



**PHASE I**  
**ENVIRONMENTAL SITE ASSESSMENT**

*Houston Public Library Site- Vinson Branch*  
*3100 West Fuqua Street*  
*Houston, Texas 77045*

**Prepared for**

**City of Houston**  
**Attention Gabriel Mussio**

**Prepared by**

**CRG Texas, LLC**  
**700 South 11<sup>th</sup> Street**  
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**Project Number 10-059**  
**June 30, 2010**



*June 30, 2010*  
**Ref. No. 10-059**

*Mr. Gabriel Mussio*  
*Energy and Environmental Management Division*  
*Building Services Department*  
*P.O. Box 1562*  
*Houston, Texas 77251-1562*

**Attention: Mr. Gabriel Mussio**

**Re: Phase I Environmental Site Assessment Report, Asbestos and Lead-Based Paint Inspection Reports  
Vinson Branch Library at 3100 West Fuqua, Houston, Texas 77045**

CRG Texas, LLC is pleased to submit our report describing the findings of a Phase I Environmental Site Assessment (ESA), and Lead-Based Paint (LBP) and Asbestos Containing Materials (ACM) survey, sampling, and analysis at the City of Houston Vinson Branch public Library property at 3100 W. Fuqua, in Houston, Harris County, Texas. This Phase I ESA assessment was prepared in general accordance with the American Society of Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM Designation: E1527-05); Additional services for the LBP inspection and the ACM inspection, sampling, and testing were performed in accordance with rules as written by the Texas Department of State Health Services.

The purpose of the Phase I ESA was to identify, to the extent feasible, recognized environmental conditions (RECs) in connection with the property. This assessment included a site reconnaissance as well as research and interviews with representatives of the public, property management, and regulatory agencies. The purpose of the ACM and LBP inspection was to identify suspect ACM and LBP, and to perform bulk sampling of those suspect materials to determine the presence, physical condition and quantities of the ACM and LBP for a renovation or demolition project.

If you have any questions or require further clarification of the report findings, please contact the undersigned at your convenience. Thank you for the opportunity to be of service to the City of Houston.

Yours very truly,

*CRG Texas, LLC*



Kevin C. Casler  
Vice- President and Owner  
***CRG Texas, LLC***

Kevin C. Casler, TCEQ LOSS, RCAS, CAPM  
Environmental Professional

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## 1.0 SUMMARY

The City of Houston engaged CRG Texas, LLC (CRG) to conduct a Phase I Environmental Site Assessment (ESA), Lead-Based Paint (LBP) and Asbestos Containing Materials (ACM) inspection, sampling, and analysis for the Vinson Branch Library property at 3100 W. Fuqua, in Houston, Harris County, Texas, subsequently referred to in this report as "the Property". The environmental site assessment was prepared in general accordance with the American Society of Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM Designation: E1527-05); the LBP inspection and the ACM inspection, sampling, and testing were performed in accordance with rules as written by the Texas Department of State Health Services.

The purpose of the Phase I ESA was to identify, to the extent feasible, recognized environmental conditions (**RECs**) in connection with the property. This assessment included a site reconnaissance as well as research and interviews with representatives of the public, property management, and regulatory agencies.

The purpose of the LBP and ACM inspections, sampling, and testing was to identify types and quantities of LBP and ACM that may require abatement by a licensed contractor during future planned renovations for the building at the Property.

The subject property consists of one parcel of land and one building as follows:

Vinson Branch Library property at 3100 W. Fuqua, in Houston, Harris County, Texas with Harris County Appraisal District (HCAD) legal description as follows: TR 4 ABST 661 C M ROBERTS. Land area is 1.00 acre; building area is 9,000 square feet. The Property has been in use as a public library facility since around 1968, and was vacant land prior. Past uses of the Property include: Public Library from 1968-present, and vacant agricultural land prior to 1968.

### ***Current and Historical RECs Identified***

None Identified

*De Minimis* conditions were observed at the Property where underground petroleum pipelines were observed west and northwest adjacent to the site. No surface staining or stressed vegetation was observed in the vicinity of the adjacent pipelines.

### ***Opinion on impact of RECs***

Our professional opinion is that no current or historic RECs were identified in connection with the Property. ACM was detected and reported above regulatory limits in the pipe insulation in the mechanical room. LBP was detected and reported **above** the regulatory limit of .5% at the exterior back door frame. Please see the Tex Star Labs, LLC ACM and LBP Inspection Reports attached in Appendix 7.

### ***Recommendations***

The ACM and LBP containing materials should only be disturbed or removed by a licensed asbestos abatement contractor under the supervision of a licensed asbestos consulting agency.

## **2.0 INTRODUCTION**

The City of Houston engaged CRG to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 3100 W. Fuqua in Houston, Texas, subsequently referred to in this report as "the subject property". This assessment was prepared in general accordance with the American Society of Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM Designation: E1527-05).

