

Prepared for:

Banks Environmental Data
1601 Rio Grande Ste 500
Austin, TX 78701



City
Directory
Report

Richland Square Shopping
Center

North Richland Hills, TX 76180

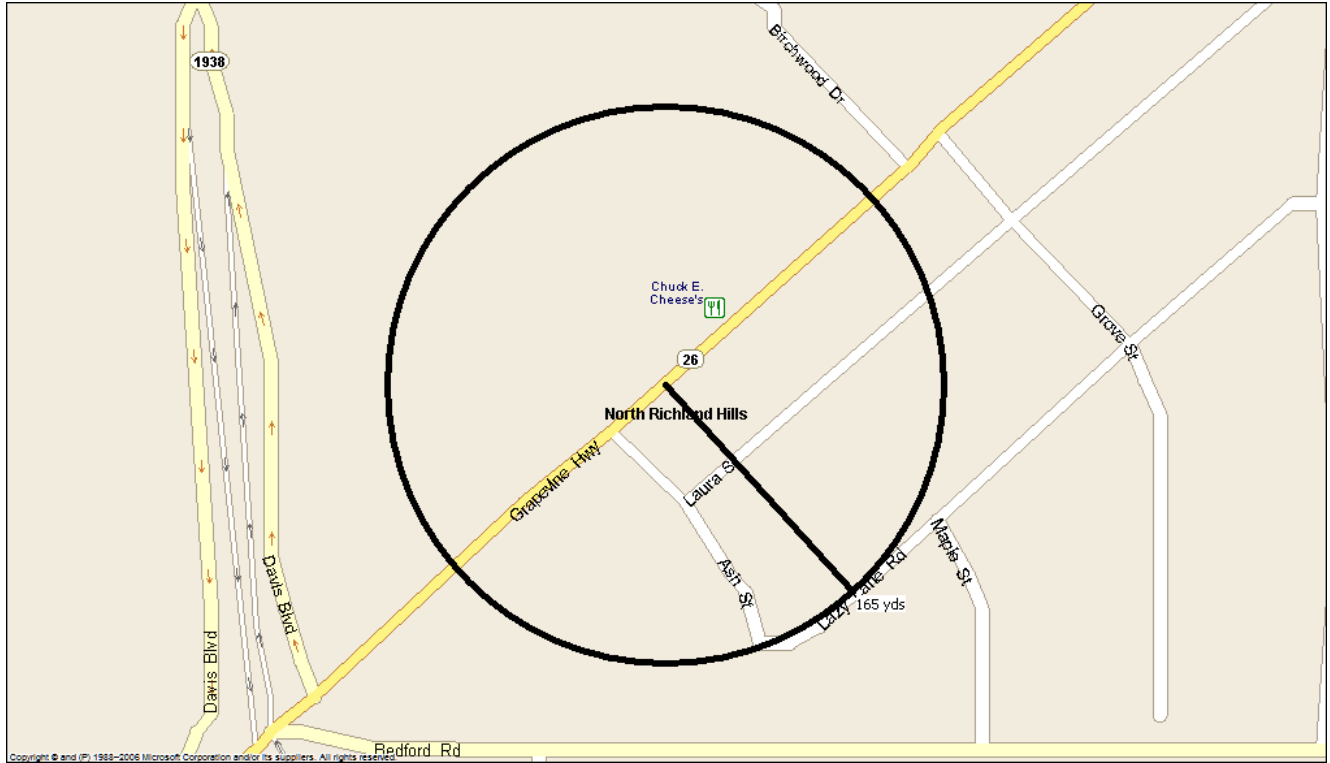
Tarrant County

PO #: 1231285-98797

ES-100789

July 19, 2013

AREA RESEARCHED



Street	Address Ranges Searched
Grapevine Hwy.	7850-7980 both even and odd addresses
Ash St.	4800-4900 both even and odd addresses
Laura St.	7900-7970 both even and odd addresses
Lazy Lane Rd.	7901-7949 odd addresses only

RESEARCH PROTOCOL

Banks Environmental Data, Inc. (Banks) has completed your request for a historical tenant search for the above site. The information in this report was developed to aid the Environmental Engineer/Consultant in determining a history of previous uses of a subject property in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with a subject property as specified by ASTM 1527-05 Section 8.3. Banks has researched Haines, Coles and Polk crisscross directories back to 1940 or to the earliest year available at the Allen County Public Library in Fort Wayne, IN for any occurrences of the above address. The findings are listed in the table below.

