



Environmental Transaction Screen



Project Number:
Project Number

Date Engaged:
Date of Engagement

Report Date:
Report Date

Engaged by:

Client Contact

Client Contact Title

Client Name

Client Street Address

Client City, Client State Client Zip Code

Subject Site:

Commercial Property

210 Cottonwood St.

Hempstead, TX 77445

Date: Report Date

Client Contact

Client Contact Title

Client Name

Client Street Address

Client City, Client State Client Zip Code

Dear Client Contact,

CREtelligent was contracted by you on behalf of Client Name (herein referred to as “Client”) to conduct a Environmental Transaction Screen (herein referred to as “ETS”) on a Commercial Property located at 210 Cottonwood St., Hempstead, TX 77445 (herein referred to as “subject site” or “subject site property”). CREtelligent received written authorization from Client on Date of Engagement to perform the ETS Report. This ETS Report was performed in general accordance with the scope and limitations of ASTM E1528-14, the Engagement Agreement for Services Proposal Project Number executed by the Client. Exceptions to or deletions from this protocol are discussed in this report.

We appreciate your business. If you have any questions regarding the attached report, or if we can be of any further service to you, please do not hesitate to contact us at (866) 901-7201.

Sincerely,



Kara Kessler, Senior Client Success Manager

Direct Line: (916) 836-5761

k.kessler@CREtelligent.com

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Appendix D: Regulatory Database Record Report

Appendix E: Historical Resources

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Terms and Acronyms	Description
Adjacent/Adjoining Property	Any real property or properties the border of which is contiguous or partially contiguous with that of the subject site property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them.
AST	Aboveground Storage Tank
ASTM	American Society for Testing Materials
AUL	Activity and Use Limitation
BGS	Below Ground Surface
BTEX	Benzene, Toluene, Ethylbenzene, and Xylenes
CDL	Clandestine Drug Lab
CERCLIS	Comprehensive Environmental Response Compensation and Liability Information System
COC	Contaminant of Concern
ERNS	Emergency Response Notification System
FED ENG/FED INST	Federal Engineering Controls/Federal Institutional Controls
FOIA	Freedom of Information Act
FUDS	Formerly Used Defense Sites
ICIS	Integrated Compliance Information System
LST	Leaking Storage Tank
LPST/LUST	Leaking Petroleum Storage Tank Leaking Underground Storage Tank
LUR	Land Use Restriction
MSL	Mean Sea Level
NFA/NFRA/NFRAP	No Further Action/No Further Remedial Action/No Further Remedial Action Planned
ND	None Detected
NOV	Notice of Violation
NPL	National Priorities List (aka Superfund)
PCB	Polychlorinated Biphenyls
PCE/PERC	Perchloroethylene, Tetrachloroethylene, Tetrachloroethene
PRP	Potentially Responsible Parties List
PST	Petroleum Storage Tank
RCRA	Resource Conservation and Recovery Act
RCRA CESQG	RCRA Conditionally Exempt Small Quantity Generator
RCRA CORRACTS	RCRA Corrective Action
RCRA LQG	RCRA Large Quantity Generators List
RCRA NON GEN	RCRA Non-Generator
RCRA SQG	RCRA Small Quantity Generators List
RCRA TSD	RCRA non-CORRACTS TSD Facilities
SEMS	Superfund Enterprise Management System
SUPERFUND ROD	Superfund Record of Decision

SWF/LF	Solid Waste Facility/Landfill
TRIS	Toxic Release Inventory Program
UST	Underground Storage Tank
VCP	Voluntary Cleanup Program
VOC/HVOC	Volatile Organic Compound/Halogenated Volatile Organic Compound
USGS	United States Geological Survey

1.0 EXECUTIVE SUMMARY

We have performed a Environmental Transaction Screen (ETS) in conformance with the scope and limitations of ASTM Practice ASTM E1528-14 for the property at 210 Cottonwood St., Hempstead, TX 77445 (subject site). Any exceptions to, or deletions from, this practice are described in Section 1.1 of this report. This assessment has revealed no evidence of potential environmental concerns in connection with the property, except as otherwise noted below.

1.1 Findings

The Client of this Environmental Transaction Screen (ETS) report should not draw any conclusions and/or take any actions without reading this ETS report in its entirety.

