

**Phase I Environmental  
Site Assessment Report**

**Office Building  
3440 Sojourn Drive  
Carrollton, TX 75006**

*Prepared for*

PARCEL Platform  
800 West Cummings Park  
Woburn, MA 01801

*Prepared by*

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Job Number: 2006-1  
01/13/2006

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# **Detail Report**

**1.0 General Information**

**Client Information:**

PARCEL Platform  
 Wayne Turner  
 800 West Cummings Park  
 Woburn, MA 01801

**Project Information:**

AAI/05 Phase I ESA Demo  
 2006-1

**Site Information:**

Office Building  
 3440 Sojourn Drive  
 Carrollton, TX 75006  
 County: Dallas

**Latitude, Longitude:** 32.982480, -96.839920

**Site Access Contact:**

**Consultant Information:**

PARCEL Platform  
 800 West Cummings Park  
 Woburn, MA 01801

**Phone:** 781-935-9281

**Fax:**

**E-mail Address:**

**Inspection Date:** 7/1/05

**Report Date:** 01/13/2006

**Site Assessor:**

**Senior Reviewer:**

**Signed By:**

This report has  
 not been signed.

**General Field Notes**

Information Missing - enter data.

	<b>AAI CRITERIA</b>	<b>SECTION(S)</b>
1	Inquiry by Environmental Professional	1.0, Appendix E:
2	Interviews	8.0
3	Historical Review	6.4.1
4	Environmental Cleanup Liens	6.5
5	Federal, State, Local and Tribal Records Review	6.1
6	Visual Inspection of Property and Adjoining Property	7.0
7	Specialized Knowledge	5.1
8	Purchase Price vs. Property Value	5.2, Appendix F:
9	Commonly Known or Reasonably Ascertainable Information	2.4, 2.3
10	Degree of Obviousness and Ability to Detect Contamination	2.2

**2.0 Executive Summary**

**2.1 Subject Property Description**

Demo Engineering Corporation (DEC) has performed a Phase I Environmental Site Assessment (ESA) in general accordance with ASTM 1527-00 for the Intec Center located at 3440 Sojourn Drive, Carrollton Texas 75006 (the “Property”).

The Phase I ESA is designed to provide the Client with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the Property. This assessment was conducted utilizing generally accepted ESA industry standards in accordance with ASTM E 1527-05, Standard Practice for ESAs: Phase I ESA Process.

The Property is currently developed for commercial office space and is leased to multiple tenants. The Property consists of two one-story buildings which are surrounded by landscaping and a concrete parking lot with concrete curbs. The buildings were constructed in 1983. Access to the property is provided by driveways to the north on Sojourn Drive and to the east on Westgrove Drive. The FirstSearch ASTM database did not indicate any known environmental risks located on the Property.

The Property is situated within an urban area in Carrollton Texas, a suburb which is located north of Dallas Texas. The subject buildings are bounded to the north by Sojourn Drive, beyond which is a one-story office building; to the east by Westgrove Drive, beyond which is undeveloped land and a one-story office building; to the south by the Addison Airport and the City of Addison Vehicle Maintenance Facility; and to the west by a concrete parking lot beyond which is a one-story office building. Based upon topographic map interpretation and site observations, groundwater flow beneath the site is inferred to be in a southeasterly direction toward White Rock Creek.

**2.2 Data Gaps**

DEC has been able to research the use of the Subject Property back to its first developed use. No Data Gaps have been encountered for this property.

**2.3 Environmental Report Summary**

DEC obtained and reviewed a database report from FirstSearch for the Property and the surrounding area. Based on the database report, no upgradient sites were identified as potential concerns to the Property. LAC did identify three underground storage tanks (UST) and two leaking UST (LUST) sites located within the prescribed search radii. All of the sites identified were either cross or downgradient of the Property and are therefore not considered Recognized Environmental Conditions (RECs).

<b>Report Section</b>		<b>No Further Action</b>	<b>REC</b>	<b>HREC</b>	<b>Issue/Further Investigation</b>	<b>Comments</b>
<b>4.4</b>	<b>Current Use of Property</b>	X				
<b>4.6</b>	<b>Adjoining Property Information</b>	X				
<b>6.1</b>	<b>Standard Environmental Records Sources</b>	X				
<b>6.4.1</b>	<b>Historical Summary</b>	X				
<b>6.4.6</b>	<b>Other Environmental Reports</b>	X				
<b>7.3.1</b>	<b>Hazardous Substances</b>	X				
<b>7.3.3</b>	<b>USTs</b>	X				
<b>7.3.4</b>	<b>ASTs</b>	X				
<b>7.3.5</b>	<b>Other Suspect Containers</b>	X				

**2.3 Environmental Report Summary (continued)**

<b>7.3.6</b>	<b><i>Equipment Likely to Contain PCBs</i></b>	X				
<b>7.3.11</b>	<b><i>Stained Soil/Stressed Vegetation</i></b>	X				
<b>9.1</b>	<b><i>Asbestos-Containing Materials</i></b>	X				
<b>9.2</b>	<b><i>Lead-Based Paint</i></b>	X				
<b>9.3</b>	<b><i>Radon</i></b>	X				

**2.4 Recommendations**

DEC has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-05 of 3440 Sojourn Drive, Carrollton, Texas, the Property. Any exceptions to or deletions from this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Property.

Based on the information available at the time of this assessment, DEC does not recommend further investigation of the Property at this time.

### **3.0 Introduction**

#### **3.1 Purpose**

The purpose of this Phase I Environmental Site Assessment (ESA) was to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E-1527-00) in connection with the Property. DEC understands that the findings of this study will be used to evaluate a pending financial transaction in connection with the Property.

#### **3.2 Scope of Work**

The scope of work for this ESA is in general accordance with the requirements of ASTM Standard E 1527-05. DEC warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying recognized environmental conditions.

No other warranties are implied or expressed.

#### **3.3 Significant Assumptions**

There is a possibility that even with the proper application of these methodologies there may exist on the Property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. DEC believes that the information obtained from the record review and the interviews concerning the site is reliable. However, DEC cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The methodologies of this assessment are not intended to produce all inclusive or comprehensive results, but rather to provide the client with information relating to the Property.

#### **3.4 Limitations and Exceptions**

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM 1527-00. Specific limitations and exceptions to this ESA are more specifically set forth below:

DEC was not able to document the historical use of the property prior to 1971, since aerial photographs were not reasonably ascertainable from local agencies and other historical sources were not available.

#### **3.5 Deviations**

There were no deviations from the Scope of Work.

#### **3.6 Special Terms and Conditions**

The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the client. No subsurface exploratory drilling or sampling was done under the scope of this work. Unless specifically stated otherwise in the report, no chemical analyses have been performed during the course of this ESA.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those persons contacted.

#### **3.7 Reliance**

All reports, both verbal and written, are for the benefit of PARCEL Platform. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of DEC.



