INTERA Incorporated
9600 Great Hills Trail, Suite 300W
Austin, Texas 78759 USA
512.425.2000

April 28, 2022

Mr. James Stavinoha, Project Manager
TCEQ Superfund Section
Remediation Division, MC 136
PO Box 13087
Austin, TX 78711-3087

RE: Analysis of Brownfields Cleanup Alternatives (ABCA), Former Nursing Home (BSAG207), 400 W Grogan Street, Hamilton, Texas 76531.

Dear Mr. Stavinoha,

INTERA Incorporated (INTERA), under contract to provide services to the Texas Commission on Environmental Quality (TCEQ) (Client), was tasked to perform an Assessment of Brownfields Cleanup Alternatives (ABCA) for the property located at 400 W Grogan Street (St), Hamilton, Texas 76531, a 1.1754 acres property, hereafter referred to as the site (HCAD, 2022). The location of the site is illustrated on **Figure 1.**

The TCEQ is funding consultant resources from its TCEQ Assessment Investigation and Remediation Services (AIRS) contract funds (Contract Number: 582-18-80622) for the assessment and cleanup of the Subject Property in support of the proposed sale of the property by the City of Hamilton (User/Brownfields Applicant), to a commercial bidder (TCEQ, 2021).

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Appendix A - TCEQ Application for State-Provided Brownfields Site Assessment

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1.0 BACKGROUND

The Subject Property is currently occupied by a former nursing home (abandoned), a pier and beam facility with brick walls consisting of five interconnected wings for a total of approximately 16,752 square feet (TCEQ, 2021, **Appendix A**). The facility is located in a residential community on the southwest side of the City of Hamilton, Texas (**Figure 1**). In January 2022, INTERA completed a Phase I Environmental Site Assessment (ESA) for the site (INTERA, 2022). Based on the completion of the scope of services provided in support of the Phase I ESA, the assessment findings identified no evidence of recognized environmental conditions (RECs) or vapor encroachment conditions (VECs) at the Subject Property, adjoining properties, or properties within the relevant vicinity of the Subject Property. However, according to a Limited Asbestos Survey Report (2021), the Subject Property facility contains the following asbestos containing materials (ACM) (TCEQ, 2021):

- The texture and joint compound on sheetrock walls and ceilings throughout the building have been determined to contain 5% chrysotile in the texturizer and 5% chrysotile in the joint compound.
- Vinyl floor tile with black mastic throughout the building has been determined to contain 5% chrysotile in the floor tile and in the black mastic adhesive.
- The linoleum floor covering in the kitchen has been determined to contain 30% chrysotile.

In addition to the ACM identified at the facility, two *de minimis* conditions were identified in the Phase I ESA including a bucket of oil and oily residue on the floor inside the main entrance of the facility, and an automotive battery located on the north side exterior of the facility.

A data gap was identified during the Phase I ESA because the interior of the Subject Property was not wholly observed due to concerns of the structural integrity of the facility and the presence of potentially friable ACM. However, this data gap was not considered significant based on the historical use of the Subject Property, its location in a residential area near the limits of the City of Hamilton, and because efforts have been made to keep the facility secure in its abandoned state.

Based on the findings of the Phase I ESA, INTERA recommended the following:

- Asbestos abatement in accordance with all appropriate regulations prior to disturbance or demolition at the Subject Property.
- Proper removal and disposal of *de minimis* conditions identified at the Subject Property including the bucket of oil and oily residue on the floor inside the main entrance, and the automotive battery located on the north side exterior of the facility.
- Complete inspection of the interior of the Subject Property for evidence of potential RECs prior to demolition of the Subject Property and inspection of the ground surface of the Subject Property subsequent to any demolition activity.

The ABCA documented herein addresses the ACM and *de minimis* conditions identified as part of the scope of the Phase I ESA. Additional findings that may be identified prior to or subsequent any demolition or remedial activities are outside the scope of this ABCA. If the property owner decides to conduct the recycling and or disposal of the *de minimis* conditions prior to implementation of the selected cleanup alternative, the assessment in **Section 4.0** regarding those items is no longer applicable.

2.0 PROJECT GOAL

According to the TCEQ Application for State-Provided Brownfield Site Assessment (2021), the redevelopment plan for the site consists of having the site evaluated for safe demolition or marketability to ensure the safe resale of the property to a commercial bidder. The taxing entities, which own the property, would like to sell the property so that it may return investment as a taxable asset (TCEQ, 2021).

3.0 APPLICABLE REGULATIONS AND CLEANUP STANDARDS

In accordance with the National Emission Standards for Hazardous Air Pollutants (NESHAP), 40 CFR, Part 61, and the Texas Asbestos Health Protection Rules (TAHPR), the site owner or agent (contractor) notification must be made to the Department of State Health Services (DSHS) before renovation projects which include the disturbance of any ACM in a building or facility, or before the demolition of a building or facility, even when no asbestos is present. Notification shall be made no less than 10 working days prior to the start of demolition or asbestos abatement activity. Any asbestos related work including sampling or abatement must be conducted by a licensed contractor in the State of Texas in accordance with TAHPR.

Independent third-party air monitoring must be conducted by an appropriately licensed third-party to perform air monitoring and project clearance monitoring for airborne concentrations of asbestos fibers during an abatement project (TAC 25 Part 1 Chapter 296).

In accordance with applicable regulations (TAHPR, NESHAP, Occupational Safety and Health Administration (OSHA), DSHS), ACM is a material containing 1.0% or more asbestos. The cleanup standard for planned abatement activities is to remove all known ACM greater than 1.0% asbestos, to be disposed of in accordance with applicable local, state, and federal regulations.

All appropriate permits and notifications should be obtained prior to any activities at the site.

4.0 CLEANUP ALTERNATIVES

Alternative No. 1: No Action

Effectiveness:

No action is not an effective alternative because it would not accomplish the overall project goal as described in **Section 2.0.**

Implementability:

No action is easily implemented since it would only require that the building be secured from unauthorized access. It would also require that the *de minimis* conditions (battery and used oil) at minimum be secured to preclude the threat of imminent release to the ground surface at the site.

Cost:

The cost of securing the facility with a six feet high chain-link perimeter fence with a barbed wire extension (approximately 960 linear feet) and one double cantilevered equipment gate with barbed wire extension would cost approximately $36,170.10 based on TCEQ AIRS contract rates. This does not include the cost of fence and gate maintenance or securing the building itself.

Alternative No. 2: Encapsulation

Effectiveness:

Encapsulation is a method of controlling asbestos fibers by penetrating or covering the surface of the ACM with a coating prepared for that purpose. This method is not applicable to the *de minimis* conditions identified at the site.

Implementability:

Based on the condition of the property, encapsulation is not a method that could be adequately implemented to achieve the project goal.

Cost:

A cost for encapsulation is not provided because encapsulation is not a viable alternative.

Alternative No. 3: Enclosure

Effectiveness:

Enclosure is a method of controlling asbestos fibers by constructing an airtight, impermeable, and permanent wall and ceiling or comparable barrier around the ACM to prevent release into the air. This method is not applicable to the *de minimis* conditions identified at the site.

Implementability:

Based on the condition of the property, enclosure is not a method that could be adequately implemented to achieve the project goal.

Cost:

A cost for enclosure is not provided because enclosure is not a viable alternative.

Alternative No. 4: Abatement/Removal

Effectiveness:

Abatement of ACM is a common method for controlling asbestos fibers and consists of removing ACM in accordance with applicable standards and regulations with necessary and required planning, oversight, and monitoring. ACM must be properly packed and transported so that fibers are not released to the air and disposed of at an approved landfill. Abatement is a requirement for building demolition unless certain conditions are met. Third-party oversight ensures that abatement specifications include and abide by all federal, state, and local requirements. ***

Proper waste classification and disposal of the *de minimis* conditions at an approved landfill would be effective in preventing release to the ground surface at the site.

Implementability:

A well-planned abatement design in accordance with all appropriate regulations, implemented by a licensed contractor and waste hauler, and with proper oversight and air monitoring by a licensed third-party is feasible and would achieve the project goal.

Waste classification and disposal could easily be conducted prior to or concurrent with asbestos abatement work.

Cost:

An estimated cost for abatement services, based on the information available, was provided by E-Logic, Inc. Environmental Services (E-Logic), a Texas DSHS licensed asbestos abatement contractor. E-Logic estimates $450,000.00 to $550,000.00 to conduct abatement of sheetrock walls, ceilings, and flooring throughout the facility. For this estimate, it was assumed that power and water are not available at the facility and would need to be provided. The estimated project duration is 90 to 100 work shifts.

An estimated cost for third-party compliance oversight of an asbestos abatement project that includes labor, equipment, laboratory analysis, and travel to Hamilton, Texas was provided by Caliche, Ltd. (Caliche), a Texas licensed asbestos contractor. Caliche provided a daily oversight rate of $1,105.00 which includes personnel, daily sampling, lodging, and per diem. Caliche also provided a lump sum cost of $1,318.00 for the abatement design specifications, final report, and miscellaneous costs. Based on the estimated project duration, the estimated total cost would range from $100,768.00 to $111,818.00 for the scope of services. However, provided that the project could take four to five months to complete based on a standard five-day work week, this estimate does not include round trip travel to the site for mobilization/demobilization, or for periodic personnel exchanges.

An estimated cost for removal and disposal of the *de minimis* condition items identified at the site was provided by Sunbelt Industrial Services (Sunbelt), at a lump sum cost of approximately $3,230.56.

The estimated grand total for the entire scope of work proposed under this alternative could range from $553,998.56 to $665,048.56.

Alternative No. 5: Demolition with RACM in place

Effectiveness:

A building may be demolished with regulated asbestos containing material (RACM) in place if a state or local government orders the demolition because the building is structurally unsound and in danger of imminent collapse, as determined by a professional engineer or city, county, or state government official who is qualified to make that decision (TAHPR, 296.191). If it is determined that the building is unsafe, all demolition materials must be treated as RACM. "Wet demolition" would be required to manage asbestos fibers and third-party oversight and air monitoring should still be conducted to ensure asbestos fibers are not being mobilized through the air.

Classification, removal, and disposal of the *de minimis* conditions identified at the site would be necessary prior to demolition activities at the facility, which would be an effective method of preventing their release to the ground surface.

Implementability:

Inspection and determination of structural viability by a professional engineer or other qualified person would be required to determine if this alternative could be implemented. If the building was determined to be structurally unsound such that abatement is not possible, this alternative is

feasible with proper planning and oversight. All building materials would be required to be handled, transported and disposed of as RACM. This alternative would likely be much quicker to implement than abatement/removal.

Cost:

A cost is not provided for this alternative because the structural viability of the building is unknown. If the building was determined to be structurally unsound by a qualified party, additional information would be required to estimate the cost of demolition, transportation, and disposal of the RACM in accordance with applicable laws and regulations. Licensed planning and oversight, and materials handling would likely still be required for this alternative. Disposal costs would be greater than abatement/removal due to the volume of materials to be disposed of.

5.0 RECOMMENDED CLEANUP ALTERNATIVE

INTERA recommends cleanup *Alternative No. 4: Abatement/Removal*. Alternatives 1, 2, and 3 are insufficient to meet the project goal and would require ongoing operations and maintenance (O&M) at of the property and onsite structure. Abatement is the most common method for managing ACM and represents a viable permanent solution that would achieve the project goal.

6.0 ENVIRONMENTAL AND CLIMATE RESILIENCE

According to the National Oceanic and Atmospheric Administration (NOAA) National Centers for Environmental Information for Texas, the Texas climate is characterized by hot summers and mild to cool winters. Temperatures have increased approximately 1.5 degrees Fahrenheit (°F) since the beginning of the 20th century and unprecedented warming is projected to continue along with extreme precipitation events and drought intensity (NOAA, 2022, **Appendix B**).

