

307 DWYER

Phase I Environmental Site Assessment

**ICIF Fund Code: 11001000 Cost Center: 7001990059 GL: 520140
Environmental Project Code: 01-616-E6-CCDO**

Prepared For:

**City of San Antonio
Capital Improvements Management Services
Environmental Management Division
111 Soledad, Suite 675
San Antonio, TX 78205**

Prepared By:

**Pape-Dawson Engineers, Inc.
555 E. Ramsey
San Antonio, TX 78216**

June 2013

307 DWYER

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June 2013

Texas Board of Professional Engineers, Firm Registration # 470
Texas Board of Professional Geoscientists, Firm Registration # 50351





LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

June 14, 2013

Mr. John Rodriguez
City of San Antonio
Capital Improvements Management Services
Environmental Management Division
111 Soledad, Suite 675
San Antonio, Texas 78205

Re: 307 Dwyer
Phase I Environmental Site Assessment
ICIF Fund Code: 11001000 Cost Center: 7001990059
GL: 520140
Environmental Project Code: 01-616-E6-CCDO

Dear Mr. Rodriguez:

Please find enclosed three (3) hard copies and two (2) electronic copies of a Phase I Environmental Site Assessment report which summarizes our findings for the proposed 307 Dwyer site. The subject site is located at 307 Dwyer Avenue in downtown San Antonio, Bexar County, Texas, in Council District 1. We have enjoyed working on this project for the City of San Antonio (CoSA) Capital Improvements Management Services (CIMS) Environmental Management Division (EMD).

If we may provide further services, please do not hesitate to call on us.

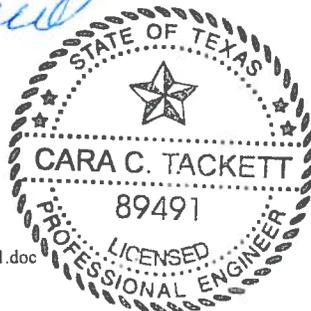
Sincerely,

Pape-Dawson Engineers, Inc.

Texas Board of Professional Engineers, Firm Registration # 470

Texas Board of Professional Geoscientists, Firm Registration # 50351

Cara C. Tackett, P.E.
Vice President



Philip C. Pearce, P.G.
Geologist/Project Manager

Enclosures

P:\82\00\22\307 Dwyer Photos\Word\130507a1.doc

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Phase I Environmental Site Assessment

1. SUMMARY

Pape-Dawson Engineers, Inc. (Pape-Dawson) performed a Phase I Environmental Site Assessment (ESA) for the 307 Dwyer site located on the west side of Dwyer Avenue between Stumberg Street and Old Guilbeau Street in downtown San Antonio, Bexar County, Texas, in Council District 1. This study was conducted in conformance with the scope and limitations of American Society of Testing and Materials (ASTM) Standard Practice for ESAs, E 1527-05.

The objective of Pape-Dawson's services was to identify and record any obvious existing or potential conditions that could cause potential environmental liability to, or restrict the use of, the subject site. CoSA currently owns the subject site, but plans on selling the property. The above-mentioned section of the 307 Dwyer property is herein referenced as the "subject site."

Aleo Environmental Enterprises, Inc. (Aleo) conducted Asbestos and Lead-Based Paint Surveys for the office/residential housing building located on the subject site consecutively with this Phase I ESA. According to Aleo a total of eighty-one (81) suspect asbestos samples were collected throughout the existing structure and all of the samples tested were negative for asbestos fibers. A total of three (3) lead-based paint chip samples were also collected within the existing structure. The laboratory analysis results indicate that the paint contains less than 0.5% by weight lead, and is therefore, not considered lead-based paint.

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-05 of 307 Dwyer, the property. Any exceptions to, or deletions from, this practice are described in Section 2 of this report. This assessment has revealed no Recognized Environmental Conditions (RECs) in connection with the property.

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2. INTRODUCTION

2.1 Purpose

The purpose of this environmental risk evaluation and Phase I ESA is to identify reasonably observable, on-site and/or adjacent potential sources of contamination, which could adversely affect the environmental quality of the subject site, and to ascertain the possibility of site contamination that may have resulted from historical use of the subject site.

This report is prepared in accordance with a proposal dated May 3, 2013, and is subject to the limitations and restrictions in that agreement. No services beyond those explicitly stated in the agreement should be inferred or implied.

2.2 Detailed Scope-of-Services

This Phase I ESA was conducted to identify RECs on the subject site and was performed in accordance with current ASTM standards, CoSA CIMS Environmental Phase I ESA Template (Rev. Jan 1, 2012), and Pape-Dawson's standard scope of services which are presented below:

- (1) obtain information indicating the likelihood of RECs in connection with the property;
- (2) look for signs of environmental misuse or the presence of hazardous substances;
- (3) identify current and past uses of the property and whether the uses involved the use, treatment, storage, disposal, or generation of hazardous substances or petroleum products;
- (4) determine the current and past utilization of adjacent tracts;
- (5) observe general land uses in the surrounding area;
- (6) observe general geologic, hydrogeologic, hydrologic, and topographic conditions;

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- (7) observe structures, roads, potable water supplies, and sewage disposal systems;
- (8) observe operations involving the use, treatment, storage, disposal, or generation of hazardous substances or petroleum products;
- (9) identify strong, pungent, or noxious odors and the sources of the odors;
- (10) identify hazardous materials or petroleum product storage tanks and containers; pools of liquid; PCB containing equipment; the fuel sources of heating and cooling systems; stains or corrosion; drains and sumps; pits, ponds, and lagoons; stained soil or pavement; stressed vegetation; solid waste; waste water; and wells;
- (11) conduct interviews with the current property owner(s) and/or “knowledgeable site personnel” in an attempt to determine current and/or historical on-site activities that may be relevant to the subject site and/or adjoining properties;
- (12) review selected, available lists published by state and federal environmental regulatory agencies for records or comments pertaining to past or present environmental concerns at the subject site and/or within the specified “search distances” from the subject site. The search distances adhere to the standard distances proposed by the ASTM;
- (13) review proposed project design plans, if available, to determine if proposed improvements may be affected by potential environmental concerns noted in this assessment; and
- (14) identify additional testing required beyond the scope of the Phase I ESA.

2.3 Significant Assumptions

This Phase I ESA is intended to minimize, but not eliminate, uncertainty regarding potential for RECs in connection with the subject site with reasonable limits of time and cost. It is assumed that the client, CoSA, has provided Pape-

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Dawson with any specialized knowledge or experience that is material to RECs in connection with the subject site.

In general, groundwater flow direction has been inferred based on topography in the vicinity of the subject site with the assumption that shallow groundwater flow will follow surface topography. No site-specific measurements of groundwater depth and flow direction have been performed.

Based on this interpretation, Pape-Dawson has reviewed regulatory agency information for facilities that are located in a presumed up gradient direction that, further based on proximity and knowledge of potential contaminant fate and transport, may present a potential impact to the subject site.

Pape-Dawson has reviewed historical aerial photographs in an attempt to determine the past use of the subject site and adjoining properties. Although some uses can be determined, due to the quality and scale of the photographs, few on-site details are identifiable.

2.4 Limitations and Expectations

Pape-Dawson has endeavored to meet what it believes is the standard of care for the services performed and, in doing so, is obliged to advise the user of Phase I ESA limitations. Pape-Dawson believes that providing information about limitations is essential to help the user identify and thereby manage risks. These risks can be mitigated, but not eliminated, through additional research opportunities available and the associated costs.