**4.0 Site Description**

**4.1 Location and Legal Description**

The address of the Property is 3440 Sojourn Drive, Carrollton Texas 75006. The Property is located in a commercial area of Dallas County. According to the Dallas Central Appraisal District, the assessor’s parcel number of the Property is VOL94237/DD12051994. The abbreviated legal description is reproduced below: *“Parcel 1: lot 1,Block A, Sojourn-Voss Venture Academy Addition, an Addition to the City of Carrollton, Texas as recorded in Volume 83218, Page 2254 of the Map Records, Dallas County, Texas, located in the William B. Rowe Survey, Abstract No. 1257.*

According to the Dallas Central Appraisal District, the Property is currently owned by Office Center LTD, who has owned the Property since 1994.

**4.2 Activity/Use Limitations**

Information Missing - enter data.

**4.3 Site and Vicinity Description**

The Property is located in an industrial area that is characterized by numerous office buildings. There is also limited multi-family housing development in the vicinity. The Property is zoned L1 – commercial by the City of Carrollton.

The Property consists of an irregular-shaped parcel approximately 5.0144 acres in size. The Property is designed and used for light industrial purposes. Currently, the Property is developed with two structures which were constructed in 1983. The structures at the Property are one story in height, and comprise a total of 73,064 square feet of building space. The structures are currently configured to offer a total of seven tenant spaces.

**4.4 Current Use of Property**

At the present time, the Property is not part of a larger development park. The site consists of two, one-story buildings and paved parking areas. Both of the buildings (Building One & Building Two) are currently being used as office buildings. All but one of the tenant spaces are currently occupied. The one vacant space (Suite #220) will not be re-built until a new tenant is located to occupy the space.

According to the City of Carrollton Building Inspection Department the Property is zoned L1. The occupancy at the time of the site reconnaissance was reported to be 78% percent.

**SITE OCCUPANTS**

<i>Tenant Name</i>	<i>Location</i>	<i>Type of Use</i>	<i>Comments</i>
Chemical Transport	Suite 100	Office	Only office space.
Team Services, Inc.	Suite 150	Office/Warehouse	Small area for termite chemical storage.
America’s Best, Inc.	Suite 200	Office/Warehouse	Office and storage space only.
Secure	Suites 240, 230 & 270	Office/Warehouse	Some assembly of security control systems.
Modular	Suite 280	Office/Warehouse	Only office space.
Aerospace	Suite 290	Office	Only office space.
Vacant	Suite 220	Vacant	Vacant

**4.5 Description of Structures and Other Improvements**

Both buildings are of concrete slab-on-grade with concrete tilt-up construction, and have the following interior square footage: Building One (25,680 square feet); Building Two (47,384 square feet). The concrete tilt-up walls have exterior brick surfacing, with interior finishes comprised of 2’x2’ and 2’x 4’ acoustical ceiling panels and gypsum wallboard interior walls. Carpeting covers the majority of interior floors, with ceramic tiles present in restrooms and vinyl floor covering in kitchen/break room areas. Rolled membranes cover each of the building’s roofs.

**4.5 Description of Structures and Other Improvements (continued)**

Significant renovation in Building Two occurred in 2005, when interior finishes were replaced as part of a tenant upgrade for SecureNet.

The City of Carrollton supplies drinking water to the Property from the municipal distribution system. Sanitary discharges on the subject site are discharged into the municipal sanitary sewer system. The subject site area is serviced by the City of Carrollton.

Electricity is provided to the Property by TXU. Natural gas is provided by Atmos Energy.

**Property Improvements**

<b>Size of Property (approximate)</b>	approximately 5.0144 acres
<b>General Topography of Property</b>	Approximately 650 feet above mean sea level (MSL). Sloping gently to the south-east
<b>Adjoining and/or Access/Egress Roads</b>	Sojourn Drive is adjacent to the North. Westgrove Drive is adjacent to the East. Access/Egress is provided to both roads from the parking lot of the subject property.
<b>Paved or Concrete Areas (including parking)</b>	The parking lots which surround both buildings are constructed of concrete.
<b>Unimproved Areas</b>	There are no unimproved areas on the subject property.
<b>Landscaped Areas</b>	Landscaped areas of grass, trees and bushes surround the two buildings as well as providing a barrier between Sojourn Drive and Westgrove Drive and the subject site parking lot.
<b>Surface Water</b>	There is no surface water on the subject property.
<b>Potable Water Source</b>	City of Carrollton
<b>Sanitary Sewer Utility</b>	City of Carrollton
<b>Storm Sewer Utility</b>	City of Carrollton
<b>Electrical Utility</b>	TXU
<b>Natural Gas Utility</b>	Atmos Energy

**4.6 Adjoining Property Information**

During the vicinity reconnaissance, DEC observed the following land use on properties in the immediate vicinity of the Property.

<b>Direction From Site</b>	<b>Occupant</b>	<b>Use</b>	<b>Comments</b>
North	Office Building/Self Storage Facility	Commercial	Areas immediately adjacent to the north of the Property include the following: Sojourn Drive followed by a one-story office building and a Self Storage facility for boats and automobiles. A multi-family property is located to the north-east, diagonally across the intersection of Sojourn Drive and Westgrove Drive.
South	Addison Airport	Commercial/Industrial	Immediately adjacent to one portion of the south side of the Property is a large grassy area of the Addison Municipal Airport.
South	City of Addison maintenance facility	Industrial	Immediately adjacent and to the south of one portion of the subject property is the City of Addison Vehicle Maintenance Facility. The Addison Vehicle Maintenance Facility does have underground storage tanks but there is no observed or reported evidence of leaking tanks.
East	None	Undeveloped	Immediately east of the Property is WestGrove Drive followed by undeveloped land and then a one-story office building.

**4.6 Adjoining Property Information (continued)**

West	Office Building	Commercial	Immediately west of the Property is a concrete parking lot followed by a one-story office building.
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## **5.0 User Provided Information**

### **5.1 Specialized Knowledge**

DEC has no specialized knowledge of the subject property outside of the research which was conducted and reported as part of this report.

The property ownership and tenants as well as all individuals who were interviewed as part of this investigation, have not reported any specialized knowledge of this property outside of what is contained in this report.

### **5.2 Valuation Reduction for Environmental Issues**

DEC has not been provided with an appraisal for the subject property. However, this property is to be refinanced rather than sold, therefore a selling price to value comparison is not available without a selling price.

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

No written or verbal communication with the property owner, manager and tenants revealed any information which suggested that there are currently or historically any recognized environmental conditions associated with the subject property.

### **5.4 Reason For Performing Phase I**

The purpose of this Phase I Environmental Site Assessment (ESA) was to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E-1527-00) in connection with the Property. DEC understands that the findings of this study will be used to evaluate a pending financial transaction in connection with the Property.

**6.0 Records Review**

**6.1 Standard Environmental Records Sources**

Information from standard Federal and state environmental record sources was provided through FirstSearch. Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. This integrated database also contains postal service data in order to enhance address matching. Records from one government source are compared to records from another to clarify any address ambiguities. The demographic and geographic information available provides assistance in identifying and managing risk. The accuracy of the geocoded locations is approximately +/-300 feet.

In some cases, location information supplied by the regulatory agencies is insufficient to allow the database companies to geocode facility locations. These facilities are listed under the unmappables section within the FirstSearch report. A review of the unmappable facilities indicated that none of these facilities are within the ASTM minimum search distance from the Property.

Regulatory information from the following database sources regarding possible recognized environmental conditions, within the ASTM minimum search distance from the Property, was reviewed.

