

PHASE I
ENVIRONMENTAL SITE ASSESSMENT

City of Houston
Street Reconstruction of Martin Luther King Boulevard
(IH-610 South to Belfort Street)
WBS No. N-000801-0001-3

Prepared For:

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and
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ABBREVIATIONS

AMSL	Above Mean Sea Level
AST	Above Ground Storage Tank
ASTM	American Society of Testing and Materials
EDR	EDR, Inc.
BSA	TCEQ Brownfields Database (BSA)
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CESQG	Conditionally-Exempt Small Quantity Generator
CORRACTS	Corrective Action
DSHS	Department of State Health Services
EPA	United States Environmental Protection Agency
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
IOP	TCEQ Innocent Owner/Operator Program
G2	G2 Partners, LLC
LPST	Leaking Petroleum Storage Tank
LQG	Large Quantity Generator
MSWLF	Texas Municipal Solid Waste Landfills
NON-CORRACTS	Non-Corrective Action
NRS	National Response System
PCB	Polychlorinated Biphenyls
PST	Petroleum Storage Tank
RCRA	Resource Conservation and Recovery Act
RCRIS	Resource Conservation and Recovery Information Systems
REC	Recognized Environmental Condition
RRC	Railroad Commission of Texas
SQG	Small Quantity Generator
TCEQ	Texas Commission on Environmental Quality
USGS	United States Geological Survey
UST	Underground Storage Tank
VCP	TCEQ Voluntary Cleanup Program

EXECUTIVE SUMMARY

G2 Partners, LLC (G2) has conducted a Phase I Environmental Site Assessment (ESA) on behalf of The City of Houston c/o Atkins NA, Inc. (Atkins) for the approximately 1.4-mile proposed reconstruction of Martin Luther King Boulevard (MLK) from IH-610 South to Belfort Street in Houston, Harris County, Texas (the "Alignment"). The following summarizes G2's significant findings.

Findings

The Alignment is an approximate 1.4-miles long section of Martin Luther King Boulevard located approximately 2.5-miles east of the IH-610 South and Highway 288 interchange. The northern extent of the corridor is located at IH-610 South and the southern extent of the corridor is located at Belfort Street. Current uses of the corridor include commercial, retail, residential, and undeveloped property. Surrounding the corridor is predominantly residential properties.

During Site reconnaissance, with the aid of the ASTM standard federal database search, five (5) former gas stations, six (6) active gas stations, two (2) auto repair shops, and two (2) former petroleum UST facilities were identified along the length of the corridor. Additionally, three (3) dry cleaners which conduct their dry cleaning process onsite and two (2) dry cleaners which are "drop-off" locations only were also identified along the corridor.

Conclusions

The following fifteen (15) recognized environmental conditions (RECs) and two (2) potential (PRECs) were identified in connection with the Alignment.

- REC-1:** Former Stop N Go gas station and leaking petroleum storage tank (LPST) site at 6408 MLK Boulevard – Currently, this site is retail space with Subway Sandwich Shop and Ace Cash Express.
- REC-2:** Shell gas station at 6500 MLK Boulevard.
- REC-3:** Former Shell gas station and LPST site at 6532 MLK Boulevard – Currently, a vacant lot.
- REC-4:** MLK Auto Care located at 6678 MLK Boulevard.
- REC-5:** Former Circle J gas station at 6800 MLK Boulevard – Currently, this site is unoccupied lease space and A & P Tire Shop
- REC-6:** AFC Enterprises Site: Former UST facility located at 6830 MLK Boulevard – historically, this site was a car wash facility – Currently, this site is a vacant lot.
- REC-7:** First Stop Diamond Shamrock gas station at 6908 MLK Boulevard.
- REC-8:** USA Budget Dry Cleaners at 6914 MLK Boulevard.
- REC-9:** MLK Dry Cleaners at 6935 MLK Boulevard.
- REC-10:** King Food Mart Citgo gas station and LPST site at 7111 MLK Boulevard.

REC-11: Former Gulf Oil (Chevron) gas station and LPST site at 7446 MLK Boulevard – Currently this site is occupied by Rey's Tire Shop.

REC-12: South Park Food gas station at 7603 MLK Boulevard.

REC-13: One Stop Dry Cleaners at 8033 MLK Boulevard.

REC-14: Shell gas station and LPST site at 8037 MLK Boulevard.

REC-15: Redi Mart gas station and LPST site at 8103 MLK Boulevard – Currently this site is a Citgo gas station.

Potential RECs:

PREC-A: Former Edgewood Shopping Center at 7502 MLK Boulevard

PREC-B: Norma's Plaza Apartments at 7526 MLK Boulevard

Recommendations

It is recommended that a Phase II Environmental Site Assessment (Phase II ESA) be conducted to confirm the presence or absence of contaminants in soil and groundwater beneath the right-of-way of MLK Boulevard in association with each of the REC's with confirmed historical release (e.g., All LPSTs) and suspect sites not currently regulated. **Figure 3** depicts the 7 RECs & 2 PRECs at which a Phase II ESA should be conducted.

G2 believes the following 9 locations at which a Phase II ESA should be conducted are:

- REC-1 – Former LPST Site
- REC-3 – Former LPST Site
- REC-6 – Former UST/Car Wash Site (Historical fuel tanks, waste oil tank and Remaining Oil/Water Separator)
- REC-10 – Former LPST Site/Current UST
- REC-11 – Former LPST Site (Current Auto Repair Shop)
- REC-14 – Former LPST Site/Current UST
- REC-15 – Former LPST Site/Current UST
- PRECs A & B: Soil disturbance and/or historical unknown development.

This executive summary is provided for convenience. All details of this report must be used in its entirety. A further detailed summary of the conclusions are provided in Section 7.

