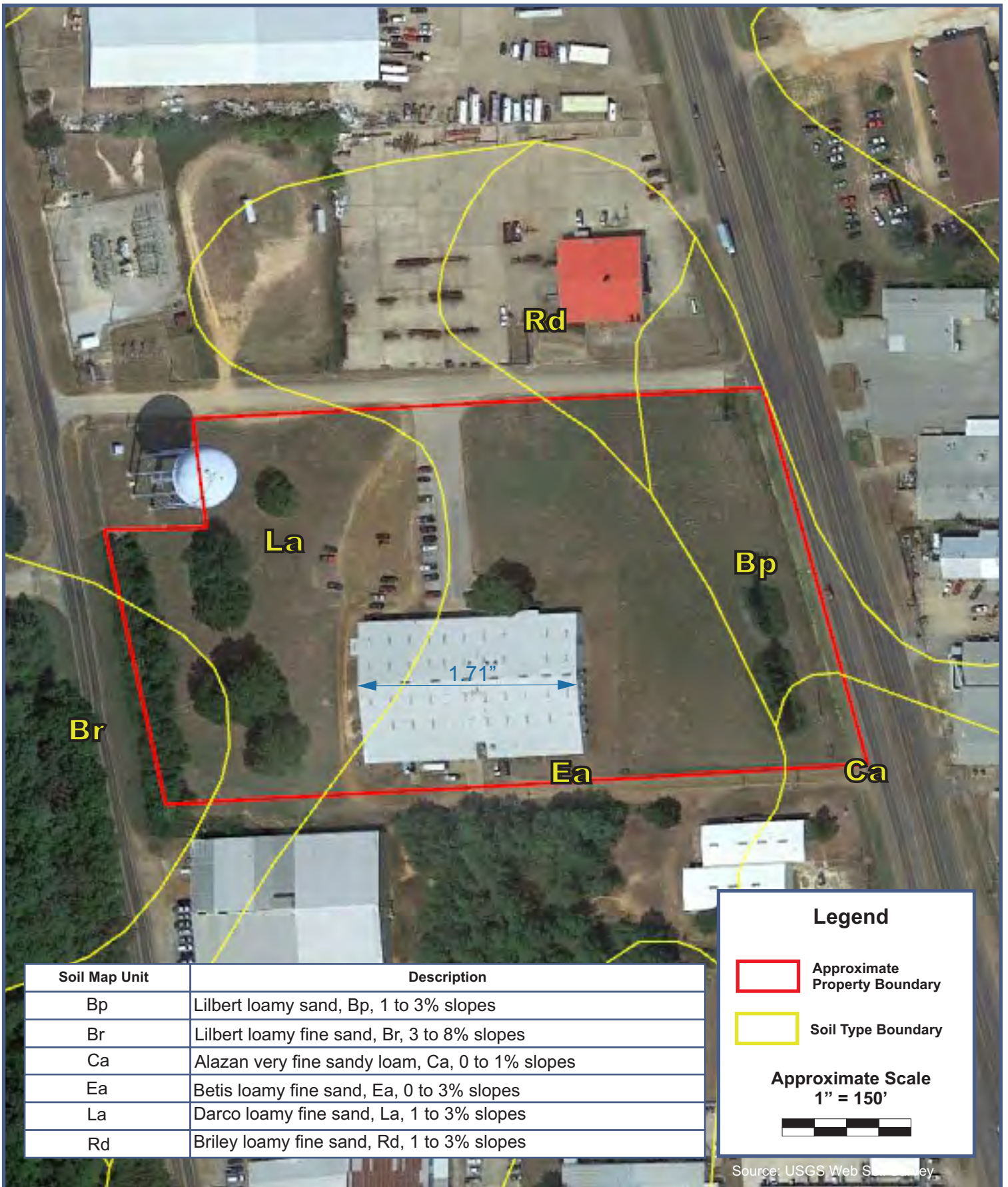
Source: USGS The National Map



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CLIENT	PROJECT DESCRIPTION	FIGURE 2
<p>David Schwabe Belmont Bank & Trust</p>	<p>Phase I ESA 101 Anvil St Jacksonville, Texas</p>	<p>Topographic Map</p>



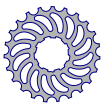
Soil Map Unit	Description
Bp	Lilbert loamy sand, Bp, 1 to 3% slopes
Br	Lilbert loamy fine sand, Br, 3 to 8% slopes
Ca	Alazan very fine sandy loam, Ca, 0 to 1% slopes
Ea	Betis loamy fine sand, Ea, 0 to 3% slopes
La	Darco loamy fine sand, La, 1 to 3% slopes
Rd	Briley loamy fine sand, Rd, 1 to 3% slopes

Legend

- Approximate Property Boundary
- Soil Type Boundary

Approximate Scale
1" = 150'

Source: USGS Web Soil Survey



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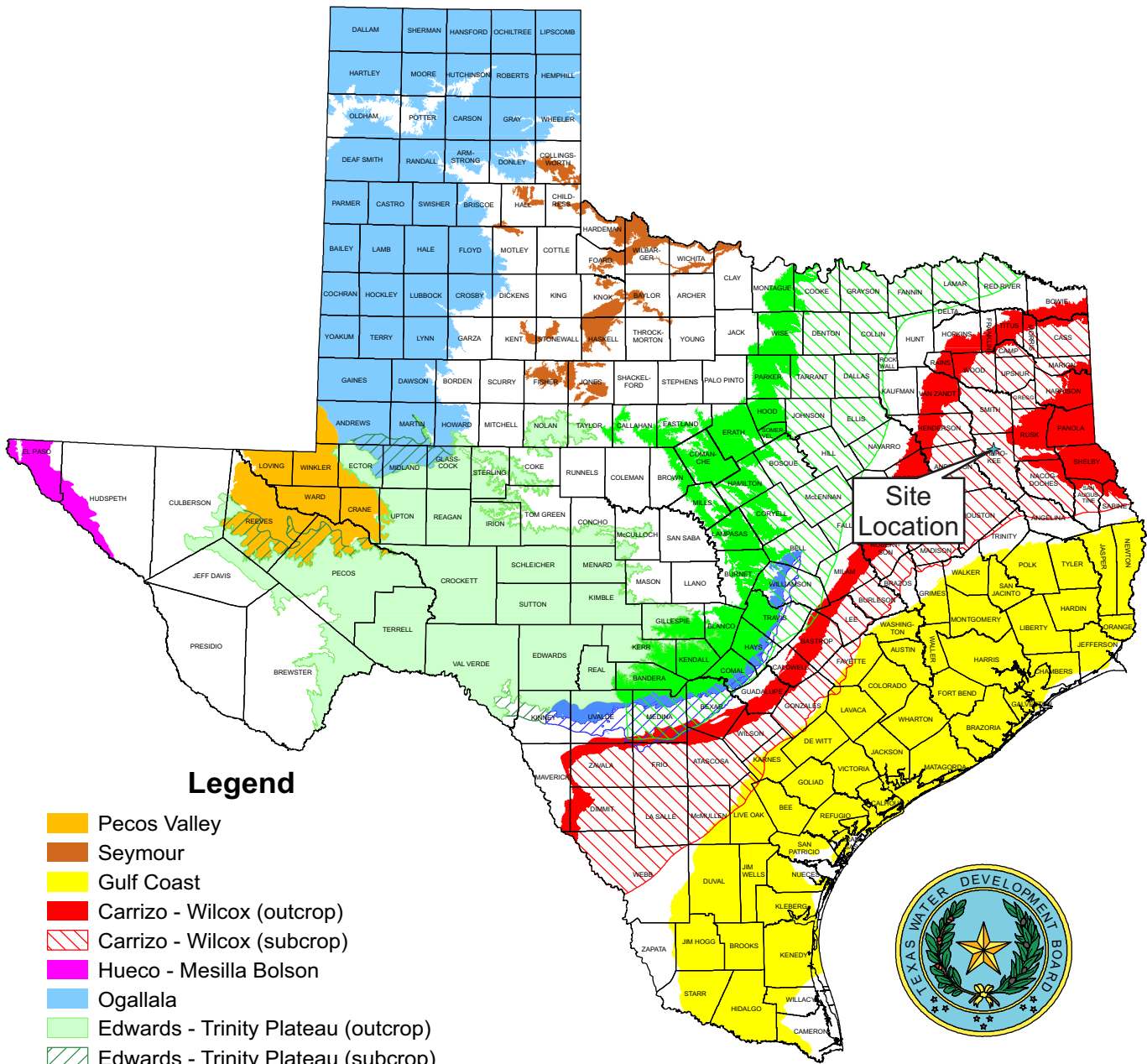
PROJECT DESCRIPTION

**Phase I ESA
101 Anvil St
Jacksonville, Texas**

FIGURE 3

Soil Survey

Major Aquifers of Texas

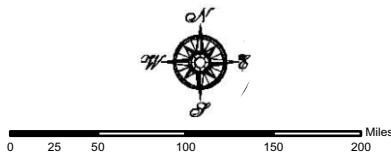


Legend

- Pecos Valley
- Seymour
- Gulf Coast
- Carrizo - Wilcox (outcrop)
- Carrizo - Wilcox (subcrop)
- Hueco - Mesilla Bolson
- Ogallala
- Edwards - Trinity Plateau (outcrop)
- Edwards - Trinity Plateau (subcrop)
- Edwards BFZ (outcrop)
- Edwards BFZ (subcrop)
- Trinity (outcrop)
- Trinity (subcrop)

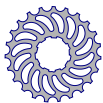
NOTE: Chronology by Geologic age.

OUTCROP (portion of a water-bearing rock unit exposed at the land surface)
 SUBCROP (portion of a water-bearing rock unit existing below other rock units)



DISCLAIMER
 This map was generated by the Texas Water Development Board using GIS (Geographic Information System) software. No claims are made to the accuracy or completeness of the information shown herein nor to its suitability for a particular use. The scale and location of all mapped data are approximate.

