

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

FOR

**EXIMIUS PARKING GARAGE
217-223 PINE STREET
TEXARKANA, BOWIE COUNTY, TEXAS 75501**



Prepared for

U.S. Environmental Protection Agency Region 6

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EXECUTIVE SUMMARY

The U.S. Environmental Protection Agency (EPA) Region 6, Land, Chemical and Redevelopment Division, tasked Weston Solutions, Inc. (WESTON®), the EPA Region 6 Superfund Technical Assessment Response Team (START) contractor, to conduct a Targeted Brownfields Assessment (TBA), Phase I Environmental Site Assessment (ESA) of the Eximius Parking Garage property, located at 217-223 Pine Street in Texarkana, Bowie County, Texas. The TBA Phase I ESA was conducted in accordance with *40 Code of Federal Regulations (CFR) Part 312 – Standards and Practices for All Appropriate Inquiries (AAI)*, and American Society for Testing and Materials (ASTM) International – *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E1527-13* (ASTM, 2013). Any exceptions to, or deletions from, this practice are described in Section 5 of this report. The Phase I ESA was prepared in response to a request from Ms. Daphnea Ryan, City Planner, City of Texarkana, to the EPA Region 6 Land, Chemical, and Redevelopment Division.

The Phase I ESA was conducted under Contract No. EP-S5-17-02 and Technical Direction Document (TDD) No. 68HE0619F0031/20-295. The Phase I ESA site visit was performed on 18 November 2019 by Site Inspector Daniel Tighe (START).

The subject property measures approximately 0.32 acre in size and includes one approximately 44,000 square foot, 5-story parking garage and attached retail building. The parking garage and retail space are not currently being used. The subject property is located in downtown Texarkana. Based on review of Sanborn maps and city directory abstracts, the property appears to have been various commercial businesses since at least 1885. Based on early development of the subject property and surrounding areas, historical information was limited.

Findings and Opinions

- The subject property is currently developed as a parking garage and is located in a densely developed area with commercial properties in downtown Texarkana.
- The subject property was identified as the Eximius Parking Garage and located at 217-219 Pine St. The subject property was listed on the US Brownfields and Facility Index

System/Facility Registry System (FINDS) databases. A Phase I ESA was reported in 2011 and a Phase II ESA was reported in 2012/2013. Soils were reportedly affected with metals.

- Based on a previous soil and groundwater investigation performed for Eximius Parking Garage, Eximius Parking Lot, and Capital One Building, mercury, lead, and cadmium were reported at concentrations exceeding the Texas Commission on Environmental Quality (TCEQ) Action Levels. Based on information reported in the 2013 Phase II ESA conducted by Terracon Consultants, Inc. (Terracon), groundwater flow direction was reported to be toward the southwest direction (Terracon, 2013). During the Phase II activities, depth to groundwater was identified between 17 and 23 feet below ground surface (bgs). The presence of impacted soil is considered a recognized environmental condition (REC).
- Texarkana Gazette Property (315 Pine St.), located approximately 313 feet north of the subject property and topographically upgradient, was identified on the databases listed below. The Texarkana Gazette was in operation from at least 1951 to 2014.
 - The Industrial Hazardous Waste database identifies the waste cleaning solvent/NAPTHA. Based on the distance from the subject property, the use of solvents, and the number of years in operation at this site, this site is considered a REC.
 - The leaking petroleum storage tank (LPST) database identifies a case was reported on 4/10/1991. A designated major or minor groundwater aquifer was reported as affected or immediately threatened. The site was issued a final concurrence and was issued a case closed status for the LPST case. Based on the proximity to the subject property and the closed status, this site is considered a historical REC (HREC).
- Based on a review of Sanborn maps and city directories, several surrounding properties typically associated with chemical use were identified within close proximity to the subject property and include drycleaners facility, photography shop, printing operations, and service stations. These sites are considered RECs.
- Surveys for asbestos-containing materials (ACM) and lead-based paint (LBP) were conducted in 2013. ACM was detected throughout the building. LBP was detected on the basement railings, concrete curbs, beams, and a door frame. (Terracon, 2013). This is not considered a REC.
- Water staining and evidence of mold were observed throughout the building.

Conclusions

This assessment has revealed no evidence of RECs in connection with the subject property except the following:

- Presence of impacted soil has been identified on the subject property.

- Texarkana Gazette Property with the reported use of solvents, and the number of years in operation at this site.
- Multiple surrounding properties typically associated with chemical use within close proximity to the subject property including drycleaners facility, photography shop, printing operations, and service stations.

The following HREC was identified during this investigation:

- Texarkana Gazette Property with a case closed status on a LPST case.

No controlled RECs (CRECs) were identified during this investigation.

Business Environmental Risk:

- The presence of ACM and LBP, and the visible presence of mold, are not considered a REC; however, these would be considered a *Business Environmental Risk*.

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***Figures listed are provided as separate PDF files.**

LIST OF ACRONYMS

<	less than
>	greater than
=	equal to
AAI	All Appropriate Inquiries
ACM	asbestos-containing material
AST	Aboveground Storage Tank
ASTM	American Society for Testing and Materials
AUL	activity and land use limitations
bgs	below ground surface
CFR	Code of Federal Regulations
CREC	Controlled Recognized Environmental Condition
DOQQ	Digital Orthophoto Quarter Quad
EDR	Environmental Data Resources
EPA	U.S. Environmental Protection Agency
ESA	Environmental Site Assessment
ft	foot or feet
HREC	Historical Recognized Environmental Condition
LBP	lead-based paint
LLC	Limited Liability Corporation
LPST	leaking petroleum storage tank
LTANK	Leaking Storage Tank
mg/kg	milligrams per kilograms
mg/L	milligrams per liter
MW	Monitoring Well
NAIP	National Agriculture Imagery Program
PCB	polychlorinated biphenyl
pCi/L	picocuries per liter
REC	Recognized Environmental Condition
RCRA	Resource Conservation and Recovery Act
SOW	Scope of work

LIST OF ACRONYMS (CONTINUED)

sq ft	square feet
START	Superfund Technical Assessment and Response Team
SVOCs	semi-volatile organic compounds
TANKS	Storage Tank Facility Listing
TBA	Targeted Brownfield Assessment
TCEQ	Texas Commission on Environmental Quality
TDD	Technical Direction Document
TPH	total petroleum hydrocarbons
UNK	Unknown
USDA	U.S. Department of Agriculture
USGS	U.S. Geological Survey
UST	underground storage tank
VOCs	volatile organic compounds
WESTON	Weston Solutions, Inc.

1 INTRODUCTION

1.1 SCOPE OF WORK AND PURPOSE

The U.S. Environmental Protection Agency (EPA) Region 6, Land, Chemical and Redevelopment Division, tasked Weston Solutions, Inc. (WESTON®), the EPA Region 6 Superfund Technical Assessment Response Team (START) contractor, to conduct a Targeted Brownfields Assessment (TBA), Phase I Environmental Site Assessment (ESA) of the Eximius Parking Garage property, located at 217-223 Pine Street in Texarkana, Bowie County, Texas. A Property Location Map is provided as Figure 1-1. The TBA Phase I ESA was conducted in accordance with *40 Code of Federal Regulations (CFR) Part 312 – Standards and Practices for All Appropriate Inquiries (AAI)*, and American Society for Testing and Materials (ASTM) International – *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E1527-13* (ASTM, 2013). Any exceptions to, or deletions from, this practice are described in Section 5 of this report. The Phase I ESA was prepared in response to a request from Ms. Daphnea Ryan, City Planner, City of Texarkana, to the EPA Region 6 Land, Chemical, and Redevelopment Division.

The purpose of an ESA is to identify Recognized Environmental Conditions (RECs). *ASTM E1527-13* defines RECs as follows:

[...] the presence or likely presence of any hazardous substances or petroleum products in, on or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.

A Phase I ESA consists of four general components: (1) a records review, (2) a site reconnaissance, (3) interviews, and (4) a report. The first three are conducted to identify environmental conditions related to the subject property. This Phase I ESA report provides the results of the first three components and fulfills the fourth.

