

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

(ASTM E1527-13)

Case Study 123

1737 Sunset Blvd

Houston, TX, 77008

PREPARED FOR:

ENV. 361 Class

Southern New Hampshire University

PREPARED BY:

Corrine Abbott, Logan, and Mallory

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1) SUMMARY

Case study 123 is located at 1737 Sunset Blvd, Houston, Texas, 77008. The property has a two-story apartment made of wood frame and brick veneer. Composite roof and paved parking lot. To the best of the owner's knowledge, the historical use of the property was apartments from 1950 and before that, it was vacant land. There are no indications of petroleum products on site. There are no indications of disturbances or discoloration of the soil and vegetation on site. The

minimum number of standard environmental sources and state records is met as required at E-1527. The current code of the site is 6A and the area is considered the case closed

2) INTRODUCTION

Just Love Consulting was retained by the client Mr. Seller to conduct a Phase I Environmental Site Assessment of the property located at 1737 Sunset Blvd Houston, Texas, area code 77005. The purpose of this Phase I Environmental Site Assessment is to determine if any type of recognized environmental condition exists within the property in question.

Recognized environmental conditions (RECs) would include, but not be limited to, hazardous/toxic wastes or raw chemicals stored, dumped, or spilled on the site; underground storage of hazardous materials; friable asbestos in building materials/structures; and identification of potential off-site sources of hazardous waste contamination such as industrial facilities adjoining the subject site.



The picture was taken with Google Earth Pro on March 16, 2023

2.1 ASTM Standard E1527

2.1.1. Purpose

The purpose of this practice, as well as Practice E 15281, is to define good commercial and customary practices in the United States of America for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and petroleum products. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner defense to CERCLA liability: that is, the practices that constitute "all appropriate inquiry into the previous ownership and uses of

the property consistent with good commercial or customary practice" as defined in 42 USC § 9601(35)(B). An evaluation of business environmental risk associated with a parcel of commercial real estate may necessitate investigation beyond that identified in this practice.

2.1.2. Definition of the Recognized Environmental Conditions

A Recognized Environmental Condition is areas of land that have been or could be exposed to either hazardous substances or petroleum products. RECs are identified to protect the environment of the surrounding land as well as secure liability protection before purchasing.

2.2. Conflict Certification

Corrine, Logan, Jared, and Mallory have no present or contemplated future ownership interest or financial interest in the real estate that is the subject of this Environmental Assessment Report. Corrine, Logan, Jared, and Mallory have no personal interest with respect to the subject matter of the Environmental Site Assessment or the parties involved and have no relationship with the property or the owners thereof, which would prevent an independent analysis of the environmental or other conditions of the property.

2.3. Significant Assumptions

Information regarding the Property was reasonably ascertainable, and therefore, no significant assumptions have been made unless otherwise noted in a specific section of this report.

3. SITE DESCRIPTION

3.1. Description of Property

The current use of the property is a two-story apartment that is made of wood frame and brick veneer. Composite roof and paved parking lot.

3.2. Description of Surrounding Properties

To the north, Sunset Boulevard is bound by commercial and retail properties including Craig's Cleaners, a drop-off station. To the east, Sunset Settings Lighting Company. Towards the south, there is a single-family residential property. West of the location includes A cleared vacant lot. Monitoring wells were noted on the northeast corner of the property. The current uses in the surrounding area include single and multi-family residential, commercial, retail, recreational, and school properties, vacant and wooded vacant land, and roadways.

4. RECORDS REVIEW

4.1. Summary

The minimum number of standard environmental sources and state records is met as required at E-1527 and can be found in Appendix A. The E-1527 requires data from at least nine standard environmental sources and eight standard state records. According to the regulatory database search from AAI Environmental Data, there are four underground storage tanks within $\frac{1}{8}$ mile of the target property. At $\frac{1}{2}$ mile range, there is one more additional storage tank off of Bissonet. Currently, there are two underground storage tanks and one leaking petroleum storage tank. There is only one underground storage tank in use which can be found on page 15 of appendix A. Map ID 4 is considered a REC due to the presence of petroleum products at the

property and the storage tank being single wall and installed before 1998 poses a material threat to the environment. All descriptions for listed records are taken from the AAI Environmental Data Regulatory Database Search for case study 123 located at 1737 Sunset Blvd Houston, TX 77005.