Map updated December 2006 by Mark Hayes, GISP



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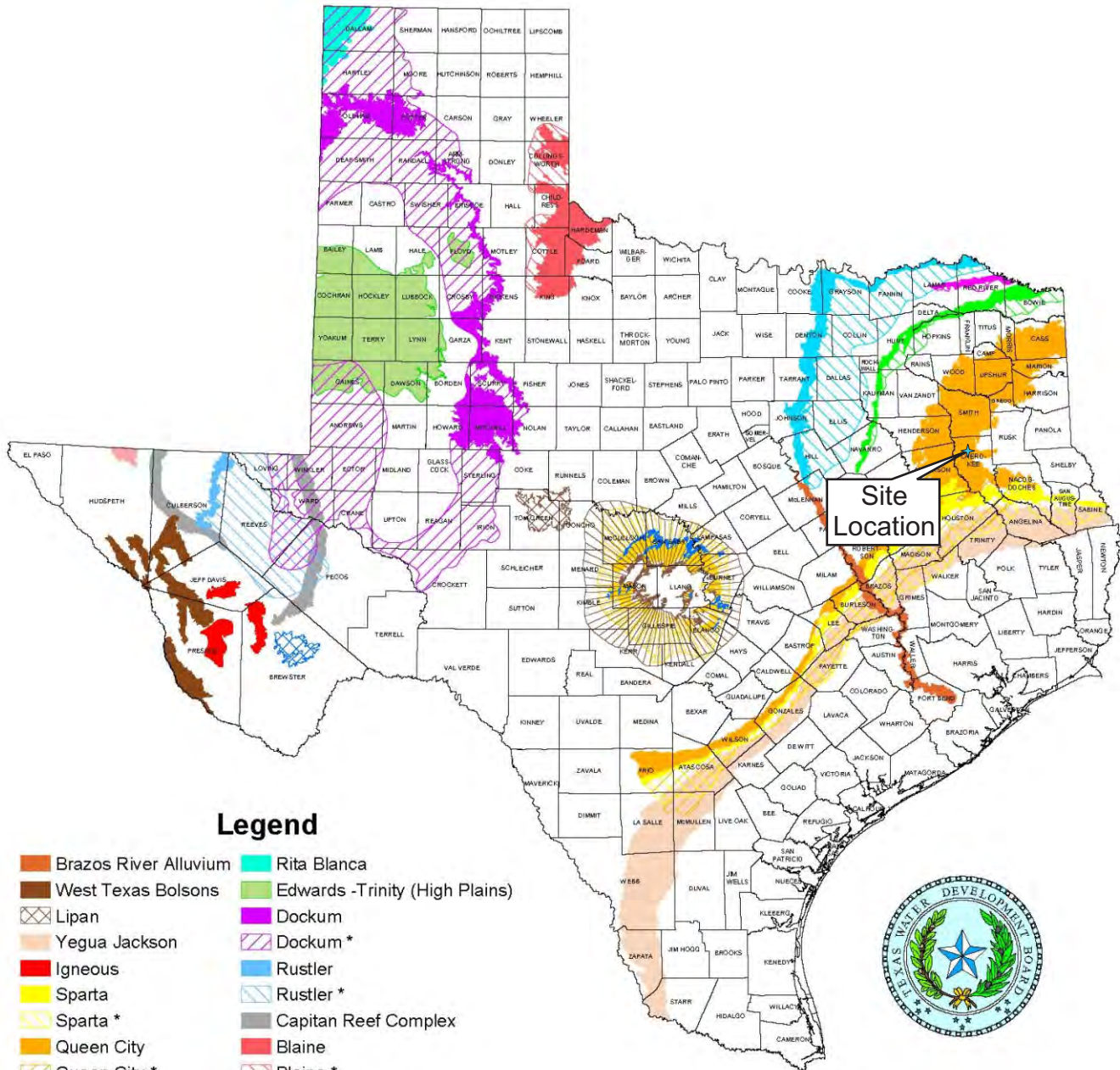
PROJECT DESCRIPTION

**Phase I ESA
 101 Anvil St
 Jacksonville, Texas**

FIGURE 4

Major Aquifers

Minor Aquifers of Texas

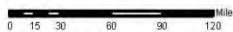
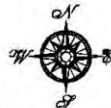


Legend

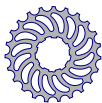
- Brazos River Alluvium
- Rita Blanca
- West Texas Bolsons
- Edwards -Trinity (High Plains)
- Lipan
- Dockum
- Yegua Jackson
- Dockum *
- Igneous
- Rustler
- Sparta
- Sparta *
- Queen City
- Queen City *
- Nacatoch
- Nacatoch *
- Blossom
- Blossom *
- Woodbine
- Woodbine *
- Capitan Reef Complex
- Blaine
- Blaine *
- Bone Spring - Victorio Peak
- Marble Falls
- Marathon
- Ellenburger - San Saba
- Ellenburger - San Saba *
- Hickory
- Hickory *

NOTE: Chronology by Geologic age.

OUTCROP (That part of a water-bearing rock layer which appears at the land surface)
 *DOWNDIP (That part of a water-bearing rock layer which dips below other rock layers)



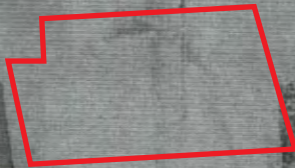
DISCLAIMER
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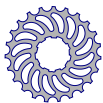
CLIENT	PROJECT DESCRIPTION	FIGURE 5
David Schwabe Belmont Bank & Trust	Phase I ESA 101 Anvil St Jacksonville, Texas	Minor Aquifers



LEGEND

 Approximate Property Boundary

Approximate Scale
1" = 625'



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CLIENT

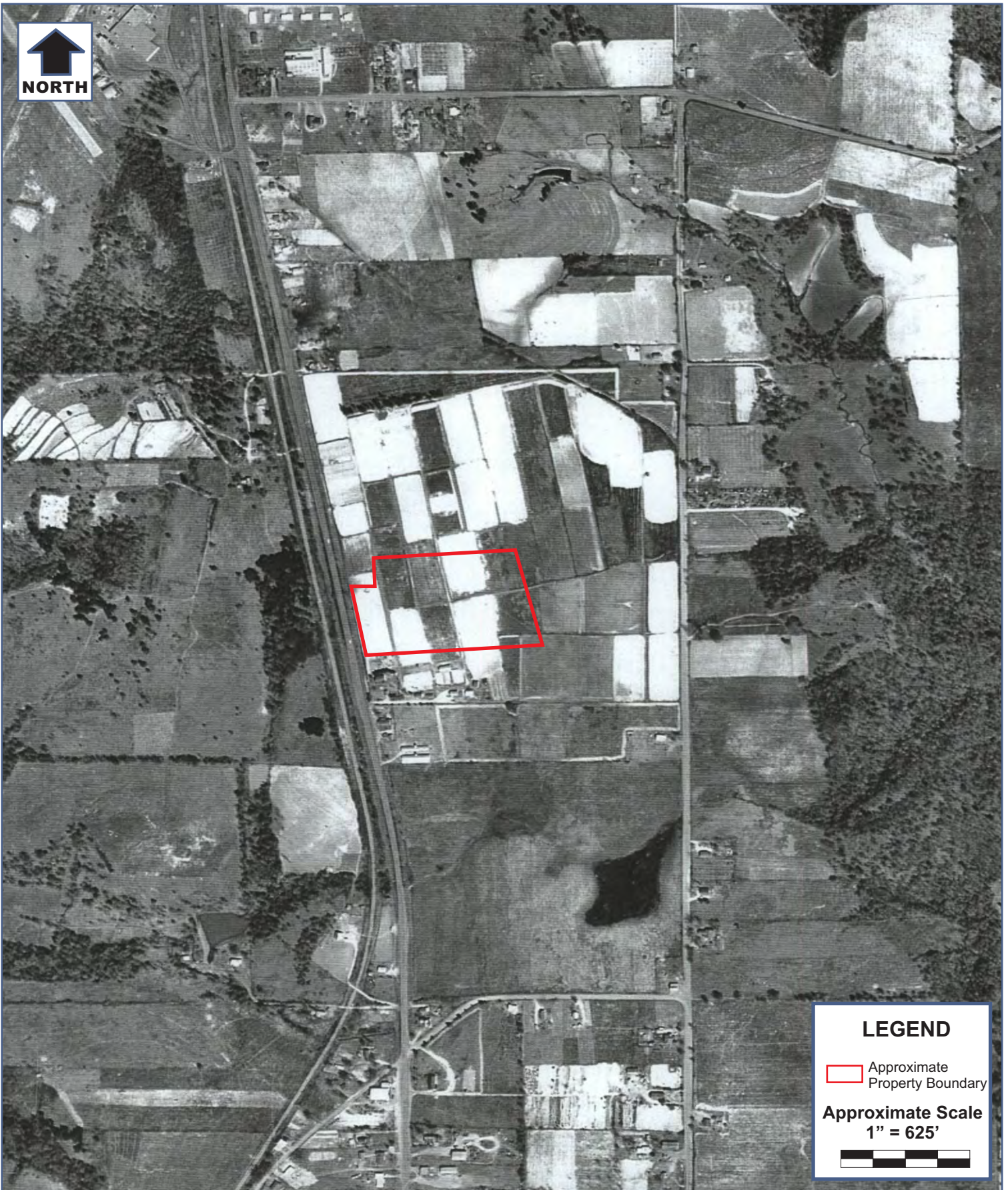
**David Schwabe
Belmont Bank & Trust**

PROJECT DESCRIPTION


**Phase I ESA
101 Anvil St
Jacksonville, Texas**

FIGURE 6

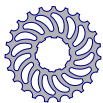
1939 Aerial Photo



LEGEND

 Approximate Property Boundary

Approximate Scale
1" = 625'



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CLIENT

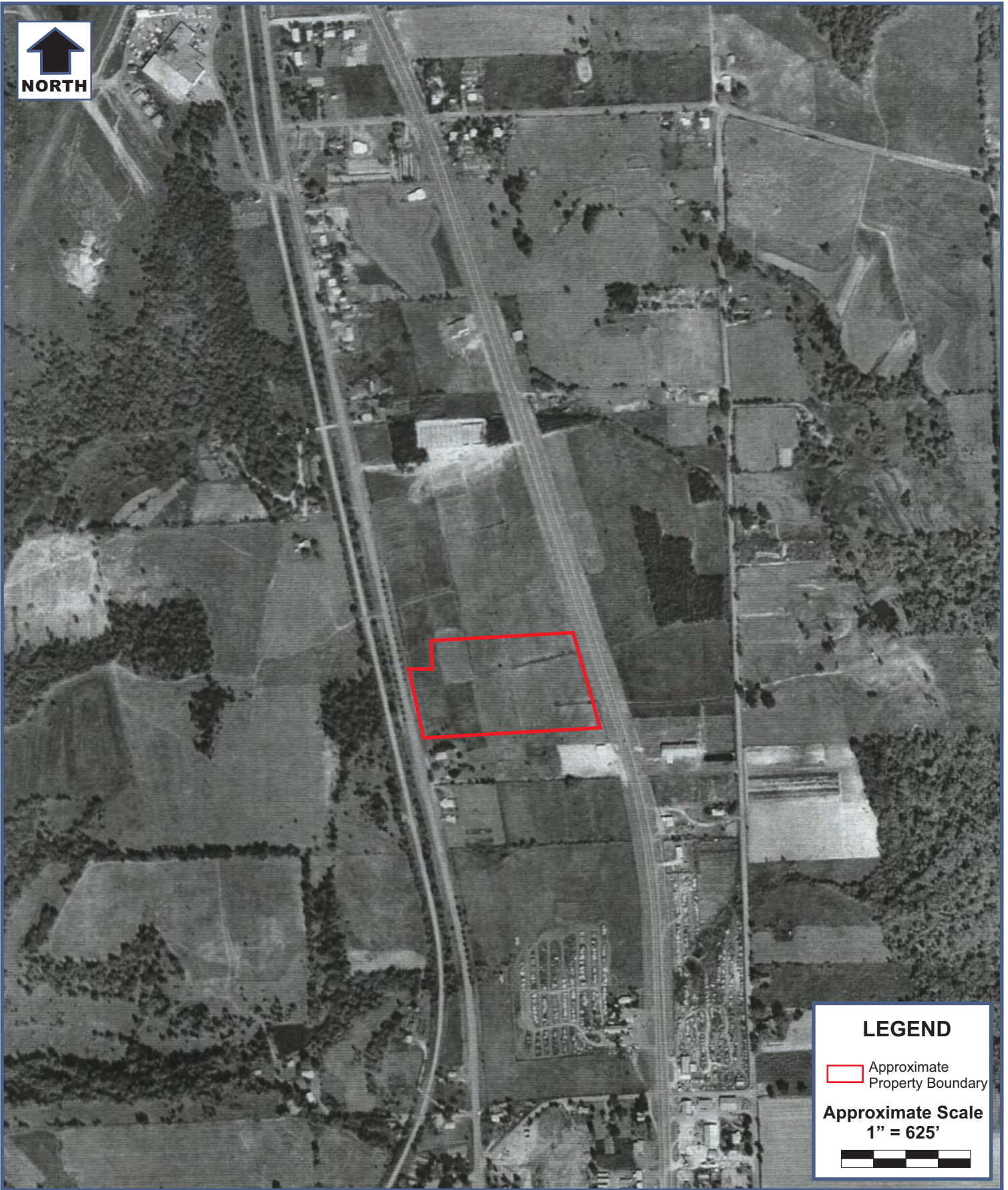
**David Schwabe
Belmont Bank & Trust**

PROJECT DESCRIPTION

**Phase I ESA
101 Anvil St
Jacksonville, Texas**

FIGURE 7

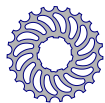
1960 Aerial Photo



LEGEND

 Approximate Property Boundary

Approximate Scale
1" = 625'



