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Company Name: _____

Contact Name: _____

Phone No.: _____

Email: _____

Subject Property Address: _____

Subject Property City: _____ State: _____

AEI Project No: _____



AEI Consultants

March 23, 2022

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Property Information:

1612 Frazier St
Conroe, Montgomery County, Texas 77301

Project Information:

AEI Project No. 458021
Client Reference No.
Client Reference Name: Frazier

Prepared For:

Ten-X, LLC
15295 Alton Parkway
Irvine, California 92618

Prepared By:

AEI Consultants
15660 Dallas Parkway, Suite 820
Dallas, TX 75248

Environmental
Due Diligence

Building Assessments

Site Investigation
& Remediation

Energy Performance
& Benchmarking

Industrial Hygiene

Construction
Risk Management

Zoning Analysis
Reports & ALTA
Surveys

National Presence
Regional Focus
Local Solutions



March 23, 2022

Thomas Servantes
Ten-X, LLC
15295 Alton Parkway
Irvine, California 92618

Subject: Phase I Environmental Site Assessment

1612 Frazier St
Conroe, Texas 77301
AEI Project No. 458021
Client Reference No.
Client Reference Name: Frazier

Dear Thomas Servantes:

AEI Consultants is pleased to provide the *Phase I Environmental Site Assessment* of the above referenced property. This assessment was authorized and performed in accordance with the scope of services engaged.

We appreciate the opportunity to provide services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (857) 350-3519 or khurd@aeiconsultants.com.

Sincerely,
DRAFT
Karen Hurd
Senior Business Development Manager
AEI Consultants

PROJECT SUMMARY

1612 Frazier St, Conroe, Montgomery County, Texas 77301
AEI Project No. 458021

Report Section		REC	CREC	HREC	OEC	Recommended Action
1.0	Introduction					None
2.0	Site and Vicinity Description					None
3.0	Historical Review of Site and Vicinity					None
4.0	Regulatory Agency Records Review					None
5.0	Regulatory Database Records Review					None
6.0	Interviews and User Provided Information					None
7.0	Site Reconnaissance					None
8.1	Asbestos-Containing Building Materials				✓	Refer to Executive Summary
8.2	Lead-Based Paint				✓	Consult with a certified Lead Risk Assessor
8.3	Radon					None
8.4	Mold					None
8.5	Drinking Water Sources and Lead in Drinking Water					None



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APPENDIX H: LIST OF COMMONLY USED ABBREVIATIONS

DRAFT



EXECUTIVE SUMMARY

AEI Consultants (AEI) was retained by Ten-X, LLC to conduct a Phase I ESA in conformance with AEI's contract and the scope and limitations of ASTM Standard Practice E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) for the property located at 1612 Frazier St, Conroe, Montgomery County, Texas (the "subject property"). Any exceptions to, or deletions from, this practice are described in Sections 1.4, 1.5, and 1.6 of this report.

Pertinent subject property information is noted below:

PROPERTY INFORMATION	
Site Address(es)	1612 Frazier St, Conroe, Montgomery County, Texas 77301
Property ID (APN or Block/Lot)	This is for two adjacent parcels with one building on each: 8440-00-002028440-00-00201
Location	East side of N Frazier Street
Property Type	Mixed-Use (Office, Retail, and/or Multifamily)
SITE AND BUILDING INFORMATION	
Approximate Site Acreage/Source	0.608357/Assessor
Number of Buildings	Two
Building Construction Date(s)/Source	1972/Assessor
Building Square Footage (SF)/Source	4,192/Assessor
Number of Floors/Stories	One
Basement or Subgrade Area(s)	None identified
Number of Units	Two
Additional Improvements	Asphalt-paved parking areas and associated landscaping
On-site Occupant(s)	None (Vacant buildings)
Current On-site Operations/Use	N/A
Current Use of Hazardous Substances	None identified
REGULATORY INFORMATION	
Regulatory Database Listing(s)	None identified

A chronological summary of historical subject property information is as follows:

Date Range	Subject Property Description and Use (Historical Addresses)	Source(s)
Prior to 1939	Unknown use/Data failure; refer to Section 1.6.1	Aerial photographs, agency records
1939-1968	Residential	Aerial photographs
1972	Current buildings constructed for retail and office use	Agency records
1972-2018	Current commercial building/Dairy Queen and offices	Aerial photographs, city directories
2018-Present	Current commercial buildings/Vacant	Key site manager/owner comments, site observations

The immediately surrounding properties consist of the following:

Direction	Tenant/Use (Address)	Regulatory Database Listing(s)
North	Retail store (1616 N Frazier Street)	None identified
East	A single-family dwelling (1616 Odd Fellow Street) and Conroe United Pentecostal Church (1612 Odd Fellow Street)	None identified
South	A warehouse-office (1610 N Frazier Street)	None identified
West	Vacant land/Under construction (1619 N Frazier Street), a retail plaza (1647 N Frazier Street) and a gasoline station (1651 N Frazier Street)	UST, ASBESTOS, FINANCIAL ASSURANCE, PST STAGE 2, EDR HIST AUTO

If the surrounding properties are listed in the regulatory database, please refer to Section 5.1 for discussion.

FINDINGS

Recognized Environmental Condition (REC) is defined by the ASTM Standard Practice E1527-13 as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to 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.

- AEI did not identify evidence of RECs during the course of this assessment.

Controlled Recognized Environmental Condition (CREC) is defined by the ASTM Standard Practice E1527-13 as a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

- AEI did not identify evidence of CRECs during the course of this assessment.

Historical Recognized Environmental Condition (HREC) is defined by the ASTM Standard Practice E1527-13 as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

- AEI did not identify evidence of HRECs during the course of this assessment.

Other Environmental Considerations (OEC) warrant discussion, but do not qualify as RECs as defined by the ASTM Standard Practice E1527-13. These include, but are not limited to, de minimis conditions and/or environmental considerations such as the presence of ACMs, LBP, radon, mold, and lead in drinking water, which can affect the liabilities and financial obligations of the client, the health and safety of site occupants, and the value and marketability of the subject property.

- During the site reconnaissance, interior portions of the buildings were undergoing renovation. Regardless of building construction date, the EPA's NESHAP requires that an asbestos survey adhering to AHERA sampling protocol be performed prior to demolition or renovation activities that may disturb ACMs. This requirement may be enforced

by the local agency enforcing the federal EPA regulations. The NESHAP regulation specifies that all suspect ACMs be sampled to determine the presence or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants. According to the property owner, no sampling or abatement was conducted prior to the commencement of the current renovation activities. Therefore, AEI recommends immediate sampling of the disturbed materials, followed by implementation of abatement activities or clearance sampling prior to re-occupancy of the buildings.

- Due to the age of the subject property buildings, there is a potential that LBP is present. AEI understands that renovation and/or demolition activities of the subject property buildings are planned or underway. AEI recommends that the property owner consult with a certified Lead Risk Assessor to determine options for control of possible LBP hazards. Stringent local and State regulations may apply to LBP in association with building demolition/renovations and worker/occupant protection. It should be noted that construction activities that disturb materials or paints containing any amount of lead may be subject to certain requirements of the OSHA lead standard contained in 29 CFR 1910.1025 and 1926.62.

CONCLUSIONS, OPINIONS, AND RECOMMENDATIONS

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Standard Practice E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) of 1612 Frazier St, Conroe, Montgomery County, Texas, the *subject property*. Any exceptions to, or deletions from, this practice are described in Sections 1.4, 1.5, and 1.6 of this report.

AEI did not identify evidence of RECs or CRECs in connection with the subject property during the course of this assessment. AEI recommends no further investigation for the subject property at this time.