### **2.1 Purpose**

The purpose of the Phase I ESA was to identify, to the extent feasible, recognized environmental concerns in connection with the property. This assessment included a site reconnaissance as well as research and interviews with representatives of the public, property management, and regulatory agencies.

### **2.2 Scope of Services**

The scope of work for this assessment was in general accordance with the American Society of Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM Designation: E1527-05). These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying recognized environmental conditions.

### **2.3 Significant Assumptions**

While this report provides an overview of potential environmental concerns, both past and present, the environmental assessment is limited by the availability of information at the time of the assessment. It is possible that unreported disposal of waste or illegal activities impairing the environmental status of the property may have occurred which could not be identified. The conclusions and recommendations regarding environmental conditions that are presented in this report are based on a scope of work authorised by the Client. Note, however, that virtually no scope of work, no matter how exhaustive, can identify all contaminants or all conditions above and below ground.

### **2.4 Limitations and Exceptions**

The report has been prepared in accordance with generally accepted environmental methodologies referred to in ASTM 1527-05, and contains all of the limitations inherent in these methodologies. No other warranties, expressed or implied, are made as to the professional services provided under the terms of our contract and included in this report. The services performed and outlined in this report were based, in part, upon visual observations of the site and attendant structures. Our opinion cannot be extended to portions of the site that were unavailable for direct observation, reasonably beyond the control of CRG.

The objective of this report was to assess environmental conditions at the site, within the context of our contract and existing environmental regulations within the applicable jurisdiction. Evaluating compliance of past or future owners with applicable local, provincial and federal government laws and regulations was not included in our contract for services. Under no circumstances does CRG accept responsibility for conditions at the Site, whether

those conditions are identified in this report or not, to the extent that CRG neither caused nor contributed to the conditions.

CRG uses various and generally reliable sources (vendors) of information (e.g. publications, suppliers, personal interviews, internet sites, etc.) to meet ASTM standards in the formulation of our conclusions. CRG makes no representation or warranty regarding the accuracy, reliability, quality, suitability, or completeness of this information. Information obtained through interviews with persons familiar with the Site is based on the best of their knowledge and should not be construed as complete or accurate.

Additionally, there are conditions that may affect CRG's ability to assess the Site. These include, but are not limited to, vendor-supplied information, limited/denied access, exact Site boundaries, dense vegetation, equipment/materials and paved surfaces covering potential environmental concerns (e.g., soil staining, underground storage tank (UST) fill ports and piping, pits, landfilled materials, etc.) and weather conditions. If additional pertinent information is discovered following submission of this report or if environmental concerns are later identified due to changes at the Site (e.g., construction and/or excavation activities), additional evaluation may be required. Access to the west portion of the Site was restricted due to very dense vegetation. Observations of the Site were made from the Site and adjoining properties to the east, west, from Clay Road to the north. Careful review of current aerial photographs was also used in evaluating Site conditions.

It should not be concluded or assumed that an inquiry was not an AAI because the inquiry did not identify recognized environmental conditions in connection with a property. Environmental Site Assessments must be evaluated based on the reasonableness of judgments made at the time and under the circumstances in which they were made. Subsequent ESA's should not be considered a valid standard to judge the adequacy of a prior ESA.

The conclusions of this report are based in part, on the information provided by others. The possibility remains that unexpected environmental conditions may be encountered at the site in locations not specifically investigated. Should such an event occur, CRG must be notified in order that we may determine if modifications to our conclusions are necessary.

Our observations relating to the condition of environmental media at the site are described in this report. It should be noted that compounds or materials other than those described could be present in the site environment.

## **2.5 Special Terms and Conditions**

Under no circumstances does CRG accept responsibility for conditions at the Site, whether those conditions are identified in this report or not, to the extent that CRG neither caused nor contributed to the conditions.

CRG uses various and generally reliable sources (vendors) of information (e.g. publications, suppliers, personal interviews, internet sites, etc.) to meet ASTM standards in the formulation of our conclusions. CRG makes no representation or warranty regarding the accuracy, reliability, quality, suitability, or completeness of this information. Information obtained through interviews with persons familiar with the Site is based on the best of their knowledge and should not be construed as complete or accurate.

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underground storage tank (UST) fill ports and piping, pits, land filled materials, etc.) and weather conditions. If additional pertinent information is discovered following submission of this report or if environmental concerns are later identified due to changes at the Site (e.g., construction and/or excavation activities), additional evaluation may be required.

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## **2.6 User Reliance**

This report may be distributed and relied upon by City of Houston, its successors and assigns. Reliance on the information and conclusions in this report by any other person or entity is not authorized without the written consent of CRG Texas, LLC. This Phase I ESA report has been prepared for the exclusive use and reliance of the City of Houston. The dissemination of this report or portions thereof to third parties without the written consent of CRG, and the City of Houston is prohibited. This report is copyrighted information. Reliance on the information presented in this report by a third party is prohibited. CRG assumes no liability and takes no responsibility for the interpretation of the information presented in this report, or for any actions taken or not taken as a result of such interpretation, by the any third party. This ESA is valid for 180 days from the date of the inspection. Reliance may be extended, in writing and possibly for an additional fee, to a third party within one year of the date of the inspection if approved by CRG based upon the site and surrounding property conditions at the time the request for extension is made to CRG.

