

**PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT**

**FOR**

**CAPITAL ONE BUILDING-EXIMIUS  
100 W. BROAD STREET  
TEXARKANA, BOWIE COUNTY, TEXAS 75501**



**Prepared for**

**U.S. Environmental Protection Agency Region 6**

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## EXECUTIVE SUMMARY

The U.S. Environmental Protection Agency (EPA) Region 6, Land, Chemical and Redevelopment Division, tasked Weston Solutions, Inc. (WESTON®), the EPA Region 6 Superfund Technical Assessment Response Team (START) contractor, to conduct a Targeted Brownfields Assessment (TBA), Phase I Environmental Site Assessment (ESA) of the Capital One Building-Eximius property, located at 100 West Broad Street in Texarkana, Bowie County, Texas. The TBA Phase I ESA was conducted in accordance with *40 Code of Federal Regulations (CFR) Part 312 – Standards and Practices for All Appropriate Inquiries (AAI)*, and American Society for Testing and Materials (ASTM) International – *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E1527-13* (ASTM, 2013). Any exceptions to, or deletions from, this practice are described in Section 5 of this report. The Phase I ESA was prepared in response to a request from Ms. Daphnea Ryan, City Planner, City of Texarkana, to the EPA Region 6 Land, Chemical, and Redevelopment Division.

The Phase I ESA was conducted under Contract No. EP-S5-17-02 and Technical Direction Document (TDD) No. 68HE0619F0031/20-294. The Phase I ESA site visit was performed on 18 November 2019 by Site Inspector Daniel Tighe (START).

The subject property measures approximately 0.22 acre in size and includes one 56,250 square-foot, 8-story office building.

### Findings and Opinions

- The subject property is currently developed and is located in an area developed with commercial properties in Texarkana.
- Based on a previous soil and groundwater investigation performed at the subject property and two surrounding properties (Eximius Parking Garage and Eximius Parking Lot), concentrations of mercury, lead, and cadmium were reported at concentrations exceeding the Texas Commission on Environmental Quality (TCEQ) Action Levels. Based on information reported in the 2013 Phase II ESA conducted by Terracon, groundwater flow direction was reported to be toward the southwest direction. (Terracon, 2013). During the Phase II activities, depth to groundwater was identified between 17 and 23 feet bgs. Presence of impacted soil is considered a recognized environmental condition (REC).

- The subject property was identified on the following environmental databases searched in *The Radius Report*:
  - Capital One Building, 100 West Broad St., was identified on the US Brownfields database. The assessment funding source is reported as US EPA – Brownfields Assessment Cooperative Agreement. A Phase I Environmental Assessment is reported as started in 2011. Additional details are not provided in *The Radius Report*.
  - Hibernia National Bank, 100-104 Broad Street, was identified on the US Brownfields and Facility Index System (FINDS) databases. The owner is identified as Capital One Bank. A Phase I Environmental Assessment is reported as completed in 2008. Additional details are not provided in *The Radius Report*.
- Thirty US Brownfields, eight Texas (TX) Brownfields, and one Arkansas (AR) Brownfields sites were identified within a 1/2-mile radius of the subject property. Limited details were provided for many of these properties; however, five of the sites are located within 1/8-mile of the subject property and are considered RECs.
- The Texarkana Gazette-News (315 Pine Street, approximately 214 feet north of the subject property and topographically upgradient) was identified on the databases listed below.
  - TX Industrial Hazardous Waste (Ind. Haz. Waste) database: The waste description was reported as waste cleaning solvent/NAPTHA. Based on the distance from the subject property, the use of solvents, and the number of years in operation, this site is considered a REC.
  - Leaking Petroleum Storage Tank (LPST): The case was reported on 10 April 1991. A designated major or minor groundwater aquifer was reported as affected or immediately threatened. The site was issued a final concurrence and was issued a case closed status for the LPST case. Based on the proximity to the subject property and the closed status, this site is considered a historical REC (HREC).
- The Regions Bank – Texarkana VCP Site (300 Olive Street, approximately 461 feet north-northeast of the subject property) was identified on the AR Voluntary Cleanup Program (VCP), AR Asbestos, and AR Enforcement (ENF) databases. Based on the distance from the subject property, the lack of information on types of hazardous wastes generated, and the topographically upgradient location, this site is considered a REC.
- Based on a review of Sanborn Maps, several surrounding properties typically associated with chemical use were identified within close proximity to the subject property and include a dry cleaners facility, photography facility, printing operations, and a service station. These sites are considered RECs.
- Surveys for asbestos-containing materials (ACM) and lead-based paint (LBP) were conducted in 2013. ACM was detected throughout the building. LBP was detected on

the LBP was detected on the elevator doors and on the 3rd floor walls. (Terracon, 2013). This is not considered a REC.

- Water staining and evidence of mold were observed throughout the building.

## **Conclusions**

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

- Presence of impacted soil has been identified on the subject property.
- Five Brownfields properties within 1/8-mile of the subject property.
- One TX Ind. Haz. Waste site within 1/8-mile of the subject property.
- One AR VCP site within 1/8-mile of the subject property.
- Surrounding properties associated with various chemical use identified on historical Sanborn Maps.
- One dry cleaner facility (Royal Cleaners – 1089 W. Broad St.) identified in 1922 and 1937 city directory listings and shown on the 1924 Sanborn Map.

The following HREC was identified during this investigation:

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

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

## **Business Environmental Risk:**

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

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**\*Appendices are provided as separate portable document format (PDF) files.**

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## LIST OF FIGURES\*

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Figure 1-1	Property Location Map
Figure 2-1	Property Layout Map
Figure 2-2	Property Vicinity Map

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

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## LIST OF ACRONYMS

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<	less than
>	greater than
=	equal to
AAI	All Appropriate Inquiries
ACM	asbestos-containing material
AR	Arkansas
AST	Aboveground Storage Tank
ASTM	American Society for Testing and Materials
AUL	activity and land use limitations
bgs	below ground surface
CFR	Code of Federal Regulations
CREC	Controlled Recognized Environmental Condition
DOQQ	Digital Orthophoto Quarter Quad
EDR	Environmental Data Resources
ENF	Enforcement
EPA	U.S. Environmental Protection Agency
ESA	Environmental Site Assessment
FINDS	Facility Index System
ft.	foot or feet
Hist Auto	Historical Auto Station
HREC	Historical Recognized Environmental Condition
Ind. Haz Waste	Industrial Hazardous Waste
LBP	lead-based paint
LPST	Leaking Petroleum Storage Tank
LTANK	Leaking Storage Tank
MGP	Manufactured Gas Plant
MW	Monitoring Well
NAIP	National Agriculture Imagery Program
PCB	polychlorinated biphenyl
pCi/L	picocuries per liter

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## LIST OF ACRONYMS (CONTINUED)

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RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
SOW	Scope of work
sq. ft	square feet
START	Superfund Technical Assessment and Response Team
SVOCs	semi-volatile organic compounds
SWF/LF	solid waste facility/landfill
TBA	Targeted Brownfield Assessment
TCEQ	Texas Commission on Environmental Quality
TDD	Technical Direction Document
Terracon	Terracon Consultants, Inc.
TPH	total petroleum hydrocarbons
TX	Texas
USDA	U.S. Department of Agriculture
USGS	U.S. Geological Survey
UST	Underground Storage Tank
VCP	Voluntary Cleanup Program
VOCs	volatile organic compounds
WESTON	Weston Solutions, Inc.