This assessment report contains the results of reconnaissance of the subject property and surrounding properties (dates provided in each section) and a review of property, government, interviews, and historical records. Information used to complete this ESA was reasonably

ascertainable, and visually and physically observable. This ESA did not include any testing or sampling of materials (e.g., soil, water, sediment, building materials).

1.2 SPECIAL TERMS AND CONDITIONS

This document has been prepared by WESTON® solely for the use and benefit of EPA Region 6 and the requestor, Ms. Daphnea Ryan, City Planner, City of Texarkana, and is subject to Contract No. EP-S5-17-02 and Technical Direction Document (TDD) No. 68HE0619F0031/20-295. Any use of this document or information herein by persons or entities other than EPA Region 6 or the requestor will be at the sole risk and liability of said person or entity. It is understood that this document may not include all information pertaining to the described site.

1.3 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT

ASTM E1527-13 (Section 4.5.1) acknowledges that “No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property.” The ESA “[...] is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and this practice recognizes reasonable limits of time and cost.” Furthermore, the *ASTM E1527-13* (Section 4.5.2) states that “There is a point at which the cost of information obtained or the time required to gather it outweighs the usefulness of the information and, in fact, may be a material detriment to the orderly completion of transactions.”

1.4 PERSONNEL PERFORMING ESAS AND QUALIFICATIONS

This ESA was completed by the following team of START personnel, whose qualifications are provided at the end of the report:

- Mike Grover, P.G. – Senior Technical Reviewer and Environmental Professional
- Pamela Marshall – Technical Manager and Report Preparer
- C. Daniel Tighe, PMP – Site Inspector, Researcher, and Report Preparer

Mike Grover, P.G., is considered an Environmental Professional as defined by 40 CFR Part 312.10, has undertaken the inquiry as defined in 40 CFR Part 312.21(b), and has supervised the others above during the inquiry. The following is the Environmental Professional certification:

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR Part 312.10 of this part. I 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 have developed and performed the all appropriate inquires in conformance with the standards and practices set forth in 40 CFR Part 312.

Mike Grover, P.G.

Title

Certifying Environmental Professional (Print)

Senior Technical Reviewer



Signature

December 2019

Date

1.5 USER RESPONSIBILITIES

Section 6 of *ASTM E1527-13* outlines the following responsibilities of the user of a Phase I ESA to assist in the identification of potential RECs:

- Communication to the environmental professional, by the user, of information relative to any environmental cleanup liens filed or recorded under federal, tribal, state, or local law of which the user is aware. (Sections 6.1 and 6.4) *The user is not aware of environmental liens associated with the subject property. The scope of work (SOW) included a search for environmental liens, and no environmental liens were identified. Deed information was provided for the subject property in The Environmental Data Resources (EDR) Lien Search Report and is summarized in Section 3.2.9.*
- Communication to the environmental professional, by the user, of information relative to any activity and land use limitations (AULs)—such as engineering controls, land use restrictions or deed restrictions—that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state, or local law of which the user is aware. (Section 6.2). *The user is not aware of AULs associated with the subject property. The EDR Lien Search Report (summarized in Section 3.2.9) indicated no AULs were identified for the subject property.*

- Communication to the environmental professional, by the user, of any specialized knowledge or experience, or other information that might be material to the identification of RECs (Section 6.3). *The user indicated that they had specialized knowledge or experience relative to the property. Previous Phase I and Phase II Environmental Assessment Reports were provided for the subject property. A summary of the previously prepared report is included in Section 3.1.*
- Communication to the environmental professional, by the user, if the user believes the purchase price of the property is lower than the fair market value due to contamination. (Section 6.5). *The user was not aware if the property was sold at fair market value.*
- Communication to the environmental professional, by the user, of any commonly known or reasonably ascertainable information within the local community about the property that is material to the identification of RECs. (Section 6.6). *The user was aware of commonly known or reasonably ascertainable information associated with the subject property, such as the 2011 Phase I Assessment, 2013 Phase II, and historical knowledge of the property.*
- Communication to the environmental professional, by the user, of the obviousness of the presence or likely presence or threatened releases at the property of which the user is aware, that might be material to the identification of RECs. (Section 6.7). *The user was not aware of any likely or threatened releases.*

1.6 DISCLAIMERS

The Phase I ESA was conducted in accordance with the scope and limitations of the ASTM Standard and subject to the conditions and limitations noted herein. The SOW was conducted in general accordance with the EPA Region 6 Land Division, Brownfield Section – TDD for the *Scope of Work for Performance of Phase I ESAs*. The information from the site reconnaissance is based on the conditions existing on the date of the visit to the property. The findings and conclusions presented herein are professional opinions based solely on visual observations of the facility and vicinity, and interpretation of information provided or reasonably available. Past conditions were considered on the basis of observations, readily available records, interviews, and recollections.

START does not warrant or guarantee the correctness, completeness, and/or currentness of the information obtained from third parties contained in the environmental record sources and recollections used for this assessment. Such information is the product of independent investigation by other parties and/or information maintained by government agencies.

No samples were collected and no testing was performed during the property visit. It is possible that past contamination remains undiscovered or that property conditions will change in the future. START does not warrant or guarantee the property suitable for any particular purpose or certify the property as “clean.”

Detailed asbestos, indoor air quality, lead-based paint, vapor intrusion, occupational health and safety, radon, and wetland surveys were not requested, nor included, as part of this project.

Information, limitations, and disclaimers provided in this general section apply to all the sections included in the remaining report.

2 PROPERTY DESCRIPTION

2.1 PROPERTY DESCRIPTION, LOCATION, AND PROPERTY HISTORY

Facility Name	Eximius Parking Garage
Address	217-223 Pine Street, Texarkana, Texas 75501
Size of property (acres)	0.32 acre
Latitude/Longitude	33.4219700° N/ -94.0437470° W (EDR, 2019a)
Site and Vicinity General Characteristics	The subject property is located in downtown Texarkana. A Property Layout Map is provided as Figure 2-1. Surrounding properties are commercial, office and retail. A Property Vicinity Map is included as Figure 2-2.
Property Description	Property is approximately 0.32 acres in size and is occupied by a 5-story parking garage and attached retail space. Site photographs are provided in Appendix A.
Size of building(s) (sq. ft)	44,000 (Terracon, 2011)
Construction date of building(s)	According to the requestor, the building was constructed in 1914.
Renovation dates and description (if applicable)	According to the requestor, additions occurred in 1924 and 1962.
Building(s) description	Approximately 44,000 sq ft, 5-story parking garage and attached retail space.
No. of employees	None currently.
Owned or leased	According to the Bowie Central Appraisal District the current owner is Eximius Investment TxArk, LLC (Eximius).
Current property operations	None, building is vacant. (See Figure 2-1, Property Layout Map).
Date current operations commenced at facility	Parking garage was built in 1960 and vacated in 2008. Retail space was built in 1948 and vacated in 2015.
Legal description	CITY/TRIGGS ADDN, LOTS 1,2, 5470/035 09/23/08, BLK/TRACT 21, 0.32 ACRES

Summary of current and previous property uses, and dates of operation		
Based on a review of available records, including topographic maps, aerial photos, previous reports, Sanborn Maps, and city directories, the current and previous uses are as follows:		
Start	End	Description
Prior to 1885		Unknown (UNK)
1896-1905		Repository, Storage, Bank, Cotton Sampling Rooms; Offices; Pacific Express Co.
1905-1915		Buggie Repository; Harness Shop, Seed Company; Texarkana Bank; Gas & Light Company Office; and, Pacific Express Co. office
1915-1924		Bookstore; Tin Shop; Tailor; Offices
1924-1960		Stores; Offices; Bank; Soda Grill; Theater
1959-1981		Parking Garage; Texarkana Bank Drive-in
1981-Present		Parking Garage (Last use in 2008); Retail (empty since 2015)

2.2 SURROUNDING PROPERTIES

Surrounding properties are shown on Figure 2-2. Site photographs are provided in Appendix A. A summary of the surrounding properties as observed during the 18 November 2019 site reconnaissance is provided in the table below.

