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1. EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment (ESA) report has been prepared using a format addressing *recognized environmental site conditions* which are generally of importance with respect to potential liability in all real estate transactions. The purpose of this Phase I ESA was to meet the Environmental Protection Agency (EPA) federal standards and practices for conducting all appropriate inquiries (AAI) as required by the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) to qualify for certain landowner liability protections. On February 18, 2008, Talon/LPE conducted an inspection of the 0.639 acres currently in use as a commercial strip center which is located at 7901 Cameron Road in Austin, Travis County, Texas. The site assessment was conducted on behalf of Gaston & Sheehan Auctioneers, Inc. In order to highlight information obtained during this specific assessment, an Executive Summary of the findings has been prepared and is presented below.

The subject property is located in a commercial and residential mixed-use development area. The property consists of a small strip center which is divided up and includes the following tenants: Geronimo's Food Mart/Shamrock gas station, Kuality Kuts, Restaurante Potosino, #1 Nails, a vacant suite, and the Costa del Sol Restaurant. Adjoining properties are developed for commercial and highway vehicle use.

The following are the findings of the Phase I Environmental Site Assessment:

- § The surface gradient at the facility slopes greatly to the south-southeast. Drainage grates are located to the south-southeast along the property boundary and a large runoff storm water hold is located behind the strip center to the north.
- § Austin Energy, Atmos Energy, the City of Austin, and SBC provide utility services to the subject property.
- § One (1) telephone pole with three (3) transformers is located on the eastern property boundary. No staining was observed on the transformers or on the ground under the transformers. These transformers were observed to have a "No PCB's" label on them.
- § Areas of numerous oil staining were noted on the asphalt in various locations around the property parking areas and near the fuel dispensing island as well as near the runoff drainage grate located on the southeast property boundary. Due to large amounts of staining near the drainage grate, this is considered a *recognized environmental condition*.
- § Two (2) large metals containers used for spent cooking oil were located on the eastern side of the property near the Costa del Sol Restaurant.
- § A continuous flow of water from a broken pipe near the damaged building corner of the vacant suite was pooling downhill and into the drainage grate on the property and into the storm water drain on the US 183 frontage road.

- § According to EDR, the subject property was once identified as a Leaking Underground Storage Tank (LUST) facility. This is considered a *recognized environmental condition*.
- § According to EDR, the subject property is identified as having UST's this is considered a potential *recognized environmental condition*. Two (2) facilities at lower elevations within ¼-mile radius were identified as having underground storage tanks (UST). One facility is within 598 feet and one facility is within 1,068 feet of the subject facility. Based on regulatory status and/or topographic relationship to the subject property, these facilities are not considered to be an environmental threat to the subject property. Further inspection of the surrounding area observed two (2) more UST facilities, one (1) at a lower elevation within ½-mile radius of the subject facility and one (1) at a higher elevation within 1-mile radius of the subject facility. These two (2) facilities according to the TCEQ petroleum storage tank registration database and/or topographic relationship are not considered a threat to the subject facility.
- § According to Environmental Data Resources, Inc. (EDR), one (1) facility at a lower elevation was located within 747 feet from the subject property and identified as a Resource Conservation and Recovery Act (RCRA) site and small quantity generator (SQG) of hazardous waste. Based on the topographic relationship to the subject property, this RCRA-SQG facility is not considered a threat to the subject property.
- § According to EDR, one (1) facility within 1/8-mile radius at a higher elevation is located within 60 feet and one (1) facility within 1/8 through ¼-mile radius at a lower elevation is located within 917 feet from the subject property was identified as a RCRA site and conditionally exempt small quantity generator (CESQG) of hazardous waste. Based on the topographic relationship to the subject property and regulatory status within the report about these facilities, these RCRA-CESQG facilities are not considered a threat to the subject property.
- § According to EDR, one (1) facility at a lower elevation was located within 2,567 feet from the subject property and identified as a solid waste facility/landfill (SWF/LF) site. Based on the topographic relationship to the subject property, this facility is not considered a threat to the subject property.
- § According to EDR, the subject property lies less than 1/2-mile radius from a 100-year floodplain and less than ¼-mile radius from a 500-year floodplain. No data was available to determine if the subject property lies within a wetland area.
- § According to EDR, four (4) water wells lie within 1-mile radius of the subject property.
- § No pits, ponds, or lagoons were noted to be on-site during the visit.
- § No evidence of dumping or landfilling was observed on the property during the site inspection.

