Quantum
Environmental Consultants, Inc.

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October 31, 2002

Mr. Zafar Iqbal, P.E.
City of Houston
Public Works and Engineering
P.O. Box 1562
Houston, Texas 77002

Re: Environmental Transaction Screening Report
Former Water Well Site – 3300 Riner Street, Houston, Texas
Parcel SY1-059, Contract No. 53487, Task 02-21
Quantum Project Number: H02079

Dear Mr. Iqbal,

Quantum Environmental Consultants, Inc. (Quantum) has conducted an Environmental Transaction Screening (ETS) evaluation for the property located at 3300 Riner Street, Houston, Texas, which is currently owned by the City of Houston. This ETS is provided in accordance with the Authorization letter from Mr. Michael K. Ho, dated September 19, 2002.

The scope of services for this ETS included: a site reconnaissance; a review of available records of State and Federal regulatory authorities for the subject property and surrounding properties; the completion of an ETS questionnaire based on visual observations and owner/occupant interview(s); and reviewing fire insurance maps when available and/or consultation with the local fire department regarding industrial activities on or surrounding the subject property. The regulatory review and ETS questionnaire for this site are provided as Attachments 1 and 2, respectively. No media sampling was included in the scope of this ETS, nor was a preliminary asbestos survey or lead-based paint sampling included.

Quantum has performed this Environmental Transaction Screening in accordance with generally accepted practices of the industry and generally followed guidelines from the ASTM Standards on Environmental Site Assessments: Transaction Screening Process for Commercial Real Estate E 1528-00, except

where City of Houston requirements for conducting a Transaction Screening supersedes or exempts the ASTM guidelines. Personnel qualifications are provided in Attachment 3.

Based on the ETS evaluation process described above, the following findings and conclusions are provided:

- The subject property is located at 3300 Riner Street (according to Mr. Paul Khambhat, Engineer, City of Houston-Water Production Branch) and consists of 55,328 square feet of vacant land. No structures are currently located on the subject property. According to information provided by the City of Houston, a Water Well Plant was formerly located on the subject property.

- The subject property is bound to the north by Riner Street, beyond which are residential homes, and to the east by U.S. Highway 59. South of the subject property is a vacant lot, and Dane Street borders the subject property to the west, beyond which are residential homes. A photograph of the subject property taken during the site reconnaissance is provided in Attachment 4.

- According to information provided by Mr. Paul Khambhati, Engineer for the City of Houston - Water Production Branch, the former water well located at this property was plugged and abandoned in 1994. Also, according to Mr. Khambhati, the correct address of the subject property is 3300 Riner Street. Mr. Khambhati completed the transaction screening questionnaire as the property owner's representative.

- According to the USGS Settegast, Texas Quadrangle Topographic map dated 1982 (Attachment 5), surface water drainage in the area is generally towards the south.

- One pole-mounted transformer was located on the northwest property line of the subject property during the site reconnaissance. Reliant Energy was contacted regarding the transformer, however, no response has been received to date. No evidence of corrosion or leakage was identified therefore, this transformer may remain in service in accordance with 40 CFR 761. Additionally, as part of the site reconnaissance, no fault lines were identified at or in the vicinity of the subject property.

- Federal Emergency Management Agency Flood Insurance Rate Map No. 48201C0680K indicated that the subject property was within the 500-year

flood plan for Harris County. Additionally, no fault lines were identified at or in the vicinity of the subject property.

- The National Priority List (NPL) for Uncontrolled Hazardous Waste Sites, issued by the Environmental Protection Agency (EPA), lists uncontrolled hazardous waste sites that require additional investigation to determine if they pose risks to the environment or to human health. No NPL sites were identified within a one-mile radius of the subject property.

- The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) is a compilation of known or suspected uncontrolled or abandoned Hazardous Waste Sites which are under investigation by the EPA for the release or threatened release of hazardous substances. No CERCLIS sites were identified within a one-half mile radius of the subject property.

- The No Further Remedial Action Planned Report (NFRAP) was reviewed for facilities located within a one-half mile radius of the subject property. The NFRAP contains information pertaining to sites which have been removed from the EPA published CERCLIS database. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. Neither the subject property nor adjoining properties was identified as an NFRAP site.

- The Resource Conservation and Recovery Information System (RCRIS) Corrective Action Sites (CORRACTS) database includes RCRIS sites with reported corrective action. No CORRACTS sites were identified within a one-mile radius of the subject property.

- The Resource Conservation and Recovery Information System (RCRIS) treatment, storage, and disposal (TSD) facilities pertain to facilities which either treat, store, or dispose of hazardous waste. No RCRIS-TSD sites were identified within a one-half mile radius of the subject property.

- The RCRIS Large-Quantity Generator list contains those sites, which generate more than 1,000 kilograms of hazardous waste per month. No RCRIS large-quantity generator sites were identified within a one-quarter mile radius of the subject property.