<i>Database List</i>	<i>Subject Property Listings</i>	<i>Total Number of Listings</i>	<i>Environmental Concern Posed to the Subject Property</i>
Federal NPL Sites (< 1 mile)	N	0	N/A
Federal CERCLIS Sites (< 0.5 mile)	N	0	N/A
Federal CERCLIS NFRAP Sites (Property & Adjoining)	N	0	N/A
RCRA CORRACTS Sites (< 1 mile)	N	0	N/A
RCRA TSD Facilities (< 0.5 mile)	N	0	N/A
RCRA SQG (Target & Adjacent)	N	0	N/A
RCRA LQG (Target & Adjacent)	N	0	N/A
Federal ERNS Sites (Target Property Only)	N	0	N/A
State HW Sites (< 1 mile)	N	0	N/A
State CERCLIS Sites (< 0.5 mile)	N	0	N/A
Landfill/SW Disposal Sites (< 0.5 mile)	N	0	N/A
LUST Sites (< 0.5 mile)	N	2	None
UST/AST Sites (Property & Adjacent)	N	2	None.

**DATABASE PROVIDER COMMENTS**

**Site Name:** ANDRELL CAR CARE  
**Databases:** LUST  
**Address:** 2601 MIDWAY  
**Distance:** 0.21  
**Direction:** NW  
**Elevation:**  
**Comments:** This facility has received a NFA letter from the state.

**Site Name:** MILLION AIR DALLAS  
**Databases:** LUST  
**Address:** 4300 WESTGROVE  
**Distance:** 0.47  
**Direction:** SE  
**Elevation:**  
**Comments:** A request to the state has been submitted however a review of documentation will not be available until after the completion of the report.

**6.2 Additional Environmental Record Sources**

A summary of all records can be found below. No issues were identified during the interview process.

**6.2 Additional Environmental Record Sources (continued)**

**Department of Health / Environment**

**Contact:** John Smith  
**Phone:** 503-333-1234  
**Findings:** John was not aware of any issues with the subject property.

**Building Department**

**Contact:** Jeff Smith  
**Phone:** 503-333-1234  
**Findings:** Jeff was not aware of any issues with the subject property.

**Public Works or Water / Sewage Department**

**Contact:** Sarah Smith  
**Phone:** 503-333-1234  
**Findings:** Sarah was not aware of any issues with the subject property.

**Electric Company (for PCB information)**

**Contact:** Bill Smith  
**Phone:** 503-333-1234  
**Findings:** Bill was not aware of any issues with the subject property.

**Fire Department**

**Contact:** Roy Smith  
**Phone:** 503-333-1234  
**Findings:** Roy was not aware of any issues with the subject property.

**Property Tax Files**

**Contact:** Dan Smith  
**Phone:** 503-333-1234  
**Findings:** Dan was not aware of any issues with the subject property.

**6.3 Physical Setting Sources**

The United States Geological Survey (USGS), Quadrangle Addison Quadrangle 7.5-Minute series topographic map was reviewed for this ESA. This map was published by the USGS in 1959 and was photorevised in 1981. In addition, the 1980 U.S. Department of Agriculture Soil Survey of Dallas County, Texas was reviewed for this report. A review of the Flood Insurance Rate Maps, published by the Federal Emergency Management Agency, was also performed as part of the research on the Subject Property.

**USGS Topographic Maps**

<b>Date:</b>	1959, photorevised 1981
<b>Quad ID:</b>	Addison Quadrangle
<b>Ft. Above MSL:</b>	650
<b>Latitude:</b>	32.982480
<b>Longitude:</b>	-96.839920
<b>Anticipated GW Flow Direction:</b>	South-east
<b>Distance to SW Bodies:</b>	1 mile
<b>Site Land Use:</b>	The property is depicted as vacant and undeveloped.
<b>Adjoining Properties Land Use:</b>	The Addison airport is depicted to the south in the 1981 photorevision.

### 6.3 Physical Setting Sources (continued)

#### USGS / Other Bedrock Maps

**Date:** 1980

**Source:** Soil Survey of Dallas County, Texas

**Findings:** The Property is situated within Dallas County which is in the northern part of the Texas Coastal Plain. The area was once covered by a shallow Cretaceous sea. The sediment that was deposited in the sea consists of sand, silt and clay. The bedrock exposed in the area is of the late Cretaceous age and includes Eagle Ford shale, Austin Chalk and Taylor Marl. The Eagle Ford Shale has an average thickness of 475 feet and the Austin Chalk is about 600 feet thick. Bedrock is estimated to be seven to twenty feet below the surface of the soil.

#### Soil Conservation Service Soil Map

**Date:** 1980

**Source:** Soil Survey of Dallas County, Texas

**Soil Description:** The Property is mapped as Stephen-Urban land complex, which is made up of shallow, well drained, gently sloping soils and areas of Urban land overlying the Austin Chalk geologic formation. Typically the surface layer of the Stephen soil is moderately alkaline, very dark brown silty clay 14 inches thick. The underlying material is white, platy and massive chalky limestone. Permeability is moderately slow and the available water capacity is very low. The hazard of erosion is moderate.

#### USGS / Other GW Maps

**Date:** August 23, 2001

**Source:** Federal Emergency Management Agency

**Findings:** According to Panel Number 0180, dated August 23, 2001; the Property is located in unshaded Flood Zone X. Flood Zone X regions consist of areas which have been determined by FEMA to be outside of 100 and 500 year flood areas.

#### 6.3.1 Topography

The United States Geological Survey (USGS), Quadrangle Addison Quadrangle 7.5-Minute series topographic map was reviewed for this ESA. This map was published by the USGS in 1959 and was photorevised in 1981. According to the contour lines on the topographic map, the Property is located at approximately 650 feet above mean sea level (MSL). The contour lines in the area of the Property indicate the area is sloping gently to the south-east. The property is depicted as vacant and undeveloped. White Rock Creek is located approximately 1 mile to the east of the Property and the land in this area generally slopes toward this Creek.

#### 6.3.2 Surface Water Bodies

The nearest surface water in the vicinity of the Property is White Rock Creek located approximately one mile to the east of the Property. No surface water is located on the Property.

A review of the Flood Insurance Rate Maps, published by the Federal Emergency Management Agency, was performed. According to Panel Number 0180, dated August 23, 2001; the Property is located in unshaded Flood Zone X. Flood Zone X regions consist of areas which have been determined by FEMA to be outside of 100 and 500 year flood areas.

#### 6.3.3 Geology and Hydrology

Based on the soil survey maps published by the USDA Soil Conservation Service (1980), the Property is mapped as Stephen-Urban land complex, which is made up of shallow, well drained, gently sloping soils and areas of Urban land overlying the Austin Chalk geologic formation. Typically the surface layer of the Stephen soil is moderately alkaline, very dark brown silty clay 14 inches thick. The underlying material is white, platy and massive chalky limestone. Permeability is moderately slow and the available water capacity is very low. The hazard of erosion is moderate.