The average annual precipitation in Hamilton, Texas is approximately 29 inches per year. The majority of precipitation historically occurs in May, with December historically being the driest month. The greatest average high temperature historically is in August at 94.7 °F, the lowest average temperature historically is in January at 31.8 °F, and the overall average annual temperature is 64.2 °F (Weatherbase, 2022). The site is located outside of the 500-year and 100-year floodplains (FEMA, 2022 – **Appendix C**). Surface drainage at the site follows the surface topography to the northwest towards a Soil Conservation Service Reservoir (Site 4).

Based on the nature and proposed project goal (**Section 2.0**), changing climate is not likely to significantly affect the effectiveness or implementation of the recommended remedy. However, based on the condition of the facility, extreme weather events including increased precipitation, flooding, and tornados could continue to compromise the exterior of the facility which could ultimately result in the disturbance of interior ACM if the no action alternative was selected.

7.0 REFERENCES

Federal Emergency Management Agency (FEMA). 2022. FEMA Flood Map Service Center. https://msc.fema.gov/portal/home. Accessed on January 11, 2022.

Hamilton County Appraisal District (HCAD). 2022. http://www.hamiltoncad.org/. Accessed January 10, 2022.

INTERA Incorporated (INTERA). 2022. Phase I Environmental Site Assessment, Former Nursing Home, 400 W Grogan Street, Hamilton, Texas 76531. January 2022.

National Oceanic and Atmospheric Administration (NOAA) National Centers for Environmental Information, State Climate Summaries 2022, Texas. https://statesummaries.ncics.org/chapter/tx/. Accessed April 26, 2022.

Texas Commission on Environmental Quality (TCEQ). 2021. TCEQ Application for State-Provided Brownfields Site Assessment. Received via email from James Stavinoha on November 8, 2021.

Weatherbase. 2022. https://www.weatherbase.com/weather/weather.php3?s=488314&cityname=Hamilton-Texas-United-States-of-America. Accessed January 11, 2022.

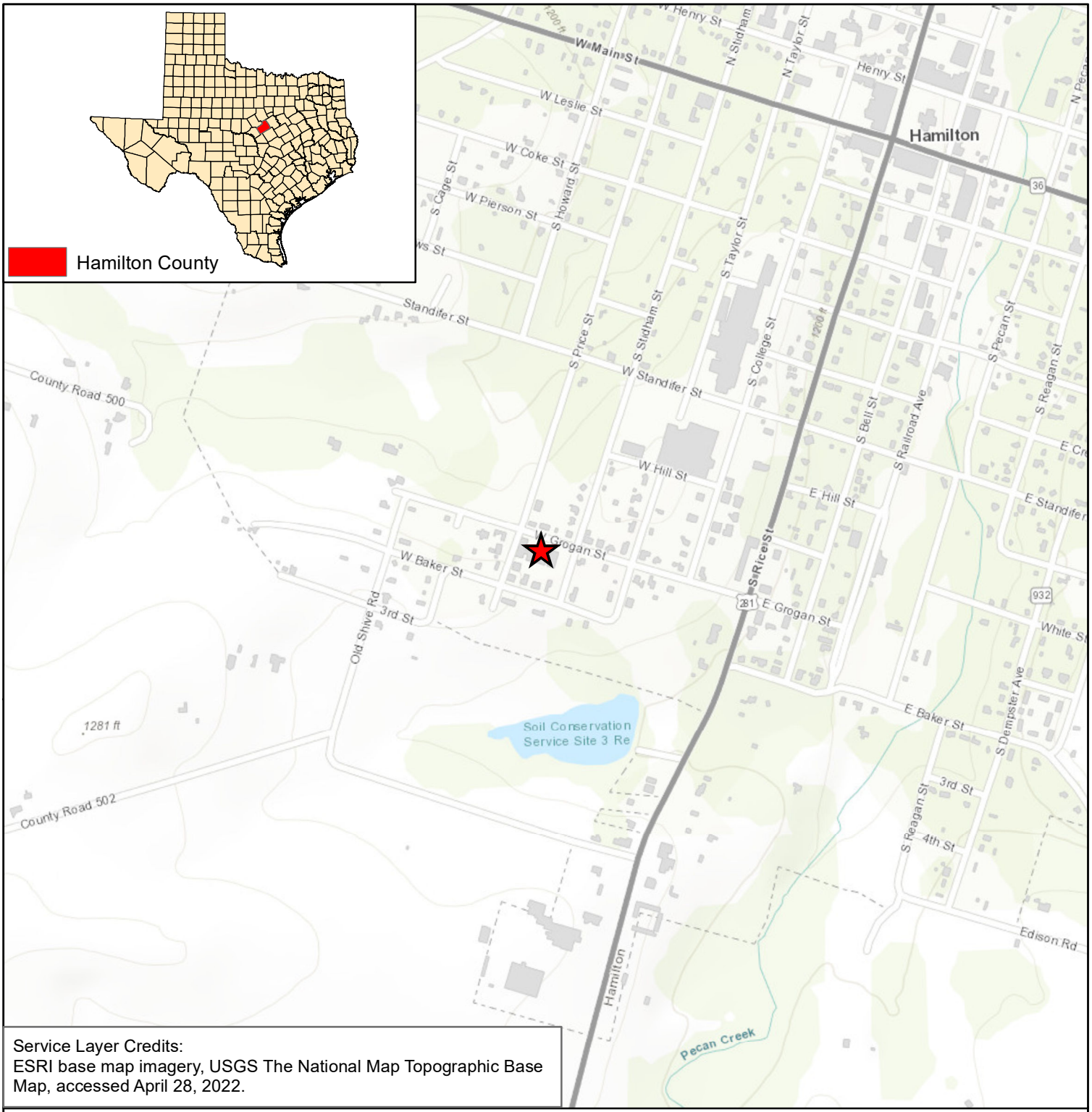
If you have any questions or concerns regarding this ABCA Report, please feel free to contact me at (512) 914-0606 or email me at mhubbard@intera.com.

Sincerely,
INTERA Incorporated

Matt Hubbard
Project Manager

Attachments: Site Location Map (Figure 1), TCEQ Application for State-Provided Brownfields Site Assessment (Appendix A), NOAA National Centers for Environmental Information, State Climate Summaries 2022, Texas (Appendix B), FEMA Flood Map (Appendix C).

FIGURE 1:
SITE LOCATION MAP



Service Layer Credits:
ESRI base map imagery, USGS The National Map Topographic Base Map, accessed April 28, 2022.

NORTH

Former Nursing Home

0 500 Yards

Date: 4/28/2022

Ref: TXCEQ.M002.FNH

File: FNH_ABCA_Fig1_Location.mxd

Site Location Map

Analysis of Brownfields Cleanup Alternatives

INTERA
GEOSCIENCE & ENGINEERING SOLUTIONS
Firm PE Registration No. F-4722
Firm PG License No. 50189

Former Nursing Home, TCEQ Brownfields Program
400 W Grogan Street, Hamilton, Texas

Figure 1

FILE: S:\AUS\TCEQ_AIRS_Contract_582-18-80622_FY18\Projects_FY22\05_FNH_BSAG207_402-0040\7_GIS\mxd\FNH_ABCA_Fig1_Location.mxd

APPENDIX A:
TCEQ APPLICATION FOR STATE-PROVIDED BROWNFIELDS SITE ASSESSMENT

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Application for State-Provided Brownfields Site Assessment

Introduction

The Texas Commission on Environmental Quality (TCEQ) will direct the completion of a limited number of federally funded Brownfields Site Assessments (BSAs) for qualifying local governments and non-profit groups in Texas. BSAs are similar to Phase I and Phase II Environmental Site Assessments (ESAs) conducted by the real estate industry for commercial and industrial properties. In addition to performing assessment activities the TCEQ will provide regulatory guidance. Such guidance includes developing cleanup levels, cleanup options, and clarification of environmental regulatory requirements as applicable.

The BSAs will help identify the degree of contamination on Brownfields properties (properties underused or dormant due to real or perceived contamination). The BSAs are designed to discover the real or perceived environmental barriers to redevelopment and provide the environmental information required in real estate and/or financial transactions on Brownfields properties. By assessing the degree of contamination on Brownfields properties, local governments and non-profit groups are more likely to successfully market those properties and facilitate local redevelopment.

Funding is provided through the **"Small Business Liability Relief and Brownfields Revitalization Act"** (Brownfields Law) enacted by the federal government in January 2002. This law defines a Brownfields site and allows greater flexibility in the use of grant funds. In response to this flexibility, the TCEQ can now perform BSAs on a limited number of non-hazardous petroleum contaminated sites and is initiating a Resource Conservation and Recovery Act (RCRA) BSA program. The RCRA BSA program with approval of the EPA, can perform assessment activities on sites that do not meet the federal definition of a Brownfields site (i.e. subject to an order or permit). In addition, the BSA program may provide technical oversight for Brownfields projects that have been awarded EPA Subtitle A Brownfields Grants.

The Brownfields Law while providing greater flexibility on the range of sites also states that funds can not be used at a Brownfields site where the recipient is potentially liable under CECLA Section107. Under this section of CERCLA **a current property owner can be potentially liable even if the property owner did not cause or contribute to the contamination**. The Brownfields Law established liability protection for innocent land owners, contiguous property owners, and bona fide prospective purchasers of contaminated land. Applicants that own a contaminated site may qualify for one of these landowner liability protections. For example, applicants that purchased contaminated land on or after the enactment date of the Brownfields Law (January 11, 2002) and meet statutory landowner liability criteria may qualify for a Brownfields site assessment.

Petroleum Sites: 25 percent of the EPA grant funds set aside for Brownfields site assessments may be utilized on a non-hazardous petroleum site that: 1) is determined to be a "relatively low risk" site; 2) there is no viable responsible party and that the applicant is not a potentially liable party; and 3) the site is not subject to a RCRA 9003(h) order. Sites where Leaking Underground Storage Tank (LUST) Trust Funds were used are not eligible for a BSA without EPA approval.

RCRA Brownfields: The TCEQ has initiated a RCRA BSA program for sites that do not meet the standard Brownfields definition. These are usually sites that are subject to RCRA enforcement or permit. Prior to the TCEQ assisting a RCRA Brownfields it must receive authorization from the EPA under the "site-by-site determination" in the Brownfields Law. The EPA must find that the assistance will protect human health and the environment and either promote economic development or enable the creation, preservation, or addition to park land, greenways, and other recreational non-profit property. The TCEQ may perform two RCRA BSA's per fiscal year.

Brownfields Grant Assistance: The TCEQ can provide technical review and oversight of Brownfields projects which have received EPA Subtitle A grants. This includes the review and comment on Assessment Reports, Response Action Plans, Response Action Completion Reports, and other information as requested. The goal of the assistance will be to issue a Voluntary Cleanup Program Certificate of Completion.

Based on the application, the Brownfields project manager will determine the types of assessments that will be completed by the TCEQ contractor. These assessments can include the following: Phase 1 ESA, Phase II ESA which includes Environmental Media Sampling, Analysis of Soils, Groundwater and Surface Water.

Each BSA provided by the TCEQ will generally include:

- records review;
- site reconnaissance;
- interviews with past and current owners, operators, neighbors, governmental officials;
- sampling performed under TCEQ contract.

What Sites are Eligible?

For sites to be eligible to receive a TCEQ BSA all of the following items must apply:

1. The applying government or non-profit must not be potentially liable under CERCLA §107.
2. The site must meet one of the following:
    a. be owned or plan to be owned by the applying local government;
    b. property taxes must be owed to the local government on the site and foreclosure for failure to pay those taxes is likely; or
    c. redevelopment will result in ownership and/or long-term beneficial use by the local government or non-profit organization.
3. There is no unresolved federal/state enforcement or Superfund action associated with the site.*
4. The site, or portions thereof, is not a RCRA permitted or interim-status facility.*
5. The site is targeted for redevelopment by the local government or non-profit group.
6. The local government agrees to arrange for site access and security for TCEQ personnel and their representatives conducting site assessments. Entry into potentially unsafe buildings will require permission and assistance from the local authorities trained to make such determinations.

