



Geotechnical • Construction Materials • Environmental
Forensic • Electric Transmission & Distribution

March 1, 2006

SUBJECT

ASTM 1527-00

Phase I Environmental Site Assessment

1.58-Acre Site

San Antonio, Texas

DCE Project N^o 90067062

Mr. Ryan Smith
Cross & Company
100 Sandau, Suite 300
San Antonio, Texas 78216

Dear Mr. Smith:

Drash Consulting Engineers, Inc. (DCE) is pleased to submit the enclosed Phase I Environmental Site Assessment report conducted for the above referenced site. This study was performed in general accordance with DCE Proposal N^o H061054 dated February 10, 2006. The attached report has been prepared using *American Society of Testing and Materials (ASTM) E 1527-00; Environmental Site Assessments: Phase I Environmental Site Assessment Process* as a guide. This work is based on a review of specified and reasonably obtainable listings and on a site visit to identify "recognized environmental conditions". We have observed the standard of care generally exercised by the profession under similar circumstances and conditions to complete this Phase I ESA.

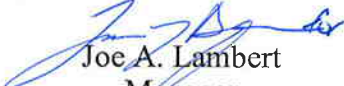
This Phase I ESA did not include any inquiry with respect to asbestos, radon, methane, lead-based paint, lead in drinking water, formaldehyde, subsurface investigation activities, or other services, potential conditions, or features not specifically identified and discussed herein.

Information accumulated for this assessment will be retained with your project file. The report and information in your file are considered confidential and will not be released without your authorization.

We appreciate the opportunity to perform these services for Cross & Company. Please contact the undersigned if you have questions regarding this report.

Very Truly Yours,
Drash Consulting Engineers, Inc.


Robert Rethaber
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RR/JAL/ - 90067062

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EXECUTIVE SUMMARY

Drash Consulting Engineers, Inc. (DCE) performed a Phase I Environmental Site Assessment (ESA) using the ASTM 1527-00 *Environmental Site Assessment, Phase I Environmental Site Assessment Process* as a guide. The subject property, herein referred to as the "site", is a 1.58-acre tract of land located at 319 West Peden Alley in San Antonio, Texas. The site is currently a vacant office/steel fabrication facility with a loading dock area and a chain-linked fenced parking/storage yard. The scope of work performed, objectives, extent and limitations of the services are described in more detail in the text of the report.

In summary, our findings are:

- On the basis of our review of historical information, the site was a steel fabrication facility with associated asphalt and concrete storage yard and parking area dating back to the mid-1960s. For the last four to five years, the facility has been used as storage for steel and wood products.
- DCE was furnished with a previous Phase I ESA report conducted by another firm dated June 9, 1998. This report stated that no environmental concerns were associated with the site, other than some asbestos containing material identified within the office building in the form of floor tile.
- DCE reviewed selected federal and state environmental regulatory lists. The following facilities were identified: Two (2) Resource Conservation & Recovery Act-Corrective Action (RCRAC) facilities, one (1) Toxic Release Inventory (TRIS) facility, three (3) Voluntary Cleanup Program (VCP) facilities, fifteen (15) Leaking Petroleum Storage Tank (LPST) facilities, and ten (10) Petroleum Storage Tank (PST) facilities within the specified search radii.

The site is a listed PST/LPST facility that contained a 900-gallon gasoline tank that was removed from the ground in 1992. The Texas Commission of Environmental Quality (TCEQ) reported that minor soil impact was discovered during the removal of the underground storage tank. However, no further remedial action was required and the TCEQ issued a *Final Concurrence for Case Closure*. Based on the current status and information contained in a previous Phase I ESA report, the former PST/LPST at the site the site does not appear to pose an environmental concern.

Based on the status, distance and/or relative gradient, the other 30 listed facilities do not pose likely environmental concerns to the site at this time.

- One potential environmental condition was noted on the site based on the field reconnaissance conducted on February 13, 2006. On the southeastern portion of the site there is hydrocarbon staining in an area where steel drums are stored. The spill is on asphalt paving and appears to have involved a relatively small amount of liquid. DCE recommends that the drum be disposed of properly in accordance with state and local regulations and the stain be cleaned up. DCE further recommends proper maintenance procedures should be implemented to reduce the possibility of future releases at the site.

Based on the available data, this assessment revealed no evidence of recognized environmental conditions, other than the staining mentioned above, associated with the property. No further assessment is recommended.

INTRODUCTION AND SCOPE OF SERVICE

In general accordance with DCE Proposal N^o H061054, dated February 13, 2006, DCE performed a Phase I Environmental Site Assessment (ESA) at 319 West Peden Alley in San Antonio, Texas, herein referred to as "site", for Cross & Company. A Vicinity Map (Figure 1), Site Layout (Figure 2), Topographic Map (Figure 3), and Historical Topographic Map (Figure 4) are provided at the end of this report.

SITE DESCRIPTION

The site is located at 319 West Peden Alley in San Antonio, Texas. The site is located within a commercial area. The site consist of a large vacant metal building that was used for metal fabrication in the past, with loading docks and a paved storage/parking area on the eastern portion of the site.

Physical Setting Information

- **Topography:** The site is located approximately 650 feet above mean sea level according to the *San Antonio West, Texas 7.5 minute USGS Topographic Quadrangle Map*, 1992. The general direction of area runoff drainage appears to be to the south.
- **Soil Conditions:** The site is located on the Houston Black clay, terrace 1 to 3 percent slopes. This soil is described as dark gray clay with a blocky, crumbly structure with a few lime concretions. Water erosion is a hazard and the soil has low permeability according to the *Soil Survey of Bexar County*, 1991, Sheet 53, published by the USDA.
- **Site Geology:** The site is located on Fluvatile terrace deposits, which consists of gravel, sand, silt, and clay according to the *Geologic Atlas of Texas, San Antonio Sheet*, 1983, published by the University of Texas at Austin, Bureau of Economic Geology.
- **Regional Groundwater Conditions:** The site is not located over a sole source aquifer according to the EPA Region VI, Sole Source Aquifer Office, Dallas, Texas.
- **Floodplain Information:** The site is designated Zone X according to the FEMA National Flood Insurance Program *Flood Insurance Rate Map*, Panel 442 of 900, for incorporated areas of Bexar County, Texas, Community Panel Number 48029C0442 E, effective February 16, 1996. Zone X depicts areas determined to be outside of the 500-year floodplain.

SITE RECONNAISSANCE

The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying American Society of Testing and Materials (ASTM) recognized environmental conditions in connection with the site to the extent not obstructed by bodies of water, adjacent buildings, or other obstacles.

The site and adjoining properties were visually observed on February 13, 2006. The purpose of the reconnaissance was to note visual or olfactory evidence of recognized environmental conditions. Additionally, reconnaissance of the adjoining properties was performed to identify land use and the associated potential for producing recognized environmental conditions.

Selected photographs taken during the site reconnaissance and a Field Inspection Report are provided in the appendices.

Site Observations

The site is located at 319 West Peden Alley located in the southwest direction of the intersection of Alamo Street and South Flores Street in San Antonio, Texas.

Description of Specific Site Features:

- **Topographic Observations:** The site appears to be gently sloping to the south towards the San Antonio River.
- **Source of Drinking Water:** Drinking water is obtained from the San Antonio Water System (SAWS).
- **Sewage Disposal/Septic System:** SAWS provides sewage service.
- **Hazardous Substances and Petroleum Products associated with Operations other than Storage Tanks:** No evidence of hazardous substances or petroleum products was observed on the site.
- **Storage Tanks and Associated Equipment:** No evidence of aboveground storage tanks (ASTs) was observed on site. No underground storage tanks (USTs) or evidence thereof, such as fill caps or pipes was observed on the site.
- **Odors:** No odors suggesting a release or recognized environmental conditions were detected on the site.
- **Surficial Staining and Stressed Vegetation:** Surficial staining was observed in the vicinity of an unlabeled 55-gallon drum on the southeastern portion of the site.

- **Drums and Other Containers:** One unlabeled 55-gallon drum was observed on the southeastern portion of the site.
- **Polychlorinated Biphenyls (PCBs):** No potentially-polychlorinated biphenyls (PCBs) containing equipment was observed on the site. Three transformers were located on the southwestern portion of the site. These transformers appeared to be in good condition, with no staining observed on the transformers or below on the ground.
- **Heating and Cooling Systems:** No large capacity Heating Ventilation and Air Conditioning (HVAC) systems that would require storage and handling of hazardous materials were observed on the site.
- **Drains or Sumps:** No drains or sumps were observed on the site.
- **Pits, Ponds or Lagoons:** No pits, ponds or lagoons were observed on the site.
- **Solid Waste Disposal:** Solid waste placed in a dumpster for disposal by a commercial waste disposal company.
- **Wastewater Discharges:** No evidence of wastewater discharges other than to the SAWS was observed on the site.
- **Hydraulic Lifts:** No hydraulic lifts were observed on the site

Adjacent Property Observations

Adjacent properties were visually examined from public access right-of-ways or from the legal boundaries of the site. Visual assessment of adjacent property use, as well as the potential for environmental conditions was conducted during the site reconnaissance. Adjacent property descriptions are as follows:

- To the north are rail road tracks, followed by a Frank Strauss Company building and South Alamo Street.
- To the east are two abandoned multi-story vacant office buildings.
- To the south is West Peden Alley, followed by Wittig's office furnishings building and warehouse.
- To the west is a Car Quest Distribution Center, followed by a Car Quest Auto Parts store.

No facilities were identified on adjacent properties that indicated sources of potential environmental concern.

RECORDS REVIEW

Historical information regarding prior use of the site and adjoining properties was obtained from reviewing reasonably obtainable historical records such as a chain-of-title, city directories, *Sanborn Fire Insurance Maps*, historical topographic maps, aerial photographs, and additional sources listed below.

Ownership Information: Posey Steel is the current owner of the property.

Historic Interviews: Mr. Bill Robinson, the property representative, was interviewed in regards to any known environmental concerns associated with the site. Mr. Robinson stated that he was not aware of environmental concerns at the site. A copy of the interview is provided in the appendices.

Chain-of-Title: Cross & Company did not request a chain-of title for the site.

City Directories: City directories are published for urban areas and provide listings of residents, businesses, and professional concerns. They are indexed alphabetically by property owner/occupant and by street name by address. When reviewed, the listings may identify names of facilities that can suggest use, generation, storage, treatment or disposal of potentially hazardous materials or petroleum products. A review was conducted by Atlas Environmental Research, Inc. at the Texas State Library and the Center for American History in Austin for historical review of the site. A copy of the review is provided in the appendices. The review consisted of the following:

West Peden Alley: 1921-2002 all addresses are individuals, vacant, contain businesses that do not pose an environmental concern to the site, or are at a distance far enough away from the site to not pose an environmental concern.

1300 and 1400 blocks of South Flores: 1921-2002 all addresses are individuals, vacant, contain businesses that do not pose an environmental concern to the site, or are at a distance far enough away from the site to not pose an environmental concern.

1900 block of South Alamo: 1921-2002 all addresses are individuals, vacant, contain businesses that do not pose an environmental concern to the site, or are at a distance far enough away from the site to not pose an environmental concern.

Sanborn Fire Insurance Maps: *Sanborn Fire Insurance Maps* are typically published for pre-1960 central business districts. In the late nineteenth century, the Sanborn Company began preparing maps for use by fire insurance companies. These maps were updated periodically and expanded geographically through the twentieth century. They indicate materials used in construction of specific structures in urban areas. With the

advent of retail gasoline service stations, the approximate locations of tanks were noted, but often without AST or UST designations. Atlas Environmental Research, Inc. supplied four maps to DCE. The years 1912, 1951, 1952, and 1971 were reviewed. Applicable sections of the *Sanborn Fire Insurance Maps* are provided in the appendices. Descriptions of the Sanborn Maps are as follows:

- From 1912 to 1952 shows the site as a lumber yard with sheds, lumber piles and a warehouse. The area to the east contains structures that are used as warehouses and offices, followed by South Flores Street. West Peden Alley is to the south followed by dwellings and a dance pavilion. To the west is mainly vacant with a vacant metal building. To the north are rail road tracts, followed by another lumber yard with sheds and offices.
- In 1971 the site contains a metal structure with a concrete platform and steel fencing used for steel products sales. To the north are rail road tracts, followed by a wholesale appliance store with offices, a wholesale tire facility, an auto paint shop and South Alamo Street. To the east is a vacant lot, followed by a motor freight station, a wholesale hardware shop, a wholesale paper warehouse and South Flores Street. To the south is West Peden Alley, followed by a wholesale paper shop, dwellings, tractor sales and service shop, apartments, a wholesale merchandise store and West Cevallos Street. To the west is a wholesale auto supply warehouse and offices.

Historical Topographic Map Review: A reasonably available historical topographic map depicting development of the site and surrounding areas were reviewed and summarized below. A copy of the historical topographic map is provided in the appendices.

HISTORICAL TOPOGRAPHIC MAP SUMMARY		
Date	Source of Topographic Map	Scale
1967	<i>San Antonio West, Texas</i> 7.5 minute USGS Topographic Quadrangle Map	1:24,000
This map shows the site as vacant with large warehouse appearing structures to the north, just beyond a rail road spur. To the west is vacant lots, followed by a rail road tract and US 281/I-35/I-10, schools, commentaries, parks, Apache Creek, more rail road tracts, Union Stockyards, a drive-in theater, a radio tower and Elmendorf Lake. To the south are rail road tracts, schools, San Pedro Creek, a trailer park, a water tower, parks and a church. To the east are rail road tracts, schools, a water tower, parks, radio towers and cemeteries.		

Topographic Map Review: A topographic map depicting development of the site and surrounding areas was reviewed and summarized below. A copy of the topographic map is provided in the appendices.

TOPOGRAPHIC MAP SUMMARY		
Date	Source of Topographic Map	Scale
1993	San Antonio West, Texas 7.5 minute USGS Topographic Quadrangle Map	1:24,000
This map shows the site as vacant with large warehouse appearing structures to the north, just beyond a rail road spur. To the west is vacant lots, followed by a rail road tract and US 281/I-35/I-10, schools, commentaries, parks, Apache Creek, more rail road tracts, Union Stockyards, a drive-in theater, a radio tower and Elmendorf Lake. To the south are rail road tracts, schools, San Pedro Creek, a trailer park, a water tower, parks and a church. To the east are rail road tracts, schools, a water tower, parks, radio towers and cemeteries.		

Based on review of the available topographic maps, no potential environmental concerns were identified.

Aerial Photograph Review: Reasonably available aerial photographs depicting development of the site and vicinity at periodic intervals were reviewed, as summarized below. The information obtained from the evaluation of aerial photographs depends upon their scale and quality. Copies of noteworthy aerials are provided in the appendices.

AERIAL PHOTOGRAPH SUMMARY		
Date	Source of Aerial	Scale
1959	Agricultural Stabilization & Conservation Service	1 inch = 700 feet
This photo shows the site as containing a large metal structure (lumber yard shed). To the north are rail road tracts, followed by large warehouse appearing structures, paved street, commercial and residential appearing developments. To the east are commercial appearing structures, followed by paved streets, commercial and residential appearing developments. To the south is West Peden Alley, followed by commercial appearing structures, more commercial and residential developments. To the west are commercial appearing developments, followed by commercial and residential appearing developments, paved streets, an elevated highway and more commercial and residential appearing developments.		
1966	United States Geological Survey	1 inch = 700 feet
This photo shows the site as containing a new metal warehouse appearing structures with paved parking/storage areas to the east. The surrounding areas appear to remain unchanged from the previous photograph.		
1977	Texas Department of Transportation	1 inch = 700 feet
This photo shows the site and surrounding areas relatively unchanged from the previous photograph.		

AERIAL PHOTOGRAPH SUMMARY		
Date	Source of Aerial	Scale
1985	Texas Department of Transportation	1 inch = 700 feet
This photo shows the site and surrounding areas relatively unchanged from the previous photograph.		
1995	United States Geological Survey	1 inch = 700 feet
This photo shows the site and surrounding areas relatively unchanged from the previous photograph.		
2004	United States Department of Agriculture	1 inch = 700 feet
This photo shows the site and surrounding areas relatively unchanged from the previous photograph.		

Based on review of available aerial photographs, no potential environmental concerns were identified.

REGULATORY REVIEW

The purpose of the record review is to obtain and examine reasonably obtainable records to help identify recognized environmental conditions in connection with the site. For this review, records were obtained from GeoSearch. As noted under ASTM, information requested and not received within 20 days will not be incorporated into this report. The approximate maximum search distance (MSD) radius for the site vicinity review is noted under each database listed below. The distance from the site to the listed facility represents the approximate distances from the center of the site to the identified facility addresses and may not represent the actual distance from the boundary of the site to the boundary of the listed facility. Regulatory data for facilities with recognized environmental conditions are provided in the appendices of this report.

A summary of the federal and state databases searched is provided below:

- Federal **NPL** (MSD = 1.0 mile): The National Priorities List (NPL) was reviewed to identify facilities that the United States Environmental Protection Agency (EPA) considers to present the greatest risk to human health and the environment. No NPL facilities were identified within the search radius.
- Federal **RCRA COR** (MSD = 1.0 mile): The EPA maintains a database of Resource Conservation and Recovery Act (RCRA) facilities that are undergoing “corrective action”. A Corrective Action Order (CORRACTS) is issued when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Two RCRA COR facilities were identified within the search radius.

City Public Service is a listed RCRA COR facility located at 207 Mission Road, approximately 0.70 miles east of the site. This facility is a conditionally exempt small quantity generator that is listed as not being a TSD or a transporter. Based on available information of its distance and geographic relationship with the site, this facility does not appear to pose an environmental concern to the site at this time.

Industrial Chrome Plate, Inc. is a listed RCRA COR facility located at 2805 South Flores Street, approximately 0.97 miles south of the site. This facility does electroplating, plating, polishing, anodizing and coloring and manufactures jewelry and silverware. This facility is a large quantity generator that is listed as not being a TSD, but is listed as a transporter. Based on available information of its distance and geographic relationship with the site, this facility does not appear to pose an environmental concern to the site at this time.

- **State Site** (MSD = 1.0 mile): The State Priority List (SPL) and State Cleanup List (SCL) provide information regarding facilities within the state that are identified as hazardous and potentially requiring cleanup. The SPL also identifies State Voluntary Cleanup Program (VCP) facilities. By allowing any facility in Texas to enter the program, the VCP encourages remediation of contaminated property. Three State Site facilities were identified within the search radius.

Vista Verde Lot IP-5 is a listed VCP facility located at the northwest corner of Tampico and South Medina Streets, approximately 0.33 miles northwest of the site. This 2.515-acre site was a metal salvage yard that had soils contaminated with Volatile Organic Compounds (VOCs) and Metals. The contaminated media was excavated and disposed of off site. Based on available information of this facility's status and distance from the subject site, it does not appear to pose an environmental concern to the site at this time.

San Antonio Housing Authority is a listed VCP facility located at 1901 South San Marcos Street, approximately 0.67 miles southwest of the site. This 10.01-acre maintenance warehouse facility had soils and ground water contaminated with Poly-Aromatic Hydrocarbons (PAH). Based on available information of this facility's status and distance from the subject site, it does not appear to pose an environmental concern to the site at this time.

MKT – Sloan Railyard is a listed VCP facility located at West Cevalles Street, approximately 0.75 miles west of the site. This 16.553-acre railyard site had soils and ground water contaminated with Metals and Semi-Volatile Organic Compounds (SVOCs). This facility gained a certificate of completion on March 11, 2002. Based on available information of this facility's status and distance from the subject site, it does not appear to pose an environmental concern to the site at this time.

- Federal **CERCLIS/NFRAP** (MSD = 0.5 mile): The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) and the No Further Remedial Action Planned (NFRAP) databases are maintained by the EPA. CERCLIS contains facilities that are either proposed to be placed, or are currently on the NPL and facilities that are in the screening and assessment phase for possible inclusion on the NPL. NFRAP includes facilities where, following an initial investigation, no contamination was found, contamination was quickly removed, or the contamination does not require further NPL consideration as determined by the EPA. No CERCLIS/NFRAP sites were identified within the search radius.
- Federal **RCRA-TSD** (MSD = 0.5 mile): The EPA's RCRA program identifies and tracks hazardous waste from the point of generation to disposal. RCRA-TSD facilities treat, store, and/or dispose of (TSD) hazardous waste. No RCRA-TSD facility was identified within the search radius. No RCRA-TSD facilities were identified within the search radius.
- State **LPST** (MSD = 0.5 mile): The Texas Commission on Environmental Quality (TCEQ) Petroleum Storage Tank Division maintains a database of Leaking Petroleum Storage Tank (LPST) facilities. Sixteen LPST facilities were identified within the search radius.

Posey Steel Products Co. is a listed UST/AST facility located at the subject site. The site is a listed PST/LPST facility that contained a 900-gallon gasoline tank that was removed from the ground in 1992. The Texas Commission of Environmental Quality (TCEQ) reported that minor soil impact was discovered during the removal of the underground storage tank. However, no further remedial action was required and the TCEQ issued a *Final Concurrence for Case Closure*. Based on the current status and information contained in a previous Phase I ESA report conducted by another firm that was provided to DCE by the property owner, dated June 9, 1998, the former PST/LPST at the site the site does not appear to pose an environmental concern.

Groff Bros Tires is a listed LPST facility located at 1430 South Flores Street, approximately 0.14 miles southeast of the site. This facility had only soil contamination, but required full site assessment and remedial action plan. The TCEQ has issued *Final Concurrence for Case Closure*. Based on available information, this facility does not appear to pose an environmental concern to the site at this time.

Coastal 0056 is a listed LPST facility located at 2020 South Alamo Street, approximately 0.16 miles north of the site. This facility had groundwater impact with public/domestic water supply wells within 0.25 miles. The TCEQ has issued *Final Concurrence for Case Closure*. Based on available information, this facility does not appear to pose an environmental concern to the site at this time.

Salvation Army is a listed LPST facility located at 1702 South Alamo Street, approximately 0.23 miles east of the site. This facility had only soil contamination and does not require a remedial action plan. The TCEQ has issued *Final Concurrence for Case Closure*. Based on available information, this facility does not appear to pose an environmental concern to the site at this time.

The remaining twelve LPST facilities do not appear to pose an environmental concern to the site at this time, based on their distance, status and geographic relationship to the site.

- State **SWL** (MSD = 0.5 mile): The TCEQ Municipal Solid Waste Division maintains a database of permitted Solid Waste Landfills (SWL), incinerators, or transfer stations. No SWL facilities were identified within the search radius.
- Federal **TRIS** (MSD = 0.25 mile): The EPA established the Toxic Release Inventory System (TRIS) which includes annual reporting of facilities that manufacture, process, or import toxic chemicals in quantities exceeding 25,000 pounds annually as required by the Superfund Amendments Reauthorization Act (SARA) Title III. One TRIS facility was identified within the search radius.

American Lantern Co. is a listed TRIS facility located at 1339 South Flores Street, approximately 0.09 miles east of the site. This facility manufactures residential electric lighting fixture. Based on available information, this facility released only air emissions in 1988, and therefore, is not considered an environmental concern to the site at this time.

- State **UST/AST** (MSD = 0.25 mile): The TCEQ provides the Petroleum Storage Tank Database and the Aboveground Storage Tank Database for underground storage tank (UST) and aboveground storage tank (AST) facilities. Ten UST/AST facilities were identified within the search radius.

Posey Steel Products Co. is a listed UST/AST facility located at the subject site. The site is a listed PST/LPST facility that contained a 900-gallon gasoline tank that was removed from the ground in 1992. The Texas Commission of Environmental Quality (TCEQ) reported that minor soil impact was discovered during the removal of the underground storage tank. However, no further remedial action was required and the TCEQ issued a *Final Concurrence for Case Closure*. Based on the current status and information contained in a previous Phase I ESA report conducted by another firm that was provided to DCE by the property owner, dated June 9, 1998, the former PST/LPST at the site the site does not appear to pose an environmental concern.

Cherroke Ventures is a listed UST/AST facility located at 1334 South Flores Street, approximately 0.13 miles east of the site. This facility had one UST containing gasoline removed from the ground in 1999. Based on available information of the status of this facility, it does not appear to pose an environmental concern to the site at his time.

Salvation Army Adult Rehab Center is a listed UST/AST facility located at 1324 South Flores Street, approximately 0.13 miles east of the site. This facility had two USTs one containing gasoline and one containing diesel removed from the ground in 1990. Based on available information of the status of this facility, it does not appear to pose an environmental concern to the site at his time.

Groff Bros, Inc. is a listed UST/AST facility located at 1430 South Flores Street, approximately 0.14 miles southeast of the site. This facility had two USTs one containing gasoline and one containing an unknown material permanently filled in place in 1989. Based on available information of the status of this facility, it does not pose an environmental concern to the site at his time.

James A. Donnel is a listed UST/AST facility located at 1501 South Flores Street, approximately 0.15 miles southeast of the site. This facility had three USTs containing gasoline permanently filled in place in 1986. Based on available information of the status of this facility, it does not pose an environmental concern to the site at his time.

The remaining five UST/AST facilities do not appear to pose an environmental concern to the site at this time, based on their distance, status and geographic relationship to the site.

- Federal **ERNS** (MSD = 0.125 mile): The Emergency Response Notification System (ERNS) is an EPA database used to collect information on reported releases of oil and hazardous substances. No ERNS facilities were reported within the search radius.
- State **DCR** (MSD = 0.125 mile): The TCEQ provides a database for dry cleaner registration which includes dry cleaning drop station facilities registered with the TCEQ. One Dry Cleaner facility was identified within the search radius.
- Federal **RCRA GEN** (MSD = 0.125 mile): This EPA database identifies RCRA facilities that are generators of hazardous waste. Inclusion on the RCRA GEN registry does not necessarily imply that an environmental release/problem exists at the facility. No RCRA GEN facilities were identified within the search radius.

Regulatory Interview: Dr. Georgia Zannaras, a representative of the Alamo Area Council of Governments (AACOG) was interviewed concerning possible environmental concerns associated with the site. Dr. Zannaras was not aware of an environmental concern associated with the site vicinity.

FINDINGS AND CONCLUSIONS

In summary, our findings are:

- On the basis of our review of historical information, the site was a steel fabrication facility with associated asphalt and concrete storage yard and parking area dating back to the mid-1960s. For the last four to five years, the facility has been used as storage for steel and wood products.
- DCE was furnished with a previous Phase I ESA report conducted by another firm dated June 9, 1998. This report stated that no environmental concerns were associated with the site, other than some asbestos containing material identified within the office building in the form of floor tile.
- DCE reviewed selected federal and state environmental regulatory lists. The following facilities were identified: Two (2) Resource Conservation & Recovery Act-Corrective Action (RCRAC) facilities, one (1) Toxic Release Inventory (TRIS) facility, three (3) Voluntary Cleanup Program (VCP) facilities, fifteen (15) Leaking Petroleum Storage Tank (LPST) facilities, and ten (10) Petroleum Storage Tank (PST) facilities within the specified search radii.

The site is a listed PST/LPST facility that contained a 900-gallon gasoline tank that was removed from the ground in 1992. The Texas Commission of Environmental Quality (TCEQ) reported that minor soil impact was discovered during the removal of the underground storage tank. However, no further remedial action was required and the TCEQ issued a *Final Concurrence for Case Closure*. Based on the current status and information contained in a previous Phase I ESA report, the former PST/LPST at the site the site does not appear to pose an environmental concern.