4.2. Listed and Described Federal Records

NPL (National Priorities List [superfund]): The NPL, a subset of CERCLIS, compiled by the EPA includes uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program. A site must meet or surpass a predetermined hazard ranking system score, be chosen as a state's top priority site, or meet three specific criteria set jointly by the US Department of Health and Human Services and the US EPA to become an NPL site. This dataset includes sites currently on the NPL, proposed, and delisted NPL facilities. Tribal NPL facilities, if any, are included in this database (Source: US EPA)

NPL (Delisted): “...”

CERCLIS (Comprehensive Environmental Response, Compensation, and Liability Information System): A list compiled by EPA that EPA has investigated or is currently investigating for potential hazardous substance contamination for possible inclusion on the National Priorities List. Tribal CERCLIS facilities, if any, are included in this database (Source: US EPA)

NFRAP: A list compiled by EPA consisting of former CERCLIS sites where no further remedial action is planned under CERCLA. NFRAP sites may be sites where following the initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to

require Federal Superfund action or NPL inclusion. Tribal NFRAP facilities, if any, are included in this database (Source: US EPA)

CORRACTS (Corrective Action Sites): A list maintained by the EPA of hazardous waste treatment, storage, or disposal facilities and other RCRA-regulated facilities (due to a past interim status or storage of hazardous waste beyond 90 days) that have been notified by the EPA to undertake corrective action. Tribal CORRACTS facilities, if any, are included in this database (Source: US EPA)

RCRA TSD (Resource Conservation Recovery Act Treatment, Storage, Disposal): A list compiled by the EPA that identifies and tracks hazardous waste from the point of generation to the point of disposal. RCRA TSD facilities are those which treat, store, and/or dispose of hazardous waste. Tribal RCRA TSD facilities, if any, are included in this database (Source: US EPA)

RCRA (Recovery Conservation Recovery Act): generate, transport, or handle hazardous waste as defined and regulated by RCRA. This list includes those facilities defined as Conditionally Exempt Small Quantity Generators (CEG), Small Quantity Generators (SQG), Large Quantity Generators (LQG), Transporters, and Handlers. CEG facilities generate less than 100 kg of hazardous waste or less than 1 kg of acutely hazardous waste per month. SQG facilities generate between 100 kg to 1,000 kg of hazardous waste per month. LQG facilities generate over 1,000 kg of hazardous waste or over 1 kg of acutely hazardous waste per month. Transporters are those that transport hazardous waste from the generator to a facility that can recycle, treat, store, or dispose of the waste. Tribal RCRA facilities, if any, are included in this database (Source: US EPA)

IC/EC (AUL): The term AUL is taken from Guide E 2091 to include both legal (institutional) and physical (engineering) controls. AULs are an indication of a past or present release of hazardous substances or petroleum products and are an explicit recognition by a federal, tribal, state, or local regulatory agency that residual levels of hazardous substances or petroleum products may be present on a property, and that unrestricted use of the property may not be acceptable.

CORRACTS, CERCLIS, NPL, NFRAP are Federal Programs currently reporting AULs. If one of these facilities is located onsite, specific engineering and/or institutional control data can be found within that particular hazard report. (Source: US EPA)

ERNS (Emergency Response Notification System): EPA's emergency response notification system lists reported CERCLA hazardous substance releases or spills in quantities greater than the reportable quantity, as maintained at the National Response Center. Notification requirements for such releases or spills are codified in 40 CFR Parts 302 and 355. Tribal ERNS facilities, if any, are included in this database (Source: National Response Center)

4.3. Listed and Described State and Tribal Sites

SPL (State Superfund Registry): State list of hazardous waste sites, the states' equivalent to NPL. Under the Texas Solid Waste Disposal Act, Texas Health and Safety Code, Chapter 361 (the Act), the TCEQ is required to identify, to the extent feasible, and evaluate facilities that may constitute an imminent and substantial endangerment to public health and safety or the environment due to a release or threatened release of hazardous substances into the environment. Available information varies by state. Tribal UST facilities, if any, are included in this database. (Source: TCEQ)

SCL (State CERCLIS): The Texas Commission on Environmental Quality (TCEQ) maintains a database of state-equivalent CERCLIS sites all of which are included in the TCEQ's Superfund Registry. The TCEQ does not maintain a separate CERCLIS listing. The Information on each site includes a history of all pre-remedial, remedial, removal, and community relations activities or events at the site, financial funding information for the events, and unrestricted enforcement activities. (Source: TCEQ)

IOP (Innocent Owner or Operator Program): The Texas Innocent Owner or Operator Program was created by House Bill 2776 of the 75th Legislature, provides a certificate to an innocent owner or operator if their property is 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. This program can be used as a redevelopment tool or as a tool to add value to contaminated property. Tribal IOP facilities, if any, are included in this database. (Source: TCEQ)