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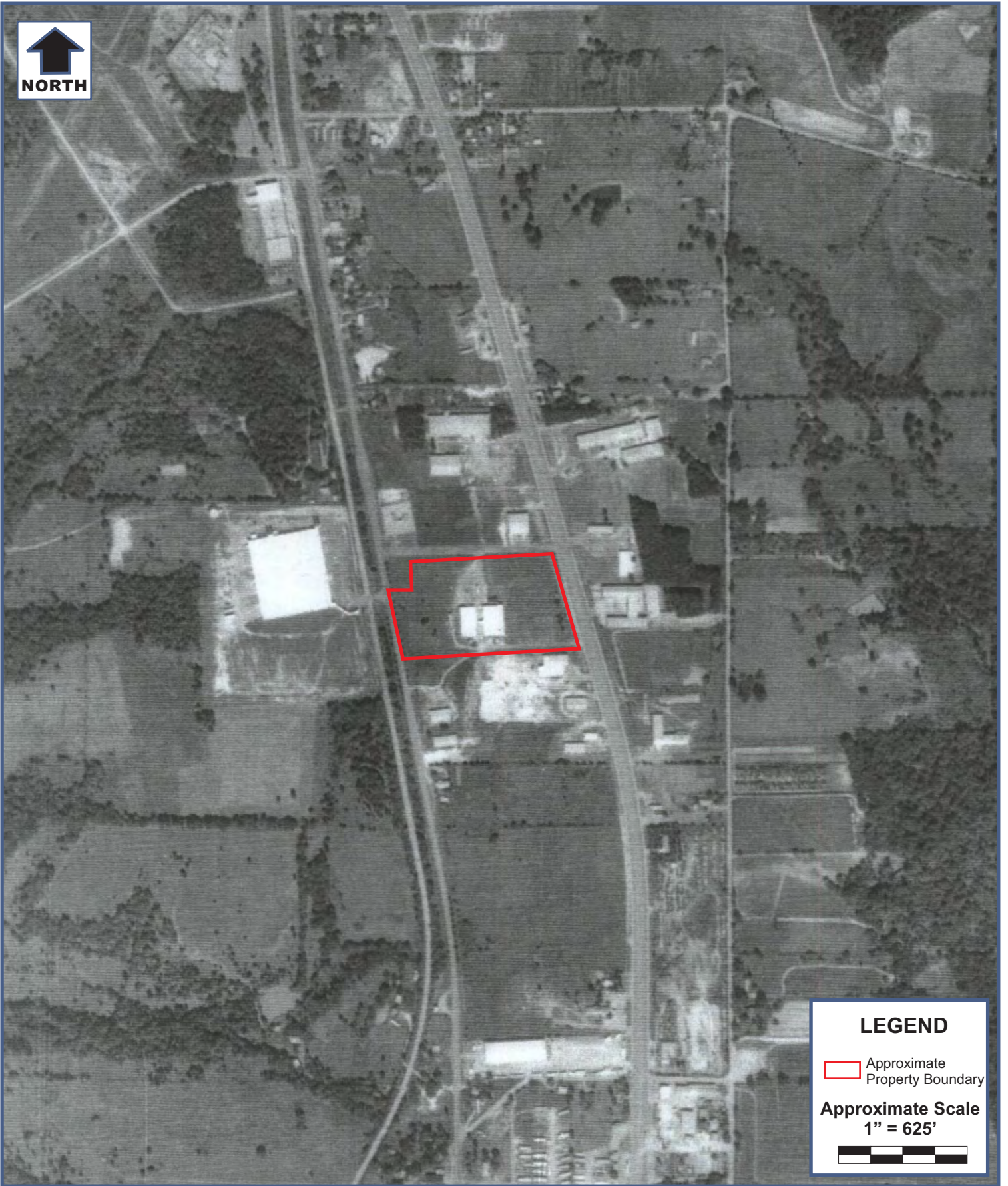
**David Schwabe
Belmont Bank & Trust**

PROJECT DESCRIPTION

**Phase I ESA
101 Anvil St
Jacksonville, Texas**

FIGURE 8

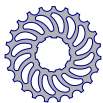
1968 Aerial Photo



LEGEND

 Approximate Property Boundary

Approximate Scale
1" = 625'



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PROJECT DESCRIPTION


**Phase I ESA
101 Anvil St
Jacksonville, Texas**

FIGURE 9

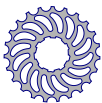
1976 Aerial Photo



LEGEND

 Approximate Property Boundary

Approximate Scale
1" = 625'



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CLIENT

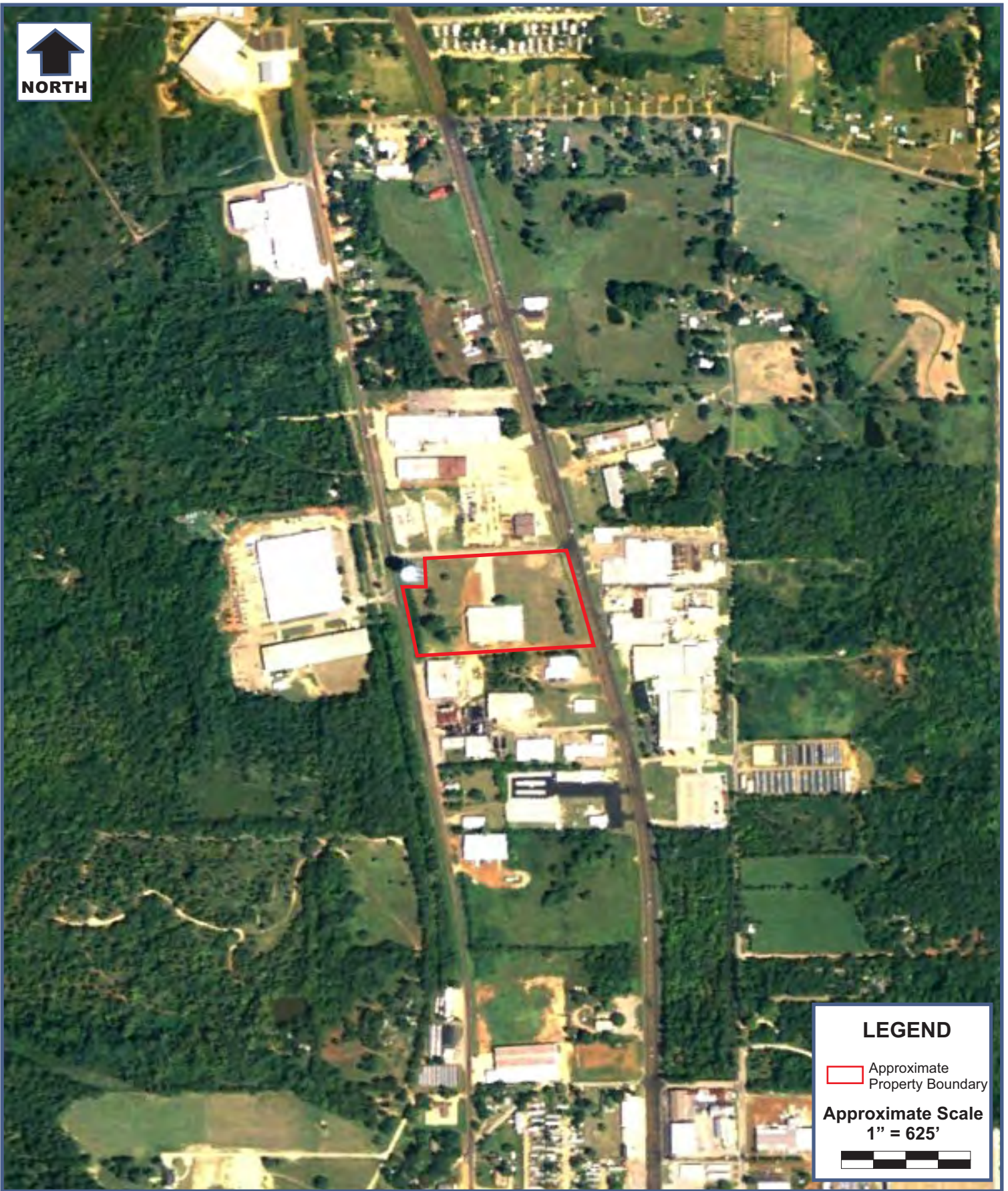
**David Schwabe
Belmont Bank & Trust**

PROJECT DESCRIPTION

**Phase I ESA
101 Anvil St
Jacksonville, Texas**

FIGURE 10

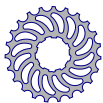
1996 Aerial Photo



LEGEND

 Approximate Property Boundary

Approximate Scale
1" = 625'



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**Phase I ESA
101 Anvil St
Jacksonville, Texas**

FIGURE 11

2005 Aerial Photo



LEGEND

 Approximate Property Boundary

Approximate Scale
1" = 625'



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PROJECT DESCRIPTION

**Phase I ESA
101 Anvil St
Jacksonville, Texas**


FIGURE 12

2015 Aerial Photo


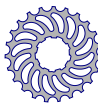


Source: Google Earth Imagery

LEGEND

 Approximate Property Boundary

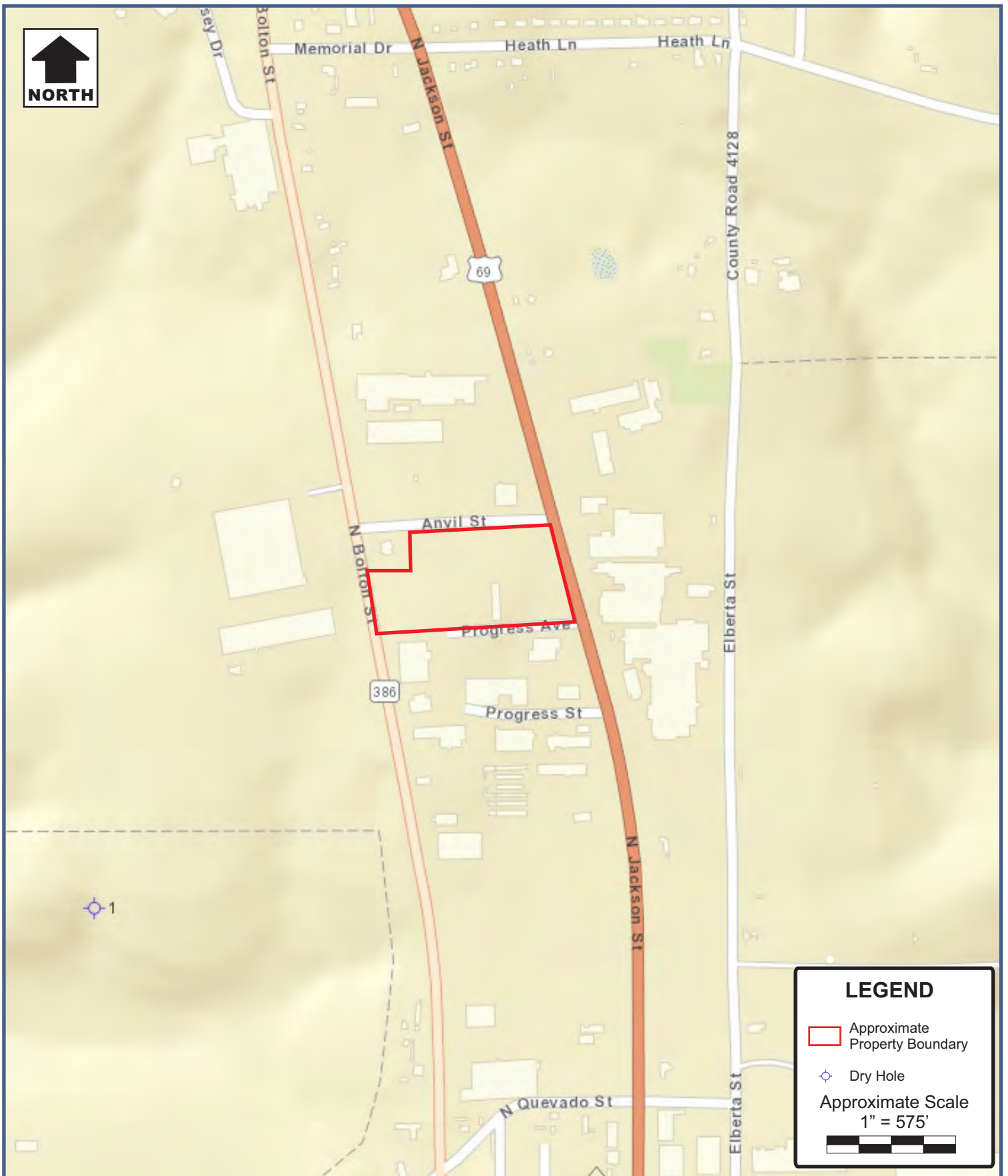
Approximate Scale
1" = 227'


