Phase I Environmental Site Assessment (ASTM E1527-21 / AAI Dossier)

Commercial Real Estate Due Diligence • All Appropriate Inquiries (40 CFR Part 312) • Tier 1 Vapor Screen (E2600-22)

1 REC IDENTIFIED • PHASE II REC

RECOGNIZED (REC)	CONTROLLED (CREC)	BUSINESS RISK (BER)	VAPOR E2600 TIER 1
1 REC	**1 CREC**	**1 Minor**	**Cannot Rule Out**
Former 10,000-gal diesel UST pad	Adj. TCEQ LPST w/ MSD covenant	Hydraulic oil drum drip tray	NW Bay ≤100 ft from UST line

CLIENT & SUBJECT COMMERCIAL PROPERTY (FICTITIOUS SPECIMEN)

User / Buyer Entity	**Bayport Logistics REIT LLC**
Contact	acquisitions@example.com • (555) 019-3410
Subject Property	**3410 Industrial Wharf Blvd, La Porte, TX 77571**
Parcel / Acreage	HCAD Tract SPEC-9014-002 • 2.84 Acres (1984)

ENVIRONMENTAL PROFESSIONAL & AAI VIABILITY

Consulting Firm	**Envirogyn Environmental Services Division**
EP Assessor	**M. Sterling, EP (40 CFR 312.10 Compliant)**
Inspection / Issue	2026-04-08 → 2026-04-15 (180-Day Clock Active)
Shelf Life Expiry	2026-10-05 (ASTM E1527-21 § 4.6)

SEC 01 Executive Findings & LLPs Liability Determination Matrix

Classification	Condition / Site Feature Identified	Evidence Source	Recommendation
REC-01	**Former 10,000-gal Diesel UST Pad & Monitoring Wells (MW-1/MW-2)** on SW apron; no TCEQ tank removal closure dossier on file.	Field Reconnaissance, Sanborn 1989 Map, Aerial Photos	**Phase II Subsurface (4 DPT Borings + GW)**
CREC-01	**TCEQ LPST #SPEC-114208** upgradient fueling depot granted risk-based closure with Municipal Setting Designation (MSD) restriction.	TCEQ Central Registry & EDR 1-Mile Screen	Maintain MSD groundwater prohibition
BER-01	**Interior Maintenance Bay Drum Rack** with minor surface concrete oil staining (<4 sq ft); secondary containment intact, no cracks.	Site Walk Visual Inspection	Clean w/ dry absorbent & upgrade pallet
E2600 VEC	**Tier 1 Vapor Encroachment Screening** could not rule out volatile petroleum vapor intrusion within 100 ft of REC-01.	ASTM E2600-22 Critical Distance Matrix	Co-sample soil gas/sub-slab during Phase II

EP 40 CFR 312 STATEMENT: We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of 3410 Industrial Wharf Blvd. This assessment has revealed **one Recognized Environmental Condition (REC-01)** and one Controlled REC (CREC-01) in connection with the Subject Property.



COVER-01 Subject 38,500 sq ft flex industrial warehouse at 3410 Industrial Wharf Blvd (Lot SPEC-9014-002).



COVER-02 **REC-01 Feature:** Flush-mount groundwater MONITORING WELL vault beside former 10,000-gal diesel UST pad.

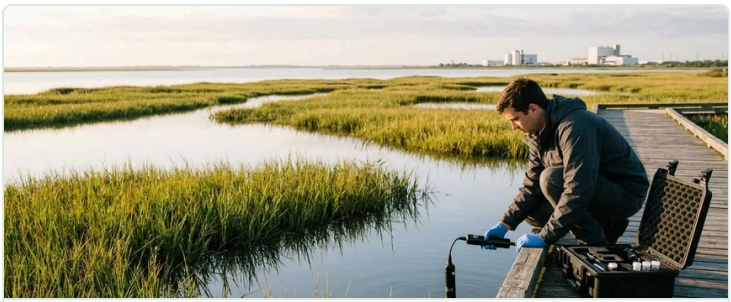
SEC 02 Site Reconnaissance Photography (Industrial Subject Property & SW Apron)



ESA-01 Subject 38,500 sq ft tilt-wall flex distribution center facing NW loading docks; asphalt pavement intact across main yard.