Further, the goal of this ETS is to identify environmentally related risks to the subject property which, when performed in accordance with ASTM Practice E1528-14. Specifically, the goal of this assessment is to identify any of the following conditions affecting the subject site:

Potential Environmental Concern (PEC): "Potential environmental concern" is defined in ASTM E1528-14 as "the possible presence of any hazardous substances or petroleum products on a property under conditions that indicate the possibility of an existing release, a past release, or the threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater or surface water of the property." According to ASTM E1528-14, the term "potential environmental concern" includes hazardous substances or petroleum products even under conditions in compliance with laws."

De Minimis Definition: "A condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be De Minimis conditions are not recognized environmental conditions nor controlled recognized environmental conditions."

CREtelligent has concluded that this assessment has revealed the following evidence of **PEC** in connection with the subject site at this time:

- None.

CREtelligent has concluded that this assessment has revealed the following evidence of **De Minimis** in connection with the subject site at this time:

- None.

1.2 Recommendations

Based on the information referenced in this ETS, CREtelligent recommends the following:

- No further assessment is recommended at this time.

1.3 Project Personnel

Per ASTM standard, this report has been prepared with oversight and final review by an Environmental Professional (EP) as defined in §312.10 of 40 Code of Federal Regulations (CFR) Part 312.

I declare that, to the best of my professional knowledge and belief, I meet the definition of EPA-Certified Environmental Professional as defined in §312.10 of 40 Code of Federal Regulations (CFR) Part 312 and we have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject site. We have developed and performed the all appropriate inquiries in general accordance with the standards and practices set forth in 40 CFR Part 312.

Signature for Tim Musson

Tim Musson
Environmental Professional

The following CREtelligent personnel were directly responsible for the preparation of this report:



Misti Hamrick
Project Manager



Scott Leonard
Project Manager

The resumes of the EP and Project Managers are provided in Appendix-[Consultant Resumes](#).



20 m
50 ft

Leaflet | Powered by Esri | GeoEye, Maxar, Microsoft



Figure 1: Subject Site Map
Commercial/Restaurant
210 Cottonwood St.
Hempstead, TX 77445



2.0 SUBJECT SITE INFORMATION

2.1 Property Description

Please refer to the table below for full description of the subject site.

Subject Site Description

IDENTIFIER	DESCRIPTION OF IDENTIFIED ITEMS
Subject Site Type	Commercial Property
Subject Site Address	210 Cottonwood St., Hempstead, TX 77445
Subject Site Legal Description	ABS A312100 A-121 ISAAC DONOHO TRACT 28-7 ACRES 1.02 P/O 1.25 AC
Parcel ID	238343
Subject Site Zoning	Commercial
Acres	1.02
Number of Buildings	One
Number of Stories	One
Square Footage	9,427
Year of Construction	2008
Current Use	Restaurant
Current Owner(s) of Subject Site	Vehhar Thida, LLC
Current Occupant(s) of Subject Site	Hempstead Seafood and Steak
Subject Site Utilities	Applicable Provider

Adjacent Property Information

	ADDRESS	CURRENT USE	CURRENT OCCUPANT(S)
North	260 and 272 Cottonwood St.	Commercial	Joe's Italian Grill and Pizza and vacant commercial building.
East	No visible address	Undeveloped Land	NA
South	2000 FM 1488	Commercial	Pilot Travel Center and Gas Station
West	Hwy 290 and easement	Undeveloped Land	NA

Please see Appendix - County Tax Office Information

3.0 RECORDS REVIEW

The following subsections present the findings of the Physical Settings, Historical Use Information, and Environmental Records review.

3.1 Client Provided Information

Prior to the preparation of this ETS Report, CREtelligent forwarded a Subject Site Environmental Questionnaire to the Client's attention for completion. The questionnaire is useful in providing additional information that the environmental professional may use in determining the presence or absence of Potential Environmental Concerns on the subject site. At the time of preparing this report, the following information was or was not received:

DOCUMENT TYPE	DOCUMENT RECEIVED	COMMENT
Environmental Questionnaire	No	Not provided at the time of this report.
Prior Environmental Site Assessment	Yes	eScreenLogic ESA, project #19J21-67318, dated November 12, 2019: <ul style="list-style-type: none"> • Site reconnaissance revealed staining from new and used cooking oil. • No PECs identified. • Recommended cleaning and reduction of above spills.
Survey	No	Not provided at the time of this report.
UST/AST Compliance Documents	No	Not applicable.
Title Records, Environmental Liens, and AULs	No	Not provided at the time of this report.

Please see Appendix - [Additional Information](#).