This Phase I ESA did not include any inquiry with respect to radon, lead-based paint, methane, lead in drinking water, formaldehyde, jurisdictional waters, regulatory compliance, archeological resources, industrial hygiene, health and

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safety, ecological resources, wildlife sanctuaries, indoor air quality, high voltage power lines, biological agents, mold, sinkholes, caves or other karst or geologic features, narcotics, cemeteries, subsurface investigation activities or other services or potential conditions or features not specifically identified and discussed herein. Review of a title commitment report, or chain-of-title search was not included in the scope of this project.

All conclusions, opinions and recommendations in this report are based upon the subject site conditions at the time of Pape-Dawson's site visit and should not be relied upon to represent conditions at later dates.

This report is not intended to be a definitive investigation of possible contamination at the subject site. The purpose and scope of this investigation was to determine if there is reason to suspect the possibility of contamination at the subject site. No exploratory borings, soil or groundwater sampling, or laboratory analyses were performed at the subject site during the Phase I ESA.

3. SITE DESCRIPTION

3.1 Locations and Legal Descriptions

The subject site is located at 307 Dwyer Avenue in downtown San Antonio, Bexar County, Texas, in Council District 1 as illustrated on Exhibit 1 within Appendix 1.

The 0.4117-acre subject site is currently owned by CoSA, according to the Bexar County Appraisal District (BCAD), obtained from www.bcad.org. The Legal Description for the property is as follows: NCB 173 BLK LOT 1-2, S IRREG 39 FT of 3 & 14. Information obtained from BCAD for the above-mentioned property can be found in Appendix 7.

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This Phase I ESA was requested by CoSA prior to selling the subject site. This Phase I ESA will assess the potential for contamination to be present within the project limits, and if present, provide recommendations for further assessment.

3.2 Site and Vicinity General Characteristics

Exhibit 2 shows the subject site on a 2012 aerial photograph with 2010 Bexar County topographic contours. The subject site is approximately 640 feet above mean sea level. Stormwater runoff appears to flow to the east toward the San Antonio River. The subject site is developed with a three-story residential/office building. The surrounding area is highly developed with commercial and governmental office buildings and hotels.

3.3 Current Use of the Property

The 0.4117-acre subject site is currently developed with a three-story office/residential housing structure (Exhibit 3). The office/residential housing building was unoccupied at the time of the site visit.

Exhibit 5 is a photo log illustrating the location of photographs taken during the site visit. Exhibits 6 through 7 are ground level photographs taken during the site reconnaissance.

- Photograph 1 illustrates the lobby of the residential/office structure.
- Photograph 2 is facing west-southwest toward the residential/office structure from Dwyer Avenue.
- Photograph 3 illustrates the atrium located on the second and third floors of the residential/office structure.

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- Photograph 4 illustrates the interior of a short-term residential apartment on the second floor of the residential/office structure.

3.4 Structures, Roads and Other Improvements

The subject site consists of a 51,572 square-foot office/residential housing building. The first floor of the structure included a medical clinic, offices, classrooms, storage rooms, and restrooms. The second and third floors were developed with multiple short-term apartments and a large atrium. The office/residential housing building was unoccupied at the time of the site visit. A loading dock was located near the southwest corner of the building.

3.5 Current Uses of Adjoining Properties

Significant development of property in the area around the subject site includes:

- Stumberg Street is located adjacent north of the subject site followed by a commercial office building and parking lot.
- Dwyer Avenue travels north to south adjacent east of the subject site followed by the Wyndham Hotel.
- A law office building and a public paid parking lot are located adjacent south of the subject site followed by Old Guilbeau Street.
- The Heritage Plaza office building is located adjacent west of the subject site followed by South Main Avenue.

Brown Express Inc., located at 428 South Main Street, was identified in the radius map report as a Resource Conservation and Recovery Act - Non-Generator (RCRA-NonGen) and an Industrial and Hazardous Waste (IHW) facility. This address was mapped within the Heritage Plaza office building. This facility was considered a handler of unidentified hazardous waste in February 1981. No violations have been reported for this facility. Since no violations or releases have been reported, this facility is not considered a REC for the subject site.

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4. USER PROVIDED INFORMATION

4.1 Specialized Knowledge

CoSA does not have knowledge of any environmental concerns associated with the subject site.

4.2 Commonly Known or Reasonably Ascertainable Information

Based on our interviews, CoSA has no commonly known or reasonably ascertainable information about the subject site that is material to determining RECs.

Review of the property tax files, site reconnaissance, record review, and interviews did not indicate that the subject site has been devalued because of environmental issues.

4.3 Owner, Property Manager, and Occupant Information

Pape-Dawson was escorted during the site visit by CoSA personnel, Mr. John Rodriguez and Mr. Jonah Katz. According to Mr. Katz, the site was previously occupied by Haven for Hope, a temporary homeless shelter. The existing structure underwent extensive renovations in the early 1990s, according to Mr. Katz.

5. RECORDS REVIEW

5.1 Standard Environmental Record Sources

Federal and State Regulatory Listings - Federal (Environmental Protection Agency (EPA) and state Texas Commission on Environmental Quality (TCEQ)) databases were researched for environmental listings within the area of concern around the subject property (Appendix 7).

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The ASTM Guidelines for minimum search distances, ASTM E1527-05 was used in the review of state and federal databases. The following are the minimum search distances:

<u>Database</u>	<u>Acronym</u>	<u>Minimum Search Distance</u> <u>Miles</u>
National Priority List	NPL	1
Delisted National Priority List	DNPL	1
Record of Decision System	RODS	1
Comprehensive Environmental Response, Compensation, and Liability Information System	CERCLIS	0.5
No Further Remedial Action Planned	NFRAP	0.5
Resource Conservation & Recovery Act – Corrective Action	RCRACOR	1
Resource Conservation and Recovery Information System – Treatment Storage or Disposal	RCRA TSD	0.5
Resource Conservation and Recovery Information System – Generators	RCRAGEN	¼
Emergency Response Notification System	ERNS	Property Only
Aerometric Information Retrieval System	AIRS	¼
National Response System	NRS	¼
Open Dump Inventory	ODI	½
Proposed National Priority List	PNPL	1
American Indian Reservation	INDRES	½
Tribal Registered Storage Tanks	TRST	½
Institutional/Engineering Controls – Environmental Protection Agency	IECEPA	¼

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Voluntary Cleanup Program	VCP	½
Innocent Owner/Operator Program	IOP	½
Superfund	SUPER	1
Municipal Solid Waste Landfill Facilities	MSWLF	½
Closed and Abandoned Landfill Inventory	CLI	½
Leaking Petroleum Storage Tanks	LPST	½
Petroleum Storage Tanks	PST	½
Industrial and Hazardous Waste	IHW	¼
Dry Cleaner Registration	DC	¼
Brownfields Site Assessments	BSA	½
Institutional/Engineering Controls – Atlas Environmental Research	IECAER	¼
Municipal Setting Designations	MSD	¼
Deleted Superfund	DSUPER	1
Proposed Superfund	PSUPER	1
Current Spill Response	CSPILLS	¼
Historic Spill Response	HSPILLS	¼

There were 92 environmental listings reported for the area of concern. Thirteen (13) listings are identified as Leaking Petroleum Storage Tanks (LPSTs), ten (10) listings are identified as Underground Storage Tanks (USTs), one (1) listing is identified as an Aboveground Storage Tank (AST), four (4) listings are identified as Voluntary Cleanup Programs (VCPs), eleven (11) listings are identified as Brownfield sites, four (4) listings are identified as Resource Conservation and Recovery Act (RCRA) Non-Generators (RCRA-NonGen), one (1) listing is identified as a Formerly Used Defense site (FUDS), five (5) listings are identified as Industrial and Hazardous Waste (IHW) sites, two (2) listings are identified as

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Manufactured Gas Plants (MGPs), thirty (30) listings are identified as Historic Auto Stations (HASs) and eleven (11) listings are identified as Historic Dry Cleaners (HDCs). These facilities are labeled with map identification numbers on a location map within the regulatory database report (Appendix 7). Facilities within close proximity to the site are displayed on Exhibit 4.

