

**STERLING PROPERTY
(1434 E. COMMERCE AND 323 IDAHO)**

Phase I Environmental Site Assessment

Cost Center #: 3401010001

GL: 5201040

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

February 2013

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





LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

February 7, 2013

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

Re: Sterling Property (1434 E. Commerce and 323 Idaho)
Phase I Environmental Site Assessment
Cost Center #: 3401010001 GL: 5201040

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 Sterling Property (1434 E. Commerce and 323 Idaho) site. The subject site is located at the southwest corner of the intersection of East Commerce Street and South Hackberry Street at 1434 East Commerce Street and 323 Idaho Street in downtown San Antonio, Bexar County, Texas, in Council District 2. 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.

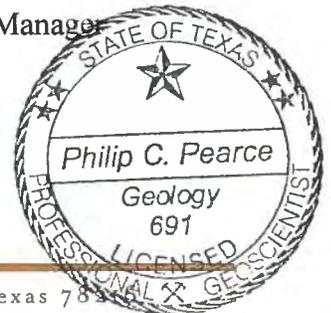
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Cara C. Tackett, P.E.
Vice President

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



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STERLING PROPERTY (1434 E. COMMERCE AND 323 IDAHO) Phase I Environmental Site Assessment

1. SUMMARY

Pape-Dawson Engineers, Inc. (Pape-Dawson) performed a Phase I Environmental Site Assessment (ESA) for the proposed Sterling Property (1434 E. Commerce and 323 Idaho) site, located at the southeast corner of the intersection of East Commerce Street and South Hackberry Street on the east side of downtown San Antonio, Bexar County, Texas, in Council District 2. This study was conducted in conformance with the scope and limitations of American Society of Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments, 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 plans to demolish two (2) residential structures and renovate the commercial building located on the subject site. The above-mentioned properties at 1434 E. Commerce and 323 Idaho and associated improvements are herein referenced as the "subject site."

The subject site was developed with a vacant commercial building and two (2) residential dwellings at the time of the site visit. Construction and demolition debris and trash debris were scattered throughout the commercial building. The debris included a lawn mower, furniture, cardboard boxes, sheet rock, plastic bags, and other debris. No hazardous materials were observed within the commercial structure.

San Antonio Fire Station #3, located across Commerce Street from the subject site at 1425 East Commerce Street, was identified in the regulatory database report as containing petroleum storage tanks. This facility had two (2) releases from underground storage tanks that impacted soils in February 1986 and January 1992.

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Model Dyers and Cleaners was listed at 1010 East Commerce Street in the 1922-23 city directories. This potential dry cleaner facility was located east and upgrade of the subject site.

West's Auto Repair Shop and H W Kreger Auto Repair were listed at 927 East Commerce Street in the 1922-23 and 1929-30 city directories. This address was mapped north of the subject site and adjacent to East Commerce Street.

Manuel's Paint and Body Shop is located east of the subject site along South Hackberry Street. This facility was identified as an automotive repair and body shop in the city directories from at least 1951 and up until the date of the site visit. An auto repair shop and welding facility was identified at this location in the 1951, 1952, and 1971 *Sanborn* Maps.

Commerce Quick Stop, located at 1502 East Commerce Street, was identified as a service station in the city directories review from at least 1929-30 to 1957. This facility was also listed as a filling station containing petroleum storage tanks in the 1951, 1952, and 1971 *Sanborn* Maps.

Midway Cleaners, located at 1503 East Commerce Street, was identified in the regulatory database report as a dry cleaners facility. This dry cleaner was also listed in the city directories from at least 1936-37 to 2002 and in the 1951, 1952, and 1971 *Sanborn* Maps.

Imperial Loan and Jewelry Company, located at 1431 East Commerce Street, was identified as a service station in the city directories review from at least 1922-23 to 1973. This property was also identified as a filling station with petroleum storage tanks in the 1951, 1952, 1969, and 1971 *Sanborn* Maps.

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Due to the close upgrade location of the Midway Cleaners and Model Dyers and Cleaners facilities, Stoddard and chlorinated solvents may have adversely impacted the soils and/or groundwater within the site boundary. Therefore, Midway Cleaners and Model Dyers and Cleaners are considered recognized environmental conditions (RECs) for the subject site.

Petroleum hydrocarbons may have adversely impacted the soils and/or groundwater within the site boundary from the historic service stations, auto repair shops, and fire station located to the north and east of the subject site. Therefore, the San Antonio Fire Station #3, Imperial Loan and Jewelry Company, Commerce Quick Stop, Manuel Paint & Body Shop, and West's Auto Repair Shop/HW Kreger Repair were identified as RECs for the subject site.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of Sterling Property (1434 E. Commerce and 323 Idaho), the subject site. Any exceptions to, or deletions from, this practice are described in Section 2 of this report. This assessment has revealed seven (7) Recognized Environmental Conditions (RECs) in connection with the property.

- Midway Cleaners, a dry cleaning facility listed at 1503 East Commerce Street.
- Imperial Loan & Jewelry Company, located at 1431 East Commerce Street, is a historic service station identified in the city directories and *Sanborn* Maps.
- San Antonio Fire Station #3, located at 1425 East Commerce Street, was identified in the regulatory database report with two (2) past releases from petroleum storage tanks.
- Commerce Quick Stop, located at 1502 East Commerce Street, was identified as a service station in the city directories and *Sanborn* Maps.

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- Manuel's Paint & Body Shop, located at 106 South Hackberry Street, was identified as an automotive repair shop in the city directories, *Sanborn* Maps, and during the site visit.
- Model Dyers and Cleaners, located east of the subject site and south of East Commerce Street, was identified as a dry cleaner in the city directories.
- West's Auto Repair Shop and H W Kreger Repair, located north of the subject site, was identified as an automotive repair shop in the city directories review.

Should future development involve processes such as pier drilling or deep excavation within the subject site, then a Phase II Environmental Assessment should be conducted prior to those activities.

Although the construction and demolition debris and trash debris are not considered a recognized environmental condition as defined by ASTM 1527-05, the debris should be removed from the subject site and recycled or disposed at an appropriate landfill facility.

Results of surveys for asbestos containing materials and lead-based paint will be provided in a separate report prepared by Aleo Environmental Enterprises, Inc. The commercial structure was evaluated. Access to the residential structures was not available.

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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 October 30, 2012, 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 recognized environmental conditions on the proposed project site and was performed in accordance with current ASTM standards, the City of San Antonio 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 Recognized Environmental Conditions (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 proposed project 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 Environmental Assessment.

2.3 Significant Assumptions

This Phase I ESA is intended to minimize, but not eliminate, uncertainty regarding potential for recognized environmental conditions in connection with the subject site with reasonable limits of time and cost. It is assumed that the

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client, CoSA, has provided Pape-Dawson with any specialized knowledge or experience that is material to recognized environmental conditions 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, methane, lead in drinking water, formaldehyde, jurisdictional waters, regulatory compliance,

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archeological resources, health and safety, ecological resources, wildlife sanctuaries, high voltage power lines, 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. Surveys within the on-site building for asbestos containing materials were conducted concurrently with this Phase I ESA and document research.

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 Environmental Site Assessment.

3. SITE DESCRIPTION

3.1 Locations and Legal Descriptions

The subject site is located at the southwest corner of the intersection of East Commerce Street and South Hackberry Street at 1434 East Commerce and 323 Idaho Street on the east side of downtown San Antonio, Bexar County, Texas, in Council District 2 as illustrated on Exhibit 1 within Appendix 1.

The 0.5122-acre subject site consists of two (2) separate parcels currently owned by Bexar County, according to the Bexar County Appraisal District (BCAD),

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obtained from www.bcad.org. An 8,922.6 square-foot commercial building and two (2) residential houses are located on the subject site. The Legal Descriptions for the two (2) parcels are as follows: NCB 598 BLK 3 LOT 8 THRU 11 and NCB 598 BLK 3 LOT 12. Information obtained from BCAD for the above-mentioned property can be found in Appendix 7.

This Phase I ESA was requested by CoSA as part of their due diligence prior to purchasing 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 680 feet above mean sea level. Stormwater runoff appears to flow to the west-southwest toward the San Antonio River. The subject site is developed with a vacant commercial building and two (2) residential houses. A patchy asphalt driveway and parking lot are located south of the commercial building, and a concrete slab is located between the two (2) houses. Most of the developments in the surrounding area appear to be residential with commercial buildings located along East Commerce Street.

3.3 Current Use of the Property

The subject site is current developed with a commercial building and two (2) residential houses. The commercial building and one (1) residential house were unoccupied at the time of the site visit. According to Mr. Paul Jiminez, the current property owner representative, an individual is currently living in one of the residential houses illegally.

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Appendix 5 includes ground level photographs taken during the site reconnaissance which includes the Global Positioning System (GPS) coordinates and location of the photographs on aerial maps.

3.4 Structures, Roads and Other Improvements

The subject site is currently developed with an 8,922.6 square-foot commercial building, identified as 1432 and 1434 East Commerce Street, and two (2) residential houses (Exhibits 3 and 4; Appendix 5). The commercial structure was unoccupied at the time of the site visit. The commercial structure was previously utilized as a restaurant and hotel facility. The interior of the restaurant included two (2) large open rooms and a kitchen area (Appendix 5, Photograph 3). The interior of the hotel included a large open room and kitchen in the downstairs area and bedrooms in the upstairs area (Appendix 5, Photograph 2). Construction and demolition debris and other trash debris were located throughout the structure. The debris included a lawn mower, furniture, card board boxes, sheet rock, plastic bags, and other debris. Two (2) residential houses are located along the southern property line of the subject site (Exhibits 3 and 4; Appendix 5, Photographs 5 and 7). A concrete slab was located between the two (2) residential houses. A patchy asphalt parking area was located between the commercial buildings and the two (2) residential houses. A six-foot tall chain-link fence surrounds the boundary of the subject site.

3.5 Current Uses of Adjoining Properties

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

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Direction	Current Uses of Adjoining Properties	Notes
North	East Commerce Street is located adjacent north of the subject site followed by Imperial Loan and Jewelry Company and a Fire Station.	See Exhibits 3 and 4; Imperial Loan and Jewelry Company was identified in the 1951, 1952, 1969, and 1971 <i>Sanborn</i> Maps as a service station containing petroleum storage tanks (PSTs), and listed in the city directories as a service station from at least 1922-23 to 1973 (Section 5.4.3; Appendix 6). The Fire Station was identified in the regulatory database report as Leaking Petroleum Storage Tanks (LPSTs) <u>San Antonio Fire Station 3</u> and <u>Fire Station 3</u> and <u>PST Fire Station No 3</u> (Map ID 1; Exhibits 3 and 4; Section 5.1; Appendix 6 and 7). The San Antonio Fire Station was also identified in the 1951, 1952, 1969, and 1971 <i>Sanborn</i> Maps and in the city directories from at least 1922-23 to 1993.
East	South Hackberry Street is located adjacent east of the subject site followed by Commerce Quick Stop, Manuel Paint & Body Shop, and a residential property.	See Exhibits 3 and 4; Commerce Quick Stop was identified in the 1951, 1952, and 1971 <i>Sanborn</i> Maps as a service station containing PSTs, and identified as a filling station in the 1922-23 through 1951 city directories (Section 5.4.3; Appendix 5, Photograph 6; Appendix 6). Manuel Paint & Body Shop was identified as an auto repair and welding facility in the 1951, 1952, and 1971 <i>Sanborn</i> Maps, and as a paint and body shop in the 1951 through 2002 city directories (Section 5.4.3; Appendix 5, Photograph 6; Appendix 6).
South	Idaho Street followed by residential properties is located adjacent south of the subject site.	See Exhibits 3 and 4.
West	A vacant commercial building and residential property are located adjacent west of the subject site.	See Exhibits 3 and 4.

Development in the immediate area of the subject site is largely commercial with residential properties located to the south and east.

Due to the close proximity of historic PSTs located at the Imperial Loan and Jewelry Company, San Antonio Fire Station, and Commerce Quick Stop, a release of petroleum hydrocarbons may have adversely impacted the soils and/or

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groundwater within the site boundary. Therefore, these facilities are considered RECs for the subject site.

Due to the close upgrade location of Manuel Paint & Body Shop, this facility is considered a REC for the subject site.

4. USER PROVIDED INFORMATION

4.1 Specialized Knowledge

CoSA does not have any specialized knowledge regarding 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 recognized environmental conditions.

4.3 Owner, Property Manager, and Occupant Information

Pape-Dawson was escorted by Mr. Paul Jimenez, Special Projects Manager for the Center City Development Office, during the site visit. According to Mr. Jimenez, the commercial building located on site will be renovated and the two (2) residential houses will be demolished. Currently an individual is living in one (1) of the residential structures illegally, according to Mr. Jimenez. Mr. Jimenez believes the commercial building was previously utilized as a restaurant and brothel. Mr. Jimenez is unaware of any environmental concerns associated with the subject site or the surrounding area.

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)

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databases were researched for environmental listings within the area of concern around the subject property (Appendix 7).

The American Society for Testing and Materials (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

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Institutional/Engineering Controls – Environmental Protection Agency	IECEPA	¼
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 twenty-seven (27) sites with a total of thirty-six (36) environmental listings reported for the area of concern. Two (2) listings are identified as Resource Conservation & Recovery Act – Generator/Handler (RCRAGEN), two (2) listings are identified as Voluntary Cleanup Programs (VCPs), twenty-three (23) listings are identified as Leaking Petroleum Storage Tanks (LPSTs), five (5) listings are identified as Petroleum Storage Tanks (PSTs), two (2) listings are identified as Industrial and Hazardous Waste (IHW) facilities, one (1) listing is identified as a Dry Cleaner Registration (DC), and one (1) listing is identified as a

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Brownfields Site Assessments (BSA). These facilities are labeled with map identification numbers on a location map within the regulatory database report (Appendix 7).

- ***Resource Conservation and Recovery Act - Generator/Handler (RCRAGEN):***

Friedrich Commercial, located at 1617 East Commerce Street, is approximately 0.15 miles northeast and upgrade in relation to the subject site (Map ID 5; Exhibit 4; Appendix 7). This refrigeration equipment manufacturing facility is considered a handler of hazardous waste. A violation was received in August 1986. Since this facility is not located on or adjacent to the subject site, this facility is not considered a REC. This facility was also identified as *IHW Friedrich Commercial – Refrigeration Div* and *PST Friedrich Air & Cond & Refrig.*

City of San Antonio, located at 223 South Cherry Street, is approximately 0.15 miles southwest and downgrade from the subject site (Map ID 6; Appendix 7). This traffic operations facility received three (3) violations in November 1996. Due to the distant downgrade location, this facility is not considered a REC for the subject site. This facility was also identified as *IHW Traffic Division*.

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

Historic Gardens Phase II is located approximately 0.37 miles southwest and cross grade in relation to the subject site (Map ID 20; Appendix 7). This subdivision and revitalization project contained soils impacted with Lead and other metals.

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New City Block (NCB) 637/Alamodome is located approximately 0.49 miles south-southwest and cross grade from the subject site (Map ID 26; Appendix 7). This vacant property contained soil and groundwater impacted with metals.

Due to the distant cross grade location of the above-mentioned *VCP* facilities, Historic Gardens Phase II and New City Block (NCB) 637/Alamodome are not considered RECs for the subject site.

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

San Antonio Fire Station 3 and Fire Station 3, located 1425 East Commerce Street, had releases that occurred from underground storage tanks (UST) in February 1989 and January 1992 (Map ID 1; Exhibits 3 and 4; Section 3.5 and 5.4.3; Appendix 6 and 7). The 1989 release impacted soils and required a full site assessment and remedial action plan. A final concurrence was issued by the TCEQ and the case was closed. The 1992 release contributed to minor soil contamination that did not require remedial actions. A final concurrence was issued by the TCEQ and the case was closed. The San Antonio Fire Station was identified in the 1951, 1952, 1969, and 1971 *Sanborn* Maps and in the 1922-23 through 1993 city directories (Section 5.4.3; Appendix 6). Due to the close proximity of this facility, the past reported releases may have adversely impacted the soils within the site boundary. Therefore, this facility is considered a REC.

Based on the relative distance from the subject site, inferred direction of groundwater flow, and/or regulatory status, the below listed *LPST* facilities are not considered RECs for the subject site.

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Map ID No.	Facility Type & LPST Number	Distance From Site	Facility Name & Address	Potential For Substantial Impact	Notes
4	LPST 109339	0.15 W	Catering By Rosemary, 1220 E. Commerce, SATX	No	A release was reported on March 1995; Groundwater impacted, no apparent threats or impacts to receptors; Final concurrence issued, case closed.
8	LPST 093820	0.27 W	Alamo Iron Works, 101 Montana, SATX	No	A release was reported in September 1989; Group 1 groundwater was impacted, off-site migration unlikely; Final concurrence issued, case closed.
8	LPST 097351	0.27 W	Alamo Iron Works Dome Site, 101 Montana St., SATX	No	A release was reported in November 1990; Group 1 groundwater impacted, plume has/likely to migrate off-site; Final concurrence issued, case closed.
9	LPST 106162	0.27 NW	Unknown0, 300 N. Center, SATX	No	A release was reported in December 1992; Minor soil contamination only, no remedial action required; Final concurrence issued, case closed.
10	LPST 105486	0.32 W	VIA AIW Hoefgen & Galveston, Hoefgen St., SATX	No	A release was reported in December 1992; Minor soil contamination, does not required a remedial action plan; Final concurrence issued, case closed.
11	LPST 117666	0.33 N	Houston Mart, 1533 E. Houston St., SATX	No	A release was reported in February 2008; Assessment is incomplete, no apparent receptors impacted; Final concurrence issued, case closed.
12	LPST 115192	0.34 S	Houston Convenience Store 1007, 533 Hackberry, SATX	No	A release was reported in May 2001; Groundwater impacted, no apparent threats or impacts to receptors; Final concurrence issued, case closed.
13	LPST 110427	0.34 NW	E N Garage, 237 N Center St., SATX	No	A release was reported in February 1996; Groundwater impacted, non-public/non-domestic water supply well was impacted; Final concurrence issued, case closed
14	LPST 099943	0.34 N	Texaco Service Station, 1029 E. Houston, SATX	No	A release was reported in August 1991; No groundwater impacts, no apparent threats or impacts to receptors; Final concurrence issued, case closed.
15	LPST 097938	0.34 SW	VIA Metropolitan Transit, 313 Dakota, SATX	No	A release was reported in January 1991; Soil contamination only, requires a full site assessment and remedial action plan; Final concurrence issued, case closed.

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Map ID No.	Facility Type & LPST Number	Distance From Site	Facility Name & Address	Potential For Substantial Impact	Notes
16	LPST 113481	0.35 NW	Consolidated Parcel Service Inc, 310 Chestnut St., SATX	No	A release was reported in September 1998; Groundwater impacted, no apparent threats or impacts to receptors; Final concurrence pending documentation of well plugging.
17	LPST 118558	0.35 N	Kerrville Bus, 1430 E. Houston St., SATX	No	A release was reported in February 2011; Assessment incomplete, no apparent receptors impacted.
18	LPST 095796	0.37 SW	PMT, 402 Hoefgen, SATX	No	A release was reported in May 1990; Group 1 groundwater, off-site migration unlikely; Final concurrence issued, case closed.
19	LPST 095698	0.37 SW	Southwestern Bell Telephone Co., 302 Dakota St., SATX	No	A release was reported in May 1990; Group 1 groundwater, off-site migration unlikely; Final concurrence issued, case closed.
21	LPST 096978	0.44 SW	Eastside Service Center, 310 Nevada St., SATX	No	A release was reported in October 1990; Assessment incomplete, no apparent receptors impacted; Final concurrence issued, case closed.
22	LPST 097064	0.46 SW	Alamo Dome Site, 219 Nevada St., SATX	No	A release was reported in October 1990; Minor soil contamination, does not require a remedial action plan; Final concurrence issued, case closed.
23	LPST 094967	0.47 SW	City of San Antonio Central Shop, 224 Nevada St., SATX	No	A release was reported in February 1990; Soil contamination only, requires full site assessment and remedial action plan; Final concurrence issued, case closed.
23	LPST 094968	0.47 SW	City of San Antonio Central Shop, 224 Nevada St., SATX	No	A release was reported in February 1990; Group 1 groundwater impacted, off-site migration unlikely; Final concurrence issued, case closed.
24	LPST 115954	0.48 S	Douglas Elementary School, 318 Martin Luther King, SATX	No	A release was reported in September 2003; Assessment incomplete, no apparent receptors impacted; Final concurrence issued, case closed.
25	LPST 096041	0.49 SW	Allied Electric Co., 511 Hoefgen, SATX	No	A release was reported In July 1990; Group 1 groundwater impacted, off-site migration unlikely; Final concurrence issued, case closed.

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Map ID No.	Facility Type & LPST Number	Distance From Site	Facility Name & Address	Potential For Substantial Impact	Notes
27	LPST 102752	0.51 W	City Water Board Central Plant, 1001 E. Market St., SATX	No	A release was reported in March 1992; Minor soil contamination, no remedial action required; Final concurrence issued, case closed.

- ***Petroleum Storage Tanks (PST):***

Fire Station No 3, located at 1425 East Commerce Street, was identified as LPSTs San Antonio Station 3 and Fire Station 3 (Map ID 1; Exhibits 3 and 4; Sections 3.5 and 5.4.3; Appendix 6 and 7). This facility contained two (2) USTs that were removed from the ground in December 1991 and February 1989. More information on this facility can be found in Section 5.1 *Standard Environmental Record Sources* under the *LPST* bullet.

Based on the relative distance from the subject site, inferred direction of groundwater flow, and/or regulatory status, the below listed *PST* facilities are not considered RECs for the subject site.

Map ID No.	Facility Type & Facility Number	Distance From Site	Facility Name & Address	Potential For Substantial Impact	Notes
3	PST 0003035	0.05 NE	Roegelein Meat Packing Plant, 1511 Commerce St., SATX	No	One (1) UST removed from the ground; No releases reported (Map ID 3; Exhibit 4; Appendix 7).
4	PST 0000774	0.15 W	Catering By Rosemary, 1220 E. Commerce, SATX	No	Three (3) USTs removed from the ground in March 1995; Identified as <u>LPST Catering By Rosemary</u> (Map ID 4; Exhibit 4; Appendix 7).

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Map ID No.	Facility Type & Facility Number	Distance From Site	Facility Name & Address	Potential For Substantial Impact	Notes
5	PST 0034527	0.15 E	Friedrich Air & Cond & Refrig, 1617 E. Commerce St., SATX	No	One (1) USTs permanently filled in placed in March 1975; Identified as <u>IHW Friedrich Commercial - Refrigeration Div</u> and <u>RCRAGEN Friedrich Commercial</u> (Map ID 5; Appendix 7).
7	PST 0073490	0.23 N	Vacant Building, 232 N. Mesquite St., SATX	No	Two (2) USTs removed from the ground in August 2000 (Map ID 7; Appendix 7).

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

Friedrich Commercial – Refrigeration Division, located at 1617 East Commerce Street, is approximately 0.15 miles northeast and upgrade from the subject site (Map ID 5; Exhibit 4; Appendix 7). This facility was identified in the regulatory database report as PST Friedrich Air & Cond & Refrig and RCRAGEN Friedrich Commercial.

Traffic Division, located at 223 South Cherry Street, is approximately 0.15 miles west and downgrade from the subject site (Map ID 6; Appendix 7). This facility is also identified as RCRAGEN City of San Antonio.

Since the above-mentioned *IHW* facilities are not located on or adjacent to the subject site, and no violations have been reported, these facilities are not considered RECs.

- ***Dry Cleaner Registration (DC):***

Midway Cleaners, located at 1503 East Commerce Street, is approximately 0.03 miles northeast and upgrade in relation to the subject site (Map ID 2; Exhibits 3 and 4; Sections 3.5 and 5.4.3; Appendix 6 and 7). This dry cleaner was also observed in the 1951, 1952, 1969, and 1971 *Sanborn* Maps, and in

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the city directories as a dry cleaners between 1936-37 and 2002 (Section 5.4.3; Appendix 6). Due to the age and upgrade location of this facility, Stoddard and chlorinated solvents from Midway Cleaners may have adversely impacted the soils on the subject site. Therefore, Midway Cleaners is considered a REC.

- ***Brownfields Site Assessments (BSA):***

Historic Gardens Subdivision Unit III is located approximately 0.37 miles south-southwest and cross grade in relation to the subject site (Map ID 20; Appendix 7). This residential area has soils impacted with metals. Due to the distant location, this *BSA* facility is not considered a REC.

- ***Non-Geocoded Site:***

The Atlas Environmental Research regulatory report identified four (4) non-geocoded sites due to insufficient address information. Pape-Dawson located the approximate locations of all the non-geocoded sites within the same zip code of the subject site.

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

5.2 Additional Environmental Record Sources

5.2.1 Asbestos and Lead-Based Paint Surveys

Asbestos and Lead-Based Paint Surveys were conducted by Aleo Environmental Enterprises, Inc. (Aleo) concurrently with this Phase I ESA. Results of the surveys are provided in a separate reported completed by Aleo.

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5.2.2 Closed Landfill Inventory

According to Alamo Area Council of Governments (AACOG) Closed Landfill Inventory Map, there are no inactive/active landfills within a 1/2-mile radius of the subject site.

5.3 Physical Setting Sources

The *San Antonio East, Texas* 2010 United States Geological Survey (USGS) (Exhibit 6) 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 southwest towards 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
Houston Black clay, terrace, 1 to 3% slopes (HtB)	Slow	Very High

5.3.2 Surface Geological Characterization

The subject site 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 fluvial terrace deposits that overlie the 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.

A basement structure at the east end of the commercial building was flooded during the site visits. Rotten wooded steps were unsafe to allow access.

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 Environmental Site Assessment. 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 two (2) commercial stores and a camp yard with several storage buildings in 1896. A

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commercial store, two (2) residential dwellings, and several storage sheds were located on the subject site in 1904, and two (2) commercial stores, a warehouse, two (2) residential dwellings, and several storage buildings were located on the subject site in 1912. According to the city directories review, the address for the subject site in 1922-23 through 1967 was 928, 930, 932, and 934 East Commerce Street and 323 Idaho Street. Pierce Oil Station No. 1, Luckenbach Hardware Supply Company, and Quality Bakery were listed at 928, 930, and 932 East Commerce Street in the 1922-23 city directories. Pape-Dawson believes that there is an error in the directory listings and that Pierce Oil Station No. 1 should have been listed at 931 East Commerce Street, which is located at the northwest corner of the intersection of East Commerce Street and South Hackberry Street, based on aerial photograph evidence and later city directory listings. A L Reus Corp Store No. 3, Luckenbach Hardware Supply Company, and Brown Furniture Company were listed at the subject site in the 1929-30 city directories. Reus Buffet, Reus Package House, and H E Brown Manufacturing Company were listed on the subject site in the 1936-37, 1940-41, and 1946 city directories. Rues Buffet, Reus Package House Liquors, and Reus Buffet warehouse were listed on the subject site in the 1951, 1957, and 1962 city directories. According to the 1951, 1952, and 1971 *Sanborn* Maps, the subject site was developed with two (2) commercial stores, a warehouse, two (2) residential dwellings, and two (2) garages. The two (2) garages were no longer visible on the subject site by 2001.

Other published information utilized in conducting this environmental assessment 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 5). East

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Commerce Street, identified during the site reconnaissance, is a primary highly located adjacent north of the subject site. Light duty roadways travel throughout the surrounding area. Several churches are located to the north and south-southeast.

The 1992 USGS Topographic Map illustrates the subject site located within a highly developed area (Exhibit 6). East Commerce Street is a secondary highway located adjacent north of the subject site. Multiple light duty roadways are located throughout the surrounding area.

5.4.2 Review of Aerial Photographs

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

- Exhibit 7 is a 1938 aerial photograph illustrating the subject site developed with a commercial structure, two (2) residential houses, and a garage. East Commerce Street, identified during the site reconnaissance, is located adjacent north of the subject site, and South Hackberry Street is located adjacent east. Idaho Street, identified during the site reconnaissance is located adjacent south of the subject site. The surrounding area appears to be developed with residential and/or commercial structures.
- Exhibit 8 is a 1959 aerial photograph illustrating the subject site developed with a commercial structure, two (2) residential dwellings, and a garage. South Hackberry Street appears to have been widened and repaved.

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- Exhibits 9 and 10 are 1966 and 1977 aerial photographs illustrating the subject site and surrounding area similar to as it appeared in the 1959 aerial photograph.
- Exhibit 11 is a 1985 aerial photograph illustrating the subject site developed with a commercial structure, two (2) residential dwellings, and a garage. A new commercial structure was developed north of the subject site adjacent to East Commerce Street.
- Exhibit 12 is a 1995 aerial photograph illustrating the subject site developed with two (2) residential dwellings, a commercial structure, and a garage. Several residential and/or commercial buildings are no longer present west of the subject site between East Commerce Street and Idaho Street.
- Exhibit 13 is a 2001 aerial photograph illustrating the subject site developed with two (2) residential houses and a commercial building. The garage located between the two (2) residential dwellings is no longer visible.
- Exhibits 14, 15, 16, 17, 18, 19, 20, 21, and 22 are 2003, 2005, 2006, 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. Seven (7) years of *Sanborn Fire Insurance Maps* were available for this area of Bexar County.

A filling station with PSTs and the San Antonio Fire Department were located north of the subject site at the northwest corner of the intersection of North Hackberry Street and East Commerce Street in the 1951, 1952, 1969, and 1971 *Sanborn Maps*. The filling station, identified as Imperial Loan and Jewelry Company during the site reconnaissance, was also listed as a service station in the 1922-23 through 1973 city directories (Exhibits 3 and 4; Section 3.5; Appendix 6). The San Antonio Fire Department was identified in the regulatory database report as LPSTs San Antonio Fire Station 3 and Fire Station 3 and PST Fire Station No 3 (Map ID 1; Exhibits 3 and 4; Sections 3.5 and 5.1; Appendix 6 and 7). The San Antonio Fire Station was also listed in the 1922-23 to 1993 city directories. Due to the close proximity of the historic filling station and the San Antonio Fire Department, these properties are considered a REC for the subject site.