**6.3.3 Geology and Hydrology (continued)**

The Property is situated within Dallas County which is in the northern part of the Texas Coastal Plain. The area was once covered by a shallow Cretaceous sea. The sediment that was deposited in the sea consists of sand, silt and clay. The bedrock exposed in the area is of the late Cretaceous age and includes Eagle Ford shale, Austin Chalk and Taylor Marl. The Eagle Ford Shale has an average thickness of 475 feet and the Austin Chalk is about 600 feet thick. Bedrock is estimated to be seven to twenty feet below the surface of the soil. The Property is located at approximately 650 feet above mean sea level.

Based upon information in the 1980 U.S. Department of Agriculture Soil Survey of Dallas County, Texas; three sand aquifers underlie the surface of Dallas County. They were once the primary source of drinking water in this area but today, because of excessive pumping of water from these aquifers, the water table is low. Reservoirs which were built on the Trinity River now supply most of the water for the Dallas County area. The Trinity River and its tributaries generally flow southeast across the county. The depth to water is estimated to be greater than six feet below the surface of the soil. Water generally flows toward the south-east from the Property. No on-site water wells or springs were observed during the Property reconnaissance. The nearest surface water in the vicinity of the Property is White Rock Creek located approximately one mile to the east of the Property. No settling ponds, lagoons, surface impoundments, wetlands or natural catchbasins were observed at the Property during this investigation.

**6.4 Historical Use**

**6.4.1 Historical Summary**

The Property was undeveloped and used for agricultural purposes until the 1980s. In 1983 the current buildings were constructed on the Property. The Property was purchased by the current owner in 1994. In the twenty-two years since it was constructed, the Property has had numerous different internal configurations for various tenants as they have moved into the buildings and then moved out of the buildings.

The current Property buildings have not been utilized for environmentally sensitive purposes, such as photo developing or dry cleaning; rather, the tenants currently present at the Property have occupied them.

***HISTORICAL USE SUMMARY***

<i>Period</i>	<i>Property Uses</i>	<i>Surrounding Area Uses</i>
Pre 1980s	Undeveloped	Agriculture
1983	Commercial	Residential

**6.4.2 Title Records**

A 50-year chain-of-title was not requested for this study. Historical use of the Property was researched using other standard historical sources.

<i>Information Source</i>	<i>Date</i>	<i>Book/Page</i>	<i>Listed Owner</i>
None	2006	12/123	Jeff Ryan
None	2005	12/123	Bill Jeffryes

**6.4.3 City Directories**

Historical City directories, published by Cole’s Directory, were reviewed at the Richardson Public Library for past names and businesses that were listed for the Property and adjoining properties.

***CITY DIRECTORY SUMMARY***

<i>Date</i>	<i>Site Comments</i>	<i>Surrounding Area Comments</i>
1963	No listing	No listing
1968	No listing	No listing
1973	No listing	No listing
1978	No listing	No listing



**6.4.3 City Directories (continued)**

1981	No listing	East – 4500 Sojourn - Bent Tree Court Apartments North – No listing West – No listing South – No listing
1986	3440 Sojourn - Office Building	East – 4500 Sojourn - Bent Tree Court Apartments North – No listing West – No listing South – No listing
1991	3440 Sojourn - Office Building	East – 4500 Sojourn - Bent Tree Court Apartments North – No listing West – No listing South – No listing
1996	3440 Sojourn - Office Building	East – 4500 Sojourn - Bent Tree Court Apartments North – No listing West – No listing South – No listing
2000	3440 Sojourn - Office Building	East – 4500 Sojourn - Bent Tree Court Apartments North – No listing West – No listing South – No listing
2005	3440 Sojourn - Office Building	East – 4500 Sojourn - Bent Tree Court Apartments North – No listing West – No listing South – No listing

**6.4.4 Aerial Photos**

Available aerial photographs dated 1975, 1982, 1997, 1999 and 2003, from the North Central Texas Council of Governments and the USDA Soil Survey of Dallas County were reviewed for this ESA. Copies of selected photographs are included in Appendix B-1 of this report.

***AERIAL PHOTOGRAPH SUMMARY***

<b><i>Date(s)</i></b>	<b><i>Property Comments</i></b>	<b><i>Surrounding Area Comments</i></b>
1975	The 1975 photo shows the undeveloped land of the Property.	A large grassy area of the Addison Municipal Airport is located directly to the south of the Property. Westgrove Drive is located to the east of the Property. All other land surrounding the Property is undeveloped land.
1982	The 1982 photo shows the undeveloped land of the Property.	The adjacent land is undeveloped with the exception of the Addison Municipal Airport which is located adjacent to the south.
1997	The present buildings of the subject property appear in this photo.	The Addison Municipal Airport and the Addison Vehicle Maintenance Facility appear directly to the south. To the west, an office building is visible. To the north, Sojourn Drive followed by a parking area and an office building are visible. A multi-family housing facility is located to the north-east and Westgrove road

**6.4.4 Aerial Photos (continued)**

		followed by vacant land and an office building are located to the east.
1999	The present buildings of the subject property appear in this photo.	The Addison Municipal Airport and the Addison Vehicle Maintenance Facility appear directly to the south. To the west, an office building is visible. To the north, Sojourn Drive followed by a parking area and an office building are visible. A multi-family housing facility is located to the north-east and Westgrove road followed by vacant land and an office building are located to the east.
2003	The present buildings of the subject property appear in this photo.	The Addison Municipal Airport and the Addison Vehicle Maintenance Facility appear directly to the south. To the west, an office building is visible. To the north, Sojourn Drive followed by a parking area and an office building are visible. A multi-family housing facility is located to the north-east and Westgrove road followed by vacant land and an office building are located to the east.

**6.4.5 Sanborn/Historical Maps**

DEC requested historical Sanborn Fire Insurance maps for the Property from Environmental Data Resources (EDR), and was subsequently informed that no such maps for the Property or immediate vicinity are maintained in EDR’s collection, which ranges from 1887-1994. A copy of the “no coverage” notification is included in Appendix B, herein.

***FIRE INSURANCE MAP SUMMARY***

<i>Date(s)</i>	<i>Property Comments</i>	<i>Surrounding Area Comments</i>
1980	No coverage	No Coverage
1990	No coverage	No Coverage

**6.4.6 Other Environmental Reports**

No other Environmental Record Sources were used for this report.

***PRIOR REPORT SUMMARY***

<i>Report Name</i>	<i>Date</i>	<i>Findings</i>
Former Phase I ESA	1994	No issues were identified.
Former Phase II ESA	1994	No issues were identified.

**6.4.7 Building Department Records**

Records from Carrollton Building Department were reviewed for evidence indicating the developmental history of the Property, and for the presence of documentation relative to underground storage tanks. The records indicate the current Property structures were constructed in 1983. Prior land use was indicated as undeveloped.

**6.4.8 Other Land Use Records**

#### **6.4.8 Other Land Use Records (continued)**

Records from the Carrollton Fire Department were reviewed for evidence indicating the presence of underground storage tanks and for the use of hazardous materials. According to Fire Marshall Gary Nesbitt, no record was found for the property address.

A file review was conducted at the City of Carrollton. No records indicated current or past usage of hazardous materials, USTs or ASTs at the Property.

#### **6.5 Environmental Liens and Activity/Use Limitations**

According the Dallas Central Appraisal District, no environmentally-related liens or deed restrictions have been recorded against the Property.

