

CITY OF HOUSTON**PUBLIC WORKS AND
ENGINEERING
PLANNING & DEVELOPMENT
DIVISION**

EXECUTIVE SUMMARY

Project Overview

InControl Technologies, Inc was retained by Beeson Properties (the former property owner), to provide environmental consulting services at the Former McKinley Paper Company property located at 1300 North Post Oak Road (Site A) and the Former Kvaerner Oilfield Services property located at 1255 North Post Oak Road (Site B). The two properties are located approximately 1,000 feet apart in Houston, Harris County, Texas. The subject properties consist of 6.84 acres (297,976 square feet) (Site A) and 11.5 acres (501,310 square feet) (Site B) of land respectively northwest of downtown Houston, Harris County, Texas (**Figure C1**). Site A is currently a vacant parcel of land while Site B contains a multi-family residential development. The surrounding area is developed with a mixture of light industrial, commercial and residential properties (**Figure B1**). The area is also subject to the TxDOT expansion associated with the US 290 and IH Loop 610 highway interchange.

The two sites are located within the Buffalo Bayou Watershed and are located outside the 0.2% annual chance (500 year) floodplain (**Figure C2**).

A volatile organic compound (VOC) PCLE zone in groundwater was identified on each of the two subject properties. The PCLE zones are depicted on **Figure C3 and C4**.

Historical Environmental Conditions

Site A – Former McKinley Paper – 1300 North Post Oak Road

The subject property was initially developed in the early 1950's by the St. Joe Paper Company. A Phase II Environmental Site Assessment (ESA) was conducted on the subject property by Beeson Properties as part of a real estate transaction. The Phase II ESA identified the presence of chlorinated volatile organic compounds (VOCs) in shallow groundwater at concentrations above the default TRRP Tier 1 PCLs. The property was subsequently enrolled in the TCEQ Voluntary Cleanup Program (VCP) as Site Number 2001.

A network of groundwater monitoring wells was installed to investigate and delineation the VOC plume in the groundwater. Two primary constituents (1,1-DCE and vinyl chloride) were identified at concentrations above the most conservative Tier 1 Protective Concentration Levels (PCLs) (**Tables E1 and E2**). The lateral extent of groundwater impact was horizontally delineated (**Figure C3**). The direction of

InControl Technologies, Inc.

groundwater flow is towards the southeast (**Figure C5**), and the groundwater plume migrated off-site. Groundwater monitoring and sampling determined that the concentrations are stable and that the groundwater plume is no longer migrating.

Following a period of groundwater monitoring and sampling, the TCEQ indicated that the site was eligible for a Remedy Standard B closure using a Plume Management Zone provided an agreement from the off-site property owner was obtained. During discussions with the off-site property owner, Clear Channel Outdoors, the Texas Department of Transportation (TxDOT) acquired the off-site property. TxDOT is not willing to agree to a groundwater use restriction on their property. The off-site property will be used as a stormwater detention basin as part of an Interstate Highway 610 expansion project. The presence of this detention pond will preclude the continuation of groundwater monitoring and sampling on off-site properties. Under the direction of TxDOT, the off-site groundwater monitoring wells (MW-5, MW-7 and MW-8) were plugged and abandoned in September 2012.

Following a period of inactivity, the subject property was removed from the VCP. The property was re-enrolled in the VCP in December 2012 as Site Number 2526. Groundwater monitoring and sampling has continued through the use of the remaining permanent monitoring wells and temporary monitoring wells installed on the off-site TxDOT property.

Site B – Former Kvaerner Oilfield Services – 1255 North Post Oak Road

A Phase II Environmental Site Assessment (ESA) was conducted on the subject property by Terracon as part of a pending real estate transaction. The Phase II ESA identified the presence of 1,1-DCE in shallow groundwater at a concentration above the default TRRP Tier 1 PCL of 0.007 mg/L.

Between February 2006 and October 2006, a network of permanent groundwater monitoring wells was installed by InControl Technologies to delineate the groundwater impacts. Groundwater analytical results were compared to the most conservative Tier 1 Protective Concentration Levels (PCLs) (**Tables E3 and E4**). The property was enrolled into the TCEQ Voluntary Cleanup Program (VCP) as Site No. 1982 in September 2006. Between 2006 and 2009, the groundwater plume was monitored routinely through periodic sampling events. Construction of a multi-family residential development began on the property in October 2008. In the process, most of the groundwater monitoring wells were plugged and abandoned to accommodate building foundations. Once the building foundations were completed and pavement installed, most of the groundwater monitoring wells were reinstalled at the approximate exact locations as the wells they replaced. **Figure C4** depicts the locations of the current groundwater monitoring wells

The constituents of concern (1,1-DCE and vinyl chloride) were identified in the groundwater at concentrations greater than the applicable Tier 1 PCLs. The lateral extent of groundwater impact is horizontally delineated (**Figure C4**). The direction of groundwater flow is towards the south (**Figure C6**), and as such, the groundwater plume migrated off-site beneath the property to the south. Groundwater monitoring determined that the concentrations of 1,1-DCE and VC are stable and that the groundwater plume is not migrating.

According to the water well search by GeoSearch, there are nineteen (19) existing water wells located within a ½-mile radius of the proposed MSD boundary of the two subject properties. Two of these 19 wells are listed as domestic wells. The nearest well is located approximately 600 feet south from 1255 North Post Oak. According to the water well database, this well was installed in 2012, and completed at a depth of 300-feet below ground surface (bgs) for geothermal purposes. This zone is deeper than the limit of impacted groundwater associated with the proposed MSD area. Within a 5-mile radius of the proposed MSD boundary, typical completion depths are greater than 200-ft bgs with the median completion depth of 400-ft bgs.

Buffalo Bayou is located approximately 1.75-miles south of the proposed MSD boundaries. Due to the distance to this water body from the proposed MSD area, the bayou is not directly threatened by natural movement of the affected groundwater identified on the site (**Figure C2**).

Appendix A

Provide a legal description of the boundaries of the designated property, including metes and bounds, and a copy of the deed for the property. A professional surveyor currently registered with the Texas Board of Professional Surveying must certify that all property descriptions with metes and bounds are accurate.

The legal description and a metes and bounds description for the designated property(ies) is included in this section.

Figure A1 is the proposed MSD boundary at 1300 and 1255 North Post Oak Road. A Harris County Appraisal District (HCAD) figure is included for each of the two properties.

Site A – Former McKinley Paper – 1300 North Post Oak Road

Included is a site boundary survey by Brown & Gay Engineers of the 6.84 acre property. Also included are copies of the deed and metes and bounds descriptions for two tracts which comprise the property whole. The first deed and metes & bounds description is for 6.2850 acres to Sueba Development 132 LP. The second deed and metes & bounds description is for 0.5555 acre for Mini-B. Inc. Together these two tracts combine to form the 6.840 acre entire property.

Site B – Former Kvaerner Oilfield Services – 1255 North Post Oak Road

There are two entities which comprise this 11.5085 acre property. The first entity is 10.806 acres owned by IMF Investments 307 LP. The second entity is 0.7025 acre owned by Hillcroft Venture. Together, the properties comprise the 1255 North Post Oak property (see HCAD figure). A site boundary survey by Roe Surveying of the entire 11.5085 acre property is enclosed. Deeds and metes and bounds descriptions are provided for each. Furthermore, the IMF Investments 10.806 acre property was previously comprised of two entities as well - 10.41 acres (Reserve A) and 0.3960 acre (Reserve A2) which together comprise the 10.806 acres. The 0.7025 acre property is identified as HCAD Reserve A1.



 Proposed MSD Boundary

0 500 1,000



Approximate Scale (ft)

<p>InControl Technologies, Inc. 3845 Cypress Creek Parkway, Suite 195 Houston, Texas 77068 (281) 580-8892 FAX (281) 580-8853</p>	<p>Proposed MSD Boundary</p>	<p>Beeson Properties</p>	<p>LOCATION: 1300 and 1255 North Post Oak. Houston, TX 77055</p>	<p>CHECKED:</p>
<p>DETAILED: 12/4/13</p>	<p>PM: JB</p>	<p>PROJECT NO: 299-118</p>	<p>FIGURE: A1</p>	

SITE A - 1300 NORTH POST OAK

515

121-398

5159D11

AK ROAD
/E RESERVE

2B
1403
045-175-002-0012
1.7650 AC

RES A
57 044-082-000-0425
4.7620 AC

102-002-000-0002
4.5012 AC

1C
588C
044-082-003-0018
10.187

41
119.7
118.05

4
1400
102-002-000-0002
4.5012 AC

8
1589.05

10C
1300
-0782

41
119.7
118.05

5
5805
102-001-000-0001
4.0789 AC

7
1184.02

10C-4
044

150
207.19

10C-6
044-082-000-0780
6.8400 AC

10C-4
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51

Harris County Appraisal District



PUBLICATION DATE:
2/18/2014

Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.

MAP LOCATION



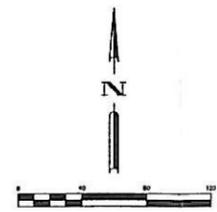
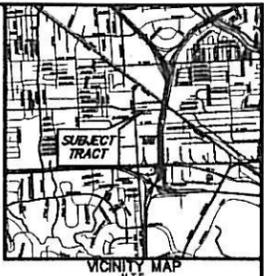
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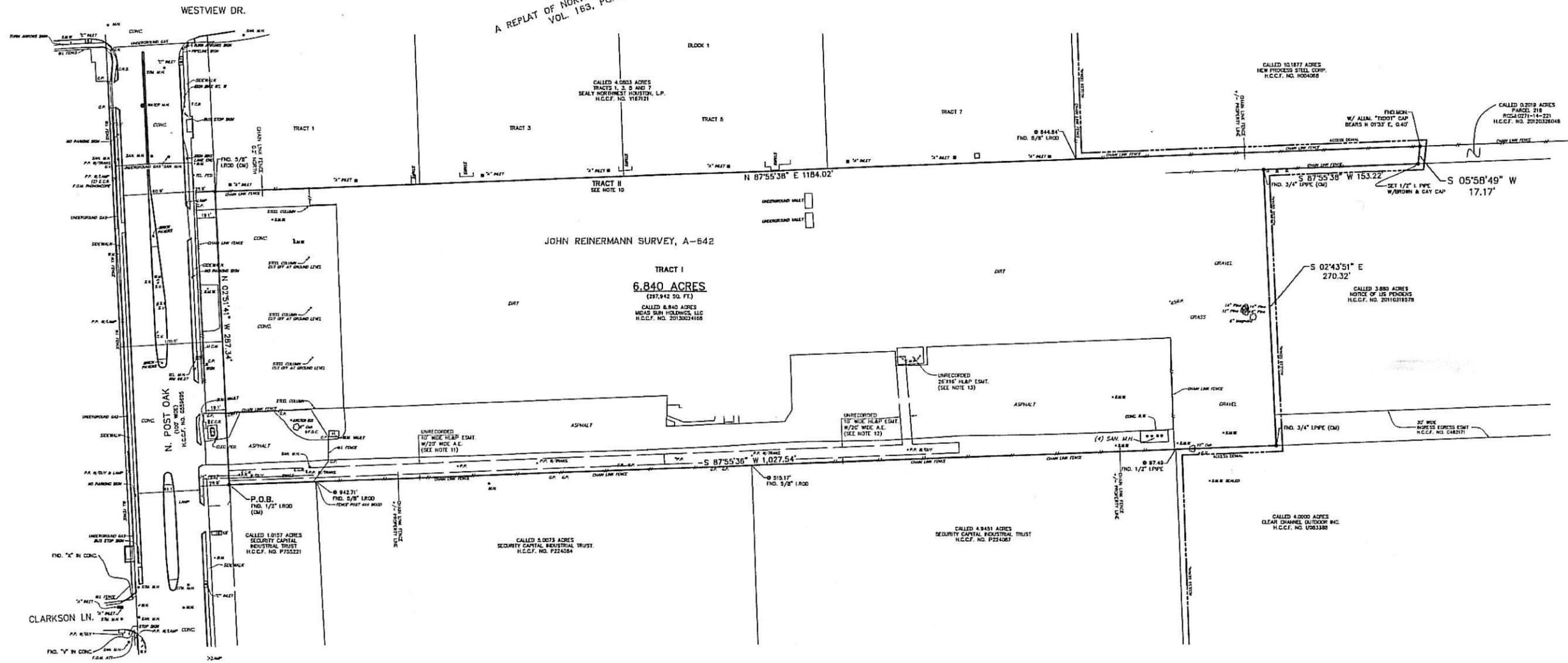
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LEGEND

AC	AIR CONDENSER	NO.	NUMBER
AL	ADRIAL EASEMENT	PEL	PEDESTAL
B	BOLLARD	PL	PLATE
BC	BRICK COLUMN	PM	PIPELINE MARKER
BL	BUILDING LINE	P.O.	POINT OF BEGINNING
BDD	BUILDING	P.O.C.	POINT OF COMMENCING
CC	CONTROL MONUMENT	P.P.	POWER POLE
CC	CLEAN OIL	P.W.S.	PET WASTE STATION
CC	CONCRETE	R.W.	RETAINING WALL
C.R.S.	CATHODE RAY STATION	R.O.W.	RIGHT-OF-WAY
C.T.B.	CONCRETE TRAFFIC BARRIER	SAN	SANITARY
C.M.L.	CROSSWALK LIGHT	S.E.	SEWER EASEMENT
C.P.	CONCRETE PILE	S.H.	SPRINKLER HEAD
C.R.	ELECTRIC CONDUIT RISER	S.M.W.	SANITARY MONITORING WELL
E.M.P.	ELECTRIC METER POLE	S.W.	SPRINKLER VALVE
E.L.C.	ELECTRIC	S.V.	SQUARE VEGETATION
L.M.	ENVIRONMENTAL MONITORING WELL	T.C.B.	TRAFFIC CONTROL BOX
EMT.	EASEMENT	T.C.S.	TRAFFIC LIGHT SUPPORT
F.A.	FIRE ALARM	T.F.	TELEPHONE
F.C.	FIRE DEPARTMENT CONNECTION	T.L.S.	TELEPHONE LIGHT
F.H.	FIRE HYDRANT	T.P.	TELEPHONE POLE
F.L.	FLOOD LAMP	T.R.	TRANSFORMER
F.O.	FLOOD	T.U.	UTILITY EASEMENT
F.P.	FLAG POLE	U.E.	UTILITY EASEMENT
G.C.B.	GATE CONTROL BOX	U.E.B.	UNDERGROUND ELECTRIC BOX
G.M.	GAS METER	U.C.M.	UNDERGROUND CABLE MARKER
G.P.	GATE POST	U.T.B.	UNDERGROUND TELEPHONE BOX
G.V.	GAS VALVE	V.	VALVE
H.C.	HANDICAP	W.B.O.V.	WATER BLOW-OFF VALVE
H.C.C.F.	HARRIS COUNTY CLERK'S FILE	W.F.	WATER FAUCET
H.C.D.R.	HARRIS COUNTY DEED RECORDS	W.L.	WROUGHT IRON
H.C.F.C.D.	HARRIS COUNTY FLOOD CONTROL DISTRICT	W.L.E.	WATER LINE EASEMENT
H.C.M.R.	HARRIS COUNTY MAP RECORDS	W.M.	WATER METER
H.W.	HEAD WALL	W.V.	WATER VALVE
L.	LEAK	W.W.	WATER WELL
M.H.	MANHOLE		



A REPLAT OF NORTH POST OAK INDUSTRIAL PARK
VOL. 183, PG. 086 H.C.M.R.