A dry cleaners and an auto repair shop with PSTs were located north of East Commerce Street between North Olive Street and North Hackberry Street in the 1951, 1952, 1969, and 1971 *Sanborn Maps* (Map ID 2; Exhibits 3 and 4; Section 5.1; Appendix 6). The dry cleaner was identified in the regulatory database report as Midway Cleaners at 1503 East Commerce Street, and in the 1936-37 through 2002 city directories. Due to the close upgrade location, Stoddard and chlorinated solvents may have adversely impacted the soils and/or groundwater within the site boundary. Therefore, Midway Cleaners is considered a REC. Due to the

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distant location of the auto repair shop, it is unlikely a release from the PSTs could have impacted the soils within the subject site.

A filling station with PSTs and an auto repair shop and welding facility were located east of the subject site between East Commerce Street and Idaho Street in the 1951, 1952, and 1971 *Sanborn* Maps. The filling station was identified as Commerce Quick Stop during the site visit and as a service station in the 1922-23 through 1957 city directories (Exhibits 3 and 4; Section 3.5; Appendix 5, Photograph 6; Appendix 6). The auto repair shop and welding facility was identified during the site visit as Manuel Paint & Body Shop and as an automotive repair and body shop in the 1951 through 2002 city directories. Due to the close upgrade location of this historic service station and auto repair shop, the Commerce Quick Stop and Manuel Paint & Body Shop facilities are considered RECs for the subject site.

A filling station with PSTs was located at the southeast corner of the intersection of Idaho Street and South Hackberry Street in the 1951, 1952, and 1971 *Sanborn* Maps. This property was also identified as a service station in the 1929-30 through 1957 city directories and as Econo-Mart Cleaners in the 1967 city directories (Exhibits 3 and 4; Appendix 6). Due to the cross grade location, the filling station identified at the southeast corner of the intersection of Idaho Street and South Hackberry Street is not considered a REC for the subject site.

Two (2) filling stations were located north of East Commerce Street between the San Antonio Fire Department and North Mesquite Street in the 1951 and 1952 *Sanborn* Maps (Exhibits 3 and 4; Appendix 6). A filling station and dry cleaners were located west of the San Antonio Fire

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Department in the 1969 and 1971 *Sanborn* Maps. The filling station located at the northeast corner of East Commerce Street and North Mesquite Street was also listed as a service station in the 1936-37 through 1983 city directories. Due to the cross grade locations, these historic filling stations are not considered RECs for the subject site.

A summary of the *Sanborn* Maps is described in the table below:

Year	Sheet Numbers	Notes
1896	74	The subject site is developed with two (2) commercial stores located along the northern property line and a camp yard with several storage sheds. East Commerce Street is located adjacent north of the subject site and South Hackberry Street is located adjacent east. Idaho Street travels parallel to the southern property line of the subject site. Most of the developments in the surrounding area appear to be residential with commercial stores located to the northeast along East Commerce Street.
1904	130	The subject site is developed with a vacant commercial store at the northeast corner of the subject site. Two (2) residential dwellings, a camp yard, and two (2) storage sheds are located within the central and southern section of the subject site. Commercial stores are located at the northeast corner of the intersection of North Hackberry Street and East Commerce Street.
1912	262, 130	The subject site is developed with three (3) commercial stores, two (2) residential dwellings, and three (3) storage sheds. The adjacent properties are developed with residential dwellings with the exception of an unidentified commercial store located at the southeast corner of the intersection of East Commerce Street and South Hackberry Street. A residential dwelling and black smith shop are located at the northwest corner of the intersection of East Commerce Street and South Hackberry Street and commercial stores are located at the northeast corner. San Antonio Marble Works is located north-northwest of the subject site.

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Year	Sheet Numbers	Notes
1951	262, 130	The subject site is developed with three (3) commercial stores, a warehouse, two (2) residential dwellings, and two (2) garages. A filling station with PSTs is located at the southeast corner of the intersection of East Commerce Street and South Hackberry Street. An auto repair and welding shop is located south of the filling station. A filling station with PSTs is also located at the southeast corner of the intersection of Idaho Street and South Hackberry Street. Three (3) filling stations with PSTs, and the San Antonio Fire Department are located adjacent north of East Commerce Street. A dry cleaners along with several other unidentified commercial stored are located at the northeast corner of the intersection of East Commerce Street and South Hackberry Street. The San Antonio Granite and Marble Works and an auto repair shop with PSTs is located north of East Commerce Street between South Hackberry Street and North Olive Street.
1952	262, 130	The 1952 <i>Sanborn</i> Maps appear similar to the 1951 <i>Sanborn</i> Maps with the exception of a dry cleaners located west of the subject site and south of East Commerce Street.
1969	131	Two (2) filling stations, a dry cleaner, a commercial store, and the San Antonio Fire Department are located north of East Commerce Street between North Hackberry Street and North Mesquite Street. A dry cleaning facility, a meat packing facility, two (2) auto repair shops, and other unidentified commercial businesses are located adjacent north of East Commerce Street between North Hackberry Street and North Olive Street.
1971	275, 131	The subject site is developed with two (2) commercial stores, two (2) residential dwellings, and a garage. A commercial store and an auto repair and welding facility are located east of the subject site and adjacent to South Hackberry Street. A filling station with PSTs is located at the southeast corner of the intersection of Idaho Street and South Hackberry Street. The properties located north of East Commerce Street appear similar to as they appeared in 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 Atlas Environmental Research, Inc., is attached within Appendix 6.

According to the city directories review, the address for the subject site from 1922-23 through 1967 was 928, 930, 932, and 934 East Commerce Street and 323 Idaho Street. Pierce Oil Station No. 1, Luckenbach

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Hardware Supply Company, and Quality Bakery were listed at 928, 930, and 932 East Commerce Street in the 1922-23 city directories. Based on *Sanborn* maps, historical photographs, and later directory listings, Pape-Dawson believes that there is an error in the directory listings and Pierce Oil Station No. 1 should have been listed at 931 East Commerce Street, which is located at the northwest corner of the intersection of East Commerce Street and South Hackberry Street. A L Reus Corp Store No. 3, Luckenbach Hardware Supply Company, and Brown Furniture Company were listed at the subject site in the 1929-30 city directories. Reus Buffet, Reus Package House, and H E Brown Manufacturing Company were listed on the subject site in the 1936-37, 1940-41, and 1946 city directories. Rues Buffet, Reus Package House Liquors, and Reus Buffet warehouse were listed on the subject site in the 1951, 1957, and 1962 city directories. Ruedrich & Haas Bar & Café and Reus Package House No 1 was listed on the subject site in the 1967 and 1973 city directories. Ruedrich & Haas Bar & Care, Magic Chef Café, and Burton's Café were located on the subject site in 1978, 1983 and 1993 city directories. Apartments were listed at 323 Idaho Street in the 1951, 1988-89 and 1993 city directories.

Model Dyers and Cleaners was listed at 1010 East Commerce Street in the 1922-23 city directories (Exhibit 4; Appendix 6). This potential dry cleaners facility is located east and upgrade of the subject site. Stoddard and chlorinated solvents may have adversely impacted the soils and/or groundwater within the site boundary from this facility. Therefore Model Dyers and Cleaners is considered a REC for the subject site.

West's Auto Repair Shop and H W Kreger Auto Repair was listed at 927 East Commerce Street in the 1922-23 and 1929-30 city directories. This

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address was mapped north of the subject site and adjacent to East Commerce Street. This property was also identified as a black smith shop in the 1951 and 1952 *Sanborn* Maps. These historic automotive repair shops are considered a REC for the subject site due to the close proximity from the subject site.

Fire Station No. 3 and City Fire Station No. 3 were listed at 923 East Commerce Street from at least 1922-23 to 1946, and at 925 East Commerce Street from at least 1951 through 1967 (Map ID 1; Exhibits 3 and 4; Sections 3.5 and 5.1; Appendix 6 and 7). Between 1967 and 1973 the addresses along East Commerce Street were renumbered. City Fire Station No. 3 was listed at 1425 East Commerce Street from at least 1973 to 1993. The San Antonio Fire Station was identified in the 1951, 1952, 1969, and 1971 *Sanborn* Maps at this address, and identified in the regulatory database report as LPSTs San Antonio Fire Station 3 and Fire Station 3 and PST Fire Station No 3. Due to the close proximity of this facility in relation to the subject site and the reported past releases from PSTs, this facility is considered a REC.

Pierce Pet Corp Station No 1, Rams Service Station, Glenn I Satterfield Filling Station, Abundio R Caudillo Filling Station, E D Davis Gulf Service Station, Hardaway Gulf Service were listed at 931 East Commerce Street from at least 1929-30 to 1967. Between 1967 and 1973 the address along East Commerce Street were renumbered. Hardaway Gulf Service was listed at 1431 in the 1973 city directories. This address was mapped at the northwest corner of the intersection of East Commerce Street and North Hackberry Street during the site reconnaissance. A filling station with PSTs was located at this location in the 1951, 1952, 1969, and 1971 *Sanborn* Maps. This property was identified as Imperial Loan and Jewelry

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Company during the site reconnaissance (Exhibits 3 and 4; Section 3.5; Appendix 6). This historic service station is considered a REC for the subject site due to the close proximity.

Midway Cleaners & Shoe Repair, Midway Shoe Repair, and Midway Cleaners were listed at 1003 East Commerce Street in 1936-37, 1940-41, and 1946 city directories, at 1003 in the 1951, 1962, 1967 city directories, and at 1503 in the 1978, 1983, 1988-89, 1993, and 2002 city directories (Exhibit 4; Map ID 2; Section 5.1; Appendix 6 and 7). This address was identified north of East Commerce Street between North Olive Street and North Hackberry Street. Midway Cleaners was identified in the regulatory database report as a DC facility, and in the 1951, 1952, 1969, and 1971 *Sanborn* Maps. Due to the close upgrade location, Stoddard and chlorinated solvents may have adversely impacted the soils and/or groundwater within the site boundary. Therefore, Midway Cleaners is considered a REC.

Grayburg Oil Co Station No. 15, August Brothers Filling Station, Weedn & Boldt Filling Station, Frank Marino Filling Station, Musgrove Service Station, Washington's Service Station were listed at 1002 East Commerce Street from at least 1929-30 to 1957. This address was mapped at the southeast corner of the intersection of East Commerce Street and South Hackberry Street. A filling station with PSTs was located at this address in the 1951, 1952, and 1971 *Sanborn* Maps. The filling station was identified as Commerce Quick Stop during the site visit (Exhibits 3 and 4; Section 3.5; Appendix 5, Photograph 6; Appendix 6). Due to the close upgrade location of this historic service station, this property is considered a REC.

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East Side Paint & Body Shop was listed at 106 South Hackberry Street in the 1951, 1957, 1962, 1967, and 1973 city directories (Exhibits 3 and 4; Section 3.5; Appendix 5, Photograph 6; Appendix 6). Manuel's Paint and Body Shop was listed at 106 South Hackberry Street in the 1978 through 2002 city directories, and identified east of the subject site during the site visit. An auto repair shop and welding facility was identified at 106 South Hackberry Street in the 1951, 1952, and 1971 *Sanborn* Maps. Due to the close upgrade location of this facility, Manuel's Paint & Body Shop is considered a REC for the subject site.

W S Smith filling station, George R Wesch filling station, George R Wesch Service Station, and Al Jones Texaco Service Station were listed at 118 South Hackberry Street in the 1929-30 to 1957 city directories (Exhibits 3 and 4; Appendix 6). Econo-Mart Cleaners was listed at 118 South Hackberry Street in 1967 and an auto shop was listed at this location in 1983. This address was identified at the southeast corner of the intersection of Idaho Street and South Hackberry Street. A filling station with PSTs was identified at this location in the 1951, 1952, and 1971 *Sanborn* Maps. Due to the cross grade location, the filling station listed at 118 Idaho Street between 1929-30 and 1957 is not considered a REC for the subject site.

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.

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Direction	Historic Uses of Adjoining Properties
North	East Commerce Street was located adjacent north of the subject site prior to 1896 and up until the date of the site reconnaissance. Two (2) residential dwellings were listed north of East Commerce Street in 1896. A black smith shop and two (2) residential dwellings were located to the north in 1912. According to the city directories review, a service station was located at the northwest corner of the intersection of East Commerce Street and North Hackberry Street from at least 1922-23 to 1973. The San Antonio Fire Station was also located north of the subject site from at least 1922-23 to 1993. At the time of the site visit, Imperial Loan and Jewelry Company and the San Antonio Fire Station 3 were located north of the subject site.
East	South Hackberry Street was located adjacent east of the subject site prior to 1896 and up until the date of the site reconnaissance. Residential dwellings and an unidentified commercial store were located east of South Hackberry Street between 1896 and 1912. A service station was listed at the southeast corner of East Commerce Street and South Hackberry Street from at least 1922-23 to 1957. This historic service station was identified as Commerce Quick Stop during the site visit. An automotive repair and body shop was listed east of the subject site from at least 1951 and up until the date of the site visit. This automotive repair and body shop was identified as Manuel Paint & Body Shop during the site reconnaissance.
South	Idaho Street traveled parallel to the southern property line of the subject site prior to 1896 and up until the date of the site reconnaissance. Residential properties were located south of Idaho Street from at least 1896 and up until the date of the site visit.
West	Residential dwellings were located adjacent east of the subject site prior to 1896 and up until between 1912 and 1951 when commercial stores were developed adjacent south of East Commerce Street.

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 recognized environmental conditions 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 October 24 and December 20, 2012 by Pape-Dawson environmental professionals. The purpose of the reconnaissance was to note evidence of recognized environmental conditions. Additionally, reconnaissance of the adjoining properties was performed to identify land use and the associated potential for producing

STERLING PROPERTY (1434 E. COMMERCE AND 323 IDAHO)

Phase I Environmental Site Assessment

recognized environmental conditions. 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 commercial building were observed during the site visit.

6.2 General Site Settings

The subject site consists of a commercial structure and two (2) residential dwellings at 1434 East Commerce Street and 323 Idaho Street in downtown San Antonio, Bexar County, Texas, in Council District 2 (Exhibits 1-4; Appendix 5).

6.3 Exterior Observations

The 0.5122-acre subject site is developed with an 8,922.6 square-foot commercial building and two (2) residential houses (Exhibits 3 and 4; Appendix 5). The exterior of the commercial building consists of stucco and tile walls (Appendix 5, Photographs 1 and 4). The exterior of the two (2) residential structures consist of wood siding with metal roofs (Appendix 5, Photographs 5 and 7). A patchy asphalt driveway and parking area is located south of the commercial structure and a concrete slab is located between the two (2) residential houses. A six-foot tall chain-link fence surrounds the site boundary.

- **Storage Tanks:** No existing petroleum storage tank facilities were observed during the site visit on 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.

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Phase I Environmental Site Assessment

- **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. A basement structure at the eastern end of the commercial structure was flooded at the time of the site visits. Rotting wooden steps leading into the basement were unsafe to allow access.
- **Drums:** No drums were observed on the subject site or within the surrounding vicinity.
- **Containers (Hazardous or Non-Hazardous):** No containers were observed on the subject site or within the surrounding vicinity.
- **PCBs (Electrical Transformers):** One (1) pole-mounted transformer was observed adjacent east of the subject site along the east-central property line of the 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.

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Environmental Protection Agency (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 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:** Construction and demolition debris and trash debris were scattered throughout the commercial structure located on the subject site. The debris included a lawn mower, furniture, cardboard boxes, sheet rock, plastic bags, and other debris. No hazardous materials were observed within the commercial structure.

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- **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 on the subject site or within the surrounding area.
- **Septic System:** No septic systems were observed on the subject site or surrounding properties.

6.4 Interior Observations

The subject site is currently developed with commercial building and two (2) residential houses (Exhibits 3 and 4; Appendix 5). The commercial structure was unoccupied at the time of the site visit. The commercial structure was previously utilized as a restaurant and hotel facility. The interior of the restaurant included two (2) large open rooms and a kitchen area with concrete floors and stucco walls and ceiling (Appendix 5, Photograph 3). The interior of the hotel included a large open room and kitchen in the downstairs area and bedrooms in the upstairs area (Appendix 5, Photograph 2). The floors consisted of tile and carpet with sheet rock and wood paneled walls. Construction and demolition debris and other trash debris were scattered throughout the structure. The debris included a lawn mower, furniture, card board boxes, sheet rock, plastic bags, and other debris. Access to interior of the two (2) residential houses was not granted during the site visit. A basement structure at the eastern end of the commercial structure was flooded. Rotting wooden steps leading to the basement were unsafe to allow access.

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7. INTERVIEWS

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

Pape-Dawson was escorted by Mr. Paul Jimenez, Special Projects Manager for the Center City Development Office, during the site visit. Information provided by Mr. Jimenez is described 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 (Appendix 8).

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 (Appendix 8).

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, there have been numerous water quality issues throughout the years associated with the San Antonio River and the river loop area (Appendix 8).

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*.

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Phase I Environmental Site Assessment

8. FINDINGS

The subject site was developed with a vacant commercial building and two (2) residential dwellings at the time of the site visit. Construction and demolition debris and trash debris were scattered throughout the commercial building. The debris included a lawn mower, furniture, cardboard boxes, sheet rock, plastic bags, and other debris. No hazardous materials were observed within the commercial structure.

San Antonio Fire Station #3, located across Commerce Street from the subject site at 1425 East Commerce Street, was identified in the regulatory database report as containing petroleum storage tanks. This facility had two (2) releases from underground storage tanks that impacted soils in February 1986 and January 1992.

Model Dyers and Cleaners was listed at 1010 East Commerce Street in the 1922-23 city directories. This potential dry cleaner facility was located east and up grade of the subject site.

West's Auto Repair Shop and H W Kreger Auto Repair were listed at 927 East Commerce Street in the 1922-23 and 1929-30 city directories. This address was mapped north of the subject site and adjacent to East Commerce Street.

Manuel's Paint and Body Shop is located east of the subject site along South Hackberry Street. This facility was identified as an automotive repair and body shop in the city directories from at least 1951 and up until the date of the site visit. An auto repair shop and welding facility was identified at this location in the 1951, 1952, and 1971 *Sanborn Maps*.

Commerce Quick Stop, located at 1502 East Commerce Street, was identified as a service station in the city directories review from at least 1929-30 to 1957. This facility was also

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listed as a filling station containing petroleum storage tanks in the 1951, 1952, and 1971 *Sanborn* Maps.

Midway Cleaners, located at 1503 East Commerce Street, was identified in the regulatory database report as a dry cleaners facility. This dry cleaner was also listed in the city directories from at least 1936-37 to 2002 and in the 1951, 1952, and 1971 *Sanborn* Maps.

Imperial Loan and Jewelry Company, located at 1431 East Commerce Street, was identified as a service station in the city directories review from at least 1922-23 to 1973. This property was also identified as a filling station with petroleum storage tanks in the 1951, 1952, 1969, and 1971 *Sanborn* Maps.

9. OPINION

Due to the close upgrade location of the Midway Cleaners and Model Dyers and Cleaners facilities, Stoddard and chlorinated solvents may have adversely impacted the soils and/or groundwater within the site boundary. Therefore, Midway Cleaners and Model Dyers and Cleaners are considered recognized environmental conditions (RECs) for the subject site.

Petroleum hydrocarbons may have adversely impacted the soils and/or groundwater within the site boundary from the historic service stations, auto repair shops, and fire station located to the north and east of the subject site. Therefore, the San Antonio Fire Station, Imperial Loan and Jewelry Company, Commerce Quick Stop, Manuel Paint & Body Shop, and West's Auto Repair Shop/HW Kreger Repair were identified as RECs for the subject site.

Should future development involve processes such as pier drilling or deep excavation within the subject site, then a Phase II Environmental Assessment should be conducted prior to those activities.

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Although the construction and demolition debris and trash debris are not considered a recognized environmental condition as defined by ASTM 1527-05, the debris should be removed from the subject site and recycled or disposed at an appropriate landfill facility.

10. CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of Sterling Property (1434 E. Commerce and 323 Idaho), the subject site. Any exceptions to, or deletions from, this practice are described in Section 2 of this report. This assessment has revealed seven (7) Recognized Environmental Conditions (RECs) in connection with the property.

- Midway Cleaners, a dry cleaning facility listed at 1503 East Commerce Street.
- Imperial Loan & Jewelry Company, located at 1431 East Commerce Street, is a historic service station identified in the city directories and *Sanborn* Maps.
- San Antonio Fire Station, located at 1425 East Commerce Street, was identified in the regulatory database report with two (2) past releases from petroleum storage tanks.
- Commerce Quick Stop, located at 1502 East Commerce Street, was identified as a service station in the city directories and *Sanborn* Maps.
- Manuel's Paint & Body Shop, located at 106 South Hackberry Street, was identified as an automotive repair shop in the city directories, *Sanborn* Maps, and during the site visit.
- Model Dyers and Cleaners, located east of the subject site and south of East Commerce Street, was identified as a dry cleaner in the city directories.
- West's Auto Repair Shop and H W Kreger Repair, located north of the subject site, was identified as an automotive repair shop in the city directories review.

Results of surveys for asbestos containing materials and lead-based paint will be provided in a separate report prepared by Aleo Environmental Enterprises, Inc. The commercial structure was evaluated. Access to the residential structures was not available.

STERLING PROPERTY (1434 E. COMMERCE AND 323 IDAHO)

Phase I Environmental Site Assessment

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 1527-05 Environmental Site Assessment, Phase I Environmental Site Assessment Process and 40 CFR Part 312; Standards and Practices for All Appropriate Inquiries.

14. ADDITIONAL SERVICES

This Phase I ESA did not include any inquiry with respect to radon, 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.

STERLING PROPERTY (1434 E. COMMERCE AND 323 IDAHO) Phase I Environmental Site Assessment

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?, 2/7/2013.
9. Alamo Area Council of Governments, Closed Landfill Inventory 2/7/2013, <http://www.aacog.dst.tx.us/>
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).

**STERLING PROPERTY (1434 E. COMMERCE AND 323 IDAHO)
Phase I Environmental Site Assessment**

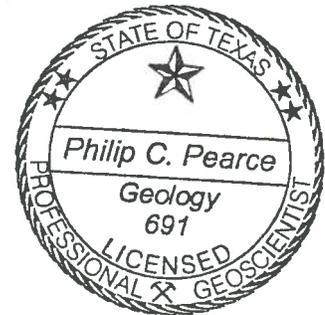
16. SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

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

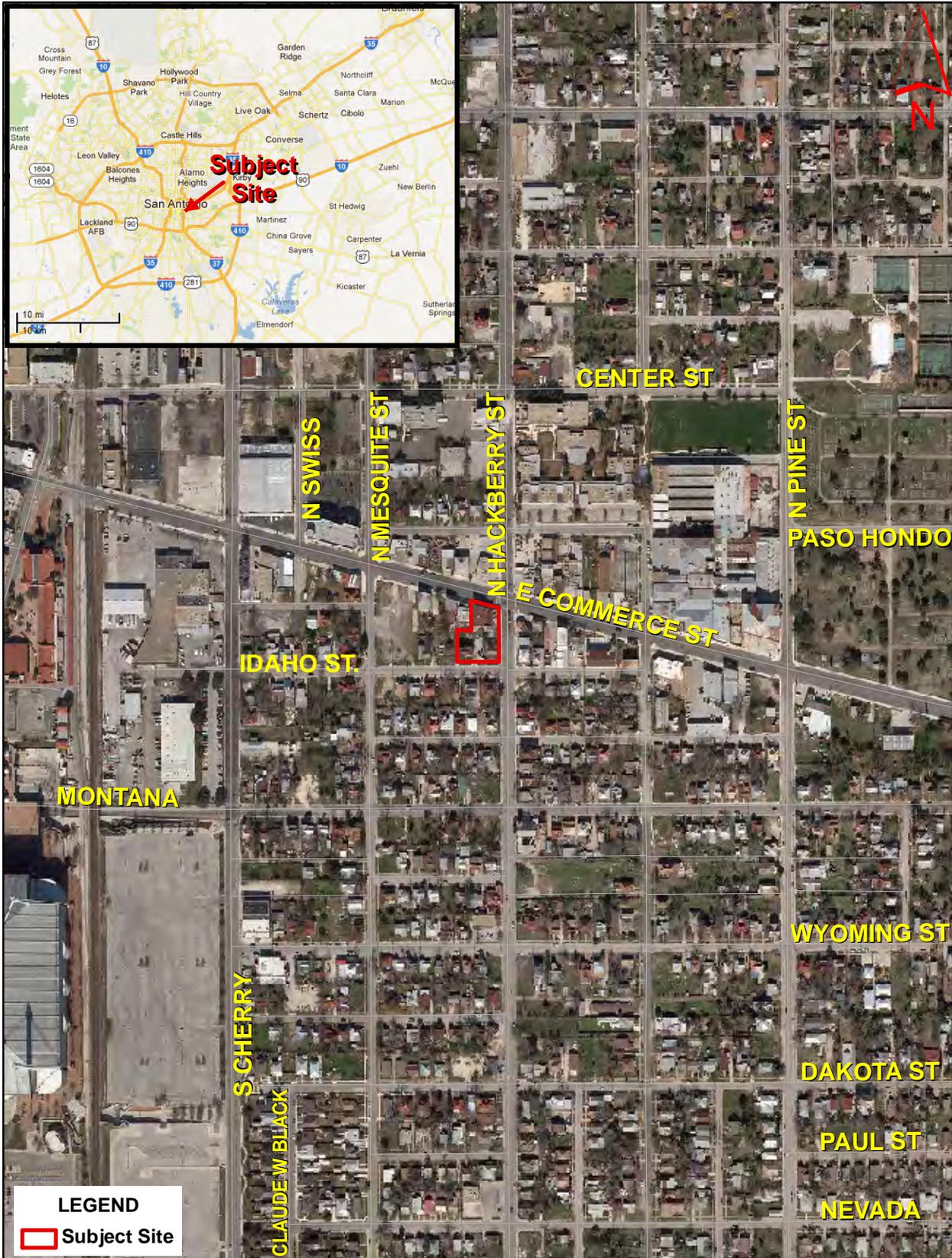


Philip C. Pearce, P.G.
Geologist/Project Manager



APPENDIX 1
Exhibit 1 - Site Location Map

**STERLING PROPERTY (1434 E. COMMERCE AND 323 IDAHO)
Phase I Environmental Site Assessment**



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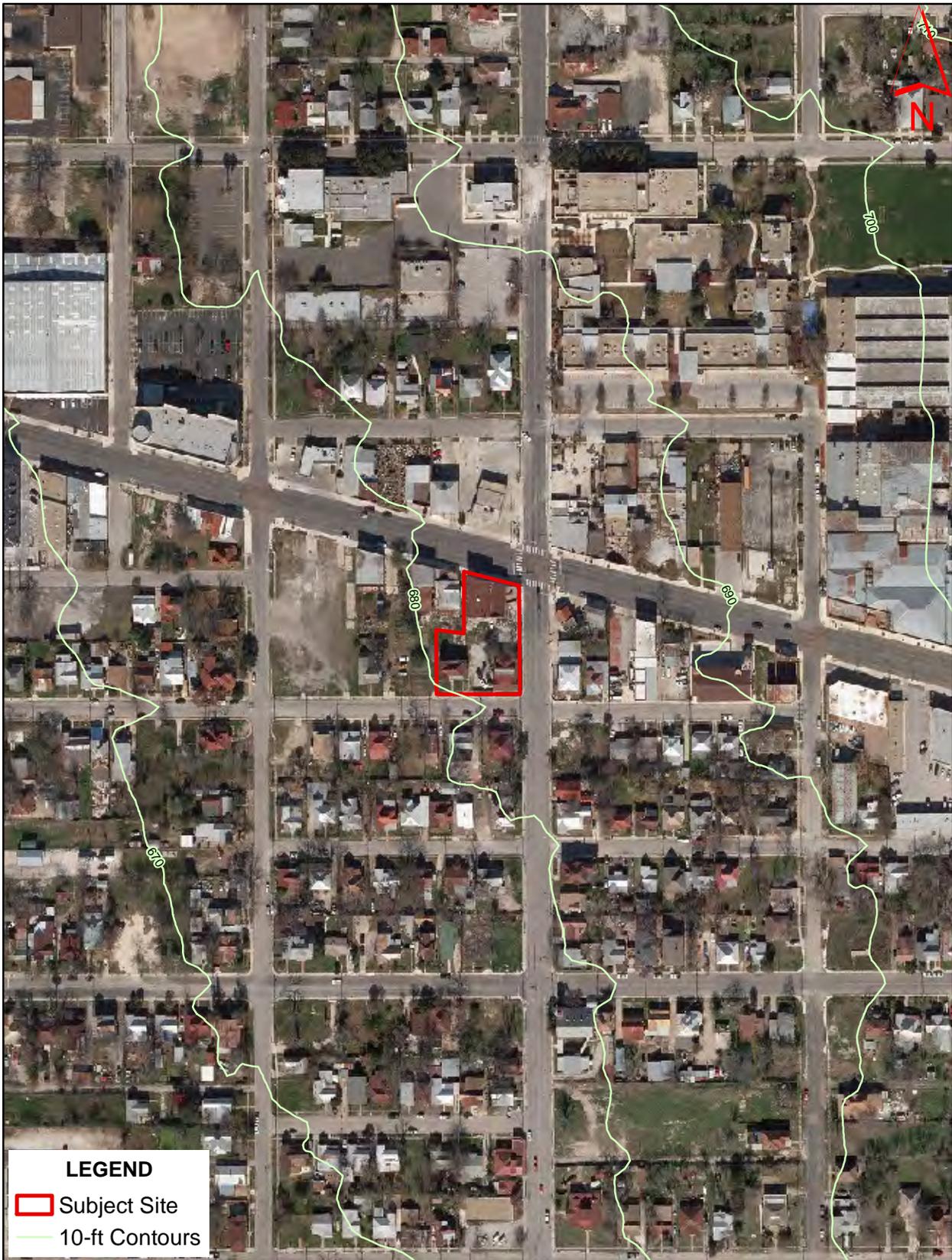
EXHIBIT 1