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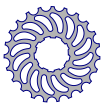
CLIENT	PROJECT DESCRIPTION	FIGURE 13
<p>David Schwabe Belmont Bank & Trust</p>	<p>Phase I ESA 101 Anvil St Jacksonville, Texas</p>	<p>Site Map</p>



LEGEND

-  Approximate Property Boundary
-  Dry Hole

Approximate Scale
1" = 575'



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CLIENT

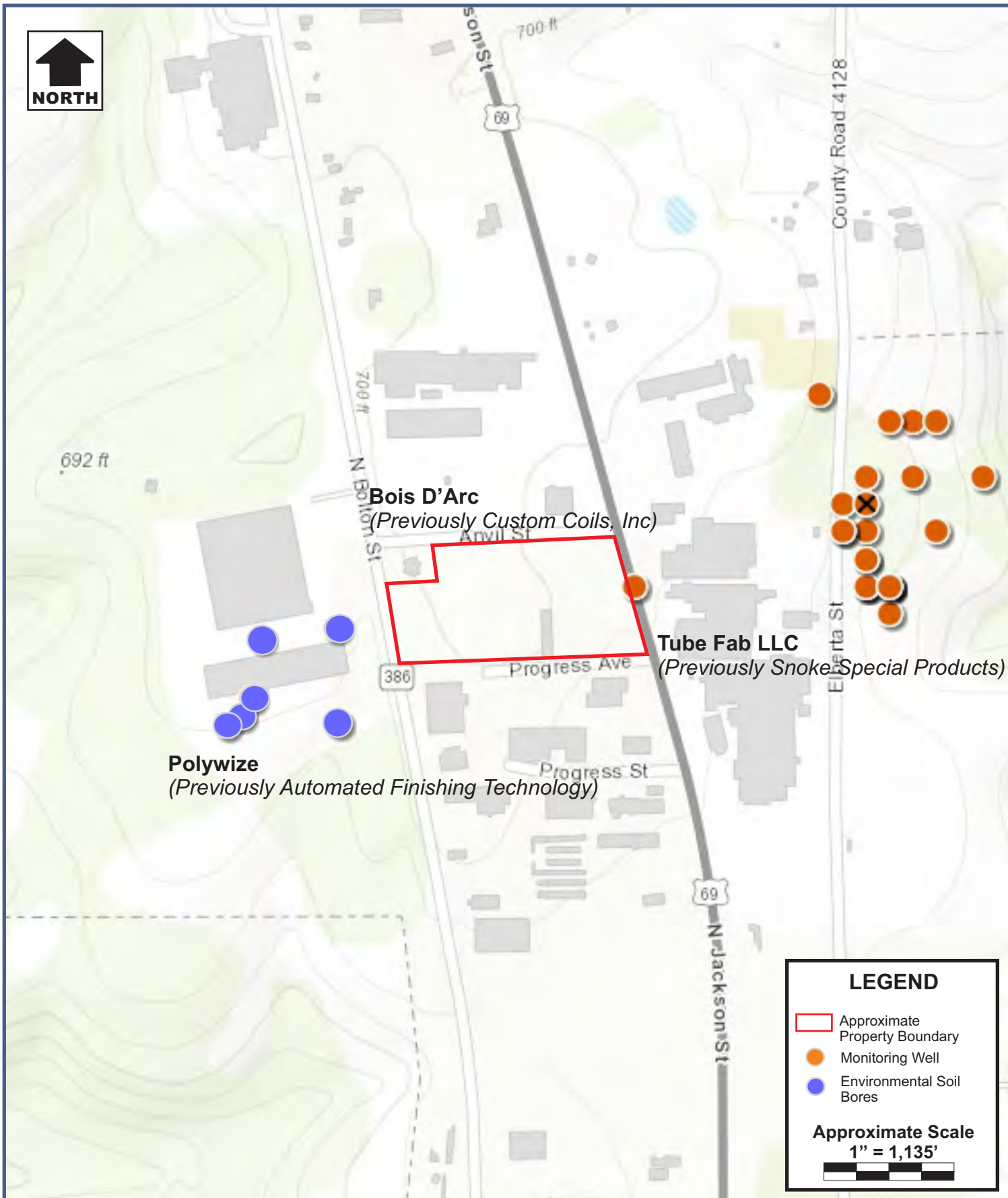
**David Schwabe
Belmont Bank & Trust**

PROJECT DESCRIPTION

**Phase I ESA
101 Anvil St
Jacksonville, Texas**

FIGURE 14

**Railroad
Commission of Texas
Oil and Gas Locations**



Polywize
(Previously Automated Finishing Technology)

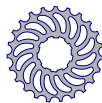
Bois D'Arc
(Previously Custom Coils, Inc)

Tube Fab LLC
(Previously Snoko Special Products)

LEGEND

- Approximate Property Boundary
- Monitoring Well
- Environmental Soil Bores

Approximate Scale
1" = 1,135'



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PROJECT DESCRIPTION

Phase I ESA
101 Anvil St
Jacksonville, Texas

FIGURE 15

Texas Water
Development Board
Well Locations

National Flood Hazard Layer FIRMMette



95°16'53"W 32°0'3"N



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend Figure 16

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/15/2023 at 4:39 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Appendix B
Site Photographs

Appendix B. Site Photographs
Taken March 10, 2023 by Laura Rectenwald of
Titanium Environmental Services, LLC



Photo 1. View of exterior of subject property structure from northwest facing southeast.



Photo 2. View of interior of structure from southeast facing southwest.



Photo 3. View of pallets where drums of hydraulic oil and used oil are stored. It appears that there are roof leaks that drip in this area and cause the containment pallets to be overtopped by water and the oil floating on top.

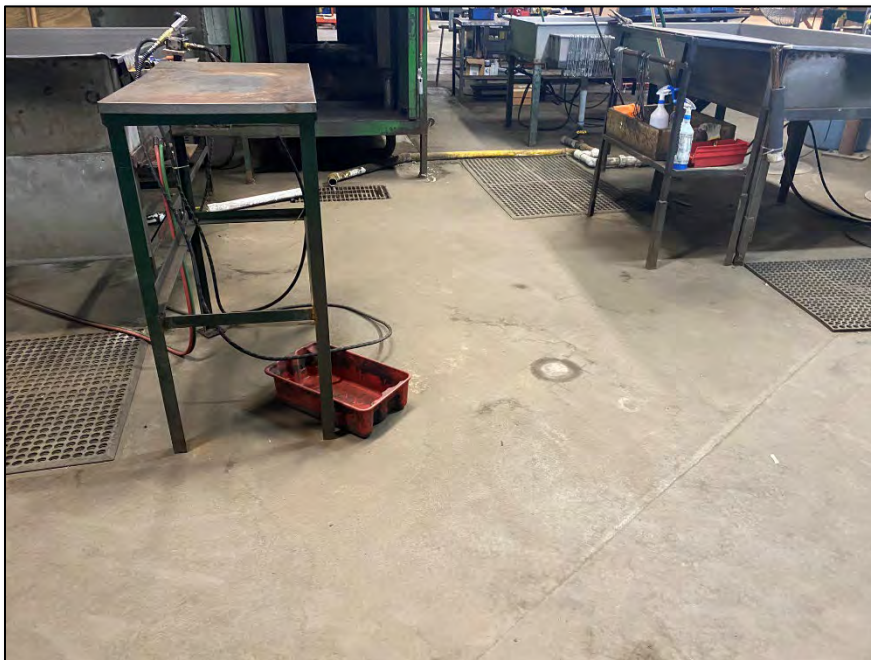


Photo 4. Central location in shop where hydrostatic test water is discharged via a floor drain to the City of Jacksonville Sewer. A patch in concrete is also present that may indicate a soil boring location.



Photo 5. View of shop interior. Drawing fluid and/or hydraulic oil leaks are controlled beneath manufacturing equipment using oil-absorbent pads or granular absorbent.



Photo 6. View of a pipe present near the west property boundary. The purpose of this piping is unknown, but it looks like a sewer cleanout..



Photo 7. View of the south side of the structure from east facing west.



Photo 8. View of the west side of the structure from south facing north.

Appendix C
Key Site Documents
and
Environmental Records

Appendix C1
The Cherokee Appraisal
District

Cherokee CAD

Property Search > 107483000 CUSTOM COILS INC for Year 2023 Tax Year: 2023 - Values not available

Property

Account

Property ID: 107483000 Legal Description: A 44 BLK 3291A TR 8 T QUEVADO LEASE #8 UPDATED TO 8.8 ACS
 Geographic ID: 000044-3291A-0008000 Zoning:
 Type: Real Agent Code:
 Property Use Code:
 Property Use Description:

Location

Address: 101 ANVIL ST JACKSONVILLE, TX Mapsco:
 Neighborhood: INDUSTRIAL FAIR Map ID:
 Neighborhood CD: IND-F

Owner

Name: CUSTOM COILS INC Owner ID: 147560
 Mailing Address: PROPERTY TAX DEPT % Ownership: 100.0000000000%
 3406 LOVERS LN
 DALLAS, TX 75225
 Exemptions:

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	

(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: CUSTOM COILS INC
 % Ownership: 100.0000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
37	CHEROKEE COUNTY	N/A	N/A	N/A	N/A
46	JACKSONVILLE ISD	N/A	N/A	N/A	N/A
CAD	Cherokee County Appraisal District	N/A	N/A	N/A	N/A
JA	JACKSONVILLE CITY	N/A	N/A	N/A	N/A
LR	LATERAL ROAD	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
Taxes w/Current Exemptions:					N/A
Taxes w/o Exemptions:					N/A

Improvement / Building

Improvement #1: COMMERCIAL State Code: F2 Living Area: 36150.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	LIVING AREA	60SA		0	36150.0