VCP (Voluntary Cleanup Program): The Texas Voluntary Cleanup Program was established to provide administrative, technical, and legal incentives to encourage the cleanup of contaminated sites in Texas. VCP site cleanups follow a streamlined approach to reduce future human and environmental risks to safe levels. This program can be used as a redevelopment tool or as a tool to add value to contaminated property. Tribal VCP facilities, if any, are included in this database. Includes Railroad Commission and Texas Commission on Environmental Quality sites. (Source: TCEQ / RRC)

SWLF (Municipal Cleanup Program): State list of permitted active, inactive, and closed municipal solid waste landfills, solid waste disposal sites, waste transfer stations, and

incinerators operating in compliance with the Texas Solid Waste Disposal Act. Tribal Landfill facilities, if any, are included in this database. (Source: TCEQ)

CLI (Closed Landfill Inventory): Promulgated in the 73rd legislative session in 1993, House Bill 2537, enacted as Texas Health and Safety Code (THSC) Section 363.064, provided a mandate to the Council of Government (COGs) to inventory the closed (permitted), unauthorized, and abandoned landfills across the state of Texas. Unauthorized sites have no permit and are considered abandoned. This was completed by TCEQ under contract with Texas State University, and in cooperation with the 24 COGs in the State. (Source: TCEQ)

LPST (Leaking Petroleum Storage Tanks): State list of leaking underground storage tank sites. Section 9003(h) of Subtitle I of RCRA gives EPA and states, under cooperative agreements with EPA, authority to clean up releases from UST systems or require owners and operators to do so. Tribal UST facilities, if any, are included in this database. (Source: TCEQ)

UST (Underground Storage Tanks): State list of underground storage tanks required to be registered under Subtitle I, Section 9002 of RCRA. A UST is any tank, including underground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 10% or more beneath the surface of the ground. Tribal UST facilities, if any, are included in this database.

(Source: TCEQ, US EPA)

AST (Aboveground Storage Tanks): State list of registered aboveground storage required to be registered under Subtitle I, Section 9002 of RCRA. (Source: TCEQ)

IC/EC (AUL): The term AUL is taken from Guide E 2091 to include both legal (institutional) and physical (engineering) controls. AULs are an indication of a past or present release of hazardous substances or petroleum products and are an explicit recognition by a federal, tribal, state, or local regulatory agency that residual levels of hazardous substances or petroleum products may be present on a property, and that unrestricted use of the property may not be acceptable.

SPL, VCP, BROWNFIELDS, and MSD are State Programs currently reporting AULs. If one of these facilities is located onsite, specific engineering and/or institutional control data can be found within that particular hazard report. (Source: TCEQ)

BROWNFIELD (Brownfield Assessment): State list of completed and ongoing Brownfield Site Assessments. Brownfields are former industrial and commercial sites where redevelopment may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Tribal UST facilities, if any, are included in this database. Includes Railroad Commission and Texas Commission on Environmental Quality sites. (Source: TCEQ / RRC)

4.4. Listed and Described Supplemental Databases

MSD (Municipal Setting Designations): State list of municipal setting designations used in conjunction with other state and federal cleanup programs such as the Texas VCP, which affords landowners an alternative to spending large sums to clean up groundwater that is not a drinking water resource to satisfy conservative drinking water standards. (Source: TCEQ)

DRY CLEANER: House Bill 1366 requires all dry cleaning facilities, including drop stations to register with the TCEQ and implement new performance standards at their facilities as appropriate. It also requires distributors of dry cleaning solvents to collect fees on the sale of dry cleaning solvents at certain facilities.

IHW (Industrial and Hazardous Waste Registration and Reporting Facilities): State list containing information submitted by industrial and hazardous waste transporters, receivers, generators, and shippers used to track industrial and hazardous waste generation and management activities in the state of Texas. (Source: TCEQ)

5. SITE RECONNAISSANCE

5.1. Topography and Soil Map of the Property

See Appendix C for the Topographic Contour Map of the property and surrounding areas. Soil maps and reports can be found in Appendices B and A, respectively.

5.2. Interior and Exterior Observations

Visual and physical observations of the interior including inside the buildings and structures on the property. All of these observations are from pictures provided in Appendix D. Inside the building, compressor oils and detergents were observed and photographed as well as the sump in the laundry room where the floors are relatively stained in photographs but was reported as no staining noted in the additional site findings (Appendix E).