- ***Leaking Petroleum Storage Tanks (LPST):***

Based on their relative topographic position, distance, or current regulatory status, the below listed LPST facilities do not currently appear to be a source of environmental concern to the subject site.

Exhibit 4 Map ID No.	Facility Type & LPST Number	Distance From Site	Facility Name & Address	Notes
	LPST 111868	0.42mi ENE	Lila Cockrell Theater, 200 E. Market, SATX	A release was reported in August 1996; Groundwater impacted; Final concurrence issued, case closed (Appendix 7).
	LPST 099825	0.18mi NE	Tower Garage, 211 Villita St., SATX	A release was reported in August 1991; soil contamination only, required full site assessment and remedial action plan; Final concurrence issued, case closed (Appendix 7).
	LPST 103283	0.18mi NE	Tower Life, 310 S. St. Mary's, SATX	A release was reported in May 1992 with minor soil contamination, does not require a remedial action plan; Final concurrence issued, case closed (Appendix 7).
	LPSTs 093807; 092127; 103321	0.24mi WNW	San Antonio Police Dept, 214 W. Nueva, SATX.	Three (3) releases were reported in September 1989, September 1988, and May 1992; Soil contamination was reported from the release in September 1989; Groundwater impacts were reported from the release in September 1988; Minor soil contamination reported from the release in May 1992; Final concurrences were issued by the TCEQ, and all three (3) release cases were closed (Appendix 7).
	LPSTs 098233; 098234; 198240	0.26mi ESE	Exxon SS 6 7678, 700 S. St. Mary's, SATX	Three (3) releases were reported in March 1991; Groundwater impacts were reported with plume likely to have migrated off-site; Final concurrence was issued, case closed.

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Exhibit 4 Map ID No.	Facility Type & LPST Number	Distance From Site	Facility Name & Address	Notes
	LPST 107931	0.28mi ESE	Don Lee Sidney Francis II, 701 S. St. Mary's, SATX	A release was reported in January 1994 with groundwater impacts; Final concurrence was issued by the TCEQ and the case was closed (Appendix 7).
	LPST 115972	0.29mi ESE	Allen Electric, 728 S. St. Mary's, SATX	A release was reported in December 2003; Assessment is incomplete, no apparent receptors were impacted; Final concurrence issued, case closed (Appendix 7).
	LPST 094436	0.37mi ESE	Downtown Muffler Shop, 601 S. Alamo, SATX	A release was reported in December 1989 with minor soil contamination, does not require a remedial action plan; Final concurrence issued, case closed (Appendix 7).
	LPST 102014	0.41mi NE	Unknown 0.209 Acre Tract, W. Crockett St., SATX	A release was reported in March 1992; Groundwater impacted; Final concurrence issued, case closed (Appendix 7).
	LPST 095756	0.42mi SE	City of San Antonio, 740 Alamo St., SATX	A release was reported in June 1990 with soil contamination only; Required a full site assessment and remedial action plan; Final concurrence issued, case closed (Appendix 7).
	LPST 094976	0.46mi SE	Loomis Armored San Antonio, 611 S. Presa St., SATX	A release was reported in February 1990 with minor soil contamination, does not require a remedial action plan; Final concurrence issued, case closed (Appendix 7).
	LPST 105819	0.43 NNE	Western Union Telegraph, 205 E. Travis St., SATX	A release was reported in December 1992; Soil contamination only, requires full site assessment and remedial action plan; Final concurrence issued, case closed (Appendix 7).
	LPST 098138	0.48 NE	Travis Park Plaza Garage, 217 E. Travis St., SATX	A release was reported in January 1991 with soil contamination only; Required a full site assessment and remedial action plan; Final concurrence issued, case closed (Appendix 7).

- ***Underground Storage Tanks (USTs):***

Based on their relative topographic position, distance, or current regulatory status, the below listed *UST* facilities do not currently appear to be a source of environmental concern to the subject site.

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Exhibit 4 Map ID No.	Facility Type & Facility ID	Distance From Site	Facility Name & Address	Notes
1	UST 0029657	0.07mi NNE	City Marina, 202 E. Nueva, SATX	Three (3) USTs removed from the ground in January 1999; No releases reported; This facility was also identified as <i>RCRA-NonGen PDR Boat Company</i> and <i>IHW PDR Boat</i> (Exhibit 4, Map ID 1; Appendix 7).
2	UST 0061934	0.09mi NNW	Federal Reserve Bank of Dallas- San Antonio, 128 E. Nueva St., SATX	Three (3) USTs currently in use; Tanks installed in April 1996 and November 1995; No releases reported (Exhibit 4, Map ID 2; Appendix 7).
3	UST 0071820	0.03mi ESE	Kallison Properties, 455 S. Main St., SATX	One (1) UST permanently filled in-place in March 1999; One (1) UST removed from the ground in February 1999; No releases reported (Exhibit 4, Map ID 3; Appendix 7).
	UST 0040462	0.18mi NNE	Tower Garage Tower Life Ins, 211 Villita, SATX	Four (4) USTs removed from the ground; No releases reported (Appendix 7).
	UST 0024251	0.19mi S	HE Butt Grocery, 646 S. Main St., SATX	Two (2) USTs removed from the ground in November 1994; No releases reported (Appendix 7).
	UST 0064076	0.2mi N	Bexar County Courthouse, 100 Dolorosa, SATX	One (1) UST was permanently filled in placed in December 1990; No releases reported (Appendix 7).
	UST 0029468	0.2mi SSW	San Antonio Fleet Management CTE, 651 S. Main Ave., SATX	Five (5) USTs permanently filled in place; No releases reported (Appendix 7).
4	UST 0053107	0.235mi NNW	Information Services Dept Generator, 506 Dolorosa, SATX	One (1) UST removed from the ground in February 2009; No releases reported (Exhibit 4, Map ID 4; Appendix 7).
	UST 0014144	0.24mi NNE	San Antonio Marina, 203 S. St. Mary's St., SATX	Two (2) USTs removed from the ground in November 1989; No releases reported (Appendix 7).
	UST 0014134	0.24mi WNW	Downtown Police Headquarters, 214 W. Nueva St., SATX	Three (3) USTs currently in use; Stalled in 1989; One (1) UST temporarily out of use; Seven (7) USTs removed from the ground; One (1) UST permanently filled in place; Three (3) past releases have been reported with soil and groundwater impacts; Final concurrences have been issued for each release (Appendix 7).

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- ***Aboveground Storage Tanks (ASTs):***

San Antonio Police Dept., located at 214 West Nueva Street, is approximately 0.24 miles west-northwest and cross grade in relation to the subject site (Appendix 7). One (1) AST is currently out of use within the basement of the San Antonio Police Headquarters building. No releases from the AST have been reported. Since the AST is located with the basement of a structure and no releases have been reported, this facility is not considered a REC.

- ***Voluntary Cleanup Program (VCP):***

Based on their relative topographic position, distance, or current regulatory status, the below listed VCP facilities do not currently appear to be a source of environmental concern to the subject site.