1 INTRODUCTION

On behalf of The City of Houston, Atkins, NA, Inc. (Atkins) retained G2 Partners, LLC (G2) to conduct a Phase I ESA along MLK Boulevard from IH-610 South to Bellfort Street in Houston, Texas. The scope of work for this ESA was detailed in G2's proposal, dated December 9, 2010. The proposal was authorized by Atkins on July 12, 2011.

1.1 Purpose

The purpose of the Phase I ESA is to identify any "recognized environmental conditions" (RECs) associated with the Alignment as defined in the ASTM guidance, ASTM E 1527-05, as modified by the guidelines contained in The City of Houston, Department of Public Works and Engineering, Design Manual, Geotechnical and Environmental Requirements, Chapter 11.25 (January 1, 2011). RECs are defined as and include "the presence or likely presence of hazardous substances or petroleum products on a property under conditions that indicate an existing release, past release or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property". RECs also include hazardous substances or petroleum products even under conditions in compliance with environmental laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

1.2 Detailed Scope-of-Services

G2 conducted the following scope of work for the ESA:

- Reviewed Federal and State regulatory agency environmental database reviews;
- Review of aerial photographs;
- Review of historic documents from local agencies;
- Alignment site history/land use review;
- Site reconnaissance;
- Drive-by observation of adjacent properties and the Alignment vicinity;
- Interviews with owners, operators, occupants and/or local officials; and
- Report preparation including conclusions.

1.3 Limitations and Exceptions

1.3.1 Accuracy and Completeness

G2 makes no guarantees as to the accuracy or completeness of information obtained from others. It is possible that information exists beyond the scope of this investigation or that was not provided to G2. Additional data subsequently provided, discovered, or produced may alter findings or conclusions made in this Phase I ESA report. G2 is under no obligation to update this report to reflect such subsequent information. The findings presented in this report are based upon the information reasonably available and observed site conditions at the time of this assessment. Conditions may have changed since that time and the findings and conclusions of this report are not meant to be indicative of future conditions at the Subject Property. This report may not be relied on by any party other than the client with whom G2 was contracted to prepare this report.

1.3.2 Warranties and Representations

This report does not warrant against: (1) operations or conditions which were not in evidence from visual observations or historical information obtained; (2) conditions which could only be determined by physical sampling or other intrusive investigation techniques; or (3) locations other than the client-provided addresses and/or legal parcel description or information on off-site locations (with possible impact on the subject properties) not published in available records.

1.3.3 Continued Validity/User Reliance

This report is presumed to be valid, in accordance with the limitations specified in ASTM E 1527-05, for a period of 180 days from its completion or until The City of Houston and Atkins obtains specific information that may materially alter a Finding, Opinion, or Conclusion in this report or until The City of Houston and Atkins is notified by G2 that it has obtained specific information that materially alters a Finding, Opinion, or Conclusion in this report.

If within the period, the assessment will be used by a different user than The City of Houston and Atkins, subsequent users must also satisfy the User's Responsibilities specified in ASTM E 1527-05.

1.3.4 Exceptions to the ASTM E 1527-05 Practice

The report has been prepared in accordance with generally accepted environmental methodologies referred to in ASTM 1527-05 (as modified), and contains all of the limitations inherent in these methodologies. No other warranties, expressed or implied, are made as to the professional services provided under the terms of the contract and included in this report.

The conclusions of this report are based, in part, on the information provided by others. The possibility remains that unexpected environmental conditions may be encountered at the Alignment in locations not specifically investigated. Should such an event occur, G2 must be notified in order that we may determine if modifications to our conclusions are necessary.

1.3.5 Significant Assumptions

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

2 SITE DESCRIPTION

2.1 Site Location

The Alignment, (*Figure 1*), is an approximately 1.4-mile section of Martin Luther King Boulevard and is located approximately 2.5-miles east of the IH-610 South and Highway 288 interchange. The northern extent of the corridor is located at IH-610 South and the southern extent of the corridor is located at Belfort Street.

2.2 Utilities

Centerpoint Energy provides electrical and natural gas service to the properties adjoining the corridor, and The City of Houston provides water, storm sewer, and sanitary sewer service to the area.

2.3 Current Use of the Property and Adjoining Properties

The Alignment is an approximately 1.4-mile corridor consisting of a multi-lane divided concrete roadway with curb and stormwater drains. The Alignment is primarily surrounded by a mix of commercial, retail, and residential properties. The Site maps are available as *Figure 2-1 and Figure 2-2*.

3 USER PROVIDED INFORMATION

3.1 Title Records

A 50-year chain-of-title search was not included as part of the scope-of-work for this Phase I ESA; therefore, the presence of environmental liens for properties associated with the Alignment could not be evaluated.

3.2 Commonly Known or Reasonably Ascertainable Information

A computerized radius search of pertinent Federal and State environmental records databases was performed to investigate sites with known adverse environmental conditions that have the potential to impact the Alignment and surrounding vicinity. The search was performed pursuant to ASTM Standard E1527-05 using an electronic database maintained by an independent consultant, Environmental Data Resources, Inc. and was based on the address of the Subject Property. A copy of the complete computer database search report is included in Appendix 5.

3.3 Valuation Reduction for Environmental Issues

No environmental conditions or persons knowledgeable about the potential for existing or historical environmental conditions were discovered with regard to known valuation reduction(s).

4 RECORDS REVIEW

4.1 Standard Environmental Records

The regulatory agency database report was provided by Environmental Data Resources, Inc. (EDR). The database information was reviewed to help identify evidence of *recognized environmental conditions* in connection with the Alignment. The complete EDR database report is included in **Appendix A**.

4.1.1 Federal Agency Database Findings

Sites located within the approximate minimum search distances were identified through the federal environmental records review and include the following sites:

- Ashland Chemical Company, located at 7010 Mykawa approximately 4000 feet east of the Alignment was identified on the CORRACTS list of handlers with RCRA Corrective Action Activity; on the RCRA-TSDF list as someone who treats, stores or disposes of hazardous waste; and on the RCRA-NonGen list as a site that does not presently generate hazardous waste. This facility is topographically downgradient to the Alignment. Based on the distance and direction of this facility relative to the Alignment and the lack of reported violations, this property **does not** appear to represent evidence of a *recognized environmental condition* in connection with the Alignment.