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CURRENT TENANT INFORMATION

Source: Select Phone 2007 ProCD USA Directory.

Address	Location	Tenants
7835 Grapevine Hwy.	Down St.	Wendy's
7921 Grapevine Hwy.	Subject Site	Digicom Document Solutions Inc.
7923 Grapevine Hwy.	Subject Site	Nextel Communications Inc.
8005 Grapevine Hwy.	Up St.	Alan Parker Insurance
4805-4821 Ash St.	Nearby St.	(personal residences listed at 4805,4809,4813,4817,4821 Ash St.)
7900-7925 Laura St.	Nearby St.	(personal residences listed at 7900,7901,7905,7912,7913,7916,7917,7920,7924,7925 Laura St.)
7901-7929 Lazy Lane Rd.	Nearby St.	(personal residences listed at 7905,7913,7917,7921,7929 Lazy Lane Rd.)

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HISTORICAL TENANT INFORMATION

Source: Select Phone 2001 Info USA Directory.

Address	Location	Tenants
7800 Grapevine Hwy.	Down St. Across	Office Depot
7875 Grapevine Hwy.	Down St.	Dorris, Calvin
7923 Grapevine Hwy.	Subject Site	Telephone Warehouse (cellular phones)
8011 Grapevine Hwy.	Up St.	Classy Window Tinting
4805-4821 Ash St.	Nearby St.	(personal residences listed at 4805,4809,4813,4817,4821 Ash St.)
7900-7928 Laura St.	Nearby St.	(personal residences listed at 7900,7901,7904,7908,7912,7913,7916,7920,7921,7924,7925,7928 Laura St.)
7901-7937 Lazy Lane Rd.	Nearby St.	(personal residences listed at 7901,7913,7921,7929,7933,7937 Lazy Lane Rd.)

Source: Polk's 1997 Fort Worth - Tarrant County TX Cross-Reference Directory

Address	Location	Tenants
7901 Grapevine Hwy.	Down St.	Pizza Hut
7905 Grapevine Hwy.	Down St.	North Hills Animal Clinic
7917 Grapevine Hwy.	Subject Site	Jesse's Boot and Shoe Repair
7919 Grapevine Hwy.	Subject Site	North Texas Copier Supply
7921 Grapevine Hwy.	Subject Site	Los Hombres Café
7923 Grapevine Hwy.	Subject Site	Telephone Warehouse Inc.
7925 Grapevine Hwy.	Subject Site	Computer Repair Center
7935 Grapevine Hwy.	Up St.	Chuck E. Cheese's
4809 Ash St.	Nearby St.	Greer, A. H.
4813 Ash St.	Nearby St.	Town, T.
4821 Ash St.	Nearby St.	Murphy, C. W.
7900-7928 Laura St.	Nearby St.	(personal residences listed at 7900,7901,7905,7908,7909,7912,7913,7916,7917,7924,7925,7928 Laura St.)
7901-7937 Lazy Lane Rd.	Nearby St.	(personal residences listed at 7901,7913,7917,7921,7929,7933,7937 Lazy Lane Rd.)