Exhibit 4 Map ID No.	Facility Type & Facility ID	Distance From Site	Facility Name & Address	Notes
	VCP 2534	0.39mi NNW	Alameda Theater, 318 W. Houston St., SATX	Soils and Groundwater are impacted with Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs), Heavy Metals, Pesticides, Total Petroleum Hydrocarbons (TPH), and Polychlorinated Biphenyls (PCBs) (Appendix 7).
	VCP 0391	0.42mi ENE	H.B. Gonzalez Convention Center Expansion, 200 E. Market St., SATX	Soils impacted with TPH, metals, and SVOCs (Appendix 7).
	VCP 1912	0.43 SW	TG Liljenwall Truck Tire Sales and Service, 125 Guadalupe St., SATX	Soils impacted with metals; Reported in March 2006 (Appendix 7).
	VCP 2085	0.19mi SW	A.I. Root Company of Texas, 529 S. Flores St., SATX	Candle Factory; Soils and groundwater impacted with metals (Appendix 7).

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- ***Brownfields (BROWNFIELDS):***

Acuna, Historic Gardens III, Tom Slick, 905 S. Frio, St. Mary's Parking Garage, Friedrich Building, Spriggsdale Property, Super S, Pearsall Rd., 824-834 S. Hackberry, and Aztec Ceramics, were identified at 136 Military Plaza approximately 0.25 miles north-northwest and cross grade from the subject site (Appendix 7). Due to the distant, cross grade locations, the above-mentioned *Brownfields* facilities are not considered RECs for the subject site.

- ***Resource Conservation and Recovery Act - Non-Generator (RCRA-NonGen):***

Based on their relative topographic position, distance, or current regulatory status, the below listed *RCRA-NonGen* facilities do not currently appear to be a source of environmental concern to the subject site.

Exhibit 4 Map ID No.	Facility Type & EPA ID	Distance From Site	Facility Name & Address	Notes
1	RCRA-NonGen TXD982560021	0.07mi NNE	PDR Boat Company, 202 E. Nueva St., SATX	In August 2001 and May 1996, this facility was considered a handler of hazardous waste; Hazardous waste included ignitable hazardous wastes, spent non-halogenated solvents; No violations reported; This facility was also identified as <i>UST City Marina</i> and <i>IHW PDR Boat</i> (Exhibit 4, Map ID 1; Appendix 7).
5	RCRA-NonGen TXD007936024	0.03mi ESE	Brown Express Inc., 428 S. Main St., SATX	In February 1981, this facility was considered a handler of unidentified hazardous waste; No violations reported; This facility was also identified as an <i>IHW</i> facility (Exhibit 4, Map ID 5; Appendix 7).
	RCRA-NonGen TXD988078275	0.22mi ENE	CPS Public Service, 145 Navarro, SATX	Considered a conditionally exempt small quantity generator in May 1996 for ignitable hazardous waste, Chromium, Selenium, and Silver; No violations reported.

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Exhibit 4 Map ID No.	Facility Type & EPA ID	Distance From Site	Facility Name & Address	Notes
	RCRA-NonGen TXD007 936073	0.24mi ENE	CPS Navarro Garage, 146 Navarro, SATX	Considered a conditionally exempt small quantity generator in October 1996 for ignitable hazardous waste, Cadmium, Chromium, Lead, spent halogenated solvents, and spent non-halogenated solvents; No violations reported.

- **Formerly Used Defense Site (FUDS):**

San Antonio Arsenal is mapped approximately 0.24 miles south and cross grade from the subject site (Appendix 7). This approximate 23.5-acre property has storage and administration buildings, stables, and other support building that were constructed by the US Army. This *FUDS* facility is not considered a REC for the subject site based on the distant, cross grade location from the subject site.

- **Industrial and Hazardous Waste (IHW):**

Based on their relative topographic position, distance, or current regulatory status, the below listed *IHW* facilities do not currently appear to be a source of environmental concern to the subject site.

Exhibit 4 Map ID No.	Facility Type & EPA ID	Distance From Site	Facility Name & Address	Notes
1	IHW TXD982 560021	0.07mi NNE	PDR Boat Company, 202 E. Nueva St., SATX	Considered a generator of spent-non-halogenated solvents, ignitable hazardous waste, and unidentified toxic waste; This facility was also identified as <i>RCRA-NonGen PDR Boat Company</i> and <i>UST City Marina</i> (Exhibit 4, Map ID 1; Appendix 7).
5	IHW TXD007 936024	0.03mi ESE	Brown Express Inc., 428 S. Main St., SATX	In February 1981, this facility was considered a handler of unidentified hazardous waste; No violations reported; This facility was identified as a <i>RCRA-NonGen</i> facility (Exhibit 4, Map ID 5; Appendix 7).

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Exhibit 4 Map ID No.	Facility Type & EPA ID	Distance From Site	Facility Name & Address	Notes
6	IHW TXD008 132656	0.1mi W	American Lantern, 301 S. Flores St., SATX	Inactive hazardous waste generator of paint sludge, plating bath sludge, hydrochloric acid, and cyanide bearing wastes; No violations reported (Exhibit 4, Map ID 6; Appendix 7).
	IHW TXD988 078275	0.22mi ENE	Main Office, 145 Navarro, SATX	Inactive hazardous waste generator for supplemental plant production refuse/general trash/historical, copy solvent/maintenance of copy machines, and fixer and developer and water exposed to silver based film/film development; No violations have been reported (Appendix 7).
	IHW TXD007 936073	0.24mi ENE	City Public Service Navarro Garage, 146 Navarro, SATX	Considered a conditionally exempt small quantity generator of plant office refuse/general trash, supplemental plant production refuse/general trash, petroleum contamination solids, and waste paint and solvent mixtures; No violations reported (Appendix 7).

- ***EDR Manufactured Gas Plant (EDR MGP):***

San Antonio Gas Co, located at the southeast corner of the intersection of North Laredo Street and West Houston Street, is approximately 0.38 miles northeast and cross grade from the subject site (Appendix 7).

San Antonio Gas and Electric Co Gas Plant, located at the southeast corner of the intersection of Matamoras and South Comal Street, is approximately 0.82 miles southwest and cross grade in relation to the subject site (Appendix 7).

Based on the distant, cross grade locations, the above-mentioned *EDR MGP* facilities are not considered RECs for the subject site.

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- ***Historic Auto Stations (HAS):***

Based on their relative topographic position, distance, or current regulatory status, the below listed *HAS* facilities do not currently appear to be a source of environmental concern to the subject site.