NOTES:

1. BEARING ORIENTATION IS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE 4304, WADEL SCALE FACTOR = 0.999950017.
2. THE PROPERTY LIES IN UNGRADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS, MAP NUMBER 482030001, REVISED JUNE 18, 2007.
3. THIS SURVEY WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AND COUNTERSIGNED BY CHARTER TITLE COMPANY UNDER C.F. NUMBER 482030001, ISSUED JUNE 18, 2010 AND DATED EFFECTIVE ON JUNE 6, 2010.
4. PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED UNDER VOLUME 1750, PAGE 380 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.
5. THE SQUARE FOOTAGE VALUE SHOWN HEREON IS A MATHEMATICAL VALUE CALCULATED FROM THE BOUNDARY DATA SHOWN HEREON. THIS VALUE IN NO WAY REPRESENTS THE PRECISION OF THIS SURVEY OR THE ACCURACY OF CORNER MONUMENTS FOUND OR PLACED.
6. THE METES AND BOUNDS DESCRIPTION SHOWN HEREON IS BEING ISSUED UNDER SEPARATE COVER OF EVEN DATE.
7. ANY VISIBLE IMPROVEMENTS TO THE PROPERTY ARE AS SHOWN ON THIS SURVEY.
8. NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
9. NO OBSERVED EVIDENCE OF CURRENT (EARTH MOVING WORK, BUILDING CONSTRUCTION OF BUILDING ADDITIONS).
10. PROPERTY IS SUBJECT TO APPOINTMENT RIGHTS IN AND TO THE USE AND MAINTENANCE OF A RAILROAD SPUR TRACT AS RECORDED IN VOLUME 4129, PAGE 031 SAME BEING H.C.C.F. NO. 8223517. (THE RAIL ROAD TRACTS HAVE BEEN REMOVED)
11. UNRECORDED 1/2" WIDE H.E.A.P. E.M.T. W/20" WIDE A.E. FROM ST. JOE PAPER COMPANY TO H.E.A.P. NOVEMBER 18, 1948 SKETCH NUMBER A-R-7338-H.
12. UNRECORDED 1/2" WIDE H.E.A.P. E.M.T. W/20" WIDE A.E. FROM ST. JOE PAPER COMPANY TO H.E.A.P. FEBRUARY 24, 1958 SKETCH NUMBER A-R-7338-H.
13. UNRECORDED 25X16" H.E.A.P. E.M.T. FROM ST. JOE PAPER COMPANY TO H.E.A.P. FEBRUARY 24, 1958 SKETCH NUMBER A-R-7338-H.

DESCRIPTION OF A 6.840 ACRE TRACT OF LAND SITUATED IN THE JOHN REINERMANN SURVEY, ABSTRACT NO. 642 HARRIS COUNTY, TEXAS

BEING a 6.840 acre (297,942 square feet) tract of land situated in the John Reinermann Survey, Abstract No. 642 of Harris County, Texas and being all of a certain 6.840 acre tract of land as described in a conveyance to Midas Sun Holdings, LLC recorded under Harris County Clerk's File Number (H.C.C.F. No.) 2010021498, said 6.840 acre tract of land described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod (Control Monument) found for the Southwest corner of said 6.840 acre tract, some being the Southwest corner of the herein described tract, the Northeast corner of a certain 1.0137 acre tract as described in a conveyance to Security Capital Industrial Trust recorded under H.C.C.F. No. P124261, and lying in the East right-of-way line of North Post Oak Road (100 feet wide) as recorded under H.C.C.F. No. 0339382;

THENCE N 02° 51' 41" W, a distance of 287.34 feet along and with the East right-of-way line of said North Post Oak Road some being the West line of said 6.840 acre tract to a 3/4-inch iron rod (Control Monument) found for the Northeast corner of said 6.840 acre tract some being the Northeast corner of the herein described tract and lying on the South line of a certain 4.000 acre tract of land as described in a conveyance to Clear Channel Outdoor Inc. recorded under H.C.C.F. No. 1083588;

THENCE N 07° 55' 36" E, at a distance of 844.84 feet to a 3/4-inch iron rod found for the Southwest corner of said 6.840 acre tract some being the Northeast corner of a certain 4.000 acre tract some being the Northeast corner of the herein described tract and lying on the South line of a certain 4.000 acre tract of land as described in a conveyance to Clear Channel Outdoor Inc. recorded under H.C.C.F. No. 1083588, at a distance of 1,184.02 feet along and with the South line of said 6.840 acre tract to a point for the Northeast corner of a certain 0.2018 acre tract, Parcel 218, a tract of land described in H.C.C.F. No. 2012021046, from which a 1/2-inch "TODOT" monument with aluminum cap bears N 01° 37' East, 0.45 feet;

THENCE S 05° 58' 49" W, a distance of 17.17 feet along and with the West line of said 0.2018 acre tract to a 1/2-inch iron pipe with a Brown & Gray cap set for the Southwest corner of said 0.2018 acre tract some being the Southwest corner of the herein described tract and lying on the North line of a certain 3.880 acre tract as described in a Notice of Lis Pendens recorded under H.C.C.F. No. 2011021976;

THENCE S 87° 55' 36" W, a distance of 153.22 feet along and with the North line of said 3.880 acre tract to a 3/4-inch iron pipe (Control Monument) found for the Northeast corner of said 3.880 acre tract some being an angle point of the herein described tract, some also being an angle point of the said 6.840 acre tract;

THENCE S 02° 43' 51" E, a distance of 270.32 feet along and with the West line of said 3.880 acre tract to a 3/4-inch iron pipe (Control Monument) found for the Southwest corner of said 3.880 acre tract some being the Southwest corner of the herein described tract, some also being the Southwest corner of the 6.840 acre tract and lying on the North line of a certain 4.000 acre tract of land as described in a conveyance to Clear Channel Outdoor Inc. recorded under H.C.C.F. No. 1083588;

THENCE S 87° 55' 36" W, at a distance of 87.48 feet along and with the North line of said 3.880 acre tract to a 3/4-inch iron pipe (Control Monument) found for the Southwest corner of said 3.880 acre tract some being the Northeast corner of a certain 4.815 acre tract described in a conveyance to Security Capital Industrial Trust recorded under H.C.C.F. No. P124261, at a distance of 253.17 feet along and with the North line of said 3.880 acre tract some being the Northeast corner of a certain 4.815 acre tract described in a conveyance to Security Capital Industrial Trust recorded under H.C.C.F. No. P124261, at a distance of 912.71 feet along and with the North line of said 3.880 acre tract some being the Northeast corner of a certain 4.815 acre tract described in a conveyance to Security Capital Industrial Trust recorded under H.C.C.F. No. P124261, at a distance of 1,027.54 feet to the POINT OF BEGINNING and containing 6.840 acres (297,942 square feet) of land.

Being attention is based on the Texas State Plane Coordinate System, South Central Zone 4304, NAD-83 and is returned to monumentation being the East right-of-way line of North Post Oak Road as cited herein and as shown on a survey set of map date prepared by the undersigned in conjunction with the metes and bounds description.

6-17-2013

Paul A. Jurda, Jr.
Surveyor

Brown & Gray Engineers, Inc.
10777 Westheimer, Suite 400
Houston, Texas 77042
Telephone: (281) 558-8700

Address: 1300 NORTH POST OAK RD.
HOUSTON, TX

BROWN & GRAY
Brown & Gray Engineers, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 Fax: 281-558-8701
— CIVIL ENGINEERS AND SURVEYORS —

ALTA/ACSM LAND TITLE SURVEY OF
6.840 ACRES
SITUATED IN THE
JOHN REINERMANN SURVEY A-642
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

PARTY CHECK: T.E. ISSUE DATE: 09/18/2012 SHEET 1
TECHNICAL: N.V. SCALE: 1"=60'
P.L.S.: P.L. JOB NUMBER: 1487-00 OF 1
BASE FILE: N:\PROJECTS\ALTA\ALTA_642\ALTA_642_SURVEY.dwg

WD
ETC
N

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Special Warranty Deed With Vendor's Lien

Date: September 16, 2013

Grantor: Midas Sun Holdings, LLC

Grantor's Mailing Address:

Midas Sun Holdings, LLC
5847 San Felipe, Suite 1700
Houston, Harris County, Texas 77057

Grantee: Sueba Development 132 LP, a Texas limited partnership

1EE

Grantee's Mailing Address:

Sueba Development 132 LP
1800 West Loop South, Suite 1300
Houston, Texas 77027
Attention: John Leonard

Consideration:

A reimbursement of expenses incurred by Grantor in acquiring the Property (as defined below) and the assumption and repayment in full by Grantee of that certain promissory note (the "Beeson Note") dated December 31, 2012, executed by Grantor and payable to the order of John S. Beeson, Trustee, in the principal amount of FIVE MILLION EIGHT HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$5,875,000.00). A portion of the proceeds used by Grantee in payment of the Beeson Note was advanced by Wallis State Bank, a Texas banking association ("Lender"), at the special instance and request of Grantee, which amount constitutes all or a portion of a loan from Lender to Grantee evidenced by that certain promissory note of even date herewith executed by Grantee in the original principal amount of \$3,916,250.00, payable to the order of Lender (the "Wallis Note"). The Wallis Note is secured by the vendor's lien and superior title herein retained by Grantor against the Property until the Wallis Note, both principal and interest, is fully paid; and Grantor does hereby grant, sell and assign, without recourse, unto Lender, its successors and assigns, said vendor's lien herein retained, together with the superior right, equities and title that Grantor has in and to the Property, as security for the payment of the Wallis Note, it being understood that when the Wallis Note is paid in full, this deed shall thereupon become absolute. The Wallis Note is further secured by a deed of trust of even date herewith from Grantee to Keith A. Mullins, Trustee, covering the Property.

ASG
1EE
2OR

Charter Title 1038002442

Property (including any improvements): That certain tract of land in Harris County, Texas described as Exhibit A attached hereto and made a part hereof, together with all improvements thereon (collectively, the "Property").

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: Restrictive covenants, easements and other matters described in Exhibit B hereto and made a part hereof, to the extent that the same are valid and enforceable and affect the Property.

Grantor, for the Consideration and subject to the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors, and assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Exceptions to Conveyance and Warranty.

Grantor, for the same Consideration and subject to the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee, without express or implied warranty, the strips or gores, if any, between the Property and abutting properties and land lying in or under any public thoroughfare, opened or proposed, abutting or adjacent to the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. All warranties that might arise by common law as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded as to the property conveyed by this paragraph.

Ad valorem taxes for the Property for the year 2013 and the payment thereof are assumed by Grantee.

When the context requires, singular nouns and pronouns include the plural

MIDAS SUN HOLDINGS, LLC, a Texas
limited liability company

By: _____

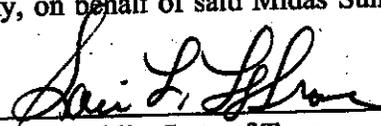
YEHONATAN SADE
Managing Partner

2OR

STATE OF TEXAS)

COUNTY OF HARRIS)

This instrument was acknowledged before me on the 13th day of September, 2013, by YEHONATAN SADE, executing in his capacity as a Member and Managing Partner of Midas Sun Holdings, LLC, a Texas limited liability company, on behalf of said Midas Sun Holdings, LLC.



Notary Public, State of Texas
My commission expires: _____



EXHIBIT A

**DESCRIPTION OF A 6.285 ACRE TRACT OF LAND SITUATED
IN THE JOHN REINERMANN SURVEY, ABSTRACT NO. 642
HARRIS COUNTY, TEXAS**

BEING a 6.840 acre (297,942 square feet) tract of land situated in the John Reinermann Survey, Abstract No. 642 of Harris County, Texas and being all of a called 6.840 acre tract of land as described in a conveyance to Midas Sun Holdings, LLC recorded under Harris County Clerk's File Number (H.C.C.F. No.) 20130024168, said 6.840 acre tract of land described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod (Control Monument) found for the Southwest corner of said 6.285 acre tract, same being the Southwest corner of the herein described tract, the Northwest corner of a called 1.0157 acre tract as described in a conveyance to Security Capital Industrial Trust recorded under H.C.C.F. No. P755221, and lying in the East right-of-way line of North Post Oak Road (100 feet wide) as recorded under H.C.C.F. No. G559695;

THENCE, N 02° 51' 41" W, a distance of 287.34 feet along and with the East right-of-way line of said North Post Oak same being the West line of said 6.285 acre tract to a 5/8-inch iron rod (Control Monument) found for the Northwest corner of said 6.285 acre tract same being the northwest corner of the herein described tract and lying on the South line of a Replat of North Post Oak Industrial Park, a subdivision recorded under Volume 163, Page 086 of the Harris County Map Records;

THENCE, N 87° 55' 38" E, at a distance of 844.84 feet to a 5/8-inch iron rod found for the Southeast corner of said Replat of North Post Oak Industrial Park same being the Southwest corner of a called 10.1877 acre tract of land as described in a conveyance to New Process Steel Corp. recorded under H.C.C.F. No. H004068, in all distance of 1,184.02 feet along and with the south line of said Replat of North Post Oak Industrial Park and the South line of said called 10.1877 acre tract to a point for the Northerly Northeast corner of the herein described tract same being the Northwest corner of a called 0.2019 acre tract, Parcel 218, a tract of land described in H.C.C.F. No. 20120326046, from which a found "TxDOT" monument with aluminum cap bears N 01° 33' East, 0.40 feet;

THENCE, S 05° 58' 49" W, a distance of 17.17 feet along and with the West line of said 0.2019 acre tract to a 1/2-inch iron pipe with a Brown & Gay cap set for the Southwest corner of said 0.2019 acre tract same being the Southerly Northeast corner of the herein described tract and lying on the North line of a called 3.880 acre tract as described in a Notice of Lis Pendens recorded in H.C.C.F. No. 20110319578;

THENCE, S 87° 55' 38" W, a distance of 153.22 feet along and with the North line of said 3.880 acre tract to a 3/4-inch iron pipe (Control Monument) found for the Northwest corner of said 3.880 acre tract same being an angle point of the herein described tract, same also being an angle point of the said 6.285 acre tract;

THENCE, S 02° 43' 51" E, a distance of 270.32 feet along and with the West line of said 3.880 acre tract to a 3/4-inch iron pipe (Control Monument) found for the Southwest corner of the said 3.880 acre tract same being the Southeast corner of the herein described tract, same also being the Southeast corner of the 6.285 acre tract and lying on the North line of a called 4.000 acre tract of land as described in a conveyance to Clear Channel Outdoor Inc. recorded in H.C.C.F. No. U083388;

THENCE, S 87° 55' 36" W, at a distance of 97.49 feet passing a 1/2-inch iron pipe found for the Northwest corner of said called 4.000 acre tract same being the Northeast corner of a called 4.9451 acre

tract described in a conveyance to Security Capital Industrial Trust recorded under H.C.C.F. No. P224087, at a distance of 515.17 feet passing a 5/8-inch iron rod found for the Northwest Corner of said 4.9451 acre tract same being the Northeast corner of the remainder of a called 5.0073 acre tract described in a conveyance to Security Capital Industrial Trust recorded under H.C.C.F. No. P224084, at a distance of 942.71 feet passing a 5/8-inch iron rod found for the Northwest corner of said 5.0073 acre tract same being the Northeast corner of said 1.0157 acre tract, in all a distance of 1,027.54 feet to the POINT OF BEGINNING and containing 6.840 acres (297,942 square feet) of land.