1.0 INTRODUCTION

This report documents the methods and findings of the Phase I ESA performed in conformance with AEI's contract and scope and limitations of ASTM Standard Practice E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) for the property located at 1612 Frazier St, Conroe, Montgomery County, Texas (Appendix A: Figures and Appendix B: Property Photographs).

1.1 SCOPE OF WORK

The purpose of the Phase I ESA is to assist the client in identifying potential RECs, in accordance with ASTM E1527-13, associated with the presence of any hazardous substances or petroleum products, their use, storage, and disposal at and in the vicinity of the subject property. Property assessment activities focused on: 1) a review of federal, state, tribal, and local databases that identify and describe underground fuel tank sites, leaking underground fuel tank sites, hazardous waste generation sites, and hazardous waste storage and disposal facility sites within the ASTM approximate minimum search distance; 2) a property and surrounding site reconnaissance, and interviews with the past and present owners and current occupants and operators to identify potential environmental contamination; and 3) a review of historical sources to help ascertain previous land use at the site and in the surrounding area.

1.2 ADDITIONAL SERVICES

Other Environmental Considerations such as ACMs, LBP, lead in drinking water, radon, mold, and wetlands can result in business environmental risks for property owners which may disrupt current or planned operations or cash flow and are generally beyond the scope of a Phase I assessment as defined by ASTM E1527-13. Based upon the agreed-on scope of services this ESA did not include subsurface or other invasive assessments, business environmental risks, or other services not specifically identified and discussed herein.

1.3 SIGNIFICANT ASSUMPTIONS

The following assumptions are made by AEI in this report. AEI relied on information derived from secondary sources including governmental agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, and personal interviews. AEI has reviewed and evaluated the thoroughness and reliability of the information derived from secondary sources including government agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, or personal interviews. It appears that all information obtained from outside sources and reviewed for this assessment is thorough and reliable. However, AEI cannot guarantee the thoroughness or reliability of this information.

Groundwater flow, unless otherwise specified by on-site well data or well data from the subject property or nearby sites, is inferred from contour information depicted on the USGS topographic maps. AEI assumes the property has been correctly and accurately identified by the client, designated representative of the client, property contact, property owner, and property owner's representatives.

1.4 LIMITATIONS

Property conditions, as well as local, state, tribal, and federal regulations can change significantly over time. Therefore, the recommendations and conclusions presented as a result of this assessment apply strictly to the environmental regulations and property conditions existing at the time the assessment was performed. Available information has been analyzed using currently accepted assessment techniques and it is believed that the inferences made are reasonably representative of the property. AEI makes no warranty, expressed or implied, except that the services have been performed in accordance with generally accepted environmental property assessment practices applicable at the time and location of the assessment.

Considerations identified by ASTM as beyond the scope of a Phase I ESA that may affect business environmental risk at a given property include the following: ACMs, radon, LBP, lead in drinking water, wetlands, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, mold, and high voltage lines. These environmental issues or conditions may warrant assessment based on the type of the property transaction; however, they are considered non-scope issues under ASTM Standard Practice E1527-13.

If requested by the client, these non-scope issues are discussed herein. Otherwise, the purpose of this assessment is solely to satisfy one of the requirements for qualification of the innocent landowner defense, contiguous property owner or bona fide prospective purchaser under CERCLA. ASTM Standard Practice E1527-13 and the United States EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) constitute the "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in:

1. 42 U.S.C. § 9601(35)(B), referenced in the ASTM Standard Practice E1527-13.
2. Sections 101(35)(B) (ii) and (iii) of CERCLA and referenced in the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312).
3. 42 U.S.C. § 9601(40) and 42 U.S.C. § 9607(q).

The Phase I ESA is not, and should not be construed as, a warranty or guarantee about the presence or absence of environmental contaminants that may affect the property. Neither is the assessment intended to assure clear title to the property in question. The sole purpose of assessment into property title records is to ascertain a historical basis of prior land use. All findings, conclusions, and recommendations stated in this report are based upon facts, circumstances, and industry-accepted procedures for such services as they existed at the time this report was prepared (i.e., federal, state, and local laws, rules, regulations, market conditions, economic conditions, political climate, and other applicable matters). All findings, conclusions, and recommendations stated in this report are based on the data and information provided, current subject property use, and observations and conditions that existed on the date and time of the property reconnaissance.

Responses received from local, state, or federal agencies or other secondary sources of information after the issuance of this report may change certain facts, findings, conclusions, or circumstances to the report. A change in any fact, circumstance, or industry-accepted procedure upon which this report was based may adversely affect the findings, conclusions, and recommendations expressed in this report.

AEI's limited radon screening, if included, is intended to provide a preliminary screening to evaluate the potential presence of elevated radon concentrations at the site. The proposed scope is not intended to define the full extent of the presence of radon at the subject property. As such, the results should be used for lending purposes only. The recommendations and conclusions presented as a result of the limited preliminary radon screening apply strictly to the property conditions existing at the time the sampling was performed. The sample analytical results are only valid for the time, place, and condition of the site at the time of collection and AEI does not warrant that the results will be repeatable or are representative of past or future conditions.

1.5 LIMITING CONDITIONS/DEVIATIONS

The performance of this Phase I ESA was limited by the following:

- While additional assessments may have been conducted on the subject property, these documents must be provided for AEI's review in order for the information to be summarized/included in this Phase I ESA. Please refer to Section 6.3 for a summary of previous reports and other documentation provided to AEI during this assessment.
- The User did not complete the ASTM User Questionnaire or provide the User information to AEI. AEI assumes that qualification for the LLPs is being established by the User in documentation outside of this assessment.
- On March 18, 2022, the City of Conroe was contacted for information on the subject property in order to identify historical tenants, property use, and/or hazardous substance/petroleum product handling. Due to the time frame of this assessment, records at these agencies were not available for review. However, based on the quality of information obtained from other sources, this limitation is not expected to significantly alter the findings of this assessment.

1.6 DATA FAILURE AND DATA GAPS

According to ASTM E1527-13, data gaps occur when the Environmental Professional is unable to obtain information required by the Standard, despite good faith efforts to gather such information. Pursuant to ASTM E1527-13, only significant data gaps, defined as those that affect the ability of the Environmental Professional to identify RECs, need to be documented.

Data failure is one type of data gap. According to ASTM E1527-13, data failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met. Pursuant to ASTM E1527-13, historical sources are required to document property use back to the property's first developed use or back to 1940, whichever is earlier, or periods of five years or greater.

1.6.1 DATA FAILURE

The following data failure was identified during the course of this assessment:

Data Failure	The earliest historical resource obtained during this assessment was aerial photographs from 1939 indicating that the subject property was developed with a residence. The lack of historical sources for the subject property dating back to first developed use represents historical data source failure. However, as it is assumed that the subject property would have been previously used for residential purposes, if not undeveloped, this data failure is not expected to significantly alter the findings of this assessment.
Information/Sources Consulted	Aerial photographs, agency records

1.6.2 SIGNIFICANT DATA GAPS

AEI did not identify significant data gaps which affected our ability to identify RECs.

1.7 RELIANCE

All reports, both verbal and written, are for the benefit of Ten-X, LLC. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of AEI. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with AEI granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against AEI, its officers, employees, vendors, successors or assigns. Reliance is provided in accordance with AEI's contract and Terms and Conditions executed by Ten-X, LLC on March 3, 2022. The limitation of liability defined in the Terms and Conditions is the aggregate limit of AEI's liability to the client and all relying parties.