# 1. INTRODUCTION

## 1.1 SCOPE OF WORK AND PURPOSE

The U.S. Environmental Protection Agency (EPA) Region 6, Land, Chemical and Redevelopment Division, tasked Weston Solutions, Inc. (WESTON®), the EPA Region 6 Superfund Technical Assessment Response Team (START) contractor, to conduct a Targeted Brownfields Assessment (TBA), Phase I Environmental Site Assessment (ESA) of the Capital One Building-Eximius property, located at 100 West Broad Street in Texarkana, Bowie County, Texas. A Property Location Map is provided as Figure 1-1. The TBA Phase I ESA was conducted in accordance with *40 Code of Federal Regulations (CFR) Part 312 – Standards and Practices for All Appropriate Inquiries (AAI)*, and American Society for Testing and Materials (ASTM) International – *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E1527-13* (ASTM, 2013). Any exceptions to, or deletions from, this practice are described in Section 5 of this report. The Phase I ESA was prepared in response to a request from Ms. Daphnea Ryan, City Planner, City of Texarkana, to the EPA Region 6 Land, Chemical, and Redevelopment Division.

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

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

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

This assessment report contains the results of reconnaissance of the subject property and surrounding properties (dates provided in each section) and a review of property, government,

interviews, and historical records. Information used to complete this ESA was reasonably ascertainable, and visually and physically observable. This ESA did not include any testing or sampling of materials (e.g., soil, water, sediment, building materials).

## **1.2 SPECIAL TERMS AND CONDITIONS**

This document has been prepared by WESTON® solely for the use and benefit of EPA Region 6 and the requestor, Ms. Daphnea Ryan, City Planner, City of Texarkana, and is subject to Contract No. EP-S5-17-02 and Technical Direction Document (TDD) No. 68HE0619F0031/20-294. Any use of this document or information herein by persons or entities other than EPA Region 6 or the requestor will be at the sole risk and liability of said person or entity. It is understood that this document may not include all information pertaining to the described site.

## **1.3 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT**

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

## **1.4 PERSONNEL PERFORMING ESAS AND QUALIFICATIONS**

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

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

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

*I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR Part 312.10 of this part. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquires in conformance with the standards and practices set forth in 40 CFR Part 312.*

**Mike Grover, P.G.**

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Certifying Environmental Professional (Print)

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Senior Technical Reviewer

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Title



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Signature

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December 2019

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Date

## **1.5 USER RESPONSIBILITIES**

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

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

recorded in a registry under federal, tribal, state, or local law of which the user is aware. (Section 6.2). *The user is not aware of AULs associated with the subject property. The EDR Lien Search Report (summarized in Section 3.2.9) indicated no AULs were identified for the subject property.*

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

## **1.6 DISCLAIMERS**

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

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

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

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

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

## 2. PROPERTY DESCRIPTION

### 2.1 PROPERTY DESCRIPTION, LOCATION, AND PROPERTY HISTORY

<b>Facility Name</b>	Capital One Building-Eximius
<b>Address</b>	100 W. Broad Street, Texarkana, Texas 75501 Note that The Radius Map identifies a subject property listing at 100-104 W. Broad Street; therefore, these addresses were included in the search for subject property records for the purpose of this report.
<b>Size of property (acres)</b>	0.22 acre
<b>Latitude/Longitude</b>	33.4215970° N / -94.0432840° W (EDR, 2019a)
<b>Site and Vicinity General Characteristics</b>	The subject property is located in downtown Texarkana. A Property Layout Map is provided as Figure 2-1. Surrounding properties are commercial/office and retail. A Property Vicinity Map is included as Figure 2-2.
<b>Property Description</b>	The subject property was developed in 1914 with the current building. The building has had multiple additions and updates since original construction. The City of Texarkana plans to redevelop the property into a mixed-use site (event/office/residential/boutique hotel). Site photographs are provided in Appendix A.
<b>Size of building(s) (sq. ft.)</b>	56,250
<b>Construction date of building(s)</b>	According to the requestor, the building was constructed in 1914.
<b>Renovation dates and description (if applicable)</b>	According to the requestor, multiple additions and renovations have occurred since the original construction. Additions are reported to have occurred in 1924 and 1962.
<b>Building(s) description</b>	56,250 square foot (sq ft), 8-story office building.
<b>No. of employees</b>	None currently.
<b>Owned or leased</b>	According to the Bowie Central Appraisal District the current owner is Eximius Investment TxArk, LLC.
<b>Current property operations</b>	None. The building is currently vacant. (See Figure 2-1, Property Layout Map).
<b>Date current operations commenced at facility</b>	Based on information provided in the city directories searched, bank operations began in at least 1922. The office portion of the building has been vacant since 2008. The first level bank area has been vacant since 2014.
<b>Legal description</b>	CITY/TRIGGS ADDN, LOTS 4 5 6, 5470/035 09/23/08, BLK/TRACT 21, 0.22 ACRES

<b>Summary of current and previous property uses, and dates of operation</b>		
Based on a review of available records, including topographic maps, aerial photos, previous reports, Sanborn Maps, and city directories, the current and previous uses are as follows:		
<b>Start</b>	<b>End</b>	<b>Description</b>
Prior to 1885		Unknown
1885 - 2008		The subject property was developed with a bank, retail stores, and offices.
2008 – 2014		The top seven floors of offices were vacant. The first level was in operation as a bank until 2014.
2014 – Present		The building has been vacant since 2014.

## 2.2 SURROUNDING PROPERTIES

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

<b>Direction</b>	<b>Description</b>
North	Discovery Place Interactive Museum (215 Pine St.); and, Eximius Parking garage (217-233 Pine St.) followed by W. 3 <sup>rd</sup> St.
East	Pine Street and State Line Ave. (Arkansas state line) border the property; and, office building.
South	W. Broad Street and Bi-State Justice Center (100 N. State Line Ave.)
West	Advanced Business Equipment; A-1 Bonding; T-Town Camo & Sporting Goods; Terry Larey Bail Bonds; and, Horton Law Firm.