- **REC-8:** U.S.A. Budget Cleaners, located at 6914 Martin Luther King and approximately 90 feet west of the Alignment was identified on the RCRA-NonGen list as someone that does not presently generate hazardous waste. This facility is topographically upgradient to the Alignment and is currently named USA Budget Cleaners. G2's field interview with the owner of the USA Budget Cleaners determined that perchlorethylene (PERC) is the solvent currently used in their dry cleaning process. Based on the current and historic use of PERC at this facility and its close proximity to the Alignment, G2 believes this facility represents evidence of a *recognized environmental condition* in connection with the Alignment.

4.1.2 State Agency Database Findings

Sites located within the approximate minimum search distances were identified through the state environmental records review and include the following sites:

- **REC-1:** Former Stop N Go 3715, located at 6408 MLK Boulevard and immediately adjacent to the west of the Alignment was identified as a UST and LPST site. This facility is topographically upgradient relative to the Alignment. A release of petroleum product was reported from this facility in September 1991. The release did affect groundwater. The regulatory status for this facility indicates that the facility received final concurrence and case closure from the state regulatory agency. Four registered USTs at this facility were installed in 1976 and were removed in 1991. Based on the historical release of hydrocarbon contaminants and its close proximity to the Alignment, G2 believes this facility represents evidence of a *recognized environmental condition* in connection with the Alignment.
- **REC-2:** Shell gas station, located at 6500 MLK Boulevard and immediately adjacent to the west of the Alignment, was identified as a UST site. This facility is topographically upgradient relative to the Alignment. One 12,000-gallon UST, one 8,000-gallon gasoline UST, and one 8,000-gallon diesel UST is registered to this facility. The USTs were reportedly installed in 1988 and are currently in use at the facility. Based on the continued storage of petroleum hydrocarbons in onsite USTs at the facility and its close proximity to the Alignment, G2 believes this facility represents evidence of a *recognized environmental condition* in connection with the Alignment.
- **REC-3:** Former Shell gas station, located at 6532 MLK Boulevard and immediately adjacent to the west of the Alignment, was identified as a UST and LPST site. This facility is topographically upgradient relative to the Alignment. A release of petroleum product was reported from this facility in December 1992. The release did affect groundwater. The regulatory status for this facility indicates that the facility received final

concurrence and case closure from the state regulatory agency. Three registered USTs at this facility were installed in 1991 and were removed in 1992. Based on the historical release of hydrocarbon contaminants and its close proximity to the Alignment, G2 believes this facility represents evidence of a *recognized environmental condition* in connection with the Alignment.

- **REC-4:** MLK Auto Care located at 6678 MLK Boulevard – Not on database. G2 observed poor house-keeping, storage of used oil, severe staining and obvious spills, discharges/staining of used oil, antifreeze and other petroleum substances at this facility.
- **REC-5:** Former Circle J Food Store (gas station), located at 6800 MLK Boulevard and immediately adjacent to the west of the Alignment, was identified as a UST site. This facility is topographically upgradient relative to the Alignment. Two 9,000-gallon gasoline USTs are registered to this facility. The USTs were reportedly installed in 1982 and are currently listed as "temporarily out of use". However, no USTs were observed at the facility during the site visit. Based on the former storage of petroleum hydrocarbons in onsite USTs at the facility and its close proximity to the Alignment, G2 believes this facility represents evidence of a *recognized environmental condition* in connection with the Alignment.
- **REC-6:** AFC Enterprises, located at 6830 MLK Boulevard and immediately adjacent to the west of the Alignment, was identified as a UST site. Historically, this site was a car wash facility. This facility is topographically upgradient relative to the Alignment. Four 6,000-gallon gasoline USTs and one 550-gallon waste oil UST are registered to this facility. The USTs were reportedly installed in 1963 and are currently listed as "temporarily out of use". However, no USTs were observed at the facility during the site visit. Two large manholes were observed which indicate a potential oil/water separator. One manhole cover was observed open containing what appeared to be a greenish liquid. It appeared that this liquid would overflow during heavy rains and would run down the sidewalk in MLK Boulevard. Research determined that this facility was also a former car wash. The manholes structures are possibly associated with the former car wash operations. Based on the site observations, the former storage of petroleum hydrocarbons in onsite USTs at the facility (fuel tanks, waste oil tank and remaining oil/water separator), and its close proximity to the Alignment, G2 believes this facility represents evidence of a *recognized environmental condition* in connection with the Alignment.
- **REC-7:** First Stop Diamond Shamrock gas station, located at 6908 MLK Boulevard and immediately adjacent to the west of the Alignment, was identified as a UST site. This facility is topographically upgradient relative to the Alignment. Three 12,000-gallon

gasoline USTs are registered to this facility. The USTs were reportedly installed in 1981 and are currently in use. Based on the ongoing storage of petroleum hydrocarbons in onsite USTs at the facility and its close proximity to the Alignment, G2 believes this facility represents evidence of a *recognized environmental condition* in connection with the Alignment.