Based on the status, distance and/or relative gradient, the other 30 listed facilities do not pose likely environmental concerns to the site at this time.

- One potential environmental condition was noted on the site based on the field reconnaissance conducted on February 13, 2006. On the southeastern portion of the site there is hydrocarbon staining in an area where steel drums are stored. The spill is on asphalt paving and appears to have involved a relatively small amount of liquid. DCE recommends that the drum be disposed of properly in accordance with state and local regulations and the stain be cleaned up. DCE further recommends proper maintenance procedures should be implemented to reduce the possibility of future releases at the site.

Based on the available data, this assessment revealed no evidence of recognized environmental conditions, other than the staining mentioned above, associated with the property.

RECOMMENDATIONS

No further assessment is recommended.

DEFINITIONS AND ACRONYMS

ANSI	American National Standards Institute
AST	Aboveground Storage Tank
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act of 1980
CERCLIS/NFRAP	Comprehensive Environmental Response, Compensation, and Liability Information System; No Further Remedial Action Planned (Delisted CERCLA Site)
CFR	Code of Federal Regulations
COE	United States Corps of Engineers
CR	County Road
EPA	United States Environmental Protection Agency
ERNS	Emergency Response Notification System for spills and hazardous waste
FEMA	United States Federal Emergency Management Agency
FM	Farm-to-Market Road
HUD	United States Department of Housing and Urban Development
IH	Interstate Highway
LPST	Leaking Petroleum Storage Tank
MSD	Maximum Search Distance
NPL	National Priority List for EPA's Superfund program
RAP	Remediation Action Plan
RCRA	Resource Conservation and Recovery Act
RCRA COR	Corrective Action Order issued by RCRA for a release of hazardous waste
RCRA GEN	RCRA Generators and Transporters of hazardous waste
RCRA-TSD	RCRA Treatment, Storage, and Disposal facilities of hazardous waste
State Sites	State Cleanup List and State Priority List for TCEQ's State Superfund program
SWL	Solid Waste Landfills
TBCDS	Texas Biological and Conservation Data System
TCEQ	Texas Commission on Environmental Quality
TNRIS	Texas Natural Resource Information System
TRIS	Toxic Release Inventory System
TWDB	Texas Water Development Board
USDA	United States Department of Agriculture
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
UST	Underground Storage Tank

OBJECTIVES AND LIMITATIONS OF ASSESSMENT

DCE has endeavored to meet what it believes is the standard of care for the services performed and, in doing so, is obliged to advise Cross & Company of ESA limitations. DCE believes that providing information about limitations is essential to help clients identify and thereby manage risks. These risks can be mitigated, but not eliminated, through additional research. DCE will, upon request, advise Cross & Company of the additional research opportunities available and the associated costs.

This report is an instrument of service of DCE and includes limited research, a review of specified and reasonably ascertainable listings and a site reconnaissance to identify "recognized environmental conditions" using the *ASTM E 1527-00; Environmental Site Assessments: Phase I Environmental Site Assessment Process* as a guide. "Recognized environmental conditions" are defined by the ASTM as "the presence or likely presence of any hazardous substances or petroleum products on a site under conditions that indicate an existing release, a past release, or a material threat of release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater or surface water of the property." The ESA was performed in accordance with generally accepted practices of the profession undertaken in similar studies at the same time and in the same geographical area. DCE has observed a standard of care generally exercised by the profession under similar circumstances and conditions.

The study and report have been prepared on behalf of and for the exclusive use of Cross & Company solely for its use and reliance in the environmental assessment of this site. Cross & Company is the only party to which DCE has explained the risks involved and which has been involved in the shaping of the scope of services needed to satisfactorily manage those risks, if any, from Cross & Company point of view. Accordingly, reliance on this report by any other party may involve assumptions whose extent and nature lead to a distorted meaning and impact of the findings and opinions related herein. DCE's findings and opinions related in this report may not be relied upon by any party except Cross & Company. With the consent of Cross & Company and DCE, we may be available to contract with other parties to develop findings and opinions that relate specifically to such other parties' unique risk management concerns related to the site.

This ESA did not include any inquiry with respect to asbestos, radon, methane, lead based paint, lead in drinking water, formaldehyde, endangered species, wetlands, subsurface investigation activities or other services or potential conditions or features not specifically identified and discussed herein. In those instances where additional services or service enhancements are included in the report as requested or authorized by the client, specific limitations attendant to those services are presented in the text of the report.

The findings and opinions presented in this Phase I ESA report are based upon information obtained on a particular date from a variety of sources enumerated herein, and which our firm believes are reliable. Nonetheless, DCE cannot and does not warrant the authenticity or reliability of the information sources it has relied upon.

This report represents DCE's service to Cross & Company as of the report date. In that regard, the report constitutes DCE's final document, and the text of the report may not be altered in any manner after final issuance of the same. Opinions relative to environmental conditions given in this report are based upon information derived from the most recent site reconnaissance date and from other activities described herein. Cross & Company is herewith advised that the conditions observed by our firm are subject to change. Certain indicators of the presence of hazardous materials may have been latent or not present at the time of the most recent site reconnaissance and may have subsequently become observable. In a similar manner, the research effort conducted for a Phase I ESA is limited. Accordingly, it is possible that DCE's research, while fully appropriate for a Phase I ESA and in compliance with the scope of service, may not include other important information sources. Assuming such sources exist, their information could not have been considered in the formulation of our findings and conclusions.

This report is not a comprehensive site characterization or regulatory compliance audit and should not be construed as such. The opinions presented in this report are based upon findings derived from a site reconnaissance, a review of specified records and sources and comments made by interviewees. Specifically, DCE does not and cannot represent that the site contains no hazardous or toxic materials, products, or other latent conditions beyond that observed by our company during the site assessment. Further, the services herein shall in no way be construed, designed or intended to be relied upon as legal interpretation or advice.

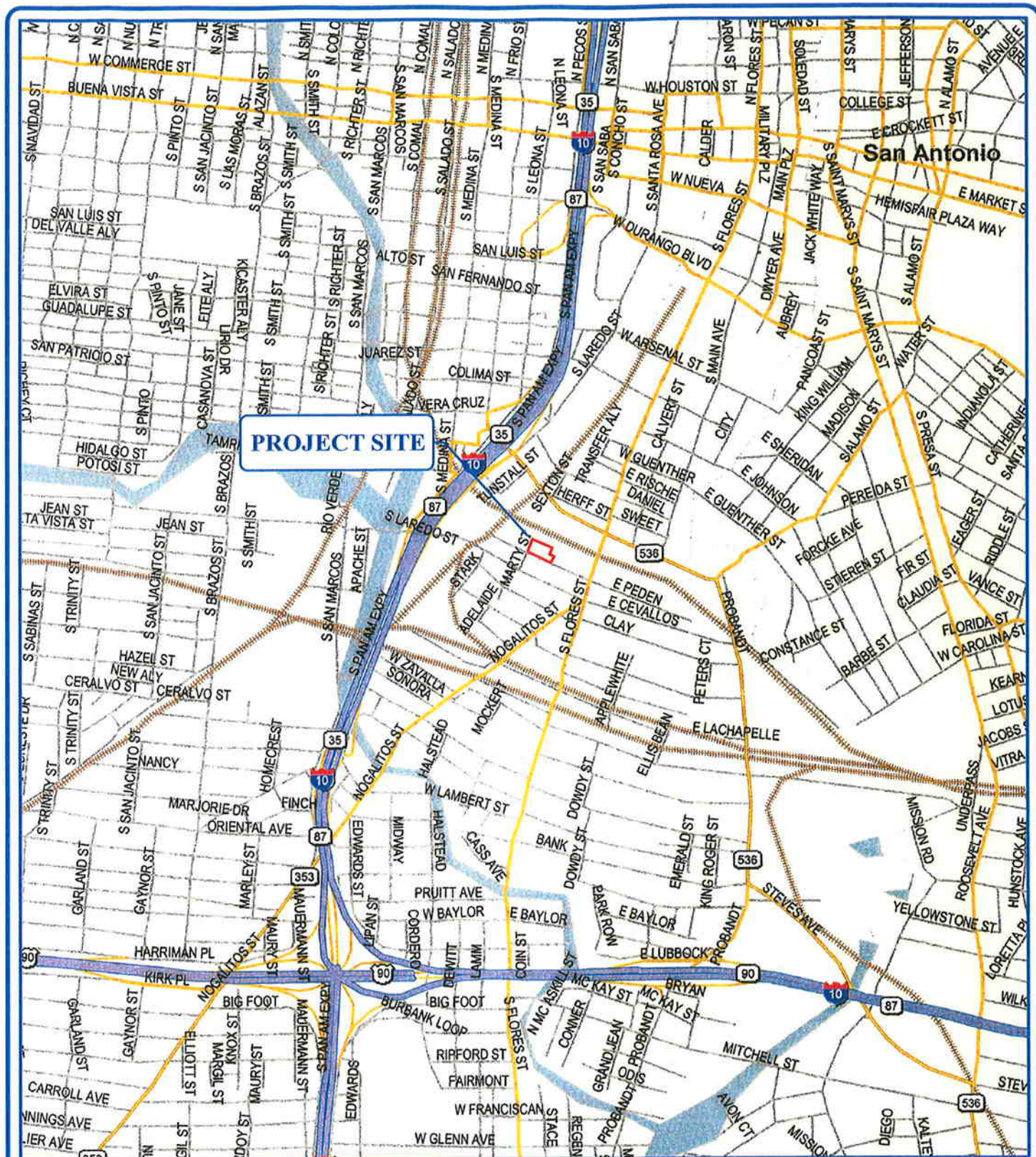
FIGURES

Figure 1: Vicinity Map

Figure 2: Site Layout

Figure 3: Topographic Map

Figure 4: Historical Topographic Map



**Drash
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Engineers, Inc.**

**FIGURE
1**

VICINITY MAP
Phase I Environmental Site Assessment
1.58 - Acre Site
San Antonio, Bexar County, Texas
Project No. 90067062

SOURCE DRAWING DEVELOPED FROM DELORME STREET ATLAS CDROM. 2005.

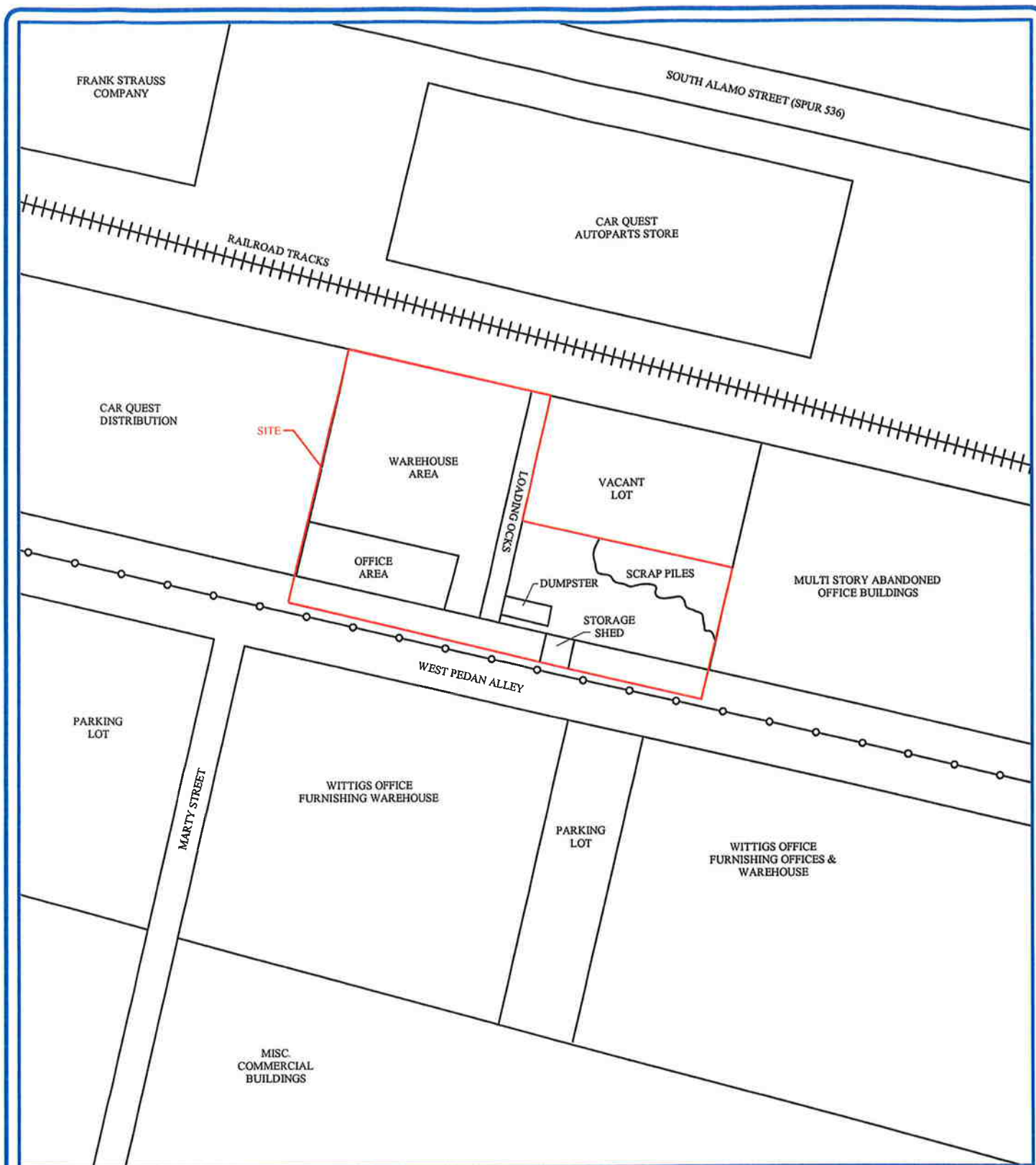
**SPECIAL
NOTES** ALL LOCATIONS ARE APPROXIMATE.

Scale: 1" = 2000'

Date: 02/27/06

Drawn by: EAR

Checked by: JAL



**Drash
Consulting
Engineers, Inc.**

**FIGURE
2**

SITE LAYOUT
Phase I Environmental Site Assessment
1.58 - Acre Site
San Antonio, Bexar County, Texas
Project No. 90067062

SOURCE DRAWING DEVELOPED FROM SITE SKETCH.

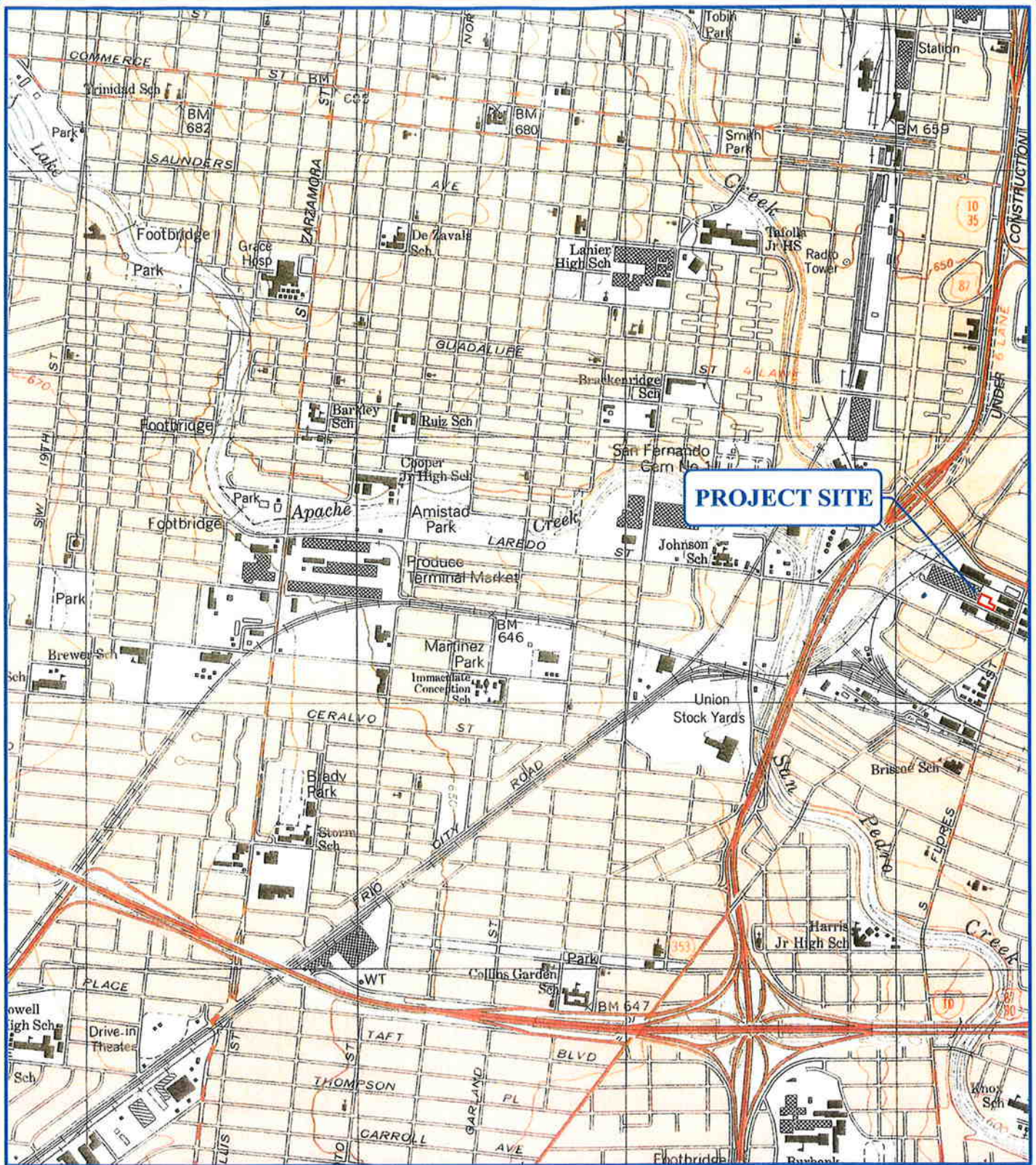
**SPECIAL
NOTES** ALL LOCATIONS ARE APPROXIMATE.

Scale: NOT TO SCALE

Date: 02/27/06

Drawn by: EAR

Checked by: JAL



**Drash
Consulting
Engineers, Inc.**

**FIGURE
3**

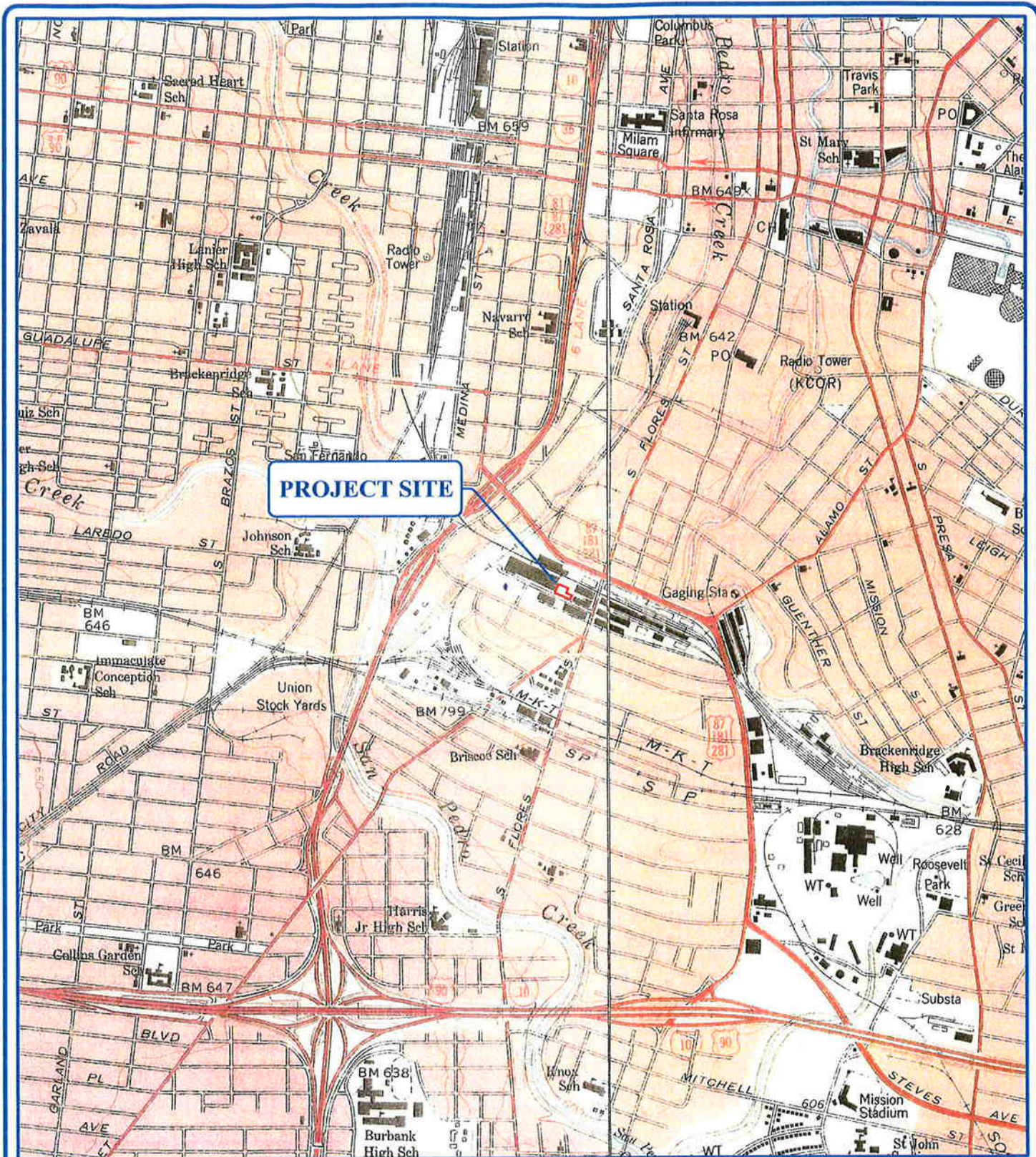
TOPOGRAPHIC MAP
Phase I Environmental Site Assessment
1.58 - Acre Site
San Antonio, Bexar County, Texas
Project No. 90067062

SOURCE U.S.G.S. 7.5 MINUTE TOPOGRAPHIC MAP OF SAN ANTONIO WEST QUADRANGLE, BEXAR COUNTY, TEXAS. 1993.

SPECIAL NOTES ALL LOCATIONS ARE APPROXIMATE.

Scale: 1" = 2000'
Date: 02/27/06

Drawn by: EAR
Checked by: JAL



**Drash
Consulting
Engineers, Inc.**

**FIGURE
4**

HISTORICAL TOPOGRAPHIC MAP
Phase I Environmental Site Assessment
1.58 - Acre Site
San Antonio, Bexar County, Texas
Project No. 90067062

SOURCE U.S.G.S. 7.5 MINUTE TOPOGRAPHIC MAP OF SAN ANTONIO WEST QUADRANGLE, BEXAR COUNTY, TEXAS. 1967.

SPECIAL NOTES ALL LOCATIONS ARE APPROXIMATE.

Scale: 1" = 2000'

Date: 02/27/06

Drawn by: EAR

Checked by: JAL

APPENDIX A

SITE PHOTOGRAPHS



Photo #1: This photo shows the view of the front of the on-site metal warehouse facility from the southeast.



Photo #2: This photo shows the view across the site from the southeast.



Photo #3: This photo shows the view across the site from the east, showing West Peden Alley and the adjacent warehouse facility.



Photo #4: This photo shows a view of the storage shed, dumpster and loading dock area from the eastern paved parking/storage area.

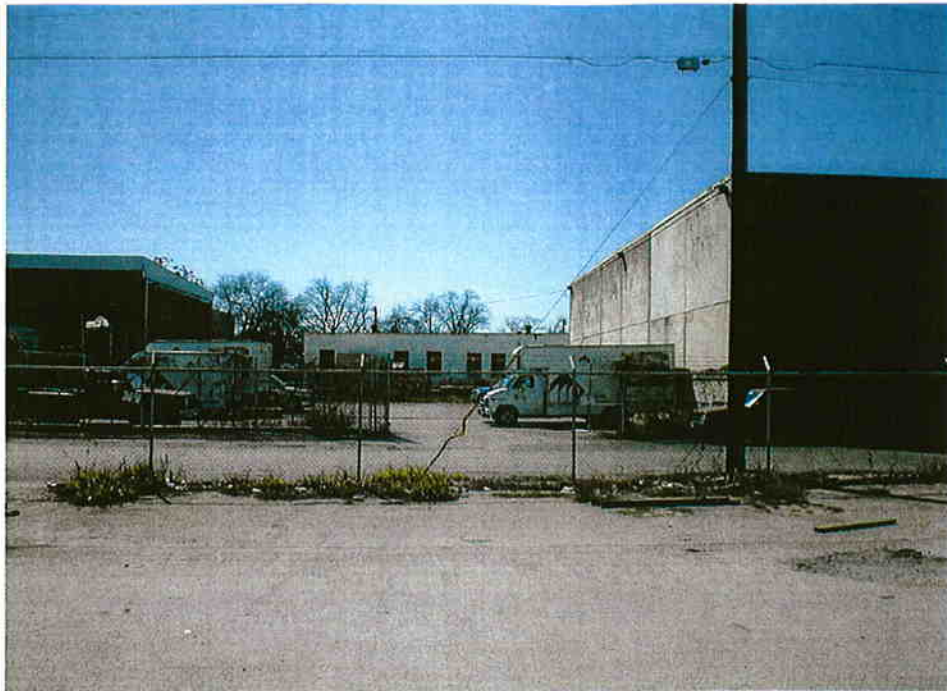


Photo #5: This photo shows the view south of the paved parking/storage area.



Photo #6: This photo shows the view of the piles of metal and wood, located on the eastern portion of the site.



Photo #7: This photo shows the northern portion of the site, east of the loading dock area and west of the paved storage area, as seen from the southeast.



Photo #8: This photo shows the view of the northeastern portion of the site as seen from the loading dock area.



Photo #9: This photo shows a view east from the loading dock area.



Photo #10: This photo shows the view north along the loading dock area.



Photo #11: This photo shows the view along the covered portion of the loading dock area from the north.



Photo #12: This photo shows the view along the covered portion of the loading dock area from the south.



Photo #13: This photo shows the view along the loading dock area from the north.



Photo #14: This photo shows a view of the storage shed located on the south-central portion of the site.



Photo #15: This photo shows the interior of the warehouse building from the south.



Photo #16: This photo shows a view of the interior of the warehouse building from the east, looking southwest.