### 3. RECORDS REVIEW

#### 3.1 PREVIOUSLY PREPARED ENVIRONMENTAL REPORTS

- Phase I Environmental Site Assessment, Capitol One Building, Texarkana, Texas. 31 August 2011. Prepared by Terracon Consultants, Inc. (Terracon). - A Phase I ESA was conducted by Terracon in 2011 on the Capital One Building property. It should be noted that the property is referred to as the ‘Capitol One Building’ throughout the Phase I ESA report. A REC was identified as part of the assessment based on historically adjacent property operations associated with commercial and industrial facilities (dry cleaners, machine shop, auto parts store, service station). As a result of the assessment, Terracon recommended further investigation regarding the potential environmental contamination associated with the REC. In addition, Terracon recommended evaluation of potential asbestos, mold, and lead-based paint. A copy of the 2011 Phase I ESA is included in Appendix I.
  
- Phase II Environmental Site Assessment Report, Capital One Building and Eximius Properties, 100 West Broad Street, Texarkana, TX, 75501. 26 April 2013. Prepared by Terracon – A Phase II ESA was completed by Terracon in 2013 on the Capital One Building (subject property) and the adjacent Eximius Parking Garage and Eximius Parking Lot properties. The Eximius Parking Garage and Eximius Parking Lot are located along 3rd Street, on the same city block as the Capital One Building. It should be noted that the parking garage and lot are referred to and spelled as the ‘Eximius Parking Garage’ and ‘Eximius Parking Lot’ throughout the Phase II ESA report.

A total of three soil borings (B-1 through B-3) were advanced to depths ranging from 25 to 30 feet below ground surface (bgs) and converted into groundwater monitoring wells (MW-1 through MW-3). Two soil samples were collected from each boring, and one groundwater sample was collected from each monitoring well. Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), total petroleum hydrocarbons (TPH), and Resource Conservation and Recovery Act (RCRA) metals. A summary of the analytical results is provided below:

Soil: The analytical results for soil are listed below:

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

Groundwater: The analytical results for groundwater are listed below:

- Concentrations of mercury, arsenic, barium, and silver were below TCEQ Action Levels.

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

In addition to the soil and groundwater investigation, surveys for asbestos-containing material (ACM) and lead-based paint (LBP) were conducted. Five hundred six bulk samples were collected from the Capital One building and one hundred and ninety-three bulk samples were collected from the parking garage building for analysis for ACM. Presence of asbestos was confirmed in samples collected from both the Capital One building and the parking garage building. Forty nine paint samples were collected from the Capital One building and parking garage building. Six of the samples contained lead concentrations above the 0.5% by weight standard for LBP. The remaining samples contained lead at concentrations below the standard, but are considered lead-containing paint.

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

### **3.2 STANDARD ENVIRONMENTAL RECORD SOURCES**

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

- *The EDR Radius Map™ Report with GeoCheck® (The Radius Report)* – An electronic search of the standard environmental record sources. This report contains certain information obtained from a variety of public and other sources reasonably available to EDR. The Orphan Sites Summary contains those sites that could not be mapped due to insufficient addresses. The *GeoCheck* portion of *The Radius Report* provides general soil,

groundwater, and geology information for the subject property and surrounding properties. A copy of the report is provided in Appendix B (EDR, 2019a).

- *The EDR Aerial Photo Decade Package* – Aerial photographs for the following years 1948, 1953, 1960, 1970, 1975, 1984, 1994, 2001, 2006, 2010, 2014, and 2017 are provided for the subject property and are included in Appendix C (EDR, 2019b).
- *The EDR Historical Topo Map Report* – Topographic maps for the years 1909, 1932, 1954, 1970, 1975, 1985, 2001, and 2013 are provided for the subject property and are included in Appendix D. (EDR, 2019c)
- *The EDR-City Directory Image Report* – The report is generally a summary of information from city directories reviewed at approximately five-year intervals. A copy of the city directory report is provided as Appendix E. (EDR, 2019d)
- *The Certified Sanborn® Map Report* – Sanborn maps for the years 1885, 1888, 1896, 1900, 1905, 1909, 1915, 1924, 1950, 1951, 1953, 1963, 1964, and 1969 are provided for the subject property and are included as Appendix F. (EDR, 2019e)
- *The Chain of Ownership Report* – Conducting a chain of ownership was not included in the SOW for this ESA; however, chain of title information was provided in the 2011 Phase I ESA report for review and is summarized in Section 3.2.9.
- *The EDR Environmental Lien and AUL Search* – As part of the records search, EDR provides a search for environmental liens (EDR, 2019f). A copy of the lien search report is provided as Appendix G (EDR, 2019f).
- *The EDR Property Tax Map Report* – As part of the records search, EDR provides a search for property taxes; however, there was no EDR coverage of the study area. A copy of the no coverage documentation is provided in Appendix H (EDR, 2019g).
- *The EDR Building Permit Report* – As part of the records search, EDR provides a search for building permits (EDR, 2019g). A copy of the building permit report is provided in Appendix H.
- Supplemental Information used in this report is included in Appendix I.

### **3.2.1 The Radius Report**

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

- Capital One Building, 100 West Broad St., was identified on the US Brownfields database. The assessment funding source is reported as US EPA – Brownfields Assessment

Cooperative Agreement. A Phase I Environmental Assessment is reported as started in 2011. Additional details are not provided in *The Radius Report*.

- Hibernia National Bank, 100-104 Broad Street, was identified on the US Brownfields and Facility Index System (FINDS) databases. The owner is identified as Capital One Bank. A Phase I Environmental Assessment is reported as completed in 2008. Additional details are not provided in *The Radius Report*.

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

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

The following table includes sites with potential releases of VOCs that were identified in *The Radius Report* within 1,000 ft and sites with potential releases of petroleum hydrocarbons identified within 500 ft of the subject property. Current addresses do not necessarily align with historical addresses and are reported as identified in *The Radius Report*. *The Radius Report* identifies the topographic elevation of the subject property at 310 ft. above mean sea level. The direction of groundwater flow at the subject property is not reported in *The Radius Report* but was identified in the Terracon Phase II ESA report as being to the southwest. Therefore, several properties identified in *The Radius Report* southwest of the subject property were not considered

a concern to the subject property. A figure showing the locations of the sites is provided in Appendix B.