Direction	Description
North	W 3 rd St. and abandoned office buildings. Hotel Grim is located to the northeast across W 3 rd St. <i>Note: W. 3rd St. changes to E. 3rd St. east of Pine St. and the State line.</i>
East	Pine St. immediately adjacent. Museum of Regional History (219 N State Line Ave.). Arkansas state line and State Line Ave.
South	Discovery Place Interactive Museum (215 Pine St.). Capital One-Eximius Building (100 W. Broad St.)
West	Eximius Parking lot, Gold Star Finance (220 Main St.), mixed use properties, and TRAHC Arts on Main (218 Main St.)

3 RECORDS REVIEW

3.1 PREVIOUSLY PREPARED ENVIRONMENTAL REPORTS

The following previously prepared environmental reports were reviewed as part of this ESA:

- *Phase I Environmental Site Assessment, Eximius Parking Garage, Texarkana, Texas, 75501. August 31, 2011. Terracon Consultants, Inc. (Terracon).* – Terracon conducted a Phase I ESA on the five-story garage and retail space located at 217 and 219 Pine Street (subject property). The garage was constructed in 1960. At the time of the 2011 site visit, two abandoned cars, one air compressor, one 55-gallon container of paint thinner, and a sump pump system were observed in the basement. The garage has one elevator. The property was developed as a grocery store in 1885. No historical site records were available prior to that time. The 1885 Sanborn map showed burned remains of a former structure. A tin shop was identified on the 1915 Sanborn map. The Texarkana Gazette Property, located 300 ft north of the subject property, was identified as a leaking petroleum storage tank (LPST) facility.

The report identified the following RECs associated with the garage.

- Historical burned remains of the 1885 structure.
- Tin shop previously identified on the subject property.
- Historical industrial facilities in vicinity of the subject property including printing shops, blacksmith shops, machine shops, auto repair/service, service stations, dry cleaners facility, and vulcanizing shop.
- Sump pump system.
- The Texarkana Gazette LPST site.

Other issues identified, but not considered to be RECs, included potential for presence of asbestos containing materials (ACM), and lead-based paint (LBP), and the presence of pigeon and bat guano (health hazard).

- *Phase II Environmental Site Assessment Report, Capital One Building and Eximius Properties, 100 West Broad Street, Texarkana, TX, 75501. 26 April 2013 Terracon* - Phase II ESA was completed by Terracon in 2013 on the Capital One Building (adjacent), the Eximius Parking Garage (subject property for this ESA), and the Eximius Parking Lot (adjacent). The Eximius Parking Garage and Eximius Parking Lot are located along 3rd Street, on the same City block as the Capital One Building. It should be noted that the parking garage and lot are referred to and spelled as the ‘Eximius Parking Garage’ and ‘Eximius Parking Lot’ throughout the Phase II ESA report.

A total of three soil borings (B-1 through B-3) were advanced to depths ranging from 25 to 30 feet bgs and converted into groundwater monitoring wells (MW-1 through MW-3). Two soil samples were collected from each boring, and one groundwater sample was collected from each monitoring well. Soil and groundwater samples were analyzed for

volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), total petroleum hydrocarbons (TPH), and Resource Conservation and Recovery Act (RCRA) metals. A summary of the analytical results is provided below:

Soil:

- Concentrations of mercury, lead, and cadmium exceeded the Texas Commission on Environmental Quality (TCEQ) Action Levels.
- Concentrations of arsenic, barium, and chromium were reported at concentrations below TCEQ Action Levels.
- TPH, VOC, and SVOC constituents were either not detected above the laboratory detection limit or were below the TCEQ Action Levels.

Groundwater:

- Concentrations of mercury, arsenic, barium, and silver were below TCEQ Action Levels.
- Cadmium, chromium, and selenium were not detected above the laboratory detection limit in groundwater samples.
- TPH was not detected above laboratory detection limits in groundwater samples collected from MW-3 and was detected in MW-1 and MW-2 at concentrations below TCEQ Action Levels.
- VOC constituents were not detected above the laboratory detection limits in groundwater samples collected from MW-1 and MW-3 and were detected in MW-2 at concentrations below their respective TCEQ Action levels.
- SVOC constituent detections below TCEQ Action Levels included bis(2-ethylhexyl) phthalate and dimethyl phthalate in groundwater samples collected from all three monitoring wells.
- Naphthalene was also detected below the TCEQ Action Level in the groundwater sample collected from MW-2.
- Groundwater flow direction was reported to be toward the southwest direction.

In addition to the soil and groundwater investigation, surveys for ACM and LBP were conducted. A total of 506 bulk samples were collected from the Capital One building and 193 bulk samples were collected from the parking garage building and analyzed for ACM. The presence of asbestos was confirmed in samples collected from both the Capital One building and the parking garage building. Forty-nine paint samples were collected from the Capital One building and parking garage building. Six of the samples contained lead concentrations above the 0.5% by weight standard for LBP. The remaining samples

contained lead at concentrations below the standard, but are considered lead-containing paint.

Based on the results of the Phase II ESA, Terracon concluded that additional soil investigation may be required to obtain regulatory closure by TCEQ. A copy of the Phase II ESA is included in Appendix I.

3.2 STANDARD ENVIRONMENTAL RECORD SOURCES

For the subject property, the following reports were provided by EDR for information:

- *The EDR Radius Map™ Report with GeoCheck® (The Radius Report)* – An electronic search of the standard environmental record sources (EDR, 2019a). This report contains certain information obtained from a variety of public and other sources reasonably available to EDR. The Orphan Sites Summary contains those sites that could not be mapped due to insufficient addresses. The *GeoCheck* portion of *The Radius Report* provides general soil, groundwater, and geology information for the subject property and surrounding properties. A copy of the report is provided as Appendix B.
- *The EDR Aerial Photo Decade Package* – Aerial photographs for the following years 1955, 1964, 1978, 1981, 1986, 1991, 1997, 2011, and 2016 are provided for the subject property and are included in Appendix C. (EDR, 2019b)
- *The EDR Historical Topo Map Report* – Topographic maps for the years 1960, 1985, and 2013 are provided for the subject property and are included in Appendix D. (EDR, 2019c)
- *The EDR-City Directory Image Report* – The report is generally a summary of information from city directories reviewed at approximately 5-year intervals. A copy of the city directory report is provided as Appendix E. (EDR, 2019d)
- *The Certified Sanborn® Map Report* – Sanborn maps were available for the subject property. A copy of the Sanborn map report is included as Appendix F. (EDR, 2019e)
- *The Chain of Ownership Report* – Conducting a chain of ownership was not included in the SOW for this ESA. Chain of title information was provided in the Terracon Phase I ESA. The Terracon Phase I ESA report is included in Appendix I.
- *The EDR Environmental Lien and AUL Search* – As part of the records search, EDR provides a search for environmental liens (EDR, 2019f). A copy of the lien search report is provided as Appendix G.
- *The EDR Property Tax Map Report* – As part of the records search, EDR provides a search for property tax maps; however, there was no EDR coverage of the study area. A copy of the no coverage documentation is provided in Appendix H. (EDR, 2019g)
- *The EDR Building Permit Report* – As part of the records search, EDR provides a search for building permits (EDR, 2019g). A copy of the building permit report is provided in Appendix H.
- Supplemental Information used in this report is included Appendix I.

3.2.1 The Radius Report

The Radius Report identified the subject property associated with the following site names and environmental databases:

- Eximius Parking Garage was identified at 217-219 Pine St. The subject property was listed on the US Brownfields and Facility Index System/Facility Registry System (FINDS) databases. A Phase I ESA was reported in 2011 and a Phase II ESA was reported for 2012/2013. Soils were reportedly affected with metals. Additional details were not provided. A summary of information from the Phase I ESA and Phase II ESA is provided above in Section 3. The reported soil contamination on-site is considered a REC.