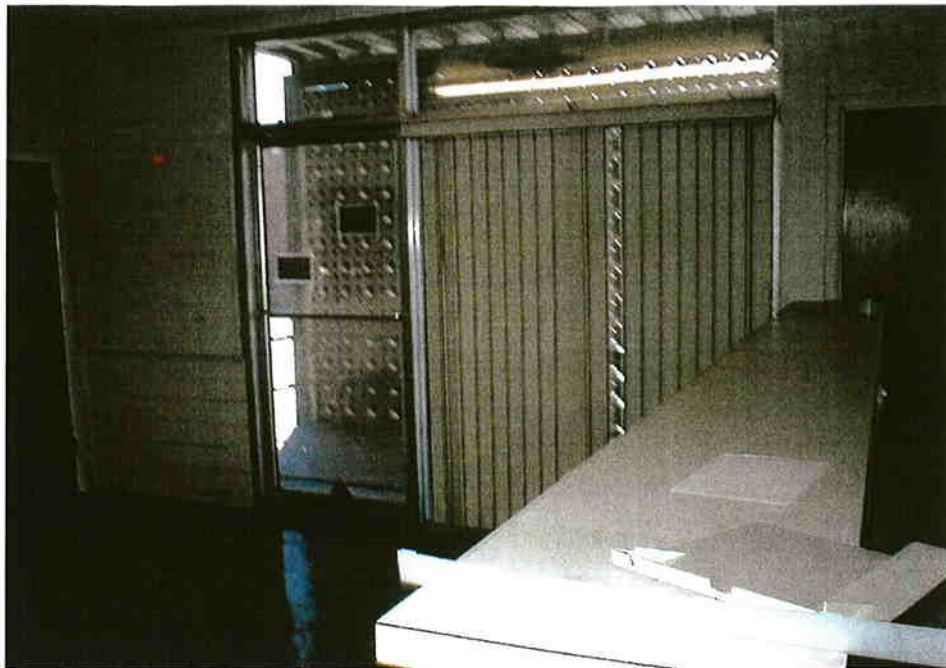


Photo #17: This photo shows a typical view of the office space, located in the south-central portion of the warehouse building.



Photo #18: This photo shows a view of a 55-gallon drum on a wooden pallet with surficial staining, along the eastern portion of the site.



Photo #19: This photo shows another view of the surficial staining on the eastern portion of the site.



Photo #20: This photo shows another view of the surficial staining along the eastern boundary of the site.

APPENDIX B

FIELD INSPECTION REPORT

PHASE I ENVIRONMENTAL SITE ASSESSMENT
FIELD INSPECTION REPORT

DCE Project Name: 1.58-Acre Site DCE Project No: 90067062

I. INSPECTION DATA

Property Address: 319 West Peden Street
City: San Antonio County: Bexar State: TX Zip: 78204
Legal Description:

Prepared for: WD Partners

Field Inspector: Robert Reddy Date: 2/13/06

II. PROPERTY DESCRIPTION AND ANALYSIS OF CURRENT USE OF PROPERTY

Present Property Use

☐ Agricultural ☒ Commercial ☐ Industrial ☐ Residential ☐ Undeveloped ☐ Other:
Property is: ☐ Vacant Land ☒ Improved
☒ If occupied by whom? Bradco

Type of Vegetation: N/A

Comments: Abandoned former steel (Aluminum, copper, stainless steel) fabrication facility

Chemicals On-Site: None

Material Safety Data Sheets: N/A Hazardous/Non Hazardous: N/A
Storage: N/A

Secondary Containment: ☐ Yes ☒ No

Past Use of Property (If Known):

☐ Agricultural ☒ Commercial ☐ Industrial ☐ Residential ☐ Undeveloped ☐ Other:

Comments:

III. GENERAL FIELD OBSERVATIONS

Are there any signs of the following on the property:

☐ Yes

☒ No

Underground Storage Tanks

Size: _____

Contents: _____

Location: _____

☐ Yes

☒ No

Above Ground Storage Tanks

Size: _____

Number: _____

Contents: _____

Location: _____

☒ Yes

☐ No

55-Gallon drums

Location: _____

South east portion

☐ Yes

☒ No

Abandoned

Number: _____

Secondary Containment: _____

Contents: _____

Location: _____

☒ Yes

☐ No

Concrete Slab

Location: _____

building & loading dock area

☒ Yes

☐ No

Stained Soil

Location: _____

South east portion on Asphalt

☐ Yes

☒ No

Vegetation Distress/Damage

Location: _____

☐ Yes

☒ No

Streams, Lakes, Ponds, Pits/Lagoons

Location: _____

☐ Yes

☒ No

Oily Sheen on Water

Color: _____

Odor: _____

☐ Yes

☒ No

Discarded Batteries

☐ Yes ☒ No Are any AST's visible on the property? Location: _____
☐ Yes ☒ No Ground staining around tanks?
☐ Yes ☒ No Are the AST's active? AST's contents (if known): _____
Aboveground Storage Tanks (AST's)

☐ Yes ☒ No Are any UST's visible on the property?
☐ Yes ☒ No Vent Pipes
☐ Yes ☒ No Are any chemicals manufacturing plants, gas stations or petroleum delivery/storage facilities located on surrounding properties? Location: _____
Underground Storage Tanks (UST's)

IV. STORAGE TANKS

☒ Yes ☐ No Pole Mounted Transformers Location: Along W Peden Alley
☒ Yes ☐ No Utility Easements Location: Along W Peden Alley (West)
☒ Yes ☐ No Previous Development Type: Steel fabrication facility Location: _____
☐ Yes ☒ No Hydraulic Lifts
☐ Yes ☒ No Sumps/Drains Location: _____
☒ Yes ☐ No Sewage Disposal/Septic System Location: Along Peden Alley (West)
☐ Yes ☒ No Heating and Cooling Systems Location: _____
☒ Yes ☐ No Building on Site Location: North side of property
☐ Yes ☒ No Evidence of Dumping Location: _____

Asbestos

Required ☐ Yes ☒ No

Is there any evidence of asbestos on the property? ☐ Yes ☐ No

Was the structure constructed before 1979? ☐ Yes ☐ No

Are any suspected asbestos containing materials evident such as sprayed materials on fire-proofing areas, pipe insulation, floor tile, etc.? ☐ Yes ☐ No

VII. CHEMICAL, GAS AND MINERAL INSPECTION

Are lead or lead soldered pipes visible on the property? ☐ Yes ☒ No

Are these wells the primary or sole source of drinking water? If no, what are primary or sole sources of drinking water? ☐ Yes ☒ No

Is there evidence that water wells in use or abandoned exist on the property? ☐ Yes ☒ No

Type Casing: _____

VI. WATER WELL INSPECTION

Comments: _____

Are any neighboring properties storing, transporting or producing waste chemicals or hazardous substances? ☐ Yes ☒ No

Location: _____

V. WASTE SITES

Are there any AST's on adjacent properties? ☐ Yes ☒ No

Is the subject site storing, transporting or producing waste chemicals or hazardous substances? ☐ Yes ☒ No

Location: _____

Comments: *No observed @ site visit*

UREA Formaldehyde Foam Insulation (UFFI) Required ☐ Yes ☒ No

Is there any evidence of UFFI? ☐ Yes ☐ No

Lead Paint Required ☐ Yes ☒ No

Is there any visible evidence of peeling, cracking or flaking paint? ☐ Yes ☐ No

Is there any visible evidence of lead paint on the ceiling, walls or floors of any structures on the property? ☐ Yes ☐ No

Pesticides/Herbicides

Required ☐ Yes ☒ No

Does it appear pesticides or herbicides have been used in excess of normal household use? ☐ Yes ☐ No

Is the property used for agriculture purposes? ☐ Yes ☐ No

Are there any Noticeable pesticide odor? ☐ Yes ☐ No

Polychlorinated Biphenyl (PCB's)

Are there any transformers, electrical devices or hydraulic equipment on the property labeled as containing PCB's? ☐ Yes ☒ No

Does visible or other evidence exist of PCB contamination to the soil or groundwater on the property? ☐ Yes ☒ No

Does the property contain any fluorescent light ballasts labeled as containing PCB's? ☐ Yes ☒ No

Radon

Required ☐ Yes ☒ No

Is there any reason to suspect that radon may be a problem in the dwelling or the immediate property's locality? ☐ Yes ☐ No

Has radon screening been conducted which indicates that the property may have elevated levels of radon? ☐ Yes ☐ No

Comments:

VIII. ADJACENT PROPERTIES

North: Railroad tracks, followed by Frack Strauss Company

Potential for impact to subject property: None ~~seen~~ seen @ time of site visit

East: Railroad tracks, followed by Abandoned multi-story office building

Potential for impact to subject property: None seen @ time of site visit

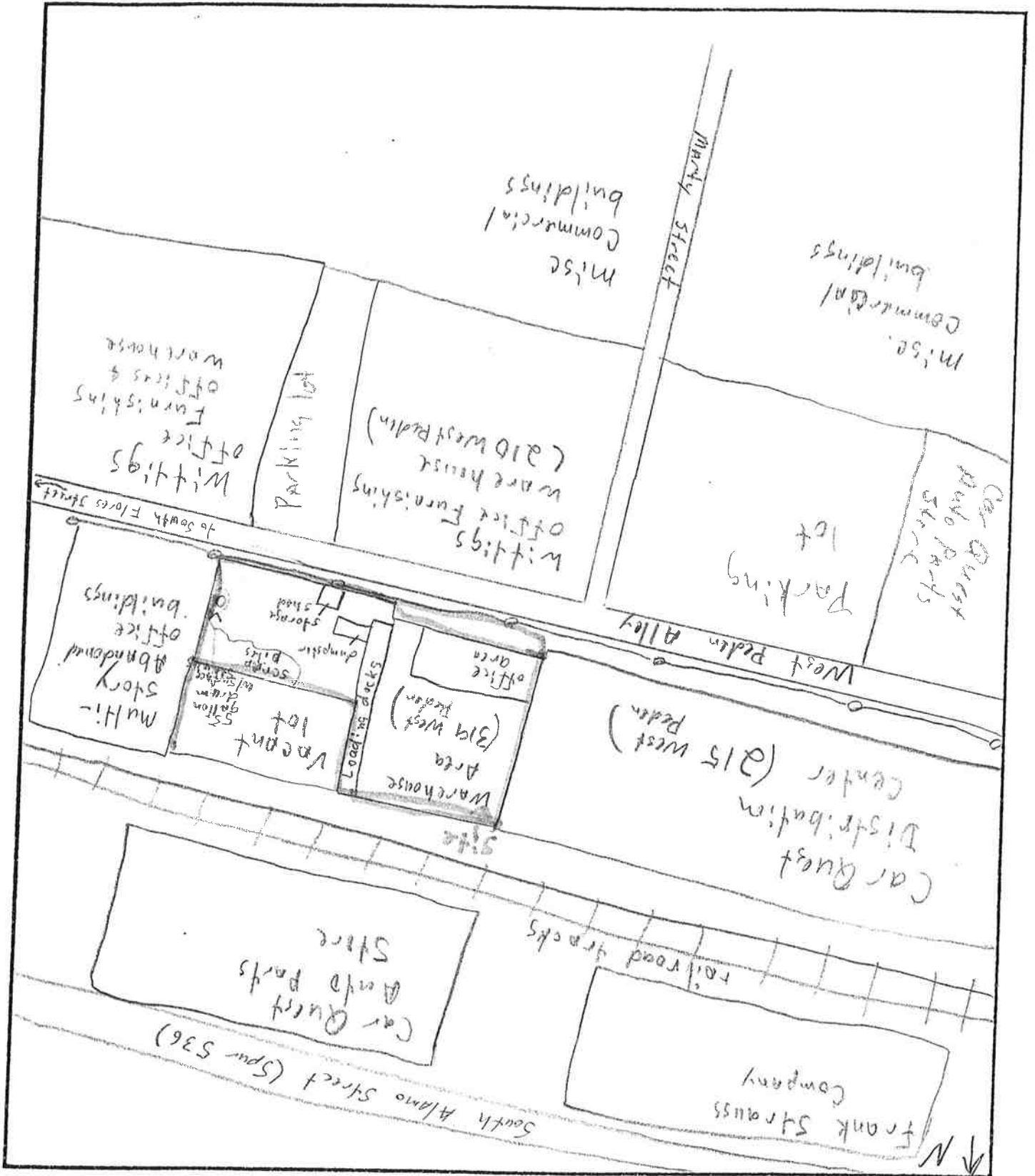
South: W. Peden Alley, followed by Wittig's office furnishings
210 West Peden Alley & 118 W. Peden Alley

Potential for impact to subject property: None seen @ time of site visit

West: Car Quest Distribution Center (215 W. Peden Alley) &
Car Quest Auto Parts Store

Potential for impact to subject property: None seen @ time of site visit.

IX. FIELD SKETCH OF SITE
 Include dimensions, landmarks, structures, easements and north arrow.



Title: Project Geologist

Name: Robert Redhahn

Date: 2/13/06

Field Inspector's Signature: Robert Redhahn

To the best of my knowledge and belief, the facts and data used in my inspection are true and accurate, are based on currently accepted and available information as of the inspection date. I have personally inspected the subject property and I have no disclosed interest, present or prospective herein.

XI. SUMMARY AND CONCLUSIONS OF INSPECTION

Stained surface observed on the South-Southeastern
 perim of site, appears to be oil. A 55-gallon drum was
 observed in this area, located in a wooden pallet (contents unknown)

Comments:

☐ Yes ☒ No

Activities of nearby properties that may pose potential environmental risks to the subject property.

☐ Yes ☒ No

Are there any conditions present not mentioned above.

☒ Yes ☐ No

Photographs taken.

X. GENERAL

APPENDIX C

CITY DIRECTORY REVIEW



Assessment, Compliance and Permitting Support

February 20, 2006

Robert Rethaber
Drash Consulting Engineers, Inc.
6911 Blanco Road
San Antonio, Texas 78216

Re: City Directory Search
Project No. 90067062
San Antonio, Texas
Job #06-02-038A

Dear Mr. Rethaber:

Atlas Environmental Research has reviewed city directories for the above referenced site. Atlas has attempted to review these directories in ten year increments dating back to the beginning of the collection. Any gaps in this research reflect gaps in the Texas State Library's and the Center for American History's collections concerning this site.

West Peden:

2002-all addresses are individuals or vacant except:
210-Earthgrains Co baker-whol
-Sara Lee Fresh Depot baker-whol
215-Carquest Auto Parts auto parts & suppl-retail-new
319-Posey Steel & Supply metal-distributor
1993-street not listed
1983-all addresses are individuals or vacant except:
114-no return
118-Pollock Paper Distributors (br) whol
210-Graham Paper Co whol
215-Straus-Frank Co (automotive div)
319-Posey Steel Products bldg mats
323-Southwest Carton box mfr
328-International Supply Inc plmb
1973-all addresses are individuals or vacant except:
100-Stowers Furn Co (whse)
118-Pollock Paper Corp (br) whol
210-Graham Paper Co
215-Straus-Frank Co (automotive div)
319-Posey Steel Products bldg mats
321-Straus-Frank Co guns & ammunition whol
323-T X I Paper Products box mfr
326-Metro-Frigidaire Service Inc

ATLAS E. R., Inc.
8705 Shoal Creek Blvd., Suite 207 • Austin, Texas 78757
800.940.0977 • 512.339.4155 • FAX 512.339.4413

1962-all addresses are individuals or vacant except:

100-G A Stowers Furn Co (whse)
118-Pollock Paper Corp whol
207-Erler-Pennycuik Food Co whol gro
319-Kelley Mfg Co bldg mats
323-Fleming & Sons Inc (Magnolia Carton Div) box mfr
1951-all addresses are individuals or vacant except:
100-Stowers Furn Co (whse)
207-Axtell Co plmb sups
212-Samuels Glass Co whse no 2
1940-41-all addresses are individuals or vacant except:
212-Samuels Glass Co whse no 2
1929-30-all addresses are individuals or vacant except:
110-Stowers Fm Co (whse)
ns 2 e-Cain Oil Co
200-E W Kirkland Inc gro
1921-22-all addresses are individuals or vacant except:
200-E W Kirkland Agency

1300 and 1400 blocks of South Flores:

2002-all addresses are individuals or vacant except:
1302-City Paint & Supply Inc paint-retail
1324-Salvation Army social serv & welfare org
1324-Salvation Army Thrift Store social serv & welfare org
1334-Allied Distributing Co auto parts & suppl-whol
1339-Graeber Simmons & Cowan Inc architects
-Market Visions marketing consultant
1405-Antique Warehouse antique-dir
1425-Apartments
1430-Groff Brothers Inc tire-retreading & rpr
1993-all addresses are individuals or vacant except:
1302-City Paint & Supply Co Inc
-City Paint & Supply Co whse
1324-Salvation Army Thrift Store No 1
-Salvation Army Adult Rehabilitation Center men's alcoholic cnt
1983-all addresses are individuals or vacant except:
1302-City Paint & Supply Co Inc
-City Paint & Supply Co (whse)
-City Paint & Supply Co (whse)
1324-Salvation Army Thrift Store No 1
-Salvation Army Adult Rehabilitation Cntr
1336-Metro Appliance Service (stige) (as appears in book)
1331-Wm Van Hoogenhuyze Hardware Co whol
1334-Straus-Frank Appliance Parts
1339-South West Lighting Products
1400-Friend Tire Service Inc
1401-American Furniture Co whol
1423-Bedlam Brass Beds (whse)
1425-Las Dos Hermanas Bar
1425½-Bedlam Brass Beds (whse)
1427-Jay's Cafe
1429-Sanitary Grocery & Market
1430-Groff Brothers vulcanizing

1973-all addresses are individuals or vacant except:

1302-City Paint & Supply Co Inc
1308-City Paint & Supply Co (whse)
1312-City Paint & Supply Co (whse)
1316-Academy Army Surplus Store
1319-Earl Scheib Auto Painting
1324-Salvation Army Thrift Store No 1
-Salvation Army Men's Rehabilitation Center
1331-Wm Van Hoogenhuyze Hardware Co whol
1334-Watts Hardware & Supply Co whol
1339-Southwest Lighting Products
-Leonard Schwartz

1344-Webb Marshal Co
1400-Santone Sales Co whol record distr
1401-American Distributing Co whol furn
1415-Las Vegas Nite Club
1423-Texas Tiny Frocks Inc (br) mfr
1425 1/2-Apartments
1427-Las Vegas Cafe
1429-Sanitary Food Store
1430-Groff Brothers vulcanizing
1962-all addresses are individuals or vacant except:

1301-Academy Sores Inc genl mdse
1302-Alonzo Bros Grocery & Market
1308-10-Stella's Cafe
1314-18-Ellison's Furn Rentals
1331-Southern Transfer Co
1334-Watts Hardware & Supply Co whol
1344-Stowers Furn Store (whse)
1401-Am Distr Co whol furn
1405-Continental Transfer & Storage Co Inc
1415-Bill Williams Distr Co vending machs
1429-Sanitary Food Store
1430-Groff Bros vulcanizing
1951-all addresses are individuals or vacant except:

1301-09-Academy Junk & Salvage Co
-Academy Army Surplus Distributors
1302-06-Alonzo Bros Gro & Mkt
1308-10-The Garden Cafe
1312-Texas Cleaners clo clnrs
1314-SAP Drug Store
1316-18-Ellison's Southside liquors
1331-Watts Hdw & Sup Co
1339-Campbell Lbr Co
1344-Intl Harvester Co Inc
1345-Goodyear Tire & Rubber Co Inc
1400-Intl Harv Co whse
1401-Pollack Paper Corp
1401-05-The Stewart Co agri impls
1413-23-Gulf Coast Vocational School
1425-Rosie's Cafe
1425 1/2-South Flores Recreation Club
-Mrs Betty Jackson
1427-Homemakers Appls
1429-Sanitary Food Store
1430-Groff Bros vulc

1940-41-all addresses are individuals or vacant except:

1301-Emma's Cafe
1301½-M P Paint Co
-Michl Panyagin
1302-06-Alonzo Bros Gro
1303-Bueche's Market meats
1305-Jos C Willlett barber
1308-10-Tony's Cafe
1309-Waller implement Co agricultural implements
1309½-SAP Depot Package House liquors
-Theo Wolfe

1311-Legler's Bar

rear-Eldridge Frt Line

-Gilbert Truck Line

-Sabinal Truck Line

-Yost Truck Line

-Hitchcock Truck Line

-Girfax Truck Line

-Union Truck & Transportation Co

-Price Truck Line

-Basse Truck Line

-Basse Express Line

1312-Cleveland Clnrs (br)

1313-15-Forehand's Furn Store 2d hd furn

1314-New SAP Drug Store

1316-D Saffir & Sons auto parts

1317-T F Herard & Co roofers

1329-Dempster Mill Mfg Co machy

1333-Crowley Feed Co

1339-Campbell Lbr Inc

1344-Int Harvester Co Inc

1345-Goodyear Tire & Rubber Co Inc

1400-Alamo Farm Mach Co

1401-General Motors Parts Division auto accessories

-Watts Hdw Co Inc

1405-J D Adams Co road machy

1413-Geo P Dodson beer

1417-Arthurs Shoe Shop reprs

1419-Ramon H Carvajal beer

1421-Gittinger Cafe

1423-Fest Hall

1425-Westbrook Bakery

1426-SAP Tin Shop

1427-Winn Stores Inc No 2 dept store

1429-Sanitary Mkt & Gro

1430-Centennial Service Sta filling sta

1929-30-all addresses are individuals or vacant except:

1301-Thos Perry gro

1301½-Mrs M L Learn

-W Odell Learn Co reptiles

1302-04-Keifer Bros Auto Sup Co

1303-Bueche's Meat Market

1305-J C Willlett barber

1306-Celso Martinez tailor

1308-Nicomedes Hernandez barber

1309- S A Building Mat Co yd no 2

1300 and 1400 blocks of South Flores (1929-30 continued):

1310-Busy Bee Cafe
1311-J H Paterson hdw
1312-Arrow Printing Co
1313-15-SAP Drug Store
-Dr J L Mitchell
1314-Roma Social Club
1316-Nevelow Bros Store No 3
1320-Nevelow Serv Sta No 7
1329-35-Murray-Winerich Motor Co No 2
1334-S A Fishing Tackle Co
-Smith Bros Dist Co
-Gates Transfer & Stge Co
1337-39-Campbell Lbr Co
1337½-B P Clark Machine Co
-Molin Implement co
1345-T F Branyon tire repr
cor-1300 Bk Chas Wiggins & Co
1400-Grueger Implement Co
1401-11-Peden Iron & Steel Co
1413-Neon Electric Sign Co
1415-S-A-P Tailors & Cleaners
- Manuel Arredondo
1417-S A P Shoe Shop
1419-B J Gavlick barber
1421-Fest and Gittinger Cafe
1423-Fest Hall
1425-Sanitary Market
-Vollmer's Bakery No 2
1426-Denys Sheet Metal Wks
1428-Winn Stores Inc No 2
1429-Piggly Wiggly Store No 23
-G J Ball
1430-Triangle Sales Co No 2 auto reprs
1921-22-all addresses are individuals or vacant except:

1301½-S A P Jewelry Store
1303-SAP Depot Meat Mkt
1306-Famous Furn Store
1309-Hillier-Deutsch-Jaratt Co
1313-SAP Drug Store
1318-S A & A P Depot
1319-J W Neal & Son warehouse
1325-Campbell Lumber Co
1329-Dixie Tire Shop
1400-Inter Harv Co of Amer
1401-3-5-7-9-11-Peden Iron & Steel Co
1411-Owl Tailor Shop
1415-St Louis Furn Store
1423-Fest & Co
1423-upstairs Mrs M fest
1428-SAP Furn Store
1428-rear SAP Iron & Metal Co
1430-SAP Auto Top Shop

1900 block of South Alamo:

2002-all addresses are individuals or vacant except:
1964-Automotive San Antonio auto rpr & serv
-Battery Specialist Warehouse batteries-storage-retail
-Carquest auto parts & suppl-retail-new
-Strafco Inc auto parts-used & rebuilt
1970-Advanced Services Inc office records-storage

1993-no listing this block
1983-all addresses are individuals or vacant except:
1962-Straus-Frank Co (automotive genl of)
-Strafco Inc (accounting ofc) electronic equip
1964-Strafco Inc

-Straus-Frank Co genl ofcs of appl-tires
-Hundred Thousand Auto Parts
1970-Straus-Frank Co (appliance dept)
1974-Straus-Frank Co (tire div)

1973-all addresses are individuals or vacant except:

1962-Automotive Component Sales
1964-Straus-Frank Co (genl ofc) electronic equip
1970-Straus-Frank Co (frigidaire dept)
1974-Straus-Frank Co (tire div)

1962-no listing this block

1951-no listing this block

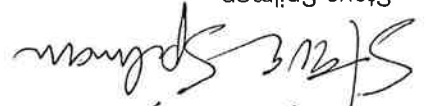
1940-41-no listing this block

1929-30-no listing this block

1921-22-no listing this block

Please do not hesitate to call me at 800-940-0977 if you have any questions concerning this project. Thank you for utilizing Atlas's research services to meet your environmental information needs. I look forward to being of service to you in the future.

Sincerely,



Steve Spilman
Research Consultant

Figure 5: 1912
Figure 6: 1951
Figure 7: 1952
Figure 8: 1971

SANBORN FIRE INSURANCE MAPS

APPENDIX D

SOURCE
SPECIAL
NOTES

ALL LOCATIONS ARE APPROXIMATE.

Date: 02/27/06
Scale: 1" = 100'

Checked by: JAL
Drawn by: EAR

1912 SANBORN MAP
Phase I Environmental Site Assessment
1.58 - Acre Site
San Antonio, Bexar County, Texas
Project No. 90067062



Drash
Consulting
Engineers, Inc.