Visual and physical observations of the exterior of the property include the outdoor features of the property. All of these observations are from pictures provided in Appendix D and supported by additional site findings in Appendix E. The south-ward view from the subject site reveals a road and sidewalk separated by a line of trees, past the trees, is the building. The view

of the cooling tower chemicals reveals some pipes and healthy vegetation beside it. There are also on-site transformers found in photograph four. The northward view from the property shows a paved parking lot with some grass medians before the building.

5.2.1. Hazardous Substances and Petroleum Products

Observations provided here are from the images that can be found in Appendix D. In photo number three, chemicals in unlabeled and open containers in the basement are identified in the photo as detergent and compressor oil. On-site transformers visible in photo number four appear to be of an older model and may contain PCBs. In photo number two, there's a chemical tank associated with the cooling tower system that is unlabeled and unable to be assessed. The additional findings, However, the adjacent vegetation appears to be healthy. There are no indications of petroleum products on site.

5.2.2. Other Tanks and Pipes

Observations provided here are from the images that can be found in appendix D. The piping associated with the cooling tower is corroded and may be leaking. However, the adjacent vegetation appears to be healthy. There is a sump in the laundry room with stained surrounding concrete floors in the photographs (appendix D) but was reported to have no stains in the additional site findings document. This sump could not be assessed to determine the contents of the sump, where it drains, and if there is an undocumented storage tank present.

5.2.3. Pools of Liquid

No pools of liquid are visible indoors or on the property in the images provided of the property.

5.2.4. Disturbed Vegetation and Soil

Vegetation in the images appears to be undisturbed. Vegetation by the cooling tower chemicals does not appear to be affected negatively. Trees in the area seem healthy and unaffected. The trees are in plotted areas and there is grass at the base that appears healthy. There are no indications of disturbed or discolored soil in the images.

5.2.5. Surrounding Property Observations

Referring to the images provided in appendix D, no pits, ponds, lagoons, pools of liquid, disturbed soils, landfills, or stressed vegetation were observed at any of the surrounding properties.

6. INTERVIEWS

6.1. Current Property Owner - Mr. Seller

The Owner Interview was conducted with Mr. Seller at 1737 Sunset Blvd Houston Texas who has been associated with the property for over ten years. The owner has some sort of evidence or has prior knowledge that any adjoining property is used or has been used, in the past, as a gasoline station was once next door. The owner also has observed evidence of current or previous damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individuals 8 or greater than 5 gals (19 L) in volume or 50 gals (190 L) in the aggregate, stored on or used at the property or at the facility. Later in the interview in the comments section, the owner mentions that they use and store water treatment chemicals and compressor oils on site. To the best of the owner's knowledge, the historical use of the property was apartments from 1950 and before that, it was vacant land. All other questions were answered with either no or unknown, for details refer to the owner interview document attached.

6.2. Fire Department Records - Search ID #00422

Fire Department Records of key map coordinate 532d says that during 1996 at 1804 Bolsover & Ashby there was an undetermined amount of natural gas and during 1998 and 1900 Rice. In 1997 at 1825 Dunstan there was one gallon of Hydrochloric Acid. During 2001 location 6350 Main there was an undetermined amount of natural gas as well as at location 1741 Bolsover in the same year. Also in 2001 at 1200 N. MacGregor there was an undetermined amount of a suspicious substance.

6.3. TCEQ Database Query Results

The applicant's name is Jessica Jenkins and the facility name is Former Doug's Auto Service Station. The site being done is 1749 Sunset Blvd Houston 7705. The response date done by the TCEQ was 5/31/2001. The corrective action specialist is Total Enviro solutions inc. The groundwater contamination on the site at a depth of 20ft. Although there are no apparent threats to impacts or receptors. The current code of the site is 6A and the area is considered the case closed. For any actions done to the site refer to the TCEQ document.

7. FINDINGS AND OPINIONS

7.1. Findings and opinions

1. Pole-mounted transformer southeast
 - a. Pole-mounted transformers possesses a material threat through the use of liquid coolants that may contain PCBs (Polychlorinated Biphenyls, man-made chemicals that can cause bioaccumulation) and therefore pose a material threat
2. Pole-mounted transformer southeast

- a. Pole-mounted transformers possess a material threat through the use of liquid coolants that may contain PCBs (Polychlorinated Biphenyls, man-made chemicals that can cause bioaccumulation) and therefore pose a material threat.
3. Air compressor with slab staining in the boiler room
 - a. Compressor oils used are considered hazardous substance and therefore poses a material threat.
4. Air compressor with slab staining in the boiler room
 - a. Compressor oils used are considered hazardous substance and therefore poses a material threat.
5. Map ID 1 LPST west of the site
 - a. A leaking petroleum storage tank poses a material threat by contaminating the nearby environment, groundwater was previously impacted, but this case is now closed.
6. Map ID 4 UST southeast of the site
 - a. Single-wall Underground Storage Tanks installed before 1998 that are still in use pose a material threat to the environment due to only one layer of fail-safe until petroleum products can reach the environment.
7. Map ID 5 LPST North West of site

- a. A leaking petroleum storage tank poses a material threat by contaminating the nearby environment, groundwater was previously impacted, but this case is now closed.