The Radius Report identified the following sites near the subject property:

- One Texas (TX) solid waste facility/landfill (SWF/LF) site within a 1/2-mile radius.
- Two Arkansas (AR) leaking storage tank (LTANK) sites within a 1/2-mile radius.
- Nine TX leaking petroleum storage tank (LPST) sites within a 1/2-mile radius.
- Eight TX underground storage tank (UST) sites within a 1/4-mile radius.
- Two AR UST sites within a 1/4-mile radius.
- Two TX aboveground storage tank (AST) sites within a 1/4-mile radius.
- One AR Voluntary Cleanup Program (VCP) site within a 1/2-mile radius.
- Eight TX Brownfields sites within a 1/2-mile radius.
- One AR Brownfields site within a 1/2-mile radius.
- Thirty-two US Brownfields sites within a 1/2-mile radius.
- One TX Drycleaners site within a 1/4-mile radius.
- One NY Manifest site within a 1/4-mile radius.
- One TX Industrial Hazardous Waste (Ind. Haz Waste) site within a 1/4-mile radius.
- One EDR Manufactured Gas Plant (MGP) site within a 1-mile radius.
- One EDR Historical Auto Station (Hist Auto) site within a 1/8-mile radius.

The following table includes sites with potential releases of VOCs that were identified in *The Radius Report* within 1,000 ft and sites with potential releases of petroleum hydrocarbons identified within 500 ft of the subject property. Current addresses do not necessarily align with historical addresses. *The Radius Report* identifies the topographic elevation of the subject property at 313 ft above mean sea level. The direction of groundwater flow at the subject property is not

reported in *The Radius Report* but was identified in the Terracon Phase II ESA report as being to the southwest. Therefore, several properties identified in *The Radius Report* southwest of the subject property were not considered a concern to the subject property. A figure showing the locations of the sites is provided in Appendix B.

Property	Map ID	Address	Approx. Distance (Miles)	Relative Elevation	Database	Summary of Information from EDR Report (Appendix B)
Eximius Parking Lot	A3	211 W 3 rd St.	< 1/8 NW (8 ft)	Higher	US Brownfields	US Brownfields: Phase I ESA reported for 2011. Phase II Environmental Assessment reported for 2012/2013. Soils reported as affected with metals. Additional details not provided. <i>Based on the distance from the subject property and the reported soil contamination, this site is considered a REC.</i>
Sears Building	A4	301 Pine Street	< 1/8 NNW (92 ft)	Higher	US Brownfields	US Brownfields: Phase I ESA reported for 2015. Property description reported as 3-story concrete and steel building that was the former Sears Building. Additional details not provided. <i>Based on the reported historical use of the property and lack of information indicating a spill or release had occurred on the property, this site is not considered a REC.</i>
Texarkana Gazette-News	A5	315 Pine Street	< 1/8 NE (104 ft)	Higher	TX Ind. Haz Waste	TX Ind. Haz Waste: Waste description reported as waste cleaning solvent/NAPTHA. <i>Based on the distance from the subject property, the use of solvents, and the number of years in operation at this site, this site is considered a REC.</i>

Property	Map ID	Address	Approx. Distance (Miles)	Relative Elevation	Database	Summary of Information from EDR Report (Appendix B)
Capital One Building	A6	100 W Broad St.	< 1/8 SE (133 ft)	Lower	US Brownfields	<p>US Brownfields database. The assessment funding source is reported as US EPA – Brownfields Assessment Cooperative Agreement. A Phase I ESA is reported as started in 2011. Additional details are not provided in <i>The Radius Report</i>.</p> <p><i>Based on the location topographically downgradient, this site is not considered a REC.</i></p>
Hibernia National Bank (current Capital One property)	B12	100-104 Broad St.	< 1/8 SE (237ft)	Lower	US Brownfields FINDS	<p>US Brownfields database. The owner is identified as Capital One Bank. A Phase I ESA is reported as completed in 2008.</p> <p><i>Based on the location topographically downgradient, this site is not considered a REC.</i></p>

Property	Map ID	Address	Approx. Distance (Miles)	Relative Elevation	Database	Summary of Information from EDR Report (Appendix B)
Kress Building ES#16-612	A7 A8 A9	116 W. Broad Street	< 1/8 S (200 ft)	Lower	US Brownfields TX Brownfields TX Asbestos	<p>TX Brownfields: Brownfields Site Assessment received in 2005 and reported as rejected. Site Assessment received in 2009 and phase reported as completed. Additional details not provided. Assessments completed on behalf of City of Texarkana.</p> <p>TX Asbestos: Complaint date reported as 9/29/2017. Notification work type reported as 'Demolition.' Certification Statement Date reported as 4/28/2017.</p> <p>US Brownfields: Phase I ESA reported for 2006/2007. Site reported as reconstructed after a fire in 1933. Operated as a department store until the 1970s. Phase I Environmental Assessment reported for 2009/2010. Additional details not provided.</p> <p><i>Based on the reported historical use of the property and lack of information indicating a spill or release had occurred on the property, this site is not considered a REC.</i></p>
Vacant Ruth Building	B10	120 West Broad Street	< 1/8 S (219 ft)	Lower	US Brownfields	<p>US Brownfields: Phase I ESA reported for 2008. Property description reported as a2-story structure primarily used for storage. Additional details not provided.</p> <p><i>Based on the reported historical use of the property and lack of information indicating a spill or release had occurred on the property, this site is not considered a REC.</i></p>
Mabel Bryan Morriss Building	B11	124 West Broad Street	< 1/8 SSW (233 ft)	Lower	US Brownfields	<p>US Brownfields: Phase I ESA reported for 2007. Contaminants include asbestos and lead. Other contaminants reported for UNK media. Additional details not provided.</p> <p><i>Based on the location of the site on the same City block as the subject property and the unspecified contaminants to UNK media, this site is considered a REC.</i></p>

Property	Map ID	Address	Approx. Distance (Miles)	Relative Elevation	Database	Summary of Information from EDR Report (Appendix B)
Tex-Rep	B15	213 Main Street	< 1/8 SW (264 ft)	Higher	US Brownfields	<p>US Brownfields: Phase I ESA reported for 2012 and Phase II Environmental Assessment reported for 2013/2014. Affected soil reported and property description includes that site was developed as an auto repair shop as early as 1924.</p> <p><i>Based on the distance from the subject property and its past use as an auto repair shop, this site is considered a REC.</i></p> <p><i>However, groundwater flow direction identified in the Phase II ESA summarized in Section 3.1, this site may be downgradient.</i></p>

3.2.2 Orphan Sites Summary

The Orphan Sites Summary included in *The Radius Report* is a listing of sites that could not be mapped by EDR due to insufficient addresses. EDR identified four orphan sites. The following site was identified within a 1/8-mile radius of the subject property.

- Texarkana Gazette Property – Main Street and 4th Street – TX LPST: The address for this site is identified at 315 Pine Street in *The Radius Report*, approximately 313 ft northeast and topographically upgradient. The case was reported on 10 April 1991. A designated major or minor groundwater aquifer was reported as affected or immediately threatened. Final concurrence was issued and the case is listed as closed. Based on the proximity to the subject property and the closed status, this site is considered a historical REC.

3.2.3 Oil/Gas and Water Well Summary

Information regarding area wells—including water supply wells, groundwater monitoring wells, and oil and natural gas wells—is provided in *The Radius Report* and shown on the Physical Setting Source Map, included in Appendix B.

- A total of 147 water wells were identified within a 1-mile radius of the subject property. Seventeen of the wells are located within a 1/8-mile radius and all owned by City of Texarkana. According to the 2013 Phase II ESA, one monitoring well was installed in the alley north of the subject property building and two monitoring wells were installed in the Eximius Parking Lot. However, the addresses of the wells are not identified by EDR, so it is unclear which of the wells are associated with the subject property.
- One oil well (dry hole) was identified approximately 1/2-mile southwest of the subject property. API# listed as 42037.

3.2.4 Physical Setting

Setting	Description
Topography	The subject property is generally flat, but slopes to the south. According to <i>The Radius Report</i> , the elevation of the subject property is approximately 313 feet above mean sea level, and the general topographic gradient is to the general south direction (EDR, 2019a).
Soil	According to <i>The Radius Report</i> , the dominant surficial soil component in the vicinity of the subject property is Eylau, which is characterized by a very sandy loam with slow infiltration rates. The soil is moderately well drained (EDR, 2019a).