## **3.0 SITE DESCRIPTION**

### **3.1 Location and Legal Description**

The subject Property is located at 3100 W. Fuqua in Houston, Texas and consists of one rectangular shape lot with one building on one acre of land. The Property is located in south central Houston, Harris County, Texas and is approximately 10 miles south of downtown, Houston. The Figure 1 Vicinity Map illustrates the Property location, and the Figure 2 Site Map depicts the general orientation of the Property and adjoining properties. Figures 1 and 2 are presented in Appendix A.

The following legal description published by the Harris County Appraisal District (HCAD) is reproduced as follows: TR 4 ABST 661 C M ROBERTS, Harris County, Houston, Texas.

The land area is listed by HCAD as 1.00 acres with building area of 9,000 square feet (sf). The HCAD real property account information and facet maps are presented in Appendix D.

### **3.2 Site and Vicinity General Characteristics**

The HCAD records list the Property zoned as C2- Real Vacant Commercial property. The area of the property is used for single-family residential and vacant commercial land. Vacant land property is north, south and west adjacent, and US Post Office property is east adjacent to the site.

### **3.3 Current Use(s) of the Property**

Current use of the property is vacant public library building.

### **3.4 Structures, Roads, Other Improvements on the Site**

#### ***Buildings***

- One building constructed in 1968 of approximately 9,000 square feet exists at the Property.
- Due to the age of construction, the building is suspected to have asbestos containing materials and lead-based paint. Random samples of ACM and LBP were collected to determine the locations, types, and quantities of suspect ACM and LBP materials within the building.

#### ***Roads***

- West Fuqua Street runs adjacent to the south side of the Property and provides access to the main entrance for the site.
- Ambrose runs adjacent to the east side of the Property and provides access to the north parking area.

#### ***Parking Facilities***

- Concrete parking areas surround the building.

#### ***Building Heating Building Cooling***

- The building has central heating and air conditioning.

#### ***Surface Water Drainage***

- Surface water drains away from the Property across the parking lots and along gutters that lead to the City of Houston storm water surface swales then to the collection system along Fuqua Street.

***Sewage Discharge***

- Sanitary sewage was discharged to the City of Houston sanitary sewage system.

**Potable Water Supply**

- Potable Water Supply: Potable water is provided by the City of Houston.

**3.5 Current Uses of Adjoining Properties**

The current adjoining property uses are:

<b>North:</b>	Vacant land with livestock and portable trailers
<b>South:</b>	Fuqua Street and vacant land beyond
<b>East:</b>	Ambrose and US Post Office beyond
<b>West:</b>	Vacant land and Waterloo Drive beyond

Site photographs were taken during the site visit of the exterior of the building, the property area, and the surrounding property. Site photographs are presented in Appendix B.

## **4.0 USER PROVIDED INFORMATION**

The User of the Report is the Houston Public Library owned by the City of Houston as the Property is listed for pending sale to the public by the City of Houston.

### **4.1 Title Records**

The city of Houston holds the title to the Property and has no liens against the Property.

### **4.2 Environmental Liens or Activity and Use Limitations**

The City of Houston stated that no environmental cleanup liens are filed against the Property, and that the City of Houston is not aware of any access or use limitations for the Property.

### **4.3 Specialized Knowledge**

The City of Houston representative for the site was designated as Will Whitehead, stated the Owner has no specialized knowledge of the processes and chemicals used related to the Property or nearby properties.

### **4.4 Commonly Known or Reasonably Ascertainable Information**

The City of Houston stated that they have no commonly known or reasonably ascertainable information pertaining to the environmental quality of the Property or adjoining properties.

### **4.5 Valuation Reduction for Environmental Issues**

The City of Houston stated that the purchase price reasonably reflects the market value for the Property.

### **4.6 Owner, Property Manager and Occupant Information**

The subject property is currently owned by the City of Houston, Harris County, Texas. The Property was unoccupied during the site visit.

### **4.7 Reason for Performing Phase I ESA**

The Phase 1 ESA was prepared by CRG Texas, LLC at the request of Client. This Phase 1 ESA was requested for the following reasons:

The Owner stated that the reason for performing the Phase I ESA was for pre-sale environmental screening, ACM, and LBP screening and estimated costs to remediate ACM and LBP during remodelling or demolition, for listing the Property for sale to prospective purchasers, and to qualify for innocent landowner defence under CERCLA.