2.0 SITE AND VICINITY DESCRIPTION

2.1 SITE LOCATION AND DESCRIPTION

PROPERTY INFORMATION	
Site Address(es)	1612 Frazier St, Conroe, Montgomery County, Texas 77301
Property ID (APN or Block/Lot)	This is for two adjacent parcels with one building on each: 8440-00-002028440-00-00201
Location	East side of N Frazier Street
Property Type	Mixed-Use (Office, Retail, and/or Multifamily)
SITE AND BUILDING INFORMATION	
Approximate Site Acreage/Source	0.608357/Assessor
Number of Buildings	Two
Building Construction Date(s)/Source	1972/Assessor
Building Square Footage (SF)/Source	4,192/Assessor
Number of Floors/Stories	One
Basement or Subgrade Area(s)	None identified
Number of Units	Two
Additional Improvements	Asphalt-paved parking areas and associated landscaping
On-site Occupant(s)	None (Vacant buildings)
Current On-site Operations/Use	N/A
Current Use of Hazardous Substances	None identified
REGULATORY INFORMATION	
Regulatory Database Listing(s)	None identified

2.2 ON-SITE UTILITIES

Utility	Source/System Information
Heating System	Electricity
Cooling System	Electricity
Potable Water	City of Conroe
Sewage Disposal/Treatment	City of Conroe

Utility source/system information listed in the table above is provided by Property Management, unless otherwise noted above.

2.3 SITE AND VICINITY CHARACTERISTICS

The subject property is located in a commercial and residential area of Conroe, Texas. The immediately surrounding properties consist of the following:

Direction	Tenant/Use (Address)	Regulatory Database Listing(s)
North	Retail store (1616 N Frazier Street)	None identified
East	A single-family dwelling (1616 Odd Fellow Street) and Conroe United Pentecostal Church (1612 Odd Fellow Street)	None identified

Direction	Tenant/Use (Address)	Regulatory Database Listing(s)
South	A warehouse-office (1610 N Frazier Street)	None identified
West	Vacant land/Under construction (1619 N Frazier Street), a retail plaza (1647 N Frazier Street) and a gasoline station (1651 N Frazier Street)	UST, ASBESTOS, FINANCIAL ASSURANCE, PST STAGE 2, EDR HIST AUTO

If the surrounding properties are listed in the regulatory database, please refer to Section 5.1 for discussion.

2.4 PHYSICAL SETTING

Geologic Unit: Description/Source	The area surrounding the subject property is underlain by alluvial deposits of the Pleistocene era/USGS
Soil Series: Description/Source	Conroe gravelly loamy fine sand: The Conroe series consists of deep, moderately well drained, slowly permeable soils on uplands. The soil formed in acid clayey and loamy sediments. Slopes range from 0 to 12 percent./USDA Soil Survey
Groundwater Flow Direction/Source	South-southwest/EDR Geocheck
Estimated Depth to Groundwater/ Source	Approximately 54 feet bgs/TWDB
Surface waters on the subject property or adjoining sites	None

Note: Groundwater flow direction can be influenced locally and regionally by the presence of local wetland features, surface topography, recharge and discharge areas, horizontal and vertical inconsistencies in the types and location of subsurface soils, and proximity to water pumping wells. Depth and gradient of the water table can change seasonally in response to variation in precipitation and recharge, and over time, in response to urban development such as storm water controls, impervious surfaces, pumping wells, cleanup activities, dewatering, seawater intrusion barrier projects near the coast, and other factors.

3.0 HISTORICAL REVIEW OF SITE AND VICINITY

Reasonably ascertainable standard historical sources as outlined in ASTM Standard E1527-13 were used to determine previous uses and occupancies of the subject property that are likely to have led to RECs in connection with the subject property. A chronological summary of historical data found, including but not limited to aerial photographs, historical city directories, Sanborn fire insurance maps, and agency records, is as follows:

Date Range	Subject Property Description and Use (Historical Addresses)	Source(s)
Prior to 1939	Unknown use/Data failure; refer to Section 1.6.1	Aerial photographs, agency records
1939-1968	Residential	Aerial photographs
1972	Current buildings constructed for retail and office use	Agency records
1972-2018	Current commercial building/Dairy Queen and offices	Aerial photographs, city directories
2018-Present	Current commercial buildings/Vacant	Key site manager/owner comments, site observations

AEI did not identify potential environmental concerns in association with the current or historical use of the subject property.

If available, copies of historical sources are provided in the report appendices.

3.1 AERIAL PHOTOGRAPHS

AEI reviewed aerial photographs of the subject property and surrounding area. A search was made of the EDR collection of aerial photographs. Aerial photographs were reviewed for the following years:

Year(s)	Subject Property Description	Adjoining Site Descriptions
1940	Residence and outbuildings	NORTH: Residence and outbuildings EAST: Undeveloped land SOUTH: Residence and outbuildings WEST: N Frazier Street, followed by a residence
1952, 1968	No significant changes	NORTH: No significant changes EAST: No significant changes SOUTH: No significant changes WEST: No significant changes
1979	Developed with current structures	NORTH: Developed with current structures EAST: Developed with current structures SOUTH: Developed with current structures WEST: No significant changes
1983, 1995, 2006, 2012, 2016	Developed with current structures	NORTH: No significant changes EAST: No significant changes SOUTH: No significant changes WEST: No significant changes (the gas station to the NW appears in 2012)

AEI did not identify potential environmental concerns in association with the historical use of the subject property during the aerial photograph review.

3.2 SANBORN FIRE INSURANCE MAPS

Sanborn Fire Insurance maps were developed in the late 1800s and early 1900s for use as an assessment tool for fire insurance rates in urbanized areas. A search was made of the EDR collection of Sanborn Fire Insurance maps.

Sanborn map coverage was not available for the subject property.

3.3 CITY DIRECTORIES

A search of historical city directories was conducted for the subject property utilizing EDR. No potential tenants of concern were identified based on AEI's review of the historical city directories. Directories were reviewed in approximate five-year increments from 1964 to 2017. The first listing for the subject property appeared in 1973. The following table summarizes the results of the city directory search.

Year(s)	Address - Occupant Listed
2010	1612 Frazier St - Dairy Queen
2005	Subject property not identified
2000, 1995, 1992, 1987, 1983	1612 Frazier St - Dairy Queen
1977, 1973	1614 Frazier St - Dairy Queen No 2

If listed above, XXXX indicates that the address is valid but there is no occupancy information available.

AEI did not identify potential environmental concerns in association with the historical use of the subject property during the city directory review.

3.4 HISTORICAL TOPOGRAPHIC MAPS

Based on the quality of information obtained from other sources, historical topographic maps were not reviewed as a part of this assessment.

3.5 CHAIN OF TITLE

Based on the quality of information obtained from other sources, a chain of title search was not performed as part of this assessment.

4.0 REGULATORY AGENCY RECORDS REVIEW

Local and state agencies, such as environmental health departments, fire prevention bureaus, and building and planning departments are contacted to identify any current or previous reports of hazardous substance use, storage, and/or unauthorized releases that may have impacted the subject property. In addition, information pertaining to AULs, defined as legal or physical restrictions, or limitations on the use of, or access to, a site or facility, is requested.

4.1 LOCAL ENVIRONMENTAL HEALTH DEPARTMENT AND/OR STATE ENVIRONMENTAL AGENCY

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
Department Of Public Health-Montgomery County / Conroe	March 18, 2022	Telephone	Customer Service	Montgomery County does not maintain record of hazardous substances. Those records are maintained by the TCEQ.

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
Texas Department of Environmental Quality	March 20, 2022	Website	N/A	Records discussed below

Review of information on file for the subject property at the TCEQ did not reveal any significant environmental concerns.