**7.0 Site Reconnaissance**

**7.1 Methodology and Limiting Conditions**

The Property was inspected by Wayne Turner on July 1, 2005. The weather at the time of the site visit was sunny and in the 90’s. A Property escort was not provided.

**7.2 General Site Setting**

Package Unit  
Pad Mounted Transformers

<b><i>Date Developed:</i></b>	
<b><i>Property Size/Shape:</i></b>	approximately 5.0144 acres

<b><i>UTILITIES (SERVICE PROVIDED BY)</i></b>	
<b><i>Electric:</i></b>	TXU
<b><i>Gas:</i></b>	
<b><i>Water:</i></b>	City of Carrollton
<b><i>Sewerage:</i></b>	City of Carrollton

***Groundcover:***

***Other Site Improvements:***

**7.3 Site Visit Findings**

**7.3.1 Hazardous Substances**

Team – Pest Defense which is the tenant in Suite # 150 of Building One treats buildings for termites. They store chemicals for this purpose in a storage room of their suite. The storage room is locked and the chemicals are stored in one-gallon plastic containers which are stored in cardboard boxes. Home Team has a locked gate in the storage room and keeps some pesticides in that area and other pesticides in the storage room but not behind the locked gate. No pesticide or chemical odors were detected during the inspection and no evidence of prior leaks or spills were observed or reported by Team Management. In addition, the City of Carrollton Fire Department and Building Inspection Department did not have any records of pesticide problems with Team’s tenant area. Storage practices appear to comply with local regulations.

Other than the termite control chemicals in suite 150, no obvious indications of hazardous waste generation, storage or disposal were observed on the Property or were indicated during interviews. The termite chemicals are applied as a preventative for termites and are normally used during construction of new buildings. No disposal of these chemicals is necessary because they are used up during the normal course of application to prevent termites.

***HAZARDOUS SUBSTANCES***

<b><i>Material</i></b>	<b><i>Quantity</i></b>	<b><i>Use</i></b>	<b><i>Comments</i></b>
Bora-Care	1 gallon plastic containers	Termite Control	Used to prevent termite infestations. Storage practices appear to comply with local regulations.
Prevail FT	1 gallon plastic containers	Termite Control	Used to prevent termite infestations. Storage practices appear to comply with local regulations.

**7.3.2 Petroleum Products**

No current or historical use of petroleum products were observed or reported for the Subject Property. No unlabeled containers or drums were observed during the site reconnaissance.

**7.3.2 Petroleum Products (continued)**

***OTHER PETROLEUM PRODUCTS***

<i>Material</i>	<i>Quantity</i>	<i>Use</i>	<i>Comments</i>
Oil	1 gallon	Lubricant	Container is in good condition and stored appropriately.

**7.3.3 USTs**

No evidence of underground storage tanks was observed during the site reconnaissance or reported during interviews.

***UNDERGROUND STORAGE TANKS***

<i>Use Status</i>	<i>Year Installed</i>	<i>Capacity (gals.)</i>	<i>Contents</i>	<i>Construction Materials</i>	<i>Comments</i>
No longer utilized	1960	5000	Gasoline	Steel	Tank is scheduled to be removed

**ASSOCIATED PHOTOGRAPHS**



View of dispensers and island.

**7.3.4 ASTs**

No evidence of aboveground storage tanks was observed during the site reconnaissance or reported during interviews.

**7.3.5 Other Suspect Containers**

No unlabeled containers or drums were observed during the site reconnaissance. Other than the termite control chemicals in suite 150, no obvious indications of hazardous waste generation, storage or disposal were observed on the Property or were indicated during interviews. The termite chemicals are applied as a preventative for termites and are normally used during construction of new buildings. No disposal of these chemicals is necessary because they are used up during the normal course of application to prevent termites.

**7.3.5 Other Suspect Containers (continued)**

**UNIDENTIFIED SUBSTANCE CONTAINERS**

<i>Material</i>	<i>Quantity</i>	<i>Comments</i>
Unknown liquid	1 gallon	Container appears to be in good condition.
Brown oily residue	Less than 1 gallon	Residue is coating inside of drum

**7.3.6 Equipment Likely to Contain PCBs**

Older transformers and other electrical equipment could contain polychlorinated biphenyls (PCBs) at a level that subjects them to regulation by the U.S. EPA. PCBs in electrical equipment are controlled by United States Environmental Protection Agency regulations 40 CFR, Part 761. Under the regulations, there are three categories into which electrical equipment can be classified:

- Less than 50 parts per million (PPM) of PCBs – “Non-PCB” transformer
- 50 ppm-500 ppm – “PCB-Contaminated” electrical equipment
- Greater than 500 ppm – “PCB” transformer

DEC observed one pad-mounted electrical transformer on the Property. The unit is situated outside the southeast corner of Building Two. The unit was not labeled as to its PCB status; however, it is labeled to be owned and operated by Texas Utilities (TXU). No indication of staining, leaks or fire damage was observed on or around the base of the unit. Based on the initial development of the Property in 1982, the unit is considered a “Non-PCB” transformer. No other electrical equipment expected to contain PCBs was observed on the Property during DEC’s reconnaissance.

There are no elevators or lift equipment locate on the property.

**KNOWN OR SUSPECTED PCB-CONTAINING EQUIPMENT OR CONTAINERS**

<i>Material</i>	<i>Quantity</i>	<i>Use</i>	<i>Comments</i>
Transformer Oil	less than 5 gallons	Transformer	Pad appears to be in good condition.

**7.3.7 Interior Staining/Corrosion**

No obvious indications of hazardous material or petroleum product releases, such as stained areas, were observed during the site reconnaissance or reported during interviews.

**7.3.8 Discharge Features**

No obvious indications of hazardous material or petroleum product releases, such as stained areas or stressed vegetation, was observed during the site reconnaissance or reported during interviews. Asphalt-paved parking areas exhibited normal surface staining due to use.

**7.3.9 Pits, Ponds, And Lagoons**

No evidence of on-site pits, ponds or lagoons was observed or reported during the site reconnaissance. No evidence of sumps or catch basins, other than used for stormwater removal, was observed or reported during the site reconnaissance.

**7.3.10 Solid Waste Dumping/Landfills**

Solid waste on the Property is collected in three 10-cubic yard dumpsters situated at the south side of Building Two. The solid waste is collected once a week by Waste Management. The dumpsters were noted to contain miscellaneous cardboard at the time of the Property reconnaissance and no indication of potentially hazardous material disposal was noted during DEC’s reconnaissance.

No evidence of on-site landfilling was observed or reported during the site reconnaissance.

### 7.3.11 Stained Soil/Stressed Vegetation

No obvious indications of hazardous material or petroleum product releases, such as stained areas or stressed vegetation, was observed during the site reconnaissance or reported during interviews. Asphalt-paved parking areas exhibited normal surface staining due to use.

### 7.3.12 Wells

No aboveground evidence of wells or cisterns was observed during the site reconnaissance.

<i>Well Type</i>	<i>Well ID</i>	<i>Comments</i>
Observation	OB-1	Well cover could not be opened during the site visit.

### 8.0 Interviews

Interviews were conducted with the following individuals. Findings from these interviews are discussed in the appropriate sections in this report.

