



Envirotest, Ltd. Enviro-Times

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HEADQUARTERS
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About Envirotest, Ltd.

We are a full service environmental consulting company founded in 1987. From our Houston headquarters, the Envirotest group of companies provides a comprehensive suite of environmental services worldwide. Our diverse client base includes many Fortune 500 Commercial and Industrial firms.

A Brief History of Envirotest 20 Years of Service (1987-2007)

By Mark Gregory
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Envirotest was founded in 1987 by Dr. Stuart Williams. At the time, Dr. Williams was a research geologist for Exxon in Houston, Texas. The mineralogy side of his geology studies lent itself perfectly to the need for microscopic analysis and identification of asbestos samples. Envirotest was originally run at night and on weekends out of Dr. Williams' garage. In June of 1987, Dr. Williams made the decision to leave Exxon and to work fulltime on Envirotest.

One of Envirotest's first clients was Rice University. The first office was located at 10400 West Office Drive, on the southwest side of Houston. Logan Rabb, who is still with Envirotest, was soon hired as employee number one, to help keep up with the workload. The company soon obtained a large industrial maintenance client and work expanded into the refineries and chemical



Stuart Williams
Chairman, Envirotest, Ltd.

plants along the Houston ship channel. This valued client is still with Envirotest after all these years. To better serve the new clients and expanded business, an asbestos laboratory manager was hired and a laboratory was established. The company was now able to provide turn-around on sample analysis at whatever speed the client deemed necessary. The company slowly grew and branched out into other types of services.

Our commercial clients, who had come to rely on us for high quality, asbestos consulting services, began asking if we could provide other services such as Phase I, II, & III Environmental Site Assessments. Research was done, the appropriate personnel were hired, and Envirotest's Real Estate Risk Assessment Group was founded. Over the years, company personnel have conducted thousands of

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Environmental Due Diligence Update

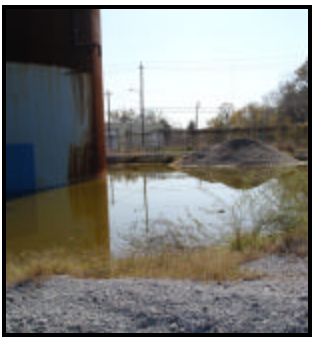
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Brownfields are abandoned or underutilized industrial or commercial properties where redevelopment is hindered by perceived and/or documented environmental impacts. In an effort to encourage the redevelopment of these sites, the Texas Commission on Environmental Quality (TCEQ) has assembled an array of redevelopment tools to encourage investment in these types of properties. In most cases, the end result of the redevelopment eliminates environmental risk, relieves pressure to develop pristine open spaces or farmland, and revitalizes communities by creating jobs and returning productive property back to the tax roles.



Since 1997, one of the most popular TCEQ administered programs has been the Voluntary Cleanup Program (VCP). The Texas VCP provides administrative, technical, and legal incentives to encourage the cleanup of contaminated sites in Texas. Since all non-responsible parties, including future lenders and landowners, receive protection from liability to the State of Texas for cleanup of sites under the VCP, most of the constraints for completing real estate transactions at



those sites are eliminated. As a result, many unused or under used properties may be restored to economically productive or community beneficial use.

In addition to the VCP, the Municipal Setting Designation (MSD) was adopted by the State Legislature as a statutory tool for use in Texas in 2003. An MSD is an official state designation given to property within a municipality or its extraterritorial jurisdiction that certifies that designated groundwater at the property is not used as potable water, and is prohibited from future use as potable water because the groundwater is contaminated in excess of the applicable potable-water protective concentration level. The prohibition must be in the form of a city ordinance, or a restrictive covenant that is enforceable by the city and filed in the property records. The MSD is a component to a larger closure, however, it is generally not considered as a stand-alone remedy like the VCP. As a result, an MSD can facilitate a quicker, less costly, and more practical to solution to a regulatory closure. In consideration of the available regulatory programs and statutory tools, Envirotest recently

assisted a nationally recognized homebuilder in the redevelopment of an abandoned industrial site into a community of ninety-seven privately-owned town homes in Dallas, Texas. The redeveloped property is located in a transitional area that has historically been light industrial near Love Field. Prior to the current development, the property was historically developed for a mixture of industrial use purposes. The mixed historic use included approximately thirty years of usage as an industrial galvanizing plant.

As part of standardized due diligence procedures and practices associated with the homebuilder's acquisition of the site, Envirotest conducted a Phase I Environmental Site Assessment and a Phase II Subsurface Investigation prior to the enrollment into the VCP. During the initial Phase I ESA, it was determined that a prior attempt at a VCP closure by a previous owner had been attempted by another consultant. The investigations conducted by the previous consultant had resulted in an unsuccessful VCP submittal due to chlorinated solvents in groundwater. With

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Environmental Due Diligence Update continued

respect to the environmental investigations conducted by Envirotest during the due diligence process, chlorinated solvents commonly associated with industrial cleaning and/or degreasing operations were confirmed in shallow, perched groundwater beneath the property at concentrations exceeding stringent non-MSD groundwater standards. Additionally, soil investigations associated with the due diligence process indicated that, select metals were identified in shallow soils that exceeded the most stringent residential assessment levels. Considering that the MSD option was not available during the initial VCP submittal, Envirotest strongly encouraged the homebuilder to pursue the site for residential development even though the initial field investigations confirmed an environmental impact above residential

assessment levels.