SAVE AND EXCEPT, the following 0.5555 acre tract of land:

BEING a 0.5555 acre (24,198 square feet) tract of land situated in the John Reinermann Survey, Abstract No. 642 of Harris County, Texas and being out of a called 6.840 acre tract of land as described in a conveyance to Midas Sun Holdings, LLC recorded under Harris County Clerk's File Number (H.C.C.F. No.) 20130024168, said 0.5555 acre tract of land described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod (Control Monument) found for the Southwest corner of said 6.840 acre tract, same being the Southwest corner of the herein described tract, the Northwest corner of a called 1.0157 acre tract as described in a conveyance to Security Capital Industrial Trust recorded under H.C.C.F. No. P755221, and lying in the East right-of-way line of North Post Oak Road (100 feet wide) as recorded under H.C.C.F. No. G559695;

THENCE, N 87° 55' 36" E, a distance of 807.54 feet along the south line of said 6.840 acres to a 1/2-inch iron rod with a Brown & Gay cap set for the southwest corner and POINT OF BEGINNING of the herein described tract of land in the north line of a called 4.9451 acre tract described in a conveyance to Security Capital Industrial Trust recorded under H.C.C.F. No. P224087;

THENCE, N 02° 43' 51" W, a distance of 110.00 feet over and across said 6.840 acres to a 1/2-inch iron rod with a Brown & Gay cap set for the northwest corner of the herein described tract of land;

THENCE, N 87° 55' 36" E, a distance of 220.00 feet continuing over and across said 6.840 acres to a 1/2-inch iron rod with a Brown & Gay cap set for the northeast corner of the herein described tract of land in the west line of a called 3.880 acre tract as described in a Notice of Lis Pendens recorded in H.C.C.F. No. 20110319578 same being the east line of said called 6.840 acres;

THENCE, S 02° 43' 51" E, a distance of 110.00 feet along and with the West line of said 3.880 acre tract to a 3/4-inch iron pipe (Control Monument) found for the Southwest corner of the said 3.880 acre tract same being the Southeast corner of the herein described tract, same also being the Southeast corner of said 6.840 acre tract and lying on the North line of a called 4.000 acre tract of land as described in a conveyance to Clear Channel Outdoor Inc. recorded in H.C.C.F. No. U083388;

THENCE, S 87° 55' 36" W, a distance of 220.00 feet along and with the south line of said 6.840 acres to the POINT OF BEGINNING and containing 0.5555 acres (24,198 square feet) of land leaving a net of 6.285 acres.

Bearing orientation is based on the Texas State Plane Coordinate System, South Central Zone 4204, NAD-83 and is referenced to monuments found along the East right-of-way line of North Post Oak Road as cited herein and as shown on a survey plat of even date prepared by the undersigned in conjunction with this metes and bounds description.

Reference is made to ALTA/ACSM survey of 6.840 acres prepared by Brown & Gay Engineers, dated September 10, 2013.

Paul A. Jurica Jr. RPLS No. 4264
Brown & Gay Engineers, Inc.
10777 Westheimer Road, Suite 400
Houston, Texas 77042

Telephone: (281) 558-8700

EXHIBIT B

EXCEPTIONS TO CONVEYANCE AND WARRANTY

1. Restrictive Covenants recorded in Volume 1750, Page 380 of the Deed Records of Harris County, Texas.
2. Unrecorded 10' wide easement with 20' wide aerial easement along the southerly property line, from St. Joe Paper Company to HL&P dated November 18, 1948, as shown on survey dated September 28, 2012, prepared by Paul A. Jurica, Jr. R.P.L.S. NO. 4264.
3. Unrecorded 10' wide easement with 20' wide aerial easement near the southerly property line, from St. Joe Paper Company to HL&P dated February 24, 1958 as shown on survey dated September 28, 2012, prepared by Paul A. Jurica, Jr. R.P.L.S. NO. 4264.
4. Unrecorded 26' x 16' easement near the southerly property line, from St. Joe Paper Company to HL&P dated February 24, 1958, as shown on survey dated September 28, 2012, prepared by Paul A. Jurica, Jr. R.P.L.S. NO. 4264.
5. Access denied to highway facility along the easterly and southerly property lines in Judgment of Court in Absence of Objection under Cause No. 995241, a certified copy of which is recorded under Clerk's File No. 20120326046, Official Public Records of Harris County, Texas.

20130478332
Pages 8
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e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees 40.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Stan Stanart
COUNTY CLERK
HARRIS COUNTY, TEXAS

WD
N

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Special Warranty Deed

Date: September 16, 2013

Grantor: Midas Sun Holdings, LLC

Grantor's Mailing Address:

Midas Sun Holdings, LLC
5847 San Felipe, Suite 1700
Houston, Harris County, Texas 77057

Grantee: Mini-B, Inc., a Texas corporation

1EE

Grantee's Mailing Address:

Mini-B, Inc.
550 Waugh Drive
Houston, Texas 77019
Attention: John S. Beeson

Consideration:

Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): That certain 0.5555 tract of land in Harris County, Texas described as Exhibit A attached hereto and made a part hereof, together with all improvements thereon (collectively, the "Property").

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: Restrictive covenants and other matters described in Exhibit B hereto and made a part hereof, to the extent that the same are valid and enforceable and affect the Property.

Grantor, for the Consideration and subject to the Exceptions to Conveyance and Warranty, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors, and assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof

Charter Title 1038002442

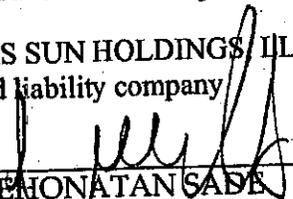
when the claim is by, through, or under Grantor but not otherwise, except as to the Exceptions to Conveyance and Warranty.

Grantor, for the same Consideration, grants, sells, and conveys to Grantee, without express or implied warranty, the strips or gores, if any, between the Property and abutting properties and land lying in or under any public thoroughfare, opened or proposed, abutting or adjacent to the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. All warranties that might arise by common law as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded as to the property conveyed by this paragraph.

When the context requires, singular nouns and pronouns include the plural.

MIDAS SUN HOLDINGS, LLC, a Texas
limited liability company

20R

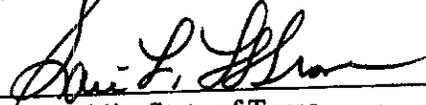
By: 

YEHONATAN SADE
Managing Partner

STATE OF TEXAS)

COUNTY OF HARRIS)

This instrument was acknowledged before me on the 13th day of September, 2013, by YEHONATAN SADE, executing in his capacity as a Member and Managing Partner of Midas Sun Holdings, LLC, a Texas limited liability company, on behalf of said Midas Sun Holdings, LLC.



Notary Public, State of Texas

My commission expires: _____



EXHIBIT A

DESCRIPTION OF A 0.5555 ACRE TRACT OF LAND SITUATED
IN THE JOHN REINERMANN SURVEY, ABSTRACT NO. 642
HARRIS COUNTY, TEXAS

BEING a 0.5555 acre (24,198 square feet) tract of land situated in the John Reinermann Survey, Abstract No. 642 of Harris County, Texas and being out of a called 6.840 acre tract of land as described in a conveyance to Midas Sun Holdings, LLC recorded under Harris County Clerk's File Number (H.C.C.F. No.) 20130024168, said 0.5555 acre tract of land described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod (Control Monument) found for the Southwest corner of said 6.840 acre tract, same being the Southwest corner of the herein described tract, the Northwest corner of a called 1.0157 acre tract as described in a conveyance to Security Capital Industrial Trust recorded under H.C.C.F. No. P755221, and lying in the East right-of-way line of North Post Oak Road (100 feet wide) as recorded under H.C.C.F. No. G559695;

THENCE, N 87° 55' 36" E, a distance of 807.54 feet along the south line of said 6.840 acres to a 1/2-inch iron rod with a Brown & Gay cap set for the southwest corner and POINT OF BEGINNING of the herein described tract of land in the north line of a called 4.9451 acre tract described in a conveyance to Security Capital Industrial Trust recorded under H.C.C.F. No. P224087;

THENCE, N 02° 43' 51" W, a distance of 110.00 feet over and across said 6.840 acres to a 1/2-inch iron rod with a Brown & Gay cap set for the northwest corner of the herein described tract of land;

THENCE, N 87° 55' 36" E, a distance of 220.00 feet continuing over and across said 6.840 acres to a 1/2-inch iron rod with a Brown & Gay cap set for the northeast corner of the herein described tract of land in the west line of a called 3.880 acre tract as described in a Notice of Lis Pendens recorded in H.C.C.F. No. 20110319578 same being the east line of said called 6.840 acres;

THENCE, S 02° 43' 51" E, a distance of 110.00 feet along and with the West line of said 3.880 acre tract to a 3/4-inch iron pipe (Control Monument) found for the Southwest corner of the said 3.880 acre tract same being the Southeast corner of the herein described tract, same also being the Southeast corner of said 6.840 acre tract and lying on the North line of a called 4.000 acre tract of land as described in a conveyance to Clear Channel Outdoor Inc. recorded in H.C.C.F. No. U083388;

THENCE, S 87° 55' 36" W, a distance of 220.00 feet along and with the south line of said 6.840 acres to the POINT OF BEGINNING and containing 0.5555 acres (24,198 square feet) of land.

Bearing orientation is based on the Texas State Plane Coordinate System, South Central Zone 4204, NAD-83 and is referenced to monuments found along the East right-of-way line of North Post Oak Road as cited herein and as shown on a survey plat of even date prepared by the undersigned in conjunction with this metes and bounds description.

Paul A. Jurica Jr. RPLS No. 4264
Brown & Gay Engineers, Inc.
10777 Westheimer Road, Suite 400
Houston, Texas 77042
Telephone: (281) 558-8700

EXHIBIT B

EXCEPTIONS TO CONVEYANCE AND WARRANTY

1. Restrictive Covenants recorded in Volume 1750, Page 380 of the Deed Records of Harris County, Texas.

2. Access denied to highway facility along the easterly and southerly property lines in Judgment of Court in Absence of Objection under Cause No. 995241, a certified copy of which is recorded under Clerk's File No. 20120326046, Official Public Records of Harris County, Texas.

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Pages 7

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e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY

STAN STANART
COUNTY CLERK

Fees 36.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.

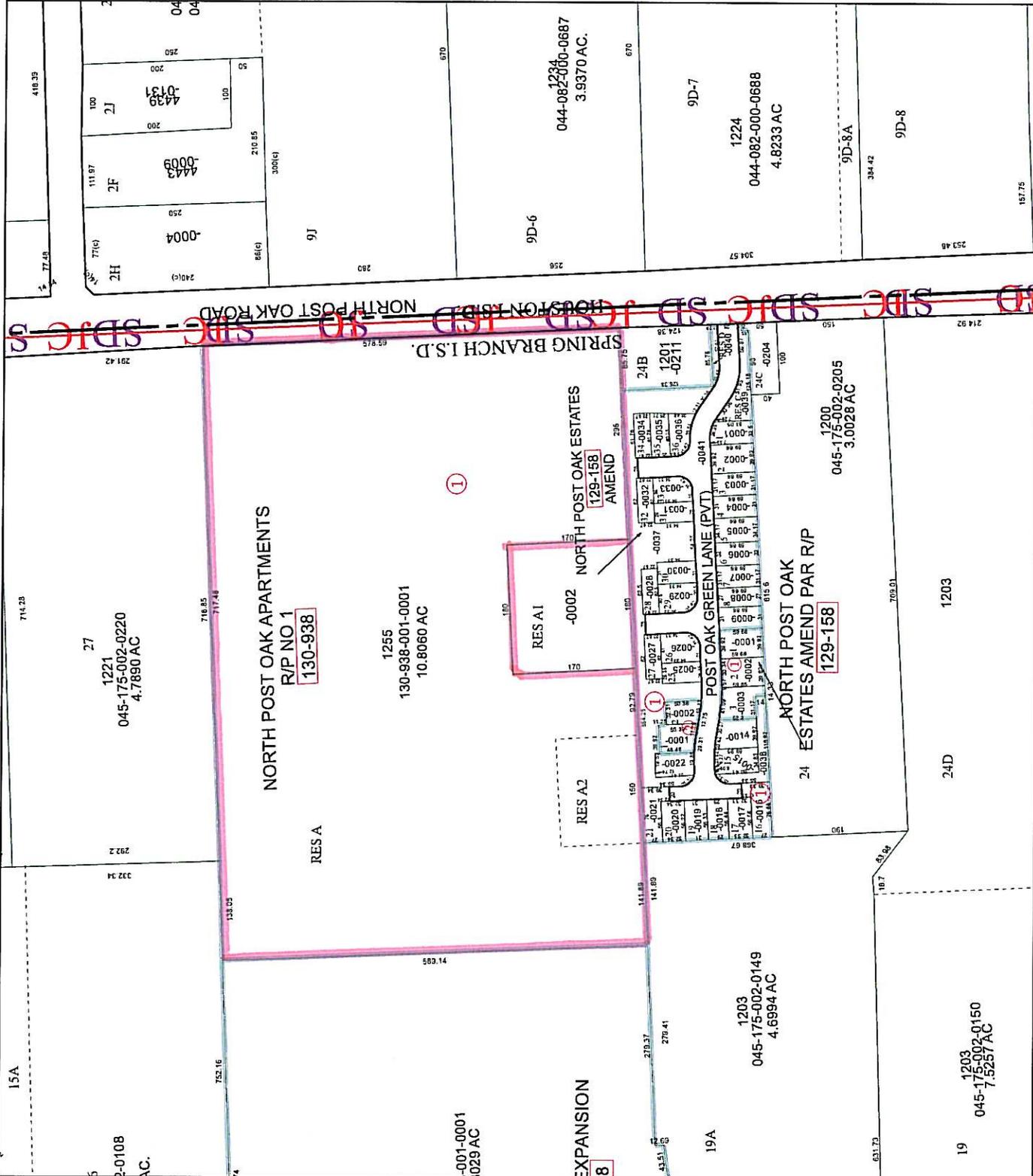


Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

1255 NORTH POST OAK

5158B3



Harris County Appraisal District



PUBLICATION DATE:
1/29/2014

Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.



