



AEI Consultants

Environmental & Engineering Services

May 23, 2016

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Property Identification:

Red Lobster
4717 Highway 10
Baytown, Harris County, Texas 77521

AEI Project No. 357929

Prepared For:

Nexbank
2515 McKinney Avenue, Suite 1100
Dallas, Texas 75201

Prepared By:

AEI Consultants
11767 Katy Freeway, Suite 130
Houston, Texas 77079
(713) 534-1499

Environmental &
Engineering Due
Diligence

Site Investigation &
Remediation

Energy Performance
& Benchmarking

Industrial Hygiene

Construction
Consulting

Construction,
Site Stabilization &
Stormwater Services

Zoning Analysis
Reports & ALTA
Surveys

National Presence

Regional Focus

Local Solutions

www.aeiconsultants.com

PROJECT SUMMARY

Red Lobster
4717 Highway 10, Baytown, Harris County, Texas 77521

Report Section	No Further Action	REC	CREC	HREC	Other Environmental Considerations	Recommended Action
2.1 Site Location and Description	✓					
2.2 Site and Vicinity Characteristics	✓					
3.1 Historical Summary	✓				✓	
4.0 Regulatory Agency Records Review	✓					
5.0 Regulatory Database Records Review	✓					
5.2 Vapor Migration	✓					
6.3 Previous Reports and Other Provided Documentation	✓					
7.1 Subject Property Reconnaissance Findings	✓					
7.2 Adjacent Property Reconnaissance Findings	✓					
8.1 Asbestos-Containing Building Materials	✓					
8.2 Lead-Based Paint	✓					
8.3 Radon	✓					
8.4 Drinking Water Sources and Lead in Drinking Water	✓					
8.5 Mold/Indoor Air Quality Issues	✓					