FIGURE
5

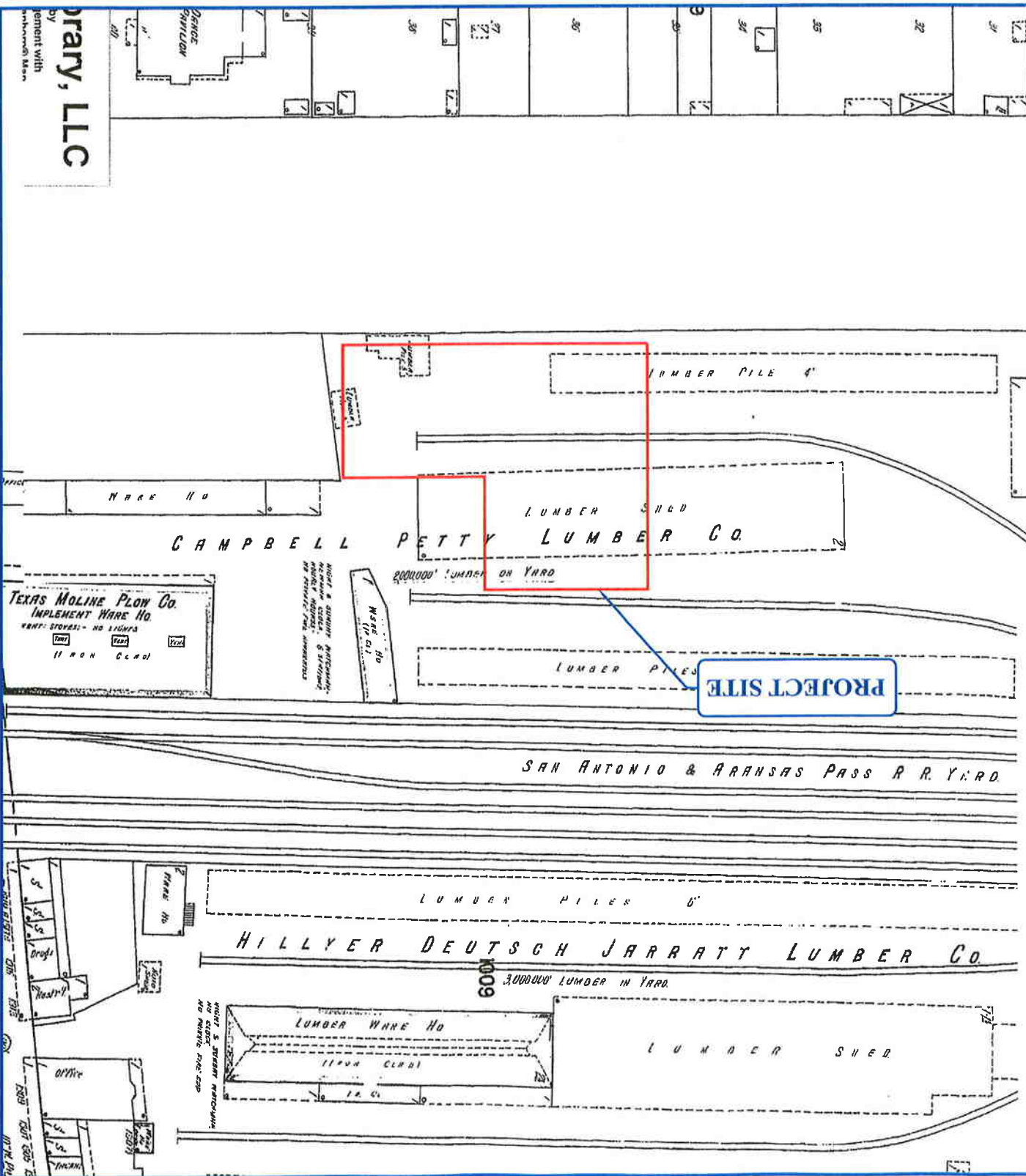


FIGURE 9

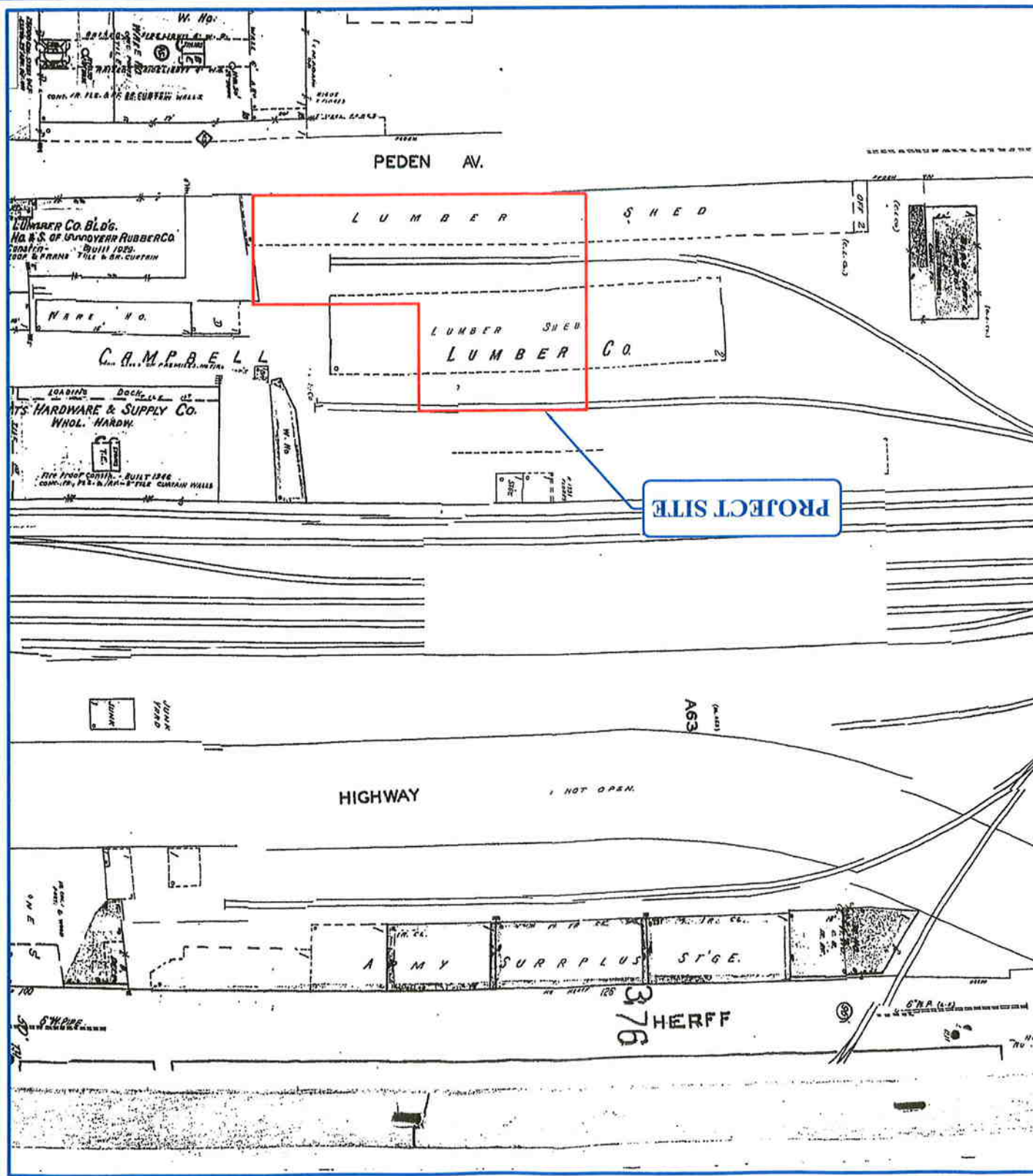
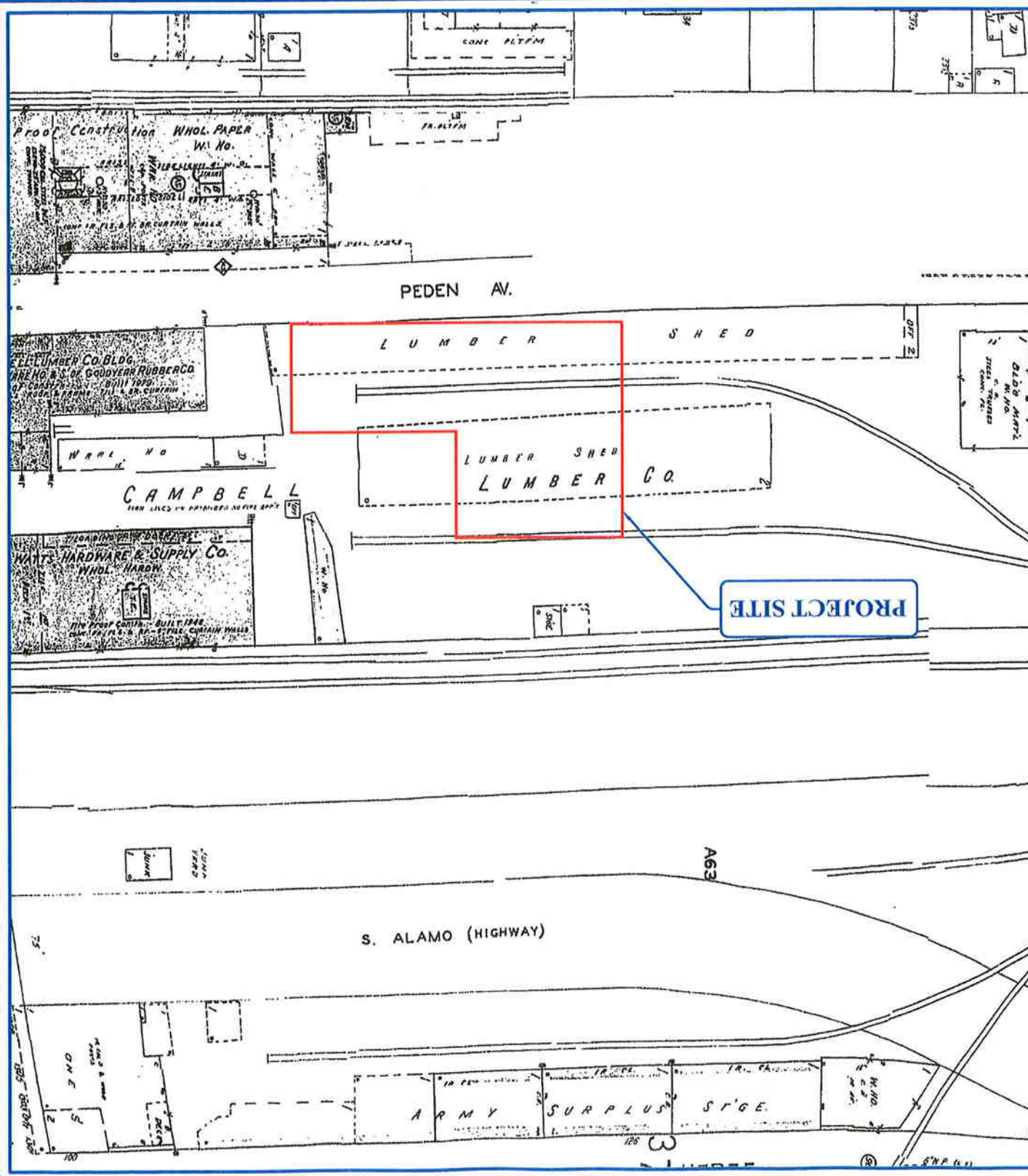


FIGURE 7

SPECIAL NOTES

ALL LOCATIONS ARE APPROXIMATE.

SOURCE

SANBORN LIBRARY, LLC.

Date: 02/27/06

Scale: 1" = 100'

Checked by: JAL

Drawn by: EAR

1971 SANBORN MAP
Phase I Environmental Site Assessment
1.58 - Acre Site
San Antonio, Bexar County, Texas
Project No. 90067062



Drash
Consulting, Inc.

FIGURE
8

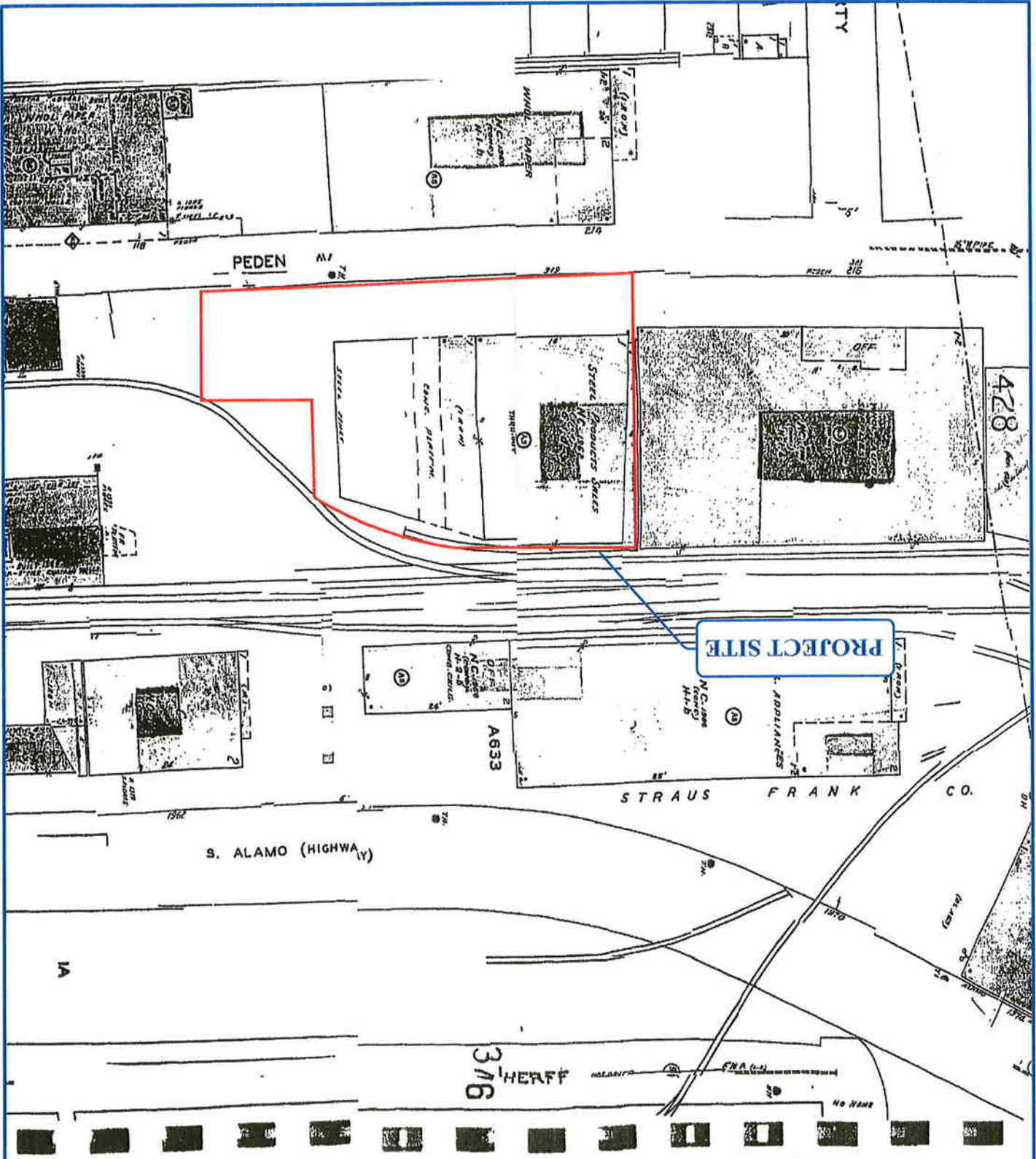


Figure 9:	1959
Figure 10:	1966
Figure 11:	1977
Figure 12:	1985
Figure 13:	1995
Figure 14:	2004

AERIAL PHOTOGRAPHS

APPENDIX E

SPECIAL
NOTES

ALL LOCATIONS ARE APPROXIMATE.

SOURCE

AGRICULTURAL STABILIZATION AND CONSERVATION SERVICE.



1959 AERIAL PHOTOGRAPH
Phase I Environmental Site Assessment
1.58 - Acre Site
San Antonio, Bexar County, Texas
Project No. 90067062

Date: 02/27/06

Checked by: JAL

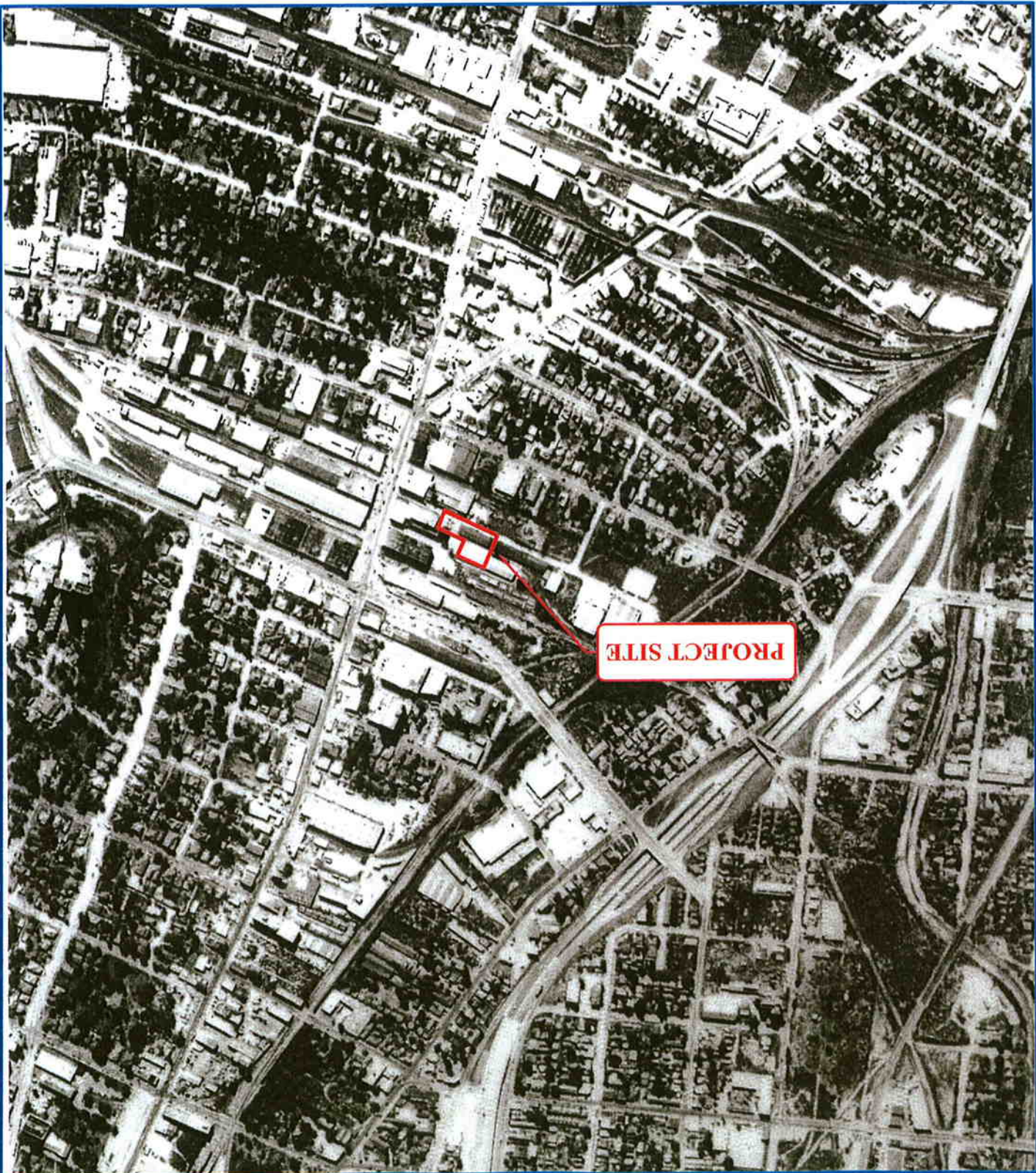
Scale: 1" = 700'

Drawn by: EAR



Drash
Consulting, Inc.

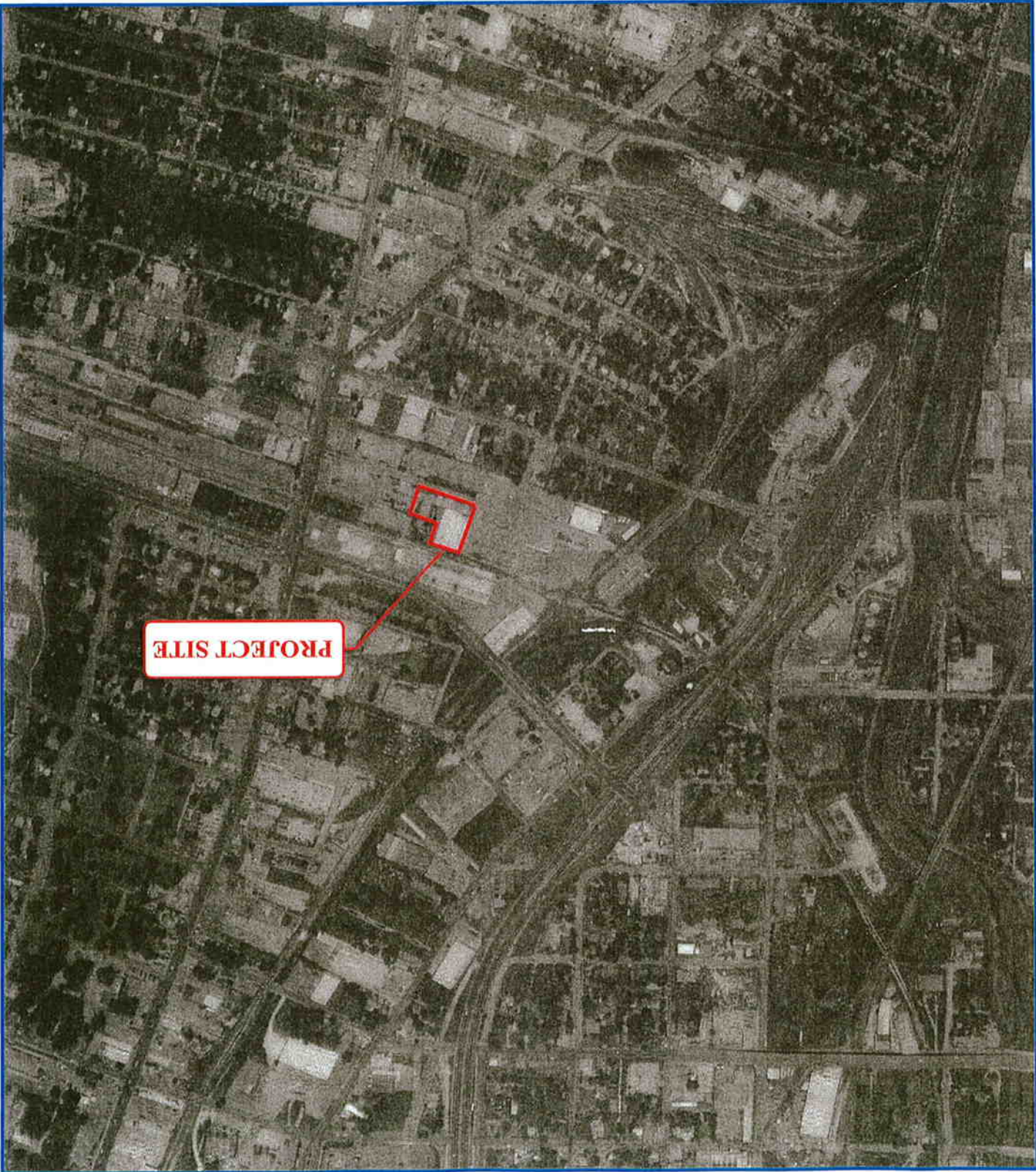
FIGURE
9



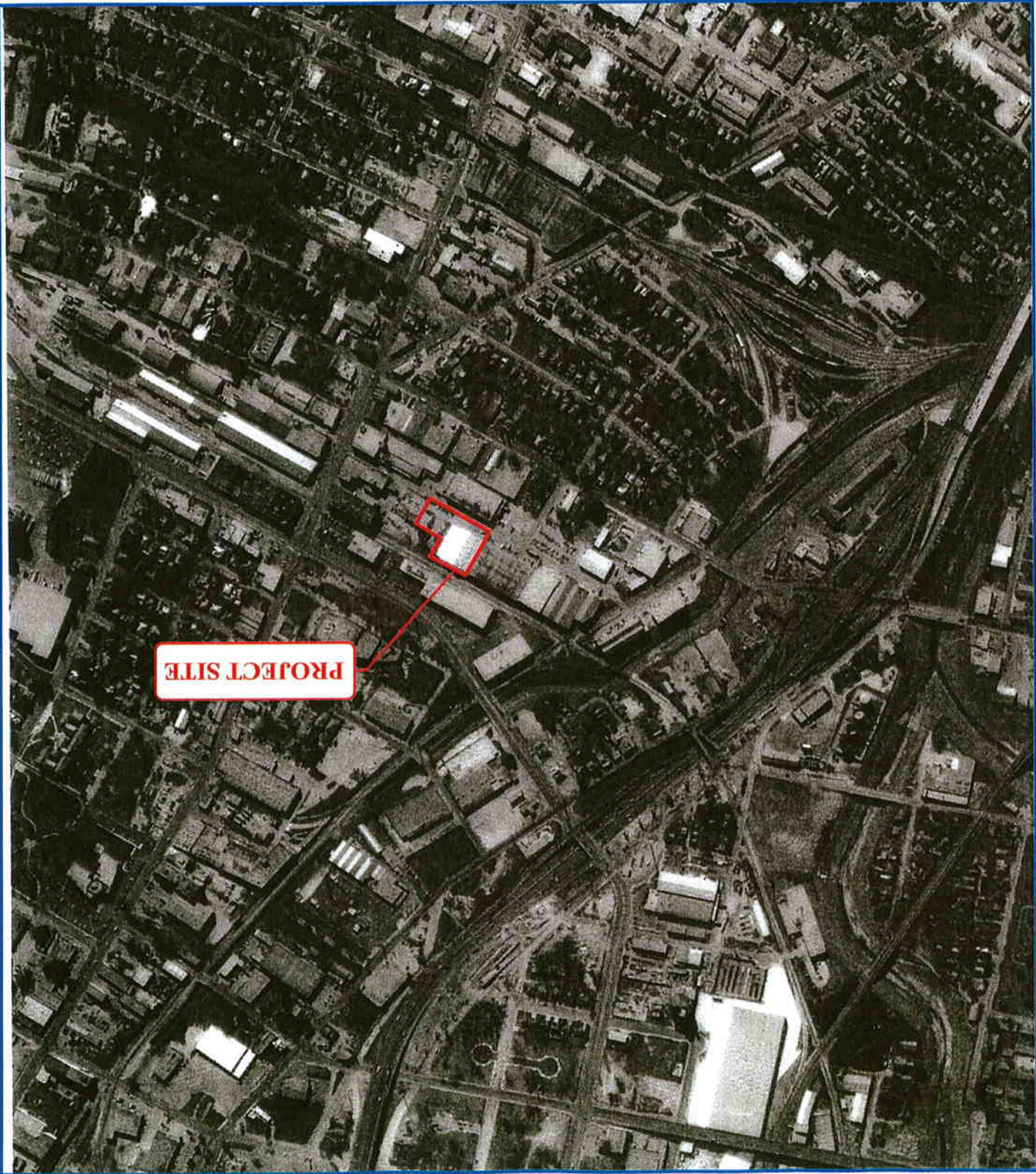
SPECIAL NOTES		ALL LOCATIONS ARE APPROXIMATE.	
SOURCE		UNITED STATES GEOLOGICAL SURVEY.	
		1966 AERIAL PHOTOGRAPH Phase I Environmental Site Assessment 1.58 - Acre Site San Antonio, Bexar County, Texas Project No. 90067062	
		 Drash Consulting Engineers, Inc.	
FIGURE 10		Date: 02/27/06 Scale: 1" = 700' Drawn by: EAR Checked by: JAL	



SPECIAL NOTES ALL LOCATIONS ARE APPROXIMATE.		Date: 02/27/06		Checked by: JAL	
SOURCE TEXAS DEPARTMENT OF TRANSPORTATION.		Scale: 1" = 700'		Drawn by: BAR	
		1977 AERIAL PHOTOGRAPH			
		Phase I Environmental Site Assessment 1.58 - Acre Site San Antonio, Bexar County, Texas Project No. 90067062			
				Drash Consulting, Inc.	
				FIGURE 11	



SPECIAL NOTES		ALL LOCATIONS ARE APPROXIMATE.		Date: 02/27/06		Checked by: JAL	
SOURCE		TEXAS DEPARTMENT OF TRANSPORTATION.		Scale: 1" = 700'		Drawn by: EAR	
		1985 AERIAL PHOTOGRAPH Phase I Environmental Site Assessment 1.58 - Acre Site San Antonio, Bexar County, Texas Project No. 90067062					
		FIGURE 12		Drash Consulting, Inc. 			



SPECIAL
NOTES

ALL LOCATIONS ARE APPROXIMATE.

SOURCE

UNITED STATES GEOLOGICAL SURVEY.