SITE LOCATION MAP 2012 AERIAL PHOTOGRAPH
SCALE: 1"= 500'



APPENDIX 2
Exhibit 2 - Site Topographic Map

STERLING PROPERTY (1434 E. COMMERCE AND 323 IDAHO) Phase I Environmental Site Assessment



Date: Feb 07 2013 8:27:46 AM User: jBrown
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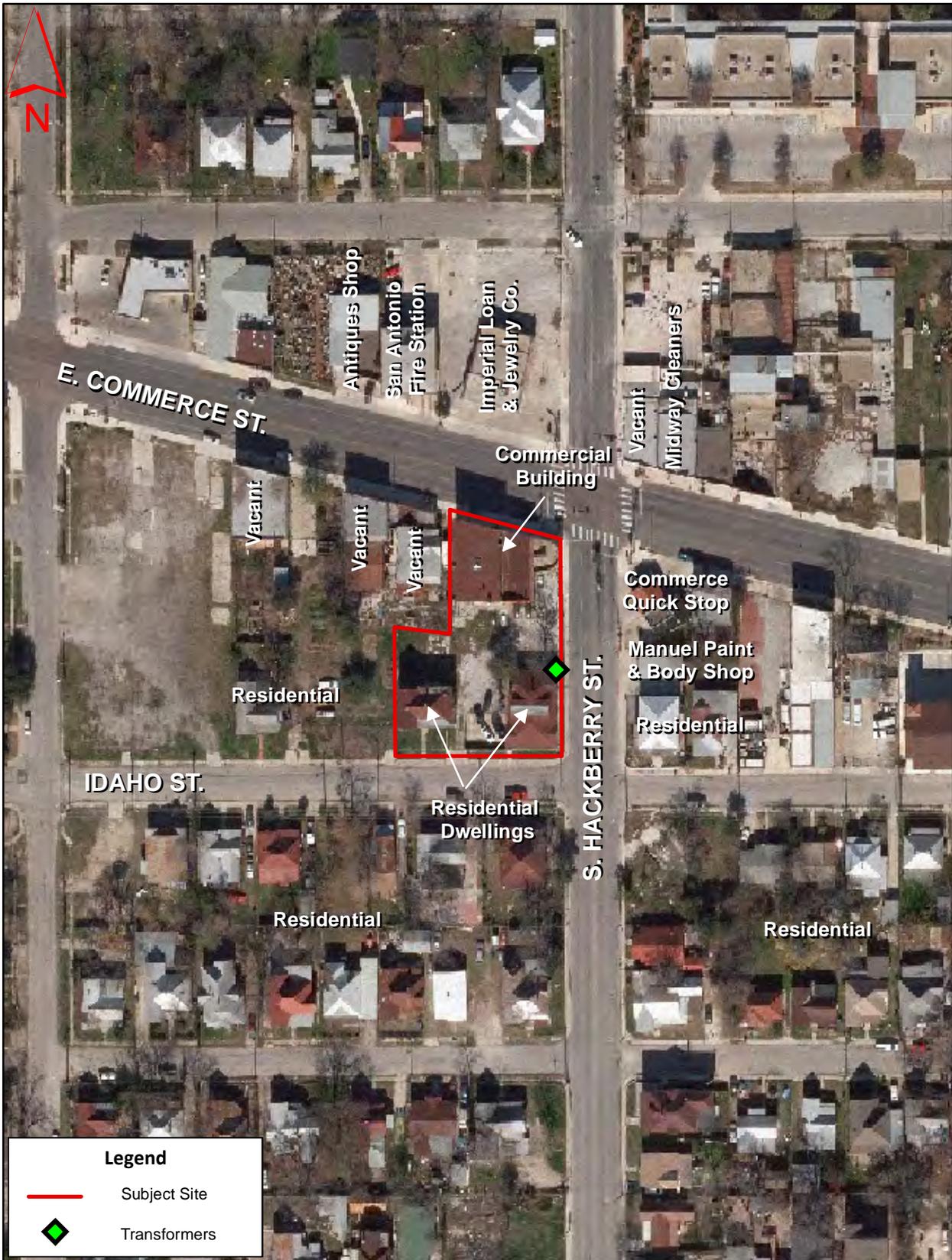
EXHIBIT 2

2010 TOPOGRAPHIC MAP- 2012 AERIAL
SCALE: 1"= 250'



APPENDIX 3
Exhibit 3 - Site Plan

**STERLING PROPERTY (1434 E. COMMERCE AND 323 IDAHO)
Phase I Environmental Site Assessment**



Date: Feb 07 2013 8:28:24 AM User: jBrown
File: P:\17675999\ESR\Bills\Plan Map.mxd

EXHIBIT 3

SITE PLAN - 2012 AERIAL
SCALE: 1"= 175'



APPENDIX 4
Exhibit 4 - Findings Map

**STERLING PROPERTY (1434 E. COMMERCE AND 323 IDAHO)
Phase I Environmental Site Assessment**



Date: Feb 07 2013 8:28:59 AM User: jBrown
 File: P:\17676999\Environ\SitePlan and Findings Map.mxd

EXHIBIT 4

FINDINGS MAP - 2012 AERIAL
SCALE: 1"= 175'

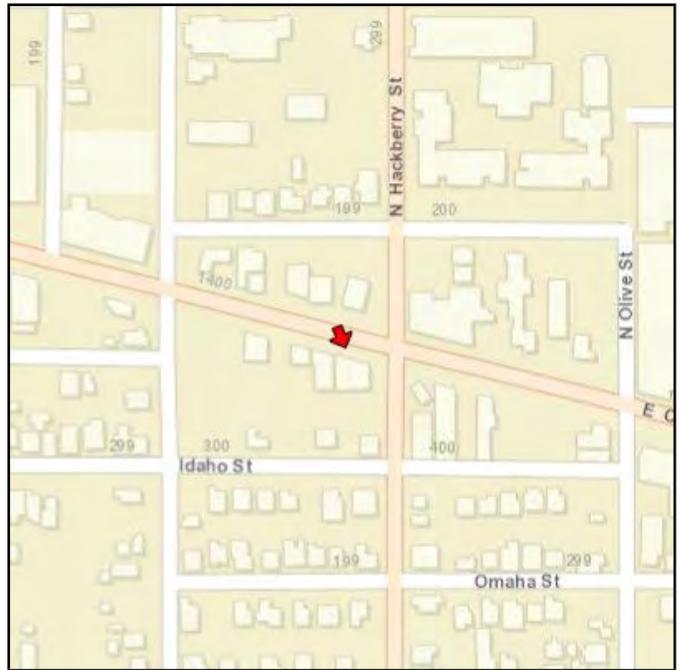


APPENDIX 5

Site Photographs

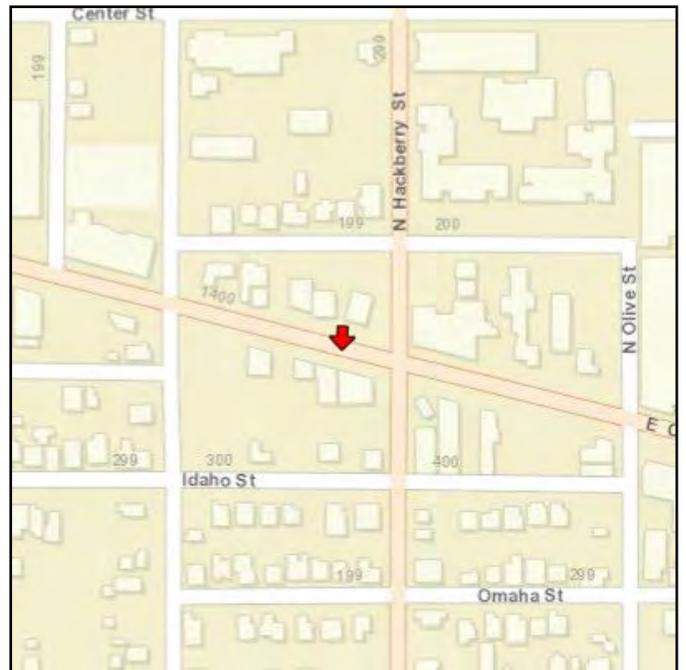
Photograph 1

Photo view is facing south-southeast towards the commercial structure located on the subject site.



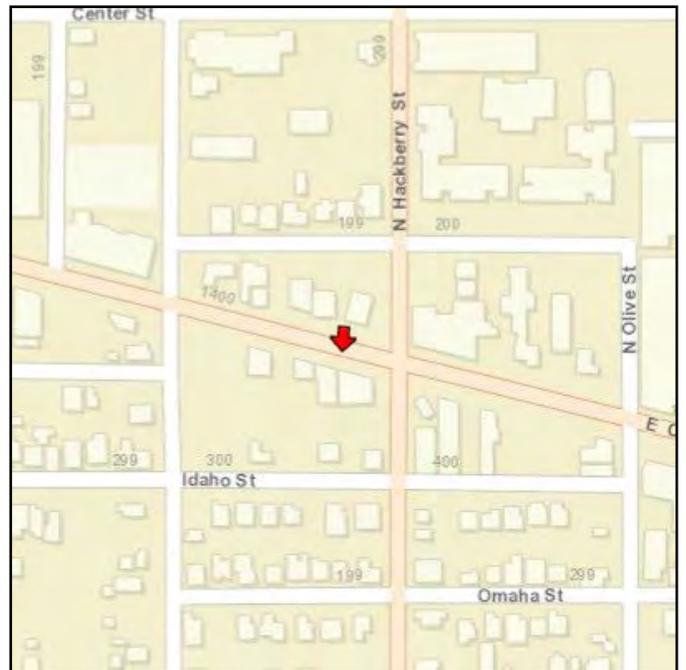
Photograph 2

Photo view illustrates the interior of the commercial structure.



Photograph 3

Photo view illustrates the interior of the commercial structure.



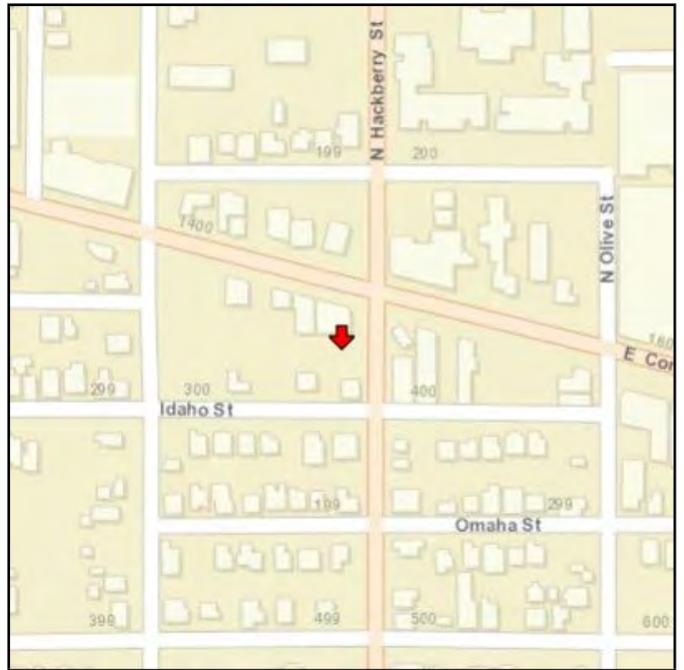
Photograph 4

Photo view illustrates the exterior of the commercial structure along East Commerce Street.



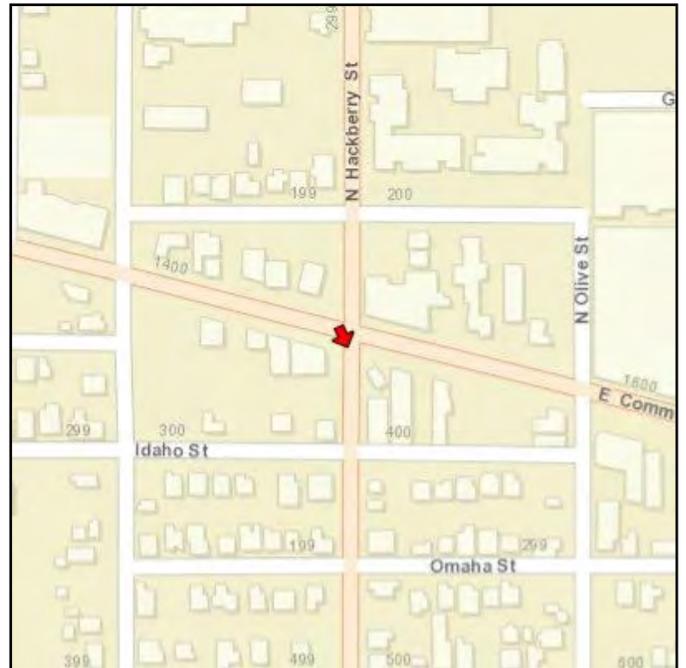
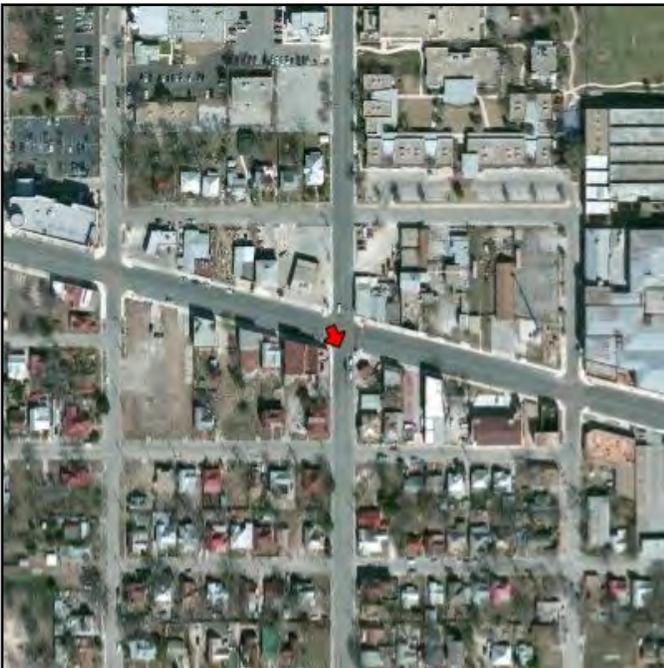
Photograph 5

Photo view is facing south across the subject site towards a residence located on site.



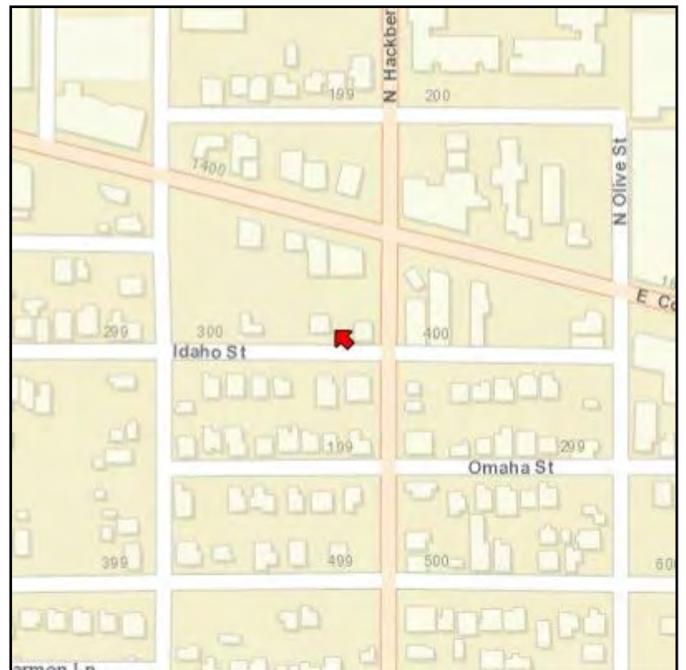
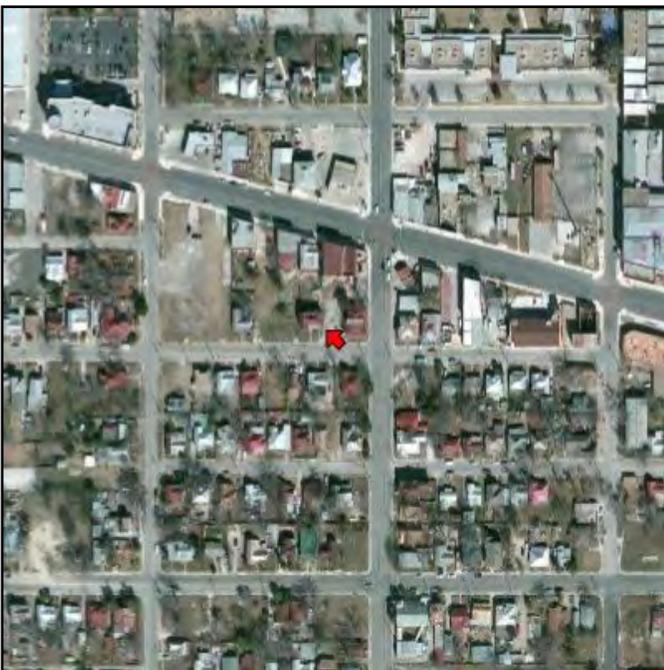
Photograph 6

Photo view illustrates the Commerce Quick Stop and Manuel Paint & Body Shop facility.



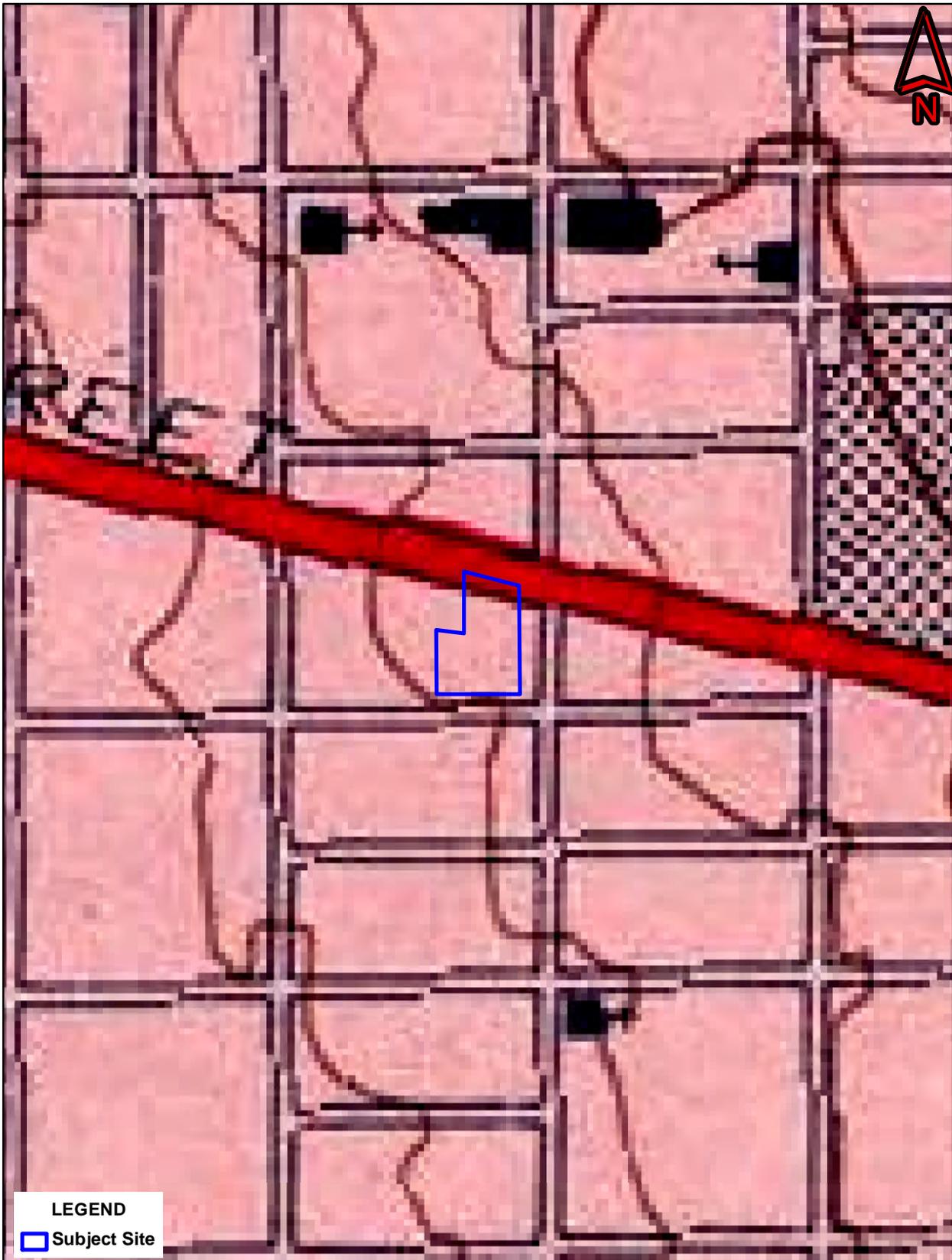
Photograph 7

Photo view illustrates a residential structure located on the subject site.



APPENDIX 6
Historical Research
Documentation

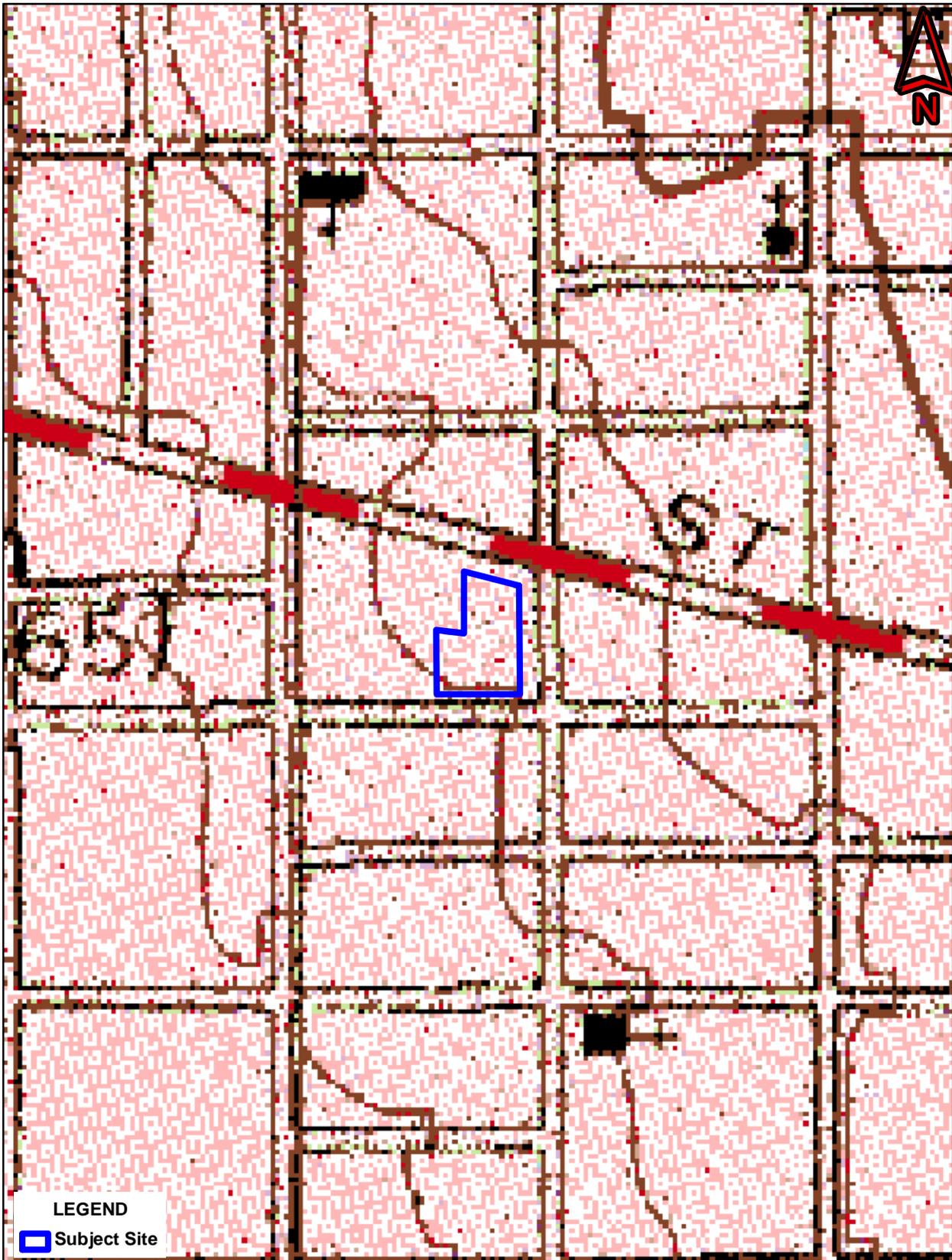
STERLING PROPERTY (1434 E. COMMERCE AND 323 IDAHO)
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EXHIBIT 5

STERLING PROPERTY (1434 E. COMMERCE AND 323 IDAHO)
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Date: Feb 07 2013 8:30:22 AM User: jBrown
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EXHIBIT 6

1992 US GEOLOGICAL SURVEY TOPOGRAPHIC MAP
SCALE: 1"= 250'



STERLING PROPERTY (1434 E. COMMERCE AND 323 IDAHO)
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Date: Feb 07 2013 8:30:52 AM User: jBrown
File: P:\1767999\ESAs\1838 aerial.mxd

LEGEND
[Red Outline] Subject Site

EXHIBIT 7

1938 AERIAL PHOTOGRAPH
SCALE: 1"= 175'

STERLING PROPERTY (1434 E. COMMERCE AND 323 IDAHO)
Phase I Environmental Site Assessment



Date: Feb 07 2013 8:31:21 AM User: jBrown
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EXHIBIT 8

1959 AERIAL PHOTOGRAPH
SCALE: 1"= 175'

**STERLING PROPERTY (1434 E. COMMERCE AND 323 IDAHO)
Phase I Environmental Site Assessment**



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EXHIBIT 9

1966 AERIAL PHOTOGRAPH
SCALE: 1"= 175'

**STERLING PROPERTY (1434 E. COMMERCE AND 323 IDAHO)
Phase I Environmental Site Assessment**



Date: Feb 07 2013 8:20:31 AM User: jBrown
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EXHIBIT 10

1977 AERIAL PHOTOGRAPH
SCALE: 1"= 175'

STERLING PROPERTY (1434 E. COMMERCE AND 323 IDAHO)
Phase I Environmental Site Assessment



Date: Feb 07 2013 8:33:10 AM User: jBrown
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EXHIBIT 11

1985 AERIAL PHOTOGRAPH
SCALE: 1"= 175'

**STERLING PROPERTY (1434 E. COMMERCE AND 323 IDAHO)
Phase I Environmental Site Assessment**



EXHIBIT 12

1995 AERIAL PHOTOGRAPH
SCALE: 1"= 175'

**STERLING PROPERTY (1434 E. COMMERCE AND 323 IDAHO)
Phase I Environmental Site Assessment**



Date: Feb 07 2013 8:34:05 AM User: jBrown
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EXHIBIT 13

2001 AERIAL PHOTOGRAPH
SCALE: 1"= 175'

**STERLING PROPERTY (1434 E. COMMERCE AND 323 IDAHO)
Phase I Environmental Site Assessment**



Date: Feb 07, 2013, 8:35:32 AM User: jBrown
File: P:\17675999\ESR\16181812006_aerial.mxd