Talon/LPE has performed the Phase I ESA in conformance with the scope and limitations of ASTM Standard E 1527-05 for the subject property located at 7901 Cameron Road in Austin, Travis County, Texas. No exceptions to, or deletions from, this practice were knowingly or willfully made. *Recognized environmental conditions* as used by ASTM Standard 1527-93 are defined as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water on the property. This assessment has revealed *recognized environmental conditions* in connection with this property.

This assessment has revealed the following *recognized environmental conditions* in connection with the property:

- The past LUST release at this subject facility
- The presence of current UST's
- Large amounts of staining near the drain grate
- Former presence of a dry cleaning business

All constitute a past and/or potential material threat of a release of a hazardous substance or release of petroleum products.

2. INTRODUCTION

2.1 Purpose

The purpose of this Phase I ESA was to meet the Environmental Protection Agency (EPA) federal standards and practices for conducting all appropriate inquiries (AAI) as required by the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) to qualify for certain landowner liability protections. The site assessment was conducted on the behalf of Gaston & Sheehan Auctioneers, Inc. on the property located at 7901 Cameron Road, Austin, Travis County, Texas. The property of interest is a commercial development and is described as follows: 0.639 ACR OF LOT B CCNB CAMERON PLACE SUBD ABS 39 SUR 31.

Activities conducted during the assessment included but were not limited to: a review of historical data including maps and aerial photographs; a review of current regulatory databases; a visual inspection of the subject property as well as adjoining properties; and personal and telephone interviews with various regulatory agency personnel and persons associated with the property of interest.

The Phase I ESA of the subject property was comprised of four components including:

- a. Records Review
- b. Site Reconnaissance
- c. Interviews
- d. Summary Report

2.2 Work Scope and Conditions

The Phase I ESA was performed to identify *recognized environmental conditions* in accordance with the process described in the American Society for Testing and Materials (ASTM) E 1527-05 Standard Practice for Environmental Site Assessments. The scope of services included the following tasks:

TASK

1. Researched the history of the site including current and prior owners. This did not constitute a Title Search. Please note that the title company should be responsible for determination of any liens held against the property.
2. Visited the site to document the present surface conditions and physical characteristics such as buildings, drains, tanks, oil and gas wells, electrical transformers, visible spills, and the general appearance of the property.
2. Per ASTM 1527, the following record sources were reviewed:

- X Federal National Priority List (NPL), facilities within approximately 1 mile.
- X Federal Delisted NPL site list within approximately ½ mile.
- X Federal CERCLIS list, facilities within approximately ½ mile.
- X Federal CERCLIS NFRAP list, facilities within approximately ½ mile.
- X Federal RCRA CORRACTS list, facilities within approximately 1 mile.
- X Federal RCRA non-CORRACTS TSD list, facilities within approximately ½ mile.
- X Federal RCRA Generators list for the property and adjoining properties.
- X Federal Institutional Control/Engineering Control registries for the property.
- X Federal ERNS list for the property only.
- X State and Tribal equivalent NPL, facilities within approximately 1 mile.
- X State and Tribal equivalent CERCLIS, facilities within approximately ½ mile.
- X State and Tribal Landfill and/or Solid Waste Disposal lists, sites within approximately ½ mile.
- X State and Tribal Leaking UST list, sites within a ½ mile radius of the subject property.
- X State and Tribal Registered UST list for the property and adjoining properties.
- X State and Tribal Institutional Control/Engineering Control registries for the property.
- X State and Tribal Voluntary Cleanup sites within ½ mile.
- X State and Tribal Brownfield sites within ½ mile.

4. Interviewed the current owners/operators or other available individuals to attempt to determine present/past operational practices that may have contributed to the present environmental condition of the site back to initial development or 1950 (whichever is earlier). This information may be limited due to the actual knowledge of current owners/operators regarding the history of the site.
5. Reviewed reasonably-ascertainable standard historical information sources such as historic aerial photographs and historical topographic maps to determine land use patterns, structures, existence of ponds, and areas of potentially-stressed vegetation from the present until a time that the property appears to be undeveloped or to 1950 (whichever is earlier). This research is sometimes limited due to a lack of reasonably-ascertainable standard historical sources; information may not be available for the entire period back to 1950 or earlier.