MAP LOCATION



FACET 5158B

1	2	3	4
5	6	7	8
9	10	11	12

5158B6

5158B11

Notes:

- All bearings are based on the Texas State Plane Coordinate System, South Central Zone.
- This survey was performed in connection with information described in G.F. No. 1033004416, prepared by Fidelity National Title Insurance Company, dated November 5, 2012.
- Restrictions of record as described and recorded under Harris County Clerk's File No. X584495 and on the plat of North Post Oak Apartments recorded under Film Code Nos. 623093 and 635170, of the Map Records of Harris County, Texas, may affect this tract.
- This tract is subject to a Memorandum of Ground Lease, filed under Harris County Clerk's File No. 20070020492, an Assignment of Ground Lease and Option Agreement, filed under Harris County Clerk's File No. 20080481533 and is affected by Estoppel Certificate and Agreement filed under Harris County Clerk's File No. 20080495547.
- Notice of Storm Water Quality Requirements filed under Harris County Clerk's File No. 20090020867.
- Southwestern Bell Telephone Company Easement for Telecommunications Facilities filed under Harris County Clerk's File No. 20090355804.
- Consent to Encroachment filed under Harris County Clerk's File No. 20090355804.
- At the request of the client, no improvements have been shown.
- Boundary calls for the 0.7025 acre tract are based on the description provided in document filed under Harris County Clerk's File No. 20080481533.

I hereby certify that this plat accurately represents the results of an on the ground survey made under my supervision and that it correctly represents the facts found at the time of said survey. All property corners are as shown hereon.



Martin T. Roe
 Martin T. Roe, R.P.L.S. No. 2106
 Date Signed: 11-20-12

**AREA OF RESTRICTIVE COVENANT
 VCP 1982 - EAST PLUME**

SURVEY OF A 3.4711 ACRE TRACT OF LAND BEING ALL OF A 0.7025 ACRE TRACT RETAINED BY HILLCROFT VENTURE OUT OF A CALLED 11.160 ACRE TRACT DESCRIBED IN DEED RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. Y592561, ALSO BEING OUT OF AND A PART OF A CALLED 10.410 ACRE TRACT DESCRIBED IN DEED TO IMF INVESTMENTS 307 LP., FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. 20080481532 AND BEING OUT OF AND A PART OF A TRACT DESCRIBED IN DEED TO 5177 BUILDERS, LTD., FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. X416158, LOCATED IN THE JAMES WHARTON SURVEY, ABSTRACT NO. 870, HARRIS COUNTY, TEXAS.

DATE: 11-20-12 KEY MAP PAGE: 451Z & 491D SCALE: 1"=100'

ROE SURVEYING COMPANY

5019 HARDWAY ST. - HOUSTON, TEXAS 77092 - (713) 957-3311

Copyright © 2012 Roe Surveying Co., Inc.

DRAWN BY: M.T.R. CALC. BY: M.T.R. FILE: VCP-1982-EAST-PLUME.DWG

CLIENT: SUEBA INVESTMENTS

JOB NO. 0810-1859

CALLLED 4.789 ACRE TRACT
 HOUSTON INDUSTRIES PARTNERS, LTD.
 H.C.C.F. NO. R686631

CALLLED 7.009 ACRE TRACT
 SECURITY CAPITAL INDUSTRIAL TRUST
 H.C.C.F. NO. P657349

N87°43'51"E - 717.48'
 F.N.-P.O.C.

N87°50'04"E - 138.05'
 FND. 5/8" I.R.

ORIGINAL HILLCROFT VENTURE
 CALLED 11.160 ACRE TRACT
 H.C.C.F. NO. Y592561

N86°57'10"E - 280.00'

1.9972 ACRES
 IMF INVESTMENTS 307 LP.

10.806 ACRE TRACT
 IMF INVESTMENTS 307 LP.
 H.C.C.F. NO. 20080481532 (10.410 AC.)
 H.C.C.F. NO. 201000468535 (0.396 AC.)

3.4711 ACRES
 AREA OF RESTRICTIVE COVENANT
 VCP 1982 EAST PLUME

N03°02'50"W - 540.00'

N86°57'10"E - 180.00'

0.7025 ACRES
 HILLCROFT VENTURE

S03°02'50"E - 170.00'

S03°02'50"E - 540.00'

FND. 3/4" I.R.
 S86°30'02"W - 141.89'

S86°57'10" W - 180.00'

0.7714 ACRES
 5177 BUILDERS, LTD.

FND. 3/4" I.R.
 S86°57'10"W - 195.00'

YABA INVEST.
 GROUP, INC.
 CALLED 0.2488
 ACRE TRACT
 H.C.C.F. NO.
 20060146186

F.N.-P.O.B.

100.00'

120.00'

120.00'

5177 BUILDERS, LTD.
 H.C.C.F. NO. X416158

S86°57'10"W - 280.00'

CALLLED 8.4902 ACRE TRACT
 SECURITY CAPITAL INDUSTRIAL TRUST
 H.C.C.F. NO. P224086

NORTH POST OAK BOULEVARD
 (80' R.O.W.)

S02°45'08"E - 578.59'

N02°20'48"W - 589.14'
 AWTY SCHOOL EXPANSION
 UNRESTRICTED RESERVE A
 FILM CODE NO. 609174, H.C.M.R.

EXECUTED this the 18th day of September, 2008.

SUEBA INVESTMENTS 309 LP,
a Texas limited partnership

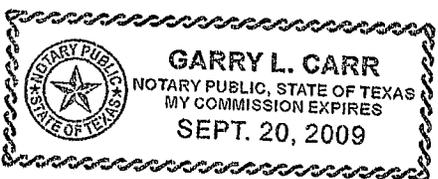
Jar

By: NOBA 309 LLC, a Texas limited liability
company, its sole General Partner

By: *[Signature]*
Name: JOHN LEONARD
Title: Senior Vice President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this the 18th day of September, 2008,
by John Leonard, the Sr. Vice Pres of NOBA 309 LLC, a Texas limited
liability company, acting as the sole General Partner of Sueba Investments 309 LP, a Texas
limited partnership, on behalf of said NOBA 309 LLC, acting on behalf of said Sueba
Investments 309 LP.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

Notary's printed name: _____
My commission expires: _____

EXHIBIT A

TRACT I:

**METES AND BOUNDS DESCRIPTION
OF 10.41 ACRES OF LAND
IN THE JAMES WHARTON SURVEY, A-870
HARRIS COUNTY, TEXAS**

All that certain 10.41 acres of land out of the 11.160 acre tract described in the deed from H & O North Post Oak Lane, Ltd. to Hillcroft Venture, recorded under File No. Y592561, in the Official Public Records of Real Property of Harris County, Texas, and out of the 0.344 acre tract described in the deed from H & O North Post Oak Lane, Ltd. to Hillcroft Venture, recorded under File No. Y592563, in the Official Public Records of Real Property of Harris County, Texas, in the James Wharton Survey, A-870, Harris County, Texas, and more particularly described by metes and bounds as follows: (All bearings based on the Texas State Plane Coordinate System, South Central Zone)

BEGINNING at a 5/8" iron rod found for the northeast corner of said 11.160 acre tract, common to the southeast corner of the 4.789 acre tract described in the deed from TRST Houston, Inc. to Houston Industrial Partners, Ltd., recorded under File No. R686631, in the Official Public Records of Real Property of Harris County, Texas, and the northeast corner of the herein described tract, in the west right-of-way line of North Post Oak Road (80' R.O.W.);

THENCE South 02° 45' 08" East – 578.59', along the east line of said 11.160 acre tract, common to said west right-of-way line, to the southeast corner of the herein described tract, common to the southeast corner of said 11.160 acre tract, and the northeast corner of the 0.2488 acre tract described in the deed from Dorothy Lee Reinbeck to Adel K. Foteh and Marwan K. Foteh, Co-Trustees, recorded under File No. L782006, in the Official Public Records of Real Property of Harris County, Texas, from which a 5/8" iron rod bears South 19° East – 0.24';

THENCE South 86° 57' 10" West – 295.00', along the south line of said 11.160 acre tract, common to the north line of said 0.2488 acre tract, and the north line of the tract of land described in the deed from Barbie B. Jackson, et ux. to 5177 Builders, Ltd., recorded under File No. X416158, in the Official Public Records of Real Property of Harris County, Texas, to a 3/4" iron rod set for an angle corner of the herein described tract;

THENCE North 03° 02' 50" West – 170.00' to an "X" set in concrete for an angle corner of the herein described tract;

THENCE South 86° 57' 10" West – 180.00' to an "X" set in concrete for an angle corner of the herein described tract;

THENCE South 03° 02' 50" East – 170.00' to a 3/4" iron rod set for an angle corner of the herein described tract, in the south line of said 11.160 acre tract, common to the north line of said 5177 Builders, Ltd. tract;

THENCE South 86° 57' 10" West – 92.79', along said common line, to a 3/4" iron rod set for an angle corner of the herein described tract;

THENCE North 03° 02' 50" West – 115.00' to an "X" set in concrete for an angle corner of the herein described tract;

THENCE South 86° 57' 10" West – 150.00' to a 3/4" iron rod set for an angle corner of the herein described tract;

THENCE South 03° 02' 50" East – 115.00' to a 3/4" iron rod set for an angle corner of the herein described tract, common to the northwest corner of said 5177 Builders, Ltd. tract, and the northeast corner of the 8.4902 acre tract described in the deed from Limited Partnership to Security Capital Industrial Trust, recorded under File No. P224086, in the Official Public Records of Real Property of Harris County, Texas, in the south line of aforesaid 0.344 acre tract;

THENCE South 87° 30' 02" West – 141.89', along the north line of said 8.4902 acre tract, common to the south line of said 0.344 acre tract, and the south line of aforesaid 11.160 acre tract, to a 5/8" iron rod found for the southwest corner of said 11.160 acre tract, common to the southeast corner of the 8.3400 acre tract described in the deed from 1255 North Post Oak, Ltd. to 1495 Pop, Inc., recorded under File No. X580133, in the Official Public Records of Real Property of Harris County, Texas, and the southwest corner of the herein described tract;

THENCE North 02° 20' 48" West – 589.14', along the west line of said 11.160 acre tract, common to the east line of said 8.3400 acre tract, to a 5/8" iron rod found for the northwest corner of said 11.160 acre tract, common to the northeast corner of said 8.3400 acre tract, and the northwest corner of the herein described tract, in the south line of the 7.009 acre tract described in the deed from Tom Crow Post Oak (A) Limited to Security Capital Industrial Trust, recorded under File No. P357349, in the Official Public Records of Real Property of Harris County, Texas;

THENCE North 87° 50' 04" East – 138.05', along the north line of said 11.160 acre tract, common to the south line of said 7.009 acre tract, to a 5/8" iron rod found for an angle corner of said 11.160 acre tract, common to the southeast corner of said 7.009 acre tract, common to the southwest corner of aforesaid 4.789 acre tract, and an angle corner of the herein described tract;

THENCE North 87° 43' 51" East – 717.48', continuing along the north line of said 11.160 acre tract, common to the south line of said 4.789 acres tract, to the **POINT OF BEGINNING** of the herein described tract and containing 10.41 acres of land.

Prepared by:
PATE SURVEYORS
a division of
Pate Engineers, Inc.
Job No. 1539-002-01-511



Certification Date
November 21, 2006

TRACT II:

Terms, conditions, provisions, obligations, rights and easements as set forth in Reciprocal Easement Agreement with Covenants, Conditions and Restrictions entered into effective April 30, 2004, by and between 1255 North Post Oak, Ltd. and 1495 POP, Inc., recorded under Harris County Clerk's File No. X584495.

1091999-1

EXHIBIT B

PERMITTED EXCEPTIONS

1. Restrictive covenants and other matters set forth (i) in instrument filed for record with the County Clerk of Harris County, Texas, under County Clerk's File No. X584495 and (ii) on plat of North Post Oak Apartments recorded with the County Clerk of Harris County, Texas, under Film Code No. 623093.
2. An easement 10 feet wide along the easterly 285 feet of the north property line, together with an aerial easement 5 feet wide, located south of and adjoining the aforementioned 10 foot easement, from a plane 20 feet above the ground upward, granted to Houston Lighting & Power Company by Instrument recorded in Volume 3964, Page 193 of the Deed Records of Harris County, Texas, as shown on sketch attached thereto and as shown on that certain survey dated November 21, 2006, last revised September 4, 2008, prepared by Summer Adams, RPLS No. 5684.
3. An easement 10 feet wide along the north property line extending westerly a distance of 966 feet from the westerly end of the above described 10 foot wide easement, together with an aerial easement 5 feet wide, located south of and adjoining the said 10 foot easement, from a plane 20 feet above the ground upward, granted to Houston Lighting & Power Company by instrument recorded in Volume 5962, Page 558 of the Deed Records of Harris County, Texas, as shown on sketch attached thereto and as shown on that certain survey dated November 21, 2006, last revised September 4, 2008, prepared by Summer Adams, RPLS No. 5684.
4. An easement 10 feet wide along the north property line granted to Houston Natural Gas Corporation by instrument recorded in Volume 3983, Page 437 of the Deed Records of Harris County, Texas, as shown on sketch attached thereto and as shown on that certain survey dated November 21, 2006, last revised September 4, 2008, prepared by Summer Adams, RPLS No. 5684.
5. Terms, conditions, provision, obligations, and rights of others in and to those certain easements as set forth in instrument filed for record with the County Clerk of Harris County, Texas, under County Clerk's File No. X584495, and as shown on that certain survey dated November 21, 2006, last revised September 4, 2008, prepared by Summer Adams, RPLS No. 5684.
6. Terms, conditions, provision, obligations, and rights of others in and to Access Easement entered into by and between Sueba Investments 309 LP, a Texas limited partnership, and Hillcroft Venture, a Texas joint venture, to provide access from North Post Oak Road to tracts referred to therein as "East Tract" and "West Tract," set out in agreement filed for record with the County Clerk of Harris County, Texas, under County Clerk's File No. 20070020477.
7. The following easements and building lines created and reflected on plat of North Post Oak Apartments recorded under Film Code No. 623093, Harris County, Texas, and as

shown on that certain survey dated November 21, 2006, last revised September 4, 2008, prepared by Summer Adams, RPLS No. 5684:

- (i) ~~Twenty-eight (28') foot wide Private Drive over and across subject property.~~
- (ii) Five (5) Fire Hydrant Easements ten (10') feet by ten (10') feet and one Fire Hydrant Easement ten (10') feet by thirty (30') feet.
- (iii) Water Line Easement ten (10') feet wide over and across subject property.
- (iv) Water Meter Easement ten (10') feet by twenty (20') feet, located in the southeast corner of subject property.
- (v) Twenty-five (25') foot building set back line, along the east property line.