4.2 FIRE DEPARTMENT

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
City of Conroe City Secretary	March 18, 2022	Website	City Secretary	Response pending, refer to Section 1.5

4.3 BUILDING DEPARTMENT

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
City of Conroe City Secretary	March 18, 2022	Website	City Secretary	Response pending, refer to Section 1.5

4.4 ASSESSOR'S OFFICE

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
Montgomery Central Appraisal District	March 20, 2022	Website	N/A	Information obtained is discussed below

Records Summary

APN	This is for two adjacent parcels with one building on each: 8440-00-002028440-00-00201
------------	-------------------------------------------------------------------------------------------

Acreage	0.608357 acres
Construction Date	1972
Building Square Footage	4,192 square feet
Current Owner	FCLMA LLC
Additional Information	None

4.5 OTHER AGENCIES SEARCHED

No other agencies were contacted during the course of this assessment.

4.6 OIL AND GAS WELLS

Agency	Date Referenced	Resource	Oil or gas wells located within 500 feet of the subject property
Texas Railroad Commission (TXRRC)	March 20, 2022	TXRRC Map	No

4.7 OIL AND GAS PIPELINES

Agency	Date Referenced	Resource	Pipelines located within 500 feet of the subject property
National Pipeline Mapping System (NPMS)	March 20, 2022	NPMS Public Map Viewer	No

4.8 STATE ENVIRONMENTAL SUPERLIENS

In accordance with our approved scope of services, AEI did not assess whether the subject property is subject to any state environmental superliens.

4.9 STATE PROPERTY TRANSFER LAWS

In accordance with our approved scope of services, AEI did not assess whether the subject property is subject to any state property transfer laws.

5.0 REGULATORY DATABASE RECORDS REVIEW

AEI contracted EDR to conduct a search of publicly available information from federal, state, tribal, and local databases containing known and suspected sites of environmental contamination and sites of potential environmental significance. Data gathered during the current regulatory database search is compiled by EDR into one regulatory database report. Location information for listed sites is designated using geocoded information provided by federal, state, or local agencies and commonly used mapping databases with the exception of "Orphan" sites. Due to poor or inadequate address information, Orphan sites are identified but not geocoded/mapped by EDR, rather, information is provided based upon vicinity zip codes, city name, and state. The number of listed sites identified within the approximate minimum search distance from the federal and state environmental records database listings specified in ASTM Standard E1527-13 is summarized in Section 5.1, along with the total number of Orphan sites. A copy of the regulatory database report, which includes detailed descriptions of the databases noted below, is included in Appendix C of this report.

In determining if a listed site is a potential environmental concern to the subject property, AEI generally applies the following criteria to classify the site as lower potential environmental concern: 1) the site only holds an operating permit (which does not imply a release), 2) the site's distance from, and/or topographic position relative to, the subject property, and/or 3) the site has recently been granted "No Further Action" by the appropriate regulatory agency.

Regulatory database listings associated with the subject property, adjoining site(s) and/or nearby sites of concern that were determined to warrant additional discussion are identified and further discussed in Section 5.1.

5.1 RECORDS SUMMARY

Database	Search Distance (Miles)	Listings Within Search Distance	Subject Property	Adjoining Site(s)	Other Nearby Sites of Concern
NPL	1.0	0			
DELISTED NPL	0.5	0			
SEMS/CERCLIS	0.5	0			
SEMS-ARCHIVE/CERCLIS NFRAP	0.5	1			
RCRA CORRACTS	1.0	0			
RCRA-TSDF	0.5	0			
RCRA LQG, SQG, CESQGs, NLR	SP/ADJ	0			
US ENG CONTROLS	SP	0			
US INST CONTROLS	SP	0			
ERNS	SP	0			
STATE/TRIBAL HWS	1.0	0			
STATE/TRIBAL SWLF	0.5	0			
STATE/TRIBAL REGISTERED STORAGE TANKS	SP/ADJ	1		✓	

Database	Search Distance (Miles)	Listings Within Search Distance	Subject Property	Adjoining Site(s)	Other Nearby Sites of Concern
STATE/TRIBAL LUST	0.5	0			
STATE/TRIBAL EC and IC	SP	0			
STATE/TRIBAL VCP	0.5	0			
STATE/TRIBAL BROWNFIELD	0.5	0			
ORPHAN	N/A	5			
ADDITIONAL ENVIRONMENTAL RECORD SOURCES	SP/ADJ	See below		✓	

Facility Name	Eaglemart 6/Super Z Food Mart/Valero Energy Station
Address	1651 N Frazier Street
Distance & Direction	Adjoining to the northwest
Hydrologic Position	Cross-gradient
Databases Listed	UST, ASBESTOS, FINANCIAL ASSURANCE, PST STAGE 2, EDR HIST AUTO
Comments	<p>According to the regulatory database, this site is equipped with a 22,00-gallon, three compartment UST containing gasoline and diesel fuel. That tank which was installed on October 20, 2008, is fully regulated with no reported violations or releases. Due to the lack of a documented release, the storage of hazardous materials within registered tanks is not a significant environmental concern.</p> <p>In areas where air pollution is serious, environmental regulations require the use of Stage II gasoline vapor recovery systems. This system is designed to capture displaced vapors that emerge from inside a motorist's fuel tank, when gasoline is dispensed into the tank. This facility is listed as having a Stage II vapor recovery system.</p> <p>A routine asbestos inspection was last performed at this site on December 21, 2012.</p> <p>Additionally, this site is listed in the EDR Historical Auto Stations database as having operated as a gasoline service station in 2011.</p> <p>Based on the lack of a documented release, the review of regulatory agency files for this site was not deemed necessary, and the site is not expected to represent a significant environmental concern.</p>

5.2 VAPOR MIGRATION

AEI reviewed reasonably ascertainable information for the subject and nearby properties, including a regulatory database, files for nearby release sites, and/or historical documentation, to determine if potential vapor-phase migration concerns may be present which could impact the subject property.

Based on a review of available resources as documented in this report, AEI did not identify significant on-site concerns and/or regulated listings from nearby sites which suggest that a vapor-phase migration concern currently exists at the subject property.

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6.0 INTERVIEWS AND USER PROVIDED INFORMATION

6.1 INTERVIEWS

Pursuant to ASTM E1527-13, the following interviews were performed during this assessment in order to obtain information indicating RECs in connection with the subject property.

6.1.1 OWNER AND KEY SITE MANAGER

Relation to Property	Name	Date Interviewed	Method of Contact	Year First Associated w/ Property	Notes
Owner/Owner Representative	FCLMA LLC	March 17, 2022	In Person	2018	Interviewed; see Interview Summary table below
Key Site Manager	Evan Ballew	March 17, 2022	In Person	2022	Owner is acting Key Site Manager; see Interview Summary table below

Interview Summary

Question	Owner (Representative) Response/ Comment	Key Site Manager Response/ Comment
Do you have any knowledge of USTs, clarifiers or oil/water separators, sumps, or other subsurface features?	No	N/A
Do you have any knowledge of previous environmental investigations conducted on site?	No	N/A
Do you have any knowledge of current or past industrial operations and/or other operations which would involve the use of hazardous substances and/or petroleum products?	No	N/A
Are you aware of any known plans for site redevelopment or change in site use?	No	N/A
Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?	No	N/A
Are you aware of any pending, threatened or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property?	No	N/A
Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?	No	N/A

Question	Owner (Representative) Response/ Comment	Key Site Manager Response/ Comment
Are you aware of any incidents of flooding, leaks, or other water intrusion, and/or complaints related to indoor air quality?	No	N/A
Additional information provided:	<p>Dairy Queen ceased operation in the building in approximately 2018. A restaurant user demolished the interior of the building shortly afterwards; the work was never completed or occupied since.</p> <p>The office building was used by the Conroe Pentecostal church as a youth center until approximately 2018.</p>	N/A

6.1.2 PAST OWNERS, OPERATORS, AND OCCUPANTS

AEI did not attempt to interview past owners, operators, and occupants of the subject property because information from these sources would likely be duplicative of information already obtained from other sources.