* May be eligible for a RCRA BSA.

How Will Sites be Chosen?

The TCEQ would like to provide BSAs for as many eligible sites as possible. However, in the event that the number of eligible sites nominated outnumbers the available resources, sites will be prioritized based on the following criteria (order does not imply importance):

1. Site location
2. Years that the site has been abandoned
3. Site ownership
4. Tax status of site
5. Condition of site
6. Transportation access
7. Contamination concerns
8. Taxable appraised value added after cleanup
9. Timely employment creation
10. Redevelopment plan

How To Apply?

To apply for a BSA on a property, a local government (applicant) must complete and submit the enclosed application, along with a CORE Data Form (TCEQ Form-10400) which can be found online at the web address http://www.tceq.state.tx.us/remediation/bsa/bsa.html. The TCEQ would like to provide BSAs for as many eligible projects as possible as long as resources remain. To increase the chances of your project being funded, submit applications as soon as possible to:

Ms. Christine Whitney, Brownfields Program
MC-221
Texas Commission on Environmental Quality
P.O. Box 13087
Austin, TX 78711-3087

or hand carried to:

Building D
12110 Park 35 Circle, Building D
Austin, Texas 78753

Application Format?

The application is organized in five sections. Fill out all sections completely. Where information is not available or not applicable to a site, a brief explanation should be included. The five sections are as follows:

1. General Information. This Section provides general information for determining eligibility and obtaining additional information on the site.
2. Property Profile. This section requests factual information from the applicant regarding site location, latitude, longitude, size, access, features, layout, location of utilities and contamination. The BSA relies heavily upon this section during the scoping process.
3. Brownfields Redevelopment Plan. This section requests a summary of redevelopment plans.
4. Attachments. Place all maps, supporting documentation and previously prepared Environmental Site Assessment or Investigation documents in this section.
5. Site Access Agreement.
6. CORE Data Form. Please fill out TCEQ Form No. 10400. This form is used to maintain basic information about regulated entities.

TCEQ Contact Persons?

Questions related to the contents of this Request for Applications and the applications requirement should be directed to:

Christine Whitney
(512) 239-0843

RCRA Brownfields questions may be directed to:

Allen Posnick
(512) 239-2332

Limitations of TCEQ Brownfields Site Assessments

The following limitations of the TCEQ BSA should be considered prior to completing a BSA application:

1. The BSA process is not appropriate to correct situations where an immediate and substantial endangerment to human health and the environment exists. For the assessment and remediation of such sites, the applicant is directed to contact the nearest regional office of the TCEQ.
2. The BSA process is generally not appropriate for asbestos-containing materials, lead-based paint in/on buildings, lead in drinking water systems, wetlands, or radon gas.
3. The applicant should recognize that environmental site assessments cannot eliminate all uncertainty, are not always exhaustive in their level of inquiry, or warrant being exhaustive in their level of inquiry. Therefore the TCEQ cannot be held liable for any damage arising from contamination not discovered during the TCEQ BSA or from any damages, monetary or otherwise, from contamination discovered during the TCEQ BSA.
4. The BSA process cannot address all of the safety hazards associated with a site.

Application to Receive a TCEQ Brownfields Site Assessment

The applying local government should fill out the entire application. At the sole discretion of the TCEQ, applications containing unsubstantiated statements will be determined ineligible. For many sections of the application, supporting documentation should be attached to the end of the application. **Please also fill out TCEQ Form No. 10400 - CORE Data Form along with this application.**

Type of Assistance Requested: (Check the appropriate box.)

Section 1: General Information

Site Information

Property Site Name Former Nursing Home (400 W. Grogan Hamilton, TX 76531)
Property Size in Acres: 1.1754
Regulated Entity Reference No. (if issued): CN- N/A

If requesting oversight assistance, amount and year of Brownfield grant:

Are there any federal or state enforcement or superfund actions associated with this site? If so, please elaborate.
No.

Is the site, or portions thereof, a Resource Conservation and Recovery Act permitted or interim-status facility? If so, please elaborate.
No.

Are you aware of any Leaking Underground Storage Tank (LUST) Trust Funds used on the property?
No.

Has there been any prior contact with any state or federal environmental regulatory programs or agencies relating to environmental issues at this site? Yes No
If yes, please describe all prior contact with any state or federal environmental regulatory programs or agencies which relate to each of these questions. Attach additional sheets as necessary.

Please provide any and all state and federal identification numbers related to the property in question, including any solid waste registration, leaking petroleum storage tank, CERCLIS, RCRIS, UIC, etc. registration numbers which have been associated with this site:

Latitude/Longitude
Latitude: 31.697030
Longitude: -98.131020

Applicant Information

Applicant (Local Government/Non-Profit)

Local Government
City of Hamilton, Texas
City Hall
ATTN: Ryan Polster
200 E Main Street
Hamilton, TX 76531
(254) 386-8116
adm@ci.hamilton.tx.us

If Owned by Applicant, When did you take Ownership of the Property?
10/05/2021

How did you take Ownership of the Property? (Purchase, Back Taxes)
The property was struct off to the taxing entities including the City of Hamilton as trustee for Hamilton County, Hamilton Hospital District, City of Hamilton, and Hamilton School District due to the previous owner's neglect to pay property taxes.

Have you Performed a Phase I ESA and/or Phase II ESA? (yes or no)

No.

Did you operate the Property? (If yes, you may not be eligible for a BSA)

No.

Financial Incentives Available for Property by Applicant
No known financial incentives.

In-Kind Services Available to Assist the TCEQ with the BSA
The City of Hamilton may be able to offer equipment to assist with projects and/or removal of structures for inspecting purposes. The City of Hamilton is also amenable to assist, to the best of its ability, to comply or consider requests for in-kind services from TCEQ with the BSA.

Section 2: Property Profile

Property Name:
Former Nursing Home

Other Common Names:
Hillcrest Nursing Home on Grogan Street

Current Owner:
The taxing entities (City of Hamilton, Hamilton ISD, Hamilton County, and Hamilton Healthcare System) share ownership with the City of Hamilton acting as trustee.

Ownership in Dispute? Please
explain.
No.

Legal Description:
400 W. Grogan Street Hamilton, TX 76531
Property ID: 15586
Legal Description: 1 & 4 BLK 10 (16) E RICE 320X160
Geographic ID: 25650000001663001

Property History

Begin with the current owner and include information regarding the types of businessoperations as far back as the earliest known industrial/commercial development.
Ownership: 10/05/2021 to Present
City of Hamilton - Acquired by default at Sherriff's Sale due to unpaid taxes.

Ownership: 09/03/2010 to 10/05/2021
Motaffaf Majid - Acquired by Warranty Deed

Ownership: 6/24/2005 to 09/03/2010
Amirhossein Batocingi - Acquired by Owner Transfer

Ownership: 08/16/2002 – 06/24/2005
Daledo Carecenters INC - Acquired by Owner Transfer from New Horizon Ranch & Center INC

Operation: ? – 1997
Doug Forrest
The property operated as a full-service nursing home until 1997. In 1997 the property became vacant before being sold. The property was abandoned in 2008 when property taxes began going unpaid.

Property Layout

Type and Number of Buildings on the property (include structures such as loading docks, lifts, racks, paved parking areas, etc.):
The original building structure was built in approximately 1960. This includes one main meeting area and several connecting housing wards. The property is largely overgrown and only gravel parking areas can be observed. A gravel alleyway is located on the backside of the property and commercial structure. The abandoned nursing home contains several formerly compliant ADA ramps. Please see additional pictures in Appendix I.

Condition of Buildings/Structures:

The building is vacant and/or abandoned with no visible repairs or upkeep in recent years. Windows and doors are boarded over.

Total Floor Space (approximate square footage):

16,752.0 sq ft.

Site Zoning:
RS-2

Transportation Access to the Site:
The property has easy access via several residential roadways.

Assessed Value (include date of last known appraisal and source of appraisal, i.e. bank, county, private, etc.),
and appraised value from most recent Property Taxes:
2021 appraised value of $380,250 according to Hamilton County Appraisal District
Building: $360,570
Land: $19,680

Are property taxes paid up-to-date on this property?
No. This is how and/or why the City of Hamilton was granted trustee ownership for taxing entities.

Please provide the contact name, address, phone number and e-mail address, if possible, for verifying the property tax records:
Hamilton Central Appraisal District
119 E. Henry St. Hamilton, TX 76531
254-386-8945
Hcadinformation@usapathway.com

Please provide the contact name, address, phone number and e-mail address, if possible for any possible lien holders:

No known lien holders.

Level and Type of Contamination Present

List all environmental investigation reports that have been completed at this site. Attach copies of each listed report to this application. If no investigations have been completed, indicate none.
A limited Asbestos Survey was conducted by Jose S. Juarez Jr. an Individual Asbestos Consultant for the Texas State Environmental Consulting on August 21, 2021. Please see Appendix II for survey information.

List the potentially contaminated areas on the property (provide site map indicating all areas of concern):

Exterior:
According to the survey mentioned above, the former nursing home's exterior siding was collected for sampling to determine asbestos content. However, the report did not disclose any results linking contaminated asbestos material on the outside of the structure.

Interior:

According to the survey mentioned above, asbestos was found in the sheetrock walls and ceilings, vinyl flooring tile, and linoleum floor covering in the kitchen.

Utilities and Process Information (provide site maps indicating all present and former, active and inactive utilities, piping, tanks, bays, and machinery):

A water and wastewater map provided by the City of Hamilton can be reviewed in Appendix III.

Describe the locations of any adjacent properties that may have the potential for creating environmental concern:

The former nursing home is surrounded by residential housing.

Location and Ownership

Is the site owned by the applying local governmental entity or are property taxes owed on the site with foreclosure for failure to pay property taxes likely? Please explain.

The taxing entities (City of Hamilton, Hamilton ISD, Hamilton County, and Hamilton Healthcare System) share ownership with the City of Hamilton acting as trustee.

Is there any dispute over site ownership? Please explain.

No.

Is the site inside a current federally-designated Empowerment Zone, Federally-designated Enterprise Community (EZ/EC), Texas Reinvestment Zone, or a state-designated Texas Enterprise Zone (TEZ)?

No.

Is the site abandoned? If so, how long has it been abandoned?

Yes, the site is abandoned. The property became vacant in 1997 and remained vacant or not in use permanently after this date. While the property was sold a few times, according to Hamilton County Appraisal District, the property has not been in commercial or residential use since 1997. The property was permanently abandoned in 2008 when property taxes started going unpaid.

Is the applying local government able to arrange for site access and security for TCEQ personnel and their representatives conducting site assessments?

Yes.

Section 3: Brownfields Redevelopment Plan

Please provide a summary of the redevelopment plan. Discuss any public/private partnerships, other state or federal agency involvement, private industry interest, etc. Discuss the envisioned final product, including increase in taxable appraised value of the property and potential employment creation.

The taxing entities including the City of Hamilton, Hamilton ISD, Hamilton County, and Hamilton Healthcare System share ownership with the City of Hamilton acting as trustee of the property. The redevelopment plan consists of having the site evaluated for safe demolition or marketability to ensure the safe resale of property to a commercial bidder. The taxing entities would like to see the property sold so that it may return investment as a taxable asset.

Section 4: Attachments

List all attached maps, supporting documentation, and previously prepared Environmental Site Assessment/Investigation documents here.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Individuals are entitled to request and review their personal information that the agency gathers on its forms. They may also have any errors in their information corrected. To review such information, contact the TCEQ at 512/239-3282.