Improvement #2: COMMERCIAL State Code: F2 Living Area: 1288.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	LIVING AREA	85SA		0	1288.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	INDUSTRIAL	INDUSTRIAL PROPERTY	8.8000	383328.00	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$557,790	\$114,400	0	672,190	\$0	\$672,190
2021	\$557,790	\$114,400	0	672,190	\$0	\$672,190
2020	\$557,790	\$121,680	0	679,470	\$0	\$679,470
2019	\$459,900	\$121,680	0	581,580	\$0	\$581,580
2018	\$459,900	\$121,680	0	581,580	\$0	\$581,580
2017	\$459,900	\$121,680	0	581,580	\$0	\$581,580
2016	\$459,900	\$121,680	0	581,580	\$0	\$581,580
2015	\$459,900	\$121,680	0	581,580	\$0	\$581,580
2014	\$459,900	\$53,170	0	513,070	\$0	\$513,070
2013	\$459,900	\$53,170	0	513,070	\$0	\$513,070
2012	\$459,900	\$53,170	0	513,070	\$0	\$513,070
2011	\$459,900	\$53,170	0	513,070	\$0	\$513,070
2010	\$459,900	\$53,170	0	513,070	\$0	\$513,070
2009	\$459,900	\$53,170	0	513,070	\$0	\$513,070

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	8/1/1985	OT	Other		CUSTOM COILS INC			

Tax Due

Property Tax Information as of 03/02/2023

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2022	JACKSONVILLE ISD	\$672,190	\$8399.69	\$0.00	\$8399.69	\$755.97	\$0.00	\$9155.66
2022	JACKSONVILLE CITY	\$672,190	\$4575.26	\$0.00	\$4575.26	\$411.78	\$0.00	\$4987.04
	2022 TOTAL:		\$12974.95	\$0.00	\$12974.95	\$1167.75	\$0.00	\$14142.70
2021	JACKSONVILLE ISD	\$672,190	\$8862.15	\$8862.15	\$0.00	\$0.00	\$0.00	\$0.00
2021	JACKSONVILLE CITY	\$672,190	\$4637.78	\$4637.78	\$0.00	\$0.00	\$0.00	\$0.00
	2021 TOTAL:		\$13499.93	\$13499.93	\$0.00	\$0.00	\$0.00	\$0.00
2020	JACKSONVILLE ISD	\$679,470	\$9298.54	\$9298.54	\$0.00	\$0.00	\$0.00	\$0.00
2020	JACKSONVILLE CITY	\$679,470	\$4688.34	\$4688.34	\$0.00	\$0.00	\$0.00	\$0.00
	2020 TOTAL:		\$13986.88	\$13986.88	\$0.00	\$0.00	\$0.00	\$0.00
2019	JACKSONVILLE ISD	\$581,580	\$8113.05	\$8113.05	\$0.00	\$0.00	\$0.00	\$0.00
2019	JACKSONVILLE CITY	\$581,580	\$4012.90	\$4012.90	\$0.00	\$0.00	\$0.00	\$0.00
	2019 TOTAL:		\$12125.95	\$12125.95	\$0.00	\$0.00	\$0.00	\$0.00
2018	JACKSONVILLE ISD	\$581,580	\$8520.15	\$8520.15	\$0.00	\$0.00	\$0.00	\$0.00
2018	JACKSONVILLE CITY	\$581,580	\$4012.90	\$4012.90	\$0.00	\$0.00	\$0.00	\$0.00
	2018 TOTAL:		\$12533.05	\$12533.05	\$0.00	\$0.00	\$0.00	\$0.00
2017	JACKSONVILLE ISD	\$581,580	\$8520.15	\$8520.15	\$0.00	\$0.00	\$0.00	\$0.00
2017	JACKSONVILLE CITY	\$581,580	\$3836.10	\$3836.10	\$0.00	\$0.00	\$0.00	\$0.00
	2017 TOTAL:		\$12356.25	\$12356.25	\$0.00	\$0.00	\$0.00	\$0.00
2016	JACKSONVILLE ISD	\$581,580	\$8113.04	\$8113.04	\$0.00	\$0.00	\$0.00	\$0.00
2016	JACKSONVILLE CITY	\$581,580	\$3836.10	\$3836.10	\$0.00	\$0.00	\$0.00	\$0.00
	2016 TOTAL:		\$11949.14	\$11949.14	\$0.00	\$0.00	\$0.00	\$0.00
2015	JACKSONVILLE ISD	\$581,580	\$8113.04	\$8113.04	\$0.00	\$0.00	\$0.00	\$0.00
2015	JACKSONVILLE CITY	\$581,580	\$3836.11	\$3836.11	\$0.00	\$0.00	\$0.00	\$0.00
	2015 TOTAL:		\$11949.15	\$11949.15	\$0.00	\$0.00	\$0.00	\$0.00
2014	JACKSONVILLE ISD	\$513,070	\$7157.33	\$7157.33	\$0.00	\$0.00	\$0.00	\$0.00
2014	JACKSONVILLE CITY	\$513,070	\$3384.21	\$3384.21	\$0.00	\$0.00	\$0.00	\$0.00
	2014 TOTAL:		\$10541.54	\$10541.54	\$0.00	\$0.00	\$0.00	\$0.00
2013	JACKSONVILLE ISD	\$513,070	\$6772.53	\$6772.53	\$0.00	\$0.00	\$0.00	\$0.00
2013	JACKSONVILLE CITY	\$513,070	\$3220.03	\$3220.03	\$0.00	\$0.00	\$0.00	\$0.00
	2013 TOTAL:		\$9992.56	\$9992.56	\$0.00	\$0.00	\$0.00	\$0.00
2012	JACKSONVILLE ISD	\$513,070	\$6772.53	\$6772.53	\$0.00	\$0.00	\$0.00	\$0.00
2012	JACKSONVILLE CITY	\$513,070	\$3216.44	\$3216.44	\$0.00	\$0.00	\$0.00	\$0.00
	2012 TOTAL:		\$9988.97	\$9988.97	\$0.00	\$0.00	\$0.00	\$0.00
2011	JACKSONVILLE ISD	\$513,070	\$6772.53	\$6772.53	\$0.00	\$0.00	\$0.00	\$0.00
2011	JACKSONVILLE CITY	\$513,070	\$3207.20	\$3207.20	\$0.00	\$0.00	\$0.00	\$0.00
	2011 TOTAL:		\$9979.73	\$9979.73	\$0.00	\$0.00	\$0.00	\$0.00
2010	JACKSONVILLE ISD	\$513,070	\$5797.69	\$5797.69	\$0.00	\$0.00	\$0.00	\$0.00
2010	JACKSONVILLE CITY	\$513,070	\$3219.52	\$3219.52	\$0.00	\$0.00	\$0.00	\$0.00
	2010 TOTAL:		\$9017.21	\$9017.21	\$0.00	\$0.00	\$0.00	\$0.00
2009	JACKSONVILLE ISD	\$513,070	\$5797.69	\$5797.69	\$0.00	\$0.00	\$0.00	\$0.00
2009	JACKSONVILLE CITY	\$513,070	\$3220.54	\$3220.54	\$0.00	\$0.00	\$0.00	\$0.00
	2009 TOTAL:		\$9018.23	\$9018.23	\$0.00	\$0.00	\$0.00	\$0.00
2008	JACKSONVILLE ISD	\$513,070	\$5735.61	\$5735.61	\$0.00	\$0.00	\$0.00	\$0.00
2008	JACKSONVILLE CITY	\$513,070	\$3070.21	\$3070.21	\$0.00	\$0.00	\$0.00	\$0.00

	2008 TOTAL:		\$8805.82	\$8805.82	\$0.00	\$0.00	\$0.00	\$0.00
2007	JACKSONVILLE ISD	\$513,070	\$5735.61	\$5735.61	\$0.00	\$0.00	\$0.00	\$0.00
	2007 TOTAL:		\$5735.61	\$5735.61	\$0.00	\$0.00	\$0.00	\$0.00
2006	JACKSONVILLE ISD	\$513,070	\$7234.29	\$7234.29	\$0.00	\$0.00	\$0.00	\$0.00
	2006 TOTAL:		\$7234.29	\$7234.29	\$0.00	\$0.00	\$0.00	\$0.00
2005	JACKSONVILLE ISD	\$519,220	\$7995.99	\$7995.99	\$0.00	\$0.00	\$0.00	\$0.00
	2005 TOTAL:		\$7995.99	\$7995.99	\$0.00	\$0.00	\$0.00	\$0.00
2004	JACKSONVILLE ISD	\$534,800	\$8262.66	\$8262.66	\$0.00	\$0.00	\$0.00	\$0.00
	2004 TOTAL:		\$8262.66	\$8262.66	\$0.00	\$0.00	\$0.00	\$0.00
2003	JACKSONVILLE ISD	\$335,490	\$5183.32	\$5183.32	\$0.00	\$0.00	\$0.00	\$0.00
	2003 TOTAL:		\$5183.32	\$5183.32	\$0.00	\$0.00	\$0.00	\$0.00
2002	JACKSONVILLE ISD	\$335,490	\$5032.35	\$5032.35	\$0.00	\$0.00	\$0.00	\$0.00
	2002 TOTAL:		\$5032.35	\$5032.35	\$0.00	\$0.00	\$0.00	\$0.00
2001	JACKSONVILLE ISD	\$335,490	\$4898.15	\$4898.15	\$0.00	\$0.00	\$0.00	\$0.00
	2001 TOTAL:		\$4898.15	\$4898.15	\$0.00	\$0.00	\$0.00	\$0.00
2000	JACKSONVILLE ISD	\$335,490	\$4763.96	\$4763.96	\$0.00	\$0.00	\$0.00	\$0.00
	2000 TOTAL:		\$4763.96	\$4763.96	\$0.00	\$0.00	\$0.00	\$0.00
1999	JACKSONVILLE ISD	\$335,490	\$4730.41	\$4730.41	\$0.00	\$0.00	\$0.00	\$0.00
	1999 TOTAL:		\$4730.41	\$4730.41	\$0.00	\$0.00	\$0.00	\$0.00
1998	JACKSONVILLE ISD	\$335,540	\$4831.78	\$4831.78	\$0.00	\$0.00	\$0.00	\$0.00
	1998 TOTAL:		\$4831.78	\$4831.78	\$0.00	\$0.00	\$0.00	\$0.00

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (903) 683-2296

This year is not certified and ALL values will be represented with "N/A".

Appendix C2
User Phase I Questionnaire

PHASE I ESA AAI USER QUESTIONNAIRE (ASTM E 1527-21)

Dear User (Client),

The following User Questionnaire (as cited in the Appendix X3 of ASTM Standard E 1527-21, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process) is designed to address one of the requirements of ASTM E 1527-21. Specifically, in order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), **the User of this Phase I ESA** (must provide the information addressed below (if available) to TES. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

Sincerely,

Titanium Environmental Services, LLC

1. Are you aware of any environmental cleanup liens against the Subject Property that are filed or recorded under federal, tribal, state or local law?

Yes / No / Unknown / Not Applicable

If yes, please attach a copy.

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

Yes / No / Unknown / Not Applicable

If yes, please attach a copy.

3. As the user of this ESA do you have any specialized knowledge or experience related to the Subject Property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the Subject Property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? Or, do you have documentation (i.e., Phase I ESAs, Phase II subsurface investigations, Tank Removal reports, remedial reports, asbestos sampling and/or abatement reports, lead-based paint sampling and/or abatement reports, etc.) for the Subject Property that may be relevant to the Phase I ESA?

Yes / No / Unknown / Not Applicable

Comments: _____

PHASE I ESA AAI USER QUESTIONNAIRE (ASTM E 1527-21) (Cont'd)

- 4. Does the purchase price being paid for this Subject Property reasonably reflect the fair market value of the Subject Property?