- **REC-8:** USA Budget Cleaners (formerly Pilgrim Laundry & Cleaners), located at 6914 Martin Luther King and approximately 90 feet west of the Alignment was identified as a dry cleaners. This facility is topographically upgradient to the Alignment and is currently named USA Budget Cleaners. G2's field interview with the owner of the USA Budget Cleaners determined that perchlorethylene (PERC) is the solvent currently used in their dry cleaning process. Based on the current and historic use of PERC at this facility and its close proximity to the Alignment, G2 believes this facility represents evidence of a *recognized environmental condition* in connection with the Alignment.
- **REC-9:** MLK Cleaners (MLK Discount Cleaners), located at 6935 MLK Boulevard and approximately 30 feet east of the Alignment was identified as a dry cleaners. This facility is topographically downgradient to the Alignment. G2's field interview with the owner of the facility determined that PERC is the solvent currently used in their dry cleaning process. Based on the current and historic use of PERC at this facility and its close proximity to the Alignment, G2 believes this facility represents evidence of a *recognized environmental condition* in connection with the Alignment.
- **REC-10:** King Food Mart Citgo gas station, located at 7111 MLK Boulevard and immediately adjacent to the east of the Alignment, was identified as a LPST site. This facility is topographically downgradient relative to the Alignment. A release of petroleum product was reported from this facility in September 1990. The release did affect groundwater. The regulatory status for this facility indicates that the facility received final concurrence and case closure from the state regulatory agency. Four registered USTs at this facility were installed in 1979 and were removed in 1990. Two new USTs were installed at the facility in 1990 and are currently in use. Based on the historical release of hydrocarbon contaminants, the continued storage of petroleum hydrocarbons in onsite USTs and its close proximity to the Alignment, G2 believes this facility represents evidence of a *recognized environmental condition* in connection with the Alignment.
- **REC-11:** Former Gulf Oil (Chevron) gas station, located at 7446 MLK Boulevard and immediately adjacent to the west of the Alignment, was identified as a UST and LPST site. This facility is topographically upgradient relative to the Alignment. A release of petroleum product was reported from this facility in January 1990. The release did affect groundwater. The regulatory status for this facility indicates that the facility received final

concurrence and case closure from the state regulatory agency. Three registered USTs at this facility were installed in 1985 and were removed in 1996. Based on the historical release of hydrocarbon contaminants and its close proximity to the Alignment, G2 believes this facility represents evidence of a *recognized environmental condition* in connection with the Alignment.

- **REC-12:** South Park Food gas station and dry cleaner (drop-off only), located at 7603 MLK Boulevard and immediately adjacent to the east of the Alignment, was identified as a UST site. This facility is topographically downgradient relative to the Alignment. Four 10,000-gallon gasoline USTs are registered to this facility. The USTs were reportedly installed in 1992 and are currently in use. However, no USTs were observed at the facility during the site visit. Based on the ongoing storage of petroleum hydrocarbons in onsite USTs at the facility and its close proximity to the Alignment, G2 believes this facility represents evidence of a *recognized environmental condition* in connection with the Alignment.
- **REC-13:** One Stop Dry Cleaners, located at 8033 MLK Boulevard and approximately 90 feet east of the Alignment was identified as a dry cleaners. This facility is topographically downgradient to the Alignment. G2's field interview with the owner of the USA Budget Cleaners determined that PERC is the solvent currently used in their dry cleaning process. Based on the current and historic use of PERC at this facility and its close proximity to the Alignment, G2 believes this facility represents evidence of a *recognized environmental condition* in connection with the Alignment.
- **REC-14:** Shell gas station, located at 8037 MLK Boulevard and immediately adjacent to the east of the Alignment, was identified as a UST and LPST site. This facility is topographically downgradient relative to the Alignment. A release of petroleum product was reported from this facility in July 2000. The release did affect groundwater. The regulatory status for this facility indicates that the facility received final concurrence and case closure from the state regulatory agency. The three registered USTs at this facility were installed in 1972 and are currently in use at the facility. Based on the historical release of hydrocarbon contaminants, the continued storage of petroleum hydrocarbons in onsite USTs and its close proximity to the Alignment, G2 believes this facility represents evidence of a *recognized environmental condition* in connection with the Alignment.
- **REC-15:** Redi Mart Citgo Gas Station, located at 8103 MLK Boulevard and immediately adjacent to the east of the Alignment, was identified as a UST and LPST site. This facility is topographically downgradient relative to the Alignment. A release of petroleum product was reported from this facility in July 1992. The release resulted in minor soil

contamination. The regulatory status for this facility indicates that the facility received final concurrence and case closure from the state regulatory agency. Three registered USTs at this facility were installed in 1982 and were removed in 1992. Two new USTs were installed at the facility in 1994 and are currently in use at the facility. Based on the historical release of hydrocarbon contaminants, the continued storage of petroleum hydrocarbons in onsite USTs and its close proximity to the Alignment, G2 believes this facility represents evidence of a *recognized environmental condition* in connection with the Alignment.

- MLK Cleaners, located at 7603 MLK Boulevard (joined with REC-12 facility) and approximately 50 feet from MLK Boulevard was identified as a dry cleaners. This facility is topographically downgradient to the Alignment. G2's field interview with the owner of the facility determined that it is a "drop off only" facility and that no dry cleaning activities are conducted on-site. Based on the database review and field interview, this facility **does not** appear to represent evidence of a *recognized environmental condition* in connection with the subject property.
- Tailor Cleaners, located at 8020½ MLK Boulevard and approximately 100 feet west of the Alignment was identified as a dry cleaners. This facility is topographically upgradient to the Alignment. G2's field interview with the owner of the facility determined that it is a "drop off only" facility and that no dry cleaning activities are conducted on-site. Based on the database review and field interview, this facility does not appear to represent evidence of a *recognized environmental condition* in connection with the subject property.

Based on distance, topography, assumed groundwater gradient, current regulatory status, and/or the absence of reported releases, none of the other sites listed in the state agency databases are considered to represent a likely past, present or material threat of release on the subject property.