### **4.8 Other**

The Owner stated that he has no commonly known or reasonably ascertainable information pertaining to the

conditions indicative of releases or threatened release at the Property or adjoining properties. The Owner stated that the City of Houston has no common knowledge pertaining to the conditions indicative of releases or threatened release at the Property or adjoining properties.

## 5.0 RECORDS REVIEW

The purpose of the records review was to obtain and review records that will help identify recognized environmental concerns in connection with the property.

Some records reviewed pertain not only to the property, but also to properties within an additional approximate minimum search distance in order to help assess the likelihood of problems from migrating hazardous substances or petroleum products. Unless stated otherwise the approximate minimum search distances used below were as specified in the ASTM Standard 1527-05.

### 5.1 Standard Environmental Records

A search of available federal and state environmental records was obtained from GeoSearch of Austin, Texas. A copy of this search is provided in Appendix B. Due to discrepancies in the location of some facilities in the databases arising from incorrect or incomplete addresses some facilities may be listed as un-mappable.

A review of the regulatory information from this database search for possible recognized environmental conditions (RECs) within the ASTM approximate minimum search distance is provided in the Federal and State sections below.

#### 5.1.1 Federal Environmental Records

No Federal Regulatory Agency sites were identified in the GeoSearch report within the search radius for the Property.

#### 5.1.2 State Environmental Records

Record Source	Within Property	Adjoining Properties
APAR	Two (2) Identified	None Identified
Hazardous Waste Sites	Two (2) Identified	None Identified
Leaking Underground Storage Tanks	Five (5) Identified	None Identified
Registered Storage Tank Sites	Three (3) Identified	One East Adjoining Alameda Post Office at 3030 Fuqua Street
Voluntary Cleanup Program	One (1) Identified	None Identified

Affected Property Assessment Report Sites: Two (2) APAR sites were identified within the search radius from the Property:

1. WITCO RD at 3200 BROOKFIELD DR, 0.16 mi. NE, Inactive site with location and distance not relevant to present RECs in connection with the Property
2. POLY CORP TEXAS at 13131B ALMEDA RD, 0.44 mi. NE, Active site with location and distance not relevant to present RECs in connection with the Property

Industrial Hazardous Waste Sites: Two (2) IHW sites were identified within the search radius from the Property:

1. OLEOCHEMICALS SURFACTANTS GROUP at 3200 BROOKFIELD DR, 0.16 mi. NE, Inactive site with location and distance not relevant to present RECs in connection with the Property
2. EXXON RS 62339 at 13350 ALAMEDA RD, 0.20 mi. E, GASOLINE SERVICE STATION THIS REGISTRATION WAS INACTIVATED BECAUSE THE FACILITY WAS REPORTED in 1995, 1996, and location and distance not relative to the site to present RECs in connection with the Property

Leaking Underground Storage Tank Sites: Five (5) LUST sites were identified within the search radius from the Property:

1. EXXON 62339 at 13350 ALAMEDA, 0.20 mi. E, FINAL CONCURRENCE ISSUED, CASE CLOSED 1987
2. EXXON 62339 at 13350 ALAMEDA, 0.20 mi. E, FINAL CONCURRENCE ISSUED, CASE CLOSED 1989
3. JACKS GROCERY at 13114 ALMEDA, 0.44 mi. NE, FINAL CONCURRENCE ISSUED, CASE CLOSED 1990
4. NATIONAL GYPSUM FACILITY at 13131 ALMEDA, 0.44 mi. NE, FINAL CONCURRENCE ISSUED, CASE CLOSED 1988
5. FALAHS CONVENIENCE STORE at 3540 W FUQUA, 0.48 mi. W, FINAL CONCURRENCE ISSUED, CASE CLOSED 1991

Registered Petroleum Storage Tank Sites: Three (3) PST sites were identified within the search radius from the property:

1. ALMEDA STATION at 3030 Fuqua Street, 0.09 mi. E, one 12,000 gallon gasoline UST removed from the ground in 1994
2. ALMEDA SHELL CHURCHS at 13350 ALMEDA RD, 0.20 mi. E, two 10,000 and one 8,000 gallon gasoline USTs, and one 10,000 gallon diesel UST in Use at the site
3. Z EXPRESS FOOD MART at 3318 W FUQUA ST RD, 0.24 mi. W, one 16,000 gallon gasoline UST in use

Voluntary Cleanup Program Sites: One (1) VCP site was identified within the search radius from the Property:

1. WITCO R&D LABORATORY at 3200/3202 BROOKFIELD DRIVE, 0.16 mi. NE, is listed as "completed"

None of the Federal or State regulatory agency sites listed above are considered to present RECs in connection with the Property.

## 5.2 Additional Environmental Record Sources

Houston Fire Department - No records of fires, spills, or emergency response available for the property.

Railroad Commission of Texas – Oil and gas records show three petroleum pipelines or wells at or adjacent to the Property, considered a *de minimis* site condition. No visible staining or stressed vegetation was observed near the pipelines adjacent to the site.