8. Notice of Storm Water Quality Requirements filed for record with the County Clerk of Harris County, Texas, under County Clerk's File No. 20080216715.

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

FILED
2008 SEP 19 PM 2:02
County Clerk
HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas on

SEP 19 2008



Dorely B. Kayman
COUNTY CLERK
HARRIS COUNTY, TEXAS

Ad valorem taxes and assessments against the Property for the year 2010 shall be paid by Grantee when the same become due and payable.

EXECUTED this 28th day of October, 2010.

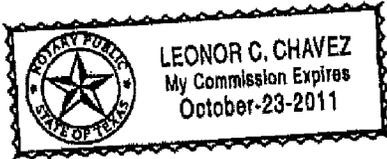
HILLCROFT VENTURE,
a Texas limited partnership

107

By: [Signature]
John Beeson, Managing Venturer

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 28th day of October, 2010, by John Beeson, Managing Venturer of Hillcroft Venture, a Texas joint venture, on behalf of said Hillcroft Venture.



[Signature]
Notary Public in and for the State of Texas

Leonor C. Chavez
Printed or Typed Name of Notary

My Commission Expires: 10-23-11

6080-13-6-13-0809

HOU03:1252030.1

EXHIBIT "A"

**METES AND BOUNDS DESCRIPTION
OF 0.3960 ACRE OF LAND
IN THE JAMES WHARTON SURVEY, A-870
HARRIS COUNTY, TEXAS**

All that certain 0.3960 acre of land out of the 11.160 acre tract described in the deed from H & O North Post Oak Lane, Ltd. to Hillcroft Venture, recorded under File No. Y592561, in the Official Public Records of Real Property of Harris County, Texas, and out of the 0.344 acre tract described in the deed from H & O North Post Oak Lane, Ltd. to Hillcroft Venture, recorded under File No. Y592563, in the Official Public Records of Real Property of Harris County, Texas, in the James Wharton Survey, A-870, Harris County, Texas, and more particularly described by metes and bounds as follows: (All bearings based on the Texas State Plane Coordinate System, South Central Zone) D

COMMENCING at a 5/8" iron rod found for the northeast corner of said 11.160 acre tract, common to the southeast corner of the 4.789 acre tract described in the deed from TRST Houston, Inc. to Houston Industrial Partners, Ltd., recorded under File No. R686631, in the Official Public Records of Real Property of Harris County, Texas, in the west right-of-way line of North Post Oak Road (80' R.O.W.); **THENCE** South 02° 45' 08" East - 578.59', along the east line of said 11.160 acre tract, common to said west right-of-way line, to the southeast corner of said 11.160 acre tract, common to the northeast corner of the 0.2488 acre tract described in the deed from Dorothy Lee Reinbeck to Adel K. Foteh and Marwan K. Foteh, Co-Trustees, recorded under File No. L782006, in the Official Public Records of Real Property of Harris County, Texas, from which a 5/8" iron rod bears South 19° East - 0.24'; **THENCE** South 86° 57' 10" West - 567.79', along the south line of said 11.160 acre tract, common to the north line of said 0.2488 acre tract, and the north line of the tract of land described in the deed from Barbie B. Jackson, et ux. to 5177 Builders, Ltd., recorded under File No. X416158, in the Official Public Records of Real Property of Harris County, Texas, to a 3/4" iron rod set for the southeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE South 86° 57' 10" West - 150.00', along the south line of said 11.160 acre tract, and the south line of aforesaid 0.344 acre tract, common to the north line of said 5177 Builders, Ltd. tract, to a 3/4" iron rod set for the southwest corner of the herein described tract, common to the northwest corner of said 5177 Builders, Ltd. tract, the northeast corner of the 8.4902 acre tract described in the deed from Limited Partnership to Security Capital Industrial Trust, recorded under File No. P224086, in the Official Public Records of Real Property of Harris County, Texas, and an angle corner of said 11.160 acre tract;

THENCE North 03° 02' 50" West - 115.00' to an "X" set in concrete for the northwest corner of the herein described tract;

THENCE North 86° 57' 10" East - 150.00' to a 3/4" iron rod set for the northeast corner of the herein described tract;

HOU03:1252030.1

THENCE South 03° 02' 50" East – 115.00' to the POINT OF BEGINNING of the herein described tract and containing 0.3960 acre of land.

Prepared by:
PATE SURVEYORS
a division of
Pate Engineers, Inc.
Job No. 1539-002-01-511

Certification Date
November 21, 2006

1539-002-01-511

HOU03:1252030.1

EXHIBIT "B"

PERMITTED ENCUMBRANCES

1. Restrictive covenants set forth (i) in instrument filed for record under Clerk's File No. X584495 of the Real Property Records of Harris County, Texas, and (ii) on plat of North Post Oak Apartments recorded under Film Code No. 623093 and 635170 both of the Map Records of Harris County, Texas.
2. Terms, conditions, provisions, obligations, and rights of others in and to the Access Easement entered into by and between Sueba Investments 309 LP, a Texas limited partnership, and Hillcroft Venture, a Texas joint venture, to provide access from North Post Oak Road to Tracts known as "East and West Tracts," set out in agreement filed under Clerk's File No. 20070020477 of the Real Property Records of Harris County, Texas.
3. Easements and building lines created and reflected on plat of North Post Oak Apartments recorded under Film Code No. 635170 of the Map Records of Harris County, Texas, and as shown on that certain survey dated June 16, 2010, prepared by Martin T. Roe, R.P.L.S. No. 2106.
4. Memorandum of Ground Lease dated January 4, 2007, by and between Hillcroft Venture, as Lessor, and Sueba Investments 309 LP, as Lessee, filed for record on January 9, 2007, under Clerk's File No. 20070020484 of the Real Property Records of Harris County, Texas, and subsequently (i) assigned by Assignment of Ground Lease and Option Agreement (West Tract) dated September 18, 2008, by and between Sueba Investments 309 LP, as Assignor, and IMF Investments 307 LP, a Texas limited partnership, as Assignee, filed for record on September 19, 2008, under Clerk's File No. 20080481534 of the Real Property Records of Harris County, Texas, and (ii) affected by Estoppel Certificate and Agreement filed for record on September 30, 2008, under Clerk's File No. 20080495546 of the Real Property Records of Harris County, Texas.
5. Notice of Storm Water Quality Requirements filed for record under Clerk's File No. 20080216715 of the Real Property Records of Harris County, Texas.
6. Agreement for Underground Electric Service, filed for record on January 16, 2009, under Clerk's File No. 20090020867 of the Real Property Records of Harris County, Texas.
7. Southwestern Bell Telephone Company Easement for Telecommunications Facilities filed for record on August 7, 2009, under Clerk's File No. 20090355803 of the Real Property Records of Harris County, Texas.
8. Consent to Encroachment filed for record on August 7, 2009, under Clerk's File No. 20090355804 of the Real Property Records of Harris County, Texas.

HOU03:1252030.1

9. Voluntary Cleanup Program Final Certificate of Completion filed for record on April 20, 2010, under Clerk's File No. 20100155312 of the Real Property Records of Harris County, Texas.
10. Deed of Trust and Security Agreement dated September 18, 2008, executed by IMF Investments 307 LP, to Ben H. Riggs, Trustee, securing the payment of one certain promissory note of even date therewith in the original principal amount of \$38,000,000.00, payable to the order of Compass Bank as therein provided, filed for record on September 19, 2008, under Clerk's File No. 200808481536 in the Official Public Records of Real Property of Harris County, Texas, said promissory note being additionally secured by Assignment of Rents and Leases dated September 18, 2008, filed for record on September 19, 2008, under Clerk's File No. 20070481537 in the Official Public Records of Real Property of Harris County, Texas.

2010 NOV 1 11 30 AM
 HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL
 PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.
 THE STATE OF TEXAS
 COUNTY OF HARRIS
 I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time
 specified herein by me; and was duly RECORDED in the Official Public Records of Real Property of Harris
 County, Texas on

NOV - 1 2010



Dorothy B. Kaufman
 COUNTY CLERK
 HARRIS COUNTY, TEXAS

COUNTY CLERK
 HARRIS COUNTY, TEXAS

Dorothy B. Kaufman

2010 NOV - 1 PM 3:27

FILED

HOU03:1252030.1

EXHIBIT A

The Land

**METES AND BOUNDS DESCRIPTION
OF 0.7025 ACRE OF LAND
IN THE JAMES WHARTON SURVEY, A-870
HARRIS COUNTY, TEXAS**

All that certain 0.7025 acre of land out of the 11.160 acre tract described in the deed from H & O North Post Oak Lane, Ltd. to Hillcroft Venture, recorded under File No. Y592561, in the Official Public Records of Real Property of Harris County, Texas, in the James Wharton Survey, A-870, Harris County, Texas, and more particularly described by metes and bounds as follows: (All bearings based on the Texas State Plane Coordinate System, South Central Zone)

COMMENCING at a 5/8" iron rod found for the northeast corner of said 11.160 acre tract, common to the southeast corner of the 4.789 acre tract described in the deed from TRST Houston, Inc. to Houston Industrial Partners, Ltd., recorded under File No. R686631, in the Official Public Records of Real Property of Harris County, Texas, in the west right-of-way line of North Post Oak Road (80' R.O.W.); **THENCE** South 02° 45' 08" East – 578.59', along the east line of said 11.160 acre tract, common to said west right-of-way line, to the southeast corner of said 11.160 acre tract, common to the northeast corner of the 0.2488 acre tract described in the deed from Dorothy Lee Reinbeck to Adel K. Foteh and Marwan K. Foteh, Co-Trustees, recorded under File No. L782006, in the Official Public Records of Real Property of Harris County, Texas, from which a 5/8" iron rod bears South 19° East 0.24'; **THENCE** South 86° 57' 10" West – 295.00', along the south line of said 11.160 acre tract, common to the north line of said 0.2488 acre tract, and the north line of the tract of land described in the deed from Barbie B. Jackson, et ux. to 5177 Builders, Ltd., recorded under File No. X416158, in the Official Public Records of Real Property of Harris County, Texas, to a 3/4" iron rod set for the southeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE South 86° 57' 10" West – 180.00', along the south line of said 11.160 acre tract, common to the north line of said 5177 Builders, Ltd. tract , to a 3/4" iron rod set for the southwest corner of the herein described tract;

THENCE North 03° 02' 50" West – 170.00' to an "X" set in concrete for the northwest corner of the herein described tract;

THENCE North 86° 57' 10" East – 180.00' to an "X" set in concrete for the northeast corner of the herein described tract;

THENCE South 03° 02' 50" East – 170.00' to the **POINT OF BEGINNING** of the herein described tract and containing 0.7025 acre of land.

Prepared by:
PATE SURVEYORS
a division
Pate Engineers, Inc.
Job No. 1539-002-01-511

Certification Date
November 21, 2006

Appendix B

A description of the current use, and, to the extent known, the anticipated use(s), of the designated property and properties within 500 feet of the boundary of the designated property.

The proposed MSD area is approximately 17.6 combined acres of land located northwest of downtown Houston, Harris County, Texas. Property A (Former McKinley Paper) consists of 6.84 acres (297,976 square feet), and Property B (Former Kvaerner Oilfield Services) consists of 10.80 acres (470,709 square feet). Property A is currently a vacant parcel of land while Property B contains a multi-family residential development. The surrounding area is a mixture of light industrial, commercial and residential properties. **Figure B1** provides a description of the surrounding land use within 500-feet of the site.

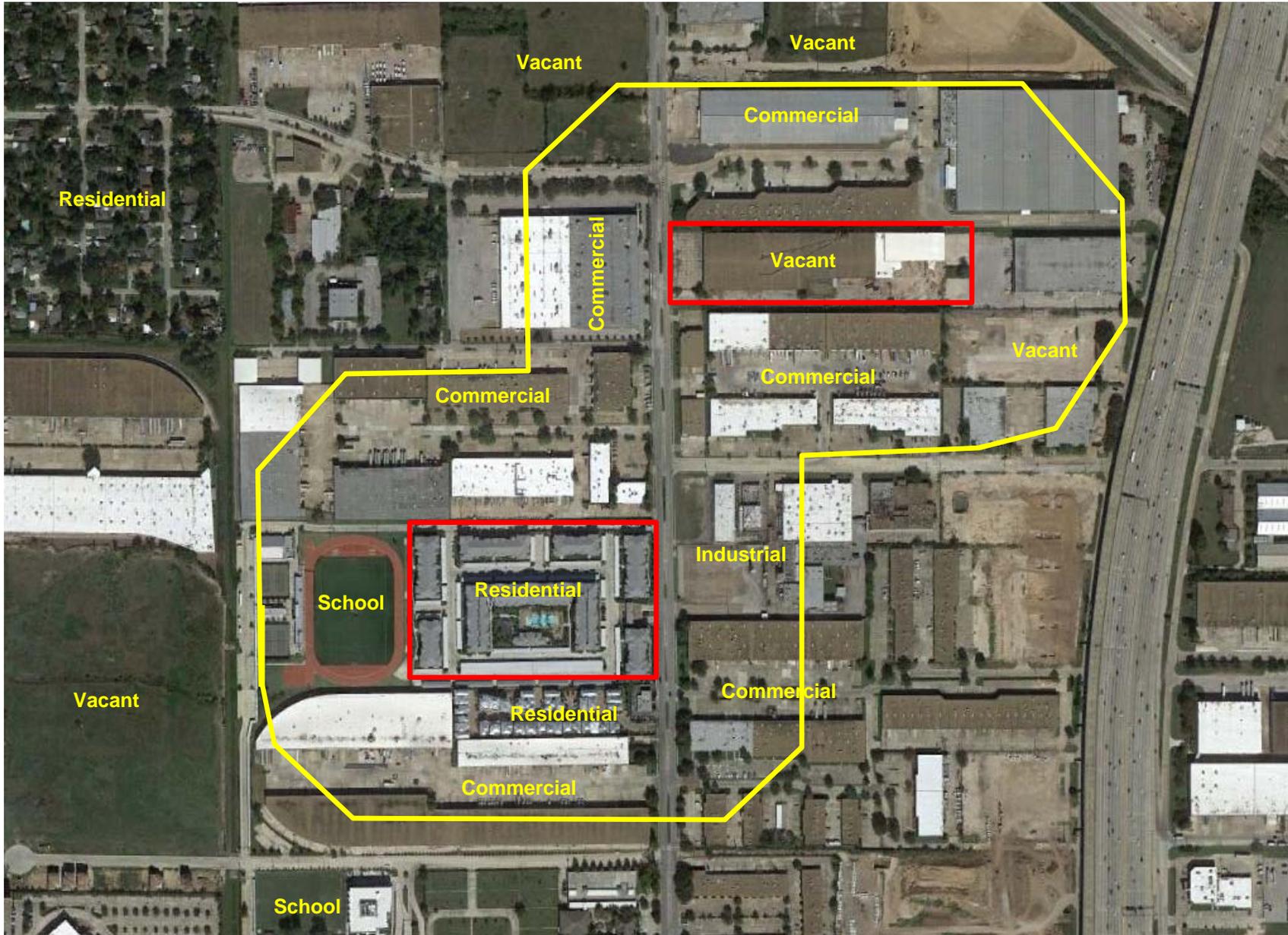
Property A (located at 1300 North Post Oak Road) has historically been occupied by paper or printing related industries since the 1950's including St. Joe Paper Company, St. Joe Container, Box USA Group, and most recently, McKinley Container, L.P. Property B (located at 1255 North Post Oak Road) has historically been occupied by Cameron Iron Works; followed by several oilfield service companies including National Oil Well Company and Kvaerner. Currently, Property A is a vacant property while Property B has been redeveloped with multi-family residential housing (**Figure B1**). The proposed future use of Property A is multi-family residential housing, while the future use of Property B will remain the same. The following bullets list the uses of the adjacent properties of each parcel.