In response to the identified environmental impacts to soil and groundwater at the property, Envirotest pursued and obtained an MSD for the site. Obtaining the MSD for the site included direct interaction with the local community, the City of Dallas Engineering Department, the Dallas City Council, and the TCEQ. In addition to the MSD, limited soil excavation of areas impacted with metals was conducted at the site to proactively eliminate any health concerns associated with fulltime residential occupancy. Upon certification of the MSD and the completion of the excavation, the appropriate documents were submitted to the VCP for review and concurrence. Upon review, the TCEQ issued a VCP Certificate of Completion (COC) that effectively eliminated all future concerns and

permitted the residential development of the site.

The redevelopment project tapped several of Envirotest's core business units. Envirotest is proud to have been an integral participant of the redevelopment of the site. The property is a strong example of a developer's vision and commitment to the redevelopment of historically underutilized properties.

Jason Binford is currently the Vice President of Operations and has been employed with Envirotest since 1997. Upon request, Mr. Binford can present ***Environmental Due Diligence for Real Estate Acquisitions and Financial Lending***, a fast paced 1-hour introduction into the redevelopment of historically depressed properties in the State of Texas. He can be reached by phone at 713-782-4411, or by email at jbinford@envirotestltd.com.



"...many unused or under used properties may be restored to economically productive or community beneficial use."



*The Ben Milam Hotel
Circa 1928*



*Ben Milam
(1788-1835)*

Ben Milam Hotel

By Bob Copus
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Envirotest, Ltd. recently provided asbestos inspection, asbestos consulting, and asbestos project management and air monitoring services during the removal of asbestos-containing building materials from the Ben Milam Hotel located in downtown Houston on Texas Avenue. This structure is located across Crawford Street from Minute Maid Park, home of the Houston Astros. This building has been vacant for more than 25

years and has undergone extensive damage over the years due to exposure to severe weather, vagrants, and an interior fire. Built in 1928, across from Union Station, the 10-story hotel was named after Texas hero Ben Milam. The hotel was the first in Houston to be completely air conditioned, which occurred in 1932. The York Ice Machinery Corporation installed a year-round system that controlled temperatures

and humidity, and also cleaned the air. The cost for the installation of this system was an astounding depression era \$75,000.00. Texas Avenue was originally designed at a width of 100' in order to allow (14) longhorns to walk horn to horn during cattle drives towards the tracks at Union Station. The building is still vacant at this time but is undergoing extensive renovation.

Did You Know... Benjamin Rush "Ben" Milam

Ben Milam's name is well known in Texas. Streets, a county, parks and countless schools have all been named after this frontiersman, the first hero of the Revolution for Texas Independence.

Ben Milam was killed when the Texas Revolution was just getting underway. But his leadership prior to his death helped inspire his fellow Texans to retake San Antonio in 1835 at the Siege of Baxer, and ultimately to win Texas independence. Milam joined Texan volunteers in the Goliad Campaign of 1835. Soon afterwards, Stephen Austin placed him in charge of a company of scouts to determine the best routes over which to retake San Antonio in the Siege of Bexar. Subsequently, Milam and Frank W. Johnson each led a group of volunteers in house-to-house combat during the retaking of the town. On December 7, 1835, Milam was killed by a rifle shot while moving from one position to another. Three days later, the Mexican forces surrendered and vacated San Antonio.

Famous Quote: "Who will go with old Ben Milam into San Antonio?"

Project of Interest: HL&P Webster Generating Station



Envirotest, Ltd. recently provided Environmental Consulting services during the de-commissioning and demolition of the old Houston Lighting and Power (HL&P) generating facility located in Webster, Texas. Webster is located adjacent to Clear Lake, Texas approximately 30 miles from downtown Houston. Envirotest conducted a comprehensive asbestos inspection of the facility in

order to determine the types as well as the location and quantities of asbestos materials present within the facility. Envirotest then compiled asbestos abatement specifications and conducted an on-site asbestos abatement bid walk with multiple contractors. During the removal of the asbestos materials, Envirotest provided on-site project management and air

monitoring services. Additionally, all air samples collected were analyzed on-site in order to provide same day results for the customer. Detailed comprehensive reports were provided to the customer at the conclusion of the project. A portion of this property is adjacent to an inland water way. A residential apartment complex is scheduled to be built on the site.

Envirotest, Ltd. & Lamar State College – Orange Join Forces

Envirotest has joined Lamar State College – Orange to offer Asbestos Training Courses at the Lamar Campus. The Continuing Education/Workforce Development Department at Lamar State College-Orange provides non-credit student learning opportunities for the community and customized training programs to meet the needs of local business and industry. Their commitment is to provide student-learning opportunities to increase the knowledge and skills needed for current jobs in order to prepare for future career advancement.

“This partnership (Lamar-Orange and Envirotest) strengthens the commitment of the college to meet the training needs

faced by local employers with quality instruction conducted locally at an affordable registration fee.”

