



EnviroScreen RSRA Desktop Report



Project Number:
20L03-44860

Date Engaged:
December 3, 2020

Report Date:
December 7, 2020

Engaged by:

Michael Ellis
Underwriter
Texas Business Lenders Group, LLC
1617 W 7th St.
Fort Worth, TX 76102

Subject Site:

Commercial Property
18360 Blanco Rd.
San Antonio, TX 78258

Date: December 7, 2020

Michael Ellis
Texas Business Lenders Group, LLC, Underwriter
1617 W 7th St.
Fort Worth, TX 76102

Dear Michael Ellis,

CREtelligent was contracted by Michael Ellis of Texas Business Lenders Group, LLC (herein referred to as "Client") to conduct an EnviroScreen Report (AKA - Records Search with Risk Assessment [RSRA]) on a Commercial Property located at 18360 Blanco Rd., San Antonio, TX 78258 (herein referred to as "subject site" or "subject site property"). eScreenLogic received written authorization from Client on December 3, 2020 to perform the EnviroScreen Report. This EnviroScreen Report was performed in general accordance with Standard Practices for RSRA's, the Engagement Agreement for Services Proposal 20L03-44860 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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1.0 EXECUTIVE SUMMARY AND SCOPE

In accordance with the Engagement Agreement for Services executed by the Client, CREtelligent (herein referred to as “CREtelligent”) has completed an EnviroScreen® (herein referred to as “EnviroScreen®”) for the subject site. This report has been completed by an EPA-qualified Environmental Professional (EP) using: Regulatory database search Per ASTM E1527-13; available historical resources (Aerial Photographs, Sanborn/Fire Insurance Maps, and City Directory [where available]) for the subject site; and Client Provided Information (when provided & relevant to environmental risk). The results of the Environmental Professionals evaluation are presented as an approximate level of cumulative environmental risk at levels of LOW, MODERATE, or ELEVATED, as defined below:

- **LOW** - CREtelligent's EP Review identified minor environmental issues of concern on and/or nearby the subject site.
- **MODERATE** - CREtelligent's EP Review identified several environmental issues of concern on and/or nearby the subject site.
- **ELEVATED** - CREtelligent's EP Review identified significant environmental issues of concern on and/or nearby the subject site.

The Client of this EnviroScreen® report should not draw any conclusions and/or take any actions without reading this EnviroScreen® report in its entirety.

1.1 Final Risk Rating and Recommendation

The following recommendation is made based on the identified Environmental Risk:

- **LOW** - No further environmental assessment is recommended at this time.

Should the customer decide that additional environmental research is desired, please contact your CREtelligent Client Success Manager at (866) 901-7201 or support@CREtelligent.com for additional assistance.

1.2 Project Personnel

This report has been prepared under the supervision of an EP with a final review by an EP.

I declare that, to the best of my professional knowledge and belief, I meet the definition of an Environmental Professional as defined in §312.10 of 40 Code of Federal Regulations (CFR) Part 312 and I have the specific qualifications based on education, training, and experience to assess a property of its setting, history, nature, and environmental influences.



Megan Mauer
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 Senior Environmental Professional and Project Managers are provided in Appendix - [Consultant Resumes](#).



Figure 1: Subject Site Map

Commercial Property
18360 Blanco Rd.
San Antonio, TX 78258



2.0 SITE DESCRIPTION

2.1 Subject Site Information

IDENTIFIER	DESCRIPTION OF IDENTIFIED ITEMS
Subject Site Type	Commercial Property
Subject Site Address	18360 Blanco Rd., San Antonio, TX 78258
Subject Site Legal Description	NCB 16331 BLK 7 LOT 62 EXC S IRR 8.98 FT (BLANCO MARKET)
Parcel ID	612349
Subject Site Zoning	Commercial
Acres	4.68
Number of Buildings	One
Number of Stories	One
Square Footage	26,020
Year of Construction	2000
Current Use	Commercial
Current Owner(s) of Subject Site	Goliad Dorado, Ltd.
Current Occupant(s) of Subject Site	Multi-tenant commercial
Subject Site Utilities	Applicable Provider

The site description is based on available information obtained from the Client, on-line assessor information, Google Earth, Google Street view, and/or other readily available resources. Without performing an actual site reconnaissance, this description is reliant on information that cannot be readily verified and the reader is cautioned that current site conditions may vary from this description.

3.0 RECORDS REVIEW

The following subsections summarize information obtained through the review of available records. The following subsections include historical use information and environmental records review.

3.1 Historical Use Information

Multiple historical information resources have been ordered, reviewed, and interpreted by CREtelligent to establish the history of the subject site. The historical resources include: Aerial Photography; Sanborn/Fire Insurance Maps; and, City Directories.