3.2 Physical Setting Sources

The following section provides a brief summary of the physical settings associated with the subject site and general site vicinity. These settings include information on topographic elevation, slope of the elevation, description of general soil type, nearest surface water body, and estimated depth and flow direction of groundwater where known.

PHYSICAL SETTING SOURCES	
TOPOGRAPHY	
Elevation	Approximately 219 ft. above mean sea level (MSL).
Topographic Quad	Hempstead, TX
General Slope	East
HYDROLOGY	
Nearest Surface Water Body	Unnamed branch of Clear Creek, <903 ft. east of the subject site
Estimated Depth to Groundwater	Unavailable at the time of this report.
Estimated Groundwater Flow Direction	Easterly, based on topographical contours.
Flood Zone	X-12: Area of minimal flood hazard.
Wetland	U.S. Fish and Wildlife Service did not identify wetlands or wetland features on the subject site or adjoining properties.
GEOLOGIC INFORMATION	
Geologic Units	Pow: Willis Formation, dating to the Phanerozoic, Cenozoic, Tertiary, and Pliocene epochs: clay, mud, and silt.

PHYSICAL SETTING SOURCES	
SOIL	
Soil Name	<p>USDA identifies two soil types beneath the subject site:</p> <ul style="list-style-type: none"> • KeD: Kenney loamy fine sand, 1 to 8 percent slopes, belonging to hydrologic group A. - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil. The parent material consists of loamy alluvium derived from igneous, metamorphic and sedimentary rock. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent • StC: Styx loamy fine sand, 1 to 5 percent slopes, belonging to hydrologic group B. Soils in this group have moderately low runoff potential when thoroughly wet. Water transmission through the soil is unimpeded. The parent material consists of sandy and loamy alluvium of Pleistocene age derived from mixed sources. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 48 inches during January, February, March, April, May, December. Organic matter content in the surface horizon is about 1 percent.
RADON INFORMATION	
Federal EPA Radon Zone for Waller County	Zone 3: Counties with predicted average indoor radon screening levels less than 2 pCi/L.

Please see Appendix - Additional Information to review these resources in their entirety.

3.3 Historical Use Information

Multiple historical information resources have been ordered, reviewed, and interpreted by CREtelligent to establish the history of the subject site and adjacent properties. The historical resources include: aerial photography; Sanborn/Fire Insurance Maps; and, city directories (where available). The above referenced resources are summarized in the following subsections (Section 3.3.1– Historical Uses of Subject Site). These historical resources are provided by Third Party, and/or Google Earth, and/or CREtelligent Proprietary Database.

CREtelligent was not able to document the use of the subject site and adjacent properties prior to the first developed use, or prior to the earliest available resource dating back to 1949. No pertinent data was identified prior to the 1949 aerial photograph. The lack of this information represents a data gap. However, based on the other information obtained during the completion of this assessment, it is the environmental professional's (EP's) opinion that the lack of this information does not represent a significant data gap.

3.3.1 Historical Use of Subject Site

Based on the available historical resources, the prior uses of the subject site are summarized in the table below:

YEAR RANGE	HISTORICAL AERIALS	CITY DIRECTORY	SANBORN/FIM
210 COTTONWOOD ST.			
1949-1995	Undeveloped Land	Unavailable for review.	Unavailable for review.
2003-2020	Commercial	No occupants of environmental concern.	Unavailable for review.

A summary of the concerns specific to the subject site is provided below:

- Sanborn/Fire Insurance Maps were not available at the time of this report. This is a data gap. However, historic use was identified using aerial photographs and city directories. Therefore, this data gap is not considered by the EP to be significant at this time.
- No environmental concerns were identified during the historical review.

Please see [Appendix - Historical Resources](#) to review these resources in their entirety.

3.4 Environmental Records Review

At the time of writing this report, CREtelligent reviewed regulatory database information for reported hazardous waste generator sites in accordance with ASTM Standard E 1527-13. The record base search was provided by a third party who searched the required Federal and State databases with the required search radii. The results of this search are summarized in the Federal and State tables below. These search results rely on the accuracy of the data provided by the third-party vendor, the date at which the information is updated, and the scope herein did not include location of hazardous waste generator sites listed as “orphans” and/or “unmappable.” The full regulatory database records search is provided in Appendix - [Regulatory Database Record Report](#).