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Source: Polk's 1991 Fort Worth Suburban TX City Directory

Address	Location	Tenants
7901 Grapevine Hwy.	Down St.	Pizza Hut
7905 Grapevine Hwy.	Down St.	North Hills Animal Clinic
7915 Grapevine Hwy.	Subject Site	(listed as "vacant")
7917 Grapevine Hwy.	Subject Site	Jesse's Boot and Shoe Repair
7919 Grapevine Hwy.	Subject Site	Pro-Cuts (style shop)
7921 Grapevine Hwy.	Subject Site	Fortune Garden (Chinese restaurant)
7923 Grapevine Hwy.	Subject Site	(listed as "vacant")
7925 Grapevine Hwy.	Subject Site	(listed as "vacant")
7935 Grapevine Hwy.	Up St.	Showbiz Place Pizza
4800 Ash St.	Nearby St.	Reeves, Kenney
4805 Ash St.	Nearby St.	(listed as "no return")
4809 Ash St.	Nearby St.	Pierce, Ruth C.
4813 Ash St.	Nearby St.	Town, Thelma M. Mrs.
4817-4821 Ash St.	Nearby St.	(listed as "no return-2 houses")
7900-7933 Laura St.	Nearby St.	(personal residences listed at 7900,7901,7904,7905,7908,7909,7912,7913,7916, 7917,7920,7921,7924,7925,7928 ,7929,7933 Laura St.)
7901-7937 Lazy Lane Rd.	Nearby St.	(personal residences listed at 7901,7905,7909,7913,7917,7921,7925, 7929,7933,7937 Lazy Lane Rd.)

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Source: Polk's 1987 Fort Worth Suburban TX City Directory

Address	Location	Tenants
7850,7851,7853,7855, 7857,7859,7861,7863, 7865,7867,7869,7871, 7873,7875,7877,7879, 7883,7885 Grapevine Hwy.	Down St.	Apartments (1-8 tenants listed at each address)
7901 Grapevine Hwy.	Down St.	Pizza Hut
7905 Grapevine Hwy.	Down St.	North Hills Animal Clinic
7915 Grapevine Hwy.	Subject Site	(listed as "vacant")
7917 Grapevine Hwy.	Subject Site	Jesse's Boot and Shoe Repair
7919 Grapevine Hwy.	Subject Site	Pro-Cuts (style shop)
7921 Grapevine Hwy.	Subject Site	Fortune Garden (Chinese restaurant)
7923 Grapevine Hwy.	Subject Site	Mama's Pizza No. 8 (restaurant)
7927 Grapevine Hwy.	Subject Site	Comet Cleaners
4800-4821 Ash St.	Nearby St.	(personal residences listed at 4800,4801,4805,4809,4813,4817,4821 Ash St.)
7900-7933 Laura St.	Nearby St.	(personal residences listed at 7900,7901,7904,7905,7908,7909,7912,7913,7916, 7917,7920,7921,7924,7925,7928 ,7929,7933 Laura St.)
7901-7937 Lazy Lane Rd.	Nearby St.	(personal residences listed at 7901,7905,7909,7913,7917, 7921,7925,7929,7933,7937 Lazy Lane Rd.)

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Source: Polk's 1982 Fort Worth Suburban TX City Directory

Address	Location	Tenants
7850,7851,7853,7855, 7857,7859,7861,7863, 7865,7867,7869,7871, 7873,7875,7877,7879, 7883,7885 Grapevine Hwy.	Down St.	Apartments (1-8 tenants listed at each address)
7901 Grapevine Hwy.	Down St.	Pizza Hut
7905 Grapevine Hwy.	Down St.	North Hills Animal Clinic
7911 Grapevine Hwy.	Down St.	(listed as "under construction")
7917 Grapevine Hwy.	Subject Site	Jesse's Boot and Shoe Repair
7919 Grapevine Hwy.	Subject Site	Pro-Cuts (style shop)
7921 Grapevine Hwy.	Subject Site	Fortune Garden (Chinese restaurant)
7923 Grapevine Hwy.	Subject Site	Mama's Pizza (restaurant)
7927 Grapevine Hwy.	Subject Site	Comet's Cleaners
4800-4821 Ash St.	Nearby St.	(personal residences listed at 4800,4801,4805,4809,4813,4817,4821 Ash St.)
7900-7933 Laura St.	Nearby St.	(personal residences listed at 7900,7901,7904,7905,7908,7909,7912,7913,7916, 7917,7920,7921,7924,7925,7928 ,7929,7933 Laura St.)
7901-7937 Lazy Lane Rd.	Nearby St.	(personal residences listed at 7901,7905,7909,7913,7917, 7921,7925,7929,7933,7937 Lazy Lane Rd.)