Phase I ESA's are generally recognized on an industry-wide basis as essentially qualitative rather than quantitative. Therefore, in an effort to standardize site activities, report preparation, and to conform to industry standard practices, terms used in this report, and conditions referred to, conform to the ASTM Standard Practice for Phase I ESA's. The user is referred to this standard for general definitions and standard work activities involving site assessments.

2.3 Limitations and Exceptions of Assessment

Pursuant to Section 13.1.5 of the ASTM Standard Practice, the following is a list of considerations outside the scope of a standard Phase I ESA that the user may want to assess in connection with commercial real estate transactions. No implication is intended as to the relative importance of inquiry into such non-scope considerations, and this list of non-scope conditions is not intended to be all-inclusive.

The following conditions were not addressed in the ESA and include:

1. Asbestos-Containing Building Materials (ACBM)
2. Radon
3. Lead Based Paint
4. Lead in Drinking Water
5. Wetlands
6. Regulatory compliance
7. Cultural and historic resources
8. Industrial hygiene
9. Health and Safety
10. Ecological resources
11. Endangered Species
12. Indoor air quality
13. Biological agents
14. Mold

It should be noted that a Phase I ESA typically does not include any testing or sampling of materials (e.g., soil, water, air, building materials).

The information used to prepare this report was provided by a number of parties including government agencies, third party vendors, and persons familiar with the property. All information reviewed was not independently verified unless actual knowledge of site conditions or history indicated obvious inconsistencies or errors. The conclusions presented in this report are based solely on the observations made during the site assessment evaluation and on data provided by others (individuals - entities). Thus, the accuracy of the resulting reporting and conclusions drawn from this information is inherently based on the accuracy of the information that was obtained/provided. In summary, there is always a possibility that some environmental conditions may be present on the property of interest which were not discovered or noted during the Phase I ESA activities (walkover inspection, records review, etc.) conducted by Talon/LPE. **THEREFORE, NO GUARANTEES OR WARRANTIES AS TO THE CONDITION OF THE PROPERTY OF INTEREST OR SUITABILITY OF PROPERTY USE FOR ANY PARTICULAR PURPOSE IS MADE OR IMPLIED BY TALON/LPE.**

3. SITE DESCRIPTION

3.1 Location and Legal Description

The subject property is located at 7901 Cameron Road, in Austin, Travis County, Texas. The subject property consists of one parcel totaling 0.639 acres and is legally described as: 0.639 ACR OF LOT B CCNB CAMERON PLACE SUBD ABS 39 SUR 31.

3.2 Site and Vicinity Characteristics

At the time of the site visit, the property consisted of a strip center of approximately 8,783 square feet of living space, which is divided up and includes the following tenants: Geronimo's Food Mart/Shamrock gas station, Kuality Kuts, Restaurante Potosino, #1 Nails, a vacant suite, and the Costa del Sol Restaurant. The remaining property is used for parking.

Adjoining properties are developed for commercial use and highway vehicle use. The subject property is bordered to the north by a few business buildings. The west is bordered by Cameron Road and a Shell convenience store/gas station. The south is bordered by US Highway 183 and the 183 frontage road and the east is bordered by a used car sales lot, Auto Centro Plus.

The elevation of the property is approximately 651 feet above mean sea level according to the EDR report. The surface gradient appears to dip towards the south-southeast. The subject property is situated near 100-year and 500-year flood plain areas, but not directly within either of the floodplains. No data was available to determine if the subject property lies within a wetland area.

3.3 Description of Structures, Roads, Other Improvements on the Site

The property was built upon in 1986 to look as it does currently. The strip center is divided into two sections which include Geronimo's Food Mart/Shamrock gas station, Kuality Kuts, Restaurante Potosino, #1 Nails, and the vacant suite as part of one building, which is situated on the north part of the property and the Costa del Sol Restaurant as part of a smaller separate building which is situated on the northeast portion of the property. The buildings are slab on grade and wood framed with the living area totaling 8,783 square feet and a paved area of 26,000 square feet.

3.4 Current Use of the Property

The current uses of the property are commercial only.