4.2 History of Property Use

4.2.1 Review of Historical Aerial Photographs

Historical aerial photographs were utilized to assess historic Alignment and Site vicinity land use and to identify potential areas of environmental concern. In general, one aerial photograph was obtained for the Alignment for each of the preceding six decades. The aerial photographs for the Alignment were obtained from the following sources:

- Agricultural Stabilization & Conservation Service (1944). The scale for each aerial photograph is approximately: 1-inch = 750 feet.
- Agricultural Stabilization & Conservation Service (1953). The scale for each aerial photograph is approximately: 1-inch = 750 feet.
- United States Geological Society (1962). The scale for each aerial photograph is approximately: 1-inch = 750 feet.
- Agricultural Stabilization & Conservation Service (1973). The scale for each aerial photograph is approximately: 1-inch = 750 feet.
- Texas Department of Transportation (1979). The scale for the aerial photograph is approximately 1-inch = 750 feet.
- Texas Department of Transportation (1989). The scale for the aerial photograph is approximately: 1-inch = 750 feet.
- United States Geological Society (1995). The scale for the aerial photograph is approximately: 1-inch = 750 feet.
- United States Department of Agriculture (2004). The scale for the aerial photograph is approximately: 1-inch = 700 feet.
- Environmental Data Resources (2005). The scale for the aerial photograph is approximately: 1-inch = 604 feet.
- Environmental Data Resources (2006). The scale for the aerial photograph is approximately: 1-inch = 604 feet.

G2 reviewed the aerial photographs to identify historical land use for the Alignment and surrounding areas and to identify any visible, potential areas of concern such as distressed vegetation, storage tanks, surface impoundments, pipelines, energy exploration and production activities, or uncontrolled garbage or waste disposal. A summary of the observations made by G2 during the historical aerial photograph review is presented in attached **Table 1**. Copies of the historical aerial photographs are included in **Appendix B**.

4.2.2 Historical USGS Topographic Quadrangles

G2 reviewed available historical USGS Park Place Topographic Quadrangles for information regarding past uses of the property. The available topographic maps are dated 1922, 1929, 1947, 1955, 1967, 1982, and 1995. South Park Boulevard (MLK Boulevard) is not present on the 1922, 1929, and 1947 topographic maps and the surrounding area is undeveloped. A small airport is present near the northern extent of the Alignment corridor in the 1947 map. South Park Boulevard (MLK Boulevard) is present in its current configuration on the 1955 map along with the surrounding neighborhoods are all now present. IH-601 South is present by the 1967 map. Very few changes occur during the 1982 and 1995 maps as the area of the Alignment is fully developed by this point. The review of historic USGS Topographic Quadrangles did not identify past uses indicating *recognized environmental conditions* at the property or surrounding area. Copies of the historical USGS topographic maps are included in **Appendix C**.

4.2.3 City Directories

As per by the guidelines contained in The City of Houston, Department of Public Works and Engineering, Design Manual, Geotechnical and Environmental Requirements, Chapter 11.25 (January 1, 2011), City Directories were obtained and review; however, are not included in this report. The EDR city directory search included a review of available business directories, cross reference, and telephone directories at approximately five-year intervals for the years spanning 1921 through 2004. A review of the EDR city directory search did not result in any additional sites of concern.

4.2.4 Sanborn Fire Insurance Maps

A search for fire insurance maps for the alignment and surrounding area was conducted by EDR. Only minimal coverage of the northernmost portion of the alignment area was obtained. No sites of environmental concern were identified on the Sanborn Maps. Copies of the Sanborn Maps are also included in **Appendix C**.

4.2.5 TCEQ File Review

A review of the TCEQ online database was conducted and the findings of this review are included in **Appendix G**.

5 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

The Alignment was assessed by a walk-through inspection. Only visually observable conditions were noted; therefore, an evaluation of subsurface conditions was not included in the assessment.

5.2 General Site Setting

The Alignment is approximately a 1.4-miles in length section of Martin Luther King Boulevard and is located approximately 2.5-miles east of the IH-610 South and Highway 288 interchange. The northern extent of the corridor is located at IH-610 South and the southern extent of the corridor is located at Bellfort Street. The Alignment consists of a multi-lane divided concrete roadway with curbs and stormwater drains. The Alignment is primarily surrounded by a mix of commercial, retail, and residential properties.

5.3 Site Reconnaissance

Mr. John Lembcke and Michael Bagnasco, with G2, conducted a Site reconnaissance of the corridor on August 4, 2011. Michael Bagnasco made a subsequent site visit on August 15,

2011. The objective of the Site reconnaissance was to determine if visually observable indications of RECs exist at the Alignment or in the areas immediately surrounding the Alignment. Photographic documentation collected during the Site reconnaissance is presented in **Appendix D**. The findings of the Site reconnaissance are presented in the following sections. During Site reconnaissance, with the aid of the ASTM standard federal database search, five (5) former gas stations, six (6) active gas stations, two (2) auto repair shops, and two (2) former petroleum UST facilities were identified along the length of the corridor. Additionally, three (3) dry cleaners which conduct their dry cleaning process onsite and two (2) dry cleaners which are "drop-off" locations only were also identified along the corridor. All REC sites were observed with surface staining from transfer spills which are typical for their operations (gas stations, auto repair shops, and dry cleaners).

5.4 Topography and Surface Water Characteristics

The 1995 Park Place, Texas 7.5-minute USGS quadrangle topographic maps indicate that the Alignment is located at approximately 42-feet AMSL.

5.4.1 Stormwater Runoff

The stormwater onsite currently appears to flow with the natural topography of the Alignment which is generally to the south-southeast. However, stormwater in the area of the stormwater drains located along the curbs of MLK Boulevard appears to flow toward these features. Stormwater in this area appears to ultimately flow south toward Sims Bayou.

5.4.2 Regional Geologic Characterization and Soil Survey

According to the 1982 Geologic Atlas of Texas, Houston Sheet, published by the Bureau of Economic Geology, the Beaumont Formation is the uppermost geologic formation in the area of the Site.

According to the Soil Survey of Harris County, the soils at the Alignment are underlain by Beaumont Urban Land Complex (Bc) to north and Lake Charles Urban Land Complex (Lu) to the south. Soil descriptions are presented in applicable portions of this soil survey and a soil map of Harris County near the Alignment as attached in **Appendix E**.