Setting	Description
Geology	The stratified sequence at the subject property is continental deposits dated to the Cenozoic era, Tertiary system, and the Eocene series (EDR, 2019a).
Groundwater and Vapor Migration Potential	Groundwater flow direction specific to the subject property was not reported in <i>The Radius Report</i> . Based on information reported in the 2013 Phase II ESA conducted by Terracon, groundwater flow direction was reported to be toward the southwest direction (Terracon, 2013). During the Phase II activities, depth to groundwater was identified between 17 and 23 feet bgs. Based on the on-site analytical data and the historical activities in proximity to the subject property, the potential for vapor migration cannot be ruled out.
Wetlands	No potential wetland areas were observed on the subject property during the site reconnaissance. <i>The Radius Report</i> identified wetland areas approximately 1/2 mile to 1 mile south-southwest of the subject property (EDR, 2019a).
Surface Water	According to <i>The Radius Report</i> , the subject property is not located within a floodplain. A 100-year floodplain is located approximately 1/4 mile southeast, south, and southwest of the subject property (EDR, 2019a). No surface water bodies are present on the subject property.

3.2.5 Aerial Photograph Review

Aerial photographs were provided by EDR (EDR, 2019b). Copies of the aerial photographs are included in Appendix C. The subject property is located in a densely developed part of downtown Texarkana. The scale of the aerial photographs do not allow for ascertaining details associated with the subject property and surrounding properties. The review is summarized below:

Year	Source	Description
1948	USGS	<u>Subject Property</u> : The subject property is developed. Details of the site cannot be ascertained based on the scale of the aerial photograph. <u>Surrounding Properties</u> : The surrounding areas are densely developed. Buildings immediately adjacent appear to be larger commercial type structures. Farther north are residential areas. A railyard is located approximately two blocks south.
1953	USGS	<u>Subject Property and Surrounding Properties</u> : No significant changes since the previous photograph.

Year	Source	Description
1960	ASCS	<u>Subject Property and Surrounding Properties:</u> No significant changes since the previous photo. However, the resolution of the aerial photograph is poor.
1970	USGS	<u>Subject Property:</u> No significant changes since the previous photograph. <u>Surrounding Properties:</u> The area is transitioning to mostly commercial type structures.
1975	USGS	<u>Subject Property:</u> No structures are visible. <u>Surrounding Properties:</u> The property directly adjacent to the west appears to be vacant.
1984	USDA	<u>Subject Property:</u> No significant changes since the previous photograph. <u>Surrounding Properties:</u> Two buildings and one vacant lot are now present to the west.
1994	USGS	The resolution of the aerial photograph is poor. <u>Subject Property and Surrounding Properties:</u> The subject property and surrounding properties appear relatively unchanged.
2001	USDA/DOQQ	<u>Subject Property:</u> No significant changes since the previous photograph. <u>Surrounding Properties:</u> The area appears to be a mix of commercial structures, parking lots, and vacant lots.
2006	USDA/NAIP	<u>Subject Property and Surrounding Properties:</u> The subject property and surrounding properties appear relatively unchanged.
2010	USDA/NAIP	<u>Subject Property and Surrounding Properties:</u> The subject property and surrounding properties appear relatively unchanged.
2014	USDA/NAIP	<u>Subject Property and Surrounding Properties:</u> The subject property and surrounding properties appear relatively unchanged.
2017	USDA/NAIP	<u>Subject Property and Surrounding Properties:</u> The subject property and surrounding properties appear relatively unchanged.

Notes:

DOQQ Digital Orthophoto Quarter Quad
NAIP National Agriculture Imagery Program

USDA United States Department of Agriculture
USGS United States Geological Survey

3.2.6 Topographic Map Review

Historical topographic maps were provided by EDR (EDR, 2019c). The topographic maps were reviewed to evaluate development on the subject property and adjacent properties. Copies of the topographic maps are included in Appendix D. The review is summarized below:

Year	Description
1909	<u>Subject Property</u> : The subject property is located in a densely developed area of Texarkana. The scale of the map doesn't allow specific features to be shown. <u>Surrounding Properties</u> : Surrounding areas appear developed. The railyard is present to the south.
1932	This map appears to have been provided in error and does not include the subject property or surrounding properties.
1954	<u>Subject Property and Surrounding Properties</u> : The shading on the map indicates dense development. Few details are shown north of the railroad tracks.
1970 1975 1985 2001	<u>Subject Property and Surrounding Properties</u> : The shading on the map indicates dense development. Few details are shown on the map.
2013	<u>Subject Property and Surrounding Properties</u> : The shading on the map indicates dense development. Streets and green spaces/parks are shown; however, no structures are shown on the map.

3.2.7 City Directory

The *EDR-City Directory Image Report* (EDR, 2019d) was reviewed for 217-223 Pine St. Surrounding properties for which listed names indicate a potential source of environmental impacts were also reviewed. Business directories including city cross reference and telephone directories were reviewed, if available, at approximately 5-year intervals for the years spanning 1922 through 2014. The listings for the subject property are provided below, and a complete copy of *The EDR-City Directory Image Report* is included in Appendix E.

Subject Property – 217-223 Pine St.	
Year	Name/Use
1922	YWCA Cafeteria (217); Arcade Cafeteria (219); Presbyterian Book Store (221-223)
1937	Princess Theatre (217); Mayflower Soda Grill (219); R.P. Dorough, lawyer, V.A. Ghio, real estate (219 ½); Presbyterian Bldg. (221-223)
1940	Princess Theatre (217); Theo Lewis (217 ½); Mayflower Soda Grill (219); Knights of Columbus Texas Council (219 ½); Presbyterian Book Store (221-223)

Subject Property – 217-223 Pine St.	
Year	Name/Use
1943	Princess Theatre (217); R.W. Blanton & Co. Acct and Four States Business College (217 ½); Mayflower Café (219); Knights of Columbus (219 ½); Vacant (221-223)
1947	Princess Theatre (217); Bounds & Houck Theatres Inc. (217 ½); Mayflower Café (219); Knights of Columbus (219 ½); Texarkana Paint Co. (221-223)
1950-1954	Leo Theatre, Texarkana Theatres, Bounds & Houck Theatres Inc. (217); Mayflower Café (219); Knights of Columbus (219 ½); Texarkana Paint Co. (221-223)
1959	Leo Theatre, Houck & Powers Theatres Inc. (217); Mayflower Café (219); Vacant (219 ½, 221-223)
1964	Texarkana National Drive-In Bank (217-223)
1969	Not listed
1974-1984	Texarkana Natl Bank, Installment Loans (217)
1989	Vacant
1992-2010	Not listed
2014	Listons

Surrounding Properties – Pine St.	
Year	Name/Use
1922	Acme Producing & Refining Co, Farmers Oil & Refining Co (213 ½) Texarkana Cotton Exchange (209)
1937	Firmin Printing Co, Grim Barber Shop (300) Texarkana Paint Co (309) Gazette Building (309 ½) Texarkana Newspapers Inc, Texarkana Gazette, Texarkana Daily News (315-317) Creekmore Motor Co, Thompson Service Station (321-323)

Surrounding Properties – Pine St.	
Year	Name/Use
1940	Grim Hotel, Firmin Printing Co, beauty and barber shop (300) Gazette Building (309 ½) Casteel Photo Studio (311) Texarkana Newspapers Inc, Texarkana Gazette, Texarkana Daily News (315-317) Dove Motor Co (316-318) Automotive Parts Co (320) Creekmore Motor Co, Thompson Service Station (321-323)
1943	Royal Cleaners & Hatters (213) Gazette Building (309 ½) Texarkana Newspapers, Texarkana Gazette, Texarkana Daily News, KCMC radio station (315-317) Automotive Parts Co (320) Creekmore Motor Co, Thompson Service Station (321-323)
1947	Gazette Building (309 ½) Texarkana Newspapers, Texarkana Gazette, Texarkana Daily News, KCMC radio station (315-317) Automotive Parts Co (320) Creekmore Motor Co, Thompson Service Station (321-323)
1950	Gazette Building (309 ½) Sterling Studios photography, Sterling Engraving Co (313) Texarkana Newspapers, Texarkana Gazette, Texarkana Daily News, KCMC radio station (315-317) Watson-Mizell Motors (316) Automotive Parts Co (320) Creekmore Motor Co (321-323)
1954	Gazette Building (309 ½) Texarkana Newspapers, Texarkana Gazette, Texarkana Daily News, KCMC radio station (315-317) Automotive Parts Co (320) Creekmore Motor Co (321-323) Sterling Studios photography, Sterling Engraving Co, Jumbo Snaps & Photography (322)