3.5 Current Uses of the Adjoining Properties

Current uses of the adjoining properties were determined during the site reconnaissance and by a review of various third party information sources including available aerial photography and street directories. The north adjoining property is a business park with three (3) large multi-story buildings. To the west is an active Shell convenience store/gas station. The adjoining property to the south is US Highway 183 and the 183 frontage road. The adjoining property to the east is bordered by Auto Centro Plus, a used car sales business, this property consists of two smaller portable buildings used for detailing cars and sales.

4. RECORDS REVIEW

4.1 Purpose and Records Reviewed

The purpose of the records review was to obtain and review records/information that would aid in identifying *recognized environmental conditions* in connection with the property. Some records reviewed pertain not just to the subject property but also pertain to properties within an approximate additional search distance from the subject property in order to help assess the likelihood of problems from migrating hazardous substances or petroleum products. All search distances were conducted per ASTM standards and noted for specific identifying criteria in this report, and were measured from the center section in relation to the subject property.

Talon/LPE endeavored to obtain and use the most accurate and complete, practically reviewable, and reasonably ascertainable record information available from standard sources. Every reasonable effort was made to compensate for possible mistakes or insufficiencies. However, the report preparer does not contend that every possible record that might exist with respect to the subject properties was identified, obtained, or reviewed.

4.2 Federal, State, and Tribal Environmental Records Reviewed

A database search report of federal and state environmental records was obtained from EDR. The federal and state database search was compiled by using a physical address, latitude and longitude, and zip code search. The databases were reviewed and a summary of each is provided below. The complete EDR report and the Petroleum Registration Database Query results can be found as Appendix C.

4.2.1 Leaking Underground Storage Tanks

Review of the database search performed by EDR, of the Texas Commission on Environmental Quality (TCEQ) listing of facilities which have reported LUSTs, revealed that the subject facility, located at 7901 Cameron Road, is a former LUST site. A final concurrence was issued from the TCEQ on June 28, 2000 and the case was closed and the wells plugged. This is considered a *recognized environmental condition*.

4.2.2 Underground Storage Tanks

Review of the database search performed by EDR, of the TCEQ listing of facilities which have underground petroleum storage tanks, and an area search while at the subject facility revealed that there are four (4) facilities which have reported underground storage tanks in addition to the subject property. These facilities are as follows: 1) Signature 41, within 1/8-mile radius and located 598 feet southwest of the subject property at 1420 E Anderson Lane, is currently active with all three (3) UST's in use and no variances reported at the site. 2) Lucky Food, with 1/8 through 1/4-mile radius located 1,068 feet east-southeast of the subject property at 1700 E Anderson Lane, is currently active with all four (4) UST's in use and no variances reported at this site. 3) Walnut Market, located approximately 1/2-mile radius east of the subject property at 1900 E Anderson Lane, is currently active with two (2) UST's and no variances reported. 4) Murphy USA #6926, located approximately 1-mile radius northwest of the subject property at 1030 Norwood Park Blvd., is currently active with two (2) UST's and no variances reported.

4.2.3 RCRA Sites

Review of the database search performed by EDR, of the U.S. Environmental Protection Agency (EPA) RCRA listing of facilities which generate hazardous waste, revealed that there are three (3) facilities that generate small quantities of hazardous waste, these facilities are as follows: 1) Accelerated Technologies, within 1/8 through 1/4 –mile radius and located 747 feet east of the subject property at 1611 Headway Circle, has been reported with no violations. 2) Cellzdirect Inc., within 1/8 through 1/4-mile radius and located 917 feet east of the subject property at 1624 Headway Circle, has received general notices related to land disposal restrictions. 3) Eagle Traffic Controls, within 1/8-mile radius and located 60 feet northwest of the subject property at 8004 Cameron Road, has been reported with no violations.

4.2.4 Solid Waste Facilities/Landfill

Review of the database search performed by EDR, of the SWF/LF listing of facilities which are in the area, revealed that there is one (1) facility which has reported being a SWF/LF within 2,567 feet of the subject property. This facility, located east-southeast of the subject facility at 2104 E Anderson Lane has been reported closed.