Property	Map ID	Address	Approx. Distance (Miles)	Relative Elevation	Database	Summary of Information from EDR Report (Appendix B)
Eximius Parking Garage	A3	217-219 Pine Street	< 1/8 N (6 ft.)	Higher	US Brownfields	US Brownfields: Phase I Environmental Assessment reported in 2011. Phase II Environmental Assessment reported for 2012/2013. Soils reportedly as affected with metals. Additional details not provided. A summary of information from the Phase II ESA is provided above in Section 3.1. <i>Based on the distance from the subject property and the reported soil contamination, this site is considered a REC.</i>
Vacant Regency House Regency House	A4 A5	110 E. Broad Street	< 1/8 E (155 ft.)	Lower	US Brownfields FINDS AR Brownfields	US Brownfields: Phase I Environmental Assessment reported for 2006/2007 on behalf of the City of Texarkana. Site reported as constructed in 1885 and was a dry goods store until the 1940s, then a department store until the 1980s. Additional details not provided. AR Brownfields: Site reported as active. Additional details not provided. <i>Based on the reported historical use of the property and lack of information indicating a spill or release had occurred on the property, this site is not considered a REC.</i>
Kress Building ES#16-612	A6 A7 A8	116 W. Broad Street	< 1/8 SW (155 ft.)	Higher	TX Brownfields TX Asbestos US Brownfields	TX Brownfields: Brownfields Site Assessment received in 2005 and reported as rejected. Site Assessment received in 2009 and phase reported as completed. Additional details not provided. Assessments completed on behalf of City of Texarkana. TX Asbestos: Complaint date reported as 9/29/2017. Notification work type reported as 'Demolition.' Certification Statement Date reported as 4/28/2017. US Brownfields: Phase I Environmental Assessment reported for 2006/2007. Site reported as reconstructed after a fire in 1933. Operated as a department store until the 1970s. Phase I Environmental Assessment reported for 2009/2010. Additional details not provided. <i>Based on the reported historical use of the property and lack of information indicating a spill or release had occurred on the property, this site is not considered a REC.</i>

Property	Map ID	Address	Approx. Distance (Miles)	Relative Elevation	Database	Summary of Information from EDR Report (Appendix B)
Eximius Parking Lot	A9	211 West 3 <sup>rd</sup> Street	< 1/8 NW (186 ft.)	Higher	US Brownfields	US Brownfields: Phase I Environmental Assessment reported for 2011. Phase II Environmental Assessment reported for 2012/2013. Soils reported as affected with metals. Additional details not provided. <i>Based on the distance from the subject property and the reported soil contamination, this site is considered a REC.</i>
Vacant Ruth Building	A10	120 West Broad Street	< 1/8 SW (192 ft.)	Higher	US Brownfields	US Brownfields: Phase I Environmental Assessment reported for 2008. Property description reported as a two-story structure primarily used for storage. Additional details not provided. <i>Based on the reported historical use of the property and lack of information indicating a spill or release had occurred on the property, this site is not considered a REC.</i>
Texarkana Gazette-News	B11	315 Pine Street	< 1/8 N (214 ft.)	Higher	TX Ind. Haz Waste	TX Ind. Haz Waste: Waste description reported as waste cleaning solvent/NAPTHA. <i>Based on the distance from the subject property, the use of solvents, and the number of years in operation at this site, this site is considered a REC.</i>
Mabel Bryan Morriss Building	A12	124 West Broad Street	< 1/8 SW (217 ft.)	Higher	US Brownfields	US Brownfields: Phase I Environmental Assessment reported for 2007. Contaminants include asbestos and lead. Other contaminants reported for unknown media. Additional details not provided. <i>Based on the location of the site on the same City block as the subject property and the unspecified contaminants to unknown media, this site is considered a REC.</i>
Sears Building	B13	301 Pine Street	< 1/8 NNW (259 ft.)	Higher	US Brownfields	US Brownfields: Phase I Environmental Assessment reported for 2015. Property description reported as three-story concrete and steel building that was the former Sears Building. Additional details not provided. <i>Based on the reported historical use of the property and lack of information indicating a spill or release had occurred on the property, this site is not considered a REC.</i>

Property	Map ID	Address	Approx. Distance (Miles)	Relative Elevation	Database	Summary of Information from EDR Report (Appendix B)
Tex-Rep	C14	213 Main Street	< 1/8 WSW (335 ft.)	Higher	US Brownfields	US Brownfields: Phase I Environmental Assessment reported for 2012 and Phase II Environmental Assessment reported for 2013/2014. Affected soil reported and property description includes that site was developed as an auto repair shop as early as 1924. <i>Based on the distance from the subject property and the past use as an auto repair shop, this site is considered a REC. However, groundwater flow direction identified in the Phase II ESA summarized in Section 3.1, this site may be downgradient.</i>
Grim Hotel	B15 B16	301 N. State Line Avenue	< 1/8 N (374 ft.)	Higher	TX Brownfields US Brownfields	TX Brownfields: Site assessment received 12/14/2016. Phase reported as completed. US Brownfields: Phase I Environmental Assessment reported for 2014 and 2017 and Phase II Environmental Assessment reported for 2015. Affected soil and groundwater reported with contaminants identified as lead, arsenic, mercury, and other metals. <i>Based on the distance from the subject property, reported affected groundwater, and upgradient location, this site is considered a REC.</i>
Downtown Storage Co	D20	215-21 Olive Street	< 1/8 ENE (379 ft.)	Lower	EDR Hist Auto	EDR Hist Auto: Facility Type not reported for 1969 through 1975. <i>Based on the lower topographically gradient, the groundwater flow direction reported in the Terracon Phase II ESA summarized above, and the lack of information regarding use of the facility, this site is not considered a REC.</i>

Property	Map ID	Address	Approx. Distance (Miles)	Relative Elevation	Database	Summary of Information from EDR Report (Appendix B)
Union Station	F26	100 W. Front Street	< 1/8 S (443 ft.)	Lower	US Brownfields	US Brownfields: Phase I Environmental Assessment reported for 2013 and a Phase II Environmental Assessment reported for 2014. Soil and groundwater reported as affected. Contaminants reported include lead, mercury, other metals, and Semi-volatile organic compounds (SVOCs). Site was constructed as a train station in 1929 and served as a train depot until the 1970s. Site is currently utilized by Amtrak. <i>Based on the lower topographic gradient and the groundwater flow direction reported in the Phase II ESA, this site is not considered a REC.</i>
Regions Bank – Texarkana VCP Site	G27	300 Olive Street	< 1/8 NNE (461 ft.)	Higher	AR VCP AR Asbestos AR ENF	AR VCP: Project status reported as complete. AR ENF: Media reported as hazardous waste. Specific wastes generated are not provided. <i>Based on the distance from the subject property, the lack of information on types of hazardous wastes generated, and the topographically upgradient location, this site is considered a REC.</i>
Garner Cleaners	42	424 Main Street	1/8-1/4 NW (913 ft.)	Lower	TX Drycleaners	TX Drycleaners: Site status active 2004 through 2016. Solvent reported as petroleum. <i>Based on the distance from the subject property, the petroleum-type solvent reported, and the lower topographic gradient, this site is not considered a REC.</i>

### 3.2.2 Orphan Sites Summary

The Orphan Sites Summary included in *The Radius Report* is a listing of sites that could not be mapped by EDR due to insufficient addresses. EDR identified four Orphan Sites. Based on internet mapping, one of the sites appears to be within a 1/2-mile radius of the subject property and is identified below.