CONSENT FOR ACCESS TO PROPERTY

Please Print

City of Hamilton, Hamilton ISD, Hamilton County and Hamilton Healthcare System
(Name of Property Owner or Tenant in Residence)

400 W. Grogan
(Street Number and Street Name of Property)

Hamilton , Texas 76531
(City or Town in Which Property Is Located) (ZIP Code of Property)

Hamilton
(County in Which Property Is Located)

(254) 386 8116 x 6
(Telephone Number of Property Owner or Tenant in Residence)

I voluntarily consent to agents, contractors, subcontractors, officers, designees, and employees of the Texas Commission on Environmental Quality (TCEQ) entering and having continued access to my property for the following purposes:

(1) taking such soil, water, and air samples as may be necessary; and

(2) taking other actions related to the investigation of the surface or subsurface conditions;

I realize that these actions by the TCEQ are undertaken pursuant to its authority under the Texas Health and Safety Code and the Texas Water Code, including Section 361.032 of the Texas Health and Safety Code and Section 26.014 of the Texas Water Code.

[signature] City of Hamilton Administrator 10/28/2021
(Signature of Property Owner or Tenant in Residence) as Trustee (Date)

Former Nursing home
(Name of Site)

Former Nursing Home Exterior View corner of W. Grogan St. and S. Stidham St.

Former Nursing Home Exterior View from W. Grogan St. (Pictured former ADA compliant ramp and connecting hall from main meeting area to housing wards.)

Former Nursing Home Exterior View from corner of W. Grogan St. and S. Price St.

Former Nursing Home Exterior View from S. Stidham St. (Pictured backside of property with gravel alleyway.)

LIMITED ASBESTOS SURVEY REPORT

Former Nursing Home
400 West Grogan
Hamilton, TX 76531

Prepared for:

Mr. Josh Beshears
Beshears Properties, LLC
805 W Grogan St
Hamilton, TX 76531

Prepared by:

TEXAS STATE ENVIRONMENTAL CONSULTING
2028 E Ben White Blvd., Suite 240-2757
Austin, TX 78741
512.952.2757

Jose S. Juarez, Jr.
Individual Asbestos Consultant
TDSHS No. 10-5775

August 27, 2021

TEXAS STATE
ENVIRONMENTAL CONSULTING

2028 E Ben White Blvd, Suite 240-2757
Austin, Texas 78741
T (855) 952-2757
T (512) 952-2757
consulting@txstec.com
www.txstec.com

August 27, 2021

Mr. Josh Beshears
Beshears Properties, LLC
805 W Grogan St
Hamilton, TX 76531

Reference: Limited Asbestos Survey
Former Nursing Home
400 West Grogan
Hamilton, TX 76531

To Whom It May Concern:

Texas State Environmental Consulting, LLC, is pleased to submit this Limited Asbestos Survey Report for the above referenced property. Mr. Jose S. Juarez, Jr. of Texas State Environmental Consulting, LLC (TSEC) performed the survey on **August 21, 2021**. The enclosed report presents a review of documentation provided and describes the results of sampling and analysis.

This report has been prepared on behalf of, and exclusively for, the use **Beshears Properties, LLC** or its assigns. This report shall not be reproduced, except in its entirety and with the express permission of TSEC. This report has been prepared for the sole use of **Beshears Properties, LLC** as a basis for compliance with regulatory requirements and permitting. Any reuse of the findings contained herein for other purposes shall be at the user's sole and exclusive risk and without liability to TSEC.

We appreciate the opportunity to provide environmental consulting services to you. If you should have any questions or require additional information, please call us at your convenience.

Regards,

Texas State Environmental Consulting, LLC

Jose S. Juarez, Jr.
Asbestos Individual Consultant
TDSHS No. 10-5775

TEXAS STATE ENVIRONMENTAL CONSULTING

CONTENTS

LIST OF APPENDICES

INTRODUCTION

Texas State Environmental Consulting (TSEC) conducted an asbestos survey of the Former Nursing Home located at 400 West Grogan, Hamilton, TX 76531.

Bulk samples of suspect Asbestos-Containing Building Materials (ACBM) were collected within these areas of the buildings. The scope of work included: Review of previous documentation (if provided), inspecting and sampling for suspect asbestos materials.

SCOPE OF SERVICES

Samples were collected, and analytical tests were performed for determining whether ACBM were present within the building and/or ACM were present from the exterior of the building. The survey follows applicable state and federal regulations governing asbestos work and can be relied on for demolition activities.

TSEC conducted a visual inspection of the building materials. During the walk-through, suspect asbestos materials were noted. Their condition and friability were also noted.

Regarding asbestos, a homogeneous area (an area of material that is uniform in color and texture) shall be determined to contain asbestos if the results of at least one sample collected from it indicate that asbestos is present in an amount greater than one percent (>1%). Once a material has been found to contain asbestos, all such materials in the defined homogenous area are considered to contain asbestos.

SAMPLING

Mr. Jose S. Juarez, Jr., an individual asbestos consultant licensed by the Texas Department of State Health Services (TDSHS License #10-5775) conducted the site sampling survey on **August 21, 2021**. This survey was conducted in general accordance with the Federal NESHAP and State regulations for the presence of ACMs. The survey was characterized by a visual inspection and sampling of suspect structure components at the subject property to be impacted by demolition or renovation activities. Guidelines utilized in the asbestos survey were established by the Texas Asbestos Health Protection Rules (TAHPR §295). **A total of 10 bulk samples of suspect asbestos materials were collected**.

Suspect asbestos materials, which are alike in appearance and application, were sampled as a homogeneous area. Suspect homogeneous areas are divided into three classifications:

1. **Surfacing materials**: Spray-applied or troweled on material.
2. **Thermal Systems Insulation**: Pipe, boiler, tank, or flue insulation.
3. **Miscellaneous**: Other suspect material, including floor tile and mastic, sheet vinyl flooring, ceiling tiles, insulation mastics, cove base mastic, window caulking, and exterior siding.

Suspect materials sampled and analyzed should be considered homogeneous area if:

- They exhibit similar physical characteristics.
- The application of the sampled material can be correlated to the application of un-sampled material.

Representative sampling was based on:

- Distribution of the suspect materials throughout the homogeneous area.
- The suspect material's physical characteristics and application.
- Random sampling patterns determined for each homogeneous area.

ANALYTICAL PROCEDURES

Bulk samples were analyzed under polarized light microscopy (PLM), by Omni Environmental, Inc, Round Rock, Texas, utilizing the Environmental Protection Agency's Method for the Detection of Asbestos in Bulk Insulation Samples, (Method EPA 600/R-93/116, July 1993).

Omni Environmental, Inc, is accredited by the National Voluntary Laboratory Accreditation Program (NVLAP# # 102061-1), participates in the NVLAP and AIHA Bulk Asbestos Sample Quality Assurance Programs and is licensed to analyze bulk asbestos samples collected in the State of Texas (TDSHS License #30-0087).

ANALYTICAL RESULTS

Former Nursing Home
400 West Grogan
Hamilton, TX 76531

HA	Sample No.	Location	Sample Description	Asbestos Content
DW1	1 | 2 | 3 |4 | 5	1. East Hall Wall/ Ceiling 2. Room 114 Wall/ Ceiling 3. Room 204 Wall Ceiling 4. Room 411 Wall Ceiling 5. West Hallway Wall Ceilng	Sheetrock, Texture, Joint Compound	5% Chrysotile detected in Texturizer. 5% Chrysotile detected in Joint Compound.
FT	1 | 2 | 3 |4	1. Room 110 2. Hall #1 3. Hall #2 4. Hall on Concrete Floor	9x9 Vinyl Floor Tile with Black Mastic	5% Chrysotile detected in Floor Tile. 5% Chrysotile detected in Tar.
VF	1	Kitchen Floor	Linoleum	30% Chrysotile detected in Linoleum

Bulk samples were analyzed by **Omni Environmental, Inc**, utilizing the Environmental Protection Agency's Interim Method for the Detection of Asbestos in Bulk Insulation Samples (EPA Method: 600/R-93/116, July 1993).
Omni Environmental, Inc, is accredited by the NVLAP, participates in the NVLAP and AIHA Bulk Asbestos Sample Quality Assurance Programs, and is licensed to analyze bulk asbestos samples by the Texas Department of State Health Services.

CONCLUSIONS AND RECOMMENDATIONS

These homogenous materials sampled and analyzed as part of this survey were found to contain asbestos.

- **Sheetrock Walls and Ceilings Throughout the Building**
  - The texture and joint compound on sheetrock walls and ceilings have been determined to contain 5% chrysotile in the texturizer and 5% chrysotile in the joint compound
- **Vinyl Floor Tile w/ Black Mastic throughout the Building**
  - The vinyl floor tile w/ black mastic has been determined to contain 5 % chrysotile in the floor tile and 5% chrysotile in the black mastic adhesive
- **Linoleum Floor Covering in the kitchen**
  - The linoleum has been determined to contain 30% chrysotile

REGULATORY OVERVIEW

In the State of Texas has established the TAHPR, which requires any asbestos-related activity to be performed by an individual licensed by the State of Texas, through the TDSHS.

An asbestos related activity consists of the disturbance, whether intentional or unintentional, removal, encapsulation, or enclosure of asbestos, including preparations or final clearance, the performance of asbestos surveys, the development of management plans and response actions, asbestos project design, the collection or analysis of asbestos samples, monitoring for airborne asbestos, bidding for a contract for any of these activities, or any other activity required to be licensed under TAHPR.

Abatement must be performed by a State of Texas licensed asbestos abatement contractor in accordance with a project design prepared by a State of Texas licensed asbestos consultant. In addition, third party air monitoring must be conducted during the abatement activities.

The asbestos NESHAP (40 CFR Part 61 Subpart M) regulates asbestos fiber emission and asbestos waste disposal practices. It also requires the identification and classification of existing building materials prior to demolition or renovation activity. Under NESHAP, asbestos containing building materials are classified as either friable, Category I non-friable or Category II non-friable ACM. Friable materials are those that, when dry, may be crumbled, pulverized, or reduced to powder by hand pressure.

Category I non-friable ACM includes packing, gaskets, resilient floor coverings and asphalt roofing products containing more than 1% asbestos.

Category II non-friable ACM are any materials other than Category I materials that contain more than 1% asbestos. Friable ACM, Category I and II non-friable ACM which is in poor condition and has become friable or which will be subject to drilling, sanding, grinding, cutting, or abrading and which could be crushed or pulverized during anticipated renovation or demolition activities are considered

Regulated Asbestos-Containing Material (RACM). RACM must be removed prior to renovation or demolition activities.

WARRANTY

The information contained in this report is based upon the data furnished by the Client, observations, and test results provided by **Omni Environmental, Inc**. These observations and results are time dependent, are subject to changing site conditions, and revisions to Federal, State, and local regulations. TSEC warrants that these findings have been promulgated after being prepared in general accordance with generally accepted practices in the asbestos testing and abatement industries. TSEC also recognizes that raw laboratory test data are not usually enough to make all abatement and management decisions. No other warranties are implied or expressed.

USE BY THIRD PARTIES

This report was prepared pursuant to the contract TSEC has with Client. That contractual relationship and included an exchange of information about the subject property that was unique and between TSEC and its Client and serves as the basis upon which this report was prepared. Because of the importance of the communication between TSEC and its Client, reliance, or any use of this report by anyone other than Client, for whom it was prepared, is prohibited and therefore not foreseeable to TSEC. Reliance or use by any such third party without explicit authorization in the report does not make said third party a third-party beneficiary to TSEC's contract with Client. Any such unauthorized reliance on or use of this report, including any of its information or conclusions, will be at third party's risk. For the same reasons, no warranties, or representations, expressed or implied in this report, are made to any such third party. Third party reliance letters may be issued on request and upon payment of the, then current fee for such letters. All third parties relying on TSEC's reports, by such reliance, agree to be bound by the proposal and TSEC's General Conditions. No reliance by any party is permitted without such agreement, regardless of the content of the reliance letter itself.