Date: 02/27/06

Scale: 1" = 700'

Checked by: JAL

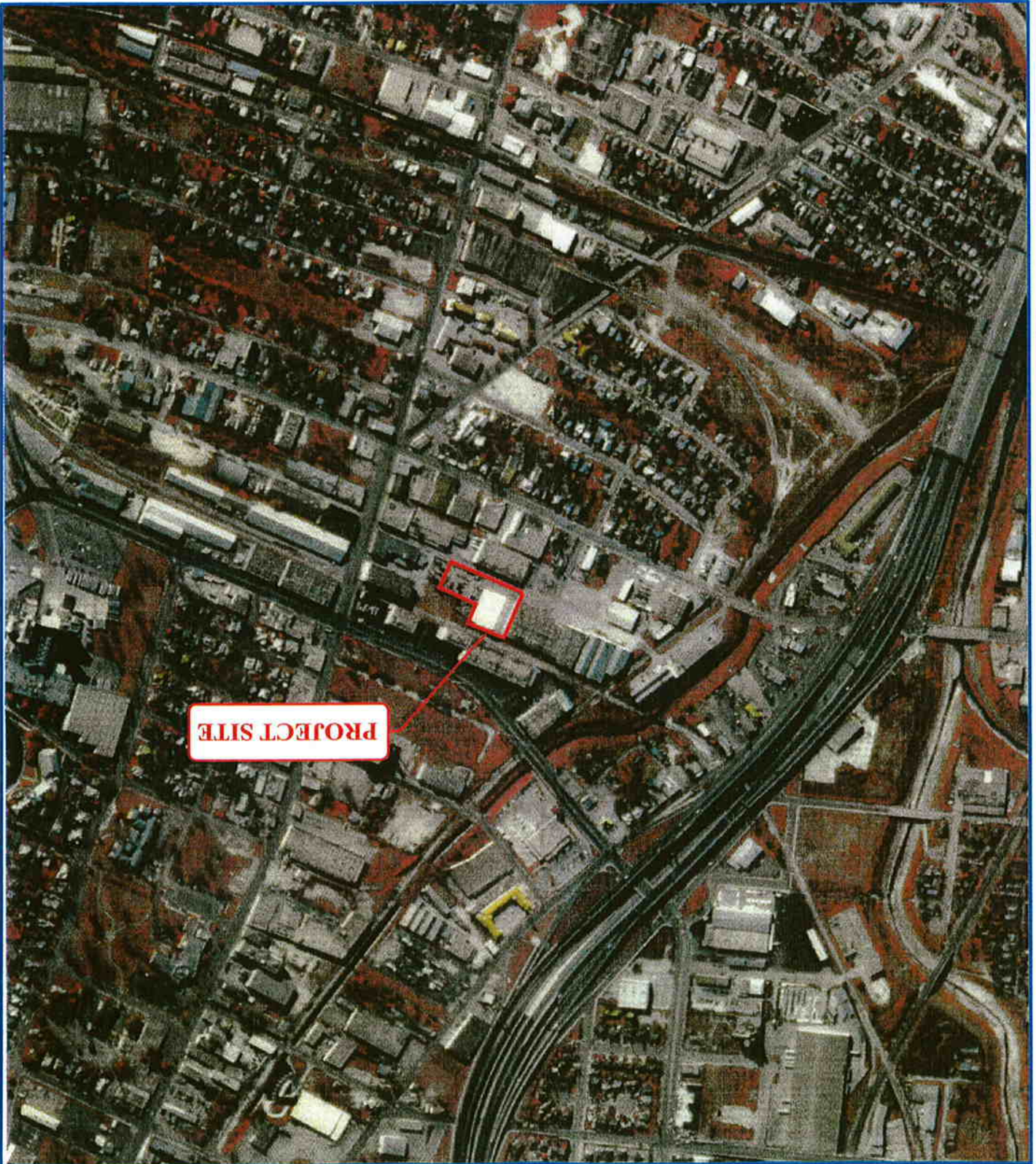
Drawn by: EAR

1996 AERIAL PHOTOGRAPH
Phase I Environmental Site Assessment
1.58 - Acre Site
San Antonio, Bexar County, Texas
Project No. 90067062



Drash
Consulting
Engineers, Inc.

FIGURE
13



SPECIAL NOTES

ALL LOCATIONS ARE APPROXIMATE.

SOURCE

UNITED STATES DEPARTMENT OF AGRICULTURE.

Date: 02/27/06

Checked by: JAL

Scale: 1" = 700'

Drawn by: EAR

2004 AERIAL PHOTOGRAPH
Phase I Environmental Site Assessment
1.58 - Acre Site
San Antonio, Bexar County, Texas
Project No. 90067062



Drash
Consulting, Inc.

FIGURE
14



APPENDIX F RECORD OF COMMUNICATION

RECORD OF COMMUNICATION

Project Nº: 90067062

Site Name: 1.58-Acre Site		Location: San Antonio, Texas	
Communications with: Bill Robinson		Phone: In-Person Interview	
Of: Property Owner Representative		Location: San Antonio, Texas	
Communication Via:		Telephone	Letter ☒ In Person ☐
Recorded By: Robert Rethaber		Of: Drash Consulting Engineers, Inc.	
At (Time): 1:05 pm		On (Date): February 13, 2006	
Subject: Property Owner Interview			

Summary of Communication:

Drash Consulting Engineers Spoke to Mr. Bill Robinson in regards to his knowledge of any potential environmental concerns associated with the site. Mr. Robinson stated that the facility had been a metal fabrication facility (stainless steel, brass, copper, and iron) for many years. For the last four to five years the facility has been used as storage for steel and wood products. Other than that, he was not aware of any potential environmental concerns associated with the site.

Conclusions/Required Action/Follow-up: N/A

RECORD OF COMMUNICATION

Project Nº: 90067062

Site Name: 1.58-Acre Site		Location: San Antonio, Texas	
Communications with: Dr. Georgia Zannaras		Phone: 210-362-5200	
Of: Alamo Area Council of Governments (AACOG)		Location: San Antonio, Texas	
Communication Via:		☒ Telephone	☐ Letter ☐ In Person
Recorded By: Robert Rethaber		Of: Drash Consulting Engineers, Inc.	
At (Time): 9:05 am		On (Date): February 14, 2006	
Subject: Regulatory Interview			

Summary of Communication:

Drash Consulting Engineers spoke to Dr. Zannaras, of AACOG, in regards to her knowledge of any potential environmental concerns associated with the site. Dr. Zannaras referred Drash to their interactive on-line map that shows all known permitted and unpermitted Closed and Abandoned Landfill (CALF) sites. After reviewing the interactive map, Drash could not identify any landfills within a one mile radius of the site.

Conclusions/Required Action/Follow-up: N/A

APPENDIX G REGULATORY DOCUMENTATION



RADIUS REPORT

Property:
319 W. Peden
San Antonio, TX 78204
Project # 90067062

Prepared For:
Drash Consulting Engineers, Inc. - San Antonio

Job #: 52954 / Date: 02/14/06

SEARCH RADIUS	UNLOCAL- TABLE	LOCAL- TABLE	ACRONYM	DATABASE
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SEARCH RADIUS	UNLOCAL- TABLE	LOCAL- TABLE	ACRONYM	DATABASE
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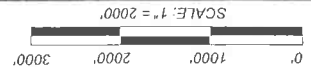
1.000 mi	0	0	NPL	NATIONAL PRIORITY LIST
1.000 mi	0	0	DNPL	DELISTED NATIONAL PRIORITY LIST
1.000 mi	0	0	RODS	RECORDS OF DECISION
0.500 mi	0	0	CERCLIS	COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION & LIABILITY INFORMATION SYSTEM
0.500 mi	0	0	NFRAP	NO FURTHER REMEDIAL ACTION PLANNED
1.000 mi	0	2	RCRAC	RESOURCE CONSERVATION & RECOVERY ACT - CORRECTIVE ACTION
0.500 mi	0	0	RCRAT	RESOURCE CONSERVATION & RECOVERY ACT - TREATMENT, STORAGE & DISPOSAL
0.125 mi	0	0		RESOURCE CONSERVATION & RECOVERY ACT - GENERATOR / HANDLER RCRAG
0.125 mi	0	0	ERNS	EMERGENCY RESPONSE NOTIFICATION SYSTEM
0.250 mi	0	1	TRI	TOXICS RELEASE INVENTORY
0.500 mi	0	0	ODI	OPEN DUMP INVENTORY
STATE				
1.000 mi	0	0	TXSF	STATE SUPERFUND
1.000 mi	0	3	VCP	VOLUNTARY CLEANUP PROGRAM
0.500 mi	0	0	MSWLF	MUNICIPAL SOLID WASTE LANDFILL SITES
0.500 mi	0	0	CALF	CLOSED & ABANDONED LANDFILL INVENTORY
0.500 mi	1	15	LPST	LEAKING PETROLEUM STORAGE TANK
0.250 mi	0	10	PST	PETROLEUM STORAGE TANKS
0.250 mi	0	0	SPILLS	SPILLS LISTING
0.125 mi	0	0	IHW	INDUSTRIAL AND HAZARDOUS WASTE
1.000 mi	0	0	IOP	INNOCENT OWNER / OPERATOR PROGRAM
0.125 mi	0	0	DCR	DRY CLEANER REGISTRATION
0.500 mi	0	0	BSA	BROWNFIELD SITE ASSESSMENT
TOTAL				
1	31			

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- ◇ PST
- ◆ LPST
- ⊗ VCP
- ▲ TRI
- ▣ RCRAC
- ★ TARGET PROPERTY (TP)

APPROXIMATE LOCATIONS ONLY



319 W. Peden
San Antonio, TX 78204
Project #: 90067062

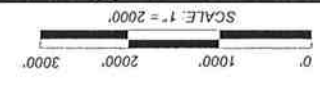
SITE MAP



2705 Bee Caves Rd, Suite 330
Austin, Texas 78746
866-396-0042



- CONTOUR INTERVAL
- PST
- LPST
- VCP
- TRI
- RCRAC
- TARGET PROPERTY (TP)

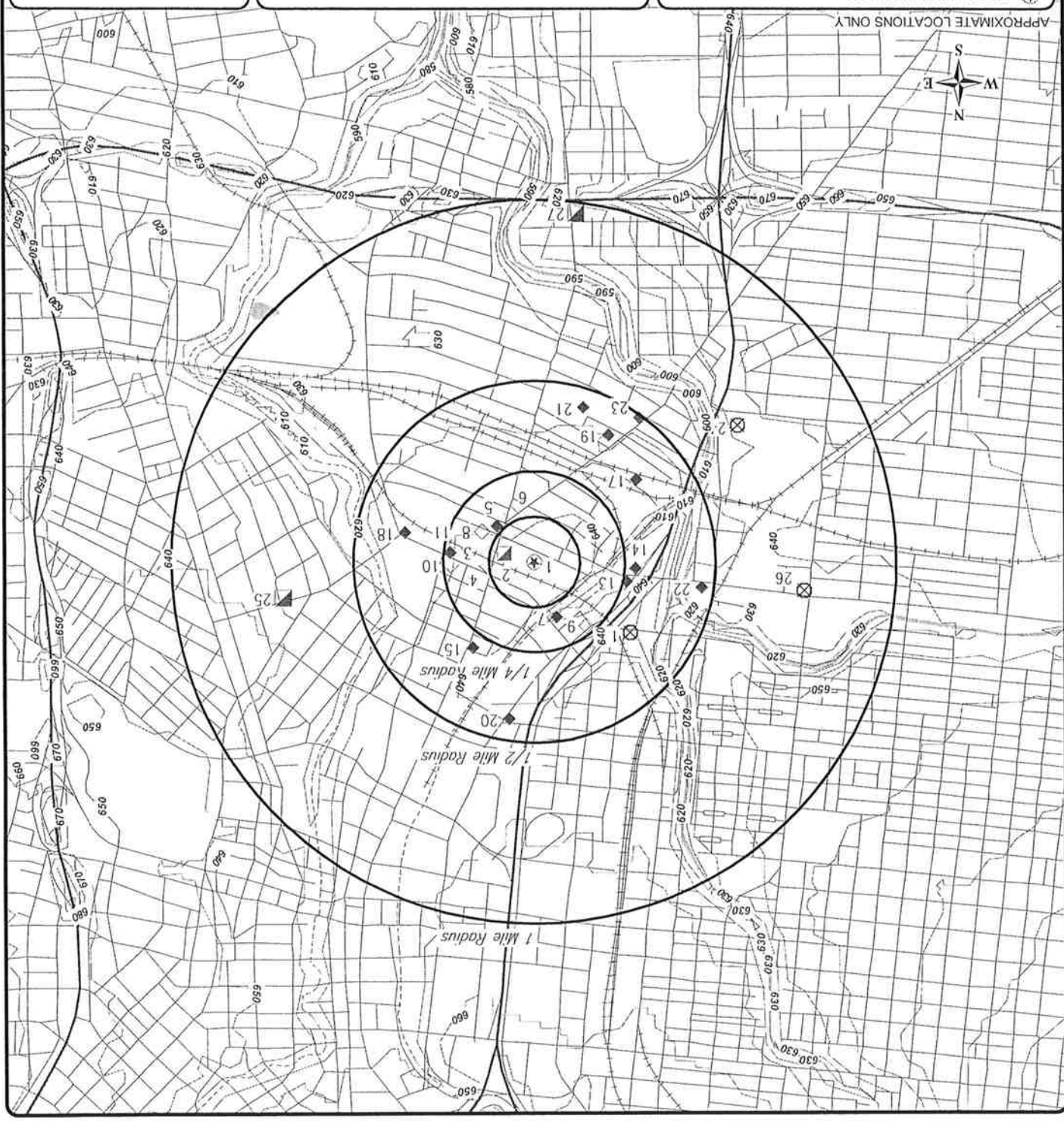


SITE/CONTOUR MAP
San Antonio West Quadrangle
Source: USGS Digital Elevation Model
319 W. Peden
San Antonio, TX 78204
Project #: 90067062



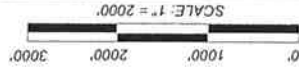
2705 Bee Caves Rd, Suite 330
Austin, Texas 78746
866-396-0042

APPROXIMATE LOCATIONS ONLY



- ◇ PST
- ◆ LPST
- ⊗ VCP
- ▲ TRI
- ▣ RCRAC
- ★ TARGET PROPERTY (TP)

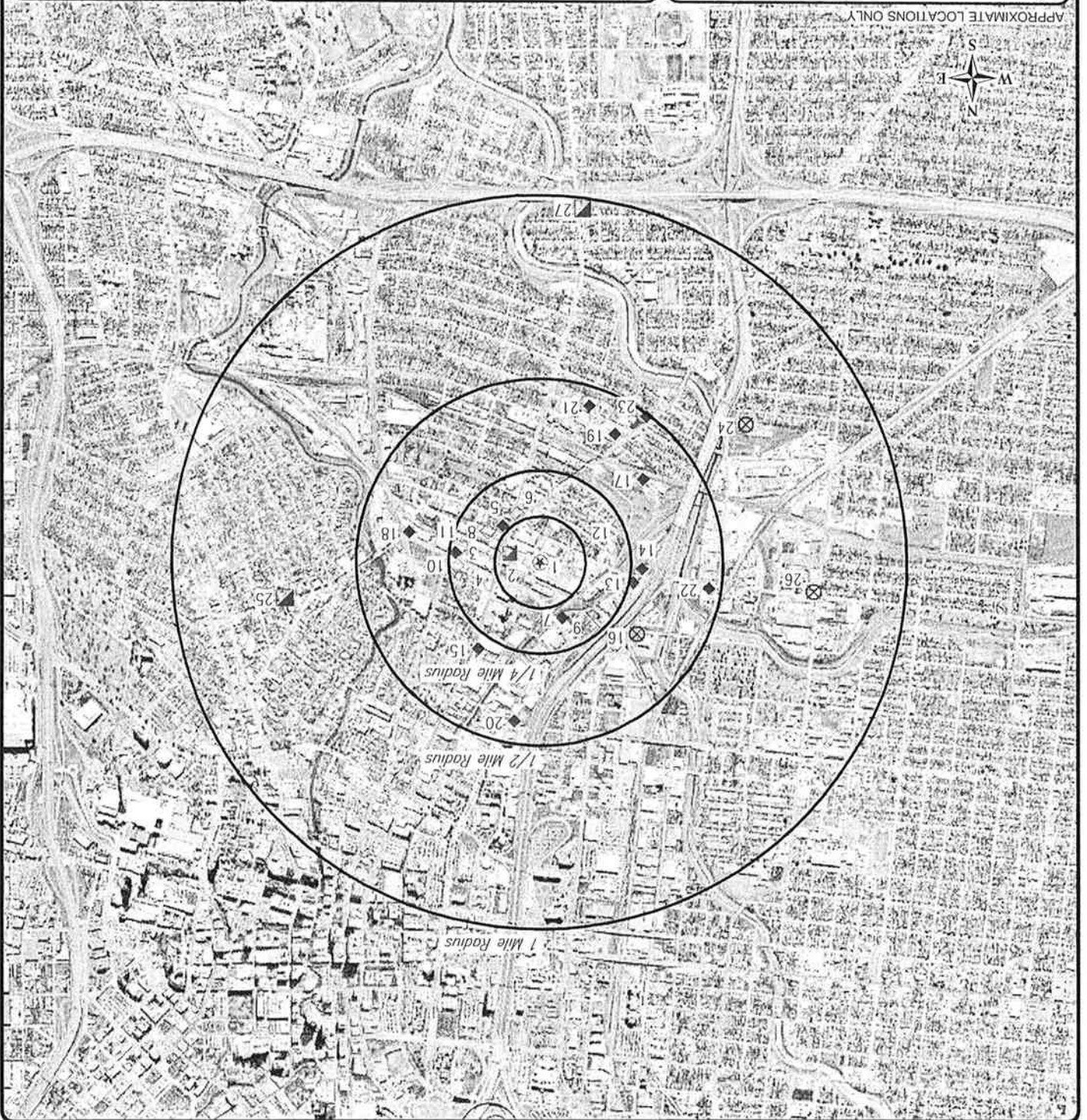
APPROXIMATE LOCATIONS ONLY



ORTHOPHOTO SITE MAP
 San Antonio West Quadrangle
 Source: City of San Antonio (2003)
 319 W. Peden
 San Antonio, TX 78204
 Project #: 90067062



2705 Bee Caves Rd, Suite 330
 Austin, Texas 78746
 866-396-0042



REPORT SUMMARY OF LOCATABLE SITES

Appearing on the Location Map, these sites are referenced by Map ID #, Database Name, Site ID#, Site Name, Address, City, Zip Code and Distance from Site (miles).

MAP DATABASE

ID#: TYPE: SITE ID#: DISTANCE: SITE NAME: ADDRESS: CITY: ZIP CODE:

1	PST	0012078	TP	POSEY STEEL PRODUCTS CO	319 W PEDEN	SAN ANTONIO	78204
2	TRI	78204MRCNL1339	0.09 E	AMERICAN LANTERN CO.	1339 S. FLORES	SAN ANTONIO	78204
3	PST	0065727	0.13 E	CHERROKEE VENTURES	1334 S FLORES ST	SAN ANTONIO	78204
4	PST	0054171	0.13 E	SALVATION ARMY ADULT REHAB CNTR	1324 S FLORES ST	SAN ANTONIO	78204
5	LPST	094022	0.14 SE	GROFF BROS TIRES	1430 S FLORES	SAN ANTONIO	78204
5	PST	0021879	0.14 SE	GROFF BROS INC	1430 S FLORES	SAN ANTONIO	78204
6	PST	0034502	0.15 SE	JAMES A DONNEL	1501 S FLORES	SAN ANTONIO	78204
7	LPST	115311	0.16 N	COASTAL 0056	2020 S ALAMO	SAN ANTONIO	78204
7	PST	0046390	0.16 N	SITE 1956 S ALAMO	2020 S ALAMO	SAN ANTONIO	78204
8	PST	0065726	0.17 SE	WOOD INDUSTRIES	127 E PEDON ST	SAN ANTONIO	78204
9	PST	0018006	0.22 NW	UNITED MEAT COMPANY	1228 S LAREDO ST	SAN ANTONIO	78204
10	PST	0042921	0.23 E	AIR GAS WELDING EQUIPMENT	1735 S ALAMO ST	SAN ANTONIO	78204
11	LPST	096303	0.23 E	SALVATION ARMY	1702 S ALAMO	SAN ANTONIO	78204
12	PST	0055476	0.24 W	SLOAN MKT YARD	STARK & REHMAN ST	SAN ANTONIO	78211
13	LPST	097892	0.26 W	TEXACO STATION	527 W CEVALLOS	SAN ANTONIO	78207
14	LPST	111228	0.28 W	EXXON 63540	526 W CEVALLOS	SAN ANTONIO	78207
14	LPST	112546	0.28 W	EXXON 63540	526 W CEVALLOS	SAN ANTONIO	78207
15	LPST	107062	0.29 NE	BRADEN OIL	915 S FLORES	SAN ANTONIO	78283
16	VCP	0172	0.33 NW	VISTA VERDE LOT IP-5	NWC TAMPICO AND SOUTH MEDINA STREET	SAN ANTONIO	78207
17	LPST	099354	0.36 SW	LAXSON PROVISION CO	264 W LACHAPPELLE ST	SAN ANTONIO	78204

REPORT SUMMARY OF LOCATABLE SITES

Appearing on the Location Map, these sites are referenced by Map ID #, Database Name, Site ID#, Site Name, Address, City, Zip Code and Distance from Site (miles).

MAP DATABASE ID#: TYPE: SITE ID#: DISTANCE: SITE NAME: ADDRESS: CITY: ZIP CODE:

18	LPST	101621	0.37 E	GUSTINOS	1518 S ALAMO	SAN ANTONIO	78204
18	LPST	108144	0.37 E	FDIC FORMER BRADEN	1502 S ALAMO ST	SAN ANTONIO	78204

19	LPST	104335	0.41 SW	NATIONAL LINEN SER	614 NOGALITOS ST	SAN ANTONIO	78204
20	LPST	104572	0.44 N	CPS MANHOLE 21287	901 S LAREDO	SAN ANTONIO	78204
21	LPST	100661	0.45 S	CARDINAL AUTOMOTIVE	150 E ZAVALA	SAN ANTONIO	78204

22	LPST	113019	0.47 W	RIVER CITY PRODUCE	1631 S LAREDO ST	SAN ANTONIO	78207
23	LPST	099659	0.49 SW	DE LA ROSA HOME AND	730 NOGALITOS	SAN ANTONIO	78204

24	VCP	0190	0.67 SW	SAN ANTONIO HOUSING	1901 SOUTH SAN	SAN ANTONIO	78207
				AUTHORITY	MARCOS STREET		

25	RCRAC	TXD000815043	0.70 E	CITY PUBLIC SERVICE	207 MISSION RD	SAN ANTONIO	78210
26	VCP	0609	0.75 W	MKT - SLOAN RAILYARD	WEST CEVALLES STREET	SAN ANTONIO	78204
27	RCRAC	TXD008135618	0.97 S	INDUSTRIAL CHROME	2805 S FLORES ST	SAN ANTONIO	78204
				PLATE INC			

RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) info)

CORRECTIVE ACTIONS

MAPID# 25

Distance from Property: 0.70 mi. E

FACILITY INFORMATION

EPA ID#: TXD000815043
NAME: CITY PUBLIC SERVICE
ADDRESS: 207 MISSION RD
SAN ANTONIO, TX 78210
TSD INDICATOR: NOT A TSD
GENERATOR
BUSINESS TYPE: ELECTRIC POWER DISTRIBUTION
GENERATOR TYPE: CONDITIONALLY EXEMPT SMALL QUANTITY
TRANSPORTER INDICATOR: NOT A TRANSPORTER

COMPLIANCE, MONITORING AND ENFORCEMENTS

EVALUATIONS

DATE
01/14/2004
OTHER EVALUATION
DATE
01/14/2004
OTHER EVALUATION

CORRECTIVE ACTIONS

EVENTS

DATE
08/28/1987
RFA COMPLETED
DETERMINATION OF NEED FOR A RFI-RFI IS NOT NECESSARY
08/28/1987
CA PRIORITIZATION-MEDIUM CA PRIORITY
09/11/1998

MAPID# 27

Distance from Property: 0.97 mi. S

FACILITY INFORMATION

EPA ID#: TXD0008135618
NAME: INDUSTRIAL CHROME PLATE INC
ADDRESS: 2805 S FLORES ST
SAN ANTONIO, TX 78204
BUSINESS TYPE: ELECTROPLATING, PLATING, POLISHING,
ANODIZING, AND COLORING; JEWELRY AND
SILVERWARE MANUFACTURING
GENERATOR TYPE: LARGE QUANTITY GENERATOR
TSD INDICATOR: NOT A TSD
TRANSPORTER INDICATOR: TRANSPORTER

COMPLIANCE, MONITORING AND ENFORCEMENTS

EVALUATIONS

DATE
05/06/1987
COMPLIANCE EVALUATION INSPECTION ON-SITE
05/06/1987
OTHER EVALUATION
10/08/1987
COMPLIANCE SCHEDULE EVALUATION
10/08/1987
OTHER EVALUATION
12/03/1991
COMPLIANCE EVALUATION INSPECTION ON-SITE
12/03/1991
SAMPLING INSPECTION
12/03/1991
OTHER EVALUATION
12/05/1991
NON-FINANCIAL RECORD REVIEW
03/24/1992
06/18/1992
SAMPLING INSPECTION
03/12/1993
SAMPLING INSPECTION
04/30/1993
05/04/1993
SAMPLING INSPECTION
11/03/1993
COMPLIANCE SCHEDULE EVALUATION
11/03/1993
COMPLIANCE EVALUATION INSPECTION ON-SITE
11/19/1993
SAMPLING INSPECTION
11/19/1993
OTHER EVALUATION
02/11/1994



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RESOURCE CONSERVATION AND RECOVERY ACT (RCRAInfo) CORRECTIVE ACTIONS

03/20/2000	SAMPLING INSPECTION
03/24/2000	SAMPLING INSPECTION
08/30/2000	OTHER EVALUATION
03/19/2003	COMPLIANCE EVALUATION INSPECTION ON-SITE
02/06/2004	NON-FINANCIAL RECORD REVIEW
11/17/2004	NON-FINANCIAL RECORD REVIEW

VIOLATIONS

DATE TYPE

GENERATOR-OTHER REQUIREMENTS

GENERATOR-OTHER REQUIREMENTS

GENERATOR-OTHER REQUIREMENTS

GENERATOR-OTHER REQUIREMENTS

GENERATOR-OTHER REQUIREMENTS

GENERATOR-OTHER REQUIREMENTS

GENERATOR-OTHER REQUIREMENTS

GENERATOR-OTHER REQUIREMENTS

GENERATOR-OTHER REQUIREMENTS

GENERATOR-OTHER REQUIREMENTS

GENERATOR-OTHER REQUIREMENTS

GENERATOR-OTHER REQUIREMENTS

TSD-CORRECTIVE ACTION COMPLIANCE SCHEDULE

GENERATOR-OTHER REQUIREMENTS

GENERATOR-OTHER REQUIREMENTS

GENERATOR-OTHER REQUIREMENTS

GENERATOR-OTHER REQUIREMENTS

GENERATOR-OTHER REQUIREMENTS

GENERATOR-OTHER REQUIREMENTS

GENERATOR-OTHER REQUIREMENTS

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GENERATOR-OTHER REQUIREMENTS

GENERATOR-OTHER REQUIREMENTS

GENERATOR-OTHER REQUIREMENTS

GENERATOR-OTHER REQUIREMENTS

GENERATOR-OTHER REQUIREMENTS

GENERATOR-OTHER REQUIREMENTS

TSD-CORRECTIVE ACTION COMPLIANCE SCHEDULE

GENERATOR-MANIFEST REQUIREMENTS

GENERATOR-OTHER REQUIREMENTS

GENERATOR-OTHER REQUIREMENTS

TSD-CORRECTIVE ACTION COMPLIANCE SCHEDULE

TSD-CORRECTIVE ACTION COMPLIANCE SCHEDULE



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RESOURCE CONSERVATION AND RECOVERY ACT (RCRAInfo) CORRECTIVE ACTIONS

ENFORCEMENTS

DATE	TYPE
------	------

DATE	TYPE
------	------

05/27/1987 WRITTEN INFORMAL

09/16/1987 WRITTEN INFORMAL

01/23/1992 VERBAL INFORMAL

02/25/1992 WRITTEN INFORMAL

04/16/1992 VERBAL INFORMAL

05/29/1992 WRITTEN INFORMAL

10/28/1992 INITIAL IMMINENT HAZARD ORDER

01/27/1993 FINAL IMMINENT HAZARD ORDER

03/24/1994 VERBAL INFORMAL

07/20/1994
CENTRAL OFFICE NOV (NOTICE OF VIOLATION)

09/29/1994 INITIAL 3008(A) COMPLIANCE ORDER

01/16/1998 FINAL 3008(A) COMPLIANCE ORDER

03/20/2000 VERBAL INFORMAL

08/30/2000 WRITTEN INFORMAL

03/19/2003 VERBAL INFORMAL

07/07/2003 WRITTEN INFORMAL

07/07/2003 WRITTEN INFORMAL

CORRECTIVE ACTIONS

EVENTS

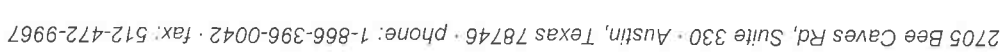
DATE	TYPE
------	------

DATE	TYPE
------	------

01/15/2000	RFA COMPLETED
------------	---------------

01/15/2000 CA PRIORITY-LOW CA PRIORITY

01/15/2000 CA PRIORITY-LOW CA PRIORITY



TOXIC CHEMICAL RELEASE INVENTORY (TRI)

MAPID# 2

Distance from Property: 0.09 mi. E

FACILITY INFORMATION

FACILITY#: 78204MRCNL1339S
NAME: AMERICAN LANTERN CO.
ADDRESS: 1339 S. FLORES
SAN ANTONI, TX

EPA #: TXD008132656
INDUSTRIAL CLASSIFICATION: Residential Electric Lighting Fixtures

TOTAL AGGREGATE RELEASES OF TRI CHEMICALS TO THE ENVIRONMENT

All release amounts are reported in pounds.