Texas Commission on Environmental Quality (TCEQ) - Petroleum Storage Tank Registration database and Leaking petroleum Storage Tank Registration databases had no listing for the property under the owner name listed by the Harris County Appraisal District website.

Federal Emergency Management Agency (FEMA) Flood Map Review- According to the FEMA flood maps provided in the GeoSearch report, the site is reported to be in Zone X, an area determined to be outside the 100 and 500 year floodplains. No signs of past flooding were observed during the site visit. West adjacent to the site is Flood Zone A- An area inundated by 100 year flooding. No BFEs (base flood elevations) determined.

National Wetlands Inventory Map Review- The US NWI digital data bundle is a set of records of wetlands location and classification as defined by the U.S. Fish & Wildlife Service. This dataset is one of a series available in 7.5 minute by 7.5 minute blocks containing ground planimetric coordinates of wetlands point, line, and area features and wetlands attributes. When completed, the series will provide coverage for all of the contiguous United States, Hawaii, Alaska, and U.S. protectorates in the Pacific and Caribbean. The digital data as well as the hardcopy maps that were used as the source for the digital data are produced and distributed by the U.S. Fish & Wildlife Service's National Wetlands Inventory project. Currently, this data is only available in select counties

throughout the United States. According to the National Wetland Inventory Maps provided in the GeoSearch report, no mapped wetlands are illustrated at the Property.

### **5.3 Physical Setting Source(s)**

#### **Topography**

The United States Geological Survey (USGS), USGS Friendswood Quadrangle 7.5 minute series topographic map was reviewed for this ESA. This map was published by the USGS in 1999. According to the contour lines on the topographic map, the Property is located at approximately 55 feet above mean sea level (MSL). The contour lines in the area of the Property indicate the area is sloping moderately to the southeast. The USGS Topographic map can be found in the GeoSearch report. The Houston Ship Channel and Port of Houston are approximately 24-26 miles east of the Property.

#### **Geology**

Based on the soil survey maps provided in the GeoSearch report, the soils at the site are listed as Bernard Clay (Be) and Lake Charles Urban complex soils (Lu). The USDA Soil Survey map and detailed description for the site can be found in the GeoSearch report.

#### **Hydrology**

The Gulf Coast aquifer forms a wide belt along the Gulf of Mexico from Florida to Mexico. In Texas, the aquifer provides water to all or parts of 54 counties and extends from the Rio Grande northeastward to the Louisiana-Texas border. Municipal and irrigation uses account for 90 percent of the total pumpage from the aquifer. The Greater Houston metropolitan area is the largest municipal user, where well yields average about 1,600 gal/min. The aquifer consists of complex inter-bedded clays, silts, sands, and gravels of Cenozoic age, which are hydrologically connected to form a large, leaky artesian aquifer system. This system comprises four major components consisting of the following generally recognized water-producing formations. The deepest is the Catahoula, which contains ground water near the outcrop in relatively restricted sand layers. Above the Catahoula is the Jasper aquifer, primarily contained within the Akville Sandstone. The Burkeville confining layer separates the Jasper from the overlying Evangeline aquifer, which is contained within the Fleming and Goliad sands. The Chicot aquifer, or upper component of the Gulf Coast aquifer system, consists of the Lissie, Willis, Bentley, Montgomery, and Beaumont formations, and overlying alluvial deposits. Not all formations are present throughout the system, and nomenclature often differs from one end of the system to the other. Maximum total sand thickness ranges from 700 feet in the south to 1,300 feet in the northern extent.

Historic aerial photographs are presented in Appendix 4, and the USGS Topographic Maps, USDA soil data, oil and gas, and other regulatory data are included in the GeoSearch Reports Appendix 5.

### **5.4 Historic Use Information on the Property**

The objective of consulting historical sources is to develop a history of the previous uses of the property in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the property. Historical use formation describing the subject property was obtained from a variety of sources as discussed below. Historical aerial photographs dating back to 1944 and topographic maps dating back to 1915 were reviewed to research the past uses of the Property. The historic land use information is summarized in the table and text below.

<b>Period/Date</b>	<b>Land Use</b>	<b>Source(s) of Information</b>
1940s	Agricultural	1944 aerial photograph
1950s	Agricultural	1953 aerial photograph
1960s	Mixed Use Commercial As Developed Currently	1969 aerial photograph
1970s	Mixed Use Commercial As Developed Currently	1979 aerial photograph
1980s	Mixed Use Commercial As Developed Currently	1989 aerial photograph
1990s	Mixed Use Commercial As Developed Currently	1996 aerial photograph
2000s	Mixed Use Commercial As Developed Currently	2004 aerial photograph

## **5.5 Historical Use Information on Adjoining Properties**

The objective of consulting historical sources is to develop a history of the previous uses of the surrounding properties in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the property. The historical uses of adjoining properties to the subject property are summarized below. These uses were determined using the standard historical sources noted above.