- Texarkana Gazette Property – Main Street and 4<sup>th</sup> Street – TX LPST: The address for this site is identified at 315 Pine Street in the *The Radius Report*, approximately 214 ft. north and topographically upgradient. The case was reported on 10 April 1991. A designated major or minor groundwater aquifer was reported as affected or immediately threatened. Final concurrence was issued and the case is listed as closed. Based on the proximity to the subject property and the closed status, this site is considered a historical REC.

### 3.2.3 Oil/Gas and Water Well Summary

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

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

### 3.2.4 Physical Setting

Setting	Description
Topography	The subject property is generally flat but slopes to the south. According to <i>The Radius Report</i> , the elevation of the subject property is approximately 310 ft above mean sea level, and the general topographic gradient is to the general south direction (EDR, 2019a).

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

### 3.2.5 Aerial Photograph Review

Aerial photographs were provided by EDR (EDR, 2019b). Copies of the aerial photographs are included in Appendix C. The review is summarized below:

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

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

**Notes:**

DOQQ Digital Orthophoto Quarter Quad  
NAIP National Agriculture Imagery Program

USDA United States Department of Agriculture  
USGS United States Geological Survey

### 3.2.6 Topographic Map Review

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

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

### 3.2.7 City Directory

The *EDR-City Directory Image Report* (EDR, 2019d) was reviewed for 100 W. Broad St. Surrounding properties for which listed names indicate a potential source of environmental impacts were also reviewed. Business directories including city cross reference and telephone directories were reviewed, if available, at approximately 5-year intervals for the years spanning 1922 through 2014. The listings for the subject property are provided below, and a copy of the full *The EDR-City Directory Image Report* is included in Appendix E. One probable dry cleaner facility, Royal Cleaners at 108 W. Broad St., was identified in the 1922 and 1937 directories but was not identified in *The EDR Radius Report*. Based on proximity to the site and the potential for chlorinated solvent use, this site is considered a REC.

Subject Property – 100-104 W. Broad St.	
Year	Name/Use
1922	Texarkana National Bank (100); Isaac Schwarz dry goods, USPO Sub Station No. 1 (102); Heilbron Jewelry Co. (104)
1937	Texarkana National Bank (100-102); Coff & Sons shoe dirs. (104)
1940 - 1964	Texarkana National Bank (100-102); Wommack's clothing (104)

<b>Subject Property – 100-104 W. Broad St.</b>	
<b>Year</b>	<b>Name/Use</b>
1969 - 1989	Texarkana National Bank – various tenants (100)
1992	James R Blackburn, Kitty Wells Inc, Texarkana National Bancshares (100)
1995	Gooding & Dodson, Texarkana National Bancshares (100)
2005	Hibernia National Bank (100). Note that <i>The Radius Map</i> identifies Hibernia National Bank at 100-104 W. Broad St.; therefore, street number 104 was included in the search for subject property listings.
2010 – 2014	No Listings

<b>Surrounding Properties – W. Broad St.</b>	
<b>Year</b>	<b>Name/Use</b>
1922	H H Watson shoes (106) Newark Shoe Store, Royal Cleaners (108) Benjamin Wilson shoes (111) Kress S H & Co. (116-118)
1937	Austin Shoe Store, Austin Millinery (106) Gus Zimmerman clothing, Royal Cleaners, Checker Pharmacy (108) Lane’s Quality Shoes (109) Emily Hat Shop (111) Kress S H & Co. (116-118)
1940	Austin Shoe Store (106) Lane’s Quality Shoes (109) Emily Hat Shop (111) Kress S H & Co. (116-118)
1943	Kress S H & Co. (116-118) Austin Shoe Store (106) Lane’s Shoe Store, Hall-Gentrl Studio Photography (109) Emily Hat Shop (111)
1947-1959	Austin Shoe Store (106) Lane’s Quality Shoes (109) Emily Hat Shop (111) Kress S H & Co. (116-118)

<b>Surrounding Properties – W. Broad St.</b>	
<b>Year</b>	<b>Name/Use</b>
1964	Austin Shoe Store (106) Lane's Quality Shoes (109) Kress S H & Co. (116-118)
1969	Kress S H & Co. (116-118)
1992 - 1995	Monarch Printing (120)

<b>Surrounding Properties – Pine St.</b>	
<b>Year</b>	<b>Name/Use</b>
1922	Acme Producing & Refining Co, Farmers Oil & Refining Co (213 ½) Texarkana Cotton Exchange (209) Hutchison-Norris, Southern Oil Bulletin, Diamond-Spear Chemical Co, Four States Multigraph Co, Southern Drilling & Leasing Co (215-17) Underwood Typewriter Co (221-22)
1937	Firmin Printing Co, Grim Barber Shop (300) Texarkana Paint Co (309) Gazette Building (309 ½) Texarkana Newspapers Inc, Texarkana Gazette, Texarkana Daily News (315-317)
1940	Grim Hotel, Firmin Printing Co, beauty and barber shop (300) Casteel Photo Studio (311) Texarkana Newspapers Inc, Texarkana Gazette, Texarkana Daily News (315-317) Dove Motor Co (316-18) Automotive Parts Co (320) Creekmore Motor Co, Thompson Service Station (321-23)
1943	Royal Cleaners & Hatters (213) Texarkana Newspapers, Texarkana Gazette, Texarkana Daily News, KCMC radio station (315-17) Automotive Parts Co (320) Creekmore Motor Co, Thompson Service Station (321-23)
1947	Texarkana Newspapers, Texarkana Gazette, Texarkana Daily News, KCMC radio station (315-17) Automotive Parts Co (320) Creekmore Motor Co, Thompson Service Station (321-23)