EXHIBIT 16

2006 AERIAL PHOTOGRAPH
SCALE: 1"= 175'



**STERLING PROPERTY (1434 E. COMMERCE AND 323 IDAHO)
Phase I Environmental Site Assessment**

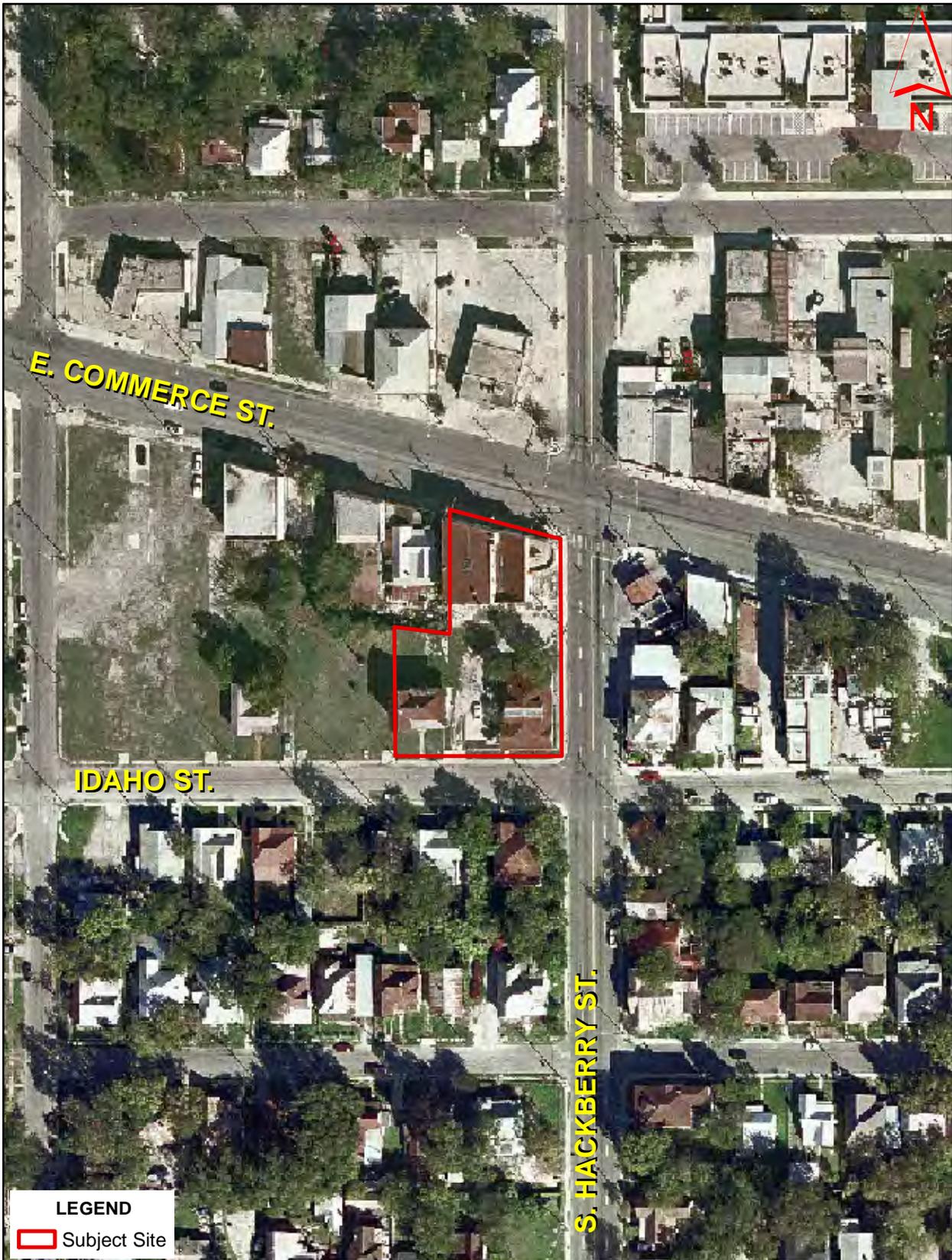
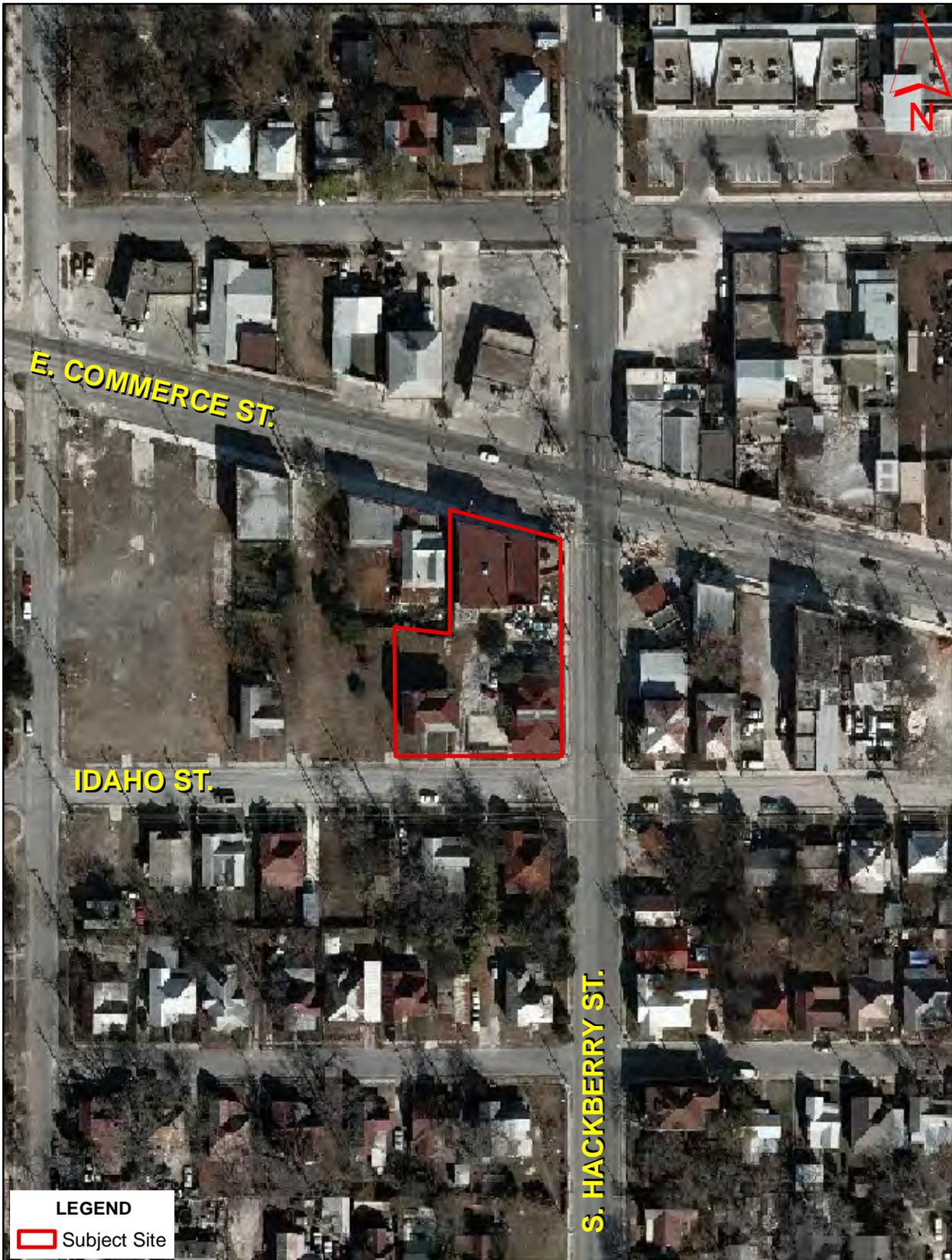


EXHIBIT 17

2007 AERIAL PHOTOGRAPH
SCALE: 1"= 175'

**STERLING PROPERTY (1434 E. COMMERCE AND 323 IDAHO)
Phase I Environmental Site Assessment**



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EXHIBIT 18

2008 AERIAL PHOTOGRAPH
SCALE: 1"= 175'

**STERLING PROPERTY (1434 E. COMMERCE AND 323 IDAHO)
Phase I Environmental Site Assessment**



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EXHIBIT 19

2009 AERIAL PHOTOGRAPH
SCALE: 1"= 175'



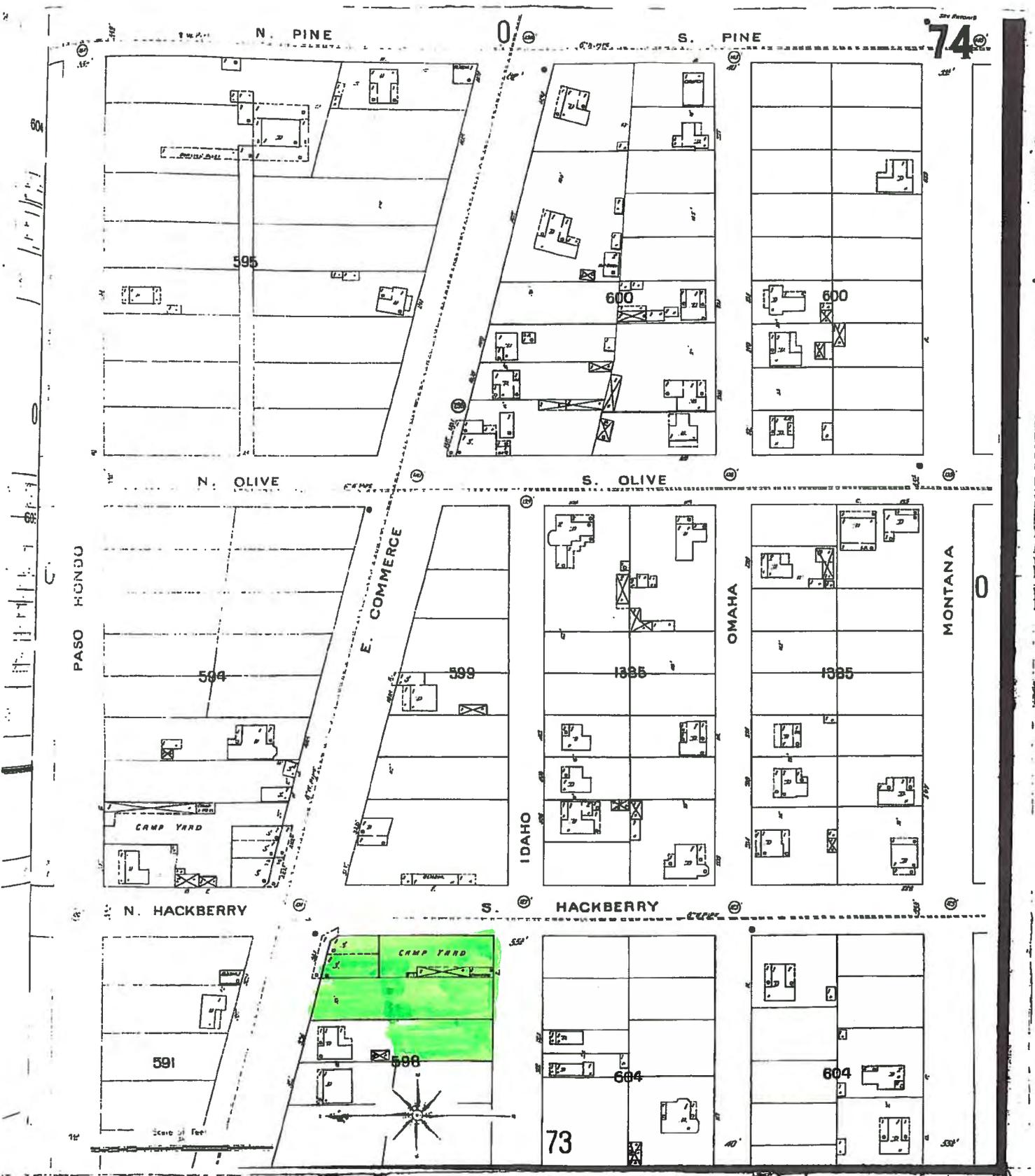
**STERLING PROPERTY (1434 E. COMMERCE AND 323 IDAHO)
Phase I Environmental Site Assessment**



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EXHIBIT 20

2010 AERIAL PHOTOGRAPH
SCALE: 1"= 175'



74

0

73

1904

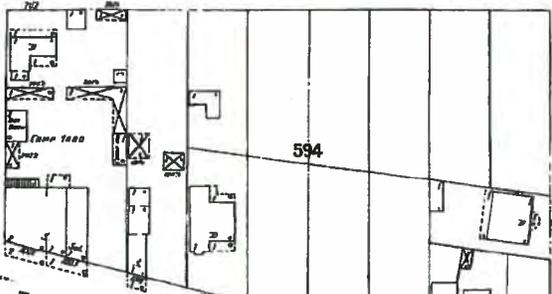
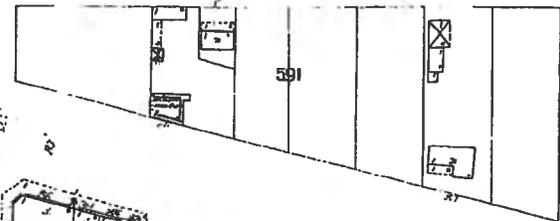
PASO HONDO 134

130

S. MESQUITE

N. HACKBERRY

N. OLIVE



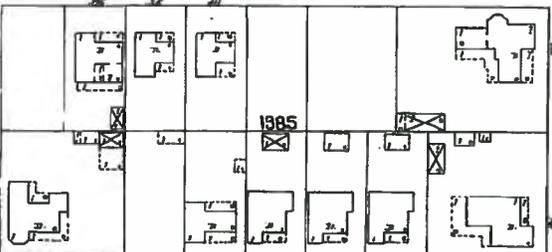
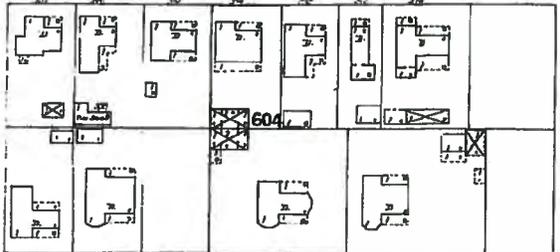
E. COMMERCE

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S. HACKBERRY

S. OLIVE

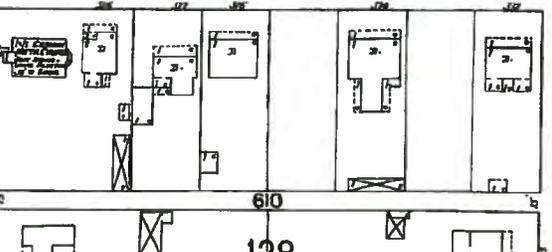
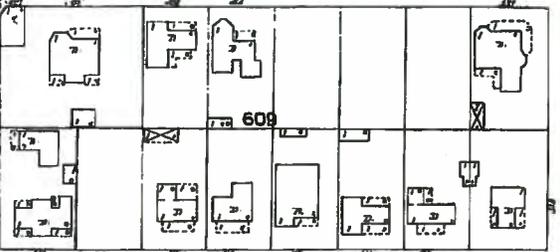
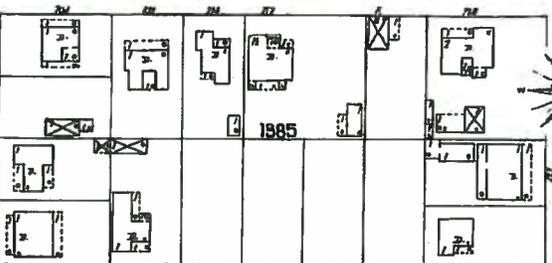
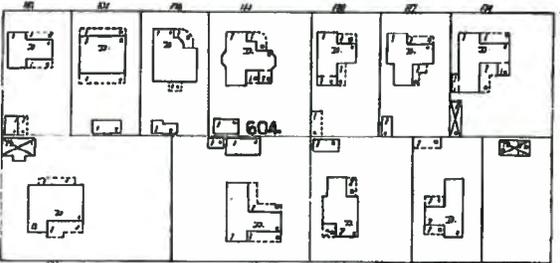
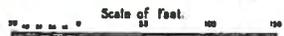
9



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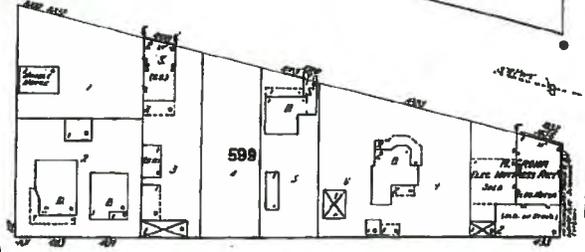
1912

262



S B B
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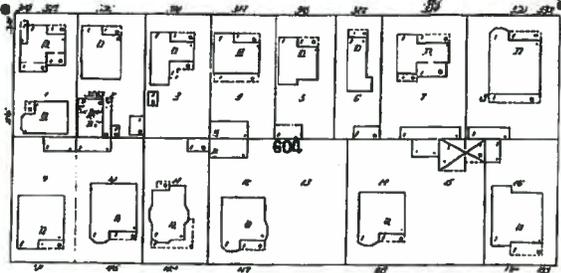
E. COMMERCE



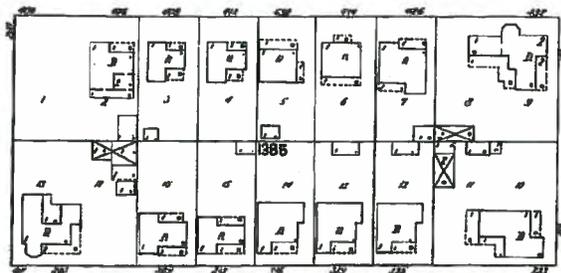
IDAHO

275

S. MESQUITE

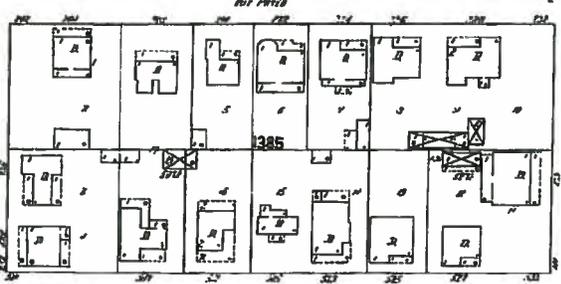
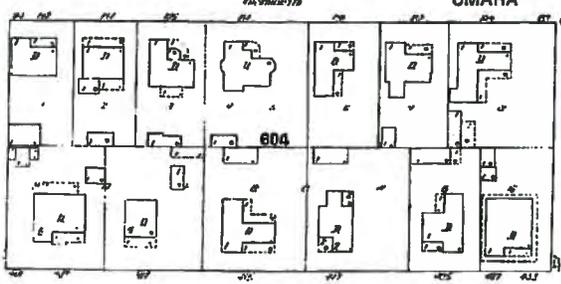


S. HACKBERRY



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S. OLIVE



MONTANA

264



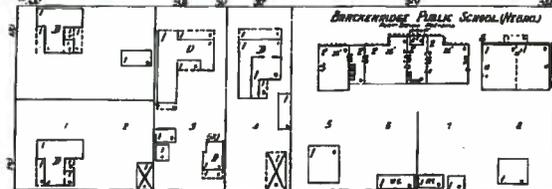
1912

130

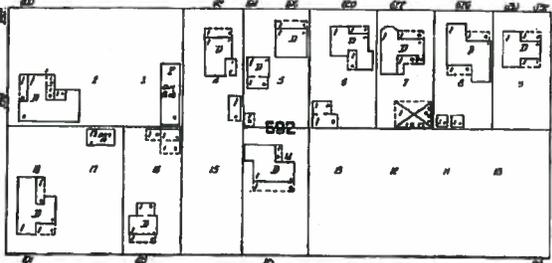


129

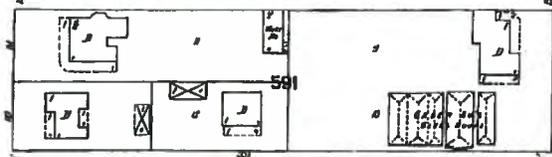
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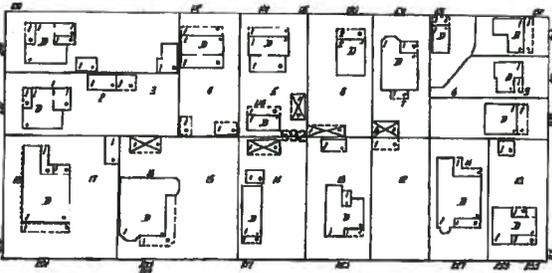
BRACKENRIDGE PUBLIC SCHOOL (1880)



GIBBS NOT PAVED



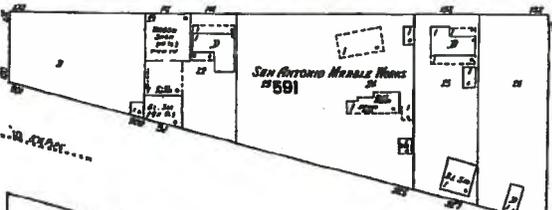
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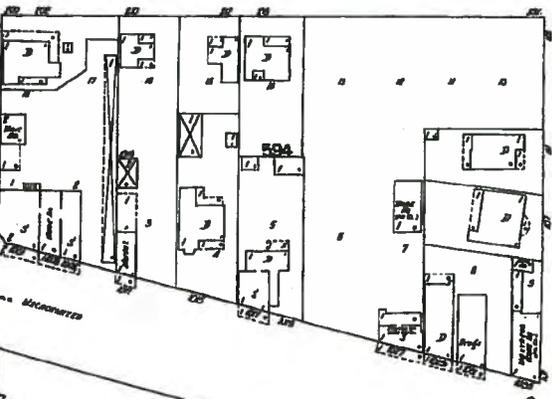
N. HACKBERRY

N. OLIVE

131



San Antonio Marble Works #581



E. COMMERCE

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Scale of Feet.



128

N. MESQUITE

1951

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262



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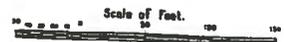
S. HACKBERRY

S. OLIVE

275

261

264



1951

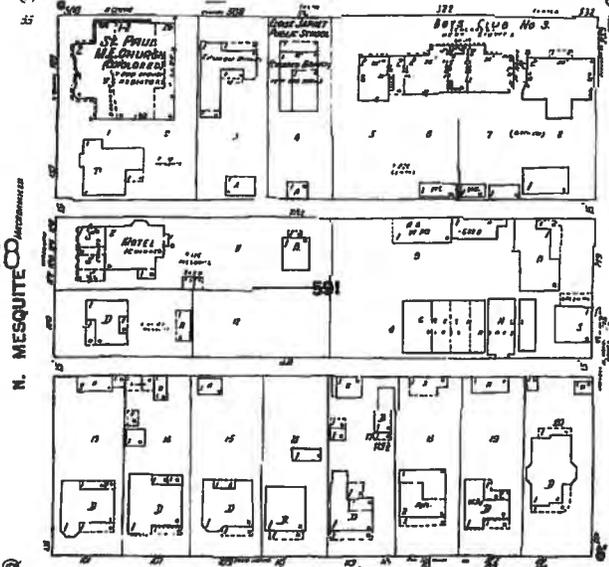
130

TEX. 039



129

N. CENTRE

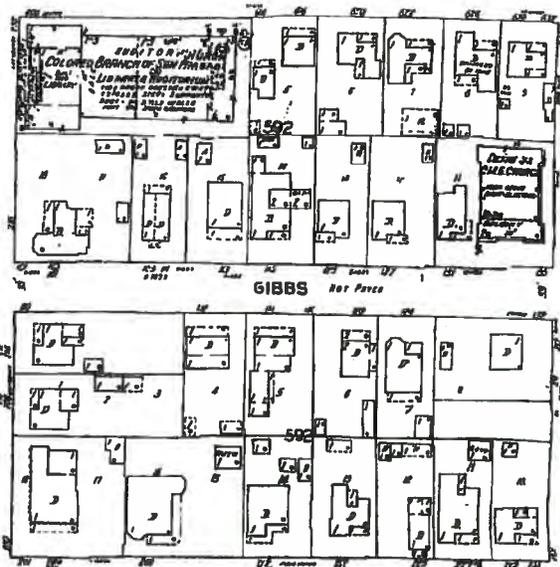


128

N. MESQUITE

N. HACKBERRY

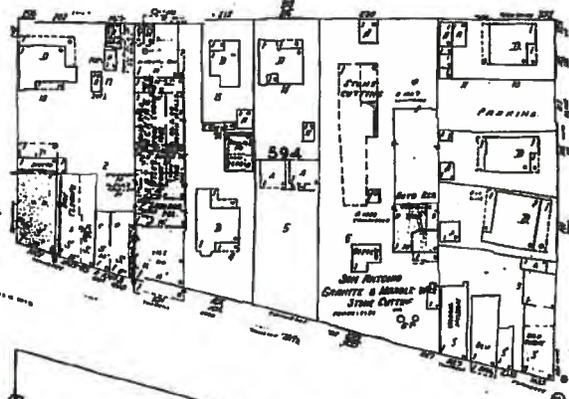
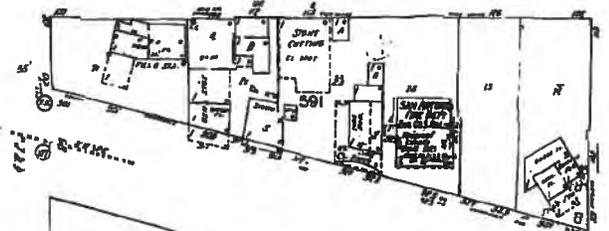
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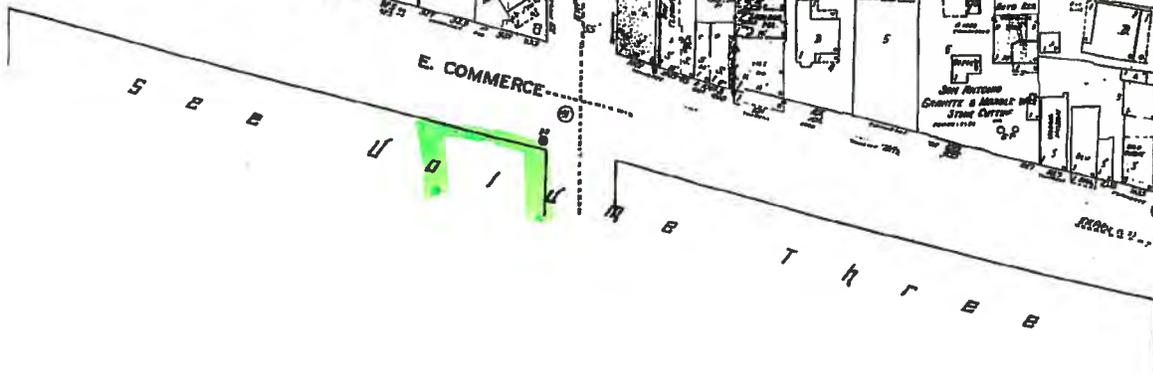
GIBBS

131

N. OLIVE



E. COMMERCE



Scale of Feet



1952

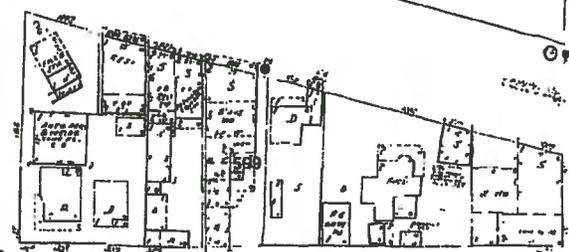
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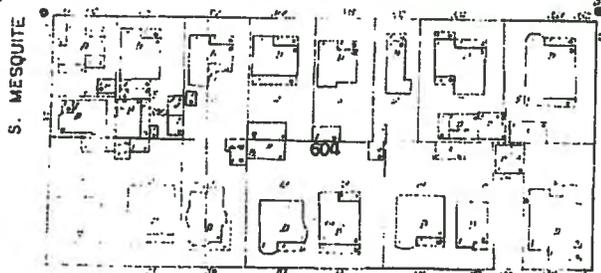
S E E
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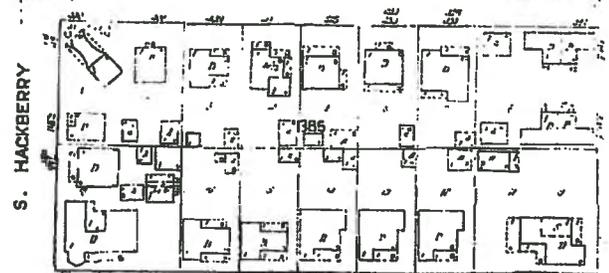


261



S. MESQUITE

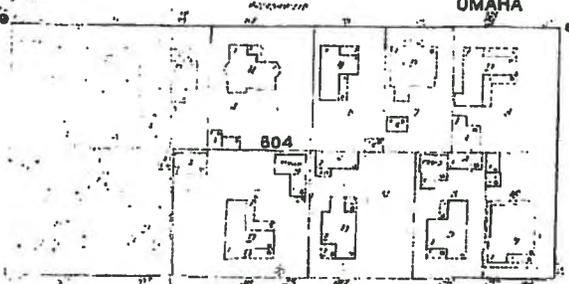
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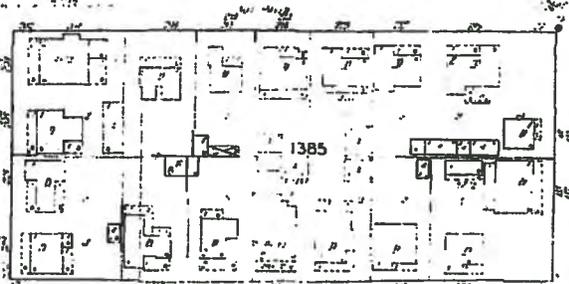
S. HACKBERRY

S. OLIVE

275



MONTANA



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1952

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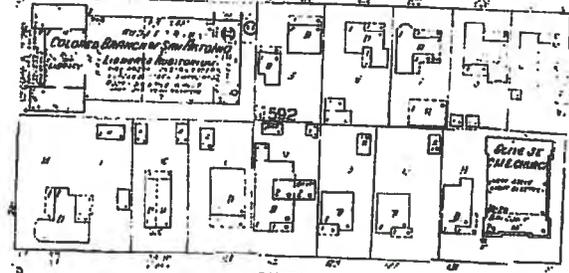
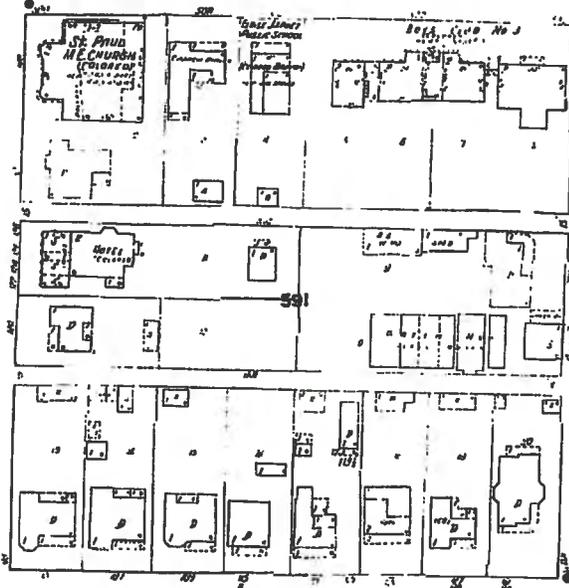


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N. CENTRE

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N. MESQUITE

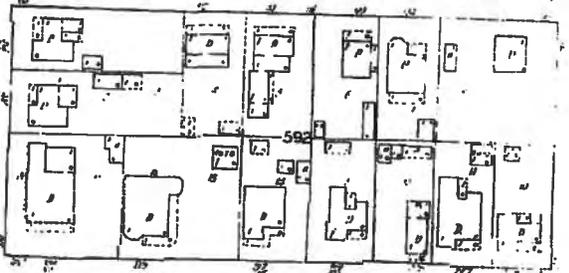


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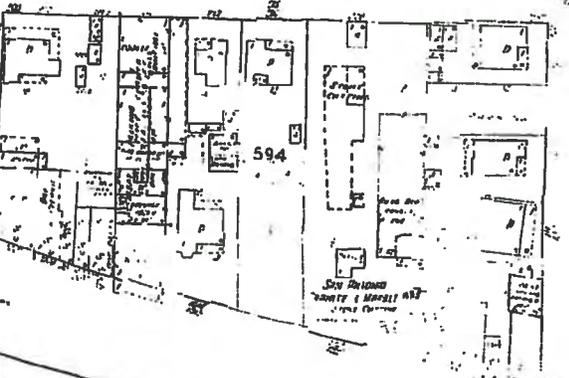
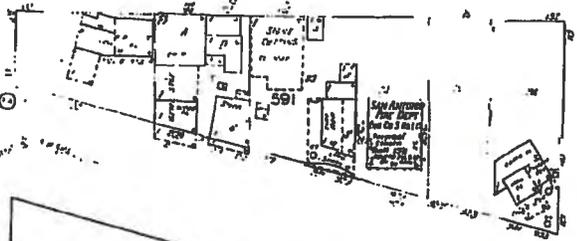
N. HACKBERRY