Yes / No / Unknown / Not Applicable

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 Subject Property?

Yes / No

Comments: _____

- 5. Are you aware of commonly known or reasonably ascertainable information about the Subject Property that would help the environmental professional to identify conditions indicative of release or threatened releases? For example, as user, NO

- a. Do you know the past uses of the Subject Property?
- b. Do you know the specific chemicals that are present or once were present at the Subject Property?
- c. Do you know of spills or other chemical releases that have taken place at the Subject Property?
- d. Do you know of any environmental cleanups that have taken place at the Subject Property?

Comments: _____

- 6. As the user of this ESA, based on your knowledge and experience related to the Subject Property are there any obvious indicators that point to the presence or likely presence of contamination at the Subject Property?

Yes / No / Unknown / Not Applicable

Comments: _____

Please attach copies of prior environmental assessment reports or other documentation relevant to the environmental condition of the subject property, as available.

Completed by:

David Schwabe

Name

VP

Title

Belmont Bank + Trust

Company Name

3-1-23

Date

Appendix C3
Seller Phase I Questionnaire



Site Address:	101 Anvil St, Jacksonville FL
Site City/State/Zip:	Jacksonville, TX 75766
Respondant Name:	David Zobrist
Respondant Title:	Owner
Respondant Firm:	Bois D'Arc International
Respondant Address:	205 E Timpson
Respondant Phone Number:	312 543 6674
Respondant Role at the Site:	Owner
Respondant Relationship to Phase I User:	Debtor
Respondant Signature/Date:	3/1/2023

Please respond to the following questions by marking Yes, No, or Unknown. Additional comments are appreciated where indicated.

	Yes	No	Unknown	Comments
1a. Is the property used for an industrial use?	✓			
1b. Is any adjoining property used for an industrial use?	✓			
2a. Did you observe evidence or do you have any prior knowledge that the property has been used for an industrial use in the past?	✓			
2b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used for an industrial use in the past?	✓			
3a. Is the property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?		✓		

	Yes	No	Unknown	Comments
3b. Is any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?		✓		
4a. Did you observe evidence or do you have any prior knowledge that the property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?		✓		
4b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?		✓		
5a. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?		✓		

	Yes	No	Unknown	Comments
5b. Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?		✓		
6a. Are there currently any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?	✓			Lubricants
6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?	✓			
7a. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that originated from a contaminated site?		✓		
7b. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that is of an unknown origin?		✓		
8a. Are there currently any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?		✓		
8b. Did you observe evidence or do you have any prior knowledge that there have been previously, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?		✓		
9a. Is there currently any stained soil on the property?		✓		
9b. Did you observe evidence or do you have any prior knowledge that there has been previously, any stained soil on the property?		✓		

	Yes	No	Unknown	Comments
10a. Are there currently any registered or unregistered storage tanks (above or underground) located on the property?		✓		
10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the property?		✓		
11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?		✓		
11b. Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?		✓		
12a. Is there currently evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property?		✓		
12b. Did you observe evidence or do you have any prior knowledge that there have been previously any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring drains, walls, ceilings or exposed grounds on the property ?		✓		
13a. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?		✓		

	Yes	No	Unknown	Comments
13b. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency?		✓		
14. Does the owner or occupant of the property have any knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property?		✓		
15a. Has the owner or occupant of the property been informed of the past existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?		✓		
15b. Has the owner or occupant of the property been informed of the current existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?		✓		
15c. Has the owner or occupant of the property been informed of the past existence of environmental violations with respect to the property or any facility located on the property?		✓		
15d. Has the owner or occupant of the property been informed of the current existence of environmental violations with respect to the property or any facility located on the property?		✓		
16. Does the owner or occupant of the property have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property?		✓		

	Yes	No	Unknown	Comments
17. Does the owner or occupant of the property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property?		✓		
18a. Does the property discharge waste-water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system?		✓		
18b. Does the property discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a sanitary sewer system?		✓		
19. Did you observe evidence or do you have any prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the property ?		✓		
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?		✓		
21. Has a Phase I or Phase II been previously conducted for this property? If so, please provide report.		✓		

Appendix D
TCEQ Central Registry

Central Registry Query - Regulated Entity Information

Regulated Entity Information

RN Number: RN106014053

Name: TEXAS STATE MISSIONARY BAPTIST CONFERENCE

Primary Business: No primary business description on file.

Street Address: No street address on file.

County: CHEROKEE

Nearest City: JACKSONVILLE

State: TX

Near ZIP Code: 75766

Physical Location: W SIDE OF HWY 204 BETWEEN HWY 79 AND OKEEFE - LEGAL DESCRIPTION
A 41 BLK 3449 TR 1A J PINEDA HO7

Affiliated Customers - Current

Your Search Returned **1** Current Affiliation Records ([View Affiliation History ...](#))

The Customer Name displayed may be different than the Customer Name associated to the Additional IDs related to the customer. This name may be different due to ownership changes, legal name changes, or other administrative changes.

1-1 of 1 Records

CN Number	Customer Name	Customer Role(s)	Details
CN603735937	DIVINE RIGHT MINISTRIES	OTHER	

Industry Type Codes

Code	Classification	Name
No NAICS or SIC Codes on file.		

Permits, Registrations, or Other Authorizations

There is **1** program and ID for this regulated entity.

1-1 of 1 Records

Program	ID Type	ID Number	ID Status
BROWNFIELD SITE ASSESSMENT PROGRAM	ID NUMBER	G124	INACTIVE

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Central Registry Query - Regulated Entity Information

Regulated Entity Information

RN Number: RN100609023

Name: CUSTOM COILS [View Prior Names ...](#)

Primary Business: No primary business description on file.

Street Address: 101 ANVIL ST, JACKSONVILLE TX 75766 4838

County: CHEROKEE

Nearest City: No near city on file.

State: TX

Near ZIP Code: 75766


Physical Location: 101 Anvil St, Jacksonville, TX

Affiliated Customers - Current

Your Search Returned **1** Current Affiliation Records ([View Affiliation History ...](#))

The Customer Name displayed may be different than the Customer Name associated to the Additional IDs related to the customer. This name may be different due to ownership changes, legal name changes, or other administrative changes.

1-1 of 1 Records

CN Number	Customer Name	Customer Role(s)	Details
CN600318398	CUSTOM COILS INC	OWNER OPERATOR	

Industry Type Codes

Code	Classification	Name
No NAICS or SIC Codes on file.		

Permits, Registrations, or Other Authorizations

There are a total of **2** programs and IDs for this regulated entity. Click on a column name to change the sort order.

1-2 of 2 Records

Program ▲	ID Type	ID Number	ID Status
INDUSTRIAL AND HAZARDOUS WASTE	EPA ID	TXD056546682	INACTIVE
INDUSTRIAL AND HAZARDOUS WASTE	SOLID WASTE REGISTRATION # (SWR)	34537	INACTIVE

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Central Registry

The Customer Name displayed may be different than the Customer Name associated to the Additional IDs related to the customer. This name may be different due to ownership changes, legal name changes, or other administrative changes.

Detail of: **Industrial and Hazardous Waste Solid Waste Registration 34537**

For: **CUSTOM COILS (RN100609023 ...)**

101 ANVIL ST, JACKSONVILLE

Solid Waste **INACTIVE**

Registration Status:

Held by: **Custom Coils, Inc. (CN600318398 ...)** [View 'Issued To' History ...](#)

OWNER OPERATOR Since 01/21/2004

Mailing Address: 101 ANVIL ST JACKSONVILLE, TX 75766 -4838

[Back to Facility Information ...](#)

IHW Waste

Texas Waste Code	Waste Description
00012061	Waste oil (Hydraulic) Generated from routine maintenance of Manufacturing Machinery & Equipment. Request to inactivate registration received 4/16/2009.
0002202H	Trich-used in degreasing tank for coils. Initial generation :Jully 1993. Requestto inactivate registration received 4/16/2009.
00043101	Absorbent/oil; absorbent used to clean up oil from base of machines from machine shop.Gen. 1991 Request to inactivate registration received 4/16/2009.

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Central Registry Query - Regulated Entity Search Results List

The regulated entity name search looks for current and prior customer names. Therefore, the result list could return a name that doesn't exactly match the search criteria.

Your Search Returned **9** Records. Click on a column name to change the sort or a RN to view the regulated entity information.

1-9 of 9 Records

RN Number	Regulated Entity Name ▲	County	Location
RN100685833	ASTRO AIR 1	CHEROKEE	1653 N BOLTON ST JACKSONVILLE TX 75766 5103
RN100654862	AUTOMATED FINISHING TECHNOLOGY	CHEROKEE	1498 N BOLTON ST JACKSONVILLE TX 75766 4034
RN100658566	BAXTER HEALTHCARE	CHEROKEE	1300 S BOLTON ST JACKSONVILLE TX 75766 3316
RN102951183	J R D BRASS ELECTROPLATING PLANT	CHEROKEE	1817 N BOLTON ST JACKSONVILLE TX 75766 5107
RN103915419	KUSAN MFG	CHEROKEE	1827 N BOLTON ST JACKSONVILLE TX 75766 5107
RN100616077	MADIX JACKSONVILLE FACILITY	CHEROKEE	1010 S BOLTON ST JACKSONVILLE TX 75766 3310
RN100591007	MANIFOLDS	CHEROKEE	1820 N BOLTON ST JACKSONVILLE TX 75766 5108
RN103127155	OLD JACKSONVILLE INDUSTRIES	CHEROKEE	2011 S BOLTON ST JACKSONVILLE TX 75766 3385
RN100640986	WESTERN PULP PRODUCTS	CHEROKEE	1915 N BOLTON ST JACKSONVILLE TX 75766 5109

1-9 of 9 Records

The following search criteria was entered:

Program Area: IHW
Address: BOLTON
City: JACKSONVILLE

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Central Registry Query - Regulated Entity Search Results List

The regulated entity name search looks for current and prior customer names. Therefore, the result list could return a name that doesn't exactly match the search criteria.

Your Search Returned **11** Records. Click on a column name to change the sort or a RN to view the regulated entity information.

1-11 of 11 Records

RN Number	Regulated Entity Name ▲	County	Location
RN100618008	BACON AUTO COUNTRY	CHEROKEE	1345 N JACKSON ST JACKSONVILLE TX 75766 5113
RN109719245	BLACKWELL EXCAVATING LLC JACKSONVILLE	CHEROKEE	1101 COUNTY ROAD 1711 JACKSONVILLE TX 75766 7068
RN101055291	EZO COPPER PRODUCTS	CHEROKEE	2050 N JACKSON ST JACKSONVILLE TX 75766 3806
RN101623775	GALAXIE BOAT WORKS	CHEROKEE	3008 N JACKSON ST JACKSONVILLE TX 75766 3865
RN101865392	JACKSONVILLE ISD SUPPORT CENTER	CHEROKEE	953 N JACKSON ST JACKSONVILLE TX 75766 3855
RN100709435	JOHNSON & JOHNSON MEDICAL	CHEROKEE	4555 N JACKSON ST JACKSONVILLE TX 75766 9692
RN102157856	OPTI-BLAST JACKSONVILLE TX FACILITY	CHEROKEE	4032B N JACKSON ST JACKSONVILLE TX 75766 5140
RN101054815	TEKNOR COLOR	CHEROKEE	4545 N JACKSON ST JACKSONVILLE TX 75766 9692
RN103946406	W A PIKE DIRT CONTRACTOR	CHEROKEE	PEA RIDGE RD 500 YARDS OFF CR 177 3 MI E OF MT SELMAN JACKSONVILLE
RN101056661	WESTERN LITHOTECH JACKSONVILLE	CHEROKEE	2034 N JACKSON ST JACKSONVILLE TX 75766 3811
RN102161213	ZIMMERMAN SIGN	CHEROKEE	3013 N JACKSON ST JACKSONVILLE TX 75766 5147

1-11 of 11 Records

The following search criteria was entered:

Program Area: IHW
 Address: N JACKSON
 City: JACKSONVILLE

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Central Registry Query - Regulated Entity Search Results List

The regulated entity name search looks for current and prior customer names. Therefore, the result list could return a name that doesn't exactly match the search criteria.