<i>Role</i>	<i>Title</i>	<i>Name</i>	<i>Company</i>	<i>Method</i>	<i>Comments</i>
Local Gov't Official	Fire Marshal	• Gary Nesbitt	City of Carrollton	In Person	According to Fire Marshall Gary Nesbitt, no record was found for the property address.
Local Gov't Official	Customer Service Representative, Building Dept.	Tony Vo	City of Carrollton	In Person	The records indicate the current Property structures were constructed in 1983. Prior land use was indicated as undeveloped.
Client	Manager	Katy Powell	SECURE	In Person	Ms. Powell reported that she is unaware of any environmental issues or problems with the property during that time.
Client	Manager	Jane Anderson	Chemical Transport	In Person	Ms. Anderson was not aware of any issues.



**9.0 Other Environmental Considerations**

**9.1 Asbestos-Containing Materials**

The subject building was constructed in 1982. As such, an asbestos evaluation was not required by the scope of services.

**9.2 Lead-Based Paint**

Due to the age of the structure, and non-residential usage, a lead-based paint screening was not conducted in conjunction with this assessment.

**9.3 Radon**

The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the EPA Action limit of 4.0 picoCuries per Liter (pCi/L). It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the EPA recommends site specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures. Review of the EPA Map of Radon Zones places the Property in Zone 3, where average predicted radon levels are less than 2.0 pCi/L.

**9.4 Wetlands**

The nearest surface water in the vicinity of the Property is White Rock Creek located approximately one mile to the east of the Property. No settling ponds, lagoons, surface impoundments, wetlands or natural catchbasins were observed at the Property during this investigation.

<i>Location</i>	<i>Approximate Size</i>	<i>Standing Water</i>	<i>Identified on Maps</i>	<i>Comments</i>
Northwest corner of property	0.25 acres	Yes	No	The wetland appears to be seasonal.

**9.5 Microbial Contamination (Mold)**

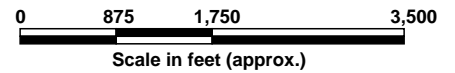
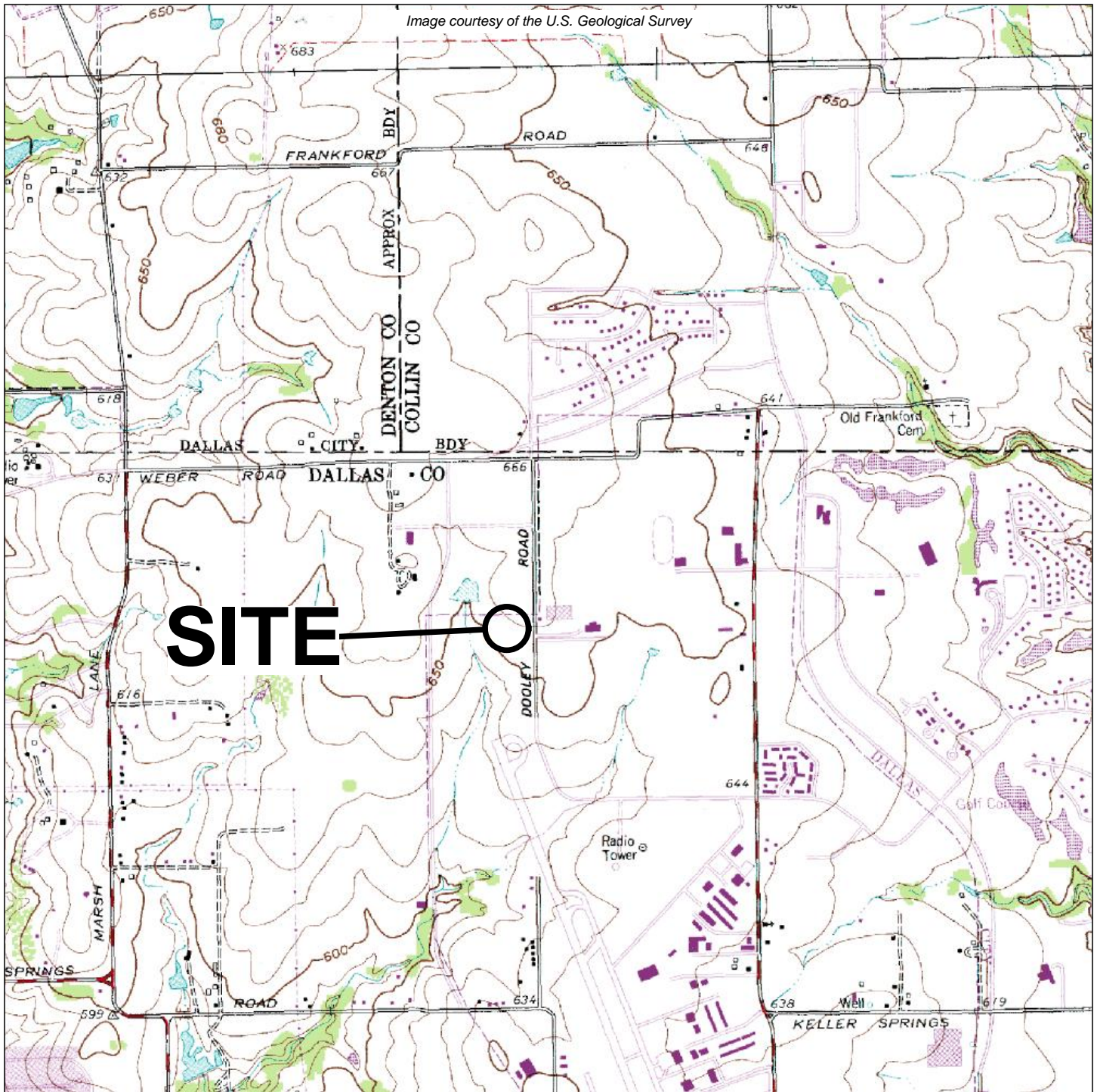
DEC performed a limited visual inspection of interior areas of the subject property for significant evidence of mold growth (see attached check list). This activity was not designed to discover all areas, which may be affected by mold growth on the subject property. Rather, it was intended to give the client an indication if significant (area larger than 10 square feet) mold growth is present at the subject property. As part of this investigation enclosed areas, such as pipe chases, heating ventilation and air-conditioning (HVAC) systems and behind enclosed walls and ceilings were not inspected. The Client has specifically recognized that, though the individual completing this inspection is a trained observer of real estate, recognizing, detecting, and measuring the presence of mold and microbial matter may be beyond the scope of her/his expertise and has agreed that neither the individual completing the inspection, nor Demo Engineering Corporation has any liability for the identification of mold-related concerns except as defined in applicable industry standards. DEC did (not) note significant visual or olfactory indications of the presence of mold. DEC also did (not) observe indications of significant water damage at the areas visually inspected. Therefore, for the purposes of this lending transaction DEC recommends no further investigations at the subject property at this time.

**9.6 Client-Specific Items**

No additional Client-specific items were requested or observed.