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Source: Polk's 1977 Fort Worth Suburban TX City Directory

Address	Location	Tenants
7851,7855,7857,7871, 7873,7875,7877,7879 Grapevine Hwy.	Down St.	Apartments (4 tenants listed at each address)
7883 Grapevine Hwy.	Down St.	Calcaterra, Charles
7885 Grapevine Hwy.	Down St.	Richelieu Apartments (42 tenants listed)
7915-7927 Grapevine Hwy.	Subject Site	Subject Site Not Identified (no tenants listed in address range)
4800-4821 Ash St.	Nearby St.	(personal residences listed at 4800,4801,4805,4809,4813,4817,4821 Ash St.)
7900-7933 Laura St.	Nearby St.	(personal residences listed at 7900,7901,7904,7905,7908,7909,7912,7913,7916, 7917,7920,7921,7924,7925,7928 ,7929,7933 Laura St.)
7901-7937 Lazy Lane Rd.	Nearby St.	(personal residences listed at 7901,7905,7909,7913,7917, 7921,7925,7929,7933,7937 Lazy Lane Rd.)

Source: Polk's 1972 Fort Worth Suburban TX City Directory

Address	Location	Tenants
7915-7927 Grapevine Hwy.	Subject Site	Subject Site Not Identified (no tenants listed in address range)
4800-4821 Ash St.	Nearby St.	(personal residences listed at 4800,4801,4805,4809,4813,4817,4821 Ash St.)
7900-7933 Laura St.	Nearby St.	(personal residences listed at 7900,7901,7904,7905,7908,7909,7912,7913,7916, 7917,7920,7921,7924,7925,7928,7929,7933 Laura St.)
7901-7937 Lazy Lane Rd.	Nearby St.	(personal residences listed at 7901,7905,7909,7913,7917, 7921,7925,7929,7933,7937 Lazy Lane Rd.)

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Source: Polk's 1967 Fort Worth Suburban TX City Directory

Address	Location	Tenants
7915-7927 Grapevine Hwy.	Subject Site	<i>Subject Site Not Identified (no tenants listed in address range)</i>
4800-4821 Ash St.	Nearby St.	<i>(personal residences listed at 4800,4801,4805,4809,4813,4817,4821 Ash St.)</i>
7900-7933 Laura St.	Nearby St.	<i>(personal residences listed at 7900,7901,7904,7905,7908,7909,7912,7913,7916, 7917,7920,7921,7924,7925,7928,7929,7933 Laura St.)</i>
7901-7937 Lazy Lane Rd.	Nearby St.	<i>(personal residences listed at 7901,7904,7905,7908,7909,7912,7913,7916,7917, 7920,7921,7924,7925,7929,7933,7937 Lazy Lane Rd.)</i>

Source: Polk's 1964 Ft. Worth Suburban TX City Directory

Address	Location	Tenants
7915-7927 Grapevine Hwy.	Subject Site	<i>Subject Site Not Identified (no tenants listed in address range)</i>
4800-4821 Ash St.	Nearby St.	<i>(personal residences listed at 4800,4801,4805,4809,4813,4817,4821 Ash St.)</i>
7900-7933 Laura St.	Nearby St.	<i>(personal residences listed at 7900,7901,7904,7905,7908,7909,7912,7913,7916, 7917,7920,7921,7924,7925,7928,7929,7933 Laura St.)</i>
7901-7937 Lazy Lane Rd.	Nearby St.	<i>(personal residences listed at 7901,7905,7909,7913,7917, 7921,7925,7929,7933,7937 Lazy Lane Rd.)</i>

Note: No earlier directories are available for North Richland Hills TX.

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