POTWS = Publicly Owned Treatment Works

MEDIA	2002	2001	2000	1999	1998	1997	1996	1995	1994	1993	1992	1991	1990	1989	1988	1987
Air Emissions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10000	0
Surface Water Discharges	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Releases to Land	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Underground Injection	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Transfer to POTWS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Off-Site Transfers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



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VOLUNTARY CLEANUP PROGRAM (VCP)

Distance from Property: 0.33 ml. NW

MAPID# 16

SITE INFORMATION

ID#: 0172
NAME: VISTA VERDE LOT IP-5
ADDRESS: NWC TAMPICO AND SOUTH MEDINA STREETS
SAN ANTONIO TEXAS

ACRES: 2.515
FACILITY TYPE: METAL SALVAGE YARD

APPLICATION DATE: 01/29/96
DATE OF AGREEMENT: 05/08/96
CERTIFICATE OF COMPLETION DATE: NOT REPORTED

TYPE OF CERTIFICATE ISSUED: NOT REPORTED

TYPE LEAD: PURCHASER

PHASE: WITHDRAWAL

CONTAMINANTS: VOCs, METALS

MEDIA AFFECTED: SOILS

REMEDY: EXCAVATION AND OFF-SITE DISPOSAL

INSTITUTIONAL CONTROL: NOT REPORTED

TNRCC SOLID WASTE REGISTRATION #: NOT REPORTED

LPST #: NOT REPORTED

EPA CERCLIS#: NOT REPORTED

EPA RCRIIS #: NOT REPORTED

APPLICANT INFORMATION

ORGANIZATION: SAN ANTONIO DEVELOPMENT AGENCY
JOHN QUINTANILLA, PROJECT MANAGER
115 EAST TRAVIS STREET, #800
SAN ANTONIO, TX 78205-1611
PHONE: 210-225-4836
FAX: NOT REPORTED

CONSULTANT/ATTORNEY INFORMATION

ORGANIZATION: CLEAN ENVIRONMENTS, INC.
LEE H. SCHNELLE, SENIOR HYDROGEOLOGIST
11825 RADIUM STREET
SAN ANTONIO, TX 78216-2712
PHONE: 210-349-7242
FAX: NOT REPORTED

SITE INFORMATION

Distance from Property: 0.67 ml. SW

MAPID# 24

ID#: 0190

NAME: SAN ANTONIO HOUSING AUTHORITY

ADDRESS: 1901 SOUTH SAN MARCOS STREET
SAN ANTONIO TEXAS

ACRES: 10.01

FACILITY TYPE: MAINTENANCE WAREHOUSE

APPLICATION DATE: 03/05/96

DATE OF AGREEMENT: 04/06/96

CERTIFICATE OF COMPLETION DATE: NOT REPORTED

TYPE OF CERTIFICATE ISSUED: NOT REPORTED

TYPE LEAD: OWNER

PHASE: INVESTIGATION

CONTAMINANTS: PAHS

MEDIA AFFECTED: SOILS/GROUND

REMEDY: NOT REPORTED

INSTITUTIONAL CONTROL: NOT REPORTED

TNRCC SOLID WASTE REGISTRATION #: NOT REPORTED

LPST #: NOT REPORTED

EPA CERCLIS#: NOT REPORTED

EPA RCRIIS #: NOT REPORTED

CONSULTANT/ATTORNEY INFORMATION

ORGANIZATION: SAN ANTONIO HOUSING AUTHORITY
OSCAR CERVANTES,
818 SOUTH FLORES
SAN ANTONIO, TX 78259
PHONE: 210-220-3281
FAX: NOT REPORTED

PHONE: 210-590-8393

FAX: 210-590-9380

TIMOTHY J. DUDUIT, SENIOR HYDROLOGIST
11013 OSGOOD
SAN ANTONIO, TX 78233



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VOLUNTARY CLEANUP PROGRAM (VCP)

MAPID# 26

Distance from Property: 0.75 mi. W

SITE INFORMATION

ID#: 0609
NAME: MKT - SLOAN RAILYARD
ADDRESS: WEST CEVALLES STREET
SAN ANTONIO TEXAS
ACRES: 16.553
FACILITY TYPE: RAILYARD
APPLICATION DATE: 09/16/97
DATE OF AGREEMENT: 12/11/97
CERTIFICATE OF COMPLETION DATE: 3/11/02
TYPE OF CERTIFICATE ISSUED: CONDITIONAL
TYPE LEAD: OWNER
PHASE: CONDITIONAL
CONTAMINANT/S: METALS, SVOCs
MEDIA AFFECTED: SOILS/GROUND
REMEDY: NOT REPORTED
INSTITUTIONAL CONTROL: NONRESIDENTIAL, NO GROUNDWATER USE, NO GW WELLS
LPST #: 10092
EPA CERCLIS# NOT REPORTED
EPA RCRIIS #: NOT REPORTED

APPLICANT INFORMATION

ORGANIZATION: UNION PACIFIC RAILROAD
ED HONIG, SR MANAGER, ENV. SITE
1416 DODGE STREET, ROOM 930
OMAHA, NE 68179
PHONE: 402-271-5979
FAX: 402-271-4461

CONSULTANT/ATTORNEY INFORMATION

ORGANIZATION: REMEDIATION TECHNOLOGIES, INC.
FRED CLOSMANN, PROJECT MANAGER
1301 WEST 26TH STREET, SUITE 406
AUSTIN, TX 78705
PHONE: 512-477-8661
FAX: 512-480-0113



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LEAKING PETROLEUM STORAGE TANK (LPST)

MAPID# 5

Distance from Property: 0.14 ml. SE

FACILITY INFORMATION

LPST ID#: 094022 FACILITY ID#: 0021879

REPORTED DATE: 10/31/1989

NAME: GROFF BROS TIRES

ADDRESS: 1430 S FLORES

SAN ANTONIO TX

PHONE: 512/225-7285

CONTACT: GEORGE GROFF

SAN ANTONIO, TX 78240

ADDRESS: 1430 S FLORES

NAME: GROFF BROS INC

PRP INFORMATION

PRIORITY CODE: (4A) SOIL CONTAMINATION ONLY, REQUIRES FULL SITE ASSESSMENT & REMEDIAL ACTION PLAN (RAP)
STATUS CODE: (6A) FINAL CONCURRENCE ISSUED, CASE CLOSED

MAPID# 7

Distance from Property: 0.16 ml. N

FACILITY INFORMATION

LPST ID#: 115311 FACILITY ID#: 0046390

REPORTED DATE: 8/6/2001

NAME: COASTAL 0056

ADDRESS: 2020 S ALAMO

SAN ANTONIO TX

PHONE: 713/420-3414

CONTACT: DAVID ZUVANICH

HOUSTON, TX 77002

ADDRESS: 1001 LOUISIANA ST

NAME: COASTAL MART INC

PRP INFORMATION

PRIORITY CODE: (2.5) GROUNDWATER IMPACT, PUBLIC/DOMESTIC WATER SUPPLY WELL WITHIN 0.25 MILES
STATUS CODE: (6A) FINAL CONCURRENCE ISSUED, CASE CLOSED

MAPID# 11

Distance from Property: 0.23 ml. E

FACILITY INFORMATION

LPST ID#: 096303 FACILITY ID#:

REPORTED DATE: 7/24/1990

NAME: SALVATION ARMY

ADDRESS: 1702 S ALAMO

SAN ANTONIO TX

PHONE: 512/223-6877

CONTACT: CARL W EARP

SAN ANTONIO, TX 78204

ADDRESS: 1334 S FLORES

NAME: SALVATION ARMY

PRP INFORMATION

PRIORITY CODE: (5) MINOR SOIL CONTAMINATION - DOES NOT REQUIRE A REMEDIAL ACTION PLAN (RAP)
STATUS CODE: (6A) FINAL CONCURRENCE ISSUED, CASE CLOSED

MAPID# 13

Distance from Property: 0.26 ml. W

FACILITY INFORMATION

LPST ID#: 097892 FACILITY ID#: 0023035

REPORTED DATE: 1/24/1991

NAME: TEXACO STATION

ADDRESS: 527 W CEVALLOS

SAN ANTONIO TX

PHONE: 214/650-0200

CONTACT: DAVID J GUMBLEY

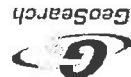
IRVING, TX 75038

ADDRESS: 4500 FULLER DR STE 400

NAME: STAR ENTERPRISE

PRP INFORMATION

PRIORITY CODE: (4.1) GROUNDWATER IMPACTED, NO APPARENT THREATS OR IMPACTS TO RECEPTORS
STATUS CODE: (6A) FINAL CONCURRENCE ISSUED, CASE CLOSED



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LEAKING PETROLEUM STORAGE TANK (LPST)

MAPID# 14 Distance from Property: 0.28 mi. W

FACILITY INFORMATION

LPST ID#: 111228 FACILITY ID#: 0026074

REPORTED DATE: 6/18/1996

NAME: EXXON 63540

ADDRESS: 526 W CEVALLOS

SAN ANTONIO TX

PHONE: 713/656-3478

CONTACT: RUBY SANCHEZ

HOUSTON, TX 77252-2180

ADDRESS: PO BOX 2180

NAME: EXXON COMPANY USA

PRP INFORMATION

PRIORITY CODE: (4.1) GROUNDWATER IMPACTED, NO APPARENT THREATS OR IMPACTS TO RECEPTORS
STATUS CODE: (6A) FINAL CONCURRENCE ISSUED, CASE CLOSED

MAPID# 14 Distance from Property: 0.28 mi. W

FACILITY INFORMATION

LPST ID#: 112546 FACILITY ID#: 0026074

REPORTED DATE: 8/1/1997

NAME: EXXON 63540

ADDRESS: 526 W CEVALLOS

SAN ANTONIO TX

PHONE: 713/656-3478

CONTACT: RUBY SANCHEZ

HOUSTON, TX

ADDRESS: PO BOX 2180

NAME: EXXON CO USA

PRP INFORMATION

MAPID# 15 Distance from Property: 0.29 mi. NE

FACILITY INFORMATION

LPST ID#: 107062 FACILITY ID#: 0035888

REPORTED DATE: 6/25/1993

NAME: BRADEN OIL

ADDRESS: 915 S FLORES

SAN ANTONIO TX

PHONE: 210/860-2893

CONTACT: TIM BRADEN

SAN ANTONIO, TX 78280

ADDRESS: PO BOX 160519

NAME: BRADEN OIL CO

PRP INFORMATION

PRIORITY CODE: (4.2) NO GROUNDWATER IMPACT, NO APPARENT THREATS OR IMPACTS TO RECEPTORS
STATUS CODE: (6P) FINAL CONCURRENCE PENDING DOCUMENTATION OF WELL PLUGGING

MAPID# 17 Distance from Property: 0.36 mi. SW

FACILITY INFORMATION

LPST ID#: 099354 FACILITY ID#: 0054226

REPORTED DATE: 6/21/1991

NAME: LAXSON PROVISION CO

ADDRESS: 264 W LACHAPPELLE ST

SAN ANTONIO TX

PHONE: 512/226-8397

CONTACT: ROBERT LAXSON

SAN ANTONIO, TX 78204

ADDRESS: 264 W LACHAPPELLE ST

NAME: LAXSON PROVISION CO

PRP INFORMATION

PRIORITY CODE: (4A) SOIL CONTAMINATION ONLY, REQUIRES FULL SITE ASSESSMENT & REMEDIAL ACTION PLAN (RAP)
STATUS CODE: (6A) FINAL CONCURRENCE ISSUED, CASE CLOSED



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LEAKING PETROLEUM STORAGE TANK (LPST)

MAPID# 18 Distance from Property: 0.37 mi. E

FACILITY INFORMATION

LPST ID#: 101621 FACILITY ID#: 0060712

REPORTED DATE: 11/3/1992

NAME: GUSTINOS

ADDRESS: 1518 S ALAMO

SAN ANTONIO TX

PRIORITY CODE: (5) MINOR SOIL CONTAMINATION - DOES NOT REQUIRE A REMEDIAL ACTION PLAN (RAP)

STATUS CODE: (6A) FINAL CONCURRENCE ISSUED, CASE CLOSED

PRP INFORMATION

NAME: ROSENBURG STANLEY

ADDRESS: 711 NAVARRO STE 360

SAN ANTONIO, TX 78205

CONTACT: RON NIPPER

PHONE: 512/224-2000

MAPID# 18 Distance from Property: 0.37 mi. E

FACILITY INFORMATION

LPST ID#: 108144 FACILITY ID#:

REPORTED DATE: 5/6/1994

NAME: FDIC FORMER BRADEN OIL

ADDRESS: 1502 S ALAMO ST

SAN ANTONIO TX

PRIORITY CODE: (4.1) GROUNDWATER IMPACTED, NO APPARENT THREATS OR IMPACTS TO RECEPTORS

STATUS CODE: (6A) FINAL CONCURRENCE ISSUED, CASE CLOSED

PRP INFORMATION

NAME: FDIC

ADDRESS: 4410 S PIEDRAS DR

SAN ANTONIO, TX 78201

CONTACT: JOHN COPE

PHONE: 210/731-2041

MAPID# 19 Distance from Property: 0.41 mi. SW

FACILITY INFORMATION

LPST ID#: 104335 FACILITY ID#: 0041446

REPORTED DATE: 8/11/1992

NAME: NATIONAL LINEN SER

ADDRESS: 614 NOGALITOS ST

SAN ANTONIO TX

PRIORITY CODE: (4.1) GROUNDWATER IMPACTED, NO APPARENT THREATS OR IMPACTS TO RECEPTORS

STATUS CODE: (6A) FINAL CONCURRENCE ISSUED, CASE CLOSED

PRP INFORMATION

NAME: NATIONAL LINEN SER

ADDRESS: 1420 NE PEACHTREE ST

ATLANTA, GA 30309

CONTACT: ED BUCKNALL

PHONE: 404/853-6203

MAPID# 20 Distance from Property: 0.44 mi. N

FACILITY INFORMATION

LPST ID#: 104572 FACILITY ID#:

REPORTED DATE: 9/3/1992

NAME: CPS MANHOLE 21287

ADDRESS: 901 S LAREDO

SAN ANTONIO TX

PRIORITY CODE: (4.2) NO GROUNDWATER IMPACT, NO APPARENT THREATS OR IMPACTS TO RECEPTORS

STATUS CODE: (6A) FINAL CONCURRENCE ISSUED, CASE CLOSED

PRP INFORMATION

NAME: ENVIRONMENTAL IMPACT

ADDRESS:

CONTACT:

PHONE:



LEAKING PETROLEUM STORAGE TANK (LPST)

MAPID# 21

Distance from Property: 0.45 ml. S

FACILITY INFORMATION

LPST ID#: 100661 FACILITY ID#: 0060887

REPORTED DATE: 9/26/1991

NAME: CARDINAL AUTOMOTIVE REBUILDING

ADDRESS: 150 E ZAVALA

SAN ANTONIO TX

PHONE: 210/225-2629

CONTACT: LEE BRAENDLE

SAN ANTONIO, TX 78204

ADDRESS: 150 E ZAVALA

NAME: BRAENDLE LEE

PRP INFORMATION

MAPID# 22

Distance from Property: 0.47 ml. W

FACILITY INFORMATION

LPST ID#: 113019 FACILITY ID#: 0032519

REPORTED DATE: 2/10/1998

NAME: RIVER CITY PRODUCE

ADDRESS: 1631 S LAREDO ST

SAN ANTONIO TX

PHONE: 210/271-0164

CONTACT: JOHN GONZALES

SAN ANTONIO, TX 78207-7000

ADDRESS: 1616 S LAREDO ST

NAME: RIVER CITY PRODUCE

PRP INFORMATION

MAPID# 23

Distance from Property: 0.49 ml. SW

FACILITY INFORMATION

LPST ID#: 099559 FACILITY ID#: 0040626

REPORTED DATE: 6/11/1991

NAME: DE LA ROSA HOME AND AUTO

ADDRESS: 730 NOGALITOS

SAN ANTONIO TX

PHONE: 512/224-4600

CONTACT: RALPH DE LA ROSA

SAN ANTONIO, TX 78204

ADDRESS: 303 FURNISH

NAME: DE LA ROSA RALPH

PRP INFORMATION

PRIORITY CODE: (1.5) FP ON/IN: GROUND SURFACES/SW/UTILITY (NOT WATER SUPPLY LINE)
STATUS CODE: (6A) FINAL CONCURRENCE ISSUED, CASE CLOSED



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PETROLEUM STORAGE TANK (PST)

MAPID# 1

FACILITY INFORMATION

ID#: 0012078 FACILITY TYPE: UNIDENTIFIED

NAME: POSEY STEEL PRODUCTS CO

ADDRESS: 319 W PEDED

SAN ANTONIO, TX

CONTACT: CHARLES HUEY, JR

PHONE: 512/222-1201

TANK INFORMATION

TANKID#/TYPE 1/UST

CAPACITY(gal.): 900

CONTENTS: GASOLINE

TANK MATERIAL/CONTAINMENT: STEEL / SINGLE WALL

PIPE MATERIAL/CONTAINMENT: STEEL / SINGLE WALL

TANK/PIPE RELEASE DETECTION: NOT REPORTED / NOT REPORTED

TANK/PIPE CORROSION PROTECTION: NOT REPORTED

SPILLOVERFILL PROTECTION: NOT REPORTED

OWNER INFORMATION

NAME: JULIUS MRS POSEY

ADDRESS: 207 JEANETTE DR

SAN ANTONIO, TX 78216

CONTACT:

PHONE: 512-222-1201

MAPID# 3

FACILITY INFORMATION

ID#: 0065727 FACILITY TYPE: WHOLESALE

NAME: CHEROKEE VENTURES

ADDRESS: 1334 S FLORES ST

SAN ANTONIO, TX

CONTACT: MCNAUGHTON

PHONE: 402/271-2219

TANK INFORMATION

TANKID#/TYPE 1/UST

CAPACITY(gal.): 9999

CONTENTS: GASOLINE

TANK MATERIAL/CONTAINMENT: STEEL / SINGLE WALL

PIPE MATERIAL/CONTAINMENT: STEEL / SINGLE WALL

TANK/PIPE RELEASE DETECTION: NOT REPORTED / NOT REPORTED

TANK/PIPE CORROSION PROTECTION: NOT REPORTED

SPILLOVERFILL PROTECTION: NOT REPORTED

MAPID# 4

FACILITY INFORMATION

ID#: 0054171 FACILITY TYPE: OTHER

NAME: SALVATION ARMY ADULT REHAB CNTR

ADDRESS: 1324 S FLORES ST

SAN ANTONIO, TX

CONTACT: CPT CARL W EARP

PHONE: 512/223-6877

TANK INFORMATION

OWNER INFORMATION

NAME: THE SALVATION ARMY

ADDRESS: PO BOX 830247

SAN ANTONIO, TX 78283

CONTACT: CPT CARL W EARP

PHONE: 21022236877



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PETROLEUM STORAGE TANK (PST)

TANKID#TYPE 2/UST
INSTALLED:NOT
STATUS(DATE):REMOVED FROM GROUND (07/06/1990)
CAPACITY(gal.): 10000
CONTENTS: DIESEL
TANK MATERIAL/CONTAINMENT: NOT REPORTED / NOT REPORTED
PIPE MATERIAL/CONTAINMENT: NOT REPORTED / NOT REPORTED
TANK/PIPE RELEASE DETECTION: NOT REPORTED / NOT REPORTED
TANK/PIPE CORROSION PROTECTION: NOT REPORTED / NOT REPORTED
SPILL/OVERFILL PROTECTION: NOT REPORTED

TANKID#TYPE 1/UST
INSTALLED:NOT
STATUS(DATE):REMOVED FROM GROUND (07/06/1990)
CAPACITY(gal.): 1000
CONTENTS: GASOLINE
TANK MATERIAL/CONTAINMENT: NOT REPORTED / NOT REPORTED
PIPE MATERIAL/CONTAINMENT: NOT REPORTED / NOT REPORTED
TANK/PIPE RELEASE DETECTION: NOT REPORTED / NOT REPORTED
TANK/PIPE CORROSION PROTECTION: NOT REPORTED / NOT REPORTED
SPILL/OVERFILL PROTECTION: NOT REPORTED

Distance from Property: 0.14 mi. SE

MAPID# 5

FACILITY INFORMATION

ID#: 0021879 FACILITY TYPE: UNIDENTIFIED

OWNER INFORMATION

NAME: GROFF BROS INC
ADDRESS: 1430 S FLORES
SAN ANTONIO, TX 78204
CONTACT:
PHONE: 5122257289

TANK INFORMATION

TANKID#TYPE 2/UST
INSTALLED:NOT
STATUS(DATE):PERM. FILLED IN PLACE (NOT REPORTED)
CAPACITY(gal.): 0
CONTENTS: UNKNOWN

TANK MATERIAL/CONTAINMENT: NOT REPORTED / NOT REPORTED
PIPE MATERIAL/CONTAINMENT: NOT REPORTED / NOT REPORTED
TANK/PIPE RELEASE DETECTION: NOT REPORTED / NOT REPORTED
TANK/PIPE CORROSION PROTECTION: NOT REPORTED / NOT REPORTED
SPILL/OVERFILL PROTECTION: NOT REPORTED

TANKID#TYPE 1/UST
INSTALLED:01/01/1978 STATUS(DATE):PERM. FILLED IN PLACE (06/01/1989)
CAPACITY(gal.): 2000
CONTENTS: GASOLINE
TANK MATERIAL/CONTAINMENT: STEEL / NOT REPORTED
PIPE MATERIAL/CONTAINMENT: STEEL / NOT REPORTED
TANK/PIPE RELEASE DETECTION: NOT REPORTED / NOT REPORTED
TANK/PIPE CORROSION PROTECTION: NOT REPORTED / NOT REPORTED
SPILL/OVERFILL PROTECTION: NOT REPORTED

Distance from Property: 0.15 mi. SE

MAPID# 6

FACILITY INFORMATION

ID#: 0034502 FACILITY TYPE: UNIDENTIFIED

NAME: JAMES A DONNEL
ADDRESS: 1501 S FLORES
SAN ANTONIO, TX
CONTACT: JAMES A DONNEL
PHONE: 512222-1339

TANK INFORMATION

PETROLEUM STORAGE TANK (PST)

TANKID#/TYPE 1/UST INSTALLED:08/31/1987 STATUS(DATE):PERM. FILLED IN PLACE (05/08/1986) CONTENTS: GASOLINE TANK MATERIAL/CONTAINMENT: NOT REPORTED / NOT REPORTED TANK/PIPE RELEASE DETECTION: NOT REPORTED / NOT REPORTED TANK/PIPE CORROSION PROTECTION: NOT REPORTED SPILL/OVERFILL PROTECTION: NOT REPORTED

TANKID#/TYPE 3/UST INSTALLED:08/31/1987 STATUS(DATE):PERM. FILLED IN PLACE (05/08/1986) CONTENTS: GASOLINE TANK MATERIAL/CONTAINMENT: NOT REPORTED / NOT REPORTED PIPE MATERIAL/CONTAINMENT: NOT REPORTED / NOT REPORTED TANK/PIPE RELEASE DETECTION: NOT REPORTED / NOT REPORTED TANK/PIPE CORROSION PROTECTION: NOT REPORTED / NOT REPORTED SPILL/OVERFILL PROTECTION: NOT REPORTED

TANKID#/TYPE 2/UST INSTALLED:08/31/1987 STATUS(DATE):PERM. FILLED IN PLACE (05/08/1986) CONTENTS: GASOLINE TANK MATERIAL/CONTAINMENT: NOT REPORTED / NOT REPORTED PIPE MATERIAL/CONTAINMENT: NOT REPORTED / NOT REPORTED TANK/PIPE RELEASE DETECTION: NOT REPORTED / NOT REPORTED TANK/PIPE CORROSION PROTECTION: NOT REPORTED / NOT REPORTED SPILL/OVERFILL PROTECTION: NOT REPORTED

MAPID# 7

Distance from Property: 0.16 mi. N

FACILITY INFORMATION

ID#: 0046390 FACILITY TYPE: RETAIL NAME: SITE 1956 S ALAMO ADDRESS: 2020 S ALAMO SAN ANTONIO, TX CONTACT: MUIR PHONE: 361/852-2266

NAME: SUSSER PETROLEUM COMPANY LP ADDRESS: 2935 CACTUS DR CORPUS CHRISTI, TX 78415 CONTACT: ROBERT MUIR PHONE: 361-852-2266