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N. OLIVE



PASO HONDO

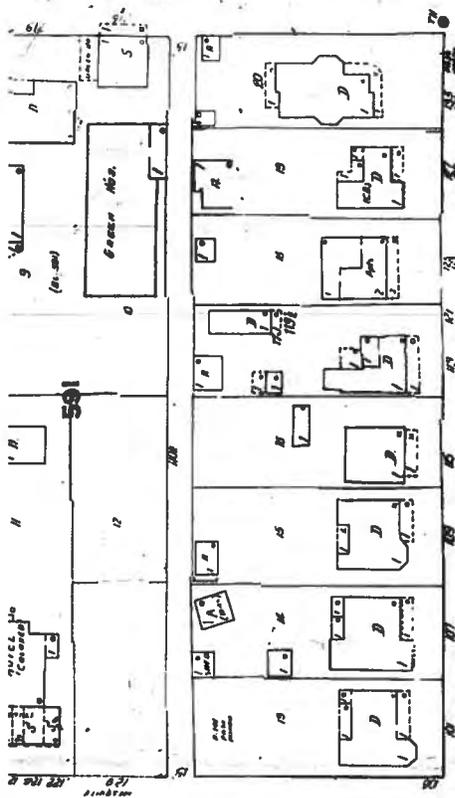


E. COMMERCE

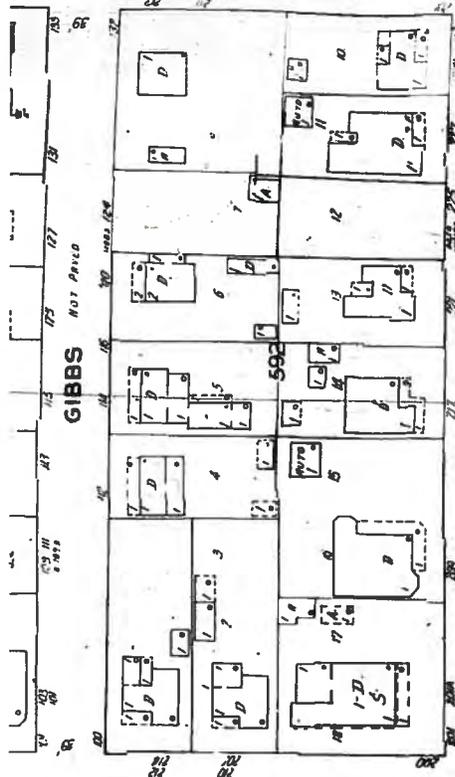
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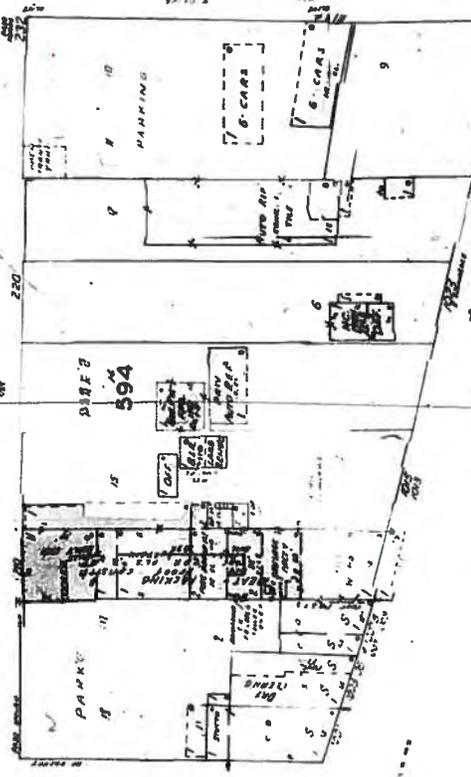
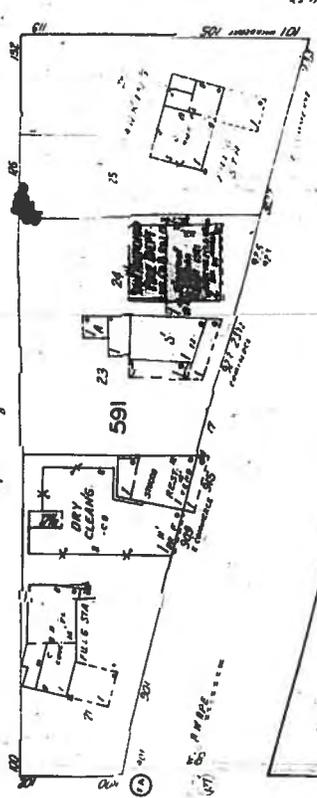
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GIBBS

131 N. OLIVE

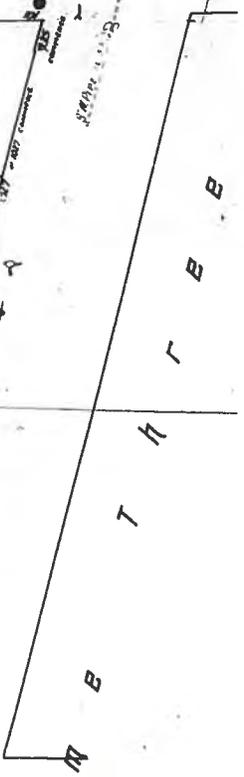
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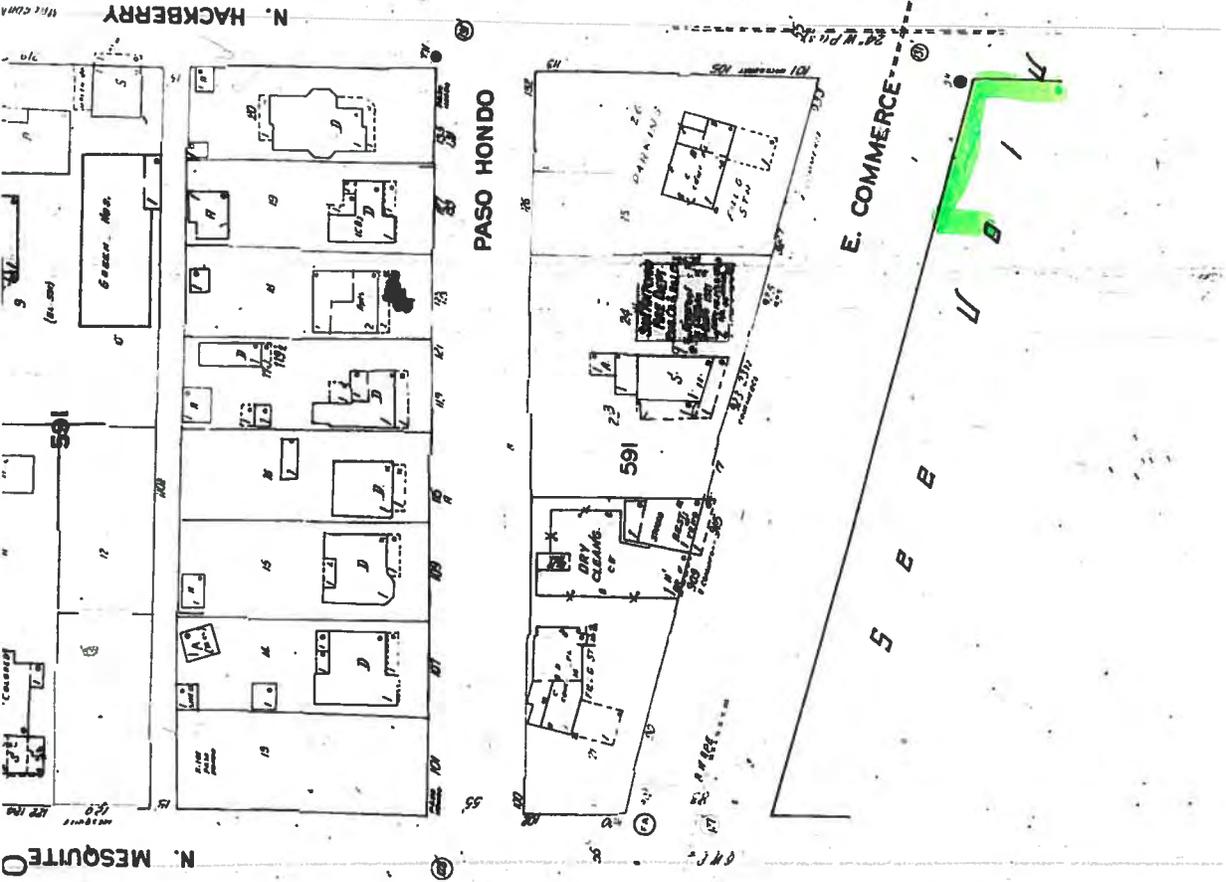
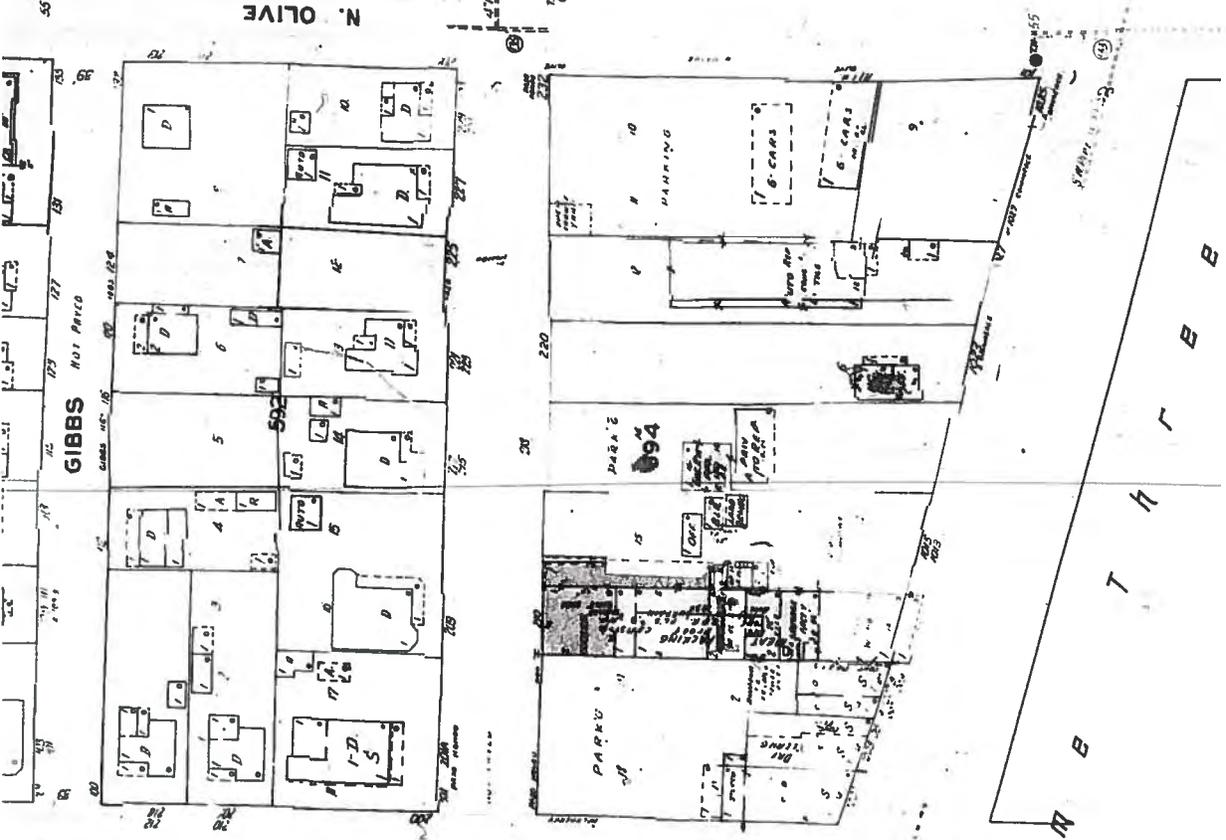
E. COMMERCE



1969



1971



N. MESQUITE

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PASO HONDO

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E. COMMERCE

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N. OLIVE

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71



Assessment, Compliance and Permitting Support

December 18, 2012

Jennifer Gonzalez
Pape-Dawson Engineers, Inc.
555 E. Ramsey
San Antonio, Texas 78216

Re: City Directory Search
1434 E. Commerce St. & 323 Idaho St.
San Antonio, Texas
Atlas Job #12-12-916

Ms. Gonzalez:

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

1400 block through the 1500 block of E. Commerce Street:

2002-all addresses are individuals or vacant except:

- 1412-Taylor's Barber Shop barbers
- 1414-Mrs G's Enhancement beauty salons
- 1415-Emilio's Tejano Bar cocktail lounges
- 1416-Southwest Public Workers Union community org
- 1423-Hernandez Tire Shop tire retreading-repair
- 1431-Imperial Jewelry & Loan Co jewelers-retail
- 1501-Alcoholics Anonymous alcohol info/treatment center
- 1502-Commerce Food Mart grocers-retail
- 1503-Midway Cleaners cleaners
- 1504-International Union-Electronic labor org
- 1507-Wig Wand wigs toupes & hairpieces
- 1514-Electric Motor Service & Sales elec mtrs dlrs/rpr
 - Heye Refrigeration Co refrigerating equip-commercial
- 1527-Huston Machine Shop engines-diesel
- 1532-Alamo Outlet factory outlets

1993-all addresses are individuals or vacant except:

- 1409-Famous Cleaners Tuxedo Rental plus leather & suede care
- 1412-Taylor's Barber Shop
- 1414-Diamond & Pearl Hair Weaving & Styling beauty salon

ATLAS E. R., Inc.

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

1400 block through the 1500 block of E. Commerce Street (1993 continued):

- 1415-Fat Cat's Pool & Arcade
- 1416-Building with rooms
- 1423-Hernandez Tire Shop tire repair
- 1424-Robert Bauml Appliance Co household appliance dealers
- 1425-City Fire Station No. 3
- 1426-Robert Bauml Plumbing Co
- 1431-Imperial Loan & Jewelry Co
- 1436-Burton's Café restaurant
- 1501-AA Alcoholics Anonymous (Downtown Group) social serv org
- 1503-Midway Cleaners
- 1504-International Union-Electronic Workers local 780
- 1507-Wig Wand & Boutique
- 1514-Electric Motor Service & Sales
 - Heye Refrigeration Co
- 1516-Heye Refrigeration Co additional space
- 1527-Huston's Machine Shop auto repair
- 1988-89-all addresses are individuals or vacant except:
 - 1403-K's Auto Care automobile repair
 - 1409-Famous Cleaners & Hatters plus leather & suede care
 - 1412-Taylor's Barber Shop
 - rear-K Chasan & Co loans
 - 1414-Diamond & Pearls Beauty Salon
 - 1415-Phillip's Place lounge
 - 1416-Building with rooms
 - 1424-Robert Bauml Appliance Co household appliance dealers
 - 1425-City Fire Station No. 3
 - 1426-Robert Bauml Plumbing Co
 - 1430-Alcoholics Anonymous (Downtown Group) social serv org
 - 1431-Imperial Loan & Jewelry Co
 - 1434-Douglas Woodrow Realty real estate
 - 1502-J A Brown & Sons convenience store
 - 1503-Midway Cleaners
 - 1504-International Union-Electronic Elec Tech Salary & Machine Workers Local 780
 - 1505-Midway Cleaners additional space
 - 1507-Wig Wand & Boutique
 - 1509-Hello Dolly Beauty Salon
 - 1514-Electric Motor Service & Sales
 - Heye Refrigeration Co
 - 1516-Heye Refrigeration Co additional space
 - 1527-Huston's Machine Shop auto repair
 - 1532-Army Surplus & Salvage Co genl merchandise
- 1983-all addresses are individuals or vacant except:
 - 1403-Hardaway Texaco Service Station
 - 1409-Famous Cleaners & Hatters
 - 1412-Taylor's Barber Shop
 - 1415-Phillip's Place lounge
 - 1416-Building with rooms
 - 1418-Young & Restless
 - 1424-Robert Bauml Appliance Co
 - 1425-City Fire Station No. 3
 - 1426-Robert Bauml Plumbing Co
 - 1431-Imperial Loan & Jewelry Co
 - 1436-Magic Chef Café restaurant
 - 1501-San Antonio Register newspaper
 - 1503-Midway Cleaners

1400 block through the 1500 block of E. Commerce Street (1983 continued):

- 1504-International Union Elec Radio & Machine Workers local 780
- 1505-Midway Cleaners additional space
- 1507-The Wig Wand
- 1509-Hello Dolly Beauty Salon
- 1514-Electric Motor Service & Sales
 - Heye Inc Co
- 1526-Commerce Barber Shop
- 1527-Huston's Machine Shop auto repair
- 1532-Army Surplus & Salvage Co genl merchandise
- 1978-all addresses are individuals or vacant except:
 - 1403-Hardaway Texaco Service Station
 - 1409-Famous Cleaners & Hatters
 - 1412-Taylor's Barber Shop
 - 1416-Building with rooms
 - 1424-Robert Bauml Appliance Co
 - 1425-City Fire Station No. 3
 - 1426-Robert Bauml Plumbing Co
 - 1431-Imperial Loan & Jewelry Co
 - 1436-Ruedrich & Haas Bar & Cafe
 - 1501-San Antonio Register newspaper
 - 1503-Midway Cleaners
 - 1504-International Union Elec Radio & Machine Workers Local 780
 - 1509-International Union Elec Radio Machine Workers Local 1019
 - 1511-Roegelein Provision Co whol meat
 - 1514-Electric Motor Service & Sales
 - Heye Refrigeration Co
 - 1516-Nick's Café
 - 1523-State Auto Insurance Co
 - 1526-Shular Barber Shop
 - 1527-Huston's Machine Shop auto repair
 - Davis Truck & Equipment Co sales & service
 - 1532-Army Surplus & Salvage Co genl merchandise
- 1973-all addresses are individuals or vacant except:
 - 1400-Electric Motor Service & Sales
 - Heye Refrigeration Co
 - 1403-Hubert Hodge Texaco Service Station
 - 1406-Fashion Upholstery & Furniture Shop
 - 1409-Famous Cleaners & Hatters
 - 1412-Taylor's Barber Shop
 - 1414-Cunningham Pharmacy
 - 1415-Pete's Bar & Cafe
 - 1416-Building with rooms
 - 1418-Imperial Loan & Jewelry Co
 - 1420-Imperial Loan & Jewelry Co (storage)
 - 1423-Wanderer's Club Cafe
 - 1424-Robert Bauml Appliance Co
 - 1425-City Fire Station No. 3
 - 1426-Robert Bauml Plumbing Co
 - 1431-Hardaway Gulf Serrvice
 - 1434-Reus Package House No 1 liquor
 - 1436-Ruedrich & Haas Bar & Cafe
 - 1501-San Antonio Register newspaper
 - 1502-Jr's Ice House
 - 1503-Midway Cleaners
 - 1504-International Union Elec Radio & Machine Workers Local 780

1400 block through the 1500 block of E. Commerce Street (1973 continued):

- 1505-Q S Beauty Shop
- 1509-McDaniel Wig Boutique
- 1511-Roegelein Provision Co whol meat
- 1516-Nick's Café
- 1523-State Auto Insurance Co
- 1526-Shular Barber Shop
- 1527-Huston's Machine Shop auto repair
 - Davis Truck & Equipment Co sales & service
- 1532-Army Surplus & Salvage Co genl merchandise
- 1967-now 900-1000 blocks, all addresses are individuals or vacant except:
 - 900-Electric Motor Service & Sales
 - 901-Hubert Hodge Texaco Service Station
 - 904-Fashion Upholstery & Furniture Shop
 - 909-Famous Cleaners & Hatters
 - 912-Taylor's Barber Shop
 - 914-Cunningham Pharmacy
 - 915-Pete's Bar & Cafe
 - 916-Building with rooms
 - 918-Imperial Loan & Jewelry Co Pawn Brokers
 - 918 ½-Martha's House of Beauty beauty shop
 - 920 ½-Atlanta Life Insurance Co
 - 923 ½-Wanderer's Club
 - 924-Builders Distributing Co household appliances
 - Maytag Sales & Service washing machines
 - 925-City Fire Station No. 3
 - 926-Martin Bauml Plumbing Co
 - 930-Reus Package House No 1 liquor
 - 931-Hardaway Gulf Serrvice
 - 932-Ruedrich & Haas Bar & Cafe
 - 1001-Fresh & Bright Washateria
 - 1001 ½-McDaniel's Wig Shop
 - 1002-J N J Beverage Marts Inc beer
 - 1003-Midway Cleaners
 - 1004-I U E A F L & C I O Local 780
 - 1005-Barton Beauty Salon
 - 1007A-S P Cleaners & Alterations
 - 1007B-Solis Fruit Stand
 - 1009-Roegelein Provision Co whol meats
 - 1010-Commerce Bargain Center used clothes
 - 1014-Robert's Quality Bakery
 - 1016-Nick's Café
 - 1023-San Antonio Monument Co
 - 1024-Catalina Club beer
 - 1026-Rocking Chair Lounge restaurant
 - Rocking Chair Lounge
 - 1027-Huston's Machine Shop auto repair
 - Davis Truck & Equipment Co sales & service
 - 1032-Army Surplus & Salvage Co genl merchandise
- 1962-all addresses are individuals or vacant except:
 - 900-Electric Motor Service & Sales
 - 901-Hubert Hodge Texaco Service Station
 - 904-10-Fashion Upholstery & Furniture Shop
 - 912-Taylor's Barber Shop
 - 914-Cunningham Pharmacy
 - 915-Four Leaf Clover beer

1400 block through the 1500 block of E. Commerce Street (1962 continued):

- 916-Building with rooms
- 917-Arthur M Kleypas Memorials
- 918-Imperial Loan & Jewelry Co
- 918 ½-Hawaiian Eye Lounge
- 920 ½-Atlanta Life Insurance Co
- 923 ½-Wanderer's Club
- 924-Builders Distributing Co household appliances
 - Maytag Sales & Service
- 925-Fire Station No. 3
- 926-Martin Bauml Plumbing Co
- 928-Reus Buffet (whse)
- 930-32-Reus Package House No 1 liquor
- 931-E D Davis Gulf Service Station
- 932-Reus Cafe
- 1001-Fresh & Bright laundry
- 1003-Midway Cleaners
- 1005-Greenly Beauty Salon
- 1007A-Leslie's Fish Market
- 1007B-Solis Fruit Stand
- 1009-11-Roegelein Provision Co whol meats
- 1014-Robert's Quality Bakery
- 1023-San Antonio Monument Co
- 1024-Catalina Club beer
- 1026-Spratt's Liquor Store
- 1027-Collin's Garage auto repair
- 1032-Army Surplus & Salvage Co genl merchandise
- 1957-all addresses are individuals or vacant except:
 - 900-Electric Motor Service & Sales
 - Busy Bee Tool Co
 - 901-Hodge's Texaco Service gas station
 - 904-10-Fashion Upholstery & Furniture Shop
 - 912-Taylor's Barber Shop
 - 914-Cunningham's Pharmacy
 - 916-Building with rooms
 - 917-Arthur M Kleypas Memorials
 - 918-Metro Cleanes
 - 918 ½-Doll House beer
 - 920 ½-Atlanta Life Insurance Co
 - 923-Red Top Taxicab Co
 - Red Top Cafe
 - 923 ½-Hair Glow Beauty Salon
 - 924-Maytag Service Co repairs
 - 925-Fire Station No. 3
 - 926-Martin Bauml Plumbing Co
 - 928-Reus Buffet (whse)
 - 930-32-Reus Package House No 1 liquors
 - Reus Buffet restaurant
 - 931-E D Davis Gulf Service Station gas station
 - 932-Reus Buffet restaurant
 - 1001-US Butcher Supply
 - 1002-Washington's Service Station gas station
 - 1004-06-Hussmann of San Antonio Inc refrig
 - 1007A-Leslie's Fish & Poultry Co
 - 1007B-Solis Fruit Stand
 - 1009-11-Roegelein Provision Co whol meats

1400 block through the 1500 block of E. Commerce Street (1957 continued):

- 1014-Robert's Quality Bakery
 - 1023-San Antonio Monument Co
 - 1024-Catalina Club beer
 - 1026-Lizzie's Place restaurant
 - 1027-Collin's Garage auto repairs
 - Jackson's Service Station
 - 1031-Gloria's Bar & Café beer
 - 1032-Army Surplus & Salvage Co genl merchandise
 - 1035-McInroy Refrigerator Co sales and service
- 1951-all addresses are individuals or vacant except:

- 900-Lone Star Bakery
- 901-Yoast Texaco Service
- 904-08-Fashion Upholstery & Furniture Shop
- 910-East Commerce Poultry Place
- 913-15-Mary's Place beer
- 916-Gersbach & Woods furniture repair
- 917-Arthur M Kleypas Memorials
- 918-Commercial Refrigerator (stge)
- 918 ½-Uncle Henry's Cafe
- 920 ½-Atlanta Life Insurance Co
- 924-Maytag Sales & Service
- 925-Fire Station No. 3
- 926-Martin Bauml Plumbing Co
- 928-Reus Buffet (whse)
- 930-Reus Package House liquors
- 931-E D Davis Gulf Service Station
- 932-Reus Buffet restaurant
- 1002-Musgrove Service Station
- 1003-Midway Cleaners & Shoe Repair
- 1004-06-Betty's Eat Shop
- 1007-Leslie's Fish Market
- 1008-Metro Cleaners
- 1008 ½-Freeman N Ferrell chiropodist
- 1009-Solis Fruit Stand
- 1010-Economy Center Dry Goods
- 1011-Roegelein Provision Co
 - Commerce Refgr Co
- 1014-Robert's Quality Bakery
- 1016 ½-Robert S Wooldridge barber
- 1023-San Antonio Marble & Granite Co
- 1024-Mrs Ida H Burleson furnished rooms
- 1026-Burleson's Place restaurant
- 1027-Collin's Garage auto repairs
- 1031-33-Flor de Mexico Cafe
- 1032-Army Surplus & Salvage Co
- 1035-Old Trading Post used furniture

1946-all addresses are individuals or vacant except:

- 900-Lone Star Bakery
- 901-Blohm's Service Station filling station
- 904-08-Fashion Upholstery & Furniture Shop
- 910-East Commerce Poultry Place
- 913-15-Mrs Mary Ziener beer
- 916-Gersbach & Woods second hand furniture
- 917-B McClain Marble & Granite Works
- 918-Teller Hdw

1400 block through the 1500 block of E. Commerce Street (1946 continued):

- 919 (923)-San Antonio Tire Co
- 920 ½-Atlanta Life Insurance Co
- 923-Fire Station No. 3
- 926-Martin A Baumel Plumbing Co
- 928-Herbert E Brown mfrs agt
- 930-Reus Package House liquors
- 931-Abundio R Caudillo filling station
- 932-Reus Buffet restaurant
- 1001-Coml Refrigeration & Air Conditioning Co
- 1002-Frank Marino filling station
- 1004-06-Betty's Eat Shop
- 1005-Midway Cleaners & Shoe repair
- 1007-Leslie's Fish Market
- 1008-Mission Feed Co
- 1009-Solis Fruit Stand
- 1010-Metro Cleaners
- 1011-Roegelein Provision Co
- 1014-Robert's Quality Bakery
- 1016 ½-Robert S Wooldridge barber
- 1023-San Antonio Marble & Granite Co
- 1027-Collin's Garage auto repair
- 1029-Star of Bethel Colored Mission
- 1031-Commerce Cafe
- 1032-Commerce Furniture Co
- 1035-John R Elam antiques
- 1940-41-all addresses are individuals or vacant except:
 - 900-Lone Star Bakery
 - 901-Blohm's Service Station filling station
 - 904-08-Fashion Upholstery & Furniture Shop
 - 910-East Commerce Poultry Place
 - 913-15-Mrs Mary Ziener beer
 - 916-Brian's Second Hand Store
 - 917-B McClain Marble & Granite Works
 - 918-Ruben Teller hdw
 - 919 (923)-San Antonio Tire Co
 - 920-26-Martin A Bauml Plumbing Co
 - Hydro Gas Fuel & Equip Corp
 - 920 ½-Atlanta Life Insurance Co
 - 923-Fire Station No. 3
 - 925-C C Cooke Co of Texas contrs
 - 928-Herbert E Brown mfrs agt
 - 930-Reus Package House liquor
 - 931-Glenn I Satterfield filling station
 - 932-Reus Buffet restaurant
 - 1001-Olive Brothers gro
 - 1002-Weedin & Boldt filling station
 - 1003-Howard Pharmacy
 - 1004-06-Commerce Food Store gro
 - 1005-Midway Shoe Repair
 - 1007-Leslie's Fish Market
 - 1008-Mission Feed Co
 - 1009-Solis Fruit Stand
 - 1010-Thomas P Poulas restaurant
 - 1011-Roegelein Provision Co
 - 1014-Robert's Quality Bakery

1400 block through the 1500 block of E. Commerce Street (1940-41 continued):