### **North Historical Land Use**

<b>Period/Date</b>	<b>Land Use</b>	<b>Source(s) of Information</b>
1940s	Agricultural	1944 aerial photograph
1950s	Agricultural	1953 aerial photograph
1960s	Vacant Land	1969 aerial photograph
1970s	Vacant Land	1979 aerial photograph
1980s	Vacant Land	1989 aerial photograph
1990s	Vacant Land	1996 aerial photograph
2000s	Vacant Land	2004 aerial photograph

### **South Historical Land Use**

<b>Period/Date</b>	<b>Land Use</b>	<b>Source(s) of Information</b>
1940s	Agricultural	1944 aerial photograph
1950s	Agricultural	1953 aerial photograph
1960s	Agricultural	1969 aerial photograph
1970s	Vacant Land	1979 aerial photograph
1980s	Vacant Land	1989 aerial photograph
1990s	Vacant Land	1996 aerial photograph
2000s	Vacant Land	2004 aerial photograph

### **East Historical Land Use**

<b>Period/Date</b>	<b>Land Use</b>	<b>Source(s) of Information</b>
1940s	Vacant Land	1944 aerial photograph
1950s	Vacant Land	1953 aerial photograph
1960s	Vacant Land	1969 aerial photograph

1970s	Post Office	1979 aerial photograph
1980s	Post Office	1989 aerial photograph
1990s	Post Office	1996 aerial photograph
2000s	Post Office	2004 aerial photograph

### **West Historical Land Use**

<b>Period/Date</b>	<b>Land Use</b>	<b>Source(s) of Information</b>
1940s	vacant agricultural	1944 aerial photograph
1950s	vacant agricultural	1953 aerial photograph
1960s	Vacant Land and Residential	1969 aerial photograph
1970s	Vacant Land and Residential	1979 aerial photograph
1980s	Vacant Land and Residential	1989 aerial photograph
1990s	Vacant Land and Residential	1996 aerial photograph
2000s	Vacant Land and Residential	2004 aerial photograph

### **Sanborn Fire Insurance Map Coverage**

The collection of Sanborn fire insurance maps has been reviewed according to the site information listed above. Based on the information provided, no Sanborn Fire Insurance Map coverage is available for the Property.

### **Historic Topographic Map Coverage**

Historical topographic maps provided by GeoSearch were reviewed back to 1915 for periods up to 1995 to identify topographic conditions, historic oil and gas features, and past structures that may have been present at or adjacent to the Property. The topography for the site is illustrated as sloping gently to the southeast from the property. The building first appears at the Property in the 1955, Photorevised in 1969 Almeda, Texas Quadrangle topographic map. No historic oil or gas production wells or pipelines were identified during the topographic map review for the Property. Port of Houston/Houston Ship Channel is the nearest surface water body approximately 24-26 miles east of the Property.

## 6.0 SITE RECONNAISSANCE

The purpose of the site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the property.

### 6.1 Methodology and Limiting Conditions

The subject property was inspected by Kevin Casler of CRG Texas, LLC on June 22, 2010. Mr. Casler was accompanied by Mr. William Whitehead, Real estate manager for the City of Houston. Also, a representative of Tex Star Labs, LLC, the licensed asbestos containing material (ACM) and lead-based paint (LBP) inspector was present during the site visit to perform the ACM and LBP survey and sampling. The weather during the inspection was hot and partly cloudy.

#### Accessible Areas Obstructions

Visibly accessible areas of the Property and adjoining properties were visually inspected for evidence of the past and present use of petroleum and hazardous substances, stressed vegetation, or other activities that may present a threat to soil or shallow groundwater at the property.

The exterior of adjoining properties was visually evaluated for any recognized environmental concerns (RECs). During the inspection an exterior and interior walk-through of the building was performed. No storage tanks or areas were observed inside or around the building. No stressed vegetation was observed around the building and at the Property or adjacent surrounding properties. No signs of underground petroleum pipelines or storage tanks were observed. Photographs taken during the site inspection are presented in Appendix 3.

### 6.2 General Site Setting

#### 6.2.1 Current Use(s) of the Property

The Property is listed as the Vinson Branch Library at 3100 W. Fuqua in Houston, Texas and is used as a public library facility for the City of Houston.

#### 6.2.2 Past Use(s) of the Property

According to the Owner, the Vinson Library building was constructed in 1969. Historical Aerial Photographs and City directories for the site depict the property as currently developed in the 1969 aerial photograph.