# **Appendix A:**

## **Figures**



**SITE LOCATION MAP**  
**AAI/05 Phase I ESA Demo**  
**3440 Sojourn Drive, Carrollton, TX**

Prepared for: **PARCEL Platform**

PROJECT MANAGER:

DRAWN BY: Wayne Turner

DATE: 01/19/2006

PROJECT NO: 2006-1

**Appendix B:**  
**Photographs**



Stored Termite Chemicals 2



Stored Termite Chemicals 3



Building Entrance



View to West



View to East



Dumpster



Rear of Building



Addison Maintenance Facility to South



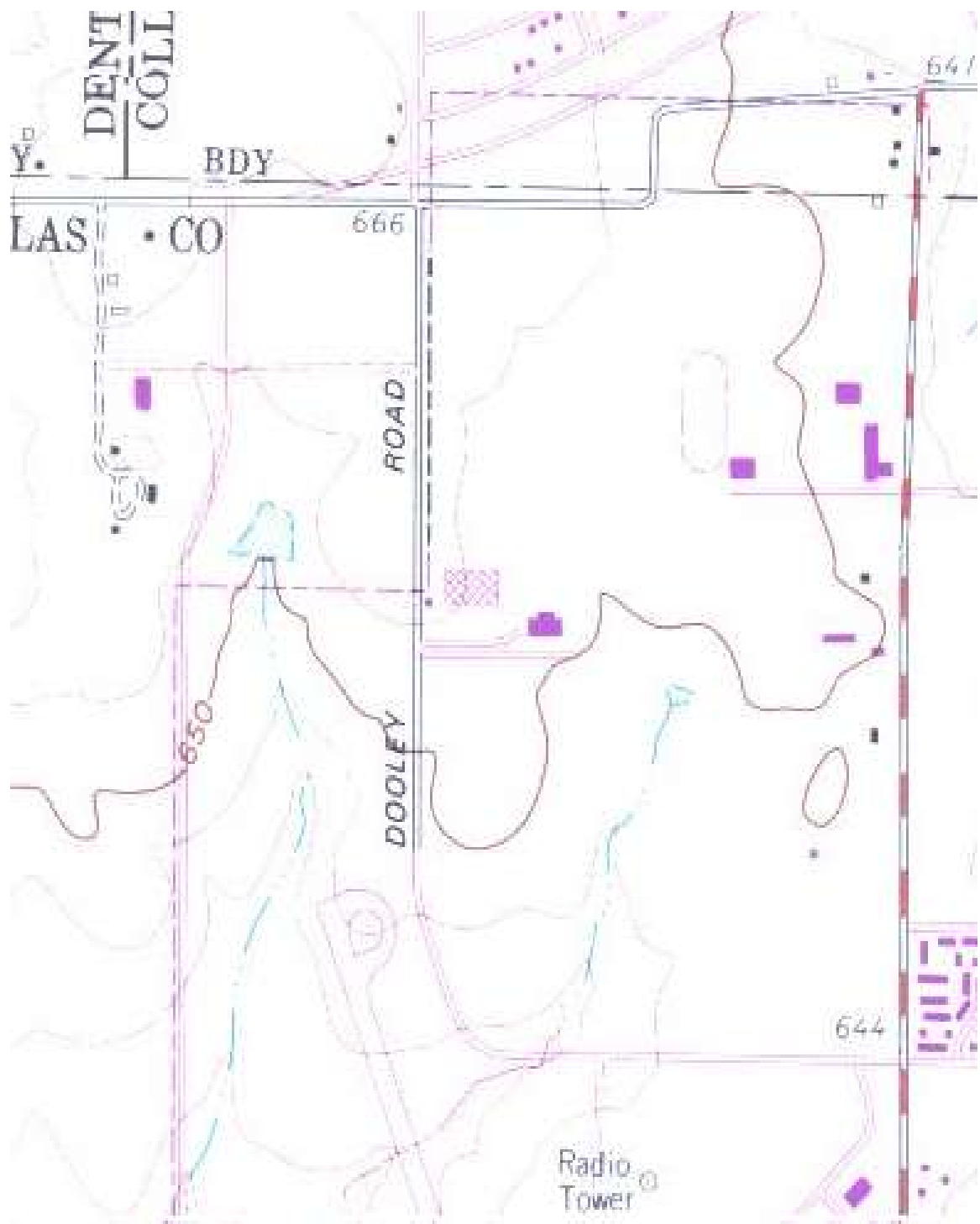


Stored Termite Chemicals 1



View of dispensers and island.