- 1016 ½-Moody's Barber Shop
- 1017-Metro Cleaners
- 1019-Robert S Wooldridge barber
- 1023-San Antonio Marble & Granite Co
- 1027-Collin's Garage auto repair
- 1029-Paramount Elec Co
- 1035-John R Elam antiques
- 1936-37-all addresses are individuals or vacant except:
 - 900-Lone Star Bakery
 - 901-The Texas Co Station No. 4
 - 904-08-Fashion Upholstery & Furniture Shop
 - 910-H C Lighfoot Poultry
 - 915-L R Hill restaurant
 - 917-B McClain Marble & Granite Works
 - 918-H W Seely hdw
 - 919 (923)-San Antonio Tire Co
 - 920-26-Martin Bauml Plumbing Co
 - Gillis Elec Co
 - Hydro Gas Fuel & Equip Corp
 - 920 ½-Atlanta Life Insurance Co
 - 923-Fire Station No. 3
 - 923A-Midway Cleaners
 - 925-27-C C Cooke Co of Texas roofing
 - 928-H E Brown Mfg Co show cases
 - 930-Reus Package House
 - 931-Rams Service Station
 - 932-Reus Buffet beer
 - 1001-Bueche's Food Market
 - 1002-August Brothers filling station
 - 1003-Howard Pharmacy
 - 1004-06-Chong Wing Grocery & Market
 - 1005-Midway Cleaners & Shoe Repair
 - 1007-Leslie's Fish Market
 - 1008-Mission Feed Co
 - 1009-Roegelein Provision Co
 - 1010-Al's Tasty Lunch
 - 1011-Steiner's Market
 - 1012-14-Robert's Quality Bakery
 - 1016 ½-Moody's Barber Shop
 - 1017-Charles Myer restaurant
 - 1019-Bob's Barber Shop
 - 1023-San Antonio Marble & Granite Co
 - Middleton Memorials
 - 1024-J V McGuire physician
 - 1027-Collin's Garage
 - 1029-Paramount Elec Co
 - 1032-Alamo Refrigeration Co
- 1929-30-all addresses are individuals or vacant except:
 - 900-Lone Star Bakery
 - 904-Mrs Jennie Mamlock dry goods
 - 906-Fashion Upholstery
 - 913-N W Bailey gro
 - 915-S P Tire Shop
 - 917-B McClain Marble & Granite Works
 - 919 (923)-San Antonio Tire Co

1400 block through the 1500 block of E. Commerce Street (1929-30 continued):

- 920-St. Clair Beauty Parlor
 - 920 ½-Atlanta Life Insurance Co
 - 921 (925)-B F Line restaurant
 - 922-San Antonio Guard Printing Co
 - The San Antonio Guard
 - 923 (921)-Fire Station No. 3
 - 925-D C Hathaway shoe repair
 - 926-M A Bauml plumber
 - 927-H W Kreger auto repair
 - 928-Brown Furniture Co
 - 928 ½-Apartments
 - 930-Luckenbach Hdw & Sup
 - 931-Pierce Pet Corp Sta No 1
 - 932-A L Reus soft drinks
 - 1001-Lavens Corp Store No. 3
 - 1002-Grayburg Oil Co station no. 15
 - 1004-06-Chong Wing Grocery & Market
 - 1008-Mission Feed Co
 - 1009-11-Packing House Market No. 2
 - 1010-Ten-Ten Furniture Co
 - 1014-Quality Bakery
 - 1016 ½-Fred Sherrill barber
 - 1017-J F Allen restaurant
 - 1019 (1016 ½)-Allen's Barber Shop
 - 1023-San Antonio Marble & Granite Works Co
 - 1027-29-Lavernia Feed Store
 - 1031-Jesse Ramsey restaurant
 - 1032-King Furniture Co br No. 2
 - 1033-Benj Vallegas shoe repair
- 1922-23-all addresses are individuals or vacant except:
- 902-Lone Star Bakery
 - 915-San Antonio Furniture Repair Co
 - 917-B McClain Marble & Granite Works
 - 923-Fire Station No. 3
 - 927-West's Auto Repair Shop
 - 927 ½-US Sales Co
 - 928-Quality Bakery
 - 930-Luckenbach Hdw Supply Co
 - 932-Pierce Oil Station No. 1
 - 1001-Maurer Grocery
 - 1009-Morrow's Drug Store
 - 1010-Model Dyers & Cleaners
 - 1011-Packing House Market No. 2
 - 1016 ½-Merican Shoe Shop
 - 1017-Cash Grocery
 - 1023-San Antonio Marble & Granite Co
 - 1027-Lavernia Pasture House
 - 1031-Red Cross Drug Store
 - 1032-Grona's Elec Matt Fact
 - 1033-Nigra Plumbing Co

300 block through the 400 block of Idaho Street:

- 2002-all addresses are individuals or vacant
- 1993-all addresses are individuals or vacant except:
 - 323-Apartments
- 1988-89-all addresses are individuals or vacant except:
 - 321-Apartments
 - 323-Apartments
 - 324-Apartments
- 1983-all addresses are individuals or vacant except:
 - 321-Apartments
- 1978-all addresses are individuals or vacant except:
 - 321-Apartments
- 1973-all addresses are individuals or vacant except:
 - 321-Apartments
 - 324-Apartments
- 1967-all addresses are individuals or vacant except:
 - 324-Apartments
 - 412-Apartments
- 1962-all addresses are individuals or vacant
- 1957-all addresses are individuals or vacant except:
 - 306-Apartments
 - 412-Apartments (furnished)
- 1951-all addresses are individuals or vacant except:
 - 306-Apartments
 - 321-Apartments (furnished)
 - 323-Apartments (furnished)
- 1946-all addresses are individuals or vacant except:
 - 306-Apartments
- 1940-41-all addresses are individuals or vacant except:
 - 306-Apartments
- 1936-37-all addresses are individuals or vacant except:
 - 306-Apartments
- 1929-30-all addresses are individuals or vacant
- 1922-23-all addresses are individuals or vacant

100 block of N. Hackberry Street:

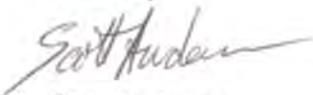
- 2002-there are no listings for this block
- 1993-there are no listings for this block
- 1988-89-there are no listings for this block
- 1983-there are no listings for this block
- 1978-there are no listings for this block
- 1973-there are no listings for this block
- 1967-there are no listings for this block
- 1962-there are no listings for this block
- 1957-there are no listings for this block
- 1951-there are no listings for this block
- 1946-there are no listings for this block
- 1940-41-there are no listings for this block
- 1936-37-there are no listings for this block
- 1929-30-there are no listings for this block
- 1922-23-there are no listings for this block

100 block of S. Hackberry Street:

- 2002-all addresses are individuals or vacant except:
 - 105-La Grande Agency concrete contrs
 - 106-Manuel's Paint & Body Shop auto body repair & painting
 - 120-Gonzales Pinatas pinatas
- 1993-all addresses are individuals or vacant except:
 - 106-Manuel's Paint & Body Shop
- 1988-89-all addresses are individuals or vacant except:
 - 106-Manuel's Paint & Body Shop
 - 118-Pikes Shoe Shine Stand
- 1983-all addresses are individuals or vacant except:
 - 106-Manuel's Paint & Body Shop
 - 118-Auto Shop
- 1978-all addresses are individuals or vacant except:
 - 106-Manuel's Paint & Body Shop
 - 118-Television USA
- 1973-all addresses are individuals or vacant except:
 - 106-East Side Paint & Body Shop auto
 - 118-Pryor Thrift Shop genl merch
- 1967-all addresses are individuals or vacant except:
 - 106-East Side Paint & Body Shop auto
 - 118-Econo-Mart Cleaners
- 1962-all addresses are individuals or vacant except:
 - 106-East Side Paint & Body Shop auto
- 1957-all addresses are individuals or vacant except:
 - 106-East Side Paint & Body Shop auto
 - 118-Al Jones Texaco Service Station gas station
- 1951-all addresses are individuals or vacant except:
 - 106-East Side Paint & Body Shop auto body repair
 - 118-George R Wesch Service Station
- 1946-all addresses are individuals or vacant except:
 - 118-George R Wesch Service Station
- 1940-41-all addresses are individuals or vacant except:
 - 118-George R Wesch filling station
- 1936-37-all addresses are individuals or vacant except:
 - 118-George R Wesch filling station
- 1929-30-all addresses are individuals or vacant except:
 - 118-W S Smith filling station
- 1922-23-all addresses are individuals or vacant

Please do not hesitate to call me at (512) 339-4155 if you have any questions concerning this project. Thank you for utilizing Atlas's research services to meet your environmental information needs. I look forward to being of service to you in the future.

Sincerely,



Scott Anderson
Research Consultant

APPENDIX 7
Regulatory Records
Documentation

Bexar CAD

Property Search Results > Property ID 106312 BEXAR COUNTY for Year 2012

Property Details

Account
Property ID: 106312
Geo. ID: 00598-003-0081
Type: Real
Legal Description: NCB 598 BLK 3 LOT 8 THRU 11

Location
Address: 1434 E COMMERCE ST TX
Neighborhood: NBHD code 11815
Mapsco: 617B6
Jurisdictions: 06, 08, 09, 10, 11, 21, 57, CAD, SA011

Owner
Name: BEXAR COUNTY
Address: PO BOX 839950 SAN ANTONIO, TX 78283-3950

Property
Appraised Value: \$317,280

[Map Layers](#)

[Radius Search](#)

1:

Website version: 1.2.2.0

Database last updated on: 12/3/2012 1:46 AM
This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.

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Bexar CAD

Property Search Results > 106312 BEXAR COUNTY for Year 2012

Property

Account

Property ID: 106312 Legal Description: NCB 598 BLK 3 LOT 8 THRU 11
 Geographic ID: 00598-003-0081 Agent Code:
 Type: Real
 Property Use Code: 226
 Property Use Description: RETAIL/RES

Location

Address: 1434 E COMMERCE ST Mapsco: 617B6
 TX
 Neighborhood: NBHD code11815 Map ID:
 Neighborhood CD: 11815

Owner

Name: BEXAR COUNTY Owner ID: 70236
 Mailing Address: PO BOX 839950 % Ownership: 100.000000000000%
 SAN ANTONIO, TX 78283-3950
 Exemptions: EX

Values

(+) Improvement Homesite Value: + \$20,000
 (+) Improvement Non-Homesite Value: + \$32,960
 (+) Land Homesite Value: + \$132,160
 (+) Land Non-Homesite Value: + \$132,160 Ag / Timber Use Value
 (+) Agricultural Market Valuation: + \$0 \$0
 (+) Timber Market Valuation: + \$0 \$0

 (=) Market Value: = \$317,280
 (-) Ag or Timber Use Value Reduction: - \$0

 (=) Appraised Value: = \$317,280
 (-) HS Cap: - \$0

 (=) Assessed Value: = \$317,280

Taxing Jurisdiction

Owner: BEXAR COUNTY
 % Ownership: 100.000000000000%
 Total Value: \$317,280

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.030679	\$317,280	\$0	\$0.00
08	SA RIVER AUTH	0.017370	\$317,280	\$0	\$0.00
09	ALAMO COM COLLEGE	0.149150	\$317,280	\$0	\$0.00
10	UNIV HEALTH SYSTEM	0.276235	\$317,280	\$0	\$0.00
11	BEXAR COUNTY	0.296187	\$317,280	\$0	\$0.00
21	CITY OF SAN ANTONIO	0.565690	\$317,280	\$0	\$0.00
57	SAN ANTONIO ISD	1.357600	\$317,280	\$0	\$0.00
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$317,280	\$0	\$0.00

SA011 San Antonio TIF #11 Inner City	0.000000	\$317,280	\$0	\$0.00
Total Tax Rate:	2.692911			
		Taxes w/Current Exemptions:		\$0.00
		Taxes w/o Exemptions:		\$8,544.07

Improvement / Building

Improvement #1:	Commercial	State Code:	F1	Living Area:	8922.6 sqft	Value:	\$32,960
------------------------	------------	--------------------	----	---------------------	-------------	---------------	----------

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
220	RETAIL STORE	D	MA	1950	4823.0
320	STORAGE WAREHOUSE	D	MA	1950	4099.6

Improvement #2:	Commercial	State Code:	F1	Living Area:	sqft	Value:	\$0
------------------------	------------	--------------------	----	---------------------	------	---------------	-----

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
ASP	Asphalt	*		0	6900.0

Improvement #3:	Commercial	State Code:	F1	Living Area:	sqft	Value:	\$0
------------------------	------------	--------------------	----	---------------------	------	---------------	-----

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
OPP	Detached Open Porch	D		0	346.0

Improvement #4:	Commercial	State Code:	F1	Living Area:	sqft	Value:	\$20,000
------------------------	------------	--------------------	----	---------------------	------	---------------	----------

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
DLA2	Detached Living Area 2	A		0	1820.0

Improvement #5:	Commercial	State Code:	F1	Living Area:	sqft	Value:	\$0
------------------------	------------	--------------------	----	---------------------	------	---------------	-----

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
FEN	Fence	S		0	240.0

Improvement #6:	Commercial	State Code:	F1	Living Area:	sqft	Value:	\$0
------------------------	------------	--------------------	----	---------------------	------	---------------	-----

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CNP	Canopy	*		0	140.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	CSS	Commercial Store Site	0.4045	17621.00	0.00	0.00	\$264,320	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2013	N/A	N/A	N/A	N/A	N/A	N/A
2012	\$52,960	\$264,320	0	317,280	\$0	\$317,280
2011	\$52,960	\$264,320	0	317,280	\$0	\$317,280
2010	\$52,960	\$264,320	0	317,280	\$0	\$317,280
2009	\$100	\$317,180	0	317,280	\$0	\$317,280
2008	\$100	\$317,180	0	317,280	\$0	\$317,280

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/6/2011 12:00:00 AM	SD	SHERIFF'S DEED	STERLING LEE ET/	BEXAR COUNTY	15242	1076	20110211270
2	3/18/2004 12:00:00 AM	Deed	Deed		STERLING, LEE ET	10627	0558	0
3	11/6/2002 12:00:00 AM	Deed	Deed		STERLING, LEE ET	9658	1425	0

2013 data current as of Dec 3 2012 1:46AM.

2012 and prior year data current as of Nov 18 2012 9:31PM

For property information, contact (210) 242-2432 or (210) 224-8511 or email.

For website information, contact (210) 242-2500.

Website version: 1.2.2.2

Database last updated on: 12/3/2012 1:46
AM

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Bexar CAD

Property Search Results > Property ID 106313 BEXAR COUNTY for Year 2012

Property Details

Account
Property ID: 106313
Geo. ID: 00598-003-0120
Type: Real
Legal: NCB 598
Description: BLK 3 LOT 12

Location
Address: 323 IDAHO ST TX
Neighborhood: NBHD code11815
Mapsc0: 617B6
Jurisdictions: 06 08 09 10 11 21 57 CAD SA011

Owner
Name: BEXAR COUNTY
Address: PO BOX 839950 SAN ANTONIO, TX 78283-3950

Property
Appraised Value: \$54,230

Map Layers

Radius Search

1:

The map displays a grid of property parcels. The central parcel, 106313, is highlighted with a blue border. It is a rectangular parcel with dimensions of 47 (s) by 47 (s). The parcel is situated between Idaho St to the north and south, and Hackberry St to the east and west. Other parcels shown include 106308, 106309, 106310, 106311, 106312, 106314, 106315, 106316, 106317, 106318, 106319, 106320, 106321, 106322, 106390, 106391, 106392, 106393, 106394, 106395, 106396, and 114697. Street names are labeled in yellow: Commerce St, Hackberry St, and Idaho St. Dimensions for various parcels are provided in feet.

Website version: 1.2.2.0

Database last updated on: 12/3/2012 1:46 AM © 2012 True Automation, Inc. All Rights Reserved. Privacy Notice
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Bexar CAD

Property Search Results > 106313 BEXAR COUNTY for Year 2012

Property

Account

Property ID: 106313 Legal Description: NCB 598 BLK 3 LOT 12
 Geographic ID: 00598-003-0120 Agent Code:
 Type: Real
 Property Use Code: 098
 Property Use Description: TRANSITIONAL USE

Location

Address: 323 IDAHO ST Mapsco: 617B6
 TX
 Neighborhood: NBHD code11815 Map ID:
 Neighborhood CD: 11815

Owner

Name: BEXAR COUNTY Owner ID: 70236
 Mailing Address: PO BOX 839950 % Ownership: 100.0000000000%
 SAN ANTONIO, TX 78283-3950
 Exemptions: EX

Values

(+) Improvement Homesite Value:	+	\$19,040	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$35,190	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$54,230	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$54,230	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$54,230	

Taxing Jurisdiction

Owner: BEXAR COUNTY
 % Ownership: 100.0000000000%
 Total Value: \$54,230

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.030679	\$54,230	\$0	\$0.00
08	SA RIVER AUTH	0.017370	\$54,230	\$0	\$0.00
09	ALAMO COM COLLEGE	0.149150	\$54,230	\$0	\$0.00
10	UNIV HEALTH SYSTEM	0.276235	\$54,230	\$0	\$0.00
11	BEXAR COUNTY	0.296187	\$54,230	\$0	\$0.00
21	CITY OF SAN ANTONIO	0.565690	\$54,230	\$0	\$0.00
57	SAN ANTONIO ISD	1.357600	\$54,230	\$0	\$0.00
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$54,230	\$0	\$0.00

SA011 San Antonio TIF #11 Inner City	0.000000	\$54,230	\$0	\$0.00
Total Tax Rate:	2.692911			
			Taxes w/Current Exemptions:	\$0.00
			Taxes w/o Exemptions:	\$1,460.37

Improvement / Building

Improvement #1: Multi Family 2-4 Units **State Code:** B1 **Living Area:** 2126.0 sqft **Value:** \$19,040

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	F+	AB	1900	995.0
LA2	Living Area 2nd Level	F+		1900	995.0
CP	Att Carport	F+		1900	63.0
CP	Att Carport	F+		1900	136.0
LA1	Additional Living Area	F+		1900	136.0
OP	Attached Open Porch	F+		1900	168.0
OP2	Attached 2nd story porch	F+		1900	168.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	UDL	Undeveloped land	0.1077	4692.00	46.00	102.00	\$35,190	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2013	N/A	N/A	N/A	N/A	N/A	N/A
2012	\$19,040	\$35,190	0	54,230	\$0	\$54,230
2011	\$19,040	\$32,840	0	51,880	\$0	\$51,880
2010	\$19,040	\$32,840	0	51,880	\$0	\$51,880
2009	\$62,580	\$5,540	0	68,120	\$0	\$68,120
2008	\$59,590	\$5,540	0	65,130	\$0	\$65,130

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/6/2011 12:00:00 AM	SD	SHERIFF'S DEED	PATINO DAVID C	BEXAR COUNTY	15242	1058	20110211264
2	12/3/2004 12:00:00 AM	COS	Contract of Sale	STERLING GRACIE	PATINO DAVID C	11110	1696	20040276054
3	3/18/2004 12:00:00 AM	Deed	Deed		STERLING, GRACIE	10627	0560	0

2013 data current as of Dec 3 2012 1:46AM.

2012 and prior year data current as of Nov 18 2012 9:31PM

For property information, contact (210) 242-2432 or (210) 224-8511 or email.

For website information, contact (210) 242-2500.

Website version: 1.2.2.2

Database last updated on: 12/3/2012 1:46 AM

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REGULATORY
DATA
REPORT

Atlas E.R., Inc.
8705 Shoal Creek Blvd., Suite 207
Austin, Texas 78757

Phone: 512-339-4155 / 800-940-0977
Fax: 512-339-4413
Email : atlas@environmentalmaps.com

EXCEPTIONAL INFORMATION - EXCEPTIONAL SERVICE

Area of Review:

Project: 7675-99

**1434 East Commerce Street & 323 Idaho Street
San Antonio, TX 78203**

Site (Centerpoint) Coordinates:

North 29° 25' 12" (29.4202)

West 98° 28' 24" (-98.4735)

Prepared For:

**Jennifer Gonzalez
Pape-Dawson Engineers
San Antonio, TX**

12/06/12

ATLAS ENVIRONMENTAL RESEARCH DATABASE SUMMARY

DATABASE	ACRONYM	DATABASE DATE	MAPPED	LOCATION UNKNOWN	SEARCH RADIUS
<u>FEDERAL</u>					
NATIONAL PRIORITY LIST	NPL	09/28/12	0	0	1 Mile
DELISTED NATIONAL PRIORITY LIST	DNPL	09/28/12	0	0	1 Mile
RECORD OF DECISION SYSTEM	RODS	08/16/12	0	0	1 Mile
COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION & LIABILITY INFORMATION SYSTEM	CERCLIS	09/28/12	0	0	½ Mile
NO FURTHER REMEDIAL ACTION PLANNED	NFRAP	09/28/12	0	0	½ Mile
RESOURCE CONSERVATION & RECOVERY ACT - CORRECTIVE ACTION	RCRACOR	07/12/12	0	0	1 Mile
RESOURCE CONSERVATION & RECOVERY ACT - TREATMENT, STORAGE & DISPOSAL	RCRATSD	07/12/12	0	0	½ Mile
RESOURCE CONSERVATION & RECOVERY ACT - GENERATOR / HANDLER	RCRAGEN	07/12/12	2	0	¼ Mile
EMERGENCY RESPONSE NOTIFICATION SYSTEM	ERNS	01/01/04	* 0	1	¼ Mile
NATIONAL RESPONSE SYSTEM	NRS	02/01/12	0	1	¼ Mile
OPEN DUMP INVENTORY	ODI	06/30/85	* 0	0	½ Mile
PROPOSED NATIONAL PRIORITY LIST	PNPL	02/01/12	0	0	1 Mile
AMERICAN INDIAN RESERVATIONS	INDRES	09/01/12	0	0	½ Mile
TRIBAL REGISTERED STORAGE TANKS	TRST	09/01/12	0	0	½ Mile
INSTITUTIONAL/ENGINEERING CONTROLS - ENVIRONMENTAL PROTECTION AGENCY	IECEPA	08/16/12	0	0	¼ Mile
<u>STATE</u>					
SUPERFUND	SUPER	09/29/12	0	0	1 Mile
VOLUNTARY CLEANUP PROGRAM	VCP	09/25/12	2	0	½ Mile
MUNICIPAL SOLID WASTE LANDFILL SITES	MSWLF	09/29/12	0	0	½ Mile
CLOSED & ABANDONED LANDFILL INVENTORY	CLI	09/29/12	0	0	½ Mile
LEAKING PETROLEUM STORAGE TANKS	LPST	08/21/12	23	0	½ Mile
PETROLEUM STORAGE TANKS	PST	09/05/12	5	0	¼ Mile
INDUSTRIAL AND HAZARDOUS WASTE	IHW	10/03/12	2	0	¼ Mile
INNOCENT OWNER / OPERATOR PROGRAM	IOP	09/18/12	0	0	½ Mile
DRY CLEANER REGISTRATION	DC	06/15/12	1	0	¼ Mile
BROWNFIELDS SITE ASSESSMENTS	BSA	09/29/12	1	0	½ Mile
INSTITUTIONAL/ENGINEERING CONTROLS - ATLAS ENVIRONMENTAL RESEARCH	IECAER	08/16/12	0	0	¼ Mile
MUNICIPAL SETTING DESIGNATIONS	MSD	09/29/12	0	0	½ Mile
DELETED SUPERFUND	DSUPER	09/29/12	0	0	1 Mile
PROPOSED SUPERFUND	PSUPER	09/29/12	0	0	1 Mile
CURRENT SPILL RESPONSE	CSPILLS	09/29/12	0	1	¼ Mile
HISTORIC SPILL RESPONSE	HSPILLS	12/31/01	* 0	1	¼ Mile
TOTAL			36	4	

(* Indicates the final version, where updates are no longer available.)

DISCLAIMER

Atlas E.R, Inc. will not be held financially liable for any errors or omissions that may occur in the Atlas E.R. Regulatory Data Report as a result of the information obtained from the Environmental Protection Agency (EPA), Texas Commission on Environmental Quality (TCEQ) or other Local / State / Federal Government Agencies. All information in this report has been obtained from local, state and/or federal publicly available databases and is presented "as is." This information may be inaccurate and/or incomplete. Certain errors within these databases may prevent a site from geocoding or even from being manually pointed on the map. For these reasons, it is recommended that all data received be field verified and that the area of review be field surveyed to help ensure that no sites are overlooked in the due diligence process.



ATLAS ENVIRONMENTAL RESEARCH DATABASE SUMMARY

INSTITUTIONAL / ENGINEERING CONTROLS - ACTIVITY AND USE LIMITATIONS (AULs)

Several databases reviewed for this report contain information on controls and/or AULs. When available, this information is displayed for sites within the area of review. No comprehensive database of controls / AULs currently exists. For this reason, it is recommended that a review of local land records be completed to determine if other controls / AULs exist for the area of concern.

LOCATION UNKNOWN SITES (LUs)

Extensive effort is made to ensure that as many sites as possible are geocoded or manually pointed for an Atlas E.R. Regulatory Data Report. However, due to inaccurate and /or insufficient information within a particular database, some sites cannot be accurately located and may be noted as "LU" in this report. These sites will not appear on the map, but database information has been included in the report. These sites may or may not be within the area but are submitted for your review.



MAPPED FACILITIES SUMMARY

MAP ID	MILES FROM SUBJECT	DATABASE	FACILITY ID	FACILITY NAME	STREET ADDRESS	CITY	ZIP CODE
1	0.03 N	LPST	092563	SAN ANTONIO FIRE STATION 3	1425 E COMMERCE	SAN ANTONIO	78205
1	0.03 N	LPST	101380	FIRE STATION 3	1425 E COMMERCE ST	SAN ANTONIO	78205
1	0.03 N	PST	0014159	FIRE STATION NO 3	1425 E COMMERCE ST	SAN ANTONIO	78205
2	0.03 NE	DC	RN104063151	MIDWAY CLEANERS	1503 E COMMERCE ST	SAN ANTONIO	78205
3	0.05 NE	PST	0003035	ROEGELEIN MEAT PACKING PLANT	1511 COMMERCE ST	SAN ANTONIO	78205
4	0.15 W	LPST	109339	CATERING BY ROSEMARY	1220 E COMMERCE	SAN ANTONIO	78205
4	0.15 W	PST	0000774	CATERING BY ROSEMARY	1220 E COMMERCE ST	SAN ANTONIO	78205
5	0.15 E	IHW	32150	FRIEDRICH COMMERCIAL - REFRIGERATION DIV	1617 E COMMERCE ST	SAN ANTONIO	78205
5	0.15 E	PST	0034527	FRIEDRICH AIR & COND & REFRIG	1617 E COMMERCE ST	SAN ANTONIO	78205
5	0.15 E	RCRAGEN	TXT490012572	FRIEDRICH COMMERCIAL	1617 E COMMERCE	SAN ANTONIO	78205
6	0.15 W	IHW	83541	TRAFFIC DIVISION	223 S CHERRY ST	SAN ANTONIO	78203
6	0.15 W	RCRAGEN	TX0000941773	CITY OF SAN ANTONIO	223 S CHERRY ST	SAN ANTONIO	78203
7	0.23 N	PST	0073490	VACANT BUILDING	232 N MESQUITE ST	SAN ANTONIO	78202
8	0.27 W	LPST	093820	ALAMO IRON WORKS	101 MONTANA	SAN ANTONIO	78291
8	0.27 W	LPST	097351	ALAMO IRON WORKS DOME SITE	101 MONTANA ST	SAN ANTONIO	78203
9	0.27 NW	LPST	106162	UNKNOWN0	300 N CENTER	SAN ANTONIO	78202
10	0.32 W	LPST	105486	VIA AIW HOEFGEN & GALVESTON	HOEFGEN ST	SAN ANTONIO	78203
11	0.33 N	LPST	117666	HOUSTON MART	1533 E HOUSTON ST	SAN ANTONIO	78202
12	0.34 S	LPST	115192	HOUSTON CONVENIENCE STORE 1007	533 S HACKBERRY	SAN ANTONIO	78203
13	0.34 NW	LPST	110427	E N GARAGE	237 N CENTER ST	SAN ANTONIO	78205
14	0.34 N	LPST	099943	TEXACO SERVICE STATION	1029 E HOUSTON	SAN ANTONIO	78202



MAPPED FACILITIES SUMMARY

MAP ID	MILES FROM		FACILITY ID	FACILITY NAME	STREET ADDRESS	CITY	ZIP CODE
	SUBJECT	DATABASE					
15	0.34 SW	LPST	097938	VIA METROPOLITAN TRANSIT	313 DAKOTA	SAN ANTONIO	78203
16	0.35 NW	LPST	113481	CONSOLIDATED PARCEL SERVICE INC	310 CHESTNUT ST	SAN ANTONIO	78202
17	0.35 N	LPST	118558	KERRVILLE BUS	1430 E HOUSTON ST	SAN ANTONIO	78202
18	0.37 SW	LPST	095796	PMT	402 HOEFGEN	SAN ANTONIO	78205
19	0.37 SW	LPST	095698	SOUTHWESTERN BELL TELEPHONE CO	302 DAKOTA ST	SAN ANTONIO	78203
20	0.37 S	BSA	G083	HISTORIC GARDENS SUBDIVISION UNIT III	CHERRY, MESQUITE, DAKOTA AND NEVADA	SAN ANTONIO	78203
20	0.37 S	VCP	1099	HISTORIC GARDENS PHASE II	S. CHERRY, NEVADA, S. MESQUITE, MLK	SAN ANTONIO	
21	0.44 SW	LPST	096978	EASTSIDE SERVICE CENTER	310 NEVADA ST	SAN ANTONIO	78203
22	0.46 SW	LPST	097064	ALAMO DOME SITE	219 NEVADA ST	SAN ANTONIO	78203
23	0.47 SW	LPST	094967	CITY OF SAN ANTONIO CENTRAL SHOP	224 NEVADA ST	SAN ANTONIO	78203
23	0.47 SW	LPST	094968	CITY OF SAN ANTONIO CENTRAL SHOP	224 NEVADA	SAN ANTONIO	78203
24	0.48 S	LPST	115954	DOUGLAS ELEMENTARY SCHOOL	318 MARTIN LUTHER KING	SAN ANTONIO	78203
25	0.49 SW	LPST	096041	ALLIED ELECTRIC CO	511 HOEFGEN	SAN ANTONIO	78203
26	0.49 S	VCP	0442	NEW CITY BLOCK (NCB) 637/ALAMODOME	SEC SOUTH CHERRY AND MLK DRIVE	SAN ANTONIO	
27	0.51 W	LPST	102752	CITY WATER BOARD CENTRAL PLANT	1001 E MARKET ST	SAN ANTONIO	78203