6.1.3 INTERVIEW WITH OTHERS

Information obtained during interviews with local government officials is incorporated into the appropriate segments of this report.

6.2 USER PROVIDED INFORMATION

User provided information is intended to help identify the possibility of RECs in connection with the subject property. According to ASTM E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), certain items should be researched by the prospective landowner or grantee, and the results of such inquiries may be provided to the Environmental Professional. The responsibility for qualifying for LLPs by conducting the inquiries ultimately rests with the User, and providing the information to the Environmental Professional would be prudent if such information is available.

The User did not complete the ASTM User Questionnaire or provide the User information to AEI. AEI assumes that qualification for the LLPs is being established by the User in documentation outside of this assessment.

Question	Response/ Comment
<p>1. Environmental liens that are filed or recorded against the property (40 CFR 312.25)</p> <p>Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?</p>	Information not provided

Question	Response/ Comment
<p>2. Activity and use limitations that are in place on the property or that have been filed or recorded against the property (40 CFR 312.26(a)(1)(v) and vi)).</p> <p>Did a search of recorded land title records (or judicial records where appropriate) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?</p>	Information not provided
<p>3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).</p> <p>Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?</p>	Information not provided
<p>4. Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).</p> <p>Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?</p>	Information not provided
<p>5. Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).</p> <p>Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example:</p> <p>(a) Do you know the past uses of the property?</p> <p>(b) Do you know of specific chemicals that are present or once were present at the property?</p> <p>(c) Do you know of spills or other chemical releases that have taken place at the property?</p> <p>(d) Do you know of any environmental cleanups that have taken place at the property?</p>	Information not provided
<p>6. The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).</p> <p>Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?</p>	Information not provided

6.3 PREVIOUS REPORTS AND OTHER PROVIDED DOCUMENTATION

No prior reports or other relevant documentation in association with the subject property was made available to AEI during the course of this assessment.

6.4 ENVIRONMENTAL LIEN SEARCH

In accordance with our approved scope of services, an environmental lien search was not performed as part of this assessment.

7.0 SITE RECONNAISSANCE

Site Reconnaissance Date	March 20, 2022
AEI Site Assessor(s)	Robert Green
Property Escort(s)/ Relationship(s) to Property	Mr. Evan Ballew/Ballew Realty/Broker Mr. Firas Rahman/FCLMA LLC/Owner
Units/Areas Observed	AEI observed the entire exterior and interior of each building.
Area(s) not accessed and reason(s)	Refer to Section 1.5 for discussion of limiting condition(s).
Other Physical Constraints	None

Reconnaissance Findings Summary

Feature	Observed on Subject Property (see Section 7.1)	Observed on Adjoining Property (see Section 7.2)
Regulated Hazardous Substances/Wastes and/or Petroleum Products in Connection with Property Use		
Aboveground/Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)		✓
Hazardous Substance and Petroleum Product Containers Not in Connection with Property Use		
Unidentified Substance Containers		
Electrical or Mechanical Equipment Likely to Contain Fluids	✓	✓
Interior Stains or Corrosion		
Strong, Pungent, or Noxious Odors		
Pools of Liquid		
Drains, Sumps, and Clarifiers		
Pits, Ponds, and Lagoons		
Stained Soil or Pavement		
Stressed Vegetation		
Solid Waste Disposal or Evidence of Fill Materials		
Waste Water Discharges		
Wells		
Septic Systems		
Biomedical Wastes		
Other	✓	

7.1 SUBJECT PROPERTY RECONNAISSANCE FINDINGS

During the site reconnaissance, AEI observed the items listed in the above Reconnaissance Findings Summary table, which are further discussed below.

7.1.1 ELECTRICAL OR MECHANICAL EQUIPMENT LIKELY TO CONTAIN FLUIDS

Toxic PCBs were commonly used historically in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors. According to United States EPA regulation 40 CFR Part 761, there are three categories for classifying such equipment: <50 ppm of PCBs is considered

"Non-PCB"; between 50 and 500 ppm is considered "PCB-Contaminated"; and >500 ppm is considered "PCB-Containing." Pursuant to 15 U.S.C. 2605(e)(2)(A), the manufacture, process, or distribution in commerce or use of any polychlorinated biphenyl in any manner other than in a totally enclosed manner was prohibited after January 1, 1977.

Transformers

Type	Quantity	Owner	Presumed Date of Installation	Spills or Stains Observed (Yes/No)	Non-PCB Label (Yes/No)
Pole-Mounted	6	Entergy	1972	No	No

The management of potential PCB-containing transformers is the responsibility of the local utility or the transformer owner. Actual material samples need to be collected to determine if transformers are PCB-containing.

Transformers installed prior to 1977 may be PCB containing while transformers installed after 1977 are unlikely to be PCB containing. Federal Regulations (40 CFR 761 Subpart G) require any release of material containing >50 ppm PCB and occurring after May 4, 1987, be cleaned up by the transformer owner following the United States EPA’s PCB spill cleanup policy.

AEI did not observe evidence of spills, staining, or leaks on or around the transformers. Based on the good condition of the equipment, the transformers are not expected to represent a significant environmental concern.

7.1.2 OTHER

The on-site kitchen drainage system at the former Dairy Queen building is equipped with a grease trap. According to the property owner, the trap has not been used, cleaned or emptied since the building was last occupied approximately four years ago. Based on the nature of use, the grease trap is not expected to represent a significant environmental concern.

7.2 ADJOINING PROPERTY RECONNAISSANCE FINDINGS

During the site reconnaissance, AEI observed the items listed in the above Reconnaissance Findings Summary table, which are further discussed below.

7.2.1 ABOVEGROUND/UNDERGROUND HAZARDOUS SUBSTANCE OR PETROLEUM PRODUCT STORAGE TANKS (ASTs/USTs)

The adjoining site to the northwest across N Frazier Street was observed to be occupied by a gas station. Based on the nature of use, USTs as well as other hazardous substances and/or petroleum products are stored on the site. This site was identified in the regulatory database and is further discussed in Section 5.1.

7.2.2 ELECTRICAL OR MECHANICAL EQUIPMENT LIKELY TO CONTAIN FLUIDS

Transformers

The management of potential PCB-containing transformers is the responsibility of the local utility or the transformer owner. Actual material samples need to be collected to determine if transformers are PCB-containing.

Several pole-mounted transformers were observed on the adjoining sites during the site reconnaissance. No spills, staining, or leaks were observed on or around the transformers. Based on the good condition of the equipment, the transformers are not expected to represent a significant environmental concern.

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8.0 NON-ASTM SERVICES

8.1 ASBESTOS-CONTAINING BUILDING MATERIALS

Asbestos is the name for a group of naturally occurring silicate minerals that can be separated into fibers. The fibers are strong, durable, and resistant to heat and fire. They are also long, thin and flexible, so they can even be woven into cloth. Because of these qualities, asbestos has been used in thousands of consumer, industrial, maritime, automotive, scientific and building products. During the 20th century, some 30 million tons of asbestos have been used in industrial sites, homes, schools, shipyards and commercial buildings in the United States. Commercial use of ACM began in the early 1900s and peaked in the period between 1940 and into the 1970s. Common ACMs include pipe-covering, insulating cement, insulating block, refractory and boiler insulation materials, transite board, fireproofing spray, joint compound, vinyl floor tile, ceiling tile, mastics, roofing products, and duct insulation for HVAC applications. Inhalation of asbestos fibers can result in deleterious health effects.