UNIDENTIFIABLE CONDITIONS

This report is necessarily limited to the conditions observed and to the information available at the time of the work. Due to the nature of the work, there is a possibility that there may exist conditions which could not be identified within the scope of work, or which were not apparent at the time of our site work. This report is also limited to information available from the Client at the time it was conducted. The report may not represent all conditions at the subject site as it only reflects the information gathered from specific locations.

APPENDIX A: LABORATORY ANALYTICAL REPORT

BULK SAMPLE ANALYSIS REPORT

Omni Environmental, Inc.
2851 Joe DiMaggio Blvd Suite 10
Round Rock, TX 78665
(512) 258-9114
NVLAP LABCODE 102061-1
TDSHS Lab License 30-0087

August 25, 2021

Joey Juarez

Texas State Environmental, LLC

125 Archers Way

San Marcos, TX 78666

Dear Mr Juarez:

Please find enclosed the bulk sample analytical results for the following project:

Client Project #:	**400 W Grogan St**	Lab Project #:	233223
Date Received:	8/25/2021	Received By:	Steve Griffin
Delivery Agency:	Hand Delivered	Name/Tracking #:	Joey Jurez
Date Logged:	8/25/2021	Logged in by:	Steve Griffin
Analysis Completed:	8/25/2021	Samples in Project:	10

The following procedures were used in sample analysis unless otherwise noted.

ANALYTICAL METHOD: EPA Method for the Determination of Asbestos in Bulk Building Materials (EPA 600/R-93/116) or EPA Interim Method for the Determination of Asbestos in Bulk Insulation Samples (EPA 600/M4-82-020), as applicable.
Percentages are visual estimates based on sample volume. Limit of Detection: <1%. Limit of Quantification: 1%.
Negative results of resinously bound materials such as roofing material or floor tile may be inconclusive. NAD means No Asbestos was Detected in the sample or layer. The term texturizer (where applicable) may include wall texturizing, tape and bed, and/or joint compound. This report relates only to the item tested. It may not be used to claim product endorsement by NVLAP or any agency of the federal government. This report may not be reproduced, except in full, without the expressed written consent of laboratory management. Subsamples of layers or other inhomogeneities were analyzed separately and their results combined in proportion to the quantity of each layer to obtain quantitative results for the sample as a whole. All samples are stored for 1 month from the original analysis date before being disposed of.

Please call us if you have any questions regarding this report

Thank you for your business.

Sincerely,

Steve Griffin

Steve Griffin, Lab Manager

BULK SAMPLE ANALYSIS REPORT

Lab Project #: 233223 Lab Sample #: 825535 Color: White
Client Project #: 400 W Grogan St Characterization: Heterogeneous, Fibrous
Client Sample #: DW1 Date Analyzed: 8/25/2021
Analyst: Steve Griffin
Comments:

ASBESTOS COMPONENTS		FIBROUS COMPONENTS		NON-FIBROUS COMPONENTS	
Chrysotile	2 %	Cellulose	50 %	Filler/Binder	8 %
Amosite		Fibrous Glass	<1 %	Paint	40 %
Crocidolite					
Tremolite					
Actinolite					
Anthophyllite					
Asbestos Total:	**2 %**	Fibrous Total:	50 %	Non-Fibrous Total:	48 %

SAMPLE LAYER DETAILS

Layer 1: 5% Chrysotile detected in Texturizer.
Layer 2: 5% Chrysotile detected in Joint Compound.
Layer 3: No Asbestos Detected in Drywall.

Lab Project #: 233223 Lab Sample #: 825536 Color: White
Client Project #: 400 W Grogan St Characterization: Heterogeneous, Fibrous
Client Sample #: DW2 Date Analyzed: 8/25/2021
Analyst: Steve Griffin QC'd By: Steve Griffin
Comments:

ASBESTOS COMPONENTS		FIBROUS COMPONENTS		NON-FIBROUS COMPONENTS	
Chrysotile	2 %	Cellulose	50 %	Filler/Binder	8 %
Amosite		Fibrous Glass	<1 %	Paint	40 %
Crocidolite					
Tremolite					
Actinolite					
Anthophyllite					
Asbestos Total:	**2 %**	Fibrous Total:	50 %	Non-Fibrous Total:	48 %

SAMPLE LAYER DETAILS

Layer 1: 5% Chrysotile detected in Texturizer.
Layer 2: 5% Chrysotile detected in Joint Compound.
Layer 3: No Asbestos Detected in Drywall.

Lab Project #: 233223 Lab Sample #: 825537 Color: White
Client Project #: 400 W Grogan St Characterization: Heterogeneous, Fibrous
Client Sample #: DW3 Date Analyzed: 8/25/2021
Analyst: Steve Griffin
Comments:

ASBESTOS COMPONENTS		FIBROUS COMPONENTS		NON-FIBROUS COMPONENTS	
Chrysotile	2 %	Cellulose	50 %	Filler/Binder	8 %
Amosite		Fibrous Glass	<1 %	Paint	40 %
Crocidolite					
Tremolite					
Actinolite					
Anthophyllite					
Asbestos Total:	**2 %**	Fibrous Total:	50 %	Non-Fibrous Total:	48 %

SAMPLE LAYER DETAILS

Layer 1: 5% Chrysotile detected in Texturizer.
Layer 2: 5% Chrysotile detected in Joint Compound.
Layer 3: No Asbestos Detected in Drywall.

BULK SAMPLE ANALYSIS REPORT

Lab Project #: 233223 Lab Sample #: 825538 Color: White
Client Project #: 400 W Grogan St Characterization: Heterogeneous, Fibrous
Client Sample #: DW4 Date Analyzed: 8/25/2021
Analyst: Steve Griffin
Comments:

ASBESTOS COMPONENTS		FIBROUS COMPONENTS		NON-FIBROUS COMPONENTS	
Chrysotile	2 %	Cellulose	50 %	Filler/Binder	8 %
Amosite		Fibrous Glass	<1 %	Paint	40 %
Crocidolite					
Tremolite					
Actinolite					
Anthophyllite					
Asbestos Total:	**2 %**	Fibrous Total:	50 %	Non-Fibrous Total:	48 %

SAMPLE LAYER DETAILS

Layer 1: 5% Chrysotile detected in Texturizer.
Layer 2: 5% Chrysotile detected in Joint Compound.
Layer 3: No Asbestos Detected in Drywall.

Lab Project #: 233223 Lab Sample #: 825539 Color: White
Client Project #: 400 W Grogan St Characterization: Heterogeneous, Fibrous
Client Sample #: DW5 Date Analyzed: 8/25/2021
Analyst: Steve Griffin
Comments:

ASBESTOS COMPONENTS		FIBROUS COMPONENTS		NON-FIBROUS COMPONENTS	
Chrysotile	2 %	Cellulose	50 %	Filler/Binder	8 %
Amosite		Fibrous Glass	<1 %	Paint	40 %
Crocidolite					
Tremolite					
Actinolite					
Anthophyllite					
Asbestos Total:	**2 %**	Fibrous Total:	50 %	Non-Fibrous Total:	48 %

SAMPLE LAYER DETAILS

Layer 1: 5% Chrysotile detected in Texturizer.
Layer 2: 5% Chrysotile detected in Joint Compound.
Layer 3: No Asbestos Detected in Drywall.

Lab Project #: 233223 Lab Sample #: 825540 Color: Tan
Client Project #: 400 W Grogan St Characterization: Homogeneous, Fibrous
Client Sample #: FT1 Date Analyzed: 8/25/2021
Analyst: Steve Griffin
Comments:

ASBESTOS COMPONENTS		FIBROUS COMPONENTS		NON-FIBROUS COMPONENTS	
Chrysotile	5 %			Filler/Binder	58 %
Amosite				Tar	2 %
Crocidolite				Aggregate	35 %
Tremolite					
Actinolite					
Anthophyllite					
Asbestos Total:	**5 %**	Fibrous Total:		Non-Fibrous Total:	95 %

SAMPLE LAYER DETAILS

Layer 1: 5% Chrysotile detected in Floor Tile.
Layer 2: 5% Chrysotile detected in Tar.

BULK SAMPLE ANALYSIS REPORT

Lab Project #: 233223 Lab Sample #: 825541 Color: Tan
Client Project #: 400 W Grogan St Characterization: Homogeneous, Fibrous
Client Sample #: FT2 Date Analyzed: 8/25/2021
Analyst: Steve Griffin
Comments:

ASBESTOS COMPONENTS		FIBROUS COMPONENTS	NON-FIBROUS COMPONENTS	
Chrysotile	5 %		Filler/Binder	58 %
Amosite			Tar	2 %
Crocidolite			Aggregate	35 %
Tremolite				
Actinolite				
Anthophyllite				
Asbestos Total:	**5 %**	Fibrous Total:	Non-Fibrous Total:	95 %

SAMPLE LAYER DETAILS

Layer 1: 5% Chrysotile detected in Floor Tile.
Layer 2: 5% Chrysotile detected in Tar.

Lab Project #: 233223 Lab Sample #: 825542 Color: Tan
Client Project #: 400 W Grogan St Characterization: Homogeneous, Fibrous
Client Sample #: FT3 Date Analyzed: 8/25/2021
Analyst: Steve Griffin QC'd By: Steve Griffin
Comments:

ASBESTOS COMPONENTS		FIBROUS COMPONENTS	NON-FIBROUS COMPONENTS	
Chrysotile	5 %		Filler/Binder	58 %
Amosite			Tar	2 %
Crocidolite			Aggregate	35 %
Tremolite				
Actinolite				
Anthophyllite				
Asbestos Total:	**5 %**	Fibrous Total:	Non-Fibrous Total:	95 %

SAMPLE LAYER DETAILS

Layer 1: 5% Chrysotile detected in Floor Tile.
Layer 2: 5% Chrysotile detected in Tar.

Lab Project #: 233223 Lab Sample #: 825543 Color: Tan
Client Project #: 400 W Grogan St Characterization: Homogeneous, Fibrous
Client Sample #: FT4 Date Analyzed: 8/25/2021
Analyst: Steve Griffin
Comments:

ASBESTOS COMPONENTS		FIBROUS COMPONENTS	NON-FIBROUS COMPONENTS	
Chrysotile	5 %		Filler/Binder	58 %
Amosite			Tar	2 %
Crocidolite			Aggregate	35 %
Tremolite				
Actinolite				
Anthophyllite				
Asbestos Total:	**5 %**	Fibrous Total:	Non-Fibrous Total:	95 %

SAMPLE LAYER DETAILS

Layer 1: 5% Chrysotile detected in Floor Tile.
Layer 2: 5% Chrysotile detected in Tar.

BULK SAMPLE ANALYSIS REPORT

Lab Project #: 233223 Lab Sample #: 825544 Color: Tan
Client Project #: 400 W Grogan St Characterization: Homogeneous, Fibrous
Client Sample #: VF1 Date Analyzed: 8/25/2021
Analyst: Steve Griffin
Comments:

ASBESTOS COMPONENTS		FIBROUS COMPONENTS		NON-FIBROUS COMPONENTS	
Chrysotile	30 %	Cellulose	5 %	Filler/Binder	65 %
Amosite				Mastic	<1 %
Crocidolite					
Tremolite					
Actinolite					
Anthophyllite					
Asbestos Total:	**30 %**	Fibrous Total:	5 %	Non-Fibrous Total:	65 %

SAMPLE LAYER DETAILS

APPENDIX B: PERSONNEL AND LABORATORY CERTIFICATIONS

Texas Department of State Health Services

TEXAS STATE ENVIRONMENTAL CONSULTING LLC

is certified to perform as an

Asbestos Consultant Agency

in the State of Texas and is hereby governed by the rights, privileges and responsibilities set forth in Texas Occupations Code, Chapter 1954 and Title 12, Texas Administrative Code, Chapter 295 relating to Texas Asbestos Health Protection, as long as this license is not suspended or revoked.