<b>Surrounding Properties – Pine St.</b>	
<b>Year</b>	<b>Name/Use</b>
1950	Sterling Studios photography, Sterling Engraving Co (313) Texarkana Newspapers, Texarkana Gazette, Texarkana Daily News, KCMC radio station (315-17) Automotive Parts Co (320) Creekmore Motor Co (321-23)
1954	Texarkana Newspapers, Texarkana Gazette, Texarkana Daily News, KCMC radio station (315-17) Automotive Parts Co (320) Creekmore Motor Co (321-23) Sterling Studios photography, Sterling Engraving Co, Jumbo Snaps & Photography (322)
1959	Texarkana Newspapers (313) Texarkana Newspapers, Texarkana Gazette, Texarkana Daily News (317) Automotive Parts Co (320) Sterling Studios photography, Sterling Engraving Co, Jumbo Snaps & Photography (324)
1964	Texarkana Newspapers, Texarkana Gazette, Texarkana Daily News (311-17)
1969 - 1974	Texarkana Newspapers (311) Texarkana Gazette (319)
1979	Texarkana Newspapers (311-13) Texarkana Gazette (319)
1984-1989	Texarkana Newspapers (311, 313, 321, 323) Texarkana Gazette (319)
2000 - 2014	Texarkana Newspaper Inc (315)

### **3.2.8 Sanborn Map Review**

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

Year	Description
1885	<p><u>Subject Property:</u> The subject property includes three parcels (631 through 633 Broad St.) developed with a clothing store, bank, jewelry store, drug store, and offices.</p> <p><u>Surrounding Properties:</u> A grocery store and area depicted as ‘ruins of a fire’ are located adjacent north. Stores and offices are adjacent west. A vacant lot with a well at the center of the lot and Anheuser Beer Depot are shown on the property northwest. Pine St. and State Line Ave. border the property on the east. A public well is located to the southeast. Properties under development and a ‘Chinese Laundry’ facility are depicted east across Pine St. Broad St. is adjacent south with various commercial properties beyond, including a boot maker, a tailor, and an opera house.</p>
1888	<p><u>Subject Property:</u> A jewelry store and drugstore (631 Broad St.), a second jewelry store (632 Broad St), and clothing store/offices (633 Broad St.) are located on the subject property.</p> <p><u>Surrounding Properties:</u> The property north of the subject property includes a vacant lot with three developed parcels beyond (Texarkana National Bank, a wholesale grocer, and another wholesale business). The wells previously depicted on the surrounding properties are no longer visible. The parcel to the northwest is occupied with a storage building, cement company and a wholesale produce company. Properties to the west and east are developed with various offices/commercial facilities. A shoemaker is present to the south, across Broad St., and the tailor is no longer present.</p>
1896	<p><u>Subject Property:</u> The subject property consists of drug stores (100 and 104 Broad St.) and a clothing store (102 Broad St.).</p> <p><u>Surrounding Properties:</u> The subject property consists of a repository, a storage facility, a bank, offices, and the Pacific Express Co. and are located adjacent north. Across Pine St. to the north-northeast is a Chinese laundry, a cobbler, and a painter (301 and 303 State Line Ave.). Property to the northwest includes a storage building, implements, and a beer depot. Property to the west includes saloons, a gun smith, and sleeping rooms. A cobbler and tailor are located south across Broad St. Various commercial properties are located east across Pine St.</p>
1900	<p><u>Subject Property:</u> The subject property consists of a drug store (100 Broad St.), a clothing store (102 Broad St), and a book store (104 Broad St.).</p> <p><u>Surrounding Properties:</u> No significant changes to the north, northeast, east, and west since the previous map. A steam laundry, livery, plumber, and blacksmith (Bl. Sm.) remain on the parcel to the northwest. Mixed commercial property remains south, across Broad St.; however, the cobbler and tailor are no longer present.</p>

Year	Description
1905	<p><u>Subject Property:</u> The subject property consists of a postal office (211 Pine St.), drug store (100 Broad St.), a clothing, boot and shoe store (102 Broad St.), and a jewelry store (104 Broad St.).</p> <p><u>Surrounding Properties:</u> Properties north include a buggy repository, seeds storage, a bank, Pacific Express Company, and an office. Properties east include a millinery, a tin shop, a cobbler, tailor, and bank. Properties to the south include a millinery, a tailor, a furniture/carpets store, a tin shop, a printing area, and a photo area.</p>
1909	<p><u>Subject Property:</u> No significant changes since the previous map.</p> <p><u>Surrounding Properties:</u> Properties north include a harness shop, buggy repository, seeds storage, a bank, Pacific Express, and a tailor. A telephone company storage building, bank, blacksmith, grocery, fire arms &amp; sporting goods store and a court room are located on the parcel to the northwest. No significant changes to the west, east, or south.</p>
1915	<p><u>Subject Property:</u> The subject property is developed with a bank (100 Broad St.), a clothing store (102 Broad St.), and a jewelry store (104 Broad St.).</p> <p><u>Surrounding Properties:</u> The properties to the north include a future book store, tin shop, a vacant space, tailor, and offices. A blacksmith, grocery, two vacant stores, an undertaker, fire arms &amp; sporting goods store and a court room are located on the parcel to the northwest. No significant changes to the east, west, or south.</p>
1924	<p><u>Subject Property:</u> A bank is depicted at 100 W. Broad St. 102 and 104 W. Broad St. are identified only as stores. The bank building is labeled “fire proof construction.”</p> <p><u>Surrounding Properties:</u> Offices, a bank, and stores are located to the north. A vulcanizing shop, six stores, and the court room are located on the parcel to the northwest. Stores and a bank are depicted to the east, and stores are depicted to the south. A cleaning and pressing business (108 W. Broad St.) is located west of the subject property and an adjacent store.</p>
1950	<p><u>Subject Property:</u> The bank has expanded onto the lot previously identified as 102 W. Broad St. 104 W. Broad St. remains developed as a store.</p> <p><u>Surrounding Properties:</u> Properties to the north include one store, a paint store (201 and 211 W. 3<sup>rd</sup> St.) on the north side of the subject property; a movie theater at 217 Pine St.; and, and two restaurants (217 and 219 Pine St.). A battery and tire service shop, a bake house, a printing shop, four stores, a restaurant and the court room (Jail 1<sup>st</sup>) are located on the parcel to the northwest. No significant changes to the east, west, or south.</p>
1951	<p><u>Subject Property:</u> The subject property is not shown on the map.</p> <p><u>Surrounding Properties:</u> No details are shown on properties adjacent north, east, south, or west.</p>