#### 6.2.3 Current Use(s) of Adjoining Properties

The current uses of the adjoining properties are:

<b>North:</b>	Ground Solutions Geotechnical and Environmental Consulting
<b>South:</b>	Memorial Drive and Residential beyond
<b>East:</b>	Spring Forest Middle School
<b>West:</b>	Heritage Properties and Kroger Centre beyond

The following recognized environmental concerns (RECs) were identified on the adjoining properties:

<b>North:</b>	None identified
<b>South:</b>	None identified
<b>East:</b>	None identified
<b>West:</b>	None identified

#### **6.2.4 Past Use(s) of Adjoining Properties**

The past uses of the adjoining properties are:

<b>North:</b>	Agricultural Land
<b>South:</b>	Residential
<b>East:</b>	School Campus
<b>West:</b>	Agricultural Land

The following recognized environmental concerns (RECs) from past uses were identified on the adjoining properties:

<b>North:</b>	None identified
<b>South:</b>	None identified
<b>East:</b>	None identified
<b>West:</b>	None identified

#### **6.2.5 Current or Past Uses in the Surrounding Area**

The area is zoned as X-1 Government Exempt, Land Use Code 4610 Recreational/ Health. The general area of the property is used for small commercial and retail businesses to the north and west; a school campus to the east, and for residential use to the south.

#### **6.2.6 Adjoining Property Topographic Conditions**

Surface water surrounding the building in the area drains to surface storm water drain inlets to the south in the parking areas that lead to the City of Houston storm water collection system.

#### **6.2.7 General Description of Structures**

The Vinson Library building was observed as physically in fair condition. Construction was noted as concrete slab on grade with brick exterior and sheet rock walls and concrete masonry unit walls on the interior. Vinyl floor tiles were observed in the back room areas, and ceramic tile and carpeting was noted in the common library areas for the general public. Suspended metal grid ceiling tiles and florescent lighting were observed throughout the building. The Client reported no major dates of renovation in the past. Small landscaped areas with grass and trees were observed surrounding the north, west, and south sides of the building.

## **6.2.8 Roads**

Memorial Drive borders the south side of the Property and provides access to the facility from the south side, and Memorial Green Drive provides access to the Property from the east side.

## **6.2.9 Potable Water Supply**

Potable water is provided by the City of Houston water operations division water supply.

## **6.2.10 Sewage Disposal System**

Sanitary sewage is discharged into the City of Houston municipal sanitary sewer system.

## **6.3 Interior and Exterior Observations**

### **6.3.1 Hazardous Substances and Petroleum Products in Connection with Identified Uses**

No hazardous substances or waste was observed at the site; and none are generated or used at the site according to Property owner.

### **6.3.2 Storage Tanks**

Determining the presence of Aboveground Storage Tanks (ASTs) and Underground Storage Tanks (USTs) is considered essential in assessing potential contamination sources. Visual inspection and the review of tank registration records are used to determine the possible existence of past and present storage tanks in the area of the subject property. It must be noted however, that the absence of certain site conditions or lack of records may restrict or prevent the determination of the number and contents of storage tanks on the subject property.

No underground storage tanks were observed at the site; and the Owner stated that no USTs have ever been present at the Property.

### **6.3.3 Odors**

No odours or fumes were identified during the site visit.

### **6.3.4 Pools of Liquid**

No pools of liquid were observed during the site visit.

### **6.3.5 Drums**

No drums were observed during the site visit.

### **6.3.6 Hazardous Substances and Petroleum Products Containers**

No hazardous substances or petroleum containers were observed during the site visit.

### **6.3.7 Unidentified Substance Containers**

No unidentified containers were observed were observed during the site visit.

### **6.3.8 PCBs**

The past use of PCBs in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors was common. PCBs in electrical equipment are controlled by United States EPA regulation 40 CFR, Part 761. According to this regulation there are three categories for classifying electrical equipment; less than 50 ppm of PCBs is considered “Non-PCB”; between 50 and 500 ppm is considered “PCB-Contaminated”; and greater than 500 ppm is considered “PCB”.

Non PCB oil electrical transformers were observed at the site in the mechanical room.

## **6.4 Interior Observations**

### **6.4.1 Heating/Cooling**

The building has central heating and cooling.

### **6.4.2 Stains or Corrosion**

No surface staining or signs of corrosion were noted during the site reconnaissance.

### **6.4.3 Drains and Sumps**

No drains or sumps were observed at the Property.

## **6.5 Exterior Observations**

### **6.5.1 Pits, Ponds, or Lagoons**

No ponds, pits, or lagoons were observed at the Property.

### **6.5.2 Stained Soil or Pavement**

No de minimis surface staining was observed at the Property.

### **6.5.3 Stressed Vegetation**

No stressed vegetation was observed at the Property.

### **6.5.4 Solid Waste**

No waste receptacles were observed at the Property.

### **6.5.5 Waste Water**

No wastewater was observed at the site other than the sanitary sewer.

### **6.5.6 Wells**

No wells were observed at the Property.

### **6.5.7 Septic Systems**

No septic systems were observed at the Property.

## 7.0 INTERVIEWS

The purpose of interview is to obtain information indicating recognized environmental conditions in connection with the property. Copies of the interview documentation can be found in **Appendix 6**.