License Number: 100512

Expiration Date: 08/08/2022

John Hellerstedt, M.D.,
Commissioner of Health

Control Number: 97304

(Void After Expiration Date)

VOID IF ALTERED NON-TRANSFERABLE

SEE BACK


Texas Department of
State Health Services
Asbestos Individual Consultant
JOSE S JUAREZ JR
License No. 105775
Control No. 97760
Expiration Date: 17-Aug-2022

APPENDIX C: PHOTOGRAPHS


FIRE



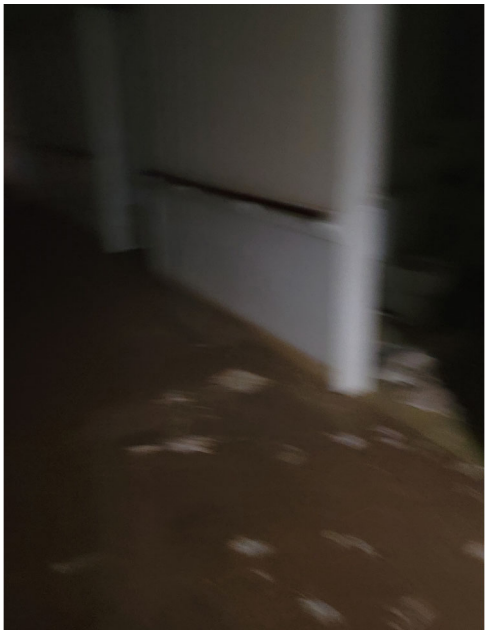



431







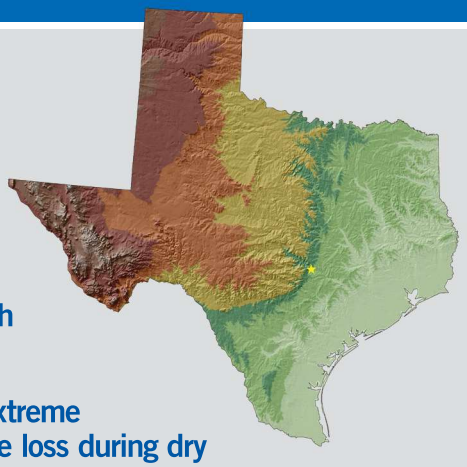

Appendix III – TCEQ Brownfields Application – City of Hamilton

Water utility line map provided by the City of Hamilton
Former Nursing Home Property bounded in green.

Wastewater utility line map provided by the City of Hamilton
Former Nursing Home Property bounded in green.

APPENDIX B:
NOAA NATIONAL CENTERS FOR ENVIRONMENTAL INFORMATION, STATE CLIMATE SUMMARIES 2022, TEXAS

TEXAS



Key Messages

Temperatures in Texas have risen almost 1.5˚F since the beginning of the 20th century. Historically unprecedented warming is projected during this century, with associated increases in extreme heat events.

Although projected changes in annual precipitation are uncertain, increases in extreme precipitation events are projected. Higher temperatures will increase soil moisture loss during dry spells, increasing the intensity of naturally occurring droughts.

Future changes in the number of landfalling hurricanes in Texas are difficult to project. As the climate warms, hurricane rainfall rates, storm surge height due to sea level rise, and the intensity of the strongest hurricanes are all projected to increase.

The Texas climate is characterized by hot summers and mild to cool winters. Three geographical features largely influence the state's varied climate: the Rocky Mountains block intrusions of moist Pacific air from the west and tend to channel arctic air masses southward during the winter; the relatively flat central North American continent allows easy north and south movement of air masses; and the Gulf of Mexico serves as the primary source of moisture, which is most readily available to the eastern part of the state. As a result of these factors, the state exhibits large east-west variations in precipitation and is subject to frequent and varied extreme events, including hurricanes, tornadoes, droughts, heat waves, cold waves, and extreme precipitation. Due to rapid population growth, especially in urban areas, increased demand for limited water supplies may increase Texas's vulnerability to naturally occurring droughts.

Temperatures in Texas have risen almost 1.5˚F since the beginning of the 20th century (Figure 1). While there is no overall trend in extremely hot days (Figure 2), the number of very warm nights was particularly high during the 2010s (Figure 3). The urban heat island effect increased these occurrences in city centers. The summer of 2011 was the warmest summer on record (since 1895) and broke the state record for highest average number of days with temperatures of 100°F or more. The Dallas-Fort Worth area endured 40 consecutive days with temperatures higher than 100˚F, which was the second-longest streak on

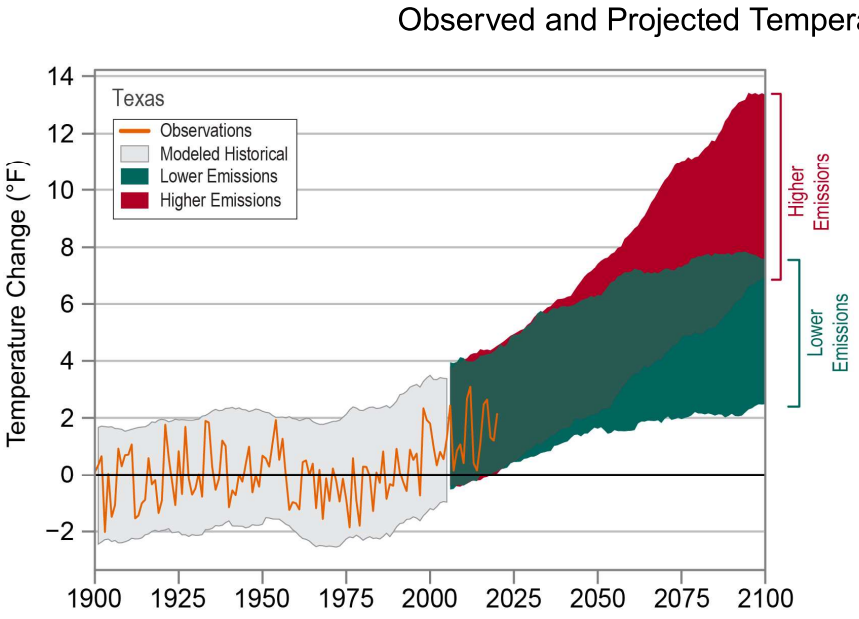


Figure 1: Observed and projected changes (compared to the 1901–1960 average) in near-surface air temperature for Texas. Observed data are for 1900–2020. Projected changes for 2006–2100 are from global climate models for two possible futures: one in which greenhouse gas emissions continue to increase (higher emissions) and another in which greenhouse gas emissions increase at a slower rate (lower emissions). Temperatures in Texas (orange line) have risen almost 1.5°F since the beginning of the 20th century. Shading indicates the range of annual temperatures from the set of models. Observed temperatures are generally within the envelope of model simulations of the historical period (gray shading). Historically unprecedented warming is projected during this century. Less warming is expected under a lower emissions future (the coldest end-of-century projections being about 2°F warmer than the historical average; green shading) and more warming under a higher emissions future (the hottest years in the hottest end-of-century projections being about 10°F warmer than the hottest year in the historical record; red shading). Sources: CISESS and NOAA NCEI.

record (1899–2020). The record dry conditions contributed to the higher temperatures. Daily minimum temperatures in January typically range from about 20°F in the northern Panhandle to about 50°F near the mouth of the Rio Grande River. The annual number of entire days below freezing was well above average in the 1970s and 1980s but has since been near the long-term average (Figure 4a).

Precipitation is widely variable across Texas, with normal amounts ranging from less than 10 inches in the far west to more than 60 inches in the extreme southeast. Historically significant droughts occurred in the late 1910s, the early 1950s, and the early 2010s; the driest calendar years were 1917, 1956, and 2011 (Figure 4b). The driest consecutive 5 years was the 1952–1956 interval and the wettest was the 2015–2019 period. In the 1990s and early 2000s, the number of 3-inch extreme precipitation events was above average, and after the dry period of 2005–2014, they were well above average during the 2015–2020 period (Figure 4c). The five wettest months on record have all occurred since the year 2000, led by 9.1 inches in May 2015. Hurricane Harvey (2017) was the most destructive event in Texas history, mostly due to the unprecedented rainfall, which contributed to the second wettest month on record despite affecting only part of the state. After making landfall on August 25, Harvey slowed and was nearly stationary for several days near Houston. Rainfall exceeded 30 inches in many locations, and a few locations had more than 50 inches (Figure 5). Catastrophic flooding occurred across much of southeast Texas.

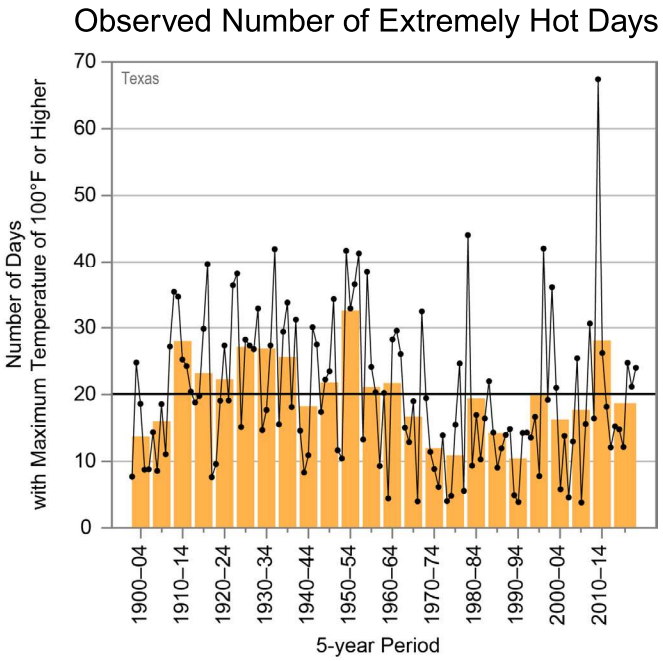


Figure 2: Observed annual number of extremely hot days (maximum temperature of 100°F or higher) for Texas from 1900 to 2020. Dots show annual values. Bars show averages over 5-year periods (last bar is a 6-year average). The horizontal black line shows the long-term (entire period) average of 20 days. The number of extremely hot days in Texas was mostly above average between 1910 and 1960 and has been below average since the 1960–1964 period, with the exception of the 2010–2014 period. Sources: CISESS and NOAA NCEI. Data: GHCN-Daily from 24 long-term stations.

Texas is consistently ranked in the top 10 states affected by extreme events. In 2020, the state was hit by eleven of the nation's billion-dollar disasters. The three most impactful events were drought, extreme heat, and wildfires. The warmest and the driest summer in the historical record helped fuel the worst wildfire season since statewide records began (approximately 1990), with nearly 4 million acres burned and almost $750 million in damages. Since the creation of the United States Drought Monitor Map in 2000, Texas has been completely drought-free for approximately 8% of the time (2000–2014), and at least half of the state has been under drought conditions for approximately 42% of the same period. Paleoclimatic records indicate that droughts as severe as the one in 2011 have occurred occasionally in the past 1000 years (Figure 6). Higher temperatures and drought conditions are likely to increase the severity, frequency, and extent of wildfires in the future, threatening significant harm to property, human health, and the livelihood of residents.