Property A – 1300 North Post Oak Road

- North – an industrial warehouse business park followed by Westview Drive.
- East – a TxDOT stormwater detention basin followed by Interstate 610.
- South – an industrial warehouse business park followed by West 12th Street.
- West – North Post Oak Road followed by warehouse properties.

Property B – 1255 North Post Oak Road

- North – a commercial warehouse business park followed by West 12th Street.
- East – North Post Oak Road followed by commercial warehouse properties and ATI Firth Streling manufacturing facility.
- South – a residential townhome development followed by a warehouse distribution center.
- West – Awty International School athletic fields followed by vacant property.



Property Boundary

 500-ft Radius



Approximate Scale (ft)

InControl Technologies, Inc.
 3845 Cypress Creek Parkway, Suite 195
 Houston, Texas 77068
 (281) 580-8892 FAX (281) 580-8853

Surrounding Property Map

Beeson Properties

LOCATION:
 1300 and 1255 North Post Oak.
 Houston, TX 77055

DETAILED:	PM:	PROJECT NO.:	FIGURE:
12/4/13	JB	299-118	B1

CHECKED:

Appendix C

A site map showing:

- a. The location of the designated property.
- b. The topography of the designated property as indicated on publicly available sources, which must note the watershed including the nearest surface water body and whether the designated property is located in a floodplain or floodway, as those terms are defined in Chapter 19 of the Code of Ordinances.
- c. The detected area of groundwater contamination.
- d. The location of all soil sampling locations and all groundwater monitoring wells.
- e. Groundwater gradients, to the extent known, and direction of groundwater flow.
- f. The ingestion protective concentration level exceedence zone for each contaminant of concern, to the extent known.
- g. Depth to groundwater for each affected zone.

The following is a listing of figures included in **Appendix C**.

Figure C1 – Topographic Map

Figure C2 – Flood Plain and Watershed Map

Figure C3 – Groundwater PCLE Zone (Property A)

Figure C4 – Groundwater PCLE Zone (Property B)

Figure C5-1 – Soil Sample Location Map (Property A)

Figure C5-2 – Groundwater Sample Location Map (Property A)

Figure C6-1 – Soil Sample Location Map (Property B)

Figure C6-2 – Groundwater Sample Location Map (Property B)

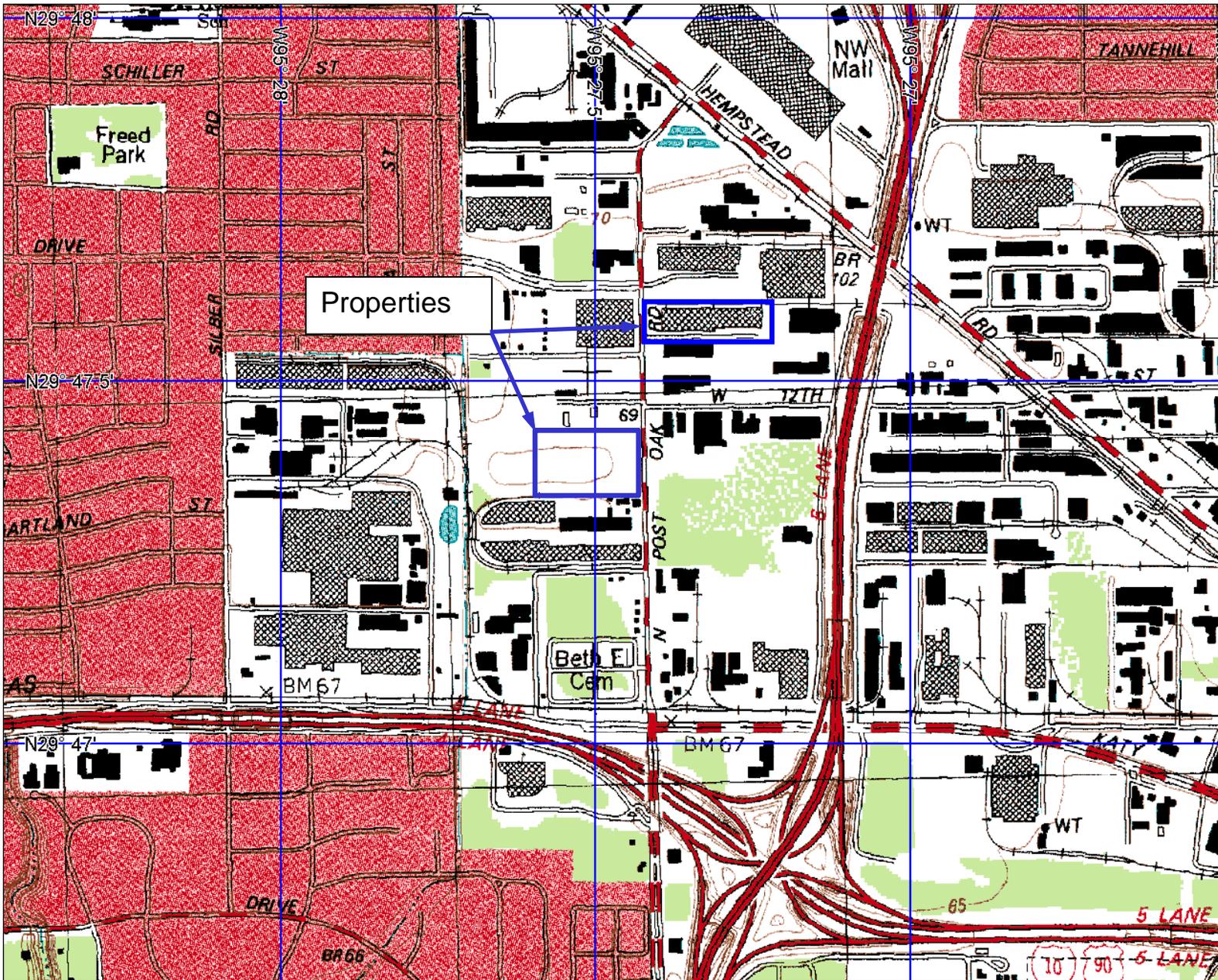
Figure C7 – Groundwater Gradient Map (Property A)

Figure C8 – Groundwater Gradient Map (Property B)

The subject property is located within the Buffalo Bayou watershed and the property is not located within the 100-year floodplain (**Figure C2**).

Figures C3 and C4 depict the groundwater PCLE zones within the proposed MSD boundary. These zones were developed based on environmental samples collected from both soil and groundwater. **Figures C5 and C6** show the locations of the soil and groundwater samples. Groundwater in this area of Houston tends to flow towards the south – southeast towards Buffalo Bayou (**Figures C7 and C8**). The primary chemicals of concern (COCs) are 1,1-DCE, and vinyl chloride (**Figure C3 and C4**).

Based on a review of boring logs, the first groundwater bearing unit is encountered at a depth of approximately 20 feet below ground surface (ft bgs). The bottom of the shallow groundwater bearing unit is estimated at approximately 40-ft bgs for the 1300 North Post Oak property. However, for the 1255 North Post Oak property, refusal was encountered at approximately 30-ft bgs from a cemented sand layer. The first groundwater bearing unit is underlain by a stiff sandy clay unit at 1300 North Post Oak.



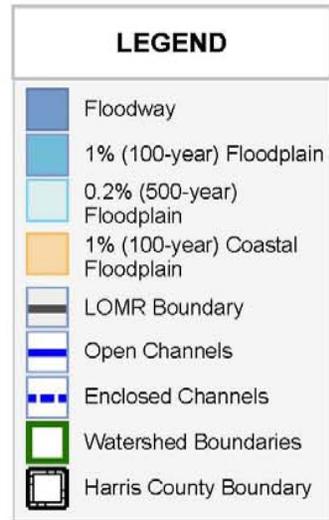
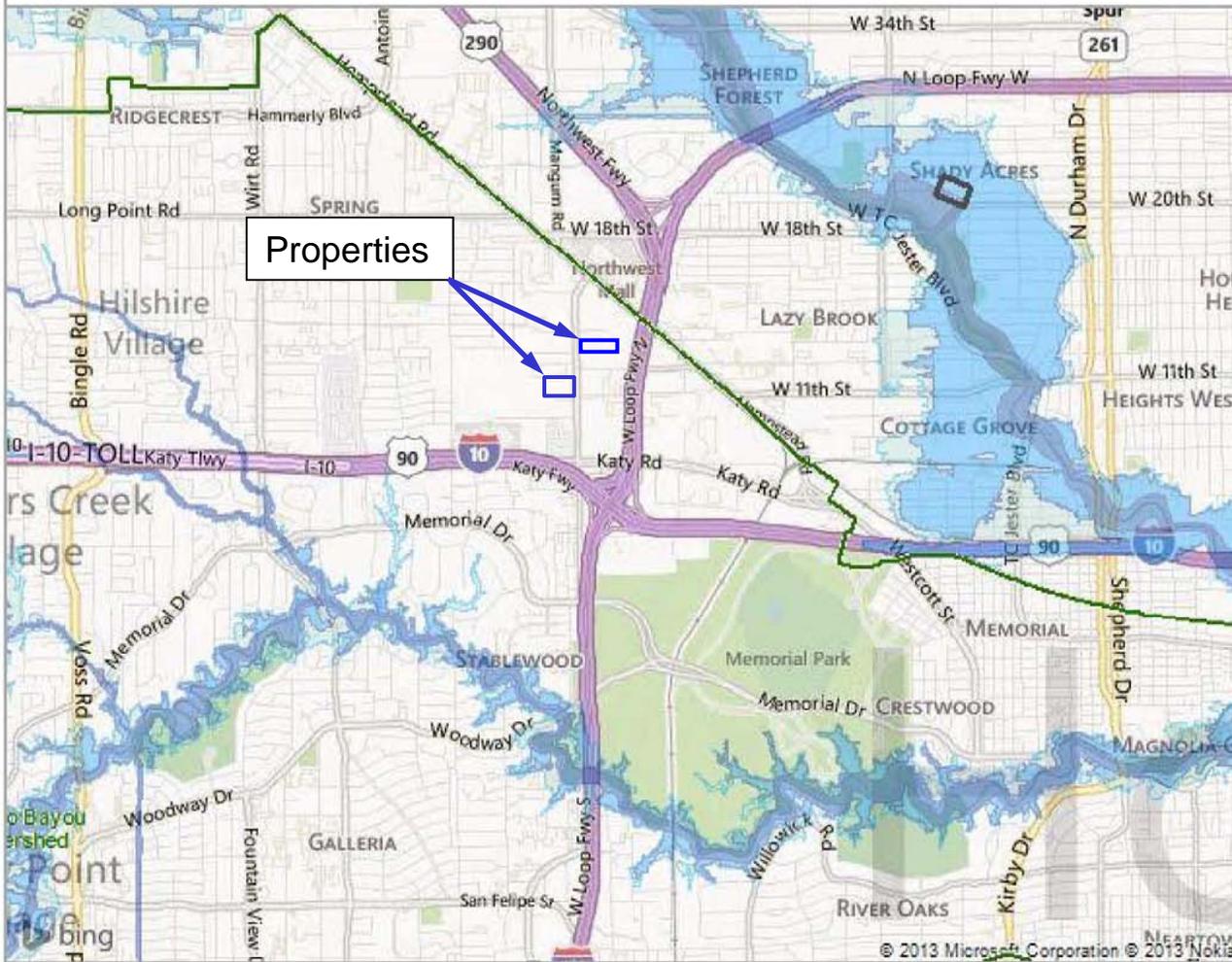
3-D TopoQuads Copyright © 1999 DeLorme Yarmouth, ME 04096 Source Data: USGS 350 ft Scale: 1 : 12,900 Detail: 13-0 Datum: WGS84

Houston Heights, Texas USGS 7.5-minute Quadrangle Map

Property Boundary

InControl Technologies, Inc. 3845 Cypress Creek Parkway, Suite 195 Houston, Texas 77068 (281) 580-8892 FAX (281) 580-8853	Topographic Map	Beeson Properties	LOCATION: 1300 and 1255 North Post Oak. Houston, TX 77055		CHECKED:
			DETAILED: 12/4/13	PM: JB	PROJECT NO: 299-118

Flood Education Mapping Tool



1 in = 5224 ft
(1 : 62684.61)



DISCLAIMER: The Harris County Flood Control District's Flood Education Mapping Tool is for general information purposes only and may not be suitable for legal, engineering or surveying purposes. The floodplains shown on this mapping tool are those delineated on the Federal Emergency Management Agency's (FEMA) effective Flood Insurance Rate Map (FIRM or floodplain map) for Harris County that was adopted in 2007, as well as updates that have been made through a Letter of Map Revision (LOMR) since 2007. This mapping tool is not an effective FIRM. The effective FIRM is produced, maintained and published by FEMA and not by the Harris County Flood Control District. Please visit FEMA's Map Service Center at www.msc.fema.gov to view the effective FIRM for Harris County. For an official floodplain determination, please contact an insurance agent or mortgage lender. This map is a representation and approximation of the relative location of geographic information, land marks and physical addresses.