TANK INFORMATION

TANKID#/TYPE 4/UST INSTALLED:07/01/1988 STATUS(DATE):IN USE (NOT REPORTED) CAPACITY(gal.): 4000 CONTENTS: GASOLINE TANK MATERIAL/CONTAINMENT: COMPOSITE (STEEL W/EXTERNAL FRP CLADDING) / NOT REPORTED PIPE MATERIAL/CONTAINMENT: FRP(FIBERGLASS-REINFORCED PLASTIC) / SINGLE WALL TANK/PIPE RELEASE DETECTION: SIR (STAT. INVENTORY RECONCILIATION) & INVENTORY / SIR (STAT. INVENTORY RECONCILIATION) & INVENTORY TANK/PIPE CORROSION PROTECTION: CATHODIC PROTECTION - FIELD INSTALLATION / FRP TANK OR PIPING (NONCORRODIBLE) SPILL/OVERFILL PROTECTION: AUTO. FLOW RESTRICTOR VALVE

TANKID#/TYPE 3/UST INSTALLED:07/01/1988 STATUS(DATE):IN USE (NOT REPORTED) CAPACITY(gal.): 4000 CONTENTS: GASOLINE TANK MATERIAL/CONTAINMENT: COMPOSITE (STEEL W/EXTERNAL FRP CLADDING) / NOT REPORTED PIPE MATERIAL/CONTAINMENT: FRP(FIBERGLASS-REINFORCED PLASTIC) / SINGLE WALL TANK/PIPE RELEASE DETECTION: SIR (STAT. INVENTORY RECONCILIATION) & INVENTORY TANK/PIPE CORROSION PROTECTION: CATHODIC PROTECTION - FIELD INSTALLATION / FRP TANK OR PIPING (NONCORRODIBLE) SPILL/OVERFILL PROTECTION: AUTO. FLOW RESTRICTOR VALVE



PETROLEUM STORAGE TANK (PST)

TANKID#/TYPE 2/UST
INSTALLED: 07/01/1988 STATUS(DATE): IN USE (NOT REPORTED)
CAPACITY(gal.): 8000 CONTENTS: DIESEL
TANK MATERIAL/CONTAINMENT: COMPOSITE (STEEL W/EXTERNAL FRP CLADDING) / NOT REPORTED
PIPE MATERIAL/CONTAINMENT: FRP(FIBERGLASS-REINFORCED PLASTIC) / NOT REPORTED
TANK/PIPE RELEASE DETECTION: SIR (STAT. INVENTORY RECONCILIATION) & INVENTORY / SIR (STAT. INVENTORY RECONCILIATION) & INVENTORY
TANK/PIPE CORROSION PROTECTION: CATHODIC PROTECTION - FIELD INSTALLATION / FRP TANK OR PIPING
(NONCORRODIBLE)
SPILL/OVERFILL PROTECTION: AUTO. FLOW RESTRICTOR VALVE

TANKID#/TYPE 1/UST
INSTALLED: 07/01/1988 STATUS(DATE): IN USE (NOT REPORTED)
CAPACITY(gal.): 8000 CONTENTS: GASOLINE
TANK MATERIAL/CONTAINMENT: COMPOSITE (STEEL W/EXTERNAL FRP CLADDING) / NOT REPORTED
PIPE MATERIAL/CONTAINMENT: FRP(FIBERGLASS-REINFORCED PLASTIC) / SINGLE WALL
TANK/PIPE RELEASE DETECTION: SIR (STAT. INVENTORY RECONCILIATION) & INVENTORY / SIR (STAT. INVENTORY RECONCILIATION) & INVENTORY
TANK/PIPE CORROSION PROTECTION: CATHODIC PROTECTION - FIELD INSTALLATION / FRP TANK OR PIPING
(NONCORRODIBLE)
SPILL/OVERFILL PROTECTION: AUTO. FLOW RESTRICTOR VALVE

MAPID# 8

Distance from Property: 0.17 mi. SE

FACILITY INFORMATION

ID#: 0065726 FACILITY TYPE: WHOLESALE

NAME: WOOD INDUSTRIES

ADDRESS: 127 E PEDON ST

SAN ANTONIO, TX

CONTACT: MCNAUGHTON

PHONE: 402/271-2219

TANK INFORMATION

TANKID#/TYPE 1/UST
INSTALLED: 08/31/1987 STATUS(DATE): REMOVED FROM GROUND (07/22/1997)
CAPACITY(gal.): 8000 CONTENTS: UNKNOWN
TANK MATERIAL/CONTAINMENT: STEEL / SINGLE WALL
PIPE MATERIAL/CONTAINMENT: STEEL / SINGLE WALL
TANK/PIPE RELEASE DETECTION: NOT REPORTED / NOT REPORTED
TANK/PIPE CORROSION PROTECTION: NOT REPORTED / NOT REPORTED
SPILL/OVERFILL PROTECTION: NOT REPORTED

MAPID# 9

Distance from Property: 0.23 mi. NW

FACILITY INFORMATION

ID#: 0018006 FACILITY TYPE: FLEET

NAME: UNITED MEAT COMPANY

ADDRESS: 1228 S LAREDO ST

SAN ANTONIO, TX

CONTACT:

PHONE: 210/433-9711

TANK INFORMATION

NAME: MAPCO INC
ADDRESS: 427 W CEVALLOS
SAN ANTONIO, TX 78204
CONTACT: DAVID VORHEES
PHONE: 210-433-9711

OWNER INFORMATION



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PETROLEUM STORAGE TANK (PST)

TANKID# / TYPE 1 / UST
INSTALLED: 01/01/1976 STATUS (DATE): REMOVED FROM GROUND (02/13/2004)
CAPACITY (gal.): 1000
CONTENTS: GASOLINE
TANK MATERIAL / CONTAINMENT: STEEL / NOT REPORTED
PIPE MATERIAL / CONTAINMENT: STEEL / NOT REPORTED
TANK / PIPE RELEASE DETECTION: NOT REPORTED / NOT REPORTED
TANK / PIPE CORROSION PROTECTION: NOT REPORTED
SPILL / OVERFILL PROTECTION: NOT REPORTED

FACILITY INFORMATION

MAPID# 10 Distance from Property: 0.23 mi. E

ID#: 0042921 FACILITY TYPE: WHOLESALE
NAME: AIR GAS WELDING EQUIPMENT
ADDRESS: 1735 S ALAMO ST
SAN ANTONIO, TX
CONTACT: DULAC
PHONE: 610/481-6239

TANK INFORMATION

TANKID# / TYPE 1 / UST
INSTALLED: 01/01/1966 STATUS (DATE): REMOVED FROM GROUND (04/30/1986)
CAPACITY (gal.): 900
CONTENTS: GASOLINE
TANK MATERIAL / CONTAINMENT: NOT REPORTED / NOT REPORTED
PIPE MATERIAL / CONTAINMENT: NOT REPORTED / NOT REPORTED
TANK / PIPE RELEASE DETECTION: NOT REPORTED / NOT REPORTED
TANK / PIPE CORROSION PROTECTION: NOT REPORTED / NOT REPORTED
SPILL / OVERFILL PROTECTION: NOT REPORTED

TANKID# / TYPE 2 / UST
INSTALLED: 01/01/1966 STATUS (DATE): REMOVED FROM GROUND (04/30/1986)
CAPACITY (gal.): 500
CONTENTS: DIESEL
TANK MATERIAL / CONTAINMENT: NOT REPORTED / NOT REPORTED
PIPE MATERIAL / CONTAINMENT: NOT REPORTED / NOT REPORTED
TANK / PIPE RELEASE DETECTION: NOT REPORTED / NOT REPORTED
TANK / PIPE CORROSION PROTECTION: NOT REPORTED / NOT REPORTED
SPILL / OVERFILL PROTECTION: NOT REPORTED

FACILITY INFORMATION

MAPID# 12 Distance from Property: 0.24 mi. W

ID#: 0055476 FACILITY TYPE: UNIDENTIFIED
NAME: SLOAN MKT YARD
ADDRESS: STARK & REHMAN ST
SAN ANTONIO, TX
CONTACT: MCNAUGHTON
PHONE: 402/271-2219

TANK INFORMATION

TANKID# / TYPE 1 / UST
INSTALLED: 08/31/1987 STATUS (DATE): REMOVED FROM GROUND (07/30/1990)
CAPACITY (gal.): 1000
CONTENTS: USED OIL
TANK MATERIAL / CONTAINMENT: STEEL / SINGLE WALL
PIPE MATERIAL / CONTAINMENT: STEEL / NOT REPORTED
TANK / PIPE RELEASE DETECTION: NOT REPORTED / NOT REPORTED
TANK / PIPE CORROSION PROTECTION: NOT REPORTED / NOT REPORTED
SPILL / OVERFILL PROTECTION: NOT REPORTED



PETROLEUM STORAGE TANK (PST)

TANKID# / TYPE 2 / UST
CAPACITY (gal.): 60
CONTENTS: UNKNOWN
INSTALLED: 08/31/1987 STATUS (DATE): REMOVED FROM GROUND (05/02/1993)
TANK MATERIAL / CONTAINMENT: STEEL / SINGLE WALL
PIPE MATERIAL / CONTAINMENT: STEEL / NOT REPORTED
TANK / PIPE RELEASE DETECTION: NOT REPORTED / NOT REPORTED
TANK / PIPE CORROSION PROTECTION: NOT REPORTED / NOT REPORTED
SPILL / OVERFILL PROTECTION: NOT REPORTED





Environmental Data Services

REPORT SUMMARY OF UNLOCATABLE SITES

The list below identifies sites that are found to be unlocatable due to vague or incomplete location information. Sites on this list may or may not be located within the area searched for this report.

DATABASE	SITE	ID#	NAME	ADDRESS	CITY	ZIP CODE
LPST	099949	TXDOT SAN ANTONIO	IH 35	SAN ANTONIO	78207	

LEAKING PETROLEUM STORAGE TANK (LPST)

FACILITY INFORMATION

LPST ID#: 099949 FACILITY ID#:

REPORTED DATE: 8/20/1991

NAME: TXDOT SAN ANTONIO

ADDRESS: IH 35

SAN ANTONIO TX

PRP INFORMATION

NAME: TXDOT

ADDRESS: 125 E 11TH ST ENV AFF

AUSTIN, TX 78701

CONTACT: DON HILL

PHONE: 512/416-3009

PRIORITY CODE: (4A) SOIL CONTAMINATION ONLY, REQUIRES FULL SITE ASSESSMENT & REMEDIAL ACTION PLAN (RAP)
STATUS CODE: (6A) FINAL CONCURRENCE ISSUED, CASE CLOSED



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ENVIRONMENTAL RECORDS DEFINITIONS - FEDERAL

AIIRS	Aerometric Information Retrieval System	(2/2005)	ASTM Supplemental
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The AIIRS database provides air monitoring data from the EPA's Air Quality System (AQS). The database contains measurements of air pollutant concentrations in the 50 United States, plus the District of Columbia, Puerto Rico, and the Virgin Islands. The measurements include both criteria air pollutants and hazardous air pollutants.

BRS	Biennial Reporting System	(1/2003)	ASTM Supplemental
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The United States Environmental Protection Agency (EPA), in cooperation with the States, biennially collects information regarding the generation, management, and final disposition of hazardous wastes regulated under the Resource Conservation and Recovery Act of 1976 (RCRA), as amended. The purpose of this report is to communicate the findings of EPA's Biennial Reporting System (BRS) data collection efforts to the public, government agencies, and the regulated community.

CERCLIS	Comprehensive Environmental Response, Compensation & Liability Information System	(1/2006)	ASTM
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CERCLIS is the repository for site and non-site specific Superfund information in support of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). This database contains an extract of sites that have been investigated or are in the process of being investigated for potential environmental risk.

DNPL	Delisted National Priority List	(1/2006)	ASTM
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This database includes U.S. Environmental Protection Agency (EPA) Final National Priority List sites where remedies have proven to be satisfactory or sites where the original analyses were inaccurate, and the site is no longer appropriate for inclusion on the NPL, and final publication in the Federal Register has occurred.

DOCKETS	Epa Docket Data	ASTM Supplemental
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EPA Docket data lists Civil Case Defendants, filing dates as far back as 1971, laws broken including section, violations that occurred, pollutants involved, penalties assessed and superfund awards all by facility and geographically.

DOD	Department Of Defense Sites	(1/2005)	ASTM Supplemental
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This information originates from the National Atlas of the United States, publication date October 2005. Army DOD, Army Corps of Engineers DOD, Air Force DOD, Navy DOD and Marine DOD areas of 640 acres or more are included.

ERNS	Emergency Response Notification System	(1/2004)	ASTM
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This database contains data on reported releases of oil and hazardous substances. The data

ENVIRONMENTAL RECORDS DEFINITIONS - FEDERAL

comes from spill reports made to the EPA, U.S. Coast Guard, the National Response Center and/or the Department of Transportation.

FINDS	Facility Index System	(4/2005) ASTM Supplemental
-------	-----------------------	----------------------------

FINDS data is a comprehensive listing of facilities regulated under a variety of EPA programs. The FINDS database provides some basic information about each facility and a listing of ID numbers in other EPA databases.

FUDS	Formerly Used Defense Sites	(12/2005) ASTM Supplemental
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Formerly Used Defense Sites

HMIRS	Hazardous Materials Incident Reporting System	(2/2004) ASTM Supplemental
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The HMIRS database contains unintentional hazardous materials release information reported to the US Department of Transportation.

MLTS	Material Licensing Tracking System	(11/2005) ASTM Supplemental
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MLTS is a list of approximately 8,100 sites which have or use radioactive materials subject to Nuclear Regulatory Commission (NRC) licensing requirements.

NCDB	National Compliance Database System	(2/2005) ASTM Supplemental
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NCDB is the national repository of data from the EPA's (ten) regional and Headquarters FIFRA/TSCA Tracking System (FTTS). Data collected in the regional FTTS is transferred to NCDB to support the need for monitoring national performance of the following programs: Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA), Toxic Substance Control Act (TSCA), Emergency Planning and Right-to-Know Act, Section 313 (EPCRA), Asbestos Hazard Emergency Response (AHERA), NCDBC contain administrative case listings and NCDBI contain facility inspection information.

NFRAP	No Further Remedial Action Planned	(1/2006) ASTM
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This database includes sites, which have been determined by the EPA, following preliminary assessment, to no longer pose a significant risk or require further activity under CERCLA. After initial investigation, no contamination was found, contamination was quickly removed or contamination was not serious enough to require Federal Superfund action or NPL consideration.

NPDES	National Pollutant Discharge Elimination System	(2/2005) ASTM Supplemental
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Information in this database is extracted from the (PCS) Water Permit Compliance System database which is used by EPA to track surface water permits issued under the Clean Water Act.



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NPL	National Priority List	(1/2006)	ASTM
This database includes U.S. Environmental Protection Agency (EPA) National Priority List sites that fall under the EPA's Superfund program, established to fund the cleanup of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action.			
ODI	Open Dump Inventory	ASTM Supplemental	
Information on facilities or sites where solid waste is disposed of which is not a sanitary landfill which meets the criteria promulgated under section 6944 of the Solid Waste Disposal Act (42 U.S.C. 6941 et seq.) and which is not a facility for disposal of hazardous waste.			
PADS	Pcb Activity Database	(3/2005)	ASTM Supplemental
The PCB Activity Database System (PADS) is used by the EPA to monitor the activities of polychlorinated biphenyls (PCB) handlers.			
RCRA	Resource Conservation & Recovery Act	(3/2005)	ASTM
This databases include Handlers, Generators (Large, Small, and Exempt), Transporters, Violations, Corrective Actions, and Treatment, Storage & Disposal Facilities (TSD) (this database includes selective information on sites which handle, generate, transport, store, treat, or dispose of hazardous wastes). See RCRA Description page for more information.			
RODS	Record Of Decision System	(4/2004)	ASTM Supplemental
These decision documents maintained by the U.S. EPA describe the chosen remedy for NPL (Superfund) site remediation. They also include site history, site description, site characteristics, community participation, enforcement activities, past and present activities, contaminated media, the contaminants present, and scope and role of response action.			
SSTS	Section Seven Tracking System	(12/2001)	ASTM Supplemental
SSTS is the system that EPA uses to track pesticide producing establishments and the amount of pesticides they produce. SSTS records the registration of new establishments and records pesticide production at each establishment. It is a repository for information on the establishments that produce pesticides.			
TRI	Toxics Release Inventory	(12/2002)	ASTM Supplemental
This EPA database includes information about releases and transfers of toxic chemicals from manufacturing facilities.			

ENVIRONMENTAL RECORDS DEFINITIONS - STATE

BSA	Brownfields Site Assessments	(7/2005)	ASTM Supplemental
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The BSA database includes relevant information on contaminated Brownfields properties that are being cleaned.

CALF	Closed & Abandoned Landfill Inventory	(11/2005)	ASTM
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TCEQ, under a contract with Texas State University, and in cooperation with the 24 regional Council of Governments in the State, has located over 4,000 closed and abandoned municipal solid waste landfills throughout Texas. This listing contains "unauthorized sites". Unauthorized sites have no permit and are considered abandoned. The information available for each site varies in detail.

DCR	Dry Cleaner Registration	(6/2005)	ASTM Supplemental
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The DCR listing includes dry cleaning drop stations and facilities registered with the Texas Commission on Environmental Quality.

IHW	Industrial And Hazardous Waste	(8/2005)	ASTM Supplemental
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Owner and facility information is included in this database of industrial and hazardous waste sites. Industrial waste is waste that results from or is incidental to operations of industry, manufacturing, mining, or agriculture. Hazardous waste is defined as any solid waste listed as hazardous or possesses one or more hazardous characteristics as defined in federal waste regulations.

IOP	Innocent Owner / Operator	(7/2005)	ASTM Supplemental
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Texas Innocent Owner / Operator (IOP) provides a certificate to an innocent owner or operator if their property is contaminated as a result of a release or migration of contaminants from a source or sources not located on the property, and they did not cause or contribute to the source or sources of contamination.

LPST	Leaking Petroleum Storage Tank	(4/2005)	ASTM
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The Leaking Underground Storage Tank listing is derived from the Petroleum Storage Tank (PST) database and is maintained by the Texas Commission on Environmental Quality (TCEQ). This database includes facilities with reported leaking petroleum storage tanks.

MSWLF	Municipal Solid Waste Landfill Sites	(1/2005)	ASTM
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Sites listed within a solid waste landfill database may include active landfills and inactive landfills, where solid waste is treated or stored.

PST	Petroleum Storage Tank	(1/2006)	ASTM
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The Underground Storage Tank listing is derived from the Petroleum Storage Tank database which is administered by the TCEQ (Texas Commission on Environmental Quality). Both Underground storage tanks (USTs) and Aboveground storage tanks (ASTs) are included in this report.

ENVIRONMENTAL RECORDS DEFINITIONS - STATE

SPILLS	Spills Listing	(9/2004)	ASTM
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The Texas Commission on Environmental Quality provides this database. Information includes releases of hazardous or potential hazardous chemical/materials into the environment.

TXSF	State Superfund	(1/2006)	ASTM
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The state Superfund program mission is to remediate abandoned or inactive sites within the state that pose an unacceptable risk to public health and safety or the environment, but which do not qualify for action under the federal Superfund program (NPL - National Priority Listing). Information in this database includes any recent developments and the anticipated action for these sites.

VCP	Voluntary Cleanup Program	(7/2005)	ASTM Supplemental
-----	---------------------------	----------	-------------------

The Texas Voluntary Cleanup Program (VCP) provides administrative, technical, and legal incentives to encourage the cleanup of contaminated sites in Texas. Since all non-responsible parties, including future lenders and landowners, receive protection from liability to the state of Texas for cleanup of sites under the VCP, most of the constraints for completing real estate transactions at those sites are eliminated. As a result, many unused or underused properties may be restored to economically productive or community beneficial uses.

RCRA – Descriptions

Acronyms

RCRAG – RCRA GENERATOR/HANDLER
RCRAT – RCRA TSD
RCRA – RCRA CORRECTIVE ACTION

Generator Types

Large Quantity Generators:

- Generate 1,000 kg or more of hazardous waste during any calendar month; or
- Generate more than 1 kg of acutely hazardous waste during any calendar month; or
- Generate more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste during any calendar month; or
- Generate 1 kg or less of acutely hazardous waste during any calendar month, and accumulate more than 1 kg of acutely hazardous waste at any time; or
- Generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulate more than 100 kg or that material at any time.

Small Quantity Generators:

- Generate more than 100 and less than 1000 kilograms of hazardous waste during any calendar month and accumulate less than 6000 kg of hazardous waste at any time; or
- Generate 100 kg or less of hazardous waste during any calendar month, and accumulate more than 1000 kg of hazardous waste at any time.

Conditionally Exempt Small Quantity Generators:

- Generate 100 kilograms or less of hazardous waste per calendar month, and accumulate 1000 kg or less of hazardous waste at any time; or
- Generate one kilogram or less of acutely hazardous waste per calendar month, and accumulate at any time:
 - 1 kg or less of acutely hazardous waste; or
 - 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste; or
- Generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste during any calendar month, and accumulate at any time:
 - 1 kg or less of acutely hazardous waste; or
 - 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste.

TSD Indicator: Indicates that the handler is engaged in the treatment, storage or disposal of hazardous waste.

Allowed Values: TSD

Not a TSD, Verified

Not a TSD, Unverified

Transporter Indicator: Indicates that the handler is engaged in the transportation of hazardous waste.

Allowed Values:

Handler transports wastes for hire (i.e., commercial transport)

Handler transports wastes for self

Handler transports wastes, but commercial status is unknown

Not a transporter, verified

Unverified





LPST Database Query Results

The data was last updated on February 16, 2006.

LPST ID #: 101858	Facility ID #: 0012078
Facility Name: POSEY STEEL PRODUCTS CO	
Discovered: 2/10/1992	Reported: 2/11/1992
Facility Address: 319 W PEDEN , SAN ANTONIO 78216-	
County: BEXAR	
TCEQ Region Number and City: 13, SAN ANTONIO	
Federal Facility?: N	
Responsible Party: JULIUS POSEY	
Address: 207 JEANETTE , SAN ANTONIO, TX 78216-	
Contact: MR JULIUS H POSEY,	Phone: -
Priority Code and Description: 6, MINOR SOIL CONTAMINATION - NO REMEDIAL ACTION REQUIRED	
Status Code and Description: 6A, FINAL CONCURRENCE ISSUED, CASE CLOSED	
Water Contaminated?: N	
Depth to Water:	
Coordinators: Primary: 2 RPR: HMW DISTRICT: CAW	

Glossaries of terms used in the Correspondence Type, TCEQ Action, and Staff columns.

Correspondence					
Correspondence	Correspondence	Date	Last Action	Current Coord.	TCEQ Action
Type	Correspondence	Date	Last Action	Current Coord.	TCEQ Action

Run a new query.

Contact us if you have any questions.
Last Modified: January 23, 2006



PST Registration Database Query Results

The data was last updated on February 16, 2006.

Facility ID: 12078	
Facility name: POSEY STEEL PRODUCTS CO	
Address: 319 W PEDEN SAN ANTONIO TX 78204-	
Date registered: 05/08/86	
TNRCC region: 13, San Antonio	
County: Bexar	
Facility type: No	
Non-attainment area: 0001	
Number of USTs: 0000	
Number of ASTs: 0000	
Manager/Title: CHARLES HUEY, JR, PRESIDENT	
Phone: 51222221201	
Signature/Title: CHARLES HUEY,	
Date signed: 04/17/86	

Financial Assurance Information	
Financial assurance information is not currently available for this facility. Inactive facilities will may not have financial assurance information or the registration has not been submitted or entered into the database as of the last update.	

Owner ID: 5758	
Name: POSEY JULIUS MRS	
Address: 207 JEANETTE DR SAN ANTONIO TX 78216-	
Owner Type: Individual	
Contact: 512-222-1201	
Phone: No	
Mail Undeliverable?: No	
Bankruptcy: 0001	
Total Number of Registered Facilities:	

Operator Information	
Operator information is not currently available for this facility. Inactive facilities will may not have operator information or the registration has not been submitted or entered into the database as of the last update.	

Self-certification Information	
Self-certification information is not currently available for this facility. Inactive facilities will may not have self-certification information or the registration has not been submitted or entered into the database as of the last update.	

Underground Storage Tanks	
Tank ID: 1	
Status/Status Date:	Removed from ground / 02/10/1992
Installed/Registered:	01/01/1971 / 05/08/1986
Capacity/Empty:	0000900 / No
Material:	Tank
Other Material:	Steel
Design and External Containment	
I:	Single wall
II:	
III:	
IV:	
Internal Protection Date:	
00/00/0000	
Corrosion Protection	
I:	
II:	
III:	
Other:	
Variance :	No variance(2)
Type of Piping:	Piping
Piping Material:	Steel
Other Piping Material:	
Design and External Containment	
I:	Single wall
II:	
III:	
IV:	
Connectors and Valves	
I:	
II:	
III:	
Corrosion Protection	
I:	
II:	
III:	
Other:	
None	
Variance:	No variance
Stage 1 Equipment Status:	Vapor Recovery
Installed:	Not Reported
Stage 2 Equipment Status:	
Installed:	
Installer Information	
Installer Company:	
Contractor Registration Number:	
Installer Name:	
Installer License #:	

Tank Tested:	Yes
Compartment Letter:	A
Capacity:	0000000
Substance Stored:	Gasoline
Other Substance Stored:	
Tank Release Detection	
I:	
II:	
III:	
Other:	None
Variance:	No variance
Pipe Release Detection	
I:	
II:	
III:	
Other:	None
Variance:	No variance
Spill and Overfill Prevention	
I:	
II:	
III:	
Variance:	No variance

Contact us if you have any questions.
Last Modified: February 16, 2006

PREVIOUS ENVIRONMENTAL ASSESSMENT REPORT

APPENDIX H

PHASE I ENVIRONMENTAL SITE ASSESSMENT
Posey Steel Facility
319 West Peden Alley
San Antonio, Texas
For
BRADCO SUPPLY CORPORATION
ATC PROJECT NUMBER 15048.0001
June 9, 1998



140 Heimer Road, #675
San Antonio, Texas
78232
210.496.3434
Fax 210.496.1397

June 9, 1998

Mr. Michael L. Weinberger
Bradco Supply Corporation
13 Production Way
Avenel, New Jersey 07001

RE: Phase I Environmental Site Assessment

Posey Steel Facility
319 West Peden Alley
San Antonio, Texas
ATC Project No. 15048.0001

Dear Mr. Weinberger:

ATC Associates Inc. (ATC) has completed the Phase I Environmental Site Assessment for the above referenced property in accordance with ATC Proposal No. 46-25-1407. This report includes the results of our findings from visual reconnaissance, historical aerial photographs, land use review, records and regulatory review, and related sources.

A written request has been submitted by ATC to the City of San Antonio Fire Department regarding any records of use, storage, history of spills, disposal of hazardous wastes, and underground PST installations at the Posey Steel facility. At the time of this report, the Fire Department information was pending; however, the reply will be forwarded to Bradco Supply Corporation upon receipt and review, along with any changes in our conclusions and recommendations.

We appreciate the opportunity to be of service to Bradco Supply Corporation for this project and look forward to working with you on future assignments. In the meantime, if you have questions about information in this report or if we can be of further assistance, please contact ATC at (210) 496-3434.