<b>Year</b>	<b>Description</b>
1953	<p>Two sheets are provided for 1953. One sheet shows areas west of State Line Ave. including the subject property and one sheet shows areas east of State Line Ave.</p> <p><u>Subject Property</u>: No significant changes since the 1950 map.</p> <p>The subject property consists of one store, a paint store (201 and 211 W. 3<sup>rd</sup> St.) on the north side of the subject property; a movie theater at 217 Pine St.; and, two restaurants (215 and 219 Pine St.).</p> <p><u>Surrounding Properties</u>: No significant changes to the north, west, east, or south since the 1950 map. A battery and tire service shop, a bake house, a printing shop, four stores, a restaurant and a warehouse are located on the parcel to the northwest.</p>
1963	<p>The map does not show the subject property or properties west of State Line Ave. No significant changes to the properties east of the subject property.</p>
1964	<p>The map does not show the subject property or properties west of State Line Ave. No significant changes to the properties east of the subject property.</p>
1969	<p>Two sheets are provided for 1969. One sheet only shows the areas east of State Line Ave. The second sheet shows areas far north and west of the subject property.</p> <p><u>Subject Property</u>: The subject property is not shown on either sheet.</p> <p><u>Surrounding Properties</u>: No significant changes since to the properties to the east. Adjacent properties north, west, and south are not included on the map.</p>

### 3.2.9 Chain of Ownership

Conducting a chain of ownership was not included in the SOW for this ESA. However, chain of ownership information was provided in the Terracon Phase ESA (Terracon, 2011). A summary of the ownership information is provided below.

<b>Date</b>	<b>Type</b>	<b>Grantor</b>	<b>Grantee</b>
9/23/2008	Warranty Deed	Capital One Building Corporation	Eximius Investment TXARK L.L.C.
4/3/2006	Warranty Deed	Hibernia National Bank	Capital One Building Corporation
8/12/1991	Warranty Deed	Texark Building Company	Hibernia National Bank
3/27/1973	Warranty Deed	Tri-State Building Corporation	Texark Building Company

12/19/1954	Warranty Deed	C&S Corporation	Tri-State Building Corporation
10/7/1946	Warranty Deed	Albright Company	C&S Corporation
11/29/1936	Warranty Deed	The Johnson Company	Albright Company

### 3.2.10 Environmental Liens and Activity and Use Limitations

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

### 3.2.11 Tax Map Report and/or Building Permit Report

The Tax Map Report showed no coverage for the subject property. A Building Permit Report was provided for the subject property and detailed a plumbing permit for 2011, two building permits for 2008 (wall and roof), and one permit for signs/banners in 2008. Copies of *The EDR Property Tax Map Report* and/or *EDR Building Permit Report* are included in Appendix H.

## 3.3 REGULATORY AGENCY FILES AND RECORDS REVIEW

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

### 3.3.1 Federal

- U.S. Environmental Protection Agency (EPA) Envirofacts Online Search – The Hibernia National Bank (EPA Registry ID: 110038764325) was identified on the subject property (100-104 Broad Street). Adjoining properties identified during the search include properties previously identified in *The Radius Map* (see Section 3.2.1).

### 3.3.2 State

- TCEQ Central Registry Query – Hibernia National Bank Building was identified on the subject property and is associated with the Brownfields Site Assessment Program (ID Number G102).

### **3.3.3 Additional Environmental Records**

No additional environmental records were obtained.

## 4. SITE RECONNAISSANCE AND INTERVIEWS

### 4.1 SITE VISIT

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

### 4.2 INTERVIEW RECORDS

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

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

### 4.3 WASTE GENERATION, PERMITTING, AND UTILITIES

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

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

#### 4.4 HAZARDOUS/DANGEROUS MATERIALS

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

#### 4.5 ADDITIONAL OBSERVATIONS AND INFORMATION

<b>Polychlorinated biphenyl- (PCB) Containing Equipment</b>	No transformers were observed on the site.
<b>Radon</b>	No known testing has been performed at subject property. An EPA map of radon zones indicates Bowie County, Texas is considered a Zone 3 area. Average radon levels for Zone 3 are greater than or equal to ( $\geq$ ) 2 picocuries per liter (pCi/L) and less than or equal to ( $\leq$ ) 4 pCi/L (EDR, 2019a). Air sampling was not performed at the subject property to evaluate actual radon levels.
<b>Asbestos-Containing Materials (ACM)</b>	According to a 2013 Phase II ESA by Terracon Consultants, Inc., ACM was detected throughout the building.
<b>Lead-Based Paint (LBP)</b>	According to a 2013 Phase II ESA by Terracon Consultants, Inc., LBP was detected on the elevator doors and on the 3 <sup>rd</sup> floor walls.
<b>Lead and Drinking Water</b>	Drinking water is supplied to the building by Texarkana Utilities and no testing has been done in the building for lead in the water.
<b>Fluorescent Lights</b>	Fluorescent lights are being utilized throughout the property.
<b>Sumps, Oil/Water Separators</b>	No sumps or oil/water separators observed during the site visit.

<b>Monitoring Wells, Vent Pipes, Manhole Covers, etc.</b>	According to a 2013 Phase II ESA by Terracon Consultants, Inc., three monitoring wells were installed on the property; however, they were not observed during the site inspection.
<b>Staining</b>	None observed during site reconnaissance.
<b>Stressed Vegetation</b>	None observed during site reconnaissance.
<b>Ponds, Pits, Lagoons, and Debris Piles</b>	No ponds, pits, or lagoons were observed during site reconnaissance. Large amounts of debris were observed throughout the building.
<b>Water Staining or Mold Within Building</b>	Water staining and evidence of mold was observed throughout the building.
<b>Indoor Air Quality Issues (complaints and/or testing)</b>	No complaints were reported and no testing was conducted.
<b>Odors</b>	A strong odor of mold and mildew was observed throughout the building.
<b>Pools of Liquid</b>	Water was pooled on the roof and in some of the mechanical rooms.
<b>Unidentified Substance Containers</b>	Various unidentified containers were observed throughout the building.

## **5. EXCEPTIONS, DELETIONS, AND DATA GAPS**

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

- Historical information was limited due to the early development of the property prior to 1885. The building appears to have been a commercial property and a bank since at least 1885.

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

## 6. FINDINGS, OPINIONS, AND CONCLUSIONS

This Phase I ESA was performed in accordance with the scope and limitations of *ASTM Practice E1527-13* of the Capital One Building-Eximius property located at 100 West Broad Street in Texarkana, Texas. Any exceptions to, or deletions from, this practice are described in Section 5 of this report.