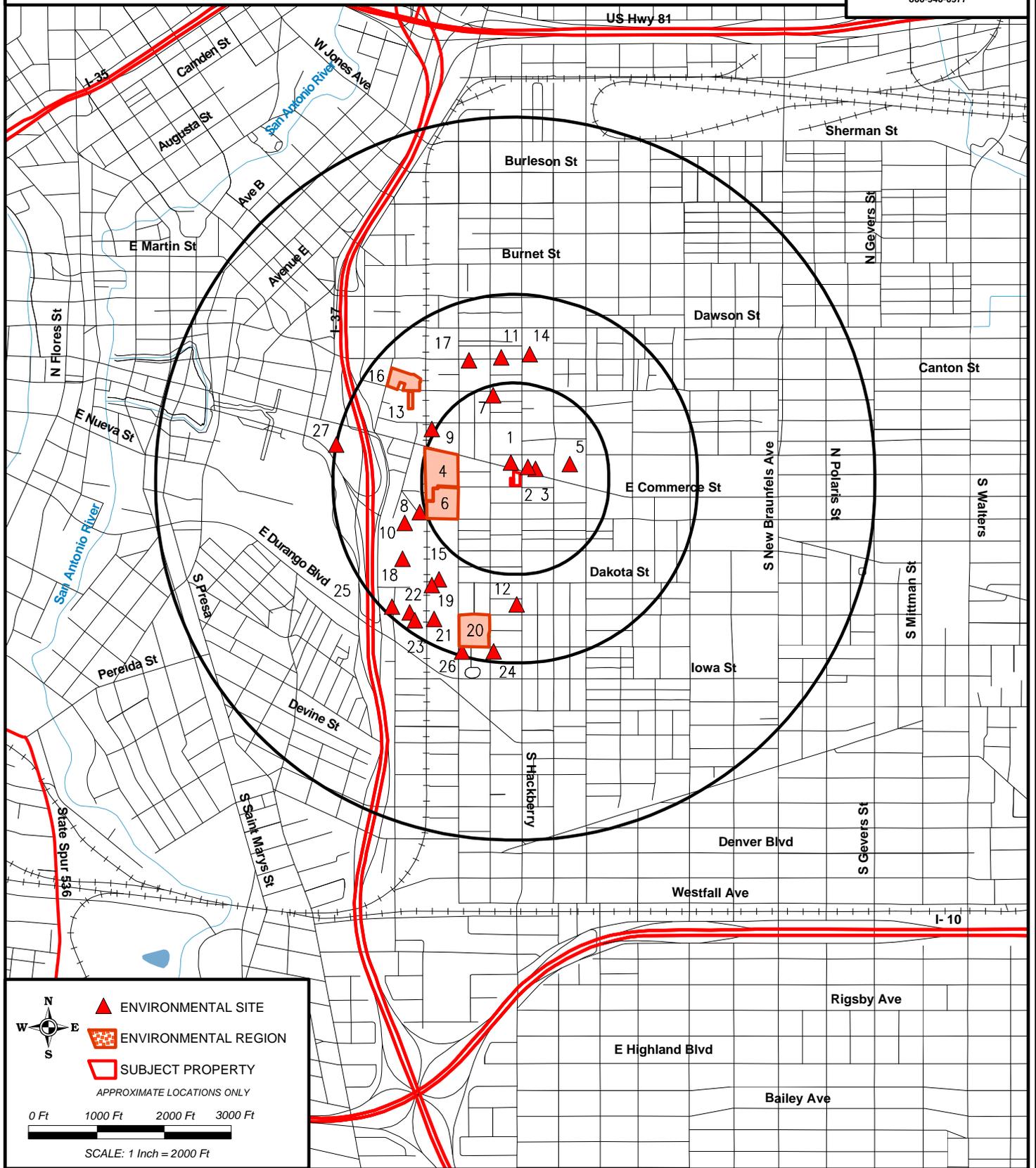
Atlas Job # 1212916, December 6, 2012

1434 East Commerce Street & 323 Idaho Street, San Antonio, TX 78203

Project #: 7675-99



8705 Shoal Creek Blvd., Suite 207
Austin, Texas 78757
800-940-0977



**RESOURCE CONSERVATION AND RECOVERY ACT (RCRA)
GENERATOR AND HANDLER FACILITIES**

FACILITY

EPA ID **TXT490012572**
NOTIFICATION DATE **19981106**
NAME **FRIEDRICH COMMERCIAL**
ADDRESS **1617 E COMMERCE, SAN ANTONIO, TX, 78205**

X = -98.471008	MAP ID 5
Y = 29.420767	
<i>Located 0.15 Miles E of Property</i>	

ACTIVITY

BUSINESS TYPE **AIR-CONDITIONING AND WARM AIR HEATING EQUIPMENT AND COMMERCIAL AND INDUSTRIAL REFRIGERATION EQUIPMENT MANUFACTURING;**
GENERATOR TYPE **NOT A GENERATOR**
TSD INDICATOR **NOT A TSD**
TRANSPORTER INDICATOR **NOT A TRANSPORTER**

COMPLIANCE, MONITORING AND ENFORCEMENTS

ENFORCEMENTS

<u>DATE</u>	<u>TYPE</u>
08/19/1986	WRITTEN INFORMAL

EVALUATIONS

<u>DATE</u>	<u>TYPE</u>
08/01/1986	COMPLIANCE EVALUATION INSPECTION
12/03/1986	COMPLIANCE SCHEDULE EVALUATION

VIOLATIONS

<u>DATE</u>	<u>TYPE</u>
08/01/1986	GENERATORS - GENERAL

FACILITY

EPA ID **TX0000941773**
NOTIFICATION DATE **20030728**
NAME **CITY OF SAN ANTONIO**
ADDRESS **223 S CHERRY ST, SAN ANTONIO, TX, 78203**

X = -98.476968	MAP ID 6
Y = 29.419178	
<i>Located 0.15 Miles W of Property</i>	

ACTIVITY

BUSINESS TYPE **OTHER JUSTICE, PUBLIC ORDER, AND SAFETY ACTIVITIES;**
GENERATOR TYPE **NOT A GENERATOR**
TSD INDICATOR **NOT A TSD**
TRANSPORTER INDICATOR **NOT A TRANSPORTER**

COMPLIANCE, MONITORING AND ENFORCEMENTS

ENFORCEMENTS

<u>DATE</u>	<u>TYPE</u>
10/04/1996	VERBAL INFORMAL
02/20/1997	REFERRAL TO ESC ENFORCEMENT SCREEN COMM.
03/04/1997	WRITTEN INFORMAL
06/18/1997	EXPEDITED PETITION
03/05/1998	FINAL 3008(A) COMPLIANCE ORDER



**RESOURCE CONSERVATION AND RECOVERY ACT (RCRA)
GENERATOR AND HANDLER FACILITIES**

EVALUATIONS

<u>DATE</u>	<u>TYPE</u>
07/18/1996	FOCUSED COMPLIANCE INSPECTION
09/24/1996	FOCUSED COMPLIANCE INSPECTION
11/26/1996	COMPLIANCE EVALUATION INSPECTION
11/26/1996	SIGNIFICANT NON-COMPLIER (SNC)
11/02/1999	NOT A SIGNIFICANT NON-COMPLIER

VIOLATIONS

<u>DATE</u>	<u>TYPE</u>
11/26/1996	GENERATORS - GENERAL
11/26/1996	GENERATORS - MANIFEST
11/26/1996	STATE STATUTE OR REGULATION



VOLUNTARY CLEANUP PROGRAM (VCP)

FACILITY

ID 1099
NAME HISTORIC GARDENS PHASE II
ADDRESS S. CHERRY, NEVADA, S. MESQUITE, MLK, SAN ANTONIO,
ACRES 4
FACILITY TYPE SUBDIVISION AND REVITILIZATION PROJECT
APPLICATION DATE 12/16/99
DATE OF AGREEMENT 02/17/00
DATE OF CERTIFICATE 10/10/00
CERTIFICATE TYPE NOT REPORTED
TYPE LEAD DEVELOPER
PHASE COMPLETED
CONTAMINANTS LEAD, METALS
MEDIA AFFECTED SOILS
REMEDY NOT REPORTED
TCEQ SOLID WASTE ID NOT REPORTED
LPST ID NOT REPORTED
EPA CERCLIS ID 0
EPA RCRA ID NOT REPORTED

X = -98.475475

Y = 29.413967

MAP ID
20

Located 0.37 Miles S of Property

APPLICANT

ORGANIZATION SAN ANTONIO DEVELOPMENT AGENCY
NAME J. DARRYL BYRD, REAL ESTATE MANAGER
ADDRESS 115 EAST TRAVIS STREET, SUITE 800, SAN ANTONIO, TX, 78205
PHONE 210-225-6833
FAX 210-225-6546

CONSULTANT/ATTORNEY

ORGANIZATION KEI
NAME MICHAEL LEWIS, PROJECT ENGINEER
ADDRESS 5309 WURZBACH, SUITE 100, SAN ANTONIO, TX, 78238
PHONE 210-680-3767
FAX 210-680-3763



VOLUNTARY CLEANUP PROGRAM (VCP)

FACILITY

ID 0442
NAME NEW CITY BLOCK (NCB) 637/ALAMODOME
ADDRESS SEC SOUTH CHERRY AND MLK DRIVE, SAN ANTONIO, TX
ACRES 4
FACILITY TYPE VACANT UNDEVELOPED PROPERTY
APPLICATION DATE 01/23/97
DATE OF AGREEMENT 04/04/97
DATE OF CERTIFICATE 06/20/97
CERTIFICATE TYPE NOT REPORTED
TYPE LEAD OWNER
PHASE COMPLETED
CONTAMINANTS METALS
MEDIA AFFECTED SOILS/GROUNDWATER
REMEDY EXCAVATION
TCEQ SOLID WASTE ID NOT REPORTED
LPST ID NOT REPORTED
EPA CERCLIS ID 0
EPA RCRA ID NOT REPORTED

X = -98.476050

Y = 29.413115

MAP ID
26

Located 0.49 Miles S of Property

APPLICANT

ORGANIZATION SAN ANTONIO DEVELOPMENT AGENCY
NAME DOUG ALOISE, EXECUTIVE DIRECTOR
ADDRESS 115 EAST TRAVIS, SUITE 800, SAN ANTONIO, TX, 78205
PHONE 210-225-6833
FAX 210-225-6546

CONSULTANT/ATTORNEY

ORGANIZATION KEI CONSULTANTS
NAME PAT BULLINGER, PRESIDENT
ADDRESS 5309 WURZBACH ROAD, SUITE 100, SAN ANTONIO, TX, 78238
PHONE 210-680-3767
FAX 210-680-3763



LEAKING PETROLEUM STORAGE TANKS (LPST)

FACILITY

LPST ID 092563
FACILITY ID 0014159
DATE REPORTED 2/1/1989
NAME SAN ANTONIO FIRE STATION 3
ADDRESS 1425 E COMMERCE, SAN ANTONIO, TX
PRIORITY CODE (4A) SOIL CONTAMINATION ONLY, REQUIRES FULL SITE ASSESSMENT & REMEDIAL ACTION PLAN (RAP)
STATUS CODE (6A) FINAL CONCURRENCE ISSUED, CASE CLOSED

X = -98.473767

Y = 29.420828

MAP ID

1

Located 0.03 Miles N of Property

POTENTIALLY RESPONSIBLE PARTY

NAME CITY OF SAN ANTONIO
ADDRESS 224 NEVADA, SAN ANTONIO, TX 78203
CONTACT BOB SCHREIBER
PHONE 512/299-8380

FACILITY

LPST ID 101380
FACILITY ID 0014159
DATE REPORTED 1/2/1992
NAME FIRE STATION 3
ADDRESS 1425 E COMMERCE ST, SAN ANTONIO, TX
PRIORITY CODE (6) MINOR SOIL CONTAMINATION - NO REMEDIAL ACTION REQUIRED
STATUS CODE (6A) FINAL CONCURRENCE ISSUED, CASE CLOSED

X = -98.473767

Y = 29.420828

MAP ID

1

Located 0.03 Miles N of Property

POTENTIALLY RESPONSIBLE PARTY

NAME COSA
ADDRESS 224 NEVADA, SAN ANTONIO, TX 78203
CONTACT LIZA CHAVO
PHONE 512/299-8380

FACILITY

LPST ID 109339
FACILITY ID 0000774
DATE REPORTED 3/15/1995
NAME CATERING BY ROSEMARY
ADDRESS 1220 E COMMERCE, SAN ANTONIO, TX
PRIORITY CODE (4.1) GROUNDWATER IMPACTED, NO APPARENT THREATS OR IMPACTS TO RECEPTORS
STATUS CODE (6A) FINAL CONCURRENCE ISSUED, CASE CLOSED

X = -98.477023

Y = 29.420360

MAP ID

4

Located 0.15 Miles W of Property

POTENTIALLY RESPONSIBLE PARTY

NAME KOWALSKI GREG
ADDRESS 1220 E COMMERCE, SAN ANTONIO, TX 78205
CONTACT GREG KOWALSKI
PHONE 210/225-4535



LEAKING PETROLEUM STORAGE TANKS (LPST)

FACILITY

LPST ID 093820
FACILITY ID 0019073
DATE REPORTED 9/29/1989
NAME ALAMO IRON WORKS
ADDRESS 101 MONTANA, SAN ANTONIO, TX
PRIORITY CODE (2C) GROUP 1 GROUNDWATER, OFF-SITE MIGRATION UNLIKELY
STATUS CODE (6A) FINAL CONCURRENCE ISSUED, CASE CLOSED

X = -98.478039
Y = 29.418802

MAP ID
8

Located 0.27 Miles W of Property

POTENTIALLY RESPONSIBLE PARTY

NAME VIA METROPOLITAN TRANSIT
ADDRESS PO BOX 12489, SAN ANTONIO, TX 78212
CONTACT TERRY ADAMS
PHONE 210/236-2460

FACILITY

LPST ID 097351
FACILITY ID 0019073
DATE REPORTED 11/13/1990
NAME ALAMO IRON WORKS DOME SITE
ADDRESS 101 MONTANA ST, SAN ANTONIO, TX
PRIORITY CODE (1D) GROUP 1 GROUNDWATER, PLUME HAS/LIKELY TO MIGRATE OFF-SITE
STATUS CODE (6A) FINAL CONCURRENCE ISSUED, CASE CLOSED

X = -98.478039
Y = 29.418802

MAP ID
8

Located 0.27 Miles W of Property

POTENTIALLY RESPONSIBLE PARTY

NAME VIA METROPOLITAN TRANSIT
ADDRESS PO BOX 12489, SAN ANTONIO, TX 78212
CONTACT TERRY ADAMS
PHONE 512/228-9526

FACILITY

LPST ID 106162
FACILITY ID
DATE REPORTED 12/23/1992
NAME UNKNOWN
ADDRESS 300 N CENTER, SAN ANTONIO, TX
PRIORITY CODE (6) MINOR SOIL CONTAMINATION - NO REMEDIAL ACTION REQUIRED
STATUS CODE (6A) FINAL CONCURRENCE ISSUED, CASE CLOSED

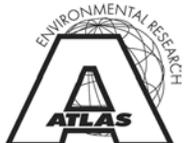
X = -98.477465
Y = 29.422201

MAP ID
9

Located 0.27 Miles NW of Property

POTENTIALLY RESPONSIBLE PARTY

NAME JEFFERSON ERCK
ADDRESS 1 RIVERWALK PL 620, SAN ANTONIO, TX 78205
CONTACT NEILL BOLDRICK
PHONE 210/222-9805



LEAKING PETROLEUM STORAGE TANKS (LPST)

FACILITY

LPST ID 105486
FACILITY ID 0063969
DATE REPORTED 12/1/1992
NAME VIA AIW HOEFGEN & GALVESTON
ADDRESS HOEFGEN ST, SAN ANTONIO, TX
PRIORITY CODE (5) MINOR SOIL CONTAMINATION - DOES NOT REQUIRE A REMEDIAL ACTION PLAN (RAP)
STATUS CODE (6A) FINAL CONCURRENCE ISSUED, CASE CLOSED

X = -98.478743
Y = 29.418364

MAP ID
10

Located 0.32 Miles W of Property

POTENTIALLY RESPONSIBLE PARTY

NAME VIA METROPOLITAN TRANSIT
ADDRESS 800 W MYRTLE, SAN ANTONIO, TX 78212
CONTACT TERRY ADAMS
PHONE 210/228-9526

FACILITY

LPST ID 117666
FACILITY ID 0039462
DATE REPORTED 2/12/2008
NAME HOUSTON MART
ADDRESS 1533 E HOUSTON ST, SAN ANTONIO, TX
PRIORITY CODE (4.0) ASSESSMENT INCOMPLETE, NO APPARENT RECEPTORS IMPACTED
STATUS CODE (6A) FINAL CONCURRENCE ISSUED, CASE CLOSED

X = -98.474219
Y = 29.425129

MAP ID
11

Located 0.33 Miles N of Property

POTENTIALLY RESPONSIBLE PARTY

NAME HOUSTON MART
ADDRESS 1533 E HOUSTON ST, SAN ANTONIO, TX 78202
CONTACT JESSIE HICKS
PHONE 210/229-9020

FACILITY

LPST ID 115192
FACILITY ID 0032382
DATE REPORTED 5/29/2001
NAME HOUSTON CONVENIENCE STORE 1007
ADDRESS 533 S HACKBERRY, SAN ANTONIO, TX
PRIORITY CODE (4.1) GROUNDWATER IMPACTED, NO APPARENT THREATS OR IMPACTS TO RECEPTORS
STATUS CODE (6A) FINAL CONCURRENCE ISSUED, CASE CLOSED

X = -98.473492
Y = 29.415039

MAP ID
12

Located 0.34 Miles S of Property

POTENTIALLY RESPONSIBLE PARTY

NAME HOUSTON CONVENIENCE
ADDRESS 945 MCKINNEY ST BOX 375, HOUSTON, TX 77002-6308
CONTACT PETER OTTO
PHONE 203/359-5710



LEAKING PETROLEUM STORAGE TANKS (LPST)

FACILITY

LPST ID 110427
FACILITY ID 0055709
DATE REPORTED 2/23/1996
NAME E N GARAGE
ADDRESS 237 N CENTER ST, SAN ANTONIO, TX
PRIORITY CODE (3.3) GROUNDWATER IMPACT, NON-PUBLIC/NON-DOMESTIC H2O SUPPLY WELL W/IN 0.25 MILES
STATUS CODE (6A) FINAL CONCURRENCE ISSUED, CASE CLOSED

X = -98.478467
Y = 29.423379

MAP ID
13

Located 0.34 Miles NW of Property

POTENTIALLY RESPONSIBLE PARTY

NAME SAN ANTONIO EXPRESS NEWS
ADDRESS PO BOX 2171, SAN ANTONIO, TX 78297-2171
CONTACT PAUL ALLISON
PHONE 210/699-9090

FACILITY

LPST ID 099943
FACILITY ID 0056964
DATE REPORTED 8/19/1991
NAME TEXACO SERVICE STATION
ADDRESS 1029 E HOUSTON, SAN ANTONIO, TX
PRIORITY CODE (4.2) NO GROUNDWATER IMPACT, NO APPARENT THREATS OR IMPACTS TO RECEPTORS
STATUS CODE (6A) FINAL CONCURRENCE ISSUED, CASE CLOSED

X = -98.472890
Y = 29.425252

MAP ID
14

Located 0.34 Miles N of Property

POTENTIALLY RESPONSIBLE PARTY

NAME CANADAY DON
ADDRESS 111 SOLEDAD, SAN ANTONIO, TX 78205
CONTACT R DON CANADAY
PHONE 210/227-6229

FACILITY

LPST ID 097938
FACILITY ID 0056314
DATE REPORTED 1/24/1991
NAME VIA METROPOLITAN TRANSIT
ADDRESS 313 DAKOTA, SAN ANTONIO, TX
PRIORITY CODE (4A) SOIL CONTAMINATION ONLY, REQUIRES FULL SITE ASSESSMENT & REMEDIAL ACTION PLAN (RAP)
STATUS CODE (6A) FINAL CONCURRENCE ISSUED, CASE CLOSED

X = -98.477129
Y = 29.416064

MAP ID
15

Located 0.34 Miles SW of Property

POTENTIALLY RESPONSIBLE PARTY

NAME VIA METROPOLITAN TRANSIT
ADDRESS 800 W MYRTLE, SAN ANTONIO, TX 78212
CONTACT TERRY ADAMS
PHONE 512/227-5371



LEAKING PETROLEUM STORAGE TANKS (LPST)

FACILITY

LPST ID 113481
FACILITY ID 0054094
DATE REPORTED 9/28/1998
NAME CONSOLIDATED PARCEL SERVICE INC
ADDRESS 310 CHESTNUT ST, SAN ANTONIO, TX
PRIORITY CODE (4.1) GROUNDWATER IMPACTED, NO APPARENT THREATS OR IMPACTS TO RECEPTORS
STATUS CODE (6P) FINAL CONCURRENCE PENDING DOCUMENTATION OF WELL PLUGGING

X = -98.478780

Y = 29.424231

MAP ID
16

Located 0.35 Miles NW of Property

POTENTIALLY RESPONSIBLE PARTY

NAME NEWBERGER SETH
ADDRESS PO BOX 1229, SAN ANTONIO, TX 78294
CONTACT SETH NEWBERGER
PHONE 210/225-1541

FACILITY

LPST ID 118558
FACILITY ID 0002055
DATE REPORTED 2/22/2011
NAME KERRVILLE BUS
ADDRESS 1430 E HOUSTON ST, SAN ANTONIO, TX
PRIORITY CODE (4.0) ASSESSMENT INCOMPLETE, NO APPARENT RECEPTORS IMPACTED
STATUS CODE (1) PREASSESSMENT / RELEASE DETERMINATION

X = -98.475733

Y = 29.425008

MAP ID
17

Located 0.35 Miles N of Property

POTENTIALLY RESPONSIBLE PARTY

NAME CUSA KBC LLC
ADDRESS 1430 E HOUSTON ST, SAN ANTONIO, TX 78202
CONTACT LANCE LIZSAKOWSKI
PHONE 210/581-9323

FACILITY

LPST ID 095796
FACILITY ID 0007950
DATE REPORTED 5/10/1990
NAME PMT
ADDRESS 402 HOEFGEN, SAN ANTONIO, TX
PRIORITY CODE (2C) GROUP 1 GOUNDWATER, OFF-SITE MIGRATION UNLIKELY
STATUS CODE (6A) FINAL CONCURRENCE ISSUED, CASE CLOSED

X = -98.478848

Y = 29.416906

MAP ID
18

Located 0.37 Miles SW of Property

POTENTIALLY RESPONSIBLE PARTY

NAME SOUTHERN PACIFIC TRANS CO
ADDRESS ONE MARKET PLAZA STE 1004, SAN FRANCISCO, CA 94105
CONTACT GREY SHEPHERD
PHONE 415/541-2385



LEAKING PETROLEUM STORAGE TANKS (LPST)

FACILITY

LPST ID 095698
FACILITY ID 0019298
DATE REPORTED 5/29/1990
NAME SOUTHWESTERN BELL TELEPHONE CO
ADDRESS 302 DAKOTA ST, SAN ANTONIO, TX
PRIORITY CODE (2C) GROUP 1 GROUNDWATER, OFF-SITE MIGRATION UNLIKELY
STATUS CODE (6A) FINAL CONCURRENCE ISSUED, CASE CLOSED

X = -98.477474

Y = 29.415825

MAP ID
19

Located 0.37 Miles SW of Property

POTENTIALLY RESPONSIBLE PARTY

NAME SOUTHWESTERN BELL TELEPHONE
ADDRESS 308 S AKARD RM 900, DALLAS, TX 75202-5399
CONTACT HARRY HIXSON
PHONE 214/464-1805

FACILITY

LPST ID 096978
FACILITY ID 0011035
DATE REPORTED 10/16/1990
NAME EASTSIDE SERVICE CENTER
ADDRESS 310 NEVADA ST, SAN ANTONIO, TX
PRIORITY CODE (4.0) ASSESSMENT INCOMPLETE, NO APPARENT RECEPTORS IMPACTED
STATUS CODE (6A) FINAL CONCURRENCE ISSUED, CASE CLOSED

X = -98.477363

Y = 29.414448

MAP ID
21

Located 0.44 Miles SW of Property

POTENTIALLY RESPONSIBLE PARTY

NAME CITY WATER BOARD
ADDRESS PO BOX 2449, SAN ANTONIO, TX 78298-2449
CONTACT HARRY POE
PHONE 210/225-7461

FACILITY

LPST ID 097064
FACILITY ID
DATE REPORTED 10/24/1990
NAME ALAMO DOME SITE
ADDRESS 219 NEVADA ST, SAN ANTONIO, TX
PRIORITY CODE (5) MINOR SOIL CONTAMINATION - DOES NOT REQUIRE A REMEDIAL ACTION PLAN (RAP)
STATUS CODE (6A) FINAL CONCURRENCE ISSUED, CASE CLOSED

X = -98.478506

Y = 29.414712

MAP ID
22

Located 0.46 Miles SW of Property

POTENTIALLY RESPONSIBLE PARTY

NAME CITY OF SAN ANTONIO
ADDRESS 112 HEIMAN 3RD FLOOR, SAN ANTONIO, TX 78205
CONTACT L HANKINS
PHONE 512/223-3663



LEAKING PETROLEUM STORAGE TANKS (LPST)

FACILITY

LPST ID 094967
FACILITY ID 0014133
DATE REPORTED 2/1/1990
NAME CITY OF SAN ANTONIO CENTRAL SHOP
ADDRESS 224 NEVADA ST, SAN ANTONIO, TX
PRIORITY CODE (4A) SOIL CONTAMINATION ONLY, REQUIRES FULL SITE ASSESSMENT & REMEDIAL ACTION PLAN (RAP)
STATUS CODE (6A) FINAL CONCURRENCE ISSUED, CASE CLOSED

X = -98.478264
Y = 29.414388

MAP ID
23

Located 0.47 Miles SW of Property

POTENTIALLY RESPONSIBLE PARTY

NAME CITY OF SAN ANTONIO
ADDRESS 224 NEVADA, SAN ANTONIO, TX 78203
CONTACT BOB SCHREIBER
PHONE 512/299-8380

FACILITY

LPST ID 094968
FACILITY ID 0014133
DATE REPORTED 2/1/1990
NAME CITY OF SAN ANTONIO CENTRAL SHOP
ADDRESS 224 NEVADA, SAN ANTONIO, TX
PRIORITY CODE (2C) GROUP 1 GROUNDWATER, OFF-SITE MIGRATION UNLIKELY
STATUS CODE (6A) FINAL CONCURRENCE ISSUED, CASE CLOSED

X = -98.478264
Y = 29.414388

MAP ID
23

Located 0.47 Miles SW of Property

POTENTIALLY RESPONSIBLE PARTY

NAME CITY OF SAN ANTONIO
ADDRESS 224 NEVADA, SAN ANTONIO, TX 78203
CONTACT BOB SCHREIBER
PHONE 512/299-8380

FACILITY

LPST ID 115954
FACILITY ID
DATE REPORTED 9/3/2003
NAME DOUGLAS ELEMENTARY SCHOOL
ADDRESS 318 MARTIN LUTHER KING, SAN ANTONIO, TX
PRIORITY CODE (4.0) ASSESSMENT INCOMPLETE, NO APPARENT RECEPTORS IMPACTED
STATUS CODE (6A) FINAL CONCURRENCE ISSUED, CASE CLOSED

X = -98.474572
Y = 29.413124

MAP ID
24

Located 0.48 Miles S of Property

POTENTIALLY RESPONSIBLE PARTY

NAME SAN ANTONIO ISD
ADDRESS 1702 N ALAMO STE 307, SAN ANTONIO, TX 78215
CONTACT PETER SWERZENSKI
PHONE 210/271-3322



LEAKING PETROLEUM STORAGE TANKS (LPST)

FACILITY

LPST ID 096041
FACILITY ID 0062948
DATE REPORTED 7/2/1990
NAME ALLIED ELECTRIC CO
ADDRESS 511 HOEFGEN, SAN ANTONIO, TX
PRIORITY CODE (2C) GROUP 1 GROUNDWATER, OFF-SITE MIGRATION UNLIKELY
STATUS CODE (6A) FINAL CONCURRENCE ISSUED, CASE CLOSED

X = -98.479333

Y = 29.414952

MAP ID
25

Located 0.49 Miles SW of Property

POTENTIALLY RESPONSIBLE PARTY

NAME ALLIED ELECTRIC CO
ADDRESS 511 HOEFGEN, SAN ANTONIO, TX 78203
CONTACT TOM SANDOVAL
PHONE 512/532-5209

FACILITY

LPST ID 102752
FACILITY ID
DATE REPORTED 3/20/1992
NAME CITY WATER BOARD CENTRAL PLANT
ADDRESS 1001 E MARKET ST, SAN ANTONIO, TX
PRIORITY CODE (6) MINOR SOIL CONTAMINATION - NO REMEDIAL ACTION REQUIRED
STATUS CODE (6A) FINAL CONCURRENCE ISSUED, CASE CLOSED

X = -98.481944

Y = 29.421560

MAP ID
27

Located 0.51 Miles W of Property

POTENTIALLY RESPONSIBLE PARTY

NAME CITY WATER BOARD
ADDRESS 1001 E MARKET ST, SAN ANTONIO, TX 78203
CONTACT DAN MYERS
PHONE 512/225-7461



PETROLEUM STORAGE TANKS (PST)

FACILITY

ID 0014159
FACILITY TYPE FLEET REFUELING
NAME FIRE STATION NO 3
ADDRESS 1425 E COMMERCE ST, SAN ANTONIO, TX, 78205
CONTACT LIZA J CHARO
PHONE 512/299-8380

X = -98.473767	MAP ID 1
Y = 29.420828	
<i>Located 0.03 Miles N of Property</i>	

OWNER

NAME CITY OF SAN ANTONIO
ADDRESS 329 S FRIO ST, SAN ANTONIO, TX, 78207
CONTACT STEVE MORANDO
PHONE 210-207-8380

TANK(S)