4.3 Physical Setting Information

USGS 7.5 minute topographic maps displaying the subject property and surrounding areas were reviewed as part of the ESA. The topographic maps show the site dips greatly to the south-southeast with an elevation of approximately 651 feet above mean sea level (AMSL). The nearby surrounding area has elevations of approximately 552-689 feet AMSL (USGS). Topographic maps can be found in Appendix E. According to the Federal Emergency Management Agency (FEMA) maps, the subject property is situated near 100-year and 500-year flood plain areas, but not directly within either of the floodplains. According to the National Wetlands Inventory (NWI), no data was available to determine if the subject property lies within a wetland area. Local flood zones and Federal wetlands are indicated on the Overview and Detail Map located in the EDR report in Appendix C.

4.4 Historical Use Information on the Subject Property and Adjoining Properties

Historic use of the property and adjoining properties was evaluated by reviewing a variety of information sources, including available historical aerial photography, historical topographic maps, and street directories.

4.4.1 Historic Aerial Photography Review

Historical aerial photographs were obtained from the Agricultural Stabilization and Conservation Service (ASCS), United States Air Force (USAF), Texas Department of Transportation (TXDOT), United States Geological Survey-Circulars (USGS-CIR), and Capital Area Planning Council (CAPCO). Table 1 identifies the source, date, approximate scale, and type of photographs reviewed; reproductions of the photographs are presented in Appendix D. No areas of concern were identified at the subject property or adjoining properties during the review of the aerial photographs.

TABLE 1 - AERIAL PHOTOGRAPHS

Source	Date	Approximate Scale	Photograph Type
ASCS	1951	1 in = 500 feet	black & white
USAF	1969	1 in = 1000 feet	black & white
TXDOT	1970	1 in = 500 feet	black & white
TXDOT	1980	1 in = 500 feet	black & white
TXDOT	1988	1 in = 500 feet	black & white
USGS-CIR	1995	1 in = 500 feet	color
CAPCO	2002	1 in = 500 feet	color

In the 1951 photograph, the subject property and adjoining property appear to be vacant land. The rest of the surrounding land appears to be farmland and sparse wooded areas with some small structures. Cameron Road is present as well as several smaller roads.

In the 1961 photograph, the subject property appears to be similar to the previous photograph; however, the adjoining area to the east appears to be under development. Residential areas have sprung up to the northeast, west, and south. The major highways of 183 and 290 are present as well as several smaller and residential roads. The north and northeast appear to mainly be under development and/or still sparse wooded areas.

In the 1970 photograph, the subject property and adjoining properties to the north and east appear to have small residential and/or commercial structures on them. The surrounding areas are similar to the previous photograph, but with a few more residential houses being developed to the south.

In the 1980 photograph, the subject property appears to be similar to the previous photograph. Commercial buildings have been developed to the east and north of the subject property. A few more residential houses have been developed to the south and north as well as a few smaller roads.

In the 1988 photograph, the subject property and adjoining properties to the north, east, and south appear as they are presently. Residential areas appear to be completely developed to the south and commercial buildings have been developed to the east, west, and north of the subject property.

In the 1995 photograph, the subject property and most of the surrounding area appears to be similar to the previous photograph; however, the vacant property east and north-northwest of the site has been developed.

In the 2002 photograph, the subject property, adjoining properties, and surrounding properties appear as they are presently.

4.4.2 Historical Topographic Maps

Historical topographic maps of the subject property and the surrounding area were obtained from the United States Geological Survey (USGS) and reviewed for potential environmental concerns. No areas of concern were identified at the subject property and adjoining properties during the review of the topographic maps. Table 2 identifies the name, date, series, and scale of the topographic maps reviewed; reproductions of the photographs are presented in Appendix E.

TABLE 2 – TOPOGRAPHIC MAPS

Name	Date	Series	Scale
Austin	1910	30	1:12,5000
Austin East	1954	7.5	1:24,000
Austin	1955	15	1:62,500
Austin East	1966	7.5	1:24,000
Austin East	1973	7.5	1:24,000
Austin East	1988	7.5	1:24,000

4.4.3 Fire Insurance Maps

According to the Sanborn Map Report provided by EDR, no fire insurance maps covering the target property were found.

4.4.4 Street Directories

A summary report of City Directories was provided by EDR. The source for this data was provided by Morrison-Fourmy City Directory and Polk's City Directory. The directories give tenant uses of the subject property from 1990-2007. Prior tenant uses of concern are the Jack Brown Cleaners from 1990-1997, Kwik Kopy Printing in 1990, and TLC Cleaners in 2002. No reports of violations for these prior tenants were found; however, former dry cleaning facilities are considered a *recognized environmental condition*.