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 1926. No pertinent data was identified prior to 1938. 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.

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
18360 BLANCO RD.			
1938-1983	Undeveloped land	Not listed	Unavailable for review
1985-1988	Storage yard	Not listed	Unavailable for review
1993-1997	Vacant land	Not listed	Unavailable for review
2000-2020	Commercial and driveway	Multi-tenant commercial from 2003-2018 with dry cleaners from 2003-2009	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.

- The subject site was identified in our review of available database listings (Pilgrim Launderers and Cleaners/ Pilgrim Cleaners, identified in city directories from 2003-2009). Please see [Section 3.2.2 Subject Site Summary](#) for further discussion.

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

3.2 Regulatory Database Records Review

At the time of writing this report, CREtelligent reviewed regulatory database information search in general accordance with ASTM Standard E1527-13 criteria. The results of this search are summarized in the tables below for the Subject Site (Section 3.2.2) and for Surrounding Properties (Section 3.2.3). 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 the locations of hazardous waste generator sites listed as “orphans” and/or “unmappable.” Appendix - [Regulatory Database Record Report](#).

3.2.1 Summary of Findings

CREtelligent's EPA-qualified Environmental Professional (EP) reviewed regulatory database records (Per ASTM E1527-13) for reported hazardous waste generators, incident release sites, and other environmental databases. Per CREtelligent's EP opinion the sites which were identified in the regulatory database records but are not summarized below (Sections 3.2.2 - Subject Site Summary and Section 3.2.3 - Surrounding Property Summary), were not in the opinion of the EP 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 ASTM database search findings within a 660-foot radius are reviewed and screened by the EP for potential impact to the subject site. Additionally, the EP includes reported findings for Federal and/or State Super Fund Sites that are identified in the full ASTM radius search. Based on the initial identification of known and reported environmental sites of interest, an additional screen of these sites was performed specific to the subject site, and surrounding properties, ranking these sites with ratings of **LOW**, **MODERATE**, or **ELEVATED**. These sites are summarized below which includes: site name and address, distance and direction to the subject site; database(s) that site is identified on; database information; additional information; and determination if these site(s) do/do not present a potential risk to the subject site. If no potential risks were identified for the subject site, and/or surrounding properties, or there are no identified potential risks within 660-feet of the subject site, the summaries reflect these findings.

Regulatory Report Summary

DATABASE	SEARCH RADIUS	TARGET PROPERTY	WITHIN 660FT	660FT TO 1320FT	1320FT TO 2640FT	2640FT TO 5280FT	TOTAL
AACOG CLI	2640	0	0	0	1	-	1
AIR PERMITS	1320	0	0	3	-	-	3
ALT FUELS	1320	0	1	0	-	-	1
CLI	2640	0	0	0	1	-	1
DRYCLEANERS	1320	1	1	1	-	-	3
LPST	2640	0	1	0	0	-	1
NOV	1320	0	2	0	-	-	2
RCRA NON GEN	1320	0	0	1	-	-	1
SSTS	1320	0	1	0	-	-	1

3.2.2 Subject Site Summary

The following records (associated with facilities of environmental significance) were identified on subject site:

Target Property Summary

DATABASE	SITE NAME	ADDRESS	DIST. (FT) / DIR.	ELEV. DIFF. (FT)	COMMENTS
DRYCLEANERS	PILGRIM CLEANERS 334	18360 BLANCO RD, SAN ANTONIO, TX 78258	0/-	0	LOW - Please see below for further discussion.

SITE NAME: PILGRIM CLEANERS 334

ADDRESS: 18360 Blanco 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 on the subject site.
- Reviewed regulatory data identified the subject site with a dry cleaners from approximately 2003-2007. These type facilities have been known to use hazardous material/waste in their daily operations (i.e. aboveground storage tanks, underground storage tanks, solvents for cleaning clothes, etc.). However, this facility was registered each year as a drop station. Drop stations do not perform dry cleaning activities on site, and therefore do not use hazardous materials in their daily operations.
- Additionally, there are no reported tanks or documented releases and/or corrective action cases associated with this property that could negatively impact the subject site.
- Therefore, based on the above information, it is our EP's opinion that this site appears to represent a **LOW** Environmental Risk at this time.

3.2.3 Off-Site Property Summary

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
DRYCLEANERS	COMET CLEANERS	18154 BLANCO RD, SAN ANTONIO, TX 78232	>415/SW	-15	LOW - Regulatory data identified this as a dry cleaners from 2007 to present day. This site has been registered each year as a drop station, and therefore no dry cleaning activities are done on site. No reported tanks or documented releases identified that could negatively impact subject site. Therefore, this site is not likely to have a negative environmental impact on the subject site at this time.
LPST	PROPOSED BLANCO BLUFFS SUBDIVISION	W BLANCO RD AND LOOP 1604, SAN ANTONIO, TX 78232	>450/SW	1	LOW - Regulatory data identified this site with a Leaking Petroleum Storage Tank case involving a release to the soil media. No groundwater impacted, thus minimizing the potential for contaminants to migrate to the subject site. The case received closure on June 24, 1996. Therefore, this site is not likely to have a negative environmental impact on the subject site at this time.