TANK ID 2
TYPE UST
INSTALLED 01/01/1978
STATUS / DATE OUT OF USE REMOVED FROM GROUND / 12/04/1991
CAPACITY (in gallons) 500
CONTENTS GASOLINE
TANK MATERIAL STEEL
TANK CONTAINMENT SINGLE WALL
PIPE MATERIAL STEEL
PIPE CONTAINMENT SINGLE WALL
TANK RELEASE DETECTION NONE
PIPE RELEASE DETECTION NONE
TANK CORROSION PROTECTION NOT REPORTED
PIPE CORROSION PROTECTION NOT REPORTED
SPILL & OVERFILL PROTECTION NOT REPORTED

TANK ID 1
TYPE UST
INSTALLED NOT REPORTED
STATUS / DATE OUT OF USE REMOVED FROM GROUND / 02/28/1989
CAPACITY (in gallons) 120
CONTENTS GASOLINE
TANK MATERIAL STEEL
TANK CONTAINMENT NOT REPORTED
PIPE MATERIAL STEEL
PIPE CONTAINMENT NOT REPORTED
TANK RELEASE DETECTION NONE
PIPE RELEASE DETECTION NONE
TANK CORROSION PROTECTION NOT REPORTED
PIPE CORROSION PROTECTION NOT REPORTED
SPILL & OVERFILL PROTECTION NOT REPORTED



PETROLEUM STORAGE TANKS (PST)

FACILITY

ID 0003035
FACILITY TYPE FLEET REFUELING
NAME ROEGELEIN MEAT PACKING PLANT
ADDRESS 1511 COMMERCE ST, SAN ANTONIO, TX, 78205
CONTACT JOHNNY THOMAS
PHONE 210/226-5888

X = -98.472617
Y = 29.420573

MAP ID
3

Located 0.05 Miles NE of Property

OWNER

NAME CARVER CULTURAL COMMUNITY CENTER
ADDRESS 226 N HACKBERRY ST, SAN ANTONIO, TX, 78202
CONTACT JOHNNY THOMAS
PHONE 210-226-5888

TANK(S)

TANK ID 1
TYPE UST
INSTALLED 01/01/1971
STATUS / DATE OUT OF USE REMOVED FROM GROUND / 10/13/2008
CAPACITY (in gallons) 4000
CONTENTS GASOLINE
TANK MATERIAL STEEL
TANK CONTAINMENT SINGLE WALL
PIPE MATERIAL STEEL
PIPE CONTAINMENT NOT REPORTED
TANK RELEASE DETECTION NOT REPORTED
PIPE RELEASE DETECTION NOT REPORTED
TANK CORROSION PROTECTION NOT REPORTED
PIPE CORROSION PROTECTION NOT REPORTED
SPILL & OVERFILL PROTECTION NOT REPORTED

FACILITY

ID 0000774
FACILITY TYPE UNIDENTIFIED
NAME CATERING BY ROSEMARY
ADDRESS 1220 E COMMERCE ST, SAN ANTONIO, TX, 78205
CONTACT VINCENT LEDSINGER
PHONE 512/223-2680

X = -98.477023
Y = 29.420360

MAP ID
4

Located 0.15 Miles W of Property

OWNER

NAME CATERING BY ROSEMARY INC
ADDRESS EAST COMMERCE, SAN ANTONIO, TX, 78295
CONTACT VINCENT LEDSINGER
PHONE 512-223-2680

TANK(S)



PETROLEUM STORAGE TANKS (PST)

<u>TANK ID</u>	1
TYPE	UST
INSTALLED	01/01/1983
STATUS / DATE OUT OF USE	REMOVED FROM GROUND / 03/09/1995
CAPACITY (in gallons)	3000
CONTENTS	KEROSENE
TANK MATERIAL	STEEL
TANK CONTAINMENT	SINGLE WALL
PIPE MATERIAL	STEEL
PIPE CONTAINMENT	SINGLE WALL
TANK RELEASE DETECTION	NONE
PIPE RELEASE DETECTION	NONE
TANK CORROSION PROTECTION	NOT REPORTED
PIPE CORROSION PROTECTION	NOT REPORTED
SPILL & OVERFILL PROTECTION	NOT REPORTED

<u>TANK ID</u>	2
TYPE	UST
INSTALLED	01/01/1983
STATUS / DATE OUT OF USE	REMOVED FROM GROUND / 03/09/1995
CAPACITY (in gallons)	6000
CONTENTS	DIESEL
TANK MATERIAL	STEEL
TANK CONTAINMENT	SINGLE WALL
PIPE MATERIAL	STEEL
PIPE CONTAINMENT	SINGLE WALL
TANK RELEASE DETECTION	NONE
PIPE RELEASE DETECTION	NONE
TANK CORROSION PROTECTION	NOT REPORTED
PIPE CORROSION PROTECTION	NOT REPORTED
SPILL & OVERFILL PROTECTION	NOT REPORTED

<u>TANK ID</u>	3
TYPE	UST
INSTALLED	01/01/1983
STATUS / DATE OUT OF USE	REMOVED FROM GROUND / 03/09/1995
CAPACITY (in gallons)	6000
CONTENTS	KEROSENE
TANK MATERIAL	STEEL
TANK CONTAINMENT	SINGLE WALL
PIPE MATERIAL	STEEL
PIPE CONTAINMENT	SINGLE WALL
TANK RELEASE DETECTION	NONE
PIPE RELEASE DETECTION	NONE
TANK CORROSION PROTECTION	NOT REPORTED
PIPE CORROSION PROTECTION	NOT REPORTED
SPILL & OVERFILL PROTECTION	NOT REPORTED



PETROLEUM STORAGE TANKS (PST)

FACILITY

ID 0034527
FACILITY TYPE INDUS CHEM/MFG PLANT
NAME FRIEDRICH AIR & COND & REFRIG
ADDRESS 1617 E COMMERCE ST, SAN ANTONIO, TX, 78205
CONTACT R PAUTZ
PHONE 512/225-2000

X = -98.471008
Y = 29.420767

MAP ID
5

Located 0.15 Miles E of Property

OWNER

NAME FRIEDRICH AIR & COND & REFRIG
ADDRESS 1617 E COMMERCE, SAN ANTONIO, TX, 78205
CONTACT R PAUTZ
PHONE 512-225-2000

TANK(S)

TANK ID 1
TYPE UST
INSTALLED 01/01/1959
STATUS / DATE OUT OF USE PERM. FILLED IN PLACE / 03/30/1975
CAPACITY (in gallons) 8000
CONTENTS UNKNOWN
TANK MATERIAL STEEL
TANK CONTAINMENT NOT REPORTED
PIPE MATERIAL NOT REPORTED
PIPE CONTAINMENT NOT REPORTED
TANK RELEASE DETECTION NONE
PIPE RELEASE DETECTION NONE
TANK CORROSION PROTECTION NOT REPORTED
PIPE CORROSION PROTECTION NOT REPORTED
SPILL & OVERFILL PROTECTION NOT REPORTED

FACILITY

ID 0073490
FACILITY TYPE FLEET REFUELING
NAME VACANT BUILDING
ADDRESS 232 N MESQUITE ST, SAN ANTONIO, TX, 78202
CONTACT CARL RABENALDT
PHONE 210/633-2297

X = -98.474600
Y = 29.423580

MAP ID
7

Located 0.23 Miles N of Property

OWNER

NAME DEANNA SELZER
ADDRESS 2231 RIDGE RD LAKEWOOD OFFICE PARK STE 101, ROCKWALL, TX, 75087
CONTACT DEANNA SELZER
PHONE 972-771-8876

TANK(S)



PETROLEUM STORAGE TANKS (PST)

<u>TANK ID</u>	1
TYPE	UST
INSTALLED	08/31/1987
STATUS / DATE OUT OF USE	REMOVED FROM GROUND / 08/01/2000
CAPACITY (in gallons)	5000
CONTENTS	GASOLINE
TANK MATERIAL	STEEL
TANK CONTAINMENT	SINGLE WALL
PIPE MATERIAL	NOT REPORTED
PIPE CONTAINMENT	NOT REPORTED
TANK RELEASE DETECTION	NONE
PIPE RELEASE DETECTION	NOT REPORTED
TANK CORROSION PROTECTION	NOT REPORTED
PIPE CORROSION PROTECTION	NOT REPORTED
SPILL & OVERFILL PROTECTION	NOT REPORTED

<u>TANK ID</u>	2
TYPE	UST
INSTALLED	08/31/1987
STATUS / DATE OUT OF USE	REMOVED FROM GROUND / 08/01/2000
CAPACITY (in gallons)	5000
CONTENTS	GASOLINE
TANK MATERIAL	STEEL
TANK CONTAINMENT	SINGLE WALL
PIPE MATERIAL	NOT REPORTED
PIPE CONTAINMENT	NOT REPORTED
TANK RELEASE DETECTION	NONE
PIPE RELEASE DETECTION	NOT REPORTED
TANK CORROSION PROTECTION	NOT REPORTED
PIPE CORROSION PROTECTION	NOT REPORTED
SPILL & OVERFILL PROTECTION	NOT REPORTED



INDUSTRIAL AND HAZARDOUS WASTE (IHW)

FACILITY

REGISTRATION # 32150
EPA ID TXT490012572
NAME FRIEDRICH COMMERCIAL - REFRIGERATION DIVISION
ADDRESS 1617 E COMMERCE ST, SAN ANTONIO, TX

X = -98.471008

Y = 29.420767

MAP ID

5

Located 0.15 Miles E of Property

REGISTRATION

TYPE
INDUSTRIAL CLASSIFICATION -
STATUS INACTIVE
GENERATOR TYPE

OWNER

NAME FRIEDRICH COMMERCIAL
ADDRESS PO BOX 1540, SAN ANTONIO, TX, 78295
PHONE 1-512-2232223

FACILITY

REGISTRATION # 83541
EPA ID TX0000941773
NAME TRAFFIC DIVISION
ADDRESS 223 S CHERRY ST, SAN ANTONIO, TX

X = -98.476968

Y = 29.419178

MAP ID

6

Located 0.15 Miles W of Property

REGISTRATION

TYPE
INDUSTRIAL CLASSIFICATION -
STATUS INACTIVE
GENERATOR TYPE

OWNER

NAME CITY OF SAN ANTONIO
ADDRESS 223 S CHERRY ST, SAN ANTONIO, TX, 78203
PHONE 1-210-2077771



DRY CLEANER REGISTRATION (DC)

FACILITY

REGISTRATION # **RN104063151**
CUSTOMER ID **CN602966889**
NAME **MIDWAY CLEANERS**
ADDRESS **1503 E COMMERCE ST, SAN ANTONIO, TX, 78205**
COUNTY **BEXAR**
SITE CLASS **DRY CLEANING FACILITY**

X = **-98.472971**

Y = **29.420648**

MAP ID

2

Located 0.03 Miles NE of Property



BROWNFIELDS SITE ASSESSMENTS (BSA)

FACILITY

ID **G083**
NAME **HISTORIC GARDENS SUBDIVISION UNIT III**
ADDRESS **CHERRY, MESQUITE, DAKOTA AND NEVADA STS, SAN ANTONIO, TX, 78203**

ACRES **4.4325**
TYPE **RESIDENTIAL**
APPLICATION DATE **11/16/04**
CERTIFICATE TYPE **F**
DATE CERTIFICATE ISSUED **09/02/05**
PHASE **COMPLETED**
CONTAMINANTS **METALS**
MEDIA AFFECTED **SOILS**
REMEDY **NOT REPORTED**

X = -98.475475

Y = 29.413967

MAP ID
20

Located 0.37 Miles S of Property

APPLICANT

ORGANIZATION **SAN ANTONIO DEVELOPMENT AGENCY**
NAME **ERNEST HAFFNER, PLANNING PROGRAM DEVELOPMENT MANAGE**
ADDRESS **1400 SOUTH FLORES STREET, SAN ANTONIO, TX, 78283**
PHONE **210-207-5446**
FAX **210-225-4839**



SUMMARY OF LOCATION UNKNOWN FACILITIES

DATABASE	FACILITY ID	NAME	ADDRESS	ZIP CODE
ERNS	615313		PINE STREET, SAN ANTONIO	
NRS	554193		PINE STREET, SAN ANTONIO	
CSPILLS	71451	GENERIC INCIDENT ZIP CODE 78203	(NONE., SAN ANTONIO	78203
HSPILLS	39104	SUN TIDE TRUCKING CO.	SAN ANTONIO, BEXAR	



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WWW.ENVIRONMENTALMAPS.COM

EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS)

INCIDENT

ID 615313
DATE 01/20/01
ORGANIZATION NOT REPORTED
SOURCE NOT REPORTED
TRANSPORT MODE NOT REPORTED
LOCATION PINE STREET, SAN ANTONIO, TX
MATERIAL RELEASED / QTY / 0
AFFECTED WATERWAY NOT REPORTED

Location Unknown



NATIONAL RESPONSE SYSTEM (NRS)

INCIDENT

NRS ID	554193
LOCATION	PINE STREET, SAN ANTONIO, TX
COUNTY	BEXAR
INCIDENT TYPE	RAILROAD NON-RELEASE
INCIDENT CAUSE	UNKNOWN
INCIDENT DATE	01/20/01
AFFECTED MEDIUM	
DESCRIPTION OF INCIDENT	WHILE SWITCHING, 3 FREIGHT CARS DERAILED
ADDITIONAL INFORMATION	2 UPRIGHT ON TRACK BED, 1 CAR LEANING / CALLER STATES CARS WERE NOT PART OF ANY TRAIN

Location Unknown

SUSPECTED RESPONSIBLE PARTY

NAME	NOT REPORTED
ORGANIZATION	NOT REPORTED
ADDRESS	NOT REPORTED, XX
PHONE	NOT REPORTED
TYPE OF ORGANIZATION	UNKNOWN

MATERIAL RELEASED

NAME	
CHRIS CODE	NOT REPORTED
QUANTITY	
QUANTITY IN WATER	



CURRENT SPILL RESPONSE (CSPILLS)

INCIDENT

DATE 01/08/06
LOCATION (NONE.
COUNTY BEXAR

Location Unknown

HAZARD

MATERIAL RELEASED WATER (H2O)
QUANTITY RELEASED 0
AFFECTED WATERWAY SAN ANTONIO RIVER

CUSTOMER GENERIC INCIDENT PRINCIPAL

COMMENTS NONE.



HISTORIC SPILL RESPONSE (HSPILLS)

INCIDENT

SPILL KEY **39104**
DATE **03/26/95**
LOCATION **SAN ANTONIO**
COUNTY **BEXAR**

Location Unknown

HAZARD

MATERIAL RELEASED **SLURRIED LIME**
QUANTITY RELEASED
AFFECTED WATERWAY **NOT REPORTED**
BASIN **NOT REPORTED**

RESPONSIBLE PARTY

NAME **SUN TIDE TRUCKING CO.**
ADDRESS **NOT REPORTED**



DATABASE DEFINITIONS

Brownfields Site Assessments (BSA)

This database is maintained by the Texas Commission on Environmental Quality (TCEQ) as part of the Brownfields Redevelopment Initiative program. This program provides for the cleanup of contaminated brownfield properties to aid in transferability and revitalization. The brownfields in this database have been given funding for site assessments and / or redevelopment. This database contains basic site information, contaminate categories, affected media, and other applicant information. Other information is often available from the files located in TCEQ Central Records - Austin. These files can be obtained and/or researched by Atlas Environmental Research at your request. See <http://www.tceq.state.tx.us> for more information.

Comprehensive Environmental Response, Compensation & Liability Information System (CERCLIS)

The CERCLIS Database is the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) Database that contains information on hazardous waste sites, potentially hazardous waste sites and remedial activities across the nation. The database includes sites that are on the National Priorities List (NPL) or are being considered for the NPL. More information can be obtained on the EPA's website at www.epa.gov.

Closed & Abandoned Landfill Inventory (CLI)

This database was originally obtained by Atlas E.R., Inc. in October 2003. The information contained within this database was collected by the TNRCC (TCEQ) under contract with Southwest Texas State University (Texas State University) under authorization by Texas House Bill 2537 beginning in 1993 and continuing through the present. After the initial inventory by the TNRCC (TCEQ) and Southwest Texas State University (Texas State University), the information was passed on to the regional councils of governments (COGs). The COGs are required under House Bill 2537 to include an inventory of closed municipal solid waste landfills in their regional plans for solid waste management. These requirements are referenced in the Texas Health and Safety Code, Chapter 363.064. Other information is often available from the Landfill files located in TCEQ Central Records - Austin. These files can be obtained and/or researched by Atlas Environmental Research at your request. See <http://www.tceq.state.tx.us> for more information.

Current Spill Response (CSPILLS)

Information in this database is provided by the Texas Commission on Environmental Quality (TCEQ). It details environmental incidents that have been reported to the TCEQ. It may include citizen complaints pertaining to environmental problems or spills, discharges, or releases that may cause pollution and which may or may not have required an emergency response.

Dry Cleaner Registration (DC)

Title 30, Chapter 337 of the Texas Administrative Code requires all dry cleaning drop stations and facilities in Texas to register with the TCEQ and implement new performance standards at their facilities as appropriate. This database includes basic site information on dry cleaning drop stations and facilities registered with the Texas Commission on Environmental Quality.



DATABASE DEFINITIONS

Delisted National Priority List (DNPL)

This database contains sites that were originally on the EPA National Priority List. They have been deleted or "delisted" because remedial action has been completed as ordered by the EPA.

Deleted State Superfund (DSUPER)

These sites were once listed in the state Superfund database, but have been deleted.

Emergency Response Notification System (ERNS)

The Emergency Response Notification System (ERNS) is an archived database that stores information on notifications of oil discharges and hazardous substances releases through the year 2000. ERNS provides the most comprehensive data compiled on notifications of oil discharges and hazardous substance releases in the United States from 1986 - 2000. During its use, more than 275,000 release notifications were entered into ERNS. In mid-2000, the EPA began phasing out their responsibility for maintaining the ERNS database and turning over full control to the National Response Center (NRC). The database was redesigned and renamed the National Response System (NRS). The NRC is now the sole federal point of contact for reporting oil and chemical spills and the NRS is now the most comprehensive source of data compiled on notification of oil and chemical spills from the year 2000 to present. More information is available at <http://www.nrc.uscg.mil>.

Note: ASTM E1527-05 3.2.65 states that records which "do not have adequate address information to be located geographically are not generally considered practically reviewable." It also states that the information being reviewed "shall be such that the user can review the records for a limited geographic area" and that the information is not "practically reviewable unless they can be obtained from the source agency in the smaller geographic area of zip codes."

If the address, zip code, county, or other location fields in the ERNS/NRS database are blank, then that particular discharge or release record may not be included in the Atlas E.R. Regulatory Data Report.

Historic Spill Response (HSPILLS)

Information in this database is provided by the Texas Commission on Environmental Quality (TCEQ). It details environmental incidents that have been reported to the TCEQ. It may include citizen complaints pertaining to environmental problems or spills, discharges, or releases that may cause pollution and which may or may not have required an emergency response.

Institutional / Engineering Controls - Atlas Environmental Research (IECAER)

Institutional and engineering controls obtained from multiple sources including, but not limited to, environmental databases and facility files. This proprietary database is updated at irregular intervals and is not intended to be a complete listing of controls or activity & use limitations (AULs). A complete review of local land records for the area of concern is recommended to determine other potential controls or AULs.



DATABASE DEFINITIONS

Institutional / Engineering Controls - Environmental Protection Agency (IECEPA)

Obtained from the EPA, this database highlights facilities that have either "institutional controls" or "engineering controls". This database is updated at irregular intervals and is not intended to be a complete listing of controls or activity & use limitations (AULs). A complete review of local land records for the area of concern is recommended to determine other potential controls or AULs.

Industrial Hazardous Waste (IHW)

Facilities which store, process, or dispose of hazardous waste (except where such storage and/or processing is excluded from permit requirements in accordance with 30 Texas Administrative Code (TAC) Section 335) must obtain a permit pursuant to the Texas Solid Waste Disposal Act. This database is maintained by the Industrial and Hazardous Waste Permits Section of the TCEQ. It includes ownership details and facility information for industrial hazardous waste sites. Industrial waste is waste that results from or is incidental to operations of industry, manufacturing, mining, or agriculture. Hazardous waste is any solid waste that possesses one or more hazardous characteristics as defined in federal waste regulations.

American Indian Reservations (INDRES)

The Department of Interior and Bureau of Indian Affairs maintains this database. It includes American Indian Reservations, off-reservation trust lands, public domain allotments, Alaska Native Regional Corporations and Recognized State Reservations.

Innocent Owner / Operator (IOP)

The Texas Innocent Owner / Operator Program (IOP) was created by House Bill 2776 of the 75th Legislature, and provides a certificate to an innocent owner or operator, under the Texas Health and Safety Code or Water Code, if their property has become contaminated as a result of a release or migration of contaminants from a source or sources not located on the property, and they did not cause or contribute to the source or sources of contamination. Like the VCP, the IOP can be used as a redevelopment tool or as a way to add value to a contaminated property by providing a certificate that confirms an innocent owner or operator is entitled to immunity from liability. This database is maintained by the Texas Commission on Environmental Quality (TCEQ). It contains basis site information, contaminate categories, affected media, and other applicant and consultant contact information. Other information is often available from the files located in TCEQ Central Records - Austin. These files can be obtained and/or researched by Atlas Environmental Research at your request. See <http://www.tceq.state.tx.us> for more information.

Leaking Petroleum Storage Tanks (LPST)

This database is maintained by the Texas Commission on Environmental Quality (TCEQ) - Petroleum Storage Tank Division. It contains summary information about leaking tanks reported to the commission such as identification numbers, location information, responsible party information, and priority and status codes. Other information, including maps of monitor wells, subsurface information, and contaminant data is often available in report format from the LPST file located in TCEQ Central Records - Austin. These files can be obtained and/or researched by Atlas Environmental Research at your request. See <http://www.tceq.state.tx.us> for more information.



DATABASE DEFINITIONS

Municipal Setting Designation (MSD)

An MSD is an official state designation given to property within a municipality or its extraterritorial jurisdiction that certifies that designated groundwater at the property is not used as potable water, and is prohibited from future use as potable water because that groundwater is contaminated in excess of the applicable potable-water protective concentration level. The prohibition must be in the form of a city ordinance, or a restrictive covenant that is enforceable by the city and filed in the property records.

Municipal Solid Waste Landfills (MSWLF)

This database is maintained by the Texas Commission on Environmental Quality (TCEQ) - Municipal Solid Waste Division. It contains summary information about landfills permitted by the commission such as identification numbers, location information, applicant / owner information, and site characteristics / status. Other information is often available from the Landfill files located in TCEQ Central Records - Austin. These files can be obtained and/or researched by Atlas Environmental Research at your request. See <http://www.tceq.state.tx.us> for more information.

No Further Remedial Action Planned (NFRAP)

Archive (NFRAP) sites have been removed and archived from the CERCLIS inventory. This designation means that to the best of the EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the NPL, unless information indicates that this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site. It only means that based upon available information, the location is not judged to be a potential NPL site. This database contains the same fields and information as CERCLIS. More about NFRAP can be found on the internet at <http://www.epa.gov>.

National Priority List (NPL)

The NPL serves primarily informational purposes, identifying for the States and the public those sites or other releases that appear to warrant remedial actions. Section 105(a)(8)(B) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), as amended, requires that the statutory criteria provided by the Hazardous Ranking System (HRS) be used to prepare a list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States. Sites that are placed on the National Priorities List are also known as Superfund sites and are considered priorities for State and Federal cleanup efforts. Information concerning NPL sites is maintained by the EPA - Office of Emergency and Remedial Response. More about the NPL / Superfund program can be found on the internet at <http://www.epa.gov>.

National Response System (NRS)

The National Response System (NRS) routinely responds to a wide range of hazardous substance releases. It is a multi-layered system of individuals and teams from local, state, and federal agencies, industry, and other organizations that share expertise and resources to ensure that spill control and cleanup activities minimize threats to human health and the environment.



DATABASE DEFINITIONS

Open Dump Inventory (ODI)

An open dump is defined as a disposal facility that does not comply with RCRA Subtitle D, Part 257 or 258 Criteria. All states are required by law to inventory sites which do not comply with these criteria and are required to submit them to the EPA for inclusion in the Open Dump Inventory.

Proposed National Priority List (PNPL)

A site that has been proposed by the Environmental Protection Agency for listing on the National Priority List.

Petroleum Storage Tanks (PST)

This information is maintained by the Texas Commission on Environmental Quality (TCEQ) - Petroleum Storage Tank Division. It has been retrieved from the TCEQ's TRACS PST System. Facility, owner, operator, and specific tank information is maintained within nine files in this system. These files contain information on above / underground storage tanks that have been registered with the TCEQ. Owner and facility address and contact name information has been extracted for all tanks in this database. Specific tank data such as status, installation date, capacity, construction, and contents has been included in this report. See <http://www.tceq.state.tx.us> for more information.

Proposed State Superfund (PSUPER)

These sites have been proposed for inclusion in the state Superfund database.

Resource Conservation & Recovery Act (RCRA)

This database was obtained from the Environmental Protection Agency. RCRAInfo is a national program management and inventory system of RCRA (Resource Conservation and Recovery Act) hazardous waste handlers. Handlers can be characterized as either Treatment, Storage, Disposal, and Combustion Facilities (TSD's), Generators (Large Quantity, Small Quantity, or Conditionally Exempt), or Transporters. RCRIS captures identification and location data for all handlers and a wide range of information on TSDs regarding permit/closure status, compliance with Federal and State regulations, and cleanup activities. Information regarding state and/or federal evaluations, violations, and enforcement actions is also maintained within RCRISInfo. More about RCRISInfo can be found on the internet at <http://www.epa.gov>.

Record Of Decision System (RODS)

The Record of Decision (ROD) is a public document that explains which cleanup alternatives will be used to clean up an NPL site. A ROD provides the justification for the remedial action chosen at an NPL site. It also contains site history, site description, site characteristics, community participation, enforcement activities, past and present activities, contaminated media, the contaminants present, scope and role of response action and the remedy selected for cleanup.

State Superfund (SUPER)

The Texas Commission on Environmental Quality (TCEQ) is required under the Texas Solid Waste Disposal Act, Texas Health and Safety Code Chapter 361, as amended, to identify and assess facilities that may constitute an imminent and substantial endangerment to public health and safety or the environment due to a



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release or threatened release of hazardous substances into the environment. Information on State Superfund Sites is maintained by the TCEQ - Pollution Cleanup Division. More information is available on the internet at <http://www.tceq.state.tx.us>. Additional information on each site in the Atlas E.R. Regulatory Data Report is available from TCEQ Central Records - Austin. This information can be obtained and/or researched by Atlas Environmental Research at your request.

Tribal Registered Storage Tanks (TRST)

This database contains basic information on registered storage tanks and leaking registered storage tanks that store or have stored petroleum or hazardous substances. These tanks are located on tribal lands throughout the United States.

Voluntary Cleanup Program (VCP)

This database is maintained by the Texas Commission on Environmental Quality (TCEQ) - Pollution Cleanup Division. It contains basic site information, contaminate categories, affected media, and other applicant and consultant contact information. Other information is often available from the VCP files located in TCEQ Central Records - Austin. These files can be obtained and/or researched by Atlas Environmental Research at your request. The Texas Voluntary Cleanup Program (VCP) provides administrative, technical, and legal incentives to encourage the cleanup of contaminated sites in Texas. Since all non-responsible parties, including future lenders and landowners, receive protection from liability to the state of Texas for cleanup of sites under the VCP, most of the constraints for completing real estate transactions at those sites are eliminated. As a result, many unused or under used properties may be restored to economically productive or community beneficial use. Also under the VCP, site cleanups follow a streamlined approach to reduce future human and environmental risk to safe levels. Any site not subject to an order or permit from the TCEQ is eligible to enter the VCP, except in cases where TCEQ enforcement action is pending. Parties entering the VCP must submit an application, an environmental site assessment describing the contaminated area of concern, and an application fee. Upon acceptance of the application, the applicant must sign an agreement that describes a schedule of events necessary to achieve cleanup and confirms that the applicant has agreed to pay all VCP oversight costs. After completion of the cleanup, the parties will receive a certificate of completion from the TCEQ, which states that all non-responsible parties are released from all liability to the state for cleanup of areas covered by the certificate. Parties may terminate their participation in the VCP at any time by written notice. See <http://www.tceq.state.tx.us> for more information.



APPENDIX 8

Interview Documentation

**STERLING PROPERTY (1434 E. COMMERCE AND 323 IDAHO)
Phase I Environmental Site Assessment**

TELEPHONE CONVERSATION RECORD

1.	<u>EDWARDS AQUIFER AUTHORITY</u>	(210)477-5141/Robin Tremallo
	Date: <u>12/18/12</u>	Time: <u>3:27 pm</u>
	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.	
2.	<u>SAN ANTONIO RIVER AUTHORITY(SARA)/CREEK POLLUTION</u>	(210)302-3609/Ronnie Hernandez
	Date: <u>12/19/12</u>	Time: <u>4:18 pm</u>
	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, there have been numerous water quality issues throughout the years associated with the San Antonio River and the river loop area.	
3.	<u>TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) ADMINISTRATION</u>	(210)490-3096/Evelyn Lopez
	Date: <u>12/18/12</u>	Time: <u>8:24 am</u>
	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.	
4.	<u>CITY PUBLIC SERVICE (CPS ENERGY) PCB TRANSFORMERS</u>	(210)353-2287/ Clayton Hahn
	Date: <u>12/19/12</u>	Time: <u>2:43 pm</u>
	Mr. Hahn stated that all known PCB transformers within CPS Energy's service area have been removed with the exception of those within restricted access as allowed by EPA Regulations.	
5.	<u>CURRENT PROPERTY OWNER REPRESENTATIVE</u>	210-207-3908/Paul Jimenez
	Date: <u>12/20/12</u>	Time: <u>9:00 am</u>
	Pape-Dawson was escorted by Mr. Paul Jimenez, Special Projects Manager for the Center City Development Office, during the site visit. According to Mr. Jimenez, the commercial building located on site will be renovated and the two (2) residential houses will be demolished. Currently an individual is living in one (1) of the residential structures illegally, according to Mr. Jimenez. Mr. Jimenez believes the commercial building was previously utilized as a restaurant and brothel. Mr. Jimenez is unaware of any environmental concerns associated with the subject site or the surrounding area.	