### 7.1 Interviews with Past and Present Owners and Occupants

Date	Name	Status	Organization
6-22-2010	William Whitehead	Owner Questionnaire completed by the City of Houston Real Estate Manager, stated the building was constructed in the late 1960s	City of Houston Current and Past Property Owner

### 7.2 Interviews with State and/or Local Government Officials

Date	Name	Status	Organization
6-23-2010 E- Mail to Nikkiea Corpening of the City of Houston Fire Department	Houston Fire Department	The City of Houston Fire Marshall's office was contacted for records of fires, spills, or emergency responses for the property address. No information was provided before the due date for this report.	Fire Marshall office for City of Houston

## 8.0 FINDINGS

### *Current and Historical RECs Identified*

None Identified

### *De Minimis Conditions*

No *De Minimis* conditions were observed at the Property.

### *Opinion on impact of RECs*

Our professional opinion is that no current or historic RECs were identified in connection with the Property. ACM was detected and reported above regulatory limits in the pipe insulation in the mechanical room. LBP was detected and reported **above** the regulatory limit of .5% at the exterior back door frame. Please see the Tex Star Labs, LLC ACM and LBP Inspection Reports attached in Appendix 7.

### *Recommendations*

The ACM and LBP containing materials should only be disturbed or removed by a licensed asbestos abatement contractor under the supervision of a licensed asbestos consulting agency.

## 9.0 DE MINIMUS CONDITIONS, OPINION, RECOMMENDATIONS

### *De Minimis Conditions*

*De Minimis* conditions were observed at the Property where underground petroleum pipelines were observed west and northwest adjacent to the site. No surface staining or stressed vegetation was observed in the vicinity of the adjacent pipelines.

### *Opinion on impact of RECs*

Our professional opinion is that no current or historic RECs were identified in connection with the Property. ACM was detected and reported above regulatory limits in the pipe insulation within the mechanical room. LBP was detected and reported **above** the regulatory limit of .5% at the back entrance door frame. Please see the Tex Star Labs, LLC ACM and LBP Inspection Reports attached in Appendix 7.

### *Recommendations*

The ACM containing materials should only be disturbed or removed by a licensed asbestos abatement contractor under the supervision of a licensed asbestos consulting agency.

## 10.0 ADDITIONAL SERVICES

Additional services include Asbestos Containing Material (ACM) and Lead-Based Paint (LBP) inspection, sampling, and analyses.

### *ACM Inspection, Sampling, and Analyses*

On June 22, 2010, Tex Star Labs, LLC performed a visual inspection and select sampling of suspect ACM within the structure at the Property. Eighteen (30) ACM samples were collected for laboratory analysis with a first positive stop for each sample type. ACM was confirmed in the pipe insulation at the facility. Estimated costs and areas recommended for abatement are included with the TexStar Labs, LLC Asbestos Inspection reports are included for reference in **Appendix 7** of this report.

### *LBP Inspection, Sampling, and Analyses*

On June 22, 2010, Lead Based Paint (LBP) materials survey and sampling were performed by Tex Star Labs, LLC at the structures present at the Property. The TexStar Lead-Based Paint report indicates that LBP is present above regulatory limits (.5%) requiring abatement in the materials sampled at the Property. The Lead Based Paint (LBP) survey and sampling report is included in **Appendix 7** of this report.

## 11.0 REFERENCES

The following documents, maps, or other publications may have been used in the preparation of this report.

- American Society for Testing and Materials Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E1527-05).
- American Society for Testing and Materials Guide for Environmental Site Assessments: Transaction Screen Process (ASTM E1528).
- Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (“CERCLA” or “Superfund”), as amended by Superfund Amendments and Reauthorization Act of 1986 (“SARA”) and Small Business Liability Relief and Brownfields Revitalization Act of 2002 (“Brownfield Amendments”), 42 U.S.C. §§9601, et. seq.
- Resource Conservation and Recovery Act, as amended (“RCRA”), 42 U.S.C. §6901, et. seq.
- Geo Search Radius Report Dated June 25, 2010.
- Geo Search Aerial Photograph Report with Aerials dated: 1944, 1953, 1969, 1979, 1989, 1996, and 2004.
- Tex Star Labs, LLC Asbestos Inspection Report dated June 28, 2010
- Tex Star Labs, LLC Lead-Based Paint Inspection Reports dated June 30, 2010
- Harris county Appraisal District Records for the Property as Published June 2010.
- GeoSearch Historic Sanborn Map Search, No Coverage Reports dated June 25, 2010

## 12.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

We declare that, 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. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

**Prepared by:**

*CRG Texas, LLC*



Kevin C. Casler  
Environmental Professional

### **13.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS**

The qualifications of the environmental professional(s) and personnel conducting the site reconnaissance and interviews (if conducted by someone other than an environmental professional) are provided in Appendix 8.