Your Search Returned **3** Records. Click on a column name to change the sort or a RN to view the regulated entity information.

1-3 of 3 Records

RN Number	Regulated Entity Name ▲	County	Location
RN101625010	AKZO COATINGS	CHEROKEE	HWY 69 S 3 MI S OF JACKSONVILLE TX 75766
RN101927010	ROYAL OAKS LANDFILL	CHEROKEE	608 CR 4102 JACKSONVILLE TX 75766
RN106424047	TEXAS VESSELS AND FABRICATION	CHEROKEE	1991 US HIGHWAY 175 W JACKSONVILLE TX 75766 7799

1-3 of 3 Records

The following search criteria was entered:

Program Area: IHW

Address: HWY 69

City: JACKSONVILLE

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Central Registry Query - Regulated Entity Search Results List

The regulated entity name search looks for current and prior customer names. Therefore, the result list could return a name that doesn't exactly match the search criteria.

Your Search Returned **6** Records. Click on a column name to change the sort or a RN to view the regulated entity information.

1-6 of 6 Records

RN Number	Regulated Entity Name ▲	County	Location
RN101933976	AXALTA COATING SYSTEMS USA	CHEROKEE	37094 US HIGHWAY 69 N JACKSONVILLE TX 75766 1529
RN110070612	BROOKSHIRE GROCERY	CHEROKEE	S JACKSON ST AND CANADA ST
RN101621449	STRYKER CREEK STEAM ELECTRIC STATION	CHEROKEE	FM 2420 20 MI E OF JACKSONVILLE TX
RN101054815	TEKNOR COLOR	CHEROKEE	4545 N JACKSON ST JACKSONVILLE TX 75766 9692
RN104229018	WELLS FARGO BANK JACKSONVILLE	CHEROKEE	400 E COMMERCE ST JACKSONVILLE TX 75766 4908
RN101056661	WESTERN LITHOTECH JACKSONVILLE	CHEROKEE	2034 N JACKSON ST JACKSONVILLE TX 75766 3811

1-6 of 6 Records

The following search criteria was entered:

Program Area: IHWCA

City: JACKSONVILLE

.....

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Central Registry Query - Regulated Entity Search Results List

The regulated entity name search looks for current and prior customer names. Therefore, the result list could return a name that doesn't exactly match the search criteria.

Your Search Returned **45** Records. Click on a column name to change the sort or a RN to view the regulated entity information.

1-45 of 45 Records

RN Number	Regulated Entity Name ▲	County	Location
RN105270896	BROOKSHIRE BROTHERS 17	CHEROKEE	210 E CHEROKEE ST JACKSONVILLE TX 75766 4810
RN107001281	BUSH BAILEY OIL	CHEROKEE	302 S JACKSON ST JACKSONVILLE TX 75766 4914
RN101432904	CAMPFIRE CHARCOAL	CHEROKEE	410 SELMAN ST JACKSONVILLE TX 75766 4040
RN101850758	CENTRAL BAPTIST CHURCH	CHEROKEE	402 S MAIN ST JACKSONVILLE TX 75766 4928
RN106975055	CENTURY 21 REAL ESTATE	CHEROKEE	311 S JACKSON ST FORMER GAS STATION SITE
RN101882728	CHAMPS C-STORE	CHEROKEE	329 N BOLTON ST JACKSONVILLE TX 75766 4401
RN101734101	CORNER MARKET 102	CHEROKEE	202 N JACKSON ST JACKSONVILLE TX 75766 4558
RN102259496	ENTEX	CHEROKEE	210 W LARISSA ST JACKSONVILLE TX 75766 2327
RN102264140	FAST FUELS 1	CHEROKEE	1108 S JACKSON ST JACKSONVILLE TX 75766 3018
RN103032405	FOOD FAST 1107	CHEROKEE	319 E LARISSA ST JACKSONVILLE TX 75766 4919
RN103758181	FOOD FAST 52	CHEROKEE	902 S JACKSON ST JACKSONVILLE TX 75766 3035
RN101844983	GENERAL TELEPHONE OF THE SW	CHEROKEE	420 SE LOOP 456 JACKSONVILLE TX 75766 9478
RN101884211	H T TREADWELL EXXON	CHEROKEE	501 W LARISSA ST JACKSONVILLE TX 75766 2250
RN106982572	H T TREADWELL OIL	CHEROKEE	400 W LARISSA ST JACKSONVILLE TX 75766 2325
RN101838431	HOT SPOT 5	CHEROKEE	401 S BOLTON ST JACKSONVILLE TX 75766 2301
RN101722874	HUGGY BEAR FOOD MART	CHEROKEE	527 W LARISSA ST JACKSONVILLE TX 75766 2250
RN101869329	HUTTASH PHIL	CHEROKEE	924 W LARISSA ST JACKSONVILLE TX 75766
RN101848695	JACKSONVILLE	CHEROKEE	317 E COMMERCE ST JACKSONVILLE TX 75766 4905

RN102241031	JACKSONVILLE CAR WASH	CHEROKEE	520 N JACKSON ST JACKSONVILLE TX 75766 4528
RN102040086	JACKSONVILLE DAILY PROGRESS	CHEROKEE	201 AUSTIN ST JACKSONVILLE TX 75766
RN101865392	JACKSONVILLE ISD SUPPORT CENTER	CHEROKEE	953 N JACKSON ST JACKSONVILLE TX 75766 3855
RN101054351	JACKSONVILLE STREET MAINTENANCE FACILITY	CHEROKEE	401 W COMMERCE ST JACKSONVILLE TX 75766 2314
RN100709435	JOHNSON & JOHNSON MEDICAL	CHEROKEE	4555 N JACKSON ST JACKSONVILLE TX 75766 9692
RN101727485	KIRKLAND OIL BULK PLANT	CHEROKEE	1840 S JACKSON ST JACKSONVILLE TX 75766 5800
RN106973464	MCDONALDS RESTAURANT	CHEROKEE	440 S JACKSON ST JACKSONVILLE TX 75766
RN106973407	MULTI SITE ENVIRONMENTAL IMPACT	CHEROKEE	S JACKSON JACKSONVILLE TX 75766
RN102264678	MURPHY USA 6620	CHEROKEE	1315 S JACKSON ST JACKSONVILLE TX 75766 3021
RN101737963	NAN TRAVIS MEMORIAL HOSPITAL	CHEROKEE	501 S RAGSDALE ST JACKSONVILLE TX 75766 2434
RN101820918	NEW TIME MART	CHEROKEE	729 FRANKSTON ST JACKSONVILLE TX 75766 4175
RN106984339	OLD BULK PLANT	CHEROKEE	708 E RUSK ST JACKSONVILLE TX 75766 5020
RN101815389	PALS FAST STOP	CHEROKEE	1337 S JACKSON ST JACKSONVILLE TX 75766 3021
RN103962478	PAMS DRY CLEANERS	CHEROKEE	598 S JACKSON ST JACKSONVILLE TX 75766 2415
RN101881233	RACE RUNNER 3	CHEROKEE	201 N JACKSON ST JACKSONVILLE TX 75766 4521
RN101831220	STARLING TEXACO SERVICE STATION	CHEROKEE	501 S JACKSON ST JACKSONVILLE TX 75766 2414
RN101910131	TALLYHO PLASTICS	CHEROKEE	1020 S BOLTON ST JACKSONVILLE TX 75766 3310
RN101907897	TEXAS BASKET	CHEROKEE	HWY 79
RN102240512	THE CORNER MARKET	CHEROKEE	1001 S BOLTON ST JACKSONVILLE TX 75766 3309
RN102716891	THOMPSON OIL 2	CHEROKEE	1204 W RUSK ST JACKSONVILLE TX 75766 2183
RN101816965	TOWN & COUNTRY DRIVE INN GROC	CHEROKEE	2011 E RUSK ST JACKSONVILLE TX 75766 9059
RN101886711	TRIPLE T SALES	CHEROKEE	533 S JACKSON ST JACKSONVILLE TX 75766 2414
RN102257599	TXDOT MAINT FACILITY	CHEROKEE	FRANKSTON HWY
RN106989122	TXDOT PARCEL 5 HWY 79 ROW	CHEROKEE	W LARISSA JACKSONVILLE TX 75766
RN102272101	WAREHOUSE BUILDING	CHEROKEE	101 MYRTLE JACKSONVILLE TX 75766
RN100640986	WESTERN PULP PRODUCTS	CHEROKEE	1915 N BOLTON ST JACKSONVILLE TX 75766 5109
RN101767580	WESTSIDE MOBIL	CHEROKEE	120 W LARISSA ST JACKSONVILLE TX 75766

1-45 of 45 Records

The following search criteria was entered:

Program Area: LPSTRMD
City: JACKSONVILLE

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Central Registry Query - Regulated Entity Search Results List

The regulated entity name search looks for current and prior customer names. Therefore, the result list could return a name that doesn't exactly match the search criteria.

Your Search Returned **2** Records. Click on a column name to change the sort or a RN to view the regulated entity information.

1-2 of 2 Records

RN Number	Regulated Entity Name ▲	County	Location
RN102215308	CITY OF JACKSONVILLE LANDFILL	CHEROKEE	1.5 MILES N OF STATE HIGHWAY 347 AND BURMA ROAD JUNCTION ON BURMA ROAD ALSO KNOWN AS ENTERPRISE
RN101927010	ROYAL OAKS LANDFILL	CHEROKEE	608 CR 4102 JACKSONVILLE TX 75766

1-2 of 2 Records

The following search criteria was entered:

Program Area: MSWDISP
City: JACKSONVILLE

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Central Registry Query - Regulated Entity Search

Search for a person, organization, place, or thing that is of environmental interest to the TCEQ, where regulatory activities or interest to us occur or have occurred in the past.

! No results were found for the criteria you entered. Please try again. For hints on searching for Central Registry data, please see the [Search Hints](#) page.

Regulated Entity Search

Option 1: Enter a Regulated Entity Reference Number (RN):

RN Number  : (9 digits or RN + 9 digits)

Option 2: Complete one or more of these fields:

Regulated Entity: (Name or part of name 2-40 characters.)

Program: PETROLEUM STORAGE TANK REGISTRATION

Program ID: (Permit, registration, or other program identifier.)

ID Status: (ID status, only used if program or ID entered.)

Street Address  : ANVIL (3-35 characters.)

City: JACKSONVILLE (Enter complete or partial city name, 3-30 characters.)

ZIP Code: (Must be numeric and 5 digits.)

County:

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Central Registry Query - Regulated Entity Search Results List

The regulated entity name search looks for current and prior customer names. Therefore, the result list could return a name that doesn't exactly match the search criteria.

Your Search Returned **8** Records. Click on a column name to change the sort or a RN to view the regulated entity information.