### 6.1 FINDINGS AND OPINIONS

- The subject property is currently developed and is located in an area developed with commercial properties in Texarkana.
- Based on a previous soil and groundwater investigation performed at the subject property and two surrounding properties (Eximius Parking Garage and Eximius Parking Lot), concentrations of mercury, lead, and cadmium were reported at concentrations exceeding the TCEQ Action Levels. Based on information reported in the 2013 Phase II ESA conducted by Terracon, groundwater flow direction was reported to be toward the southwest direction (Terracon, 2013). During the Phase II activities, depth to groundwater was identified between 17 and 23 feet bgs. Presence of impacted soil is considered a REC.
- The subject property was identified on the following environmental databases searched in *The Radius Report*:
  - Capital One Building, 100 West Broad St., was identified on the US Brownfields database. The assessment funding source is reported as US EPA – Brownfields Assessment Cooperative Agreement. A Phase I Environmental Assessment is reported as started in 2011. Additional details are not provided in *The Radius Report*.
  - Hibernia National Bank, 100-104 Broad Street, was identified on the US Brownfields and FINDS databases. The owner is identified as Capital One Bank. A Phase I Environmental Assessment is reported as completed in 2008. Additional details are not provided in *The Radius Report*.
- Thirty US Brownfields, eight TX Brownfields, and one AR Brownfields sites were identified within a 1/2-mile radius of the subject property. Limited details were provided for many of these properties; however, five of the sites are located within 1/8-mile of the subject property and are considered RECs.
- The Texarkana Gazette-News (315 Pine Street, approximately 214 feet north of the subject property and topographically upgradient) was identified on the databases listed below.

- TX Industrial Hazardous Waste (Ind. Haz. Waste) database: The waste description was reported as waste cleaning solvent/NAPTHA. Based on the distance from the subject property, the use of solvents, and the number of years in operation, this site is considered a REC.
- Leaking Petroleum Storage Tank (LPST): The case was reported on 10 April 1991. A designated major or minor groundwater aquifer was reported as affected or immediately threatened. The site was issued a final concurrence and was issued a case closed status for the LPST case. Based on the proximity to the subject property and the closed status, this site is considered a historical REC (HREC).
- The Regions Bank – Texarkana VCP Site (300 Olive Street, approximately 461 feet north-northeast of the subject property) was identified on the AR VCP, AR Asbestos, and AR ENF databases. Based on the distance from the subject property, the lack of information on types of hazardous wastes generated, and the topographically upgradient location, this site is considered a REC.
- Based on a review of Sanborn Maps, several surrounding properties typically associated with chemical use were identified within close proximity to the subject property and include a dry cleaner facility, a photography facility, printing operations, and a service station. These sites are considered RECs.
- Surveys for asbestos-containing materials (ACM) and lead-based paint (LBP) were conducted in 2013. ACM was detected throughout the building. LBP was detected on the basement railings, concrete curbs, beams, and a door frame. (Terracon, 2013). This is not considered a REC.
- Water staining and evidence of mold were observed throughout the building.

## 6.2 CONCLUSIONS

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

- Presence of impacted soil has been identified on the subject property.
- Five Brownfields properties within 1/8-mile of the subject property.
- One TX Ind. Haz Waste site within 1/8-mile of the subject property.
- One AR VCP site within 1/8-mile of the subject property.
- Surrounding properties associated with various chemical use identified on historical Sanborn Maps.

- One dry cleaner facility (Royal Cleaners – 1089 W. Broad St.) identified in 1922 and 1937 city directory listings and shown on the 1924 Sanborn Map.

The following HREC was identified during this investigation:

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

No CRECs were identified during this investigation.

**Business Environmental Risk:**

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

## 7. REFERENCES

- ASTM (American Society for Testing and Materials). 2013. E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. West Conshohocken, Pennsylvania.
- EDR (Environmental Data Resources, Inc.). 2019a. *The EDR Radius Map™ Report with GeoCheck®. Eximius-Capital One Building, 100 W. Broad St., Texarkana, TX, 14 November 2019*. Shelton, CT.
- EDR. 2019b. *The EDR Aerial Photo Decade Package. Eximius-Capital One Building, 100 W. Broad St., Texarkana, TX, 15 November 2019*. Shelton, CT.
- EDR. 2019c. *EDR Historical Topographic Map Report. Eximius-Capital One Building, 100 W. Broad St., Texarkana, TX, 13 November 2019*. Shelton, CT.
- EDR. 2019d. *The EDR-City Directory Image Report. Eximius-Capital One Building, 100 W. Broad St., Texarkana, TX, 18 November 2019*. Shelton, CT.
- EDR. 2019e. *Certified Sanborn® Map Report. Eximius-Capital One Building, 100 W. Broad St., Texarkana, TX, 13 November 2019*. Shelton, CT.
- EDR. 2019f. *The EDR Environmental Lien and AUL Search. Eximius-Capital One Building, 100 W. Broad St., Texarkana, TX, 15 November 2019*. Shelton, CT.
- EDR. 2019g. *The EDR Property Tax Map Report. Eximius-Capital One Building, 100 W. Broad St., Texarkana, TX, 13 November 2019*. Shelton, CT.
- EDR. 2019h. *EDR Building Permit Report. Eximius-Capital One Building, 100 W. Broad St., Texarkana, TX, 13 November 2019*. Shelton, CT.
- Terracon, 2011. *Phase I Environmental Site Assessment, Capitol One Building, Texarkana, TX, 31 August 2011*. Bryant, AR.
- Terracon, 2013. *Phase II Environmental Site Assessment Report, Capital One Building and Eximius Properties, 100 West Broad Street, Texarkana, TX, 75501*. Bryant, AR.

## 8. QUALIFICATIONS

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

- Senior Technical Reviewer and Environmental Professional – Mike Grover, P.G., is a Senior Project Manager in the Frisco, Texas, office and has provided environmental consulting services for more than 29 years including more than 22 years in Texas. Mr. Grover’s responsibilities include management of environmental projects including Phase I ESAs. Mr. Grover conducted the senior review of the report and acted as the signing Environmental Professional for the project.
- Technical Manager and Senior Reviewer – Pamela Marshall has more than 20 years of experience performing environmental consulting on projects, with most of that experience on Phase I and Phase II ESAs. As a technical manager, Ms. Marshall is responsible for implementing the technical work for any ESAs and utilizing other staff, as required, to assist her in completing the work on schedule. Ms. Marshall’s responsibilities on this project included project coordination and the technical review of the report.
- Site Inspector, Researcher, and Report Preparer – C. Daniel Tighe, PMP, is a Senior Project Leader with more than 8 years of experience in environmental consulting and more than 30 years’ experience in project management. Mr. Tighe’s responsibilities have included site assessment, research, and report writing for more than 50 Phase I ESAs. His responsibilities on this project included site inspection, research and report preparation.
- Researcher and Report Preparer – Lori Groesbeck is a Senior Project Scientist with more than 11 years of experience in environmental consulting, with most of that experience on Phase I, Phase II ESAs, and soil and groundwater investigation reporting. Ms. Groesbeck’s responsibilities on this project included research and report preparation.