8. Map ID 5 LPST North West of site

- a. A leaking petroleum storage tank poses a material threat by contaminating the nearby environment, groundwater was previously impacted, but this case is now closed.

9. Map ID 5 LPST North West of site

- a. A leaking petroleum storage tank poses a material threat by contaminating the nearby environment, groundwater was previously impacted, but this case is now closed.

10. Map ID 5 LPST North West of site

- a. A leaking petroleum storage tank poses a material threat by contaminating the nearby environment, groundwater was previously impacted, but this case is now closed.

11. Map ID 5 LPST North West of site

- a. A leaking petroleum storage tank poses a material threat by contaminating the nearby environment, groundwater was previously impacted, but this case is now closed.

12. Map ID 5 LPST North West of site

- a. A leaking petroleum storage tank poses a material threat by contaminating the nearby environment, groundwater was previously impacted, but this case is now closed.

13. Map ID 5 LPST North West of site

- a. A leaking petroleum storage tank poses a material threat by contaminating the nearby environment, groundwater was previously impacted, but this case is now closed.

14. Map ID 5 LPST North West of site

- a. A leaking petroleum storage tank poses a material threat by contaminating the nearby environment, groundwater was previously impacted, but this case is now closed.

7.2 finding and opinions for surrounding properties

1. Is the existing UST a REC?

The release from the previous waste oil tank was at one point in time a REC. This site has a Historical Recognized Environmental Condition (HREC) labeled as site 4 from a leaking petroleum tank but has since been cleaned to the satisfaction of proper authorities giving it the title and status of HREC. Just about a half mile away from the site, there is another HREC from located at site 5 eight USTs with storage volumes ranging from 4,000 to 10,000 gallons. The case is closed and has since been cleaned to satisfaction; all eight tanks have been removed from the ground.

2. Do we have a material threat on-site?

There is not a material threat on site. The case has been closed and has been cleaned to satisfaction and all previous RECs are now considered HRECs.

3. Does the current take represent a REC because of the presence of a PP on the site?

No. The case has been closed and is now considered an HREC despite the presence of a PP on the site.

7.3 Conclusions

Based on the findings and opinions made this location is not considered a REC, however, multiple material threats bring up a cause for concern and possible reassessment. Nearby the site between a distance of $\frac{1}{8}$ mile and one full mile is two designated HRECs.

The release from the previous waste oil tank was at one point in time a REC. This site has a Historical Recognized Environmental Condition (HREC) labeled as site 4 from a leaking petroleum tank but has since been cleaned to the satisfaction of proper authorities giving it the title and status of HREC. Just about a half mile away from the site, there is another HREC from located at site 5 eight USTs with storage volumes ranging from 4,000 to 10,000 gallons. The case is closed and has since been cleaned to satisfaction; all eight tanks have been removed from the ground.

Currently, there is no release to the environment, but as mentioned previously UST map ID 4 poses a material threat as single-wall Underground Storage Tanks installed before 1998 that are still in use pose a material threat to the environment due to only one layer of fail-safe until petroleum products can reach the environment. There is a material threat on site located at map

ID 4 that rises cause for concern and possible reassessment. LPST Map ID 1 and 5 are considered case-closed and have been cleaned to satisfaction and all previous RECs are now considered HRECs. The case location is 1737 Sunset Blvd. Houston, Texas is considered closed. All USTs have been removed or cleaned to satisfaction. There are no indications that require an impact assessment or further investigation.

8. SIGNATURES AND CERTIFICATION STATEMENT

8.1 Signatures and Certification Statement

EP Certification

We declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR §312.

AAI Certification

We have specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed all appropriate inquiries in conformance with the standards and practices outlined in 40 CFR Part 312.

Environmental Scientist	Date
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Environmental Scientist	Date
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Environmental Scientist	Date
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9. REFERENCES

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AAI Environmental Data. (August 11, 2010). Regulatory Database Search for Case Study 123. Contact through (713) 933-0596 or via www.aaidata.com

10. APPENDIXES

[Appendix A - Data Records](#)

[Appendix B - Soil Map](#)

[Appendix C - Topographic Map](#)

[Appendix D - Site Photographs](#)