1-8 of 8 Records

RN Number	Regulated Entity Name ▲	County	Location
RN104561501	ASTRO AIR	CHEROKEE	4343 N BOLTON ST JACKSONVILLE TX 75766
RN102266590	BOLTON FOOD MART	CHEROKEE	755 N BOLTON ST JACKSONVILLE TX 75766 4105
RN101804961	BOONE STORE	CHEROKEE	624 N BOLTON ST JACKSONVILLE TX 75766 4410
RN101753598	CHAMPS	CHEROKEE	327 N BOLTON ST JACKSONVILLE TX 75766 4401
RN102441813	CHAMPS	CHEROKEE	301 N BOLTON ST JACKSONVILLE TX 75766 4401
RN101882728	CHAMPS C-STORE	CHEROKEE	329 N BOLTON ST JACKSONVILLE TX 75766 4401
RN101792562	NORTH BOLTON WAREHOUSE	CHEROKEE	526 N BOLTON ST JACKSONVILLE TX 75766 4408
RN100640986	WESTERN PULP PRODUCTS	CHEROKEE	1915 N BOLTON ST JACKSONVILLE TX 75766 5109

1-8 of 8 Records

The following search criteria was entered:

Program Area: PSTREG
 Address: N BOLTON
 City: JACKSONVILLE

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Central Registry Query - Regulated Entity Search Results List

The regulated entity name search looks for current and prior customer names. Therefore, the result list could return a name that doesn't exactly match the search criteria.

Your Search Returned **11** Records. Click on a column name to change the sort or a RN to view the regulated entity information.

1-11 of 11 Records

RN Number	Regulated Entity Name ▲	County	Location
RN111307757	AMERITEX JACKSONVILLE	CHEROKEE	3020 N JACKSON ST STE 2000 JACKSONVILLE TX 75766 3865
RN100618008	BACON AUTO COUNTRY	CHEROKEE	1345 N JACKSON ST JACKSONVILLE TX 75766 5113
RN101734101	CORNER MARKET 102	CHEROKEE	202 N JACKSON ST JACKSONVILLE TX 75766 4558
RN102959939	HARRYS BLDG MAT	CHEROKEE	1062 N JACKSON ST JACKSONVILLE TX 75766 3804
RN102063641	HOT SPOT	CHEROKEE	521 N JACKSON ST JACKSONVILLE TX 75766 4529
RN102241031	JACKSONVILLE CAR WASH	CHEROKEE	520 N JACKSON ST JACKSONVILLE TX 75766 4528
RN101865392	JACKSONVILLE ISD SUPPORT CENTER	CHEROKEE	953 N JACKSON ST JACKSONVILLE TX 75766 3855
RN106904543	JAKES MARKET & GRILL	CHEROKEE	3201 N JACKSON ST JACKSONVILLE TX 75766 5107
RN100709435	JOHNSON & JOHNSON MEDICAL	CHEROKEE	4555 N JACKSON ST JACKSONVILLE TX 75766 9692
RN101881233	RACE RUNNER 3	CHEROKEE	201 N JACKSON ST JACKSONVILLE TX 75766 4521
RN102716222	ROADWAY EXPRESS	CHEROKEE	4410 N JACKSON ST JACKSONVILLE TX 75766 5140

1-11 of 11 Records

The following search criteria was entered:

Program Area: PSTREG
Address: N JACKSON
City: JACKSONVILLE

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Central Registry Query - Regulated Entity Search Results List

The regulated entity name search looks for current and prior customer names. Therefore, the result list could return a name that doesn't exactly match the search criteria.

Your Search Returned **3** Records. Click on a column name to change the sort or a RN to view the regulated entity information.

1-3 of 3 Records

RN Number	Regulated Entity Name ▲	County	Location
RN101912772	MOORE CONSTRUCTION	CHEROKEE	HWY 69 SOUTH
RN101749653	PROCESS PLASTICS	CHEROKEE	HWY 69
RN101745347	RAZORBACK GROC	CHEROKEE	HWY 69

1-3 of 3 Records

The following search criteria was entered:

Program Area: PSTREG
 Address: HWY 69
 City: JACKSONVILLE

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The regulated entity name search looks for current and prior customer names. Therefore, the result list could return a name that doesn't exactly match the search criteria.

Your Search Returned **3** Records. Click on a column name to change the sort or a RN to view the regulated entity information.

1-3 of 3 Records

RN Number	Regulated Entity Name ▲	County	Location
RN101733657	LINDSEY POST	CHEROKEE	2.5 MI S OF ALTON W SIDE OF HWY 69
RN101621548	POLY-CYCLE INDUSTRIES JACKSONVILLE	CHEROKEE	2505 SOUTH JACKSON ST JACKSONVILLE TX
RN101620979	POLY-CYCLE INDUSTRIES TECULA	CHEROKEE	1.25 MILES NORTHEAST OF TECULA, ON THE SOUTHEAST CORNER OF FM 2064 & COUNTY ROAD 4216 INTERSECTION

1-3 of 3 Records

The following search criteria was entered:

Program Area: SUPERFUND
County: CHEROKEE

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Central Registry Query - Regulated Entity Search Results List

The regulated entity name search looks for current and prior customer names. Therefore, the result list could return a name that doesn't exactly match the search criteria.

Your Search Returned **5** Records. Click on a column name to change the sort or a RN to view the regulated entity information.

1-5 of 5 Records

RN Number	Regulated Entity Name ▲	County	Location
RN101055291	EZO COPPER PRODUCTS	CHEROKEE	2050 N JACKSON ST JACKSONVILLE TX 75766 3806
RN101054351	JACKSONVILLE STREET MAINTENANCE FACILITY	CHEROKEE	401 W COMMERCE ST JACKSONVILLE TX 75766 2314
RN100616077	MADIX JACKSONVILLE FACILITY	CHEROKEE	1010 S BOLTON ST JACKSONVILLE TX 75766 3310
RN101054815	TEKNOR COLOR	CHEROKEE	4545 N JACKSON ST JACKSONVILLE TX 75766 9692
RN104229018	WELLS FARGO BANK JACKSONVILLE	CHEROKEE	400 E COMMERCE ST JACKSONVILLE TX 75766 4908

1-5 of 5 Records

The following search criteria was entered:

Program Area: VCP

City: JACKSONVILLE

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Central Registry Query - Regulated Entity Search Results List

The regulated entity name search looks for current and prior customer names. Therefore, the result list could return a name that doesn't exactly match the search criteria.

Your Search Returned **4** Records. Click on a column name to change the sort or a RN to view the regulated entity information.

1-4 of 4 Records

RN Number	Regulated Entity Name	County	Location
RN104420773	CLEANING DEPOT	CHEROKEE	1820 S JACKSON ST JACKSONVILLE TX 75766 5800
RN103962130	GRAY CLEANERS	CHEROKEE	401 E COMMERCE ST JACKSONVILLE TX 75766 4907
RN103962478	PAMS DRY CLEANERS	CHEROKEE	598 S JACKSON ST JACKSONVILLE TX 75766 2415
RN101520302	WILSONS CLEANERS	CHEROKEE	305 S JACKSON ST JACKSONVILLE TX 75766 4913

1-4 of 4 Records

The following search criteria was entered:

Program Area: DRYCLEAN
City: JACKSONVILLE

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Appendix E
Qualifications of
Environmental Professional



Laura L. Rectenwald, Ph.D., P.G.

Employment

President/Owner, Taeda, LLC dba Titanium Environmental Services, LLC	2019-Present
Senior Scientist, Titanium Environmental Services, LLC	2000-2019
Environmental consulting, project management and business development.	
Adjunct Graduate Faculty, Stephen F. Austin State University, Nacogdoches, Texas	2017-Present

Professional Experience

Environmental Compliance Audits including RCRA, Comprehensive Environmental Response Compensation and Liability Act (CERCLA), Clean Air Act (CAA), Clean Water Act (CWA), and Toxic Substances Control Act (TSCA)

- Audit at forging facility in Texas.
- Series of 7 audits for steel mill in Texas. Audits covered each part of operation.
- RCRA Treatment Storage Disposal Facility located in Arizona.
- Oilfield Services Company, multiple sites in Texas.
- Manufacturer of corrosion resistant conduit and fittings in Texas.
- Two facilities that line oilfield tubulars in Texas.
- Crude oil processing facility in Winnie, Texas.
- Electrical Products Manufacturer located in Michigan.
- Due diligence on oil and gas lease acquisitions in Arkansas, West Texas, and Louisiana.

State and Federal Industrial Environmental Regulatory Compliance

- Obtained permits by rule for surface coaters and thermoset resin facilities.
- MSS submittal and permit alteration for conduit and fittings manufacturer in Texas.
- Obtained state and federal air permits for surface coaters and fiberglass products facilities.
- Obtained industrial wastewater discharge permit for oilfield service company.
- Provided regulatory interface with TCEQ, RRCT and USEPA representatives to facilitate permitting process, during inspections and enforcements.
- Responsible for review of recordkeeping and preparation of semi-annual compliance certifications/deviation reports for client facilities.
- Prepared Spill Prevention Control and Countermeasure (SPCC) plans and Stormwater Pollution Prevention Plans (SWPPP).
- Pretreatment Streamlining Applications for multiple cities in Texas.
- Pretreatment program development and inspections for city in Texas.

Testimony by Deposition

- Enbridge Pipelines (East Texas), L.P. vs. Joe G. Allison, Diane Elizabeth Jones, Reba Allison, Charlie R. Allison, Wilma Kay Allison Thomas, Jean Allison Yates, and Sam L. Allison, Cause No. 2004-263, County Court at Law, Panola County, Texas.
- Wells Land and Cattle v. Sonoran Energy Inc., Cause No. 2007-339, 402nd District Court, Wood County, Texas.

Litigation Support

- Cases regarding alleged releases of industrial chemicals.
- Cases regarding spills of fuel, saltwater, crude oil, and chemicals on public and private property.

Education

Ph.D., Forestry, Stephen F. Austin State University

- Dissertation Topic: The physiological and morphological response of Pinus taeda, Populus deltoides X Populus nigra, and Fraxinus pennsylvanica to cadmium and trichloroethylene in soils.

M.S., Environmental Studies, Baylor University

- Thesis Research Topic: Ecological wastewater treatment.

B.A., Physics, Baylor University

Professional Licenses and Certifications

Professional Geoscientist licensed by the State of Texas, #3306

Professional Geoscientist licensed by the State of Louisiana, #766

TCEQ LPST Corrective Action Project Manager #360

40 Hour plus Site Supervisor HazWOPER and Refresher

Radiation Safety Officer

Publications, Presentations

Rectenwald, L. 2019. Tips on Working with Industrial Sources of Wastewater. (Presentation). Northeast Texas Section of Water Environment Association of Texas.

Smith, C., Peter, C. Rectenwald, L., Chaney, F. Environmental Considerations for Property Transactions and Development. (Presentation/Summit) Longview Chamber of Commerce, February 18, 2016.

Rectenwald, L. and R. Drenner. 2000. Nutrient removal from wastewater effluent using an ecological water treatment system. Environmental Science & Technology 34(3): 522-26.

Rectenwald, L. 1997. Phytoremediation of cadmium and trichloroethylene using loblolly pine and eastern cottonwood. (Poster) OBC's 3rd Annual Conference on Phytoremediation, June 4-6, Omni Hotel, Houston, Texas.

Rectenwald, L. 2012. Pretreatment Program Streamlining (Presentation). Northeast Texas Section of Water Environment Association of Texas.

Affiliations, Awards, Volunteer Work

SFASU Department of Environmental Science Advisory Committee

Arthur Temple College of Forestry and Agriculture Advisory Council

Former Chairman of Business Advocacy Committee, Longview Chamber of Commerce

Former Senior Warden and Vestry member, Trinity Episcopal Church, Marshall, Texas

Former East Texas Council of Governments Regional Brownfields Committee

Joint recipient of the United States Small Business Administration Entrepreneurial Success Award, 2010. Dallas Fort Worth District

Licensed private pilot, SCUBA diver, travel, fitness and outdoors enthusiast.