5. SITE RECONNAISSANCE AND INTERVIEWS

5.1 Objectives and Limiting Conditions

The objective of the site reconnaissance was to visually identify *recognized environmental conditions* in connection with the subject property.

A site walk-over was conducted on the subject property on February 18, 2008 by Mrs. Jessica Barrett of Talon/LPE. The site was walked-over and visually scanned for the possibility of conditions of environmental concern. The vacant suite was dark with no working lights, which made seeing the areas at the back of the suite limited. Costa del Sol Restaurant did not give access to the back areas and Restaurante Potosino was and had been closed for numerous days; these were also limitations to the site reconnaissance.

5.2 Exterior and Interior Site Observations

The following items were observed during the walk-over of the subject property. Some of these items were identified as *recognized environmental conditions* in connection with the subject property.

5.2.1 Storage Tanks

The subject property is an active station with three (3) UST's in use. Access ways were observed as well as an abandoned monitor well. UST's are considered a *recognized environmental condition*.

5.2.2 Dumping, Ground Surface Staining, and Stressed Vegetation

No signs of dumping or stressed vegetation, however, areas of numerous oil staining were noted on the asphalt in various locations around the property parking areas and near the fuel dispensing island as well as near the runoff drainage grate located on the southeast property boundary. Due to large amounts of staining near the drainage grate, this is considered a *recognized environmental condition*.

5.2.3 Indications of PCBs

One (1) telephone pole with three (3) transformers is located on the eastern property boundary. No staining was observed on the transformers or on the ground under the transformers. These transformers were observed to have a "No PCB's" label on them.

5.2.4 Substance Containers

Two (2) large metal spent cooking oil containers were located on the east side of the property.

5.2.5 Pools of Liquid

A continuous flow of water from a broken pipe near the damaged building corner of the vacant suite was pooling downhill and draining into the drainage grate on the property and into the storm water drain on the 183 frontage road.

5.2.6 Heating/Cooling

The strip center buildings are heated and cooled with electricity. A/C units were observed on the roof of the buildings. Hot water is provided by a water heater. The utilities used for cooling and heating are provided by Austin Energy.

5.2.7 Chemicals

Household cleaning products were observed at almost all the suites within the strip center. All chemicals were in proper containers and secured with lids. The specialized chemicals used at the Kuality Kuts and #1 Nails were also properly stored and secured with lids. There was no evidence of dumping or spills.

5.3 Interviews

Interviews with various individuals consisted of questions asked in an attempt to determine any conditions that may exist or existed in the past regarding *recognized environmental conditions*. The information provided in a questionnaire given to Mr. Bob Sheehan of Gaston & Sheehan Auctioneers, Inc. was consistent with the information provided in the EDR database searches. No environmental liens, land-use restrictions, or institutional controls have been reported in relation to the subject property.

6. FINDINGS AND CONCLUSIONS

Talon/LPE has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard E 1527 of the subject property located at 7901 Cameron Road in Austin, Travis County, Texas. No exceptions to, or deletions from this practice were knowingly or willfully made. *Recognized environmental conditions* as used by ASTM Standard 1527-05 is defined as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water on the property.

This assessment has revealed the following *recognized environmental conditions* in connection with the property:

- The past LUST release at this subject facility
- The presence of current UST's
- Large amounts of staining near the drain grate
- The former presence of a dry cleaning business

All constitute a past and/or potential material threat of any hazardous substances or release of petroleum products.

7. SIGNATURES

I (we) declare that, to the best of my (our) professional knowledge and belief, I (we) meet the definition of Environmental Professional(s) as defined on 40 CFR § 312.10, and I (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. I (we) have developed and performed the all appropriate inquiries in conformance with the standards and practices set fourth in 40 CFR Part 321.

Angela Barnes, Senior Project Manager
Talon/LPE

Eric Clegg, Project Manager, P.G.
Talon/LPE

8. APPENDICES

Appendix A - Site Plan and Vicinity Map

Appendix B - Site Photographs

Appendix C - Environmental Site Information Research Data (EDR Report)

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