3.4.1 Summary of Findings

Per ASTM Standard E1528-14, specific regulatory databases were searched at the recommended ASTM search radii. The summary of the database search results are presented below. Databases that did yield results are not listed in the summary table. A complete report of the Database is provided in Appendix - [Regulatory Database Record Report](#).

Regulatory Report Summary

DATABASE	SEARCH RADIUS	TARGET PROPERTY	WITHIN 660FT	660FT TO 1320FT	1320FT TO 2640FT	2640FT TO 5280FT	TOTAL
AIR PERMITS	1320	0	0	3	-	-	3
AST	1320	0	0	2	-	-	2
LPST	2640	0	1	0	0	-	1
UST	1320	0	1	1	-	-	2

3.4.2 Subject Site Summary

The results of the regulatory database search were reviewed by the environmental professional specific to the subject site address as well as “orphan or non-plottable” sites which may contain findings specific to the subject site. The results specific to the subject site are summarized below. If warranted, additional review of available regulatory files, on-line information, and/or client provided information is additionally presented to provide an environmental professional opinion on the potential environmental risk associated with the identified regulatory finding.

The following records were identified on the Subject Site property.

- **No Database Findings** - Review of the Regulatory Database Record Report did not identify any Sites of Environmental Concern associated with the Subject Site; therefore, it is the EP's opinion that no Potential Environmental Concern (PEC) is identified as a result of this finding.

3.4.3 Off-Site Property Summary

The environmental professional has reviewed the findings of the Regulatory Database Report for the surrounding properties not associated with the subject site which are residing within 500-feet of the subject site. Additionally, regulatory database findings associated with state and/or federal superfund sites (where identified within one mile of the subject site) were additionally screened by the environmental professional. As referenced in the "comments" column of the Off-Site Regulatory Database Summary Table presented below, sites where documented releases have occurred and it is the environmental professional's opinion that these site pose a potential to represent a Potential Environmental Concern (PEC) to the subject site, additional discussion is provided.

Per the environmental professional's review and interpretation of available information, other sites which were identified in the regulatory database search but are not summarized in the table below, were not deemed by the professional to pose an increased environmental risk to the subject site for the following reasons: a) Site(s) only hold an operating permit with no documented violations and/or releases to the soil, groundwater, and/or vapor media; b) Site(s) have been granted "No Further Action" by applicable regulatory agency and/or Corrective Action is on-going under the guidance of applicable regulatory agency and/or subject site was not identified as a responsible party, contributor, or off-site impact; c) Site(s) had no documentation indicating they impacted the subject site's soil, groundwater, and/or vapor media; and/or d) Site(s) distance and/or topographic position relative to the subject site reduces the level of risk associated with the Site(s).

The following records (associated with facilities of environmental significance) were identified on adjacent and/or surrounding properties:

Surrounding Properties Summary

DATABASE	SITE NAME	ADDRESS	DIST. (FT) / DIR.	ELEV. DIFF. (FT)	COMMENTS
UST, LPST	PILOT TRAVEL CENTER 573-03	2000 FM 1488 RD, HEMPSTEAD, TX 77445	0/S	-9.0	Please see below for further discussion.

SITE NAME: PILOT TRAVEL CENTER 573-03

ADDRESS: 2000 FM 1488 RD

FINDINGS: The regulatory database identified this site with the following information (the following information are summarized excerpts from the regulatory data (Please see Appendix – Regulatory Database Records Report for further details):

- This site is located adjacent to the south of the subject site.
- This site is an active gas station that recently underwent a major upgrade. As part of that upgrade, five older underground storage tanks (USTs) were removed from the ground in February 2018. Five new USTs were installed at the site in May of 2018. The new USTs consist of three 30,000-Gal diesel, one 20,000-Gal Regular unleaded gasoline, and one 25,000-Gal (two-compartment), 16,000-Gal premium unleaded gasoline, and 9,000-Gal diesel tanks. The tanks and piping are double-walled fiberglass.
- Regulatory agency information identified this site with a Leaking Petroleum Storage Tank (LPST) Case involving a release of gasoline and its volatile components to soil and/or groundwater media which was identified at the time of the removal of the first generation USTs in February of 2018. The contamination was identified in the southern portion of the site where the gasoline USTs and automobile pump islands are located. A release determination report (RDR) was provided to the TCEQ in July 2018.
- Three groundwater monitor wells were installed at the site in November 2018 and found groundwater flowing in an easterly direction with low concentrations of volatile components of gasoline in the groundwater samples.
- This site is situated at a topographic elevation nearly 10 feet lower than that of the subject site and is additionally located in the general side-gradient (groundwater flowing to the east, away from the subject site).
- In August 2019, the TCEQ requested that the responsible party conduct a drinking water survey as shallow groundwater at the site was identified as impacted by the 2018 release. This LPST Case is still listed as OPEN under the TCEQ oversight but is progressing rapidly towards apparent closure.
- Therefore, based on the above information, it is the EP's opinion that this site does not appear to represent a PEC affecting the subject site at this time.