Exhibit 4 Map ID No.	Distance From Site	Facility Name & Address	Years Listed as Service Station or Auto Repair Shop
	0.06mi NNE	Granada Hotel Garage, 134 Dwyer Ave., SATX	1946 and 1961: According to the <i>Sanborn</i> Maps review this address is located two (2) city blocks north of the subject site (Appendix 7).
	0.06mi NNE	Plaza Garage Service Station, 126 Dwyer Ave., SATX	1930; According to the <i>Sanborn</i> Maps review this address is located two (2) city blocks north of the subject site (Appendix 7).
	0.07mi NNE	Court House Garage, 106 Dwyer Ave., SATX	1930, 1935, 1941, 1961, and 1964; According to the <i>Sanborn</i> Maps review this address is located two (2) city blocks north of the subject site (Appendix 7)..
7	0.07mi N	Court House Service Station, 201 Dwyer Ave., SATX	1935, 1941, and 1946 (Exhibit 4, Map ID 7; Appendix 7).
8	0.09mi NNW	Carle Petroleum Co, 301 S. Main Ave., SATX	1946 (Exhibit 4, Map ID 8; Appendix 7).
9	0.11mi WNW	Schodt S Garage, 211 S. Flores, SATX	1925, 1930, and 1935 (Exhibit 4, Map ID 9; Appendix 7).
10	0.11mi W	Peot Lawrence S, 234 S. Flores St., SATX	1941 (Exhibit 4, Map ID 10; Section 5.4.3; Appendix 6 and 7).
11	0.11mi WNW	Dunbar Motor Service, 226 S. Flores St., SATX	1930 (Exhibit 4, Map ID 11; Section 5.4.3; Appendix 6 and 7).
12	0.128mi NNW	Neal Leslie and Sons Inc., 202 S. Flores St., SATX	1970; Also identified as <i>HAS Campbell Worley H Conoco Service Station</i> (Exhibit 4, Map ID 12; Section 5.4.3; Appendix 6 and 7).
12	0.129mi NNW	Campbell Worley H Conoco Service Station, 202 S. Flores St, SATX	1956 and 1964; Also Identified as <i>HAS Neal Leslie and Sons Inc.</i> (Exhibit 4, Map ID 12; Section 5.4.3; Appendix 6 and 7).
	0.155mi NNE	Plaza Hotel Garage Serv Sta, 100 Villita, SATX	1946 and 1956 (Appendix 7).
	0.17mi N	Campbell Service Station, 231 S. Main Ave., SATX	1941 (Appendix 7).
	0.17mi N	Court House Service Station, 227 S. Main Ave., SATX	1935 (Appendix 7).

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Exhibit 4 Map ID No.	Distance From Site	Facility Name & Address	Years Listed as Service Station or Auto Repair Shop
	0.18mi N	Kallison S Service Station, 223 S. Main Ave., SATX	1941 (Appendix 7).
13	0.06mi SW	501 S. Main Ave., SATX	2007 and 2008 (Exhibit 4, Map ID 13; Appendix 7).
	0.06mi S	329 Old Guilbeau St., SATX	2007 (Appendix 7).
14	0.1mi NW	D and G Garage, 103 Stumberg, SATX	1941 and 1946 (Exhibit 4, Map ID 14; Appendix 7).
15	0.103mi NW	Beatty Garage, 231 S. Flores, SATX	1930 and 1935 (Exhibit 4, Map ID 15; Appendix 7).
	0.1mi W	Paul S Service Center, 314 S. Flores St., SATX	1964 (Appendix 7).
	0.1mi W	Mission City Imports, 314 S. Flores St., SATX	1970 (Appendix 7).
	0.11mi NW	400 S. Flores St., SATX	1941 (Appendix 7).
	0.12mi W	Plaza Paint and Body Co, 418 S. Flores, SATX	1941 (Appendix 7).
	0.16mi ENE	Ruchingd Del Sinclair Station, 448 S. St. Mary's St., SATX	1970, 1975, 1980 (Appendix 7).
	0.16mi ENE	Aztec Service Station, 442 S. St. Mary's, SATX	1930 (Appendix 7).
	0.16mi WSW	Heidemeyer Service Station 1, 514 S. Flores St., SATX	1930 and 1935 (Appendix 7).
	0.17mi WSW	Garcia Pedro, 518 S. Flores St., SATX	1935 (Appendix 7).
	0.17mi E	Allen Auto Electric Service, 537 S. St. Mary's, SATX	1930 (Appendix 7).
	0.184mi ESE	Jordan Ford Inc., 615 S. St. Mary's St., SATX	1980 (Appendix 7).
	0.188mi NE	310 S. St. Mary's St., SATX	2004 (Appendix 7).
	0.19mi ENE	Island Garage, 121 Navarro, SATX	1935 (Appendix 7).

- ***Historic Dry Cleaners (HDC):***

Based on their relative topographic position, distance, or current regulatory status, the below listed *HDC* facilities do not currently appear to be a source of environmental concern to the subject site.

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Exhibit 4 Map ID No.	Distance From Site	Facility Name & Address	Years Listed as a Dry Cleaner
16	0.14mi NNW	Royal Cleaners and Dyers, 117 W. Nueva, SATX	1930 and 1935 (Exhibit 4, Map ID 15; Appendix 7).
	0.2mi N	Venus Cleaners and Tailors, 107 S. Flores, SATX	1959 (Appendix 7).
	0.108mi W	Snow White Cleaners Paul Mauricio, 314 S. Flores St., SATX	1986 and 1992 (Appendix 7).
	0.11mi ENE	National Cleaning and Dyeing Co, 309 E. Nueva, SATX	1930 (Appendix 7).
	0.12mi W	Puritan Laundry, 418 S. Flores, SATX	1925, 1930, and 1935 (Appendix 7).
	0.12mi WSW	Puritan Laundry, 428 S. Flores, SATX	1941 (Appendix 7).
	0.155mi NNE	Plaza Hotel Laundry, 115 Villita, SATX	1935 (Appendix 7).
	0.155mi NNE	Gravada Hotel Laundry, 117 Villita, SATX	1941, 1956, 1961, and 1964 (Appendix 7).
	0.167mi ENE	Paris Chemical MFRS, 436 S. St. Mary's St., SATX	1980 (Appendix 7).
	0.17mi E	Robertson Roht G, 104 Navarro, SATX	1941 (Appendix 7).
	0.237mi ESE	St Louis Down Town Cleaners, 628 S. St. Mary's, SATX	1935 and 1941 (Appendix 7).

- ***Orphan Sites:***

The Environmental Data Resources, Inc. (EDR) Radius Map Report identified thirty-two (32) *Orphan* sites due to insufficient address information. Pape-Dawson located the approximate locations of all the *Orphan* sites within the same zip code of the subject site.

Based on their relative topographic position, distance, or current regulatory status the remaining *Orphan* sites do not currently appear to be a source of environmental concern to the subject site.

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5.2 Additional Environmental Record Sources

According to Alamo Area Council of Governments (AACOG) Closed Landfill Inventory Map, there are no inactive/active landfills within a ½-mile radius of the subject site.

5.3 Physical Setting Sources

The *San Antonio East, Texas* 2010 United States Geological Survey (USGS) (Exhibit 2) was used to determine the physical setting of the subject site. Review of the topographic map indicates the subject site is relatively flat with area drainage flowing to the east toward the San Antonio River.

5.3.1 Surface Soil Characteristics

According to the Bexar County Soil Survey, the soil on the subject property is classified as follows:

Soil Classification	Permeability Rate	Corrosion Potential on Unprotected Steel Pipe
Branyon clay, 0 to 1% slopes (HtA)	Slow	Very High

5.3.2 Surface Geological Characterization

The subject property is located near the southern edge of the Balcones Fault Zone. The Balcones Fault Zone separates the relatively horizontal strata of the Edwards Plateau toward the northwest from the more steeply dipping strata of the Gulf of Mexico Basin toward the southeast. All faults have been inactive since the Miocene Epoch approximately 13 million years before present. San Antonio is located in a zone of low seismic hazard. The geologic units in central Bexar County range in age from Lower Cretaceous to Upper Cretaceous. The Lower Cretaceous units include the Glen Rose Limestone, the Edwards Group, and the

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Georgetown Formation. The Upper Cretaceous units include the Del Rio Clay, the Buda Limestone, the Eagle Ford Group, the Austin Chalk, the Pecan Gap Chalk, and the Navarro Group. Quaternary and tertiary age fluvial deposits may lie in some valley areas.