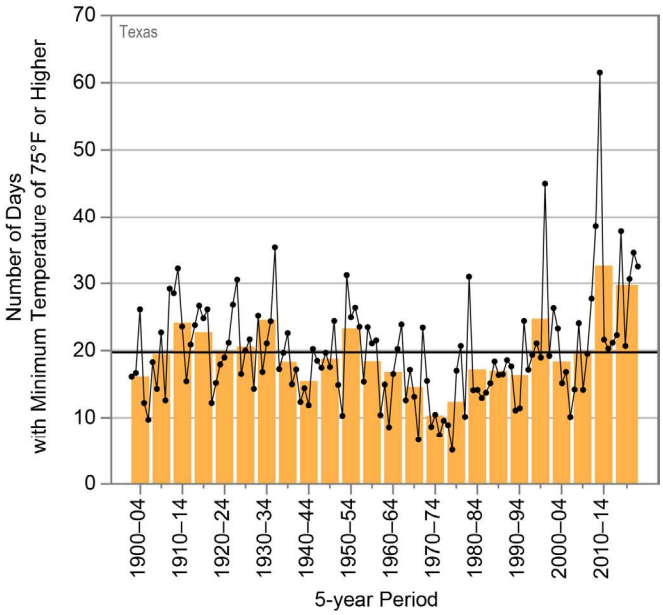


Figure 3: Observed annual number of very warm nights (minimum temperature of 75°F or higher) for Texas from 1900 to 2020. Dots show annual values. Bars show averages over 5-year periods (last bar is a 6-year average). The horizontal black line shows the long-term (entire period) average of 20 days. The 1970s saw a record low number of very warm nights. That number increased in the early 21st century, with the record highest number occurring in the 2010–2014 period. Sources: CISESS and NOAA NCEI. Data: GHCN-Daily from 24 long-term stations.

Over the period of 1900 to 2020, Texas endured more than 85 tropical storms and hurricanes (about 3 storms every 4 years); approximately half of them (46) were hurricanes (Figure 4d). Since 2000, Texas has experienced 19 named storms, including 8 destructive hurricanes, with Hurricane Harvey (Category 4), Hurricane Rita (Category 3), and Hurricane Ike (Category 2) causing the most significant damage. While Hurricane Rita

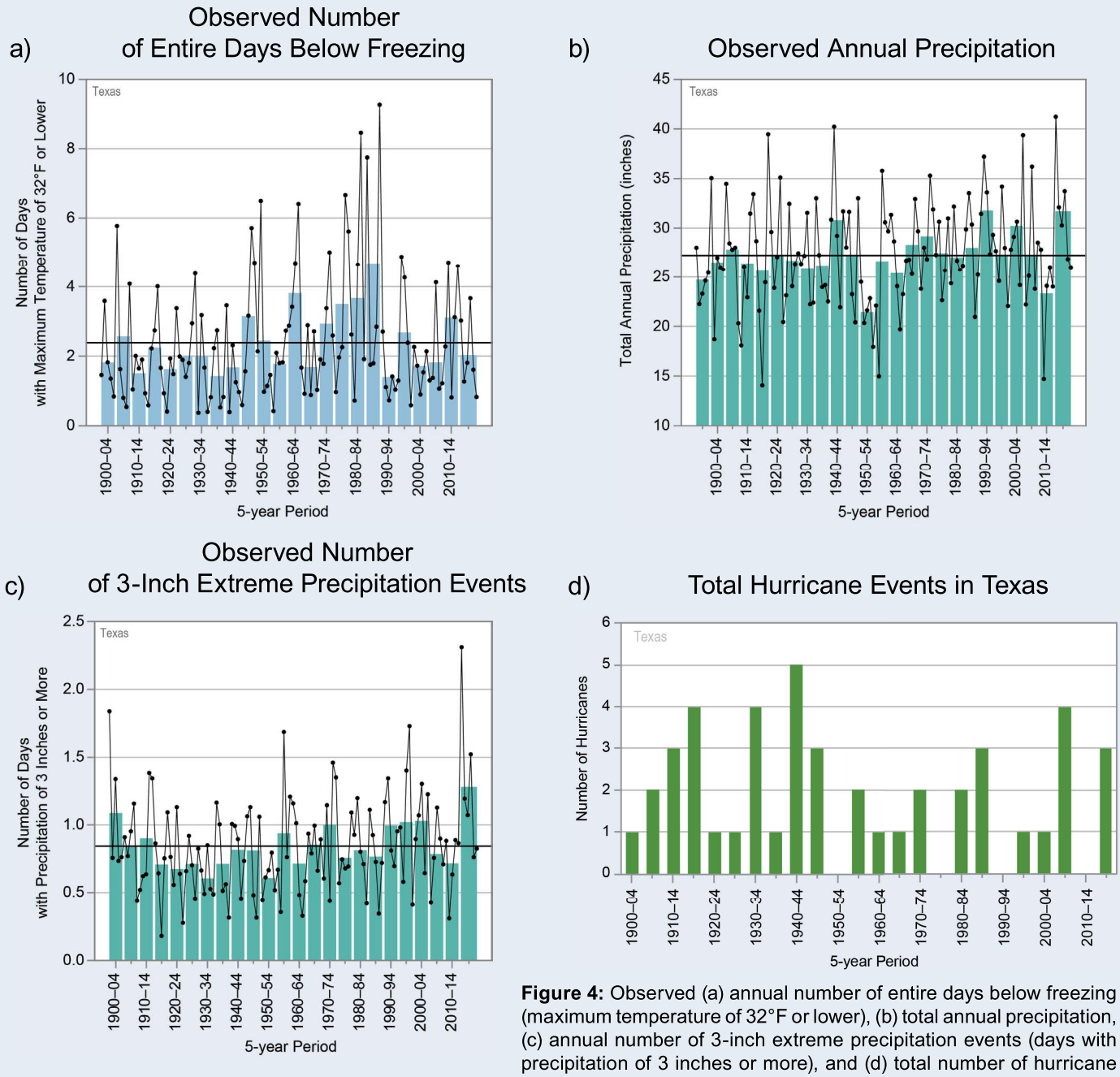


Figure 4: Observed (a) annual number of entire days below freezing (maximum temperature of 32°F or lower), (b) total annual precipitation, (c) annual number of 3-inch extreme precipitation events (days with precipitation of 3 inches or more), and (d) total number of hurricane events (wind speeds reaching hurricane strength somewhere in the state) for Texas from (a, c, d) 1900 to 2020 and (b) 1895 to 2020. In Figures 4a, 4b, and 4c, bars show averages over 5-year periods (last bar is a 6-year average), dots show annual values, and the horizontal black lines show the long-term (entire period) averages: (a) 2.4 days, (b) 27.2 inches, (c) 0.8 days. In Figure 4d, bars show totals over 5-year periods (last bar is a 6-year total). The number of entire days below freezing was above average in the 1970s and 1980s, but since then it has been mostly below the long-term average. Annual precipitation has varied year to year but was well above average during the 2015–2020 period. The number of extreme precipitation events was above average during the 1990s and early 2000s and again in the 2015–2020 period. A typical reporting station experiences about one 3-inch precipitation event per year. There is no long-term trend in the number of hurricanes. Sources: CISESS and NOAA NCEI. Data: (a) GHCN-Daily from 24 long-term stations; (b) nClimDiv; (c) GHCN-Daily from 47 long-term stations.

caused the largest U.S. evacuation in history, Hurricane Harvey is the costliest hurricane in Texas history, with an estimated $136 billion in damages. Storm surges between 11 and 13 feet along the Texas coast typically have return periods of 25 years (Figure 7). Over the past 30 years (1991–2020), Texas has averaged 149 tornadoes and 4 tornado fatalities per year. Events can occur all year, though activity typically peaks between April and June.

Under both higher and lower emissions pathways, historically unprecedented warming is projected by the end of this century (Figure 1). However, a large range of temperature increases is projected under both pathways, and under the lower pathway, a few projections are only slightly warmer than historical records. Increases in the number of extremely hot days and decreases in the number of

extremely cold days are projected to accompany the overall warming. By 2055, an estimated increase of 20–30 days with temperatures higher than 95°F is projected under one pathway, with the greatest increase in southwestern Texas.

Future changes in annual average precipitation are generally projected to be small (Figure 8), but an increase in extreme precipitation is likely. Furthermore, even if average precipitation does not change, **higher temperatures will increase the rate of soil moisture loss, likely leading to more intense naturally occurring droughts.** Longer dry spells are also projected.

Increased drought severity and increased human demand for surface water will cause changes in streamflow, with extended reductions of freshwater inflow to Texas bays and estuaries. These changes in streamflow will cause temporary or permanent changes to bay salinity and oxygen content, which will have potentially major impacts on bay and estuary ecosystems, such as negatively affecting organism growth, reproduction, and survival.

Future changes in the frequency and severity of tornadoes, hail, and severe thunderstorms are uncertain. However, **hurricane intensity and rainfall are projected to increase for Texas as the climate warms.**

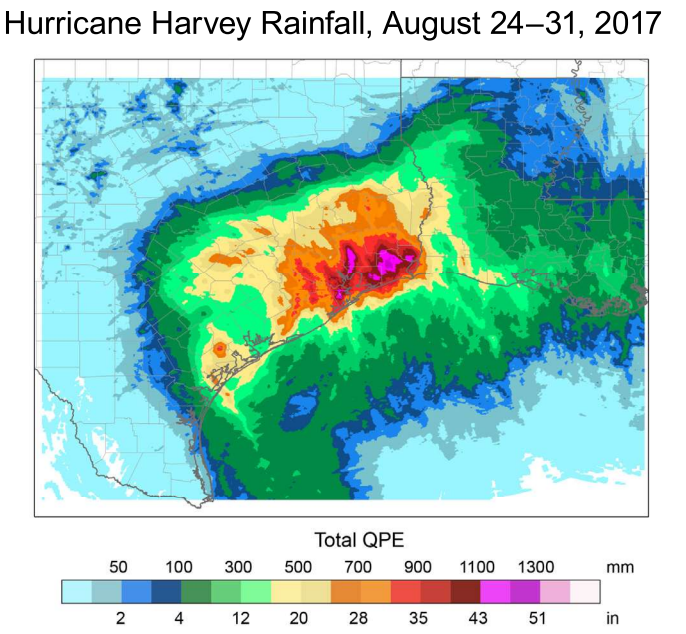


Figure 5: Rainfall totals in southeast Texas from Hurricane Harvey for August 24–31, 2017. Large areas received more than 30 inches of rainfall, with more than 50 inches in a few locations. The Houston metro area experienced massive flooding, displacing tens of thousands of residents and damaging or destroying more than 100,000 homes and businesses. Source: Martinaitis et al. 2021, Figure 12a. © American Meteorological Society. Used with permission.

Since 1900, global average sea level has risen by about 7–8 inches. It is projected to rise another 1–8 feet, with a likely range of 1–4 feet, by 2100 as a result of both past and future emissions from human activities (Figure 9). Sea level rise has caused an increase in tidal floods associated with nuisance-level impacts. Nuisance floods are events in which water levels exceed the local threshold (set by NOAA's National Weather Service) for minor impacts. These events can damage infrastructure, cause road closures, and overwhelm storm drains. As sea level has risen along the Texas coastline, the number of tidal flood days has also increased, with the greatest number occurring in 2020 (Figure 10). Future sea level rise will increase the frequency of nuisance flooding and the potential for greater damage from storm surge.