5.4.3 Flood Potential

Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map# 48201C0890L indicates the majority of the Alignment is outside the 100 and 500-year flood plain. However approximately 300 feet of the southern end of the Alignment (along Belfort Street) are within the 100-year flood plain. A FEMA map of the Alignment is attached in **Appendix F**.

5.5 Regional Hydrogeology

According to the Texas Water Development Board description of major aquifers posted on their official web page, the Alignment is located over the Gulf Coast aquifer. The Gulf Coast aquifer is composed of the Catahoula, Jasper, Evangeline, and Chicot Formations, ranging from most deep to most shallow, with the Burkeville confining system separating the Jasper and Evangeline formations. The aquifer consists of complex interbedded clays, silts, sands, and gravels of Cenozoic age, which are hydrologically connected to form a large, leaky artesian aquifer system. The Catahoula formation contains groundwater near the outcrop in relatively restricted sand layers. The Jasper formation is primarily contained within the Oakville Sandstone. The Burkeville confining system separates the Jasper and overlying Evangeline aquifer, which is contained within the Fleming and Goliad sands. The Chicot aquifer, which is the upper component of the Gulf Coast aquifer system, consists of Lissie, Willis, Bentley, Montgomery, and Beaumont formations, and overlying alluvial deposits.

The Gulf Coast aquifer forms a wide belt along the Gulf of Mexico from Florida to Mexico. In Texas, the aquifer provides water to all or parts of 54 counties and extends from the Rio Grande northeastward to the Louisiana-Texas border. The largest municipal user of this aquifer is the Greater Houston metropolitan area, where well yields average approximately 1,600 gal/min. It is estimated that about 4 percent of the mean annual rainfall on the outcrop of the aquifer would be necessary to support the estimated annual effective recharge to the aquifer. Gulf Coast Aquifer information and map are also provided in **Appendix E**.

5.6 Site Inspection Summary

ASTM E-1527-05 requires several conditions to be investigated, in addition to the conditions previously addressed in this report. No indications of the following conditions were observed on the Alignment at the time of the Site reconnaissance:

- Obvious Odors
- Evidence of Landfills, Dumping or Burial Activities
- Evidence of Air Emissions or Wastewater Discharge
- Evidence of Leachate or Seeps
- Evidence of Chemical Spills or Releases
- Production or Refinery Activities
- Evidence of Farm Waste Concerns
- Other Known or Environmentally Sensitive Conditions

6 INTERVIEWS

John Lembcke of G2 conducted the following interviews during site reconnaissance on August 4, 2011:

- Store Clerk at the USA Budget Cleaners (REC 8) located at 6914 MLK Boulevard confirmed that the facility does conduct their dry cleaning activities onsite and that perchlorethylene is used. This facility is listed by EDR as a Pilgrim Laundry & Cleaner.
- David Phan, the owner of M.L.K. Discount Cleaners (REC 9) located at 6935 MLK Boulevard discussed that his store conducts their dry cleaning activities onsite. He uses perchlorethylene for his dry cleaning and is licensed with the TCEQ. He receives the cleaning fluid in sealed drums. He stated that the fluid stays within the drums and the dry cleaning machines and is not aware of any spills occurring.
- Hung Tran, the owner of MLK Dry Cleaners located at 7603 MLK Boulevard confirmed that his store is only a drop off location and that all the dry cleaning activities are conducted off-site. This dry cleaners site is joined with REC-12; REC is due to UST, not dry cleaner.
- Joe Nguyen, the owner of One Stop Cleaners (REC 13) located at 8033 MLK Boulevard discussed that his store conducts their dry cleaning activities onsite. He uses perchlorethylene for his dry cleaning and is licensed with the TCEQ. He was not aware of any significant spills or releases that have occurred at this facility.
- Store Clerk at the Tailor Cleaner located at 8042½ MLK Boulevard confirmed that the store is only a drop off location and that all the dry cleaning activities are conducted off-site.

Michael Bagnasco of G2 conducted the following interview during site reconnaissance on August 4, 2011:

- Captain Michael Harris at Houston Fire Department Station #35 located on Van Fleet Street west of MLK Boulevard discussed that there have been no environmental issues at his fire station and that there are no USTs on their property. A cell tower is located on their property which has a small AST, possibly less than 100 gallons, which operates a generator associated with the cell tower.

On August 5, 2011, John Lembcke phoned the number provided for the contact of the AFC Enterprises site (REC 6) located at 6830 MLK Boulevard and a message was received that the phone had been disconnected or was no longer in service.

7 SUMMARY AND CONCLUSIONS

G2 Partners, LLC (G2) has conducted a Phase I ESA on behalf of The City of Houston c/o Atkins for the approximately 1.4-mile proposed reconstruction of Martin Luther King Boulevard (MLK) from IH-610 South to Bellfort Street in Houston, Harris County, Texas (the Alignment). The Phase I ESA was performed in accordance with the ASTM E 1527-05 guidance document, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, as modified by the guidelines contained in The City of Houston, Department of Public Works and Engineering, Design Manual, Geotechnical and Environmental Requirements, Chapter 11.25 (January 1, 2011). The Phase I ESA included: (a) a historical records review; (b) a regulatory agency records review; (c) interviews with owners or occupants of commercial businesses that typically use hazardous chemicals or petroleum substances; and (d) a walk-through Site inspection and drive-by reconnaissance of the surrounding area. The following summarizes G2's significant findings.

7.1 Findings and Opinions

The Alignment is an approximate 1.4-miles in length section of Martin Luther King (MLK) Boulevard and is located approximately 2.5-miles east of the IH-610 South and Highway 288 interchange. The northern extent of the corridor is located at IH-610 South and the southern extent of the corridor is located at Bellfort Street. Current uses of the corridor include commercial, retail, residential, and undeveloped property. Surrounding the corridor is predominantly residential properties.