Surrounding Properties – Pine St.	
Year	Name/Use
1959	Gazette Building (309 ½) Texarkana Newspapers (313) Texarkana Newspapers, Texarkana Gazette, Texarkana Daily News (317) Automotive Parts Co (320) Sterling Studios photography, Sterling Engraving Co, Jumbo Snaps & Photography (324)
1964	Texarkana Newspapers, Texarkana Gazette, Texarkana Daily News (311-317) Gazette Building (311 ½)
1969 - 1974	Texarkana Newspapers (311) Texarkana Gazette (319)
1979	Texarkana Newspapers (311-313) Texarkana Gazette (319)
1984	Texarkana Newspapers (311, 313, 321, 323) Texarkana Gazette (311, 319)
1989	Texarkana Newspapers (311, 311 ½, 313, 321, 323) Texarkana Gazette (311, 315)
2000 - 2014	Texarkana Newspapers Inc. (315)

Surrounding Properties – E. and W. 3rd St.	
Year	Name/Use
1922	Central Tire Shop (215); Francis Leon, cleaner and presser (216); Hughes Tire Co., Jos Hughes, Lawyer (218)
1937	Otto Moore & Son Printer (114); Furqueron's Cleaners (210); 555 Service Station (218) ; Manning Portrait Studio (216)
1940 -1947	Sears Roebuck (202-210); Manning Portrait Studio, photography (216); McWilliams Stationary & Typewriter Agent (222); Sears Roebuck Service Station (219)
1950	Dunlap Tire Shop (208); Furqueron's Cleaners (210); Sam Sewell Tire & Battery Shop (218); SW Bell Telephone Co. (221) Sears Roebuck (202-210); Manning Portrait Studio, photography (216); McWilliams Stationary & Typewriter Agent (222); Sears Roebuck Service Station (219)

Surrounding Properties – E. and W. 3rd St.	
Year	Name/Use
1954	Presbyterian Building (211) with tenants (room numbers): Acme Fast Freight (205-207); Clarice Fosters Alteration Shop (219) Sears Roebuck Service Station (219); Martin Patterson Studio photography (222)
1959	Vogue Beauty Salon & Dabney Jewelers (218); Sears Roebuck Service Station (219); Patterson’s Camera Shop (222)
1964	Dabney Jewelers (218); Sears Roebuck Service Station (219); Patterson’s Studio & Camera Shop (222)
1969	Dabney Jewelers (218); Patterson’s Studio & Camera Shop (222)
1974	Patterson’s Studio & Camera Shop (216 ½ and 222)
1979	Patterson’s Studio & Camera Shop (222)
1984	E. 3 rd St.: Reagan Used Cars (111); Fire Department/Central Station (116) W. 3 rd St.: Patterson’s Studio & Camera Shop (222)
1989	Patterson’s Studio & Camera Shop (222)
1992-2014	No businesses of interest identified

3.2.8 Sanborn Map Review

Sanborn maps provided by EDR (EDR, 2019e) were reviewed to help identify potential environmental conditions on the subject property due to historical property use and adjacent and surrounding properties. A copy of the *Certified Sanborn Map Report* is included in Appendix F.

Year	Description
1885	<u>Subject Property:</u> A grocery store is located on the northern portion of the subject property. The map identifies the southern portion of the property as ruins of a fire. <u>Surrounding Properties:</u> Clinton St. borders the property on the north. Pine St. and State Line Ave. border the property on the east. A small bank building is located east of Pine St. Across Clinton St. to the north is the Texas Wagon Yard, blacksmith, and livery stable. Two wells are depicted on the properties to the north. A vacant lot with a well at the center of the lot and Anheuser Beer Depot are shown on the property directly adjacent to the west. State St. is beyond. Stores and offices are located to the south along Broad St.

Year	Description
1888	<p><u>Subject Property:</u> The subject property appears to be three separate parcels: Texarkana National Bank, a wholesale grocer, and another wholesale business. Site addresses are shown to be 408, 409, 410 and 411 Pine St. and 531 Clinton St.</p> <p><u>Surrounding Properties:</u> The livery stable is still present to the north and consists of horse sheds, a stable, carriage storage, and a coffin warehouse. Stores and boarding establishments are present to the northwest and northeast. A vacant lot is directly adjacent to the south. The well is no longer present to the west. The parcel to the west is occupied with a storage building, cement company, and a wholesale produce company.</p>
1896	<p><u>Subject Property:</u> The subject property consists of a repository, storage facility, and a bank. Addresses are now shown to be 217, 219, 221, and 223 Pine St.</p> <p><u>Surrounding Properties:</u> The Texarkana Livery Company is still present to the north. Across Pine St. to the north-northeast is a Chinese laundry, a cobbler, and a painter (301 and 303 State Line Ave.). Pacific Express Company and an office are to the south. No changes to the properties to the west. Stores and offices are located to the south along Broad St.</p>
1900	<p><u>Subject Property:</u> The subject property consists of a repository, harness shop, storage cotton sample room, and a bank. Addresses are now shown to be 217, 219, 221, and 223 Pine St.</p> <p><u>Surrounding Properties:</u> The Texarkana Livery Company is still present to the north. Across Pine St. to the north-northeast is a Chinese laundry, a cobbler, and a lunch room (301 and 303 State Line Ave.). Pacific Express Company and an office remain to the south. A steam laundry, livery, plumber, and blacksmith (Bl. Sm.) are present on the parcel to the west. Stores and offices are located across the alley to the south along Broad St.</p>
1905	<p><u>Subject Property:</u> The subject property consists of a harness shop, a buggy repository, seeds storage, and a bank. Addresses are now shown to be 217, 219, 221, and 223 Pine St.</p> <p><u>Surrounding Properties:</u> Clinton St. is now W. 3rd St. Texarkana Livery Company is no longer present to the north and the parcel is vacant. A vacant building, blacksmith, tin shop, fire arms & sporting goods store, and a court room are located on the parcel to the west. Pacific Express Company and an office remain to the south. A bank and offices are located east.</p>

Year	Description
1909	<p><u>Subject Property:</u> The subject property consists of a harness shop, buggy repository, seeds storage, and a bank. Addresses are now shown to be 217, 219, 221, and 223 Pine St.</p> <p><u>Surrounding Properties:</u> The property to the north across W. 3rd St. is still vacant. A telephone company storage building, bank, blacksmith, grocery, fire arms & sporting goods store, and a court room are located on the parcel to the west. The tin shop is no longer present. Pacific Express Company and an office remain to the south. No changes to the east.</p>
1915	<p><u>Subject Property:</u> The subject property consists of a future book store, tin shop and a vacant space. Addresses are now shown to be 217, 219, 221, 223 and 229 Pine St.</p> <p><u>Surrounding Properties:</u> The properties to the north and north-northeast across W. 3rd St. are now identified as a public park. To the northwest across W. 3rd St. is a Red Cross Steam Laundry (306 & 308 State St.), movie theater, Chinese laundry (218 W. 3rd St.), cleaning and pressing (218 W. 3rd St.), grocery store, and office. A blacksmith, grocery, two vacant stores, an undertaker, fire arms & sporting goods store, and a court room are located on the parcel to the west. Pacific Express Company is no longer present to the south and was replaced with a store. No changes to the east.</p>
1924	<p><u>Subject Property:</u> The subject property consists of two vacant stores (201 and 211 W. 3rd St.) on the north side of the subject property; a store located at 219 Pine St., and a bank at 217 Pine St.</p> <p><u>Surrounding Properties:</u> The public park is still present to the north and northeast. To the northwest across W. 3rd St. is the Red Cross Steam Laundry (306 & 308 State St.) which is now Huckins-Nelson Laundry. Chinese laundry (218 W. 3rd St.) has been replaced with tires and vulcanizing. The theater and cleaning and pressing (218 W. 3rd St.) sites remain as well as three stores. A vulcanizing shop, six stores, and the court room are located on the parcel to the west. Farther to the west across State St. are two auto repair shops (213 & 215 State St.). A store and office are to the south. Across the alley to the south is a cleaning and pressing business and multiple stores. No changes to the east.</p>
1950	<p><u>Subject Property:</u> The subject property consists of one store, and a paint store (201 and 211 W. 3rd St.) on the north side of the subject property, a movie theater at 217 Pine St., and one restaurant.</p> <p><u>Surrounding Properties:</u> No details are shown for areas north across W. 3rd St. A battery and tire service shop, a bake house, a printing shop, four stores, a restaurant and the court room (Jail 1st) are located on the parcel to the west. Farther to the west across State St. are the Paramount Theatre, a painting store, and a tailor (213 through 223 State St.). A store and restaurant are to the south. Across the alley to the south are multiple stores and a bank. No changes to the east.</p>