Jay Trahan
*Director of Workforce Development
Lamar State College-Orange*

Instructors

Instructors at Lamar State College-Orange are educated, certified or have special experience and are dedicated to providing an atmosphere that promotes student learning. Instructor flexibility and innovative course delivery methods ensure high academic standards and quality.

The training provided by Envirotest at Lamar State College – Orange is Instructed by Mark Simmons, Envirotest

Regional Manager for the Southeast Texas area or by Phil Myers, Envirotest Corporate Training Director.

Mark Simmons is licensed/accredited to provide multiple asbestos services in both Texas and Louisiana. He has been an instructor of asbestos training courses for more than 15 years.

Phil Myers brings 17 years of Training experience with him; 11 of these with the Texas Engineering Extension Service in association with Texas A&M University, and 6 years running his own Training Company

Training Provided

Currently, Envirotest is offering two refresher courses:
Asbestos Contractor/Supervisor

Training & Asbestos Worker Training.

Both are 8 Hour Refresher courses conducted from 8 a.m. to 4 p.m. at the Wilson Building on the campus at Lamar State College in Orange, Texas.

Each class meets OSHA, EPA, LDEQ and DSHS regulations and requirements for personnel performing asbestos related activities according to the type of work performed.

Certificates of accreditation are issued upon completion of each course.

Other courses will be offered in the future based upon local requests.

REGISTER TODAY by contacting Lamar State College-Orange at 409-882-3321.

Milestones & Promotions

By Liz James

Human Resources

New and exciting changes have taken place at Envirotest as we enter our 20th year of providing exceptional environmental services. Among the most noteworthy is the change in leadership. Mark Gregory was appointed President and COO of Envirotest in December 2006. Mr. Gregory served 3 years as Vice-President of Operations, making significant improvements in employee and client satisfaction. Mark's wealth of knowledge and expertise makes him uniquely qualified to lead our organization to continued

success, innovation and growth for years to come. Dr. Jim Murphy, our former president, will remain CEO of Envirotest and continue to focus on investigating new ventures for the company.

January 2007, Jason Binford was promoted to Vice-President of Operations. Jason will manage the existing operations of all three locations with a strong focus on supporting the strategic growth objectives of the company. John Watrous has been promoted to Environmental

Services Manager. Paul Hailey has been named Project Manager in the commercial services group. Alex Fuhrmann was named Manager of the Commercial Asbestos division. Sergio Sanchez has been promoted to Field Supervisor. With their leadership, we continue our commitment to provide quality service to our clients.

Our success and growth has also led to an increase in staff. Envirotest has expanded its staff by 20 employees since the beginning of 2006 and is looking forward to continual growth and expansion. Among the new recruits is Phil Myers,

Envirotest Corporate Trainer. Phil will continue to teach company specific training but also hopes to design, develop, and implement training programs not currently offered by Envirotest. Phil will be responsible for creating and executing creative marketing strategies to increase training participation.

We recently launched a new look for our corporate website. Please visit envirotestltd.com to check out our training schedule, services, and job opportunities.

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History of Envirotest Continued

Phase I's and hundreds of Phase II and Phase III projects of all description and size.

The company soon outgrew the original office space and moved to a larger building on Braxton Drive. Only a few years later that building too was filled to capacity and more space was needed. An adjacent building was purchased and about that time Envirotest expanded our services again to include Indoor Air Quality (IAQ) services. Our IAQ consultants have now performed thousands of mold and indoor air quality investigations around the country.

To better serve our industrial clients, Envirotest expanded its laboratory services to include many types of metals analysis and a multitude of analytes found in the petrochemical complexes along the Gulf Coast. Envirotest recently purchased a new Shimadzu Atomic

Absorption Spectrophotometer to increase efficiencies in the laboratory. The company can now analyze soil, water, or air samples for many chemicals or compounds.

The company expanded geographically to better serve our clients in other parts of Texas and the Gulf Coast. While the corporate headquarters remain in Houston, regional offices are located in Corpus Christi and Beaumont-Orange. Satellite offices are located in Borger, Dumas, and Tyler, Texas and Lake Charles, Louisiana.

In 1998, Dr. James Murphy joined Envirotest as a partner and began to manage the day-to-day activities of the company. Around this same time Dr. Williams moved to St. Louis to manage Sitex Environmental, an environmental consulting firm he acquired. Envirotest and Sitex often form a same team alliance

and work together on projects across the country.

Twenty years after it's founding, Envirotest continues to grow geographically, in personnel capabilities, and in services offered. Envirotest currently employs eighty-five people and continues to search for qualified, high-quality professionals to add to our staff of environmental consultants and hygienists.

Thanks to the hard work, dedication, and quality of its employees, Envirotest has grown from a small, asbestos air monitoring and inspection company to a multi-disciplined, full service environmental consultancy capable of site specific industrial hygiene consulting, real estate transaction risk assessment, soil and groundwater investigations, indoor air quality testing and consulting, asbestos consulting services, laboratory services, training services, and remediation management.

We're on the Web! See us at:
www.envirotestltd.com