The potential for ACM was evaluated based the United States EPA Guidance Document: Managing Asbestos in Place - A Building Owner's Guide to Operations and Maintenance Programs for Asbestos-Containing Materials (the Green Book). In 1973 the NESHAPS banned the use of most spray-applied surfacing ACM, specifically asbestos containing spray-on fireproofing and insulation. Subsequent revisions to this regulation in 1975 and 1978 effectively eliminated the use of friable pre-molded pipe, boiler, turbine, and duct insulation; and the spray application of friable asbestos-containing materials for all uses in buildings. In 1989 the EPA issued regulations to ban some asbestos-containing products and phase out most others over a multi-year period. The "Ban and Phase-Down" rule was challenged in court and the regulation remanded to the agency. As a result, any asbestos-containing products then "in commerce" would not be banned. Those not in commerce would be banned. Those materials "banned" could not be sold. It did not affect such materials already installed, or in use. Most US firms voluntarily ceased production of asbestos containing building materials not covered by the aforementioned Federal bans by the mid-1980s. In 1994, the OSHA determined that employers and building owners are required to treat installed thermal system installation and sprayed on and troweled-on surfacing materials, as well as vinyl or asphalt flooring material, as ACM in buildings constructed no later than 1980 until tested by laboratory analysis to prove otherwise.

The information below is for general informational purposes only and does not constitute an asbestos survey. In addition, the information is not intended to comply with federal, state or local regulations in regards to ACM.

Due to the age of the subject property buildings, there is a potential that ACMs are present. A limited list of typical suspect ACMs is included in the following table:

Material Type	Location
Plaster (acoustical and smooth)	Walls and ceilings
Ceiling tile	Ceiling systems
Thermal systems insulations, packings, and gaskets	Heating systems, cooling systems, domestic and heating and cooling piping, ductwork, and other equipment
Floor tile and associate mastics, flooring felts, and papers (under hardwood/other)	Floors
Vinyl sheet flooring and adhesives	Floors
Cove base and associated mastics	Walls
Ceramic tile adhesives and grouts	Walls, floors, and ceilings
All adhesives	Mirrors, wall coverings, construction, etc.
Grout and caulking	Windows and doors
Gypsum board, tape, and joint compound	Wall and ceiling systems
Insulation materials	Walls, ceilings, and attic spaces
Roofing materials (felts, rolled, shingle, flashings, adhesives, tar, and insulations)	Roof and parapet wall systems
Brick and block, mortars	Walls

During the site reconnaissance, interior portions of the buildings were undergoing renovation. Regardless of building construction date, the EPA's NESHAP requires that an asbestos survey adhering to AHERA sampling protocol be performed prior to demolition or renovation activities that may disturb ACMs. This requirement may be enforced by the local agency enforcing the federal EPA regulations. The NESHAP regulation specifies that all suspect ACMs be sampled to determine the presence or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants. According to the property owner, no sampling or abatement was conducted prior to the commencement of the current renovation activities. Therefore, AEI recommends immediate sampling of the disturbed materials, followed by implementation of abatement activities or clearance sampling prior to re-occupancy of the buildings.

8.2 LEAD-BASED PAINT

Lead-based paint (LBP) is defined as any paint, varnish, stain, or other applied coating that has ≥ 1 mg/cm² (5,000 µg/g or 5,000 ppm) or more of lead by federal guidelines; state and local definitions may differ from the federal definitions in amounts ranging from 0.5 mg/cm² to 2.0 mg/cm². Section 1017 of the Housing and Urban Development (HUD) Guidelines, Residential Lead-Based Paint Hazard Reduction Act of 1992, otherwise known as "Title X," defines a LBP hazard as "any condition that causes exposure to lead that would result in adverse human health effects" resulting from lead-contaminated dust, bare, lead-contaminated soil, and/or lead-contaminated paint that is deteriorated or present on accessible, friction, or impact surfaces. Therefore, under Title X, intact LBP on most walls and ceilings would not be considered a "hazard," although the paint should be maintained and its condition monitored to ensure that it does not deteriorate and become a hazard. Additionally, Section 1018 of this law directed HUD and EPA to require the disclosure of known information on LBP and LBP hazards before the sale or lease of most housing built before 1978. Most private housing, public housing, or federally owned or subsidized housing is affected by this rule.

Under OSHA, lead-containing paint (LCP) is defined as any paint with any detectable amount of lead present in it. Therefore, all LBP is considered LCP. Conversely, LCP may not meet the criteria to be considered LBP in accordance with HUD guidelines or some states' definition of LBP.

It is important to note that LCP may create a lead hazard when being removed. The condition of these materials must be monitored when they are being disturbed. In the event LCP is subject to abrading, sanding, torching, and/or cutting during demolition or renovation activities, there may be regulatory issues that must be addressed.

The information below is for general informational purposes only and does not constitute a lead hazard evaluation. In addition, the information is not intended to comply with federal, state, or local regulations in regards to LBP.

In buildings constructed after 1978, it is unlikely that LBP is present; however, some paints utilized after 1978 will be LCP under OSHA. Structures built prior to 1978 and especially prior to the 1960s should be expected to contain LBP.

Due to the age of the subject property buildings, there is a potential that LBP is present. AEI understands that renovation and/or demolition activities of the subject property buildings are planned or underway. AEI recommends that the property owner consult with a certified Lead Risk Assessor to determine options for control of possible LBP hazards. Stringent local and State regulations may apply to LBP in association with building demolition/renovations and worker/occupant protection. It should be noted that construction activities that disturb materials or paints containing any amount of lead may be subject to certain requirements of the OSHA lead standard contained in 29 CFR 1910.1025 and 1926.62.

8.3 RADON

Radon is a naturally-occurring, odorless, and invisible gas. Natural radon levels vary and are closely related to geologic formations. Radon may enter buildings through basement sumps or other openings.

The United States EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three radon zones, with Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the EPA Action Limit of 4.0 pCi/L. It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the EPA recommends site specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Radon sampling was not requested as part of this assessment. According to the US EPA, the radon zone level for the area is Zone 3, which has a predicted average indoor screening level less than 2 pCi/L, below the action level of 4 pCi/L set forth by the US EPA.

8.4 MOLD

Molds are simple microscopic organisms which can often be seen in the form of discoloration, frequently green, gray, white, brown, or black. When excessive moisture or water accumulates indoors, mold growth may occur, particularly if the moisture problem remains undiscovered or unaddressed. As such, interior areas of buildings characterized by poor ventilation and high humidity are the most common locations of mold growth. Building materials, including drywall, wallpaper, baseboards, wood framing, insulation, and carpeting, often play host to such growth. Mold spores primarily cause health problems through the inhalation of spores or the toxins they emit when they are present in large numbers. This can occur when there is active mold growth within places where people live or work.

Mold, if present, may or may not visually manifest itself. Neither the individual completing this inspection, nor AEI has any liability for the identification of mold-related concerns except as defined in applicable industry standards. In short, this Phase I ESA should not be construed as a mold survey or inspection.

This activity was not designed to discover all areas which may be affected by mold growth on the subject property. Rather, it is intended to give the client an indication if significant (based on observed areas) mold growth is present at the subject property. Potential areas of mold growth, such as in pipe chases, HVAC systems, and behind enclosed walls and ceilings, were not observed as part of this limited assessment.

AEI observed interior areas of the subject property buildings to identify the potential presence of mold. AEI did not note obvious visual or olfactory indications of the presence of mold, nor did AEI observe obvious indications of significant water damage. As such, no bulk sampling of suspect surfaces was conducted as part of this assessment and no additional action with respect to suspect mold appears to be warranted at this time.