According to the Geologic Atlas of Texas - San Antonio Sheet, the subject property lies within outcrop areas of the Fluvial Terrace Deposits overlying Navarro Group. Underlying the Navarro Group are the Pecan Gap Chalk, Austin Chalk, Eagle Ford Group, Buda Limestone, Del Rio Clay, Georgetown Formation, and the Edwards Group. The Edwards Aquifer is located within the Edwards Group.

5.3.3 Floodplain Information

According to Flood Insurance Rate Maps for Bexar County, Texas and Incorporated Areas, Map Number 48029C0415G, effective September 29, 2010, the subject property lies within Zone X (areas determined to be outside 500-year floodplain).

5.3.4 Ground Water Characteristics

The Edwards Aquifer is the dominant aquifer in the region. The aquifer outcrops across northern Bexar County, and is displaced downward by the Balcones Fault Zone to form a confined aquifer. The aquifer ranges in thickness from 450 to 550 feet. It produces large quantities of high quality water and is the major source of drinking water for the City of San Antonio.

The subject property is not located over the Contributing, Transition, or Recharge Zones of the Edwards Aquifer according to the TCEQ Edwards Aquifer Online Map Viewer. The Contributing, Transition, and Recharge

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Zones are environmentally sensitive areas of the Aquifer. Consequently, development over the Contributing, Transition, or Recharge Zones is more stringently regulated, by both state and local authorities, than development in other less sensitive areas over the Edwards Aquifer.

There are no water wells listed in San Antonio Water System's (SAWS) Water Well Listing or the Texas Water Development Board (TWDB) Online Database for the subject site. No water wells were observed on the subject site during the site visit.

5.3.5 Radon

Generally, radon is not a concern in the Bexar County area since the underlying limestone and clay formations are not a source for radon. Radon gas is measured in terms of picocuries per liter (pCi/L). A curie is a measure of radiation and a picocurie is one trillionth of a curie. The mean residential radon measurement level within Bexar County is 1.1 pCi/L, which is lower than the EPA's action level of 4 pCi/L. No radon testing was conducted during this Phase I ESA. Assessment for radon is not within the scope of ASTM E 1527-05 and radon testing was not a task within the scope of this assessment.

5.4 Historical Use Information of the Property

Review of the historical sources (i.e. fire insurance maps, historical topographic maps, aerial photographs, etc.) indicates the subject site was developed with four (4) residential houses from at least 1896 and up until 1951 when the property was developed with a three (3) story office/residential housing building.

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Other published information utilized in conducting this ESA is listed in Section 12. This section provides the “reasonably ascertainable” information obtained from our historical information search of the subject site.

5.4.1 Review of Historical Topographic Map

The 1953 USGS Topographic Map illustrates the subject site located within a highly developed area of San Antonio, Texas (Exhibit 8). Multiple light duty roadways are located throughout the surrounding area of the subject site. The San Antonio River, identified during the site reconnaissance, is located to the east of the subject site.

The 1992 USGS Topographic Map illustrates the subject site and surrounding area similar to as it appeared in the 1953 Topographic Map with the exception of several light duty roadways added to the south of the subject site (Exhibit 9).

5.4.2 Review of Aerial Photographs

The subject site is illustrated on several exhibits in Appendix 6.

- Exhibit 10 is a 1938 aerial photograph illustrating the subject site developed with several residential dwellings. Stumberg Street, identified during the site reconnaissance is located adjacent north of the subject site, and Dwyer Avenue, also identified during the site reconnaissance, is located adjacent east of the subject site. What appear to be residential properties are located adjacent east of Dwyer Avenue and south of the subject site. The remaining surrounding area is developed with multiple commercial/office buildings and parking lots.

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- Exhibit 11 is a 1959 aerial photograph illustrating the subject site developed with an office/residential housing building, identified during the site visit. The residential properties located east of Dwyer Avenue and south of the subject site were demolished and replaced with commercial office buildings and parking lots. A large office building was developed adjacent west of the subject site.
- Exhibits 12, 13, 14, 15, and 16 are 1966, 1973, 1986, 2001, and 2003 aerial photographs illustrating the subject site and surrounding area similar to as it appeared in the 1959 aerial photograph.
- Exhibit 17 is a 2005 aerial photograph illustrating the subject site developed as an office/residential housing building. The La Cascada Condominiums, identified during the site visit, were constructed adjacent east of Dwyer Avenue.
- Exhibit 18 is a 2006 aerial photograph illustrating the subject site developed with an office/residential housing building. The Wyndham Hotel, identified during the site visit, appears to be under construction east of the intersection of Stumberg Street and Dwyer Avenue.
- Exhibits 19, 20, 21, 22, 23, and 24 are 2007, 2008, 2009, 2010, 2011, and 2012 aerial photographs illustrating the subject site and surrounding area similar to as it appeared during the site visit.

5.4.3 Historical City Directories/Fire Insurance Maps

Fire insurance maps are typically published for pre-1960 central business districts. In the late nineteenth century, the *Sanborn* Company began

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preparing maps for use by fire insurance companies. Ten (10) years of *Sanborn Fire Insurance Maps* were available for this area of Bexar County.

Mission City Steam Laundry was mapped at 220 South Flores Street in the 1912 *Sanborn Map* (Exhibit 4, Map ID 17; Appendix 6). By 1951, this facility was demolished and redeveloped as Stumberg Street. Due to the distance between this facility and the subject site, it is unlikely that a release from this historic dry cleaner would have adversely impacted the soils and/or groundwater on the subject site.

Filling stations were located at the southeast corners of Stumberg Street and South Flores Street and West Nueva Street and South Flores Street in the 1951 and 1952 *Sanborn Maps*. The filling station at the southeast corner of West Nueva Street and South Flores Street was also listed in the 1971 *Sanborn Maps*. The filling station located at the southeast corner of Stumberg Street and South Flores Street, identified as 234 South Flores Street, was identified as *HAS Peot Lawrence S* in the radius map report in 1941 (Exhibit 4, Map ID 10; Section 5.1; Appendix 6 and 7). The filling station located at the southeast corner of West Nueva Street and South Flores Street was also identified as *HASs Neal Leslie and Sons Inc* in 1970 and *Campbell Worley H Conoco Service Station* in 1956 and 1964 (Exhibit 4, Map ID 12; Section 5.1; Appendix 6 and 7). Due to the distant locations of these historic filling stations in relation to the subject site, these HASs are not considered RECs for the subject site.

A UST was observed at the property located near 103 Stumberg Street in the 1951, 1952, and 1971 *Sanborn Maps*. This address was also identified as *HAS D and G Garage* in the radius map report (Exhibit 4, Map ID 14;

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Section 5.1; Appendix 6 and 7). This UST is not considered a REC for the subject site due to the distant cross grade location from the site.