Sincerely,
ATC Associates Inc.

Michael C. "Chris" Hasty
Environmental Scientist I

For: Russell K. Balderson
Environmental Services
Division Manager

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FIGURES

Figure 1 - Site Vicinity/Topographic Map
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APPENDICES

Appendix A - Chain of Title
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EXECUTIVE SUMMARY

On May 29, 1998, ATC Associates Inc. (ATC) performed a Phase I Environmental Site Assessment (ESA) of the Posey Steel Facility located at 319 West Peden Alley in the City of San Antonio, Bexar County, Texas, hereafter referred to as the "Site". This included visual observations of the Site and limited observations of surrounding properties, review of historical aerial photographs, land use review, records and regulatory review, and related sources. This Phase I ESA included a reconnaissance visit to the Site, a review of available environmental databases and related agency information for the Site and surrounding properties, aerial photographs, published geologic information, and other related items. This information was used to evaluate existing or potential environmental impairment of the Site due to current or past land use.

The following is a summary of ATC's investigation:

On-Site Evaluations

- The Site consists of an approximately 1.19 acres asphalt paved lot that is improved with a warehouse constructed of brick walls, metal roofing and a concrete foundation. The Site is located on West Peden Alley, midway between the intersection of West Peden Alley and South Flores to the east and the intersection of West Peden Alley and Marty Street to the west. The Site is bound on the south by West Peden Alley and a wholesale paper distributor beyond; on the north by a set of railroad tracks with a Carquest Auto Parts facility beyond; on the west by a Carquest Distribution Center facility; and on the east by two buildings currently being renovated.

- Evidence of potentially hazardous materials were observed on Site in the form of staining on the asphalt surface area and the presence of several containers of used hydraulic fluid, four steel gas cans, and three 55-gallon drums of used oil located in and around the small storage shed southeast of the building. The used hydraulic fluid is stored in 5-gallon plastic containers that formerly contained new hydraulic fluid and are placed on a wooden pallet.
- Our assessment did reveal evidence of asbestos containing materials in the form of 9" x 9" floor tile located in the office areas of the facility. The floor tile was in good condition with a small amount of damage noted where modifications to a wall were conducted. ATC recommends developing an Operations and Maintenance (O&M) Plan for the facility which follows USEPA Guidelines and complies with OSHA Asbestos Regulations.
- Our assessment did not reveal evidence of existing on-site polychlorinated biphenyls (PCBs) which might have impacted the Site.
- Visual evidence indicating a former petroleum storage tank (PST) on Site was apparent during the Site visit. In addition, the regulatory database reviewed did indicate evidence of a former PST on the Site. A concrete patch in the asphalt paved lot with three ballards was noted southeast of the warehouse. Mr. L.D. Webb, President of Posey Steel, informed ATC that this was the location of the former PST. The tank had a capacity of 1,000 gallons and was constructed of steel. The tank was installed at the site in 1971. The tank was removed from the ground on February 10, 1992 by A&A Pump Company. A review of the TNRCC case file (0012078) indicated that only minor soil contamination of the native soils had occurred and a letter from the TNRCC was issued indicating that the petroleum hydrocarbon contamination was below the TNRCC action levels. The TNRCC issued final concurrence and the case was closed. The former PST does not pose an environmental concern to the site.

- The area surrounding the subject Site consists primarily of commercial businesses. More specifically, the Site is bound on the south by West Peden Alley and a wholesale paper distributor beyond; on the north by a set of railroad tracks with a Carquest Auto Parts facility beyond; on the west by a Carquest Distribution Center facility; and on the east by two buildings currently being renovated.

Evaluation of Adjacent Property

- Aerial photographs of the Site were reviewed for the years 1959, 1977, 1986, and 1997. From the review of the aerial photographs, no readily apparent environmental concerns, such as landfills, stockpiled materials, or evidence of dumping were observed on the Site.
- A review of historical information regarding past ownership and land usage did not reveal any environmental concerns. Databases from federal and state regulatory agencies were examined for facilities and incidents located on the Site or adjacent properties, and within a specified radius from the Site. The Site was listed on the PST and the LPST databases; however, none of the adjacent properties were listed on the databases.
- There is minor staining of the wooden pallet and the asphalt underneath. The three 55-gallon drums of oil are located inside the shed and appear to be in good condition. There is minor staining inside the shed on the asphalt pavement. ATC recommends that the products be placed in secondary containment and disposed of in accordance with local, state, and federal regulations.

Evaluation of Properties located within a one-half mile radius

- Review of federal and state database information indicated that a total of seventeen registered LPST facilities are located within an approximate one-half mile radius of the Site. A total of eleven PST facilities are located within an approximate one-quarter mile radius of the Site. According to supplied resource information, these facilities are not considered to pose a current environmental concern to the Site.

- Review of the Texas Industrial and Hazardous Waste database information indicated that that there are thirteen registered waste handlers, generators, and/or shippers located within an approximate one-half mile radius of the Site. According to supplied resource information, these facilities are not considered to pose an environmental concern to the subject Site.

- Review of the Texas Voluntary Cleanup Program database information indicated that that there is one registered Voluntary Cleanup Program Site located within an approximate one-mile radius of the Site. According to supplied resource information, this facility is not considered to pose an environmental concern to the Site.

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Posey Steel Facility
319 West Peden Alley
San Antonio, Texas
ATC Project No. 15048.0001

1.0 INTRODUCTION

On May 19, 1998, ATC Associates Inc. (ATC) was authorized by Mr. Michael L. Weinberger, of Bradco Supply Corporation, to conduct a Phase I Environmental Site Assessment (ESA) of the approximately 1.19 acre Posey Steel Facility, located at 319 West Peden Alley in the City of San Antonio, Bexar County, Texas (see Figure 1, Site Vicinity Map). The Site consists of an approximately 1.19 acres asphalt paved lot that is improved with a warehouse constructed of brick walls, metal roofing and a concrete foundation.

The primary purpose of this assessment was to identify documented and potential hazardous substance and/or petroleum impacts on the Site from on-site or off-site sources. In accordance with the above-referenced agreement, ATC performed walk-through observations of the Site, noted use of adjacent properties, and conducted a search of readily available historical and regulatory records. More specifically, the scope of services included the following:

Site and Adjacent Property Observations

Visual observations of the Site, structures, and surrounding properties were made to identify potential sources or indications of chemical and/or petroleum impacts such as petroleum storage tanks (PSTs), aboveground storage tanks (ASTs), potential sources of polychlorinated biphenyls (PCBs), chemicals and hazardous materials, and areas with surface stains or

distressed vegetation. In addition, the immediately adjacent properties were observed from the Site, without being entered, for possible sources of impacts or environmental impairment which could migrate to the Site via surface water runoff, groundwater transport, or other pathways.

Geological Information

Published geological and groundwater information was obtained from the Soil Conservation Service and from the State Geological Survey and reviewed for the Site vicinity.

Historical Review

A review of historical city directories and related information was performed to identify previous operations on the Site that possibly used, generated, stored, treated, or disposed of chemicals or hazardous materials. A review of historical aerial photographs for the years 1959, 1977, 1986, and 1997 for the Site and adjacent properties was conducted to evaluate previous land use. A review of the chain of title for the Site dating back to 1959 was conducted to evaluate previous land use.

Federal and State Regulatory Records Review

The following federal, state, and local regulatory records were reviewed to identify use, generation, storage, treatment or disposal of hazardous materials, or release incidents of such materials which may have impacted the Site:

- Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)
- National Priorities List (NPL)
- Resource Conservation and Recovery Information System (RCRIS) listings
- RCRA Administration Action Tracking System (RAATS)
- Emergency Response Notification System (ERNS)
- State Landfill Sites
- State Hazardous Waste Sites
- State Registered Petroleum Storage Tank (PST) List
- State Registered Leaking PST (LPSL) Incident Reports

The Site visit was conducted by Mr. Michael C. Hasty, ATC Environmental Scientist I, on May 29, 1998 from 10:00 a.m. to 12:30 p.m. Mr. Hasty gained access to the property by meeting with Mr. L.D. Webb, President of Posey Steel, who escorted Mr. Hasty around the facility. At the time of the Site visit the weather was clear and visibility was good. The Site visit consisted of a walk-over following a grid pattern across the Site, a walk around the perimeter of the Site, and a walk through of the building.

The Site consists of an approximately 1.19 acres asphalt paved lot that is improved with a warehouse constructed of brick walls, metal roofing and a concrete foundation. The Site is located on West Peden Alley midway between the intersection of West Peden Alley and South Flores to the east and the intersection of West Peden Alley and Marty Street to the west. The Site is bound on the south by West Peden Alley and a wholesale paper distributor beyond; on the north by a set of railroad tracks with a Carquest Auto Parts facility beyond; on the west by a Carquest Distribution Center facility; and on the east by two buildings currently being renovated (Appendix C - Photographs 1 through 10)

2.0 PHYSICAL SITE DESCRIPTION

A review of available local records from environmental regulatory authorities was performed to identify complaints, violations, citations, or inspections related to the Site.

Municipal Records Review

Other local records were reviewed to identify use, generation, storage, treatment or disposal of hazardous materials, or release incidents of such materials which may have impacted the Site.

The Site is delineated by a chain link fence with secured gates and has been used as a building materials sales and manufacturing facility since 1962. The Site and adjacent properties are zoned commercial.

The Site consists of a 1.19 acre irregular shaped parcel of land that is paved with asphalt and improved with a warehouse, which also contains a small amount of office space. During the Site investigation, there were no signs of stressed or discolored vegetation along the boundary of the Site; however, the asphalt pavement in and around the small shed, located southwest of the building, was stained from stored hydraulic fluid and oil (Photographs 11 and 12 - Appendix C). There are three 55-gallon drums of used oil located in the small storage shed southeast of the building. The used hydraulic fluid is stored in 5-gallon plastic containers that formerly contained new hydraulic fluid and are placed on a wooden pallet located on the southeastern exterior corner of the shed (Photograph 12 - Appendix C). The three 55-gallon drums of oil were in good condition at the time of the Site inspection. The staining of the asphalt pavement, the fifty-five gallon drums of oil, the 5-gallon plastic containers of used hydraulic fluid, and the four metal containers of fuel are evidence of potentially hazardous materials or perceivable signs of hazardous materials discharge and storage.

2.1.1 Surface Observations

2.1 GENERAL SITE CONDITIONS

In addition to the Site visit, readily available resources including geologic maps, soil surveys, Site maps, USGS topographic maps, flood insurance rate maps, building permit documents, and regulatory records were reviewed. Referenced documents are included in Section 7.0.

2.1.2 Area Geology and Hydrogeology

Based on United States Department of the Interior, Geologic Survey's San Antonio West, Texas 7.5 Minute Series Topographic Quadrangle (Site Vicinity Map - Figure 1), the Site is approximately 650 feet above mean sea level with topography gently sloping from the north to the south (upgradient to downgradient, respectively).

The USDA Soil Survey of Bexar County, Texas, dated 1991, indicated that the soils in the vicinity of the site are classified as the Houston Black-Houston association.

The Houston Black Series consists of clayey soils that are deep, dark gray to black, and calcareous. It is mainly found in the northeastern, south-central, and southwestern parts of Bexar county. The surface layer is dark silty clay, mildly alkaline and is approximately 38 inches thick. The subsurface layer is gray or dark gray silty clay and has some grayish-brown or olive-brown streaks. The subsurface layer is approximately 12 inches thick. The soils have slow to rapid surface drainage, and the capacity to hold water is good. Permeability of the soils is slow to none.

According to available geologic information from the Geologic Atlas of Texas, San Antonio Sheet, published by The University of Texas, Bureau of Economic Geology (revised 1982), the Site is situated above the Fluvialite terrace deposits (Qt) (See Figure 3 - Site Geological Map). This formation consists of deep, calcareous soils on bottom lands and terraces.

The Site is not located in the 100-year flood plain (Zone X), according to the Environmental data Resources, Inc. (EDR) Radius Map with GeoCheck (Appendix D).

According to the Texas Department of Water Resources, Report 237, (Data from Selected Edwards Wells, Bexar County, TX), dated July 1979, potable groundwater retrieved from the Edwards Aquifer exists at approximately 762 feet below the surface. Based on surface topography, as interpreted from the USGS topographic map, San Antonio West, Texas Quadrangle, groundwater is anticipated to flow from the northwest to the southeast (upgradient to downgradient, respectively). The actual groundwater flow direction is often locally influenced by factors such as surface topography and other factors beyond the scope of this study.

2.2 STORAGE TANKS (USTS AND ASTS)

2.2.1 Underground Petroleum Storage Tanks (PSTs)

Visual evidence indicating a former petroleum storage tank (PST) on Site was apparent during the Site visit. In addition, the regulatory database reviewed identified a former PST on the Site. A concrete patch in the asphalt paved lot with three ballards was noted southeast of the warehouse. Mr. L.D. Webb, President of Posey Steel, informed ATC that this was the location of the former PST. The tank had a capacity of 1,000-gallons and was constructed of steel. The tank was installed at the site in 1971. The tank was removed from the ground on February 10, 1992 by A&A Pump Company. A review of the TNRCC case file (0012078) indicated that only minor soil contamination of the native soils had occurred and a letter from the TNRCC was issued indicating that the petroleum hydrocarbon contamination was below the TNRCC action levels. The TNRCC issued final concurrence and the case was closed.

2.2.2 Aboveground Storage Tanks (ASTs)

Visual evidence that would indicate past or present ASTs on site such as a concrete foundation or containment walls, pedestals, or steel support structure, was not apparent during the Site visit. In addition, the regulatory review did not indicate evidence of past or present ASTs on Site.

2.3 POLYCHLORINATED BIPHENYLS (PCBs)

Polychlorinated Biphenyl's (PCBs) are toxic coolants or lubricating oils used in some electrical transformers, light ballasts, electrical panels or other similar equipment. PCB content in electrical transformers has been grouped into three categories by EPA:

< 50 ppm	non-PCB
50 to 499 ppm	PCB-contaminated
500 ppm and greater	PCB transformer

Utility companies often own transformer equipment and typically assume the responsibility for repair or replacement of damaged or leaking units and for required cleanup or remediation activities. Indications of damage or leakage should be immediately reported to the responsible utility company.

With the exception of two pole-mounted transformers and fluorescent light ballasts located in the building, no other potentially PCB-containing equipment were encountered during the walk-through of the property. The transformers are located on the easement of West Peden Alley. The transformers are the property of City Public Service (CPS). Mr. David Martin, Environmental Consultant with CPS was contacted by phone regarding the PCB content of the

The inspection was performed by Mr. Chris Hasty, Texas Department of Health Asbestos Inspector #60-1741, on June 1, 1998. A total of 5 samples of suspect asbestos-containing materials were collected and analyzed for asbestos content. ATC's inspector performed both the visual inspection and bulk sampling in the building according to methods outlined in the U.S. Environmental Protection Agency (EPA) guidance document titled, "Guidance for Controlling Asbestos-Containing Materials in Buildings" (Document No. 560/5-85/024). The findings of this report are based upon observations of accessible areas and the number of representative bulk samples that were collected and analyzed.

The limited asbestos survey involved locating and assessing the condition of accessible suspect asbestos-containing materials, using bulk sampling and visual inspection techniques. The interior finishes in the office areas consist of 9"x 9" floor tile with associated black mastic, 12"x 12" floor tile with associated yellow mastic in the restrooms, and sheetrock walls.

2.4 ASBESTOS-CONTAINING MATERIAL (ACM)

transformation. Mr. Martin stated that if the transformers were purchased during or after 1980 they are Non-PCB contaminated. Since the transformers on-site were not labeled Non-PCB and it is unknown when they were installed at the Site, CPS considers the pole mounted transformers to be PCB containing. ATC recommends that the pole-mounted transformers be inspected for leaks and or staining on a routine basis. If stains or leaks are discovered around the pole mounted transformers, CPS should be contacted immediately. CPS maintains a company wide policy to clean up any spills from CPS owned transformers and other oil-filled electrical equipment, therefore, the transformer does not appear to be an environmental concern at this time.

The possibility that asbestos-containing materials, not identified within this report, are present within interior block pipe chases, wall and ceiling voids, and/or above fixed plaster ceilings does exist. It is recommended that suspect materials, not identified within this report, uncovered during renovation/demolition activities, are assumed to be asbestos-containing, unless future bulk sampling reveals otherwise.

The following is a listing of all suspect asbestos-containing materials identified and tested by ATC:

- 12" x 12" Floor Tile
- 9" x 9" Floor Tile
- Associated Yellow and Black Mastics
- Sheetrock

Bulk samples of suspect materials were analyzed by the ATC Dallas Asbestos Laboratory using the approved polarized light microscopy with dispersion staining (PLM/Ds) method. By using the PLM/Ds method, a trained microscopist is able to identify and distinguish between asbestos group minerals and other fibrous materials such as cellulose (paper), mineral (rock), wood, or glass fiber. The quantity of each of these substances is estimated on a volume basis and recorded as a percent. Only the asbestos content, if any, is recorded in the bulk sample PLM Report Summary (Appendix B). If a material contains greater than 1% asbestos, it is considered to be asbestos containing material.

The ATC Dallas Asbestos Laboratory is an accredited laboratory by the EPA for "Interim Asbestos Bulk Sample Analysis Quality Assurance Program", and by the National Voluntary Laboratory Accreditation Program (NVLAP). The PLM/Ds analytical method

is modeled after 40 CFR Part 763, Subpart F, Appendix A: "Interim Method for the Determination of Asbestos in Bulk Insulation Samples".

The presence of asbestos was detected in the 9"x 9" floor tile in the office areas. The 9"x 9" floor tile sample in the office area was found to contain 3% chrysotile asbestos by PLM analysis. The asbestos containing materials were observed to have minor damage and should be inspected periodically. Removal of the identified ACM is recommended only if future renovation/demolition activities are to disturb, in any way, those materials identified as asbestos-containing.

ATC recommends developing an Operations and Maintenance (O&M) Plan for the facility which follows USEPA Guidelines and complies with OSHA Asbestos Regulations. Pursuant to the Plan, if ACMs become damaged or disturbed as a result of future demolition or renovation activities, they will be managed in accordance with applicable federal, state and local regulations, including labeling, awareness training, and notification requirements.

2.5 UTILITIES

Water and sewer services for the area are supplied by the City of San Antonio. The water is treated with chlorine at the pump stations and is considered to be slightly hard (15-16 grains/gallon). The water quality is within the Texas Department of Health's (TDH) and the USEPA's guidelines for public drinking water.

Sewage service is supplied to the area by the City of San Antonio. Electricity is supplied to the Site by City Public Service (CPS).

2.6 WASTE MANAGEMENT AND CHEMICAL HANDLING

Visual indications of current treatment or generation of hazardous materials were not apparent, although storage of hazardous materials in the form of several containers of used hydraulic fluid, four steel gas cans, and three 55-gallon drums of used oil was observed during the on-site investigation. The disposal of hazardous materials was not evident during the on-site investigation. Dead or distressed vegetation was not observed during the on-site investigation, although surface staining of the asphalt was observed during the on-site investigation. The records review and interviews did not disclose information indicating that activities relating to hazardous wastes have historically occurred at the Site.

2.7 RADON

According to the Texas Department of Health (TDH), Texas Indoor Radon Survey Preliminary Report, dated 1992, the Texas counties which have a high potential for residential radon are found in the West Texas Panhandle region, the Big Bend area, the Llano Uplift area, and inland from the coastal bend in South Texas where underground formations of ancient Mesozoic beach sands, rich in uranium, can be found.

Bexar County is not located in the areas which have a high potential for residential radon; therefore, radon should not pose an environmental concern at this time; however, a radon test was not conducted as part of the Phase I ESA.

3.0 ADJACENT LAND USE

The area surrounding the subject Site consists primarily of commercial businesses. More specifically, the Site is located on West Peden Alley midway between the intersection of West Peden Alley and South Flores to the east and the intersection of West Peden Alley and Marty Street to the west. The Site is bound on the south by West Peden Alley and a wholesale paper distributor beyond; on the north by a set of railroad tracks with a Carquest Auto Parts facility beyond; on the west by a Carquest Distribution Center facility; and on the east by two buildings currently being renovated.

4.0 RECORDS REVIEW AND SITE HISTORY

Regulatory records were reviewed to determine if the Site or other facilities within an approximate one mile search distance (varies by the records reviewed) of the Site is or has been subject to regulatory action by federal, state or local environmental agencies. In addition, past land uses were investigated to identify historical practices or conditions which may have impacted the Site. This assessment included an analysis of historical aerial photographs and historical city directories.

4.1 STANDARD ENVIRONMENTAL RECORD SOURCES REVIEW

A review of databases and files from federal, state, and local environmental regulatory agencies was conducted to identify use, generation, storage, treatment or disposal of hazardous materials and chemicals, or release incidents of such materials, which may impact the Site. The federal and state environmental database information was provided to ATC by Environmental Data Resources (EDR). Any records obtained from a non-governmental source should have

been updated within 90 days of the date the government agency last made the information publicly available. Information is presented in the manner and spelling archived in the records as they were presented by the commercial database provider in Appendix D.

4.1.1 Federal Records

The federal environmental databases listed below have been reviewed to obtain information pertaining to the Site and properties within the listed approximate search distance of the Site. Also listed are the month and year when the database was last updated.

FEDERAL DATABASE		
National Priorities List (NPL)	One mile	Feb. 6, 1998
Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)	One-half Mile	Feb. 17, 1998
Resource Conservation and Recovery Act Information System (RCRIS)	One-half mile (Site only)	Feb. 17, 1998
for Hazardous Waste Generators-large quantity generators & small quantity generators)		
Emergency Response Notification System (ERNS)	One mile	Mar. 5, 1998

The Site was not identified in any of the federal environmental databases listed above for the versions described. In addition, no facilities were included in the specified search radii.

4.1.2 State Records

The state environmental record sources listed below have been reviewed to obtain information pertaining to the Site and properties within the listed approximate search distance of the Site. Also listed are the month and year when the sources or databases were last updated.

ATC consulted the "City of San Antonio, Listings of Closed and Operating Landfills of Bexar County" dated March, 1989 for further information regarding landfills, hazardous materials discharge and/or storage in the area of the Site. According to this source, the Site and adjacent properties are not registered on this list.

A written request has been submitted by ATC to the City of San Antonio Fire Department regarding whether the fire marshal has any records of underground PST installations or removals at the Site. At the time of this report, this information was pending; however, the reply will be forwarded to Bradco Supply Corporation upon receipt and review along with any changes in our conclusions and recommendations.

4.1.3 Local Records

The Site was identified in the PST and the LPST databases listed above. There were twenty-eight facilities included within the specified search distance for the above TNRCC databases. Eleven of the facilities were listed in the PST database, and seventeen facilities were listed in the LPST database. None of the facilities listed pose a current environmental concern to the Site.

STATE DATABASE		
Registered Petroleum Storage Tanks (PST)	One-quarter mile	Apr. 7, 1998
Leaking Petroleum Storage Tanks (LPST)	One-half mile	Apr. 7, 1998
State Hazardous Waste Sites	One mile	Apr. 15, 1998
Solid Waste Facilities/Landfill Sites	One mile	Apr. 6, 1998
Search Distance	Last Update	

4.2.1 Historical City Directories

Historical Polk and Cole City Directories listing previous tenants on the Site were searched. The Site was first listed in 1962. From 1962 through 1967 the site was listed as Kelly Building Materials Manufacturing Company. From 1968 through the present the Site was listed as Posey Steel.

4.2.2 Chain of Title

A listing of the chain-of-title dating back to 1959 is included in Appendix A. The following table summarizes the site's ownership history:

Owner	Years	Usage
Campbell Lumber Company	Past - 1959	Lumber Co.
William R. Rainey, et ux	1959 - 1962	Unknown
Kelley Building Company	1962 - 1967	Manufacturing
Kelley Manufacturing Company	1967 - 1967	Manufacturing
Posey Steel Products, Inc.	1967 - 1967	Manufacturing
Julius H. Posey	1967 - 1978	Manufacturing
Mildred E. Posey	1978 - Present	Manufacturing

The property was used as the Campbell Lumber Company until 1959. The property was vacant from 1959 through 1961 until Kelley Building Company built the current structure in 1962.

4.2.3 Aerial Photography

Aerial photographs of the Site taken in 1959, 1977, 1986, and 1997 were reviewed by ATC and copies are included in Appendix D. The scale of these aerial photographs is 1" = 500'. The purpose of the review was to determine if any visible evidence existed which indicated uses of the Site, or immediate vicinity, for purposes posing potential environmental concern.

The 1959 aerial photograph shows all of the streets and highways as they are today. The Site is developed with the Lumber Company facility. The two east adjacent buildings that are currently being renovated are depicted in the aerial photograph. The north adjacent railroad tracks are depicted in the aerial photograph. The area to the south across West Peden Street is undeveloped.

The 1977 aerial photograph shows the Site as it appeared at the time of the Site visit. The Posey Steel facility can be seen with the materials storage yard. The two east adjacent buildings that are currently being renovated and the north adjacent railroad tracks are depicted in the aerial photograph. The west adjacent Carquest Distribution Center and the south adjacent Hartley Wholesale Paper Company are present in the photograph.

The 1986 aerial photograph resembles the 1977 aerial photograph. There are no visible changes from the 1977 aerial photograph.

The 1997 aerial photograph resembles the 1986 aerial photograph. There are no visible changes from the 1986 aerial photograph.

Review of the aerial photographs of the Site did not reveal any potential environmental concerns for the Site.

5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 CONCLUSIONS

This Phase I ESA included a reconnaissance visit to the Site, a review of available environmental database and related agency information for the Site and surrounding properties, aerial photographs, published geologic information, and other related items. This information was used to evaluate existing or potential environmental impairment of the Site due to current or past land use disclosed by this study. The following conclusions were drawn by the review of all available data and the Site walk through :

- The storage of several 5-gallon containers of used hydraulic fluid, three 55-gallon drums of oil, and four 5-gallon containers of gasoline are not considered to be an environmental concern to the Site. There is minor staining of the asphalt pavement and in ATC's opinion do not pose an environmental concern to the site other than the possibility of minor soil contamination.

- The existence of the former LPST on the Site is not considered to be an environmental concern to the Site. The TNRCC has issued final concurrence and closed the case and ATC's review of the case file found no other information that may pose a concern to the Site.

- The presence of asbestos containing materials in the form of 9"x 9" floor tile in the office areas of the building was found to contain 3% chrysotile. The floor tile had minor damage where modifications to a wall were conducted. The floor tile was found to be in good condition.

5.2 RECOMMENDATIONS

ATC recommends developing an Operations and Maintenance (O&M) Plan for the facility which follows USEPA Guidelines and complies with OSHA Asbestos Regulations. Pursuant to the Plan, if ACMs become damaged or disturbed as a result of future demolition or renovation activities, they will be managed in accordance with applicable federal, state and local regulations, including labeling, awareness training and notification requirements.

ATC recommends that the used hydraulic fluid and oil containers be placed in secondary containment and disposed of in accordance with local, state, and federal regulations.

6.0 LIMITATIONS

Our professional services have been performed, our findings obtained, and our recommendations prepared in accordance with customary principles and practices in the fields of environmental science and engineering. This statement is in lieu of other statements either expressed or implied. This company is not responsible for the independent conclusions, opinions or recommendations made by others based on the records review, observations, and field exploration presented in this report.