ESA-02 REC-01 Feature: Flush-mounted steel groundwater MONITORING WELL vault (MW-1) adjacent to saw-cut former UST concrete apron.



ESA-03 Southern perimeter drainage ditch bordering tidal industrial canal corridor; zero oil sheen or distressed vegetation observed.



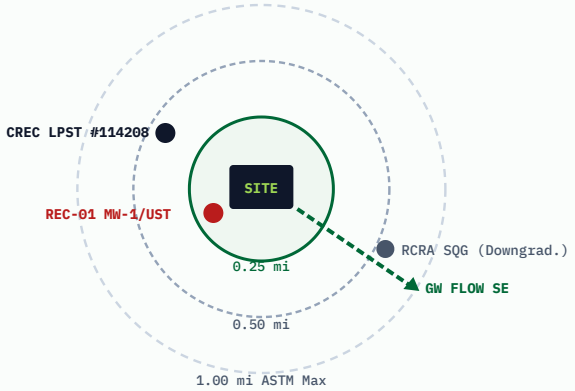
ESA-04 BER-01 Feature: Interior maintenance hydraulic fluid & spent coolant drums staged on secondary spill containment pallets.

SEC 03 Physical Setting, Soil Hydrogeology & Reconnaissance Matrix

Parameter / Infrastructure Check	Field Observation & USGS / Soil Survey Data	Impact
Surficial Geology & Soils	Beaumont Formation Pleistocene clay & silty loam (USDA Hydrologic Group D)	LOW PERMEABILITY
Shallow Groundwater Flow	~11–14 ft bgs regional trend flowing East-Southeast toward Galveston Bay Ship Channel	SE GRADIENT
Pad-Mounted Electrical Utilities	Utility-owned 3-phase transformer on NE concrete pad; sticker "Non-PCB <2 ppm" intact	NO CONCERN
Stormwater & Floor Drains	2 dock trench drains tied to city municipal storm sewer; zero sanitary septic/cesspools	MUNICIPAL

SEC 04 Historical Chain-of-Title & 1-Mile Radius Hydrogeologic Diagram

Sec 04 • ASTM E1527-21 Regulatory 1-Mile Radius & Hydrogeologic Map (Fictitious Coordinates)



HISTORICAL LAND-USE TIMELINE

1952–1976:	Coastal Grazing Pasture (Unimproved)
1978–1983:	Parcel Graded for Industrial Park
1984–2002:	Gulf Freight Fleet Depot w/ 10k Diesel UST
2003–2018:	UST Abandoned/Saw-Cut; 3 MWs Installed
2019–2026:	Bayport Packaging & Flex Logistics

Sources: 1952-2024 Aerials, Sanborn, City Dir.

SEC 05 Environmental Regulatory Database Screen Summary (ASTM E1527-21 Search Radii)

Regulatory Database Screened	Search Radius	Subject	Radius Hits	EP Assessment Determination
Federal NPL / Superfund & Delisted NPL	1.00 mi	0	0	CLEAR
Federal SEMS / CERCLIS & RCRA CORRACTS	0.50 / 1.00 mi	0	0	CLEAR
Federal RCRA TSD / Generators (LQG/SQG)	0.25 mi	0	1 (SE)	DOWNGRADIENT • NO REC
Texas TCEQ Petroleum Storage Tank (PST)	0.25 mi	1 (Former)	2	REC-01 SUBJECT PAD
Texas TCEQ Leaking PST (LPST) / VCP / Drycleaners	0.50 mi	0	1 (NW)	CREC-01 (MSD CLOSURE)
Institutional / Engineering Controls & Activity Use	Target Only	0	N/A	NONE ON DEED

HISTORICAL AERIAL & SANBORN REVIEW TRACEABILITY: Aerial frames reviewed for 1952, 1968, 1978, 1989, 1996, 2004, 2012, and 2024 alongside Harris County Appraisal District tax plats confirmed continuous commercial/fleet warehouse operations since 1984 with no off-site drycleaner or plating history.