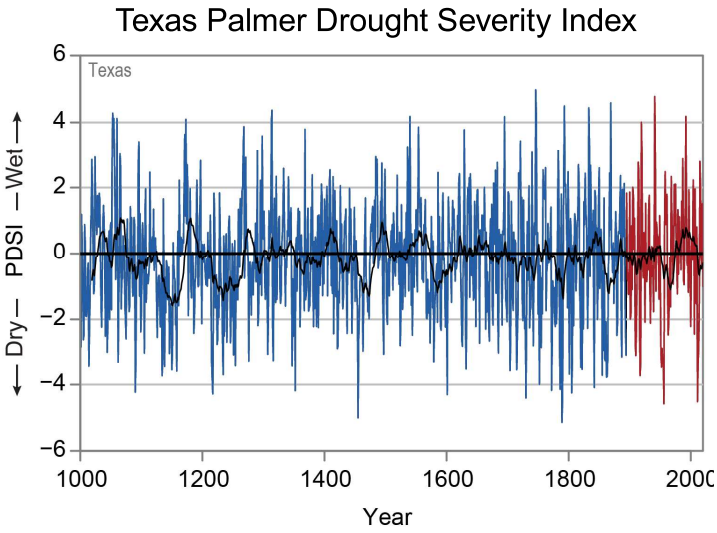


Figure 6: Time series of the Palmer Drought Severity Index for Texas from the year 1000 to 2020. Values for 1895–2020 (red) are based on measured temperature and precipitation. Values prior to 1895 (blue) are estimated from indirect measures such as tree rings. The variances between the two segments may not be homogeneous because of these data and methodological differences. The fluctuating black line is a running 20-year average. Periods of drought are common in Texas; the most severe droughts since 1895 were those in 1956 and 2011. Prior to 1895, droughts of the 1956 and 2011 severity occurred occasionally. Sources: CISESS and NOAA NCEI. Data: nClimDiv and NADAv2.

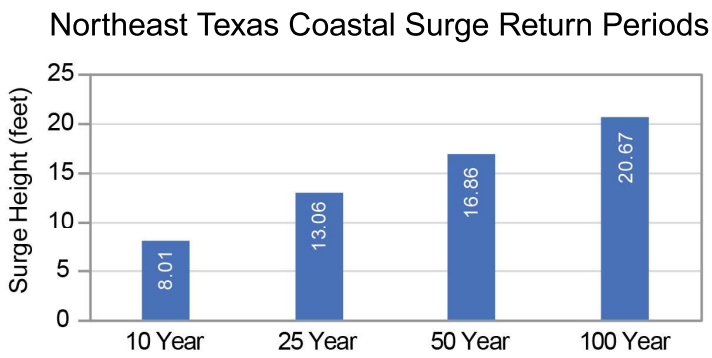


Figure 7: Storm surge heights occurring at selected average return intervals (10, 25, 50, and 100 years) along the northeast coast of Texas. Sources: CISESS and NOAA NCEI. Data: Needham et al. 2012.

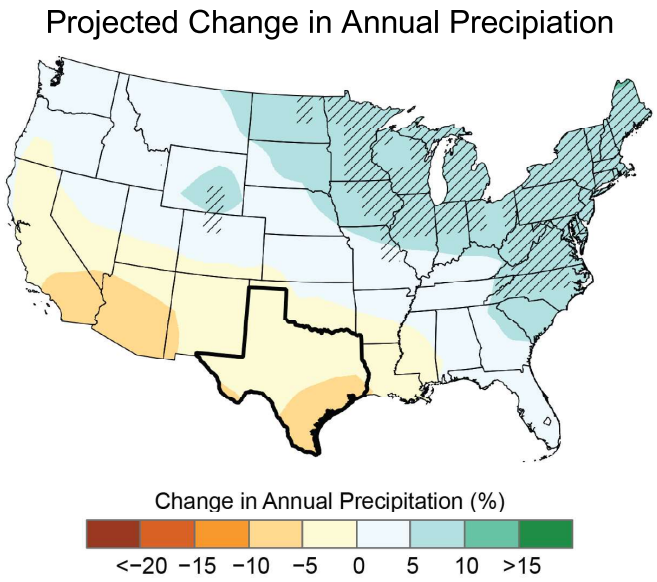


Figure 8: Projected changes in total annual precipitation (%) for the middle of the 21st century compared to the late 20th century under a higher emissions pathway. Hatching represents areas where the majority of climate models indicate a statistically significant change. Texas is part of a large area in the southwestern and central United States with projected decreases in annual precipitation, but most models do not indicate that these changes are statistically significant. Sources: CISESS and NEMAC. Data: CMIP5.

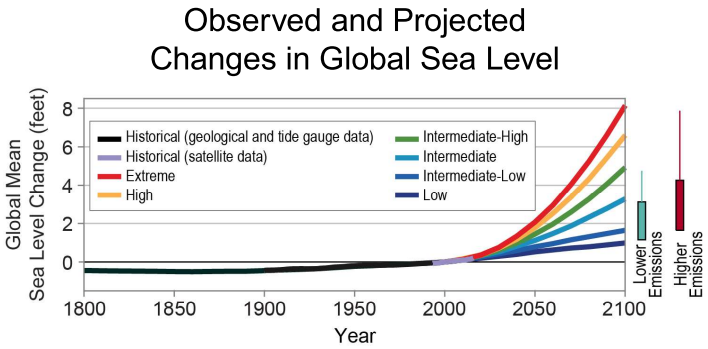


Figure 9: Global mean sea level (GMSL) change from 1800 to 2100. Projections include the six U.S. Interagency Sea Level Rise Task Force GMSL scenarios (Low, navy blue; Intermediate-Low, royal blue; Intermediate, cyan; Intermediate-High, green; High, orange; and Extreme, red curves) relative to historical geological, tide gauge, and satellite altimeter GMSL reconstructions from 1800–2015 (black and magenta lines) and the very likely ranges in 2100 under both lower and higher emissions futures (teal and dark red boxes). Global sea level rise projections range from 1 to 8 feet by 2100, with a likely range of 1 to 4 feet. Source: adapted from Sweet et al. 2017.

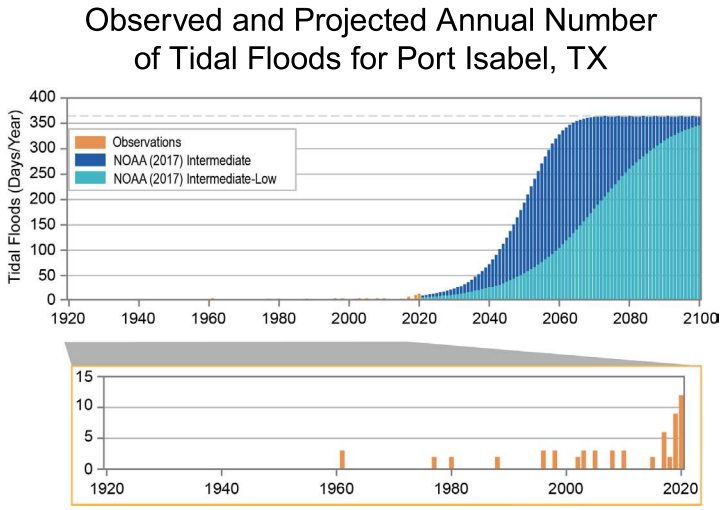
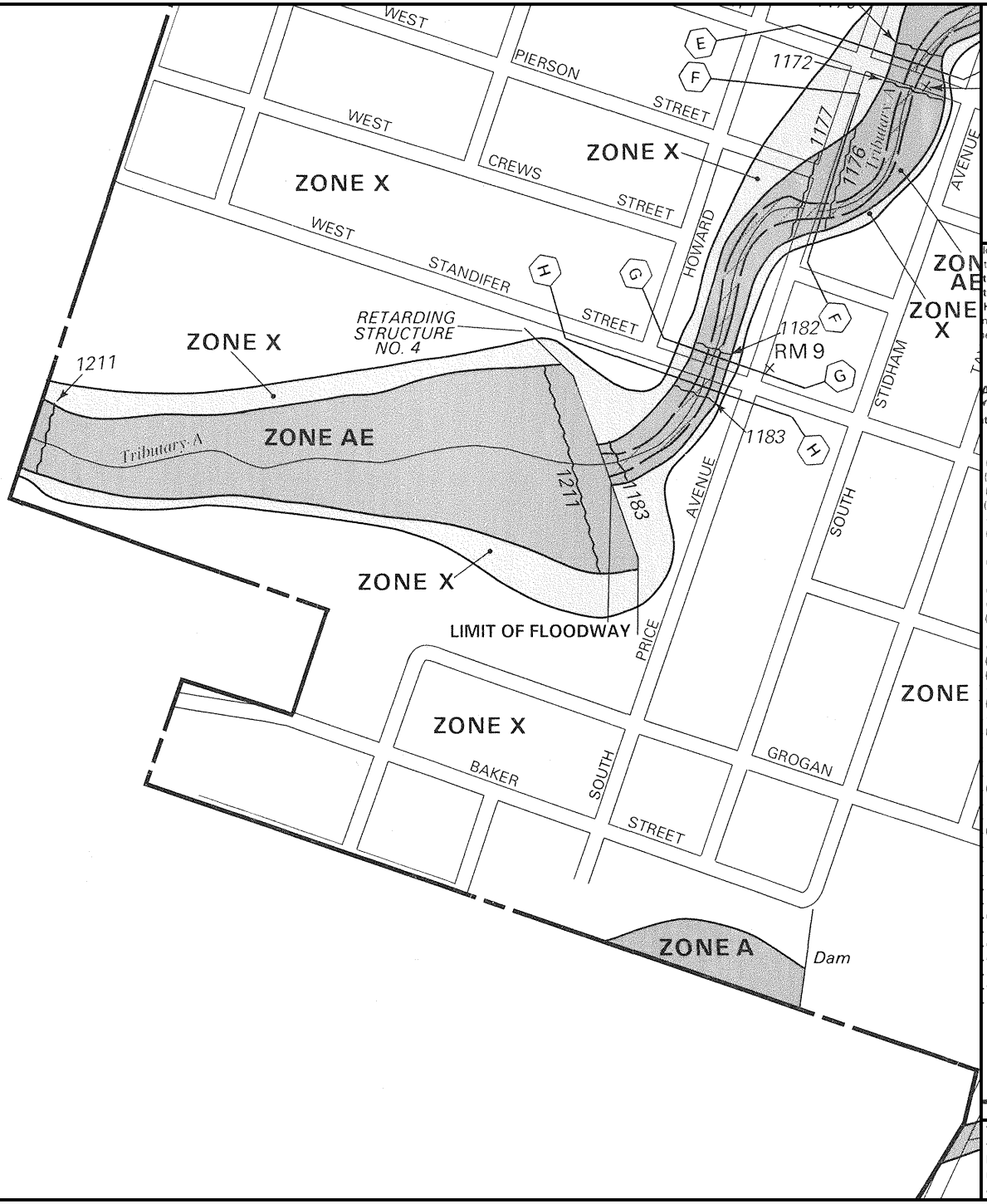


Figure 10: Number of tidal flood days per year at Port Isabel, TX, for the observed record (1944–2020; orange bars) and projections for 2 NOAA (2017) sea level rise scenarios (2021–2100): Intermediate (dark blue bars) and Intermediate-Low (light blue bars). The NOAA (2017) scenarios are based on local projections of the GMSL scenarios shown in Figure 9. Sea level rise has caused a gradual increase in tidal floods associated with nuisance-level impacts. The greatest number of tidal flood days (all days exceeding the nuisance-level threshold) occurred in 2020 at Port Isabel. Projected increases are large even under the Intermediate-Low scenario. Under the Intermediate scenario, tidal flooding is projected to occur nearly every day of the year by the end of the century. Additional information on tidal flooding observations and scenarios is available at https://statesummaries.ncics.org/technicaldetails. Sources: CISESS and NOAA NOS.

Technical details on observations and projections are available online at https://statesummaries.ncics.org/technicaldetails.

APPENDIX C:
FEMA FLOOD MAP



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NATIONAL FLOOD INSURANCE PROGRAM

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FLOOD INSURANCE RATE MAP and STREET INDEX

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HAMILTON COUNTY

ONLY PANEL PRINTED

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MAP REVISED:
SEPTEMBER 4, 1991

Federal Emergency Management Agency