<p>InControl Technologies, Inc. 3845 Cypress Creek Parkway, Suite 195 Houston, Texas 77068 (281) 580-8892 FAX (281) 580-8853</p>	<p>Flood Plain and Watershed Map</p>	<p>Beeson Properties</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">LOCATION: 1300 and 1255 North Post Oak Houston, TX 77055</td> <td>CHECKED:</td> </tr> <tr> <td>DETAILED: 12/4/13</td> <td>PM: JB</td> <td>PROJECT NO: 299-118</td> </tr> <tr> <td colspan="2"></td> <td>FIGURE: C2</td> </tr> </table>	LOCATION: 1300 and 1255 North Post Oak Houston, TX 77055		CHECKED:	DETAILED: 12/4/13	PM: JB	PROJECT NO: 299-118			FIGURE: C2
LOCATION: 1300 and 1255 North Post Oak Houston, TX 77055		CHECKED:										
DETAILED: 12/4/13	PM: JB	PROJECT NO: 299-118										
		FIGURE: C2										

North Post Oak Road



Former McKinley Paper Warehouse

VCP No. 2526

Proposed Limits of Detention Pond

TxDOT (Former DiMare' Fresh)

MW-1

MW-2

MW-6

MW-4

MW-3

TxDOT (Former Clear Channel Outdoors)



Post Oak Business Center

TMW-9

TMW-5

TMW-10

TMW-7

TMW-8

TMW-11

Proposed Feeder Road

Edge of Proposed Freeway

West 12th Street

0 150 300



Approximate Scale (Feet)

InControl Technologies, Inc.
3845 Cypress Creek Pkwy; Suite 195
Houston, Texas 77068
(281) 580-8892 FAX (281) 580-8853

Groundwater PCLE Zone Map
VCP No. 2526

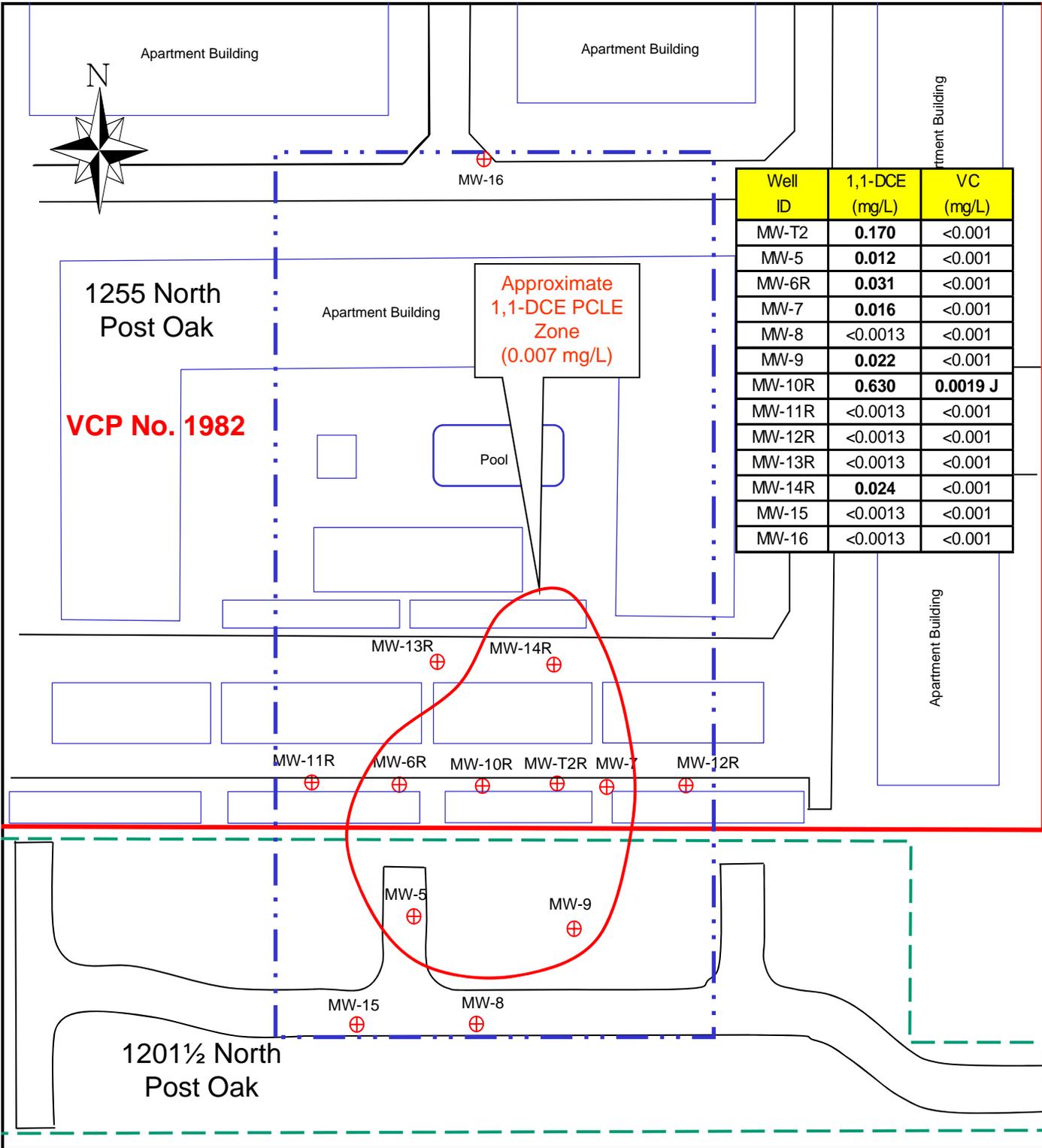
CLIENT: Beeson Properties PM:

LOCATION: 1300 N. Post Oak Houston, Texas CHECKED:

DETAILED: 10/11/13 DESIGNED: JB PROJECT NO: 299-111 FIGURE: C3

LEGEND:

-  Property Boundary
-  Historical Plume
-  1,1-DCE PCLE Zone
-  Monitoring Well
-  Former Monitoring Well
-  Temporary Monitoring Locations



Well ID	1,1-DCE (mg/L)	VC (mg/L)
MW-T2	0.170	<0.001
MW-5	0.012	<0.001
MW-6R	0.031	<0.001
MW-7	0.016	<0.001
MW-8	<0.0013	<0.001
MW-9	0.022	<0.001
MW-10R	0.630	0.0019 J
MW-11R	<0.0013	<0.001
MW-12R	<0.0013	<0.001
MW-13R	<0.0013	<0.001
MW-14R	0.024	<0.001
MW-15	<0.0013	<0.001
MW-16	<0.0013	<0.001

Approximate
1,1-DCE PCLE
Zone
(0.007 mg/L)

VCP No. 1982

North Post Oak Road

LEGEND:

- Property Boundary
- MW-10 Monitoring Well
- Iso-Concentration Contour
- Affected Property Boundary

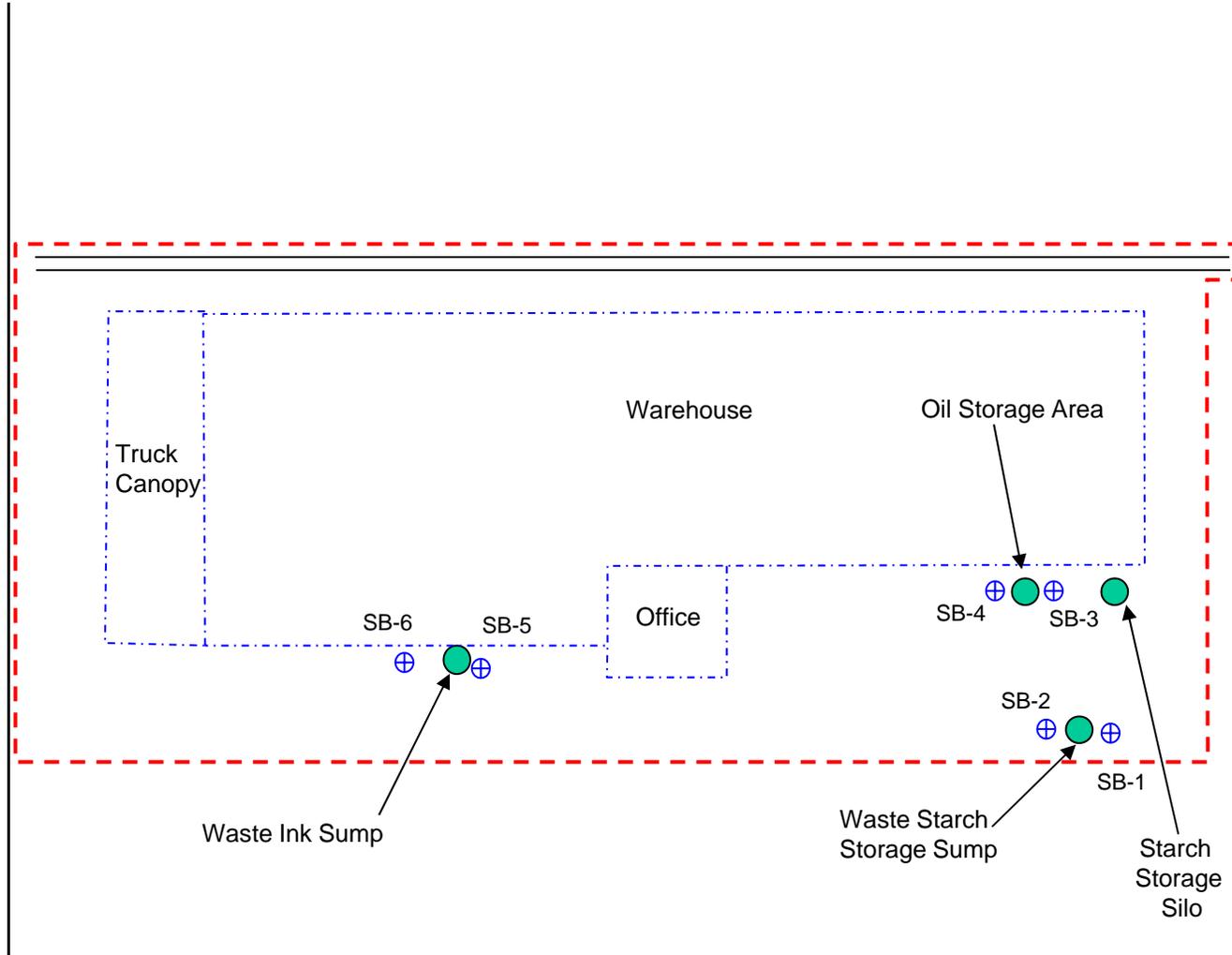


InControl Technologies, Inc.
 3845 Cypress Creek Pkwy, Suite 195
 Houston, Texas 77068
 (281) 580-8892 FAX (281) 580-8853

**Groundwater PCLE Zone Map
VCP No. 1982**

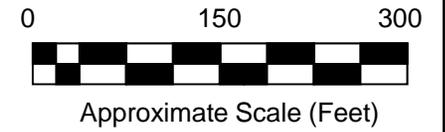
CLIENT: Beeson Properties		PM:
LOCATION: 1255 N. Post Oak Houston, Texas		CHECKED:
DETAILED: 7/29/11	DESIGNED: JB	PROJECT NO: 299-111
		FIGURE: C4

North Post Oak Road



LEGEND:

-  Property Boundary
-  Boring Location



InControl Technologies, Inc.
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Houston, Texas 77068
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**Soil Sample Locations –
1300 North Post Oak**

CLIENT:	Beeson Properties	PM:	
LOCATION:	1300 N. Post Oak Houston, Texas	CHECKED:	
DETAILED:	DESIGNED:	PROJECT NO:	FIGURE:
10/10/05	JB	299-118	C5-1

North Post Oak Road



Former McKinley Paper Warehouse

VCP No. 2526

SB-1/
MW-1

MW-2

MW-4

SB-3/
MW-3

MW-6

Proposed Limits of Detention Pond

TxDOT (Former DiMare' Fresh)



Post Oak Business Center

TMW-9

TMW-5

TMW-10

TMW-7

TMW-8

TxDOT (Former Clear Channel Outdoors)

TMW-11

Proposed Feeder Road

Edge of Proposed Freeway

West 12th Street

0 150 300



Approximate Scale (Feet)

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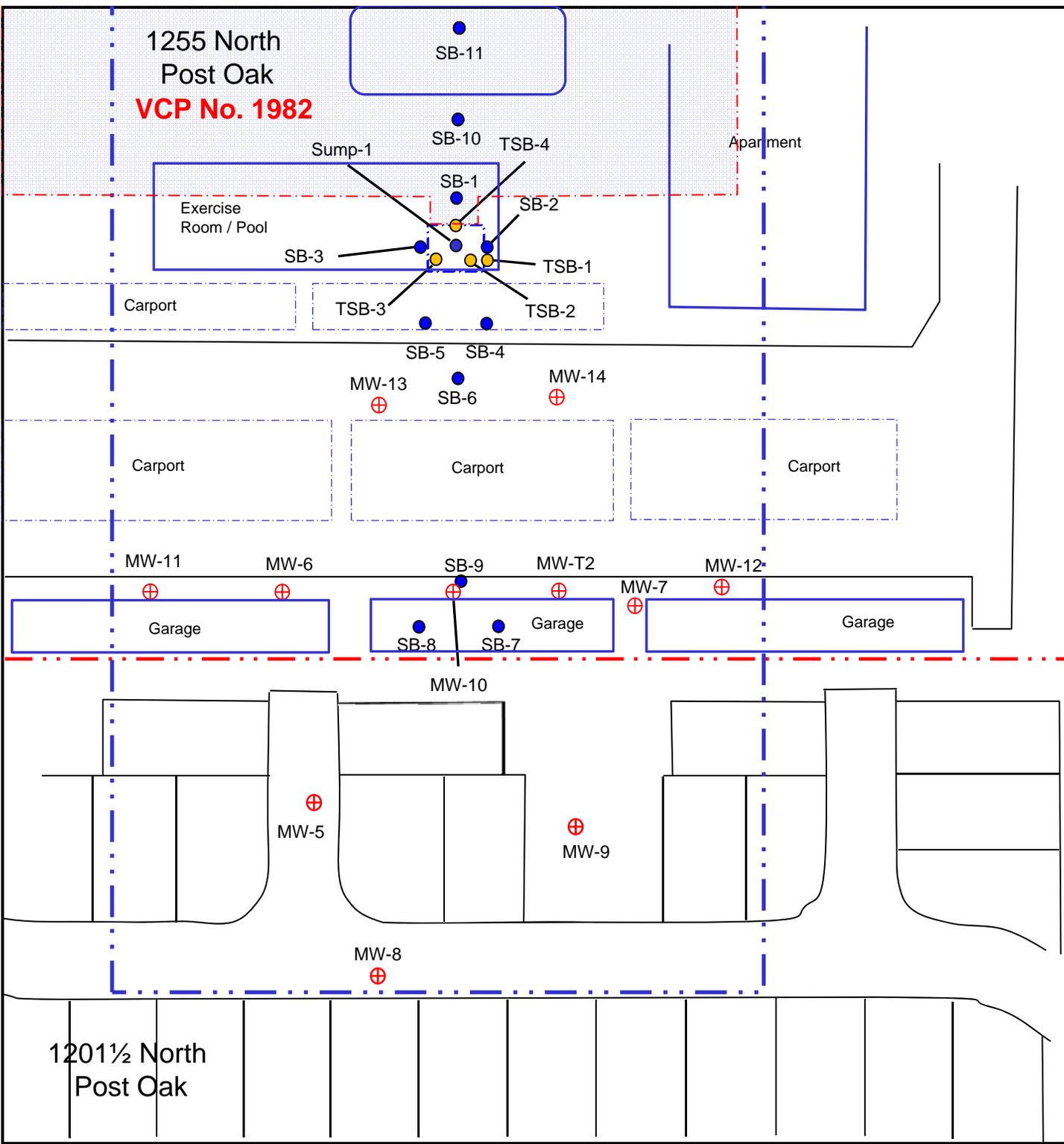
Groundwater Sample Locations – 1300 North Post Oak