During Site reconnaissance, with the aid of the ASTM standard federal database search, five (5) former gas stations, six (6) active gas stations, two (2) auto repair shops, and two (2) former petroleum UST facilities were identified along the length of the corridor. Additionally, three (3) dry cleaners which conduct their dry cleaning process onsite and two (2) dry cleaners which are "drop-off" locations only were also identified along the corridor. Of the 12 gas stations, 6 LPST sites were identified. TCEQ LPST Database Summaries are presented in **Appendix G**. A total of fifteen (15) RECs were identified. All REC sites were observed with surface staining from transfer spills which are typical for their operations (gas stations, auto repair shops, and dry cleaners).

In addition to the 15 RECs identified, two (2) additional areas of concern are also noted below as potential RECs (PREC-A & B).

Site maps are available as **Figure 1, 2-1, and Figure 2-2.**

7.2 Conclusions

During Site reconnaissance and regulatory records review, G2 identified fifteen (15) recognized environmental conditions (RECs) in connection with the Alignment as follows:

REC-1: Former Stop N Go gas station and leaking petroleum storage tank (LPST) site at 6408 MLK Boulevard. Based on the historical release of hydrocarbon contaminants and its close proximity to the Alignment, G2 believes this facility represents evidence of a *recognized environmental condition* in connection with the Alignment. This site is currently developed retail space with Subway Sandwich Shop and Ace Cash Express.

REC-2: Shell gas station at 6500 MLK Boulevard. Based on the continued storage of petroleum hydrocarbons in onsite USTs at the facility and its close proximity to the Alignment, G2 believes this facility represents evidence of a *recognized environmental condition* in connection with the Alignment.

REC-3: Former Shell gas station (currently a vacant lot) and LPST site at 6532 MLK Boulevard. Based on the historical release of hydrocarbon contaminants and its close proximity to the Alignment, G2 believes this facility represents evidence of a *recognized environmental condition* in connection with the Alignment.

REC-4: MLK Auto Care located at 6678 MLK Boulevard. G2 observed poor house-keeping, storage of used oil, severe staining and obvious spills discharges/staining of used oil, antifreeze and other petroleum substances. Based on the historical and present use of hydrocarbon based products and other contaminants and the staining that is present on the driveway leading from MLK Boulevard, G2 believes this facility represents evidence of a *recognized environmental condition* in connection with the Alignment.

REC-5: Former Circle J gas station at 6800 MLK Boulevard. Based on the former storage of petroleum hydrocarbons in onsite USTs at the facility and its close proximity to the Alignment, G2 believes this facility represents evidence of a *recognized environmental condition* in connection with the Alignment.

REC-6: AFC Enterprises Site, former UST/car wash facility (currently a vacant lot) located at 6830 MLK Boulevard. Based on the site observations, the former storage of petroleum hydrocarbons in onsite USTs at the facility (fuel tanks, waste oil tank and remaining oil/water separator), and its close proximity to the Alignment, G2 believes this facility represents evidence of a *recognized environmental condition* in connection with the Alignment.

REC-7: First Stop Diamond Shamrock station at 6908 MLK Boulevard. Based on the ongoing storage of petroleum hydrocarbons in onsite USTs at the facility and its close proximity to the Alignment, G2 believes this facility represents evidence of a *recognized environmental condition* in connection with the Alignment.

REC-8: USA Budget Dry Cleaners at 6914 MLK Boulevard. Based on the current and historic use of PERC at this facility and its close proximity to the Alignment, G2 believes this facility represents evidence of a *recognized environmental condition* in connection with the Alignment.

REC-9: MLK Dry Cleaners at 6935 MLK Boulevard. Based on the current and historic use of PERC at this facility and its close proximity to the Alignment, G2 believes this facility represents evidence of a *recognized environmental condition* in connection with the Alignment.

REC-10: King Food Mart Citgo gas station and LPST site at 7111 MLK Boulevard. Based on the historical release of hydrocarbon contaminants, the continued storage of petroleum hydrocarbons in onsite USTs and its close proximity to the Alignment, G2 believes this facility represents evidence of a *recognized environmental condition* in connection with the Alignment.

REC-11: Former Gulf Oil gas station (currently Rey's Tire Shop) and LPST site at 7446 MLK Boulevard. Based on the historical release of hydrocarbon contaminants and its close proximity to the Alignment, G2 believes this facility represents evidence of a *recognized environmental condition* in connection with the subject property.

REC-12: South Park Food gas station at 7603 MLK Boulevard. Based on the ongoing storage of petroleum hydrocarbons in onsite USTs at the facility and its close proximity to the Alignment, G2 believes this facility represents evidence of a *recognized environmental condition* in connection with the Alignment.

REC-13: One Stop Dry Cleaners at 8033 MLK Boulevard. Based on the current and historic use of PERC at this facility and its close proximity to the Alignment, G2 believes this facility represents evidence of a *recognized environmental condition* in connection with the Alignment.

REC-14: Shell gas station and LPST site at 8037 MLK Boulevard. Based on the historical release of hydrocarbon contaminants, the continued storage of petroleum hydrocarbons in onsite USTs and its close proximity to the Alignment, G2 believes this facility represents evidence of a *recognized environmental condition* in connection with the Alignment.

REC-15: Redi Mart gas station (currently a Citgo) and LPST site at 8103 MLK Boulevard. Based on the historical release of hydrocarbon contaminants, the continued storage of petroleum hydrocarbons in onsite USTs and its close proximity to the Alignment, G2 believes this facility represents evidence of a *recognized environmental condition* in connection with the Alignment.