Year	Sheet Numbers	Notes
1885	6, 12	No developments were illustrated on the subject site in the 1885 <i>Sanborn</i> Maps. Dwyer Avenue travels parallel to the eastern property line of the subject site. Gauss & Johns Lumber Yard is mapped adjacent west of the subject site. Residential dwellings and commercial businesses, which include Freeman Bros. Stock Yard, Smith, Redman & Co. Stock Yard, Farmer's Home Hotel, and a wool and cotton warehouse are located northwest, north, and northeast of the subject site.
1888	12,6	The 1888 <i>Sanborn</i> Map appears similar to the 1885 <i>Sanborn</i> Map.
1892	7, 8	No developments were illustrated on the subject site in the 1892 <i>Sanborn</i> Map. A.C. John's Lumber Yard, D.C. Johnson's Carriage Repository, and Standard Warehouse Company's Cotton Yard are mapped adjacent west and north-west of the subject site. Residential dwellings and other unidentified commercial businesses are located throughout the surrounding area.
1896	26	The subject site is developed with four (4) residential dwellings and several storage buildings. Residential dwellings are also located adjacent east of Dwyer Avenue.
1904	10, 11	The subject site is developed with four (4) residential dwellings. Residential properties and Johnson Public School are mapped along Guilbeau Road, which is located south of the subject site.
1912	344, 347	The subject site is developed with four (4) residential dwellings. St. Theresa's Academy and Fred Small Horse Company Livery were developed east of Dwyer Avenue. Mission City Steam Laundry is mapped at 220 South Flores Street, which is west-northwest and cross grade from the subject site.
1951	344, 347	The subject site is developed as a U.S. Government Office building. Stumberg Street was developed adjacent north of the subject site and South Main Avenue was developed between the subject site and South Flores Street. An office/commercial store building was developed adjacent west of the subject site. St. Theresa's Academy, identified in the 1912 <i>Sanborn</i> Map, was converted into an office building and Fred Small Horse Company Livery was converted to a furniture manufacturing facility. Two (2) filling stations were identified at the southwest corner of the intersection of South Flores Street and Stumberg Street and West Nueva Street and South Flores Street. A UST is mapped near 103 Stumberg Street, which is west-northwest of the subject site.
1952	53a, 54a	The 1952 <i>Sanborn</i> Map appears similar to the 1951 <i>Sanborn</i> Map except the furniture manufacturing plant in the 1951 <i>Sanborn</i> map was converted to an auto storage facility.

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Year	Sheet Numbers	Notes
1969	53a, 54a	The subject site is developed as a U.S. Government Office building. The filling station identified at the southwest corner of the intersection of South Flores Street and Stumberg Street in previous <i>Sanborn</i> Maps was converted to a tire sales and auto service facility. The majority of the residential dwelling and commercial businesses located adjacent east of Dwyer Avenue in the previous <i>Sanborn</i> Maps are no longer present.
1971	53a, 54a	The 1971 <i>Sanborn</i> Map appears similar to the 1969 <i>Sanborn</i> Map.

City directories are published for urban areas and provide listings of residences, and businesses. City directories were reviewed and are summarized below. The City directories review provided by Environmental Data Resources Inc. (EDR) is attached within Appendix 6.

The subject site was listed as residential from at least 1904 and up until 1951 when the property was developed as an office/residential housing building. The Veterans Administration Area, State Employment Agency Dist., West by Southwest Enterprise, Keais Records Service Inc., Glass Solutions, Coshal Reporting Inc., and CoSA have occupied the office/residential housing building between at least 1951 through 2007.

No RECs were identified in the city directories review.

5.5 Historical Use Information on Adjoining Properties

The same standard historical sources used in the previous section (i.e. fire insurance maps, historical topographic maps, aerial photographs, etc.) were used to determine the property use of adjoining properties. Information obtained from the historical sources are summarized below.

- Residential dwellings were located adjacent north of the subject site prior to 1896 and up until between 1912 and 1938 when Stumberg Street was developed.

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- Dwyer Avenue was located adjacent east of the subject site prior to 1885 and up until the date of the site reconnaissance. Residential properties were located east of Dwyer Avenue from at least 1896 until between 1904 and 1912 when St. Theresa's Academy and Fred Shal Horse Co were developed. The properties east of Dwyer Avenue appeared to have been reconstructed as commercial businesses and parking lots between 1938 and 1959. The La Cascada Condominiums were developed between 2003 and 2005 and by 2007, the Wyndham Hotel was constructed east of Dwyer Avenue.
- Residential properties were located adjacent south of the subject site prior to 1904. One (1) residential structure, which is currently located adjacent south of the subject site, is utilized as an office building. A parking lot was developed at the northwest corner of the intersection of Old Guilbeau Road and Dwyer Avenue between 1938 and 1959.
- Gauss & Johns Lumber Yard and several other commercial businesses were located adjacent west of the subject site prior to 1885 and up until between 1938 and 1951 when a commercial office building was developed.

6. SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying ASTM RECs in connection with the subject site to the extent not obstructed by bodies of water, adjacent buildings, dense vegetation, or other obstacles.

The subject site and adjoining properties were visually observed on April 29, 2013 by a Pape-Dawson environmental professional. The purpose of the reconnaissance was to note evidence of RECs. Additionally, reconnaissance of the adjoining properties was performed to identify land use and the associated

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potential for producing RECs. Adjacent properties were observed from the subject site and/or public right-of-way.

The subject site and boundaries were traversed by foot. Structures and areas exhibiting evidence of materials or waste storage or disposal were visually observed. The interior of the 51,573 square-foot office/residential housing structure was visually observed during the site visit.

6.2 General Site Settings

The subject site consists of a 0.4117-acre tract of land located at 307 Dwyer Avenue in downtown San Antonio, Bexar County, Texas, in Council District 1 (Exhibits 1, 3, and 4; Appendix 5). An approximate 51,572 square-foot office/residential housing building is developed on the subject site.

6.3 Exterior Observations

The office/residential housing building consist of stucco and glass block walls. Concrete sidewalks line the northern and eastern boundaries of the subject site. A loading dock is located near the southwest corner of the office/residential housing structure.

- **Storage Tanks:** No existing petroleum storage tanks were observed during the site visit on the subject site or adjacent to the subject site.
- **Odors:** No strong, pungent, or noxious odors were detected on the subject site or within the vicinity of the subject site during the site visit.
- **Pools of Liquid:** No pools of liquid were observed on the subject site or within the vicinity of the subject site during the site visit.

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- **Drums:** No drums were observed within the vicinity of the subject site during the site visit.
- **Containers (Hazardous or Non-Hazardous):** No containers were observed on the subject site or within the surrounding vicinity.
- **PCBs (Electrical Transformers):** No transformers were observed on or adjacent to the subject site. No stained areas, stressed vegetation or other signs of a leaking transformer were observed during the site visit. However, CPS Energy was contacted for the potential of polychlorinated biphenyls (PCBs) being used in the electrical equipment serving the subject property. The following CPS Energy statement is provided for information and use as appropriate.

"In January 1986, CPS Energy initiated a program to remove from the CPS Energy distribution system all known "PCB transformers," defined as transformers containing greater than or equal to 500 parts per million ("ppm") polychlorinated biphenyl ("PCBs"). The term "known" refers to transformers and other equipment that either were labeled to contain greater than or equal to 500 ppm PCBs or, in the judgment of the engineer or field representative, were believed could reasonably have contained PCBs at concentrations greater than or equal to 500 ppm. This program has resulted in the removal of "known" PCB transformers within the CPS Energy customer distribution network.

EPA specifications for new transformers placed in service in the CPS Energy distribution system after 1979 required that such equipment contain no PCBs in excess of the lowest legally prescribed limit. To the extent that older transformers exist in the CPS Energy system, known PCB transformers have been replaced. CPS Energy operates mineral oil transformers in its distribution system. The EPA requires that, while in use, mineral oil transformers manufactured before July 2, 1979, must be assumed to contain greater than or equal to 50, but less than 500 parts per million (ppm) PCBs unless the PCB content of the

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transformer has been otherwise established by testing, nameplate labeling, or historical service records. The EPA does not require that such mineral oil transformers be tested for PCB content unless the unit fails and spills oil onto the environment, or the transformer is taken out of service for disposal. Thus, in the event of a transformer replacement or spill from a transformer, CPS Energy will conduct a test of the transformer fluid as required by the applicable regulations.