Year	Description
1951	<p><u>Subject Property</u>: The subject property is not shown on the map.</p> <p><u>Surrounding Properties</u>: No details are shown on properties east, south and west. Palmer Gazette Building is located across W. 3rd St. to the north. The building houses Sears Department Store, other stores and the Texarkana Gazette Daily Paper. North of the Gazette site is an auto sales and service facility (319-323 Pine St.). Hotel Grim, offices, a drug store and restaurant are located north-northeast. North of the hotel is an auto repair facility (314 Pine St.)</p>
1953	<p><u>Subject Property</u>: The subject property consists of one store, and a paint store (201 and 211 W. 3rd St.) on the north side of the subject property, a movie theater (217 Pine St.), and one restaurant.</p> <p><u>Surrounding Properties</u>: No significant changes to the north. A battery and tire service shop, a bake house, a printing shop, four stores, a restaurant, and a warehouse are located on the parcel to the west. A store is to the south. Across the alley to the south are multiple unnamed stores and a bank. No changes to the east.</p>
1953	<p>Two sheets are provided for 1953. One sheet shows areas west of State Line Ave., including the subject property, and one sheet shows an area east of State Line Ave.</p> <p><u>Subject Property</u>: No changes to the subject property.</p> <p><u>Surrounding Properties</u>: No significant changes to the north, east, south and west.</p>
1963	The map does not show the subject property or anything else west of State Line Ave.
1964	The map does not show the subject property or anything else west of State Line Ave.
1969	<p>Two sheets are provided for 1969. One sheet only shows the areas east of State Line Ave. The second sheet shows areas north and west of the subject property.</p> <p><u>Subject Property</u>: The subject property is not shown on either sheet.</p> <p><u>Surrounding Properties</u>: No details are shown on the parcel located west, south and east of subject property. Palmer Gazette Building is located across W. 3rd St. to the north. The building houses Sears Department Store, other stores, and the Texarkana Gazette Daily Paper. Stores are also located to the northwest. A hotel, offices, drug store, and restaurant are located north-northeast.</p>

3.2.9 Chain of Ownership

Conducting a chain of ownership was not included in the SOW for this ESA. However, chain of ownership information was provided in the Terracon Phase I ESA. A summary of the ownership information is provided below.

Date	Deed Type	Grantor	Grantee
11/29/1936	Warranty Deed	The Johnson Company	Albright Company
10/7/1946	Warranty Deed	Albright Company	C&S Corporation
12/19/1954	Warranty Deed	C&S Corporation	Tri-State Building Corporation
3/27/1973	Warranty Deed	Tri-State Building Corporation	Texark Building Company
8/12/1991	Warranty Deed	Texark Building Company	Hibernia National Bank
4/3/2006	Warranty Deed	Hibernia National Bank	Capital One Building Corporation
9/23/2008	Warranty Deed	Capital One Building Corporation	Eximius Investment, LLC

3.2.10 Environmental Liens and Activity and Use Limitations

A search for environmental liens and AULs was conducted by EDR. No environmental liens or AULs were identified for the parcel searched. A copy of *The EDR Environmental Lien and AUL Search* (EDR, 2019g) is included in Appendix G.

3.2.11 Tax Map Report and/or Building Permit Report

The *EDR Property Tax Map Report* showed no coverage for the subject property. A copy of the no coverage documentation is included in Appendix H. EDR conducts a search of available building permit records for the subject property and adjoining properties. No permits were found for 217-223 Pine St. A copy of the *EDR Building Permit Report* is included in Appendix H.

3.3 REGULATORY AGENCY FILES AND RECORDS REVIEW

Information regarding the subject property and adjoining properties was accessed online from the following agencies:

3.3.1 Federal

- U.S. Environmental Protection Agency (EPA) Envirofacts Online Search – Eximius Parking Garage was identified at 217-219 Pine St. The adjacent Eximius Parking Lot was identified at 211 W. 3rd St. Adjoining properties identified during the search include properties previously identified in *The Radius Map* (see Section 3.2.1).

3.3.2 State

- TCEQ Central Registry Query – Hibernia National Bank Building was identified on the subject property and is associated with the Brownfields Site Assessment Program (ID Number G102). No listings for the subject property were available online.

3.3.3 Additional Environmental Records

No additional environmental records were obtained.

4 SITE RECONNAISSANCE AND INTERVIEWS

4.1 SITE VISIT

Site Assessor	Daniel Tighe
Date of Reconnaissance	18 November 2019
Methodology Used	Visual inspection/walk-through of the subject property and adjacent properties from publicly accessible areas.
Limiting Conditions	None

4.2 INTERVIEW RECORDS

Name	Daphnea Ryan
Employer	City of Texarkana
Position	City Planner
Time with Company	11 years
Time at this Facility	Not Applicable
Date & Method of Interview	18 November 2019, on-site interview. Questions regarding subject property were also answered on the Phase I ESA Questionnaire and emailed.

Name	Jason Harris
Employer	Pappas Harris Co.
Position	Manager/Owner
Time with Company	11 years
Time at this Facility	Property owner since 2008
Date & Method of Interview	19 November 2019; Questions regarding subject property were also answered on the Phase I ESA Questionnaire and emailed.

4.3 WASTE GENERATION, PERMITTING, AND UTILITIES

Water Supply	Texarkana Water Utilities
Electricity	Southwestern Electric Power Company
Natural Gas	Centerpoint Energy
Wastewater	Texarkana Water Utilities
Stormwater	Stormwater drains via sheet flow to the south-southeast.
Air	No sources of air emissions.
Cooling Towers	No cooling towers were observed on the property

Solid Wastes	Solid wastes are not currently being generated. In past operations, solid waste was disposed into an on-site dumpster and removed by Waste Management.
Hazardous Wastes	No hazardous waste is currently generated on-site.
Waste Disposal Areas	No waste dumpsters were observed during the site visit.

4.4 HAZARDOUS/DANGEROUS MATERIALS

Products and Chemicals Used / Managed / Stored	No products or chemicals are currently being stored on the subject property, other than the miscellaneous buckets of paint throughout the building.
Products and Chemicals Storage Location	No products or chemicals are currently being stored on the subject property.
Storage Tanks	None
Chlorinated Solvents Used	No chlorinated solvents are known to be currently used on the subject property.

4.5 ADDITIONAL OBSERVATIONS AND INFORMATION

Polychlorinated biphenyl-(PCB)Containing Equipment	No transformers were observed on-site.
Radon	No known testing has been performed at subject property. An EPA map of radon zones indicates Bowie County, Texas is considered a Zone 3 area. Average radon levels for Zone 3 are greater than or equal to (\geq) 2 picocuries per liter (pCi/L) and less than or equal to (\leq) 4 pCi/L (EDR, 2019a). Air sampling was not performed at the subject property to evaluate actual radon levels.
Asbestos-Containing Materials (ACM)	According to a 2013 Phase II ESA by Terracon Consultants, Inc., ACM was detected throughout the building. (Terracon, 2013). A copy of the ACM survey report is included in Appendix I.
Lead-Based Paint (LBP)	According to a 2013 Phase II ESA by Terracon Consultants, Inc., LBP was detected on the basement railings, concrete curbs, beams, and a door frame. (Terracon, 2013). A copy of the lead paint survey report is included in Appendix I.
Lead in Drinking Water	Drinking water is supplied to the building by Texarkana Utilities and no testing has been done in the building for lead in the water.
Fluorescent Lights	There were fluorescent lights being utilized throughout the property.