SEC 06 ASTM E2600-22 Tier 1 Vapor Encroachment Scorecard & Data Gaps

Evaluation Criterion	Distance / Gradient vs Building Envelope	Critical Threshold (Petroleum COC)	Tier 1 Finding
REC-01 Former Diesel UST Pad	**32 ft West** of Warehouse Slab (Upgradient)	100 ft Petroleum LNAPL / Benzene Cutoff	CANNOT RULE OUT
CREC-01 LPST #SPEC-114208	840 ft Northwest (Upgradient, Remediated)	528 ft Dissolved Petroleum Screen	RULED OUT BY DISTANCE
RCRA SQG Solvent Handler	1,420 ft Southeast (Cross/Downgradient)	1,760 ft Chlorinated Solvent Radius	DOWNGRADIENT SAFE

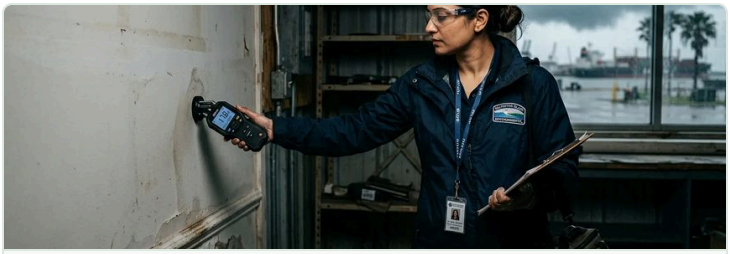
DATA GAP ANALYSIS (40 CFR 312.20): Historical data intervals were less than 5 years between 1962 and 2024. The sole material data gap is the absence of TCEQ tank closure soil/groundwater lab certificates for the decommissioned SW diesel UST (REC-01). No interior tenant spaces were inaccessible during inspection.

SEC 07 Non-Scope Business Risk Considerations & Field Access

Non-Scope Item Evaluated	Preliminary Field Observation	Commercial Action
Asbestos (ACM) & Lead-Based Paint	1984 tilt-wall concrete warehouse; ceiling acoustic tiles warrant NESHAP survey pre-demo	Pre-renovation PLM sampling recommended
FEMA Flood Zone & Wetlands	Zone X (0.2% Annual Chance Shaded); no jurisdictional wetlands on parcel	Standard elevation survey only



ESA-05 Systematic pedestrian transect inspection along east warehouse boundary and storm drainage easements.



ESA-06 Down-gradient buffer assessment evaluating potential overland surface runoff pathways toward Ship Channel.

SEC 08 Proposed Phase II Subsurface Investigation Scope (To Resolve REC-01)

To qualify for Bona Fide Prospective Purchaser (BFPP) Innocent Landowner Liability Protection prior to closing, Envirogyn recommends a targeted **Phase II ESA** investigation prior to escrow release:

- Advance **4 Direct-Push Technology (DPT) soil borings** to 20 ft bgs around MW-1/MW-2 and the former UST excavation perimeter.
- Collect soil samples at capillary fringe + groundwater grab samples from temporary PVC piezometers (plus 1 sub-slab soil gas probe inside Bay 1).
- Analyze all matrices via NELAP-accredited **TCEQ TX-1005 (TPH)**, **EPA 8260D (BTEX/VOCs)**, and **EPA 8270E (PAHs)** against Texas TRRP Tier 1 PCLs.

SEC 09 User Questionnaire Summary & EP Qualification Declaration

ASTM E1527-21 § X3 Inquiry Item	User / Buyer Attestation	Verification Source
Environmental Cleanup Liens Recorded on Title	None Reported	Bayport Title Commitment Checked
Activity & Use Limitations (AULs / MSDs)	Off-site MSD Upgradient Only	TCEQ Database / Deed Search
Purchase Price Discount vs Fair Market Value	Fair Market Value Transfer	Broker LOI Attestation

EP DECLARATION (40 CFR § 312.21(d)): I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR 312 and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property.

Marcus Sterling, EP

Environmental Professional (40 CFR 312.10)
PG Specimen • Envirogyn Environmental Division • 2026-04-15

C. A. Lehnhoff, MLS

QA Director & Senior Technical Reviewer
ASCP MLS(ASCP)CM #246841 • SPECIMEN DOSSIER ONLY