- The RCRIS Small-Quantity Generator list contains those sites, which generate between 100 and 1,000 kilograms of hazardous waste per month. Two RCRIS small-quantity generator sites were identified within a one-quarter mile radius of the subject property. Both sites are located between one-eight and one-quarter mile to the northeast of the subject property. No violations were noted for either of these sites and therefore, these sites are not expected to have adversely impacted the subject property.

- The Emergency Response Notification System (ERNS) list is a national database containing information from spill reports made to Federal authorities including the EPA, the United States Coast Guard, the National Response Center, and the Department of Transportation regarding reported releases of soil and hazardous substances. The subject property was not identified as an ERNS site.

- The Texas State Superfund Quarterly Status Report contains information on abandoned or inactive hazardous waste sites in the State of Texas that do not qualify for federal Superfund action and cannot be resolved under the hazardous waste program or an agreed administrative order. Potential State Superfund sites receives a Hazard Ranking Score and a remedial investigation/feasibility study. If these studies suggest that the facility pose an imminent and substantial endangerment to the environment or public health and safety, the proposed site is formally listed on the State Superfund report. The Texas State Superfund is equivalent to the State CERCLIS. No State Superfund sites were identified within a one-half mile radius of the subject property.

- The TNRCC Permitted Solid Waste Facilities (LF) Directory is a comprehensive listing of all reported active and inactive permitted solid waste landfills and process facilities operating within the State of Texas. No LF sites were identified within a one-half mile radius of the subject property.

- The Texas Natural Resource Conservation Commission (TNRCC) Petroleum Storage Tank (PST) list is a comprehensive listing of all registered PSTs located within the State of Texas. Five PST sites were identified within a one-quarter mile radius of the subject property. None of these sites are listed as leaking sites; therefore, these sites are not expected to have adversely impacted the subject property.

- The TNRCC Leaking Petroleum Storage Tank (LPST) file is a comprehensive listing of all reported leaking aboveground and underground petroleum

storage tanks registered within the State of Texas. Nine LPST sites were identified within a one-half mile radius of the subject property. Four of these sites have been issued closure by the TNRCC, indicating no further action is warranted. One of the five remaining sites was identified as Dainty Food Mart located approximately 0.22 miles north-northwest of the subject property. This site reportedly has minor soil contamination only and therefore, not expected to have adversely impacted the subject property. Three of the five remaining sites were identified as Jackson Service Station, Diamond Shamrock No. 717, and Jensen Coastal. These sites are located approximately 0.28 miles south, 0.36 miles west, and 0.48 miles southwest of the subject property, respectively. These sites are located either topographically downgradient or cross-gradient of the subject property and therefore, not expected to have adversely impacted the subject property. The remaining site was identified as RAS 6 2092 located approximately 0.25 miles north-northeast of the subject property. This site reportedly has impacted groundwater but no apparent threat or impact to receptors and is in the groundwater monitoring stage of corrective action. Although this site is located topographically upgradient of the subject property, it is situated on the opposite side of U.S. Highway 59 from the subject property. Based on the location and distance of this site from the subject property, this site is not expected to have adversely impacted the subject property.

- The Texas Voluntary Cleanup (VOL) sites database includes information on sites enrolled in the Texas Voluntary Cleanup Program. These sites have experienced some type of release or contamination of which cleanup is voluntarily initiated, typically by the property owner, following requirements within the Texas Voluntary Cleanup Program for an ultimate "No further action" letter by the TNRCC. One VOL site was identified within a one-half mile radius of the subject property. This site was identified as Chevron Facility No. 60108031 and was issued closure under the TNRCC LPST Reimbursement Program, indicating no further action is warranted. This site was also listed as a small-quantity generator site reportedly with no violations found. Although this site is located topographically upgradient of the subject property, it is situated on the opposite side of U.S. Highway 59 from the subject property. Based on the location of this site from the subject property, this site is not expected to have adversely impacted the subject property.

- The Houston Fire Department (HFD) was contacted and insurance fire maps were reviewed regarding information on the subject property. Based on the letter provided in Attachment 6, no record of files for this site with the HFD or insurance fire records were identified.

Based on the information provided above, the ETS evaluation has revealed no recognized environmental conditions in connection with the subject property, which would warrant further investigation at this time. User provided information is included in Attachment 7.

This Environmental Transaction Screening evaluation was performed by Quantum in accordance with applicable ASTM Standards and generally accepted practices of the profession in performing similar studies in the same general area and during the same general time frame. Quantum observed the same degree of care and skill generally exercised by the profession under similar circumstances. Quantum's observations and findings cannot be considered as scientific certainties. The conclusions are based on our professional judgement regarding the significance of the limited information available during the course of this study. Specifically, Quantum does not and cannot represent that the subject property contains no recognized environmental conditions, and/or other latent conditions beyond that observed by Quantum in the course of this ETS.

If you have any questions or comments, please feel free to contact us at 713-961-9975.

Sincerely,
Quantum Environmental Consultants, Inc.

Leslie Warren

Leslie B. Warren
Project Manager

Bennie L. Benford Jr.

Bennie L. Benford, Jr
Operations Manager

Attachments