4.0 INTERVIEWS

During this ETS, CREtelligent conducted interviews in connection with the subject site. The information gained from the interviews conducted by CREtelligent for this ETS were obtained from sources considered reliable and believed to be true and correct. However, CREtelligent has made no independent investigation as to such matters and undertakes no responsibility for the accuracy of these items.

4.1 Interviews

During this ETS, CREtelligent conducted interviews in connection with the subject site. The information gained from the interviews conducted by CREtelligent for this ETS were obtained from sources considered reliable and believed to be true and correct. However, CREtelligent has made no independent investigation as to such matters and undertakes no responsibility for the accuracy of these items.

At the time of this report, CREtelligent attempted to conduct interviews with the owner and past owners, operators and occupants:

- Property owner contact information was not made available. This is a data gap. However, based information identified in the regulatory database report and site reconnaissance, the environmental professional does not consider this to be a significant data gap.
- Interviews with past owners, operators, and occupants were not conducted. This is a data gap. However, based information identified in the regulatory database report and site reconnaissance, the environmental professional does not consider this to be a significant data gap.

Education

Ph.D., English, The Ohio State University, 1992
M.A., English, Humboldt State University, 1988
B.A., English, Humboldt State University, 1987

Project Experience

eScreenLogic Phase I Environmental Site Assessment, West Sacramento, CA – As a Field Technician, Dr. Leonard performed a site inspection of a gas station in an environmentally complex location (i.e. a brownfield and current LUST remediation site). He examined the subject site buildings, documented their condition, located active monitoring wells, photographed the required testing documentation stored on the subject site, performed the topological, hydrological, and geological research, ordered local agency documentation, and researched the historical uses of the subject site. He was also assisted in completing the Phase I Environmental Site Assessment report for this transaction as part of the due diligence process required by the Comprehensive Environmental Response. His work helped eScreenLogic complete this project on schedule and within budget.

Site Inspection, Sacramento, the San Francisco Bay Area, Northern California – As an Environmental Site Inspector, Dr. Leonard has performed over 75 site inspections of properties ranging in size from a fraction of an acre to 10-acre retail spaces to multistory professional office buildings. He has inspected numerous gas stations, automotive repair facilities, medical offices, and shopping centers, observing the condition of onsite structures and identifying potential and recognized environmental conditions, helping eScreenLogic deliver clear and accurate environmental due diligence products by deadline.

Due Diligence, Environmental Site Assessments – Working with developers, investors, and lending institutions, Dr. Leonard has assisted in completing more than 2,500 Environmental Site Assessments, about half of them the Phase I Environmental Site Assessments required by the Comprehensive Environmental Response, Compensation, and Liability Act of 1980. Property types assessed include commercial office, light-manufacturing facilities, multi-family residential units, self-storage facilities, gas stations, automotive repair services, dry cleaners, and hotels.

Property Condition Assessment Inspections – Dr. Leonard has performed several property condition assessment inspections, which entails walk-through inspections of properties to document the condition of all infrastructure systems (electrical, plumbing, irrigation, drainage, HVAC, roofing, siding, appurtenances, signage, etc. He photographs these items to show their condition, provides an opinion on whether they require immediate or eventual replacement, organizes his photographs and findings, and passes the package off to eScreenLogic's experts on estimating costs and creating property maintenance funds.

Industry Tenure

ENV: 2013

Related Experience

Phase I Environmental Site Assessments (ESAs)
Federal, State, and Local Environmental Agency Data Acquisition

Industry Experience

Office
Retail Centers
Light-industrial and Business Parks
Hospitality and Restaurant
Assisted-living Facilities
Dry Cleaners
Educational Centers
Gas Stations
Automotive Repair Facilities
Government Offices

Special Skills & Training

Wordsmith
Research and Analysis
Datamining
Teaching/Training
Quire
Microsoft Office Suite
Apple iWork Suite
Publication Software
Adobe InDesign

Regional Location

Gold River, California