Sumps, Oil/Water Separators	No sumps or oil/water separators were observed during the site visit; however, a sump pump system was noted in the basement during the 2011 Phase I ESA performed by Terracon.
Monitoring Wells, Vent Pipes, Manhole Covers, etc.	None observed during site reconnaissance.
Staining	None observed during site reconnaissance.
Stressed Vegetation	None observed during site reconnaissance.
Ponds, Pits, Lagoons, and Debris Piles	No ponds, pits, or lagoons were observed during site reconnaissance. Large amounts of debris were observed throughout the building.
Water Staining or Mold Within Building	Water staining and evidence of mold were observed throughout the building.
Indoor Air Quality Issues (complaints and/or testing)	No complaints were reported and no testing was conducted.
Odors	A strong odor of mold and mildew was sensed throughout the building.
Pools of Liquid	Water was pooled on the floors of the garage and in some of the mechanical rooms.
Unidentified Substance Containers	Various unidentified containers were observed throughout the building.

5 EXCEPTIONS, DELETIONS, AND DATA GAPS

This Phase I ESA has been performed in general conformance with the scope and limitations of *ASTM E1527-13* for the Eximius Parking Garage property, located at 217-223 Pine Street in Texarkana, Bowie County, Texas. Exceptions to, or deletions from, this practice or data gaps include the following:

- Historical information was limited due to the early development of the property prior to 1885. Based on review of Sanborn maps and city directory abstracts, the property appears to have been various commercial businesses since at least 1885.

These exceptions did not have a material impact on the findings and conclusions of the ESA.

6 FINDINGS, OPINIONS, AND CONCLUSIONS

This Phase I ESA was performed in accordance with the scope and limitations of *ASTM Practice E1527-13* of the Eximius Parking Garage property, located at 217-223 Pine Street in Texarkana, Bowie County, Texas. Any exceptions to, or deletions from, this practice are described in Section 5 of this report.

6.1 FINDINGS AND OPINIONS

- The subject property is currently developed as a parking garage and is located in a densely developed area with commercial properties in downtown Texarkana.
- The subject property was identified as the Eximius Parking Garage and located at 217-219 Pine St. The subject property was listed on the US Brownfields and Facility Index System/Facility Registry System (FINDS) databases. A Phase I ESA was reported in 2011 and a Phase II ESA was reported in 2012/2013. Soils were reportedly affected with metals.
- Based on a previous soil and groundwater investigation performed for Eximius Parking Garage, Eximius Parking Lot, and Capital One Building, mercury, lead, and cadmium were reported at concentrations exceeding the Texas Commission on Environmental Quality (TCEQ) Action Levels. Based on information reported in the 2013 Phase II ESA conducted by Terracon Consultants, Inc. (Terracon), groundwater flow direction was reported to be toward the southwest direction (Terracon, 2013). During the Phase II activities, depth to groundwater was identified between 17 and 23 feet below ground surface (bgs). The presence of impacted soil is considered a recognized environmental condition (REC).
- Texarkana Gazette Property (315 Pine St.), located approximately 313 feet north of the subject property and topographically upgradient, was identified on the databases listed below. The Texarkana Gazette was in operation from at least 1951 to 2014.
 - The Industrial Hazardous Waste database identifies the waste cleaning solvent/NAPTHA. Based on the distance from the subject property, the use of solvents, and the number of years in operation at this site, this site is considered a REC.
 - The leaking petroleum storage tank (LPST) database identifies a case was reported on 4/10/1991. A designated major or minor groundwater aquifer was reported as affected or immediately threatened. The site was issued a final concurrence and was issued a case closed status for the LPST case. Based on the proximity to the subject property and the closed status, this site is considered a historical REC (HREC).
- Based on a review of Sanborn maps and city directories, several surrounding properties typically associated with chemical use were identified within close proximity to the subject

property and include drycleaners facility, photography shop, printing operations, and service stations. These sites are considered RECs.

- Surveys for asbestos-containing materials (ACM) and lead-based paint (LBP) were conducted in 2013. ACM was detected throughout the building. LBP was detected on the basement railings, concrete curbs, beams, and a door frame. (Terracon, 2013). This is not considered a REC.
- Water staining and evidence of mold were observed throughout the building.

6.2 CONCLUSIONS

This assessment has revealed no evidence of RECs in connection with the subject property except the following:

- Presence of impacted soil has been identified on the subject property.
- Texarkana Gazette Property with the reported use of solvents, and the number of years in operation at this site.
- Multiple surrounding properties typically associated with chemical use within close proximity to the subject property including drycleaners facility, photography shop, printing operations, and service stations.

The following HREC was identified during this investigation:

- Texarkana Gazette Property with a case closed status on a LPST case.

No controlled RECs (CRECs) were identified during this investigation.

Business Environmental Risk:

- The presence of ACM and LBP, and the visible presence of mold, are not considered a REC; however, these would be considered a *Business Environmental Risk*.

7 REFERENCES

ASTM (American Society for Testing and Materials). 2013. E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. West Conshohocken, Pennsylvania.

EDR (Environmental Data Resources, Inc.). 2019a. *The EDR Radius Map™ Report with GeoCheck®. Eximius Parking Garage, 217-223 Pine St., Texarkana, TX, 14 November 2019*. Shelton, CT.

EDR. 2019b. *The EDR Aerial Photo Decade Package. Eximius Parking Garage, 217-223 Pine St., Texarkana, TX, 15 November 2019*. Shelton, CT.

EDR. 2019c. *EDR Historical Topographic Map Report. Eximius Parking Garage, 217-223 Pine St., Texarkana, TX, 13 November 2019*. Shelton, CT.

EDR. 2019d. *The EDR-City Directory Image Report. Eximius Parking Garage, 217-223 Pine St., Texarkana, TX, 18 November 2019*. Shelton, CT.

EDR. 2019e. *Certified Sanborn® Map Report. Eximius Parking Garage, 217-223 Pine St., Texarkana, TX, 13 November 2019*. Shelton, CT.

EDR. 2019f. *The EDR Environmental Lien and AUL Search. Eximius Parking Garage, 217-223 Pine St., Texarkana, TX, 15 November 2019*. Shelton, CT.

EDR. 2019g. *The EDR Property Tax Map Report. Eximius Parking Garage, 217-223 Pine St., Texarkana, TX, 13 November 2019*. Shelton, CT.

EDR. 2019h. *EDR Building Permit Report. Eximius Parking Garage, 217-223 Pine St., Texarkana, TX, 13 November 2019*. Shelton, CT.

Terracon Consultants, Inc. (Terracon). 2011. *Phase I Environmental Site Assessment, Eximius Parking Garage, Texarkana, TX, 31 August 2011*. Bryant, AR.

Terracon, 2013. *Phase II Environmental Site Assessment Report, Capital One Building and Eximius Properties, 100 West Broad Street, Texarkana, TX, 75501*. Bryant, AR.

8 QUALIFICATIONS

Qualified professional staff trained in performing the SOW required for this Phase I ESA were used. This team included a senior technical reviewer and environmental professional, technical manager and senior reviewer, and site inspector, researcher, and report preparer. Their roles are described in more detail as follows:

- Senior Technical Reviewer and Environmental Professional – Mike Grover, P.G. is a Senior Project Manager in the Frisco, Texas, office and has provided environmental consulting services for more than 29 years including more than 22 years in Texas. Mr. Grover’s responsibilities include management of environmental projects including Phase I ESAs. Mr. Grover conducted the senior review of the report and acted as the signing Environmental Professional for the project.
- Technical Manager and Senior Reviewer – Pamela Marshall has more than 20 years of experience performing environmental consulting on projects, with most of that experience on Phase I and Phase II ESAs. As a technical manager, Ms. Marshall is responsible for implementing the technical work for any ESAs and utilizing other staff, as required, to assist her in completing the work on schedule. Ms. Marshall’s responsibilities on this project included project coordination and the technical review of the report.
- Site Inspector, Researcher, and Report Preparer – C. Daniel Tighe, PMP, is a Senior Project Leader with more than 8 years of experience in environmental consulting and more than 30 years’ experience in project management. Mr. Tighe’s responsibilities have included site assessment, research, and report writing for more than 50 Phase I ESAs. His responsibilities on this project included research and report preparation.