8.5 DRINKING WATER SOURCES AND LEAD IN DRINKING WATER

The City of Conroe supplies potable water to the subject property. The most recent water quality report (2020) states that the overall, lead levels are well within standards established by the United States EPA.

9.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

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

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

Prepared By:
DRAFT
Robert Green
Associate Consultant

Reviewed By:
DRAFT
Margaret Garcia
Senior Author

DRAFT

10.0 REFERENCES

Item	Date(s)	Source
Soils Information	Accessed March 2022	USDA Web Soil Survey http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx
Topographic Map	2016	USGS, Conroe, TX
Depth to Groundwater Information	March 20, 2022	waterdatafortexas.org
Aerial Photographs	1938-2016 (non-inclusive)	EDR
Sanborn Map Report/Search	March 8, 2022	EDR
City Directories	March 9, 2022	EDR
Historical Topographic Maps	1959-2019 (non-inclusive)	NETR Online (www.historicaerials.com)
Environmental Health Department	March 18, 2022	Department Of Public Health- Montgomery County / Conroe
State Environmental Agency	March 20, 2022	Texas Department of Environmental Quality
Fire Department	March 18, 2022	City of Conroe City Secretary
Building Department	March 18, 2022	City of Conroe City Secretary
Planning Department	March 18, 2022	City of Conroe City Secretary
Assessor's Information and Parcel Map	March 20, 2022	Montgomery Central Appraisal District
Oil and Gas Wells	March 20, 2022	Texas Railroad Commission
Oil and Gas Pipelines	March 20, 2022	NPMS Public Map Viewer https://www.npms.phmsa.dot.gov/ PublicViewer/composite.jsf
State Environmental Superliens	March 20, 2022	NETR Online Environmental Lien and AUL State Statutes website http://environmental.netronline.com/ lienStatutes.aspx
Regulatory Database Report	March 8, 2022	EDR
Interview with Owner	March 17, 2022	FCLMA LLC
Interview with Key Site Manager	March 17, 2022	Evan Ballew
Radon Zone Information	1993	US EPA Map of Radon Zones https://www.epa.gov/radon

APPENDIX A

FIGURES

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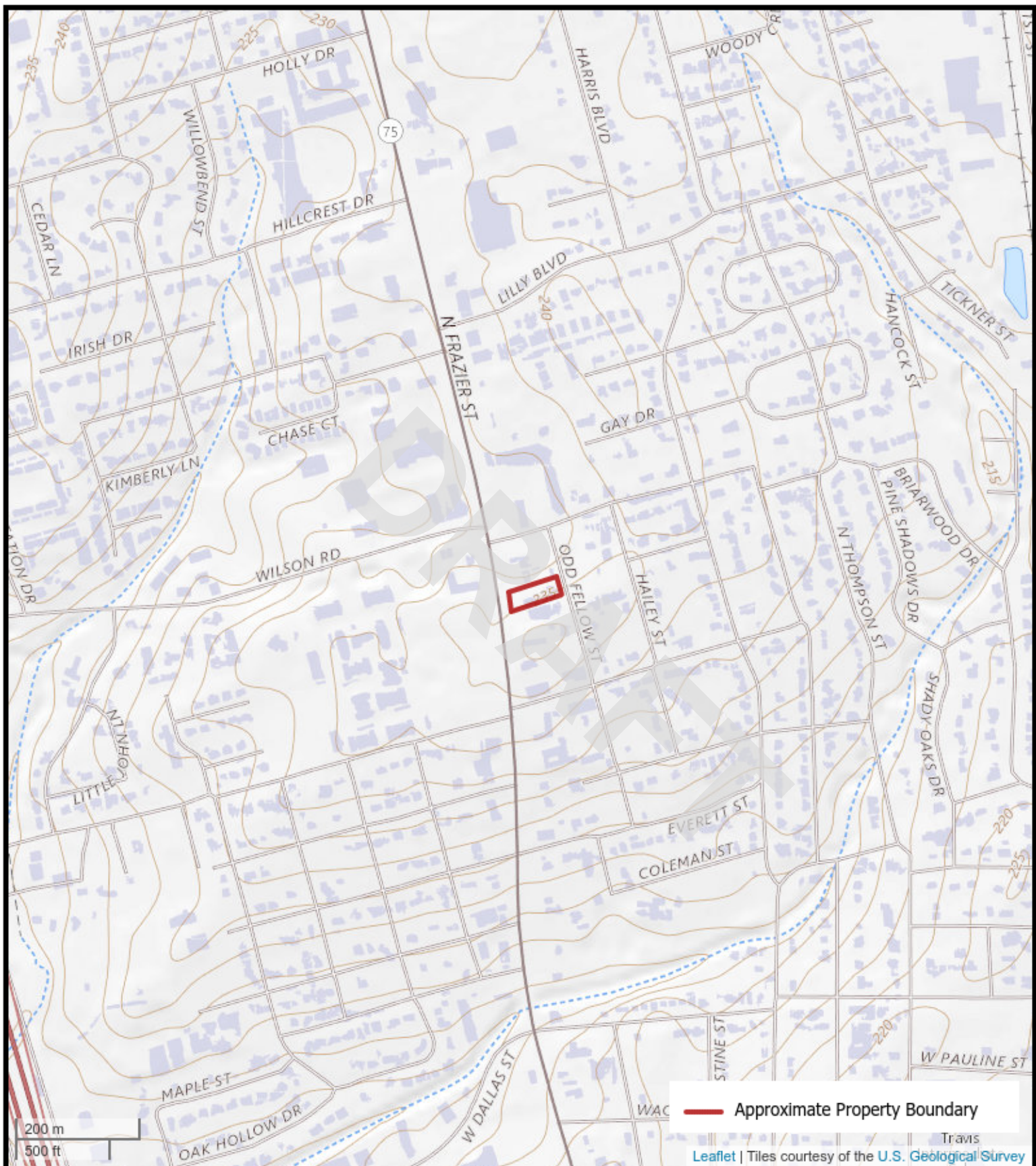