4.0 CLIENT PROVIDED INFORMATION

At the time of the writing of this report additional information relevant to environmental risk were not provided by the Client unless otherwise referenced below (i.e. previous Phase I Environmental Site Assessment [ESA], Phase II ESA, environmental risk reviews, environmental questionnaire, and/or other pertinent information providing insight to the subject site). Client provided information is summarized as follows:

- No additional information relevant to environmental risk.

5.0 REPORT RELIANCE

This EnviroScreen® report has been prepared for the exclusive use and reliance of the Client. Use or reliance by any other party is strictly prohibited without the written authorization of CREtelligent. Reliance on this EnviroScreen® report by the Client will be subject to the terms and conditions of the limitations and liability stated below. This EnviroScreen® report is valid for one-hundred and eighty (180) days from the date of completion.

6.0 REPORT LIMITATIONS & LIABILITY

In conducting the limited scope of services for this EnviroScreen® report, CREtelligent did not assess the following list of non-scope considerations in connection with the subject site, unless specifically requested by the Client and specified in this EnviroScreen® report, which is not an all-inclusive list: Physical On-Site Inspection of Subject Site and Adjacent Properties; City Directory Information; Interviews with Current/Past Owner(s), Occupant(s), and/or Key Site Manager(s); Interviews with State and/or Local Government Officials; Tax Files; Recorded Land Title Records; USGS 7.5 Minute Topographical Maps; Building Department Records; Zoning/Land Use Records; Previous Assessment Reports; Geologic/Hydrogeologic/Hydrologic/Topographic Conditions; Roads; Potable Water Supply; Sewage Disposal System; Current and/or Past Uses; Asbestos Containing Material; 2) Radon; 3) Lead Based Paint; Lead in Drinking Water; Wetlands; Sensitive Receptors; NEPA Check; Ecological Resources; Threatened and/or Endangered Species; Critical Habitats; Indoor Air Quality/Mold; Regulatory Compliance; Regulatory Permitting; Health and Safety; High Voltage Power Lines; Vapor Intrusion, etc. Without further confirmation by completing a Phase I EPA All Appropriate Inquiry (AAI), performed in accordance with ASTM E1527-13, the conditions affecting the subject site are unknown and CREtelligent makes no representations thereto. The EnviroScreen® report is not a substitute for a Phase I EPA All Appropriate Inquiry (AAI). Additionally, the performance of the EnviroScreen report will not meet the requirements for conducting a Phase I EPA All Appropriate Inquiry (AAI), performed in accordance with ASTM E1527-13, for qualifying for certain land owner liability protections under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). The clauses of CREtelligent's General Terms & Conditions (T&C) are incorporated herein by reference in this EnviroScreen® report with the same force and effect as though set forth in full text. A copy of the T&C is available upon written request. Informational sources consulted by CREtelligent during this EnviroScreen® report 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 such items. In conducting the limited scope of services described herein, certain sources of information and public records will not be reviewed. It should be recognized that potential environmental concerns may be documented in public records that are not reviewed. No change of any item in this EnviroScreen® report shall be made by anyone other than CREtelligent and/or their representative, and CREtelligent and/or their representative shall have no responsibility for any such unauthorized change. This EnviroScreen® report shall be governed by and construed in accordance with the laws of the State of Texas (without regard to its conflicts of laws provisions). The parties hereto hereby agree that venue of any action in connection with the performance of this EnviroScreen® report shall be exclusively in Tarrant County, Texas, and that this EnviroScreen® report is performable in part in Tarrant County, Texas. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. CRETELLIGENT SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE CLIENT. IN NO EVENT SHALL CRETELLIGENT BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF CRETELLIGENT IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS ENVIROSCREEN® REPORT. CLIENT** accepts this EnviroScreen® report "AS IS". Any analyses, estimates, ratings, environmental risk ratings, levels, or risk codes provided in this EnviroScreen® report are provided for illustrative

purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Without further confirmation by completing the Phase I EPA All Appropriate Inquiry (AAI), performed in accordance with ASTM E1527-13, the conditions affecting the subject site are unknown and CREtelligent makes no representations thereto.

Maps



Figure 1: Subject Site Map

Commercial Property
18360 Blanco Rd.
San Antonio, TX 78258



Regulatory Database Record Report