- **Staining/Stressed Vegetation:** No stressed vegetation from something other than insufficient rainfall was observed on the subject site or within the surrounding area. No notable soil or pavement stained by hazardous substances or petroleum products was observed.
- **Pits, Ponds, and Lagoons:** No pits, ponds, or lagoons were observed on the subject site or within the surrounding area.
- **Solid Waste:** No indications of mounds, depressions, or other areas containing trash, construction debris, demolition debris, or other solid waste disposal were observed on the subject site or within the surrounding area.
- **Waste Water/Storm Water:** No discharge of wastewater or other liquids was observed on the subject site other than natural flow paths of storm water.
- **Wells:** No water wells were observed within the vicinity of the subject site during the site visit.
- **Septic System:** No sewage disposal or septic systems are present on the subject site.

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6.4 Interior Observations

The interior of the office/residential housing building included multiple classrooms, offices, restrooms, a lobby, a medical clinic, an atrium, and numerous housing units. The floors consist of tile with sheetrock walls and ceiling tiles. The office/residential housing structure was unoccupied at the time of the site visit.

Aleo conducted Asbestos and Lead-Based Paint Surveys for the office/residential housing building located on the subject site consecutively with this Phase I ESA. According to Aleo a total of eighty-one (81) suspect asbestos samples were collected throughout the existing structure and all of the samples tested were negative for asbestos fibers. A total of three (3) lead-based paint chip samples were also collected within the existing structure. The laboratory analysis results indicate that the paint contains less than 0.5% by weight lead, and is therefore, not considered lead-based paint. The Asbestos and Lead-Based Paint Surveys are provided in Appendix 7.

7. INTERVIEWS

7.1 Interview With Owner and/or Property Manager and/or Occupants

Pape-Dawson was escorted by CoSA representatives, Mr. John Rodriguez and Mr. Jonah Katz, during the site visit. Information obtained from Mr. Katz is summarized in Section 4.3 *Owner, Property Manager, and Occupant Information*.

7.2 Interview With Others

Ms. Evelyn Lopez, with the TCEQ San Antonio Office, was contacted in regards to environmental listings on or within the area of the subject site. Ms. Lopez reviewed her databases and found no environmental concerns associated with the subject site.

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Pape-Dawson contacted Ms. Robin Tremallo with the Edwards Aquifer Authority (EAA) to see if there are any known environmental concerns regarding the Edwards Aquifer in the area of the subject site. According to Ms. Tremallo, the EAA does not know of any environmental concerns in this area.

The San Antonio River Authority (SARA) was contacted by Pape-Dawson to ascertain water quality information regarding the San Antonio River. Mr. Ronnie Hernandez stated SARA does not have any record in its database of environmental concerns regarding the subject site, however, SARA has responded to numerous sewer spills along the San Antonio River.

Pape-Dawson contacted Ms. Amanda Wilson with the San Antonio Metro Health District to ascertain information regarding the surrounding landfills and other known health concerns. Ms. Wilson reviewed her databases and did not identify any environmental concerns associated with the subject site.

Pape-Dawson requested information from the City Public Service (CPS Energy) regarding the transformers in the surrounding area. Mr. Clayton Hahn sent Pape-Dawson a letter that is summarized in Section 6.3 *General Site Settings*.

8. FINDINGS

The subject site was developed with four (4) residential properties prior to 1896 and up until 1951 when the existing 51,572 square-foot office/residential housing structure was developed. The existing office/residential housing structure is currently unoccupied.

Aleo conducted Asbestos and Lead-Based Paint Surveys for the office/residential housing building located on the subject site consecutively with this Phase I ESA. According to Aleo a total of eighty-one (81) suspect asbestos samples were collected throughout the existing structure and all of the samples tested were negative for asbestos fibers. A total

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of three (3) lead-based paint chip samples were also collected within the existing structure. The laboratory analysis results indicate that the paint contains less than 0.5% by weight lead, and is therefore, not considered lead-based paint.

9. OPINION

No further investigation is recommended.

10. CONCLUSIONS

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-05 of 307 Dwyer, the property. Any exceptions to, or deletions from, this practice are described in Section 2 of this report. This assessment has revealed no RECs in connection with the property.

11. SPECIAL TERMS AND CONDITIONS

In those instances where additional services or service enhancements are included in the report as requested or authorized by CoSA, those services are presented in the scope of work. There are no special terms and conditions.

12. USER RELIANCE

This report is prepared for the exclusive use of CoSA. The scope of services performed during this investigation may not be appropriate for other users and such use or reuse of this report to unauthorized, unless the prior written approval of Pape-Dawson Engineers, Inc. has been obtained.

13. DEVIATIONS

There were no significant deviations to the ASTM E 1527-05 ESA, Phase I ESA Process and 40 CFR Part 312; Standards and Practices for All Appropriate Inquiries other than the deletion of providing evidence of qualifications on the preparers at the request of CoSA.

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14. ADDITIONAL SERVICES

This Phase I ESA did not include any inquiry with respect to radon, lead-based paint, methane, lead in drinking water, formaldehyde, jurisdictional waters, regulatory compliance, archeological resources, industrial hygiene, health and safety, ecological resources, wildlife sanctuaries, indoor air quality, high voltage power lines, biological agents, mold, sinkholes, caves or other karst or geologic features, narcotics, cemeteries, subsurface investigation activities or other services or potential conditions or features not specifically identified and discussed herein. Review of a title report was not included in the scope of this project.

15. REFERENCES

1. San Antonio Water System, Water Well Listings, Revised 2007, Bexar County, San Antonio, Texas.
2. United States Geologic Survey, 1992, (USGS), San Antonio East Quadrangle, USGS, Denver, Colorado.
3. United States Department of Agriculture, 1991, Soil Survey - Bexar County, Texas, USDA.
4. Barnes, V.L., 1983, Geologic Atlas of Texas, San Antonio Sheet, Bureau of Economic Geology, The University of Texas at Austin, Texas.
5. Texas Department of Health and Southwest Texas State University, June 1994, Final Report of Texas Indoor Radon Survey.
6. Federal Emergency Management Agency (FEMA), September 29, 2010, Bexar County, Texas and Incorporated Areas, Flood Insurance Rate Map (FIRM), Panel 48029C0415G FEMA, Washington, D.C.
7. Texas Water Development Board, TWDB News, Wells in TWDB Groundwater Database, http://www.twdb.state.tx.us/ims/wwm_drl/viewer.htm?, 6/13/2013.
9. Alamo Area Council of Governments, Closed Landfill Inventory 6/13/2013, <http://www.aacog.dst.tx.us/>

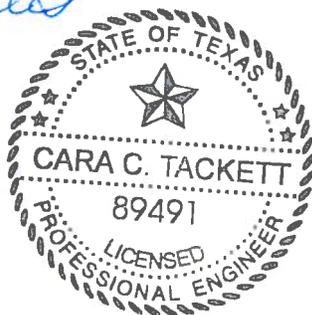
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10. Tax information obtained from the Bexar County Appraisal District found at www.bcad.org.
11. Public GIS Map Viewer for Oil, Gas, and Pipelines from the Railroad Commission of Texas at www.rrc.state.tx.us/data/online.gis.index.php#.
12. Historical topographic map of San Antonio East, Texas, 7.5-minute topographic quadrangle maps dated 1953 and 1992 and printed at a scale of 1:24,000 by the United States Geologic Survey (USGS).

16. SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

We declare to the best of our professional knowledge and belief; we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312; we have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property; and we have developed and performed the appropriate inquiries in general conformance with the standards and practices set forth in 40 CFR Part 312.

Cara C. Tackett, P.E.
Vice President



Philip C. Pearce, P.G.
Geologist/Project Manager