FIGURE 1: TOPOGRAPHIC MAP

1612 Frazier St, Conroe, Texas 77301
AEI Project Number: 458021



AEI
Consultants

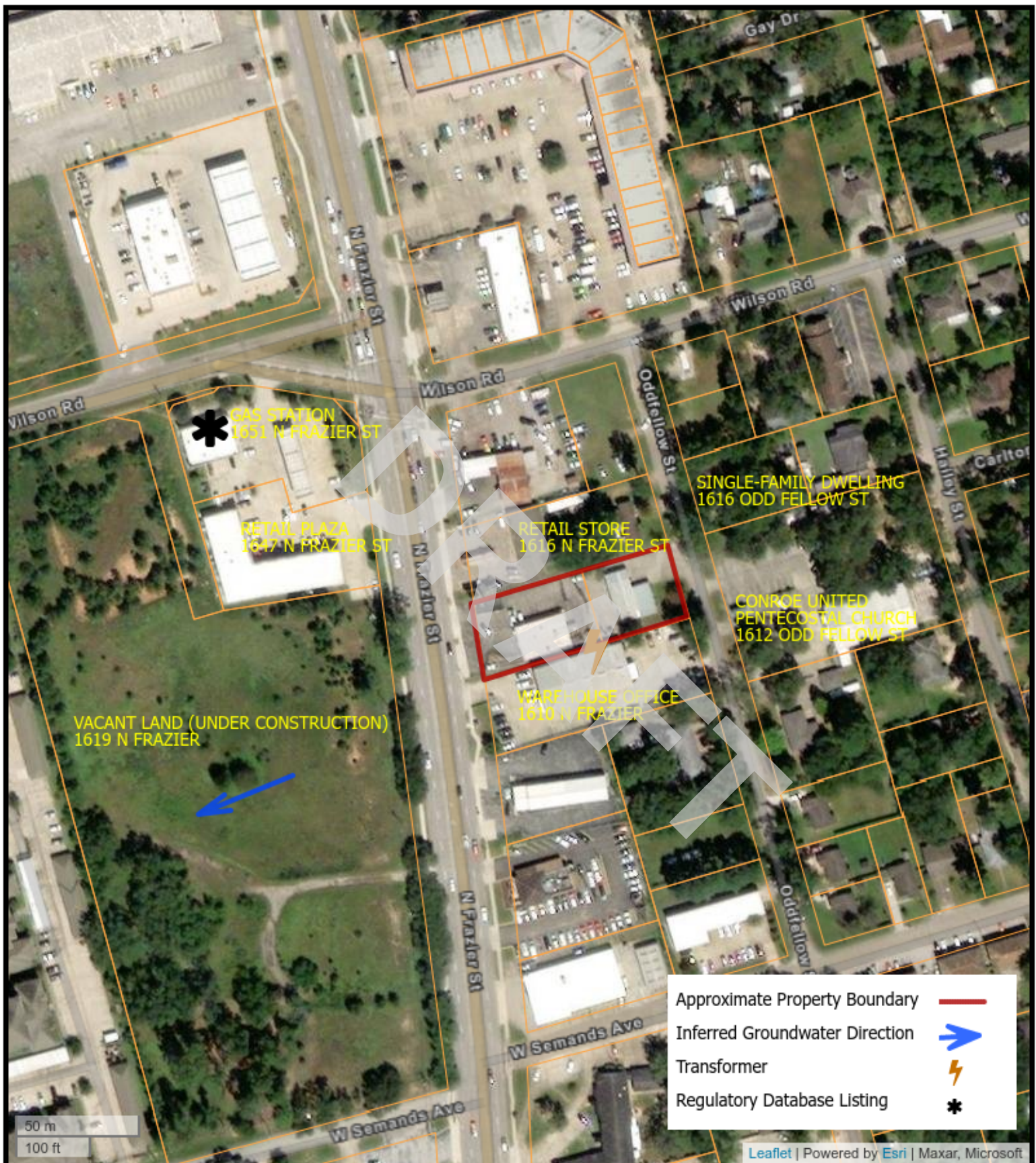


FIGURE 2: SITE MAP

1612 Frazier St, Conroe, Texas 77301
 AEI Project Number: 458021



AEI
 Consultants

APPENDIX B

PROPERTY PHOTOGRAPHS

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1. Front or west side of subject property



2. West side of former Dairy Queen building



3. Rear or east side of former Dairy Queen building



4. North side of subject property



5. Front or west side of office building



6. Rear or east side of office building



7. Interior of former Dairy Queen building



8. Interior of former Dairy Queen building



9. Interior of office building



10. Interior of office building



11. Electricity transformers



12. Dumpsters



13. HVAC condensing unit at office building



14. Evidence of grease trap



15. Old tires observed on subject property



16. Drums of auto dressing



17. Old tires observed on subject property



18. Adjoining property to the north



19. Adjoining property to the east



20. Adjoining property to the east



21. Adjoining property to the east



22. Adjoining property to the south



23. Adjoining property to the west



24. Adjoining property to the west

APPENDIX C

REGULATORY DATABASE

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458021

1612 Frazier Street
Conroe, TX 77301

Inquiry Number: 6888070.2s
March 08, 2022

The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527-21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

1612 FRAZIER STREET
CONROE, TX 77301

COORDINATES

Latitude (North): 30.3260290 - 30° 19' 33.70"
Longitude (West): 95.4644730 - 95° 27' 52.10"
Universal Transverse Mercator: Zone 15
UTM X (Meters): 263047.2
UTM Y (Meters): 3357305.8
Elevation: 232 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 5937333 CONROE, TX
Version Date: 2013

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20141016
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
 1612 FRAZIER STREET
 CONROE, TX 77301

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
Reg	CF ENVIRONMENTAL COR	9 CLARK DRIVE	NPL, SEMS, US ENG CONTROLS, RCRA NonGen / NLR,...	Same	2156, 0.408, ENE
1	MAACO AUTO PAINTING	1610A N FRAZIER	RCRA-VSQQ	Higher	156, 0.030, South
A2	RAS 6 3449	1620 N FRAZIER ST	UST	Lower	162, 0.031, North
A3	NEEDHAM ENCO SERVICE	1620 N FRAZIER	EDR Hist Auto	Lower	162, 0.031, North
B4	SUPER Z FOOD MART	1651 N FRAZIER ST	PST STAGE 2	Lower	330, 0.062, NW
B5	VALERO ENERGY STATIO	1651 N FRAZIER ST	EDR Hist Auto	Lower	330, 0.062, NW
B6	EAGLEMART 6	1651 N FRAZIER ST	UST, ASBESTOS, Financial Assurance	Lower	330, 0.062, NW
A7	THE FRAZIER MART	1700 N FRAZIER ST	PST STAGE 2	Lower	379, 0.072, North
A8	WILSON FOOD MART	1700 N FRAZIER ST	LPST, UST, ASBESTOS, Financial Assurance	Lower	379, 0.072, North
A9	BECKS 66 SERVICE STA	1700 N FRAZIER	EDR Hist Auto	Lower	379, 0.072, North
A10	7-ELEVEN INC STORE N	830 WILSON RD	RDR	Lower	417, 0.079, NNW
A11	7-ELEVEN STORE 40943	830 WILSON RD	UST, Financial Assurance	Lower	417, 0.079, NNW
12	NORTH SIDE TEXACO	1519 N FRAZIER ST	UST, Financial Assurance, PST STAGE 2	Lower	692, 0.131, SSW
C13	BUCKALEW CHEVROLET	1717 N FRAZIER	RCRA NonGen / NLR, FINDS, ECHO	Lower	827, 0.157, NNW
C14	BUCKALEW CHEVROLET	1717 N FRAZIER ST	UST	Lower	827, 0.157, NNW
C15	BUCKALEW CHEVROLET	1717 N FRAZIER ST	AIRS, Ind. Haz Waste, COMP HIST, CENTRAL REGISTRY	Lower	827, 0.157, NNW
C16	TIME CLEANERS	1704 N FRAZIER ST	DRYCLEANERS	Lower	948, 0.180, NNW
C17	TIME CLEANERS	1704 N FRAZIER	RCRA-VSQQ	Lower	948, 0.180, NNW
18	JESSE POWELL FACILIT	1405 N. FRAZIER RD.	RDR	Lower	1068, 0.202, SSW
D19	PILGRIM CLEANERS INC	1806 N FRAZIER	RCRA NonGen / NLR, FINDS, ECHO, Ind. Haz Waste	Lower	1232, 0.233, NNW
D20	SIGNATURE LAUNDRY &	1806 N FRAZIER ST	DRYCLEANERS, ENF, CENTRAL REGISTRY	Lower	1232, 0.233, NNW
E21	JIFFY LUBE STORE NO.	1301 N. FRAIZER	RDR	Lower	1559, 0.295, South
E22	BRANNON FUEL CLUB	1209 N FRAZIER	RDR	Lower	1762, 0.334, South
23	BROOKSHIRE BROTHERS	1906 N FRAZIER ST	LPST, UST, Financial Assurance	Higher	1912, 0.362, North
24	GULF OIL	2001 N FRAZIER ST #	LPST, UST	Lower	2211, 0.419, NNW
25	CLARKE BOTTLING COMP	2004 N FRAZIER ST	RDR	Higher	2279, 0.432, North