Potential RECs:

The following two (2) potential RECs are identified as:

PREC-A: Former Edgewood Shopping Center and previous development in immediate surrounding area - This approximate 10 acre tract area is located at 7502 MLK Boulevard adjacent to the current day REC-12 (South Park Food Gas Station/MLK Dry Cleaners, which is not shown in aerials until 1995). As depicted in the 1953 aerial photograph, minor soil disturbances (voids of vegetation) are shown on the southern area of the Alignment and unidentified facilities (multiple structures) are shown on central portion of the Alignment. These facilities and the Alignment are subsequently re-developed multiple times from 1953 to 1995. The 1962 aerial shows the majority of the area vegetated with the unidentified facilities/structures removed. In its place, is shown the development of two additional unidentified facilities and other structures along MLK Blvd (south of REC-12). In 1973, a subsequent facility (third development) is identified as the Edgewood Shopping Center as shown in the 1973 to 1995 aerial photographs (and verified with historical topographic maps and City Directory). Currently, this area (on east side of MLK Blvd) only contains the REC-12 South Park Food Gas Station/MLK Dry Cleaners and foundations/parking areas remnants of previous development(s). The shopping center structure and other historical facilities along MLK (south of REC-12) appear to be vacant from 2004 to present. Some of the historical facilities/structures were located adjacent to the MLK Blvd. Due to the unknown nature of the soil disturbances and unidentified historical development, G2 believes this area (in addition to REC 12) may represent evidence of a *potential recognized environmental condition* in connection with the Alignment.

PREC-B: Norma's Plaza Apartments at 7526 MLK Boulevard - The 1953 historical aerial photograph shows this area with large soil disturbances which appear to be irregularly shaped soil mounds (e.g., elevated features void of vegetation with distinct shadows) and depressions (shown as elongated dark areas as potential liquid-filled pits). This soil disturbance area could be indicative of historic landfill disposal activities and/or general construction activities from the

areas' rapid development. Successive aerials (1962 through 1995) show this area as being developed with what appears to be a shopping center (confirmed from City Directory data during this time frame circa 1986). The 2004 aerial show the current day apartments. Due to the unknown nature of the soil disturbances, G2 believes this area may represent evidence of a *potential recognized environmental condition* in connection with the Alignment.

7.3 Recommendations

G2 has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM E 1527-05 (as modified and described herein) of the approximately 1.4-mile stretch of MLK Boulevard from IH-610 South to Bellfort Street. Fifteen (15) RECs and two (2) potential (PREC's) were identified in connection with the Alignment.

It is recommended that a Phase II Environmental Site Assessment (Phase II ESA) be conducted to confirm the presence or absence of contaminants in soil and groundwater beneath the right-of-way of MLK Boulevard in association with the selected REC's as identified below and on **Figure 3**. Of the 15 REC's and 2 PREC's identified, 9 sites are recommended for further evaluation based on confirmed former releases (6 LPSTs) and/or suspect sites (2 PREC's and REC #6). The remaining REC's are not recommended for further evaluation due to the sites currently being regulated by the TCEQ therefore assumed to not being an issue based on City of Houston policy.

G2 believes that the following locations which a Phase II ESA should be conducted are:

- REC-1 – Former LPST Site
- REC-3 – Former LPST Site
- REC-6 – Former UST/Car Wash
(Historical fuel tanks, waste oil tank and
Remaining Oil/Water Separator)
- REC-10 – Former LPST Site/Current
UST
- REC-11 – Former LPST Site (Current
Auto Repair Shop)
- REC-14 – Former LPST Site/Current
UST
- REC-15 – Former LPST Site/Current
UST
- PRECs A & B: Soil disturbances and/or
historical unknown development

In the locations adjacent to the former LPSTs/PSTs, the soil and groundwater samples should be analyzed to determine the concentrations of potential benzene, toluene, ethylbenzene and total xylenes (BTEX), methyl tertiary butyl ether (MTBE), total petroleum hydrocarbons (TPH), and lead. Additionally, in the locations adjacent to the dry cleaner sites (if evaluated), the groundwater and soil samples should also be analyzed to determine the concentrations of

chlorinated solvents (dry cleaning chemicals). The Phase II activities for the RECs and additional areas of concern (PRECs) may require additional analysis as appropriate. A complete workplan defining and detailing sampling locations and laboratory analysis is recommended.

8 DEVIATIONS

This Phase I ESA was performed in general accordance with the scope of work and ASTM E 1527-05, as modified by the guidelines contained in The City of Houston Department of Public Works and Engineering, Design Manual, Geotechnical and Environmental Requirements, Chapter 11.25 (January 1, 2011).

9 REFERENCES

G2 does not warrant the data of regulatory agencies or other third parties supplying information used in the preparation of this report. Documents and commercial information services used in the preparation of this report, as listed below, are all current as most recently published.

DOCUMENTS

American Society for Testing and Materials, ASTM E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

Texas Water Development Board Map of Major Aquifers: www.twdb.state.tx.us, 2005.

Bureau of Economic Geology, The University of Texas at Austin, Geologic Atlas of Texas, Houston Sheet, 1982.

COMMERCIAL SERVICES

Environmental Data Resources, Inc., EDR Datamap Corridor Study, August 8, 2011.

Environmental Data Resources, Inc., EDR Aerial Photo Decade Package, August 4, 2011.

Environmental Data Resources, Inc., EDR Historical Topographic Maps, August 4, 2011.

Environmental Data Resources, Inc., EDR Sanborn Fire Insurance Maps, August 2, 2011.

SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

PHASE I ENVIRONMENTAL SITE ASSESSMENT

CITY OF HOUSTON

MLK RECONSTRUCTION (IH-610 SOUTH TO BELLFORT STREET)

HOUSTON, TEXAS.

December 14, 2011

We declare that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR. We have the specific qualifications based on education, training, and experience to assess a site of the nature, history, and setting of the Alignment. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Mr. Michael R. Bagnasco, P.G., License No. 5066



Mr. John Lembcke, P.G., License No. 626

QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Please refer to **Appendix H** for resumes of key personnel who have contributed to the completion of this project.