**Appendix C:**  
**Historical Research**



## **City Directory Research Notes**

**July 5, 2005**

**Property:** Intec Center, 3440 Sojourn Drive, Carrollton Texas 75006

**Source:** Cole's Directories; Richardson Texas Public Library; Arapaho Road, Richardson Texas

2005

3440 Sojourn Drive – Office Building

4500 Sojourn Drive – Bent Tree Court Apartments

No other listings

2000

3440 Sojourn Drive – Office Building

4500 Sojourn Drive – Bent Tree Court Apartments

No other listings

1996

3440 Sojourn Drive – Office Building

4500 Sojourn Drive – Bent Tree Court Apartments

No other listings

1991

3440 Sojourn Drive – Intec Center Office Building

4500 Sojourn Drive – Bent Tree Court Apartments

No other listings

1986

3440 Sojourn Drive – Office Building

4500 Sojourn Drive – Bent Tree Court Apartments

No other listings

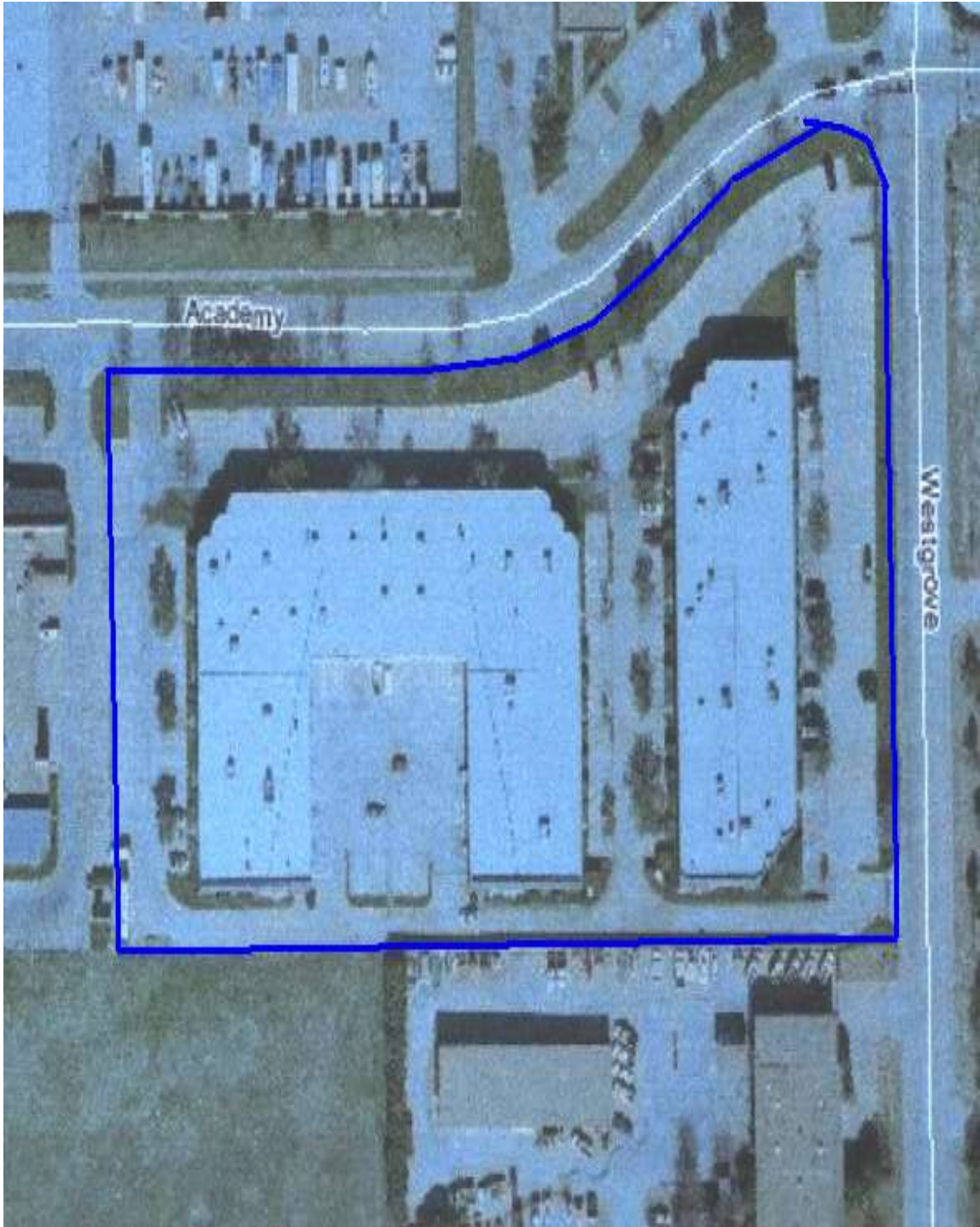
1981

4500 Sojourn Drive – Bent Tree Court Apartments

No other listings

1978/1973/1968/1963

No listings for Sojourn Drive



2003



1999

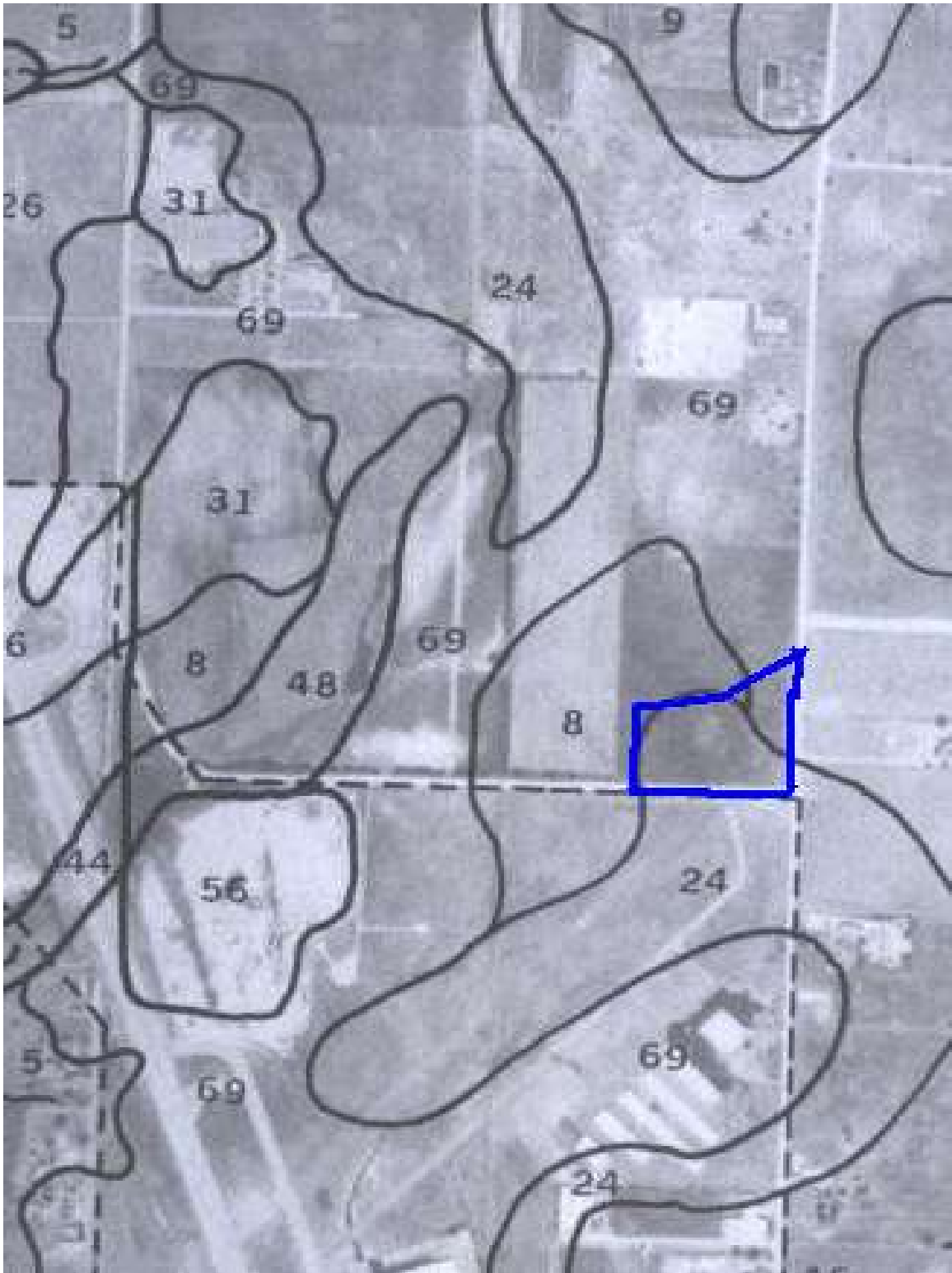


1997



1982





1975

**Appendix D:**  
**Regulatory Records**

**No documents have been associated  
with this appendix.**

**Appendix E:**  
**Qualifications**

**No documents have been associated  
with this appendix.**

**Appendix F:**  
**Additional Documentation**

## USER QUESTIONNAIRE

For Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user must provide the following information (if available) to the environmental professional. As per the Brownfields Amendments, failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

<b>Respondant Name:</b>	Kevin Kozar
<b>Response Date:</b>	01/26/2006
<b>Address:</b>	3440 Sojourn Drive, Carrollton, TX 75006

### 1. Environmental Cleanup Liens

Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

Yes  No

### 2. Activity and Land Use Limitations

Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

Yes  No

### 3. Specialized Knowledge or Experience

Do you have any specialized knowledge or experiences related to the property, nearby properties, or are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

Yes  No

### 4. Purchase Price vs. Fair Market Value

Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

Yes  No

### 5. Commonly Known or Reasonably Ascertainable Information

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases?

Yes  No

5a. Do you know the past uses of the property?

Yes  No

5b. Do you know of specific chemicals that are present or were once were present at the property?

Yes  No

5c. Do you know of spills or other chemical releases that have taken place at the property?

Yes  No

5d. Do you know of any environmental cleanups that have taken place at the property?

Yes  No

### 6. Obviousness of the Presence or Likely Presence of Contamination

As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?

Yes  No