CLIENT:	Beeson Properties		PM:
LOCATION:	1300 N. Post Oak Houston, Texas		CHECKED:
DETAILED:	DESIGNED:	PROJECT NO.:	FIGURE:
10/11/13	JB	299-118	C5-2

LEGEND:

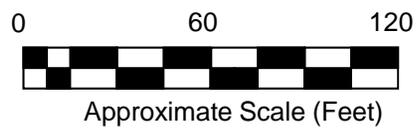
-  Property Boundary
-  Monitoring Well
-  Former Monitoring Well
-  Temporary Monitoring Locations

1255 North Post Oak
VCP No. 1982



LEGEND:

-  Property Boundary
-  Monitoring Well
-  Soil Borings (InControl)
-  Soil Borings (Terracon)
-  Building Foundations
-  Former Building Foundation

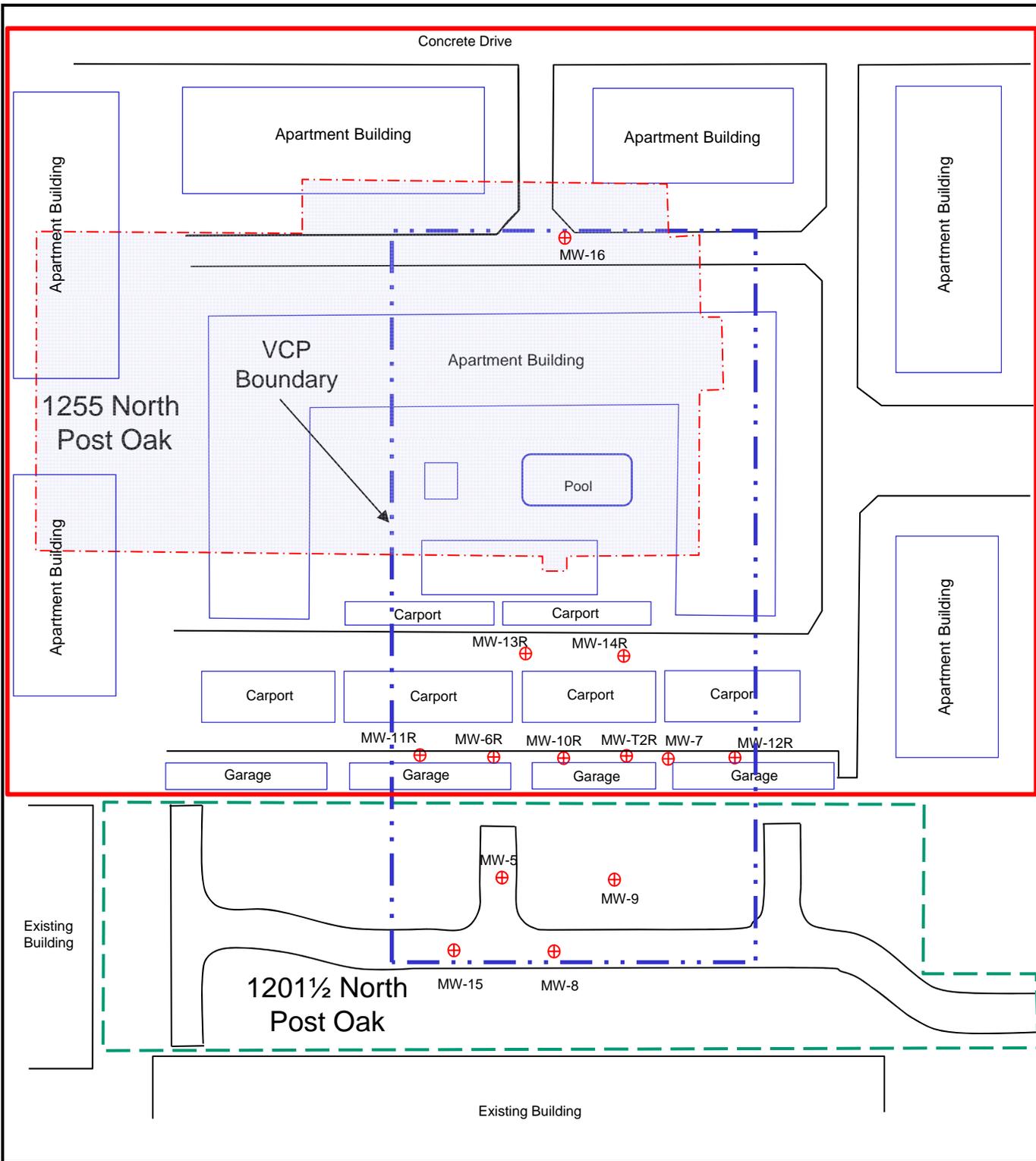


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**Soil Sample Locations –
 1255 North Post Oak**

CLIENT: Beeson Properties		PM:
LOCATION: 1255 N. Post Oak Houston, Texas		CHECKED:
DETAILED: 12/29/08	DESIGNED: JB	PROJECT NO: 299-118
		FIGURE: C6-1

1201½ North Post Oak



North Post Oak Road

LEGEND:

- Property Boundary
- Monitoring Well
- Building Foundations
- Historical Building Foundation



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Groundwater Sample Locations – 1255 North Post Oak

CLIENT:	Beeson Properties		PM:
LOCATION:	1255 N. Post Oak Houston, Texas		CHECKED:
DETAILED:	DESIGNED:	PROJECT NO:	FIGURE:
6/24/09	JB	299-118	C6-2

VCP No. 2526

83.50

MW-1
(83.63)

TxDOT Property
(DiMare ' Fresh Produce)

83.25

MW-2
(83.36)

MW-4
(83.23)

MW-3
(83.19)

MW-6
(83.17)

Post Oak
Business
Center

MW-5
(83.11)

83.0

TxDOT Property
(Former Clear
Channel Outdoors)

MW-7
(82.93)

82.75

MW-8
(82.74)

LEGEND:

 Property Boundary

 MW-2 Monitoring Well



0 60 120



Approximate Scale (Feet)

InControl Technologies, Inc.

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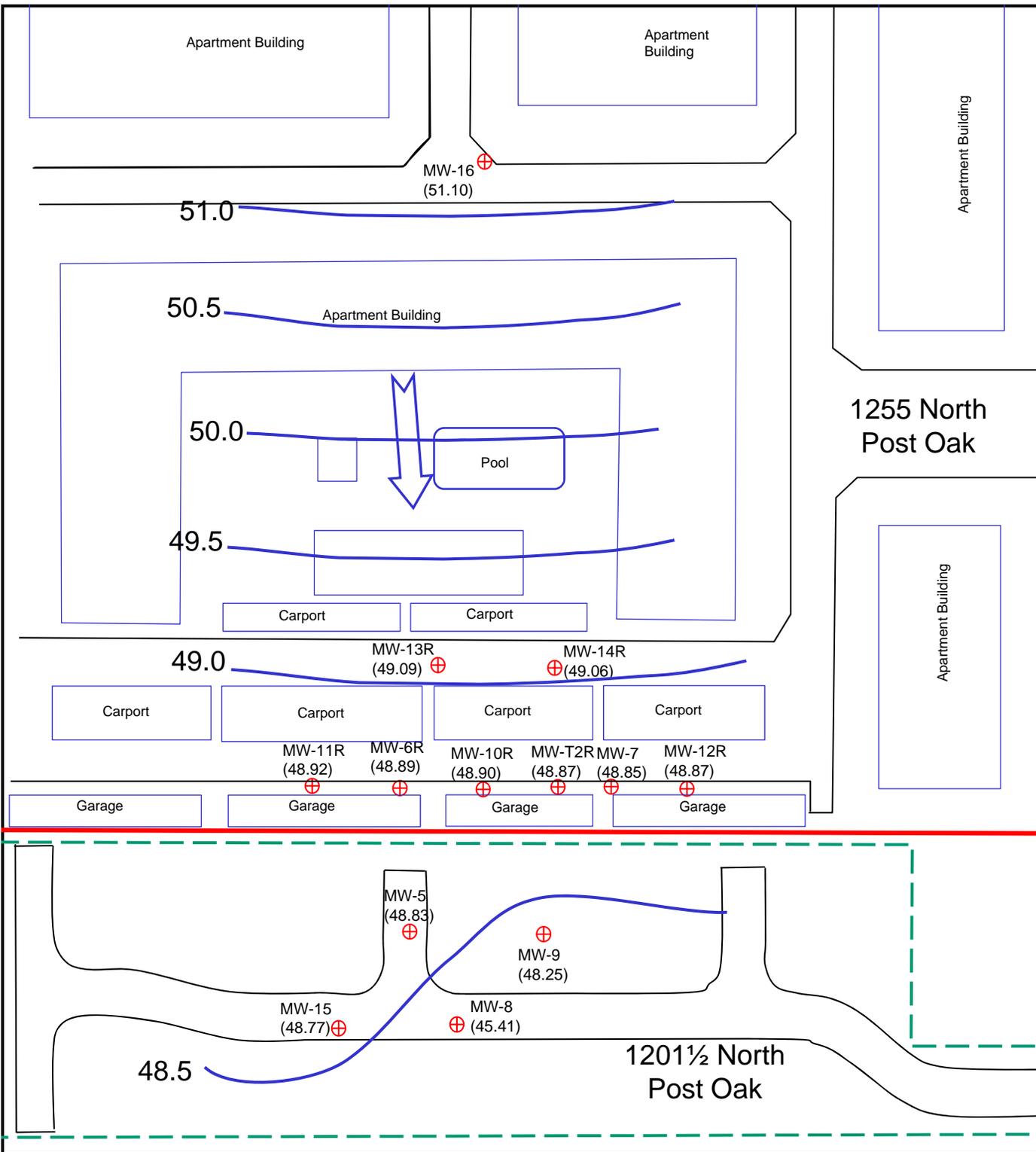
Groundwater Gradient Map

March 2012

1300 North Post Oak

CLIENT:	Beeson Properties	PM:	
LOCATION:	1300 N. Post Oak Houston, Texas	CHECKED:	
DETAILED:	DESIGNED:	PROJECT NO.:	FIGURE:
4/2/11	JB	299-118	C7





North Post Oak Road

- LEGEND:**
- Property Boundary
 - MW-10 Monitoring Well



InControl Technologies, Inc.
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 Houston, Texas 77068
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Groundwater Gradient Map
July 2011
1255 North Post Oak

CLIENT: Beeson Properties		PM:
LOCATION: 1255 N. Post Oak Houston, Texas		CHECKED:
DETAILED: 8/18/11	DESIGNED: JB	PROJECT NO: 299-118
		FIGURE: C8

Appendix D

For each contaminant of concern within the ingestion protective concentration level exceedance zone provide the following:

- a. A description of the ingestion protective concentration level exceedance zone and the non-ingestion protective concentration level exceedance zone, including a specification of the horizontal area and the minimum and maximum depth below ground surface.
- b. The level of contamination, the ingestion protective concentration level, and the non-ingestion protective concentration level, all expressed as mg/L units.
- c. Its basic geochemical properties (e.g. whether the contaminant of concern migrates with groundwater, floats, or is soluble in water).

A) Groundwater PCLE Zone – A review of recent groundwater sampling data indicates that the COCs that currently exceed the Tier 1 $^{GW}GW_{Ing}$ PCLs are 1,1-dichloroethene (1,1-DCE), and vinyl chloride (VC) for 1300 North Post Oak (Property A) and 1,1-DCE for 1255 North Post Oak (Property B). PCLE zones are depicted on **Figures C3 and C4** and are discussed in more detail below. The area of affected groundwater is delineated to the greatest extent possible (**Figures C3 and C4**).

According to the most recent groundwater data, the plumes appear to be stable. Groundwater data suggests a significant amount of natural attenuation has occurred, including bioattenuation. The reduction in concentrations and the presence of the breakdown compound (VC) indicate natural attenuation is actively occurring. In addition, the decline in concentration from the historical source areas to the downgradient edge of the plume suggests that the concentrations are effectively attenuating and the plume is not expanding. A comparison of the groundwater sampling results with applicable non-ingestion protective concentration levels ($^{Air}GW_{Inh-v}$) indicates that none of the groundwater samples reported a COC concentration above the $^{Air}GW_{Inh-v}$ PCL. Therefore, based on the recent groundwater monitoring results, there is no non-ingestion protective concentration level exceedance zone within the proposed MSD boundary.

Based on a review of boring logs, the first groundwater bearing unit is encountered at a depth of approximately 20 feet below ground surface (ft bgs). The bottom of the shallow groundwater bearing unit is estimated at approximately 40-ft bgs for the 1300 North Post Oak property. However, for the 1255 North Post Oak property, refusal was encountered at approximately 30-ft bgs from a cemented sand layer. The first groundwater bearing unit is underlain by a stiff sandy clay unit at 1300 North Post Oak.

B) Groundwater Data Ingestion PCL Exceedances – The following tables represent the groundwater ingestion PCL exceedances that were reported from the most recent monitoring event:

Table D1 – Groundwater Ingestion PCL Exceedances – 1300 North Post Oak

Monitoring Well ID	Sample Date	1,1-DCE (mg/L)	VC (mg/L)
Tier 1 ^{GW} GW _{Ing} PCLs		0.007	0.002
Tier 1 ^{Air} GW _{Inh-V} PCLs		1,700	3.8
MW-2	6/25/13	0.022	0.011
MW-3	6/25/13	<0.0006	<0.0005
MW-4	6/25/13	0.0031 J	0.00054 J
TMW-5	6/24/13	0.031	0.0072
MW-6	6/25/13	0.015	0.0023
TMW-7	6/24/13	0.0039 J	0.0013 J
TMW-8	6/24/13	<0.0006	<0.0005
TMW-9	6/24/13	0.0031 J	<0.0005
TMW-10	6/24/13	<0.0006	<0.0005
TMW-11	6/24/13	<0.0006	<0.0005

Notes – Values in **Bold** exceed the ^{GW}GW_{Ing} PCL (ingestion PCLE)

Values in **Bold Italics** exceed the ^{Air}GW_{Inh-V} PCL (non-ingestion PCLE)

Groundwater COC concentrations tabulated above are less than the ^{Air}GW_{Inh-V} non-ingestion PCL. Therefore, based on the monitoring data there is no non-ingestion PCLE zone on the subject property.

Table D2 – Groundwater Ingestion PCL Exceedances – 1255 North Post Oak

Monitoring Well ID	Sample Date	1,1-DCE (mg/L)	VC (mg/L)
Tier 1 ^{GW} GW _{Ing} PCLs		0.007	0.002
Tier 1 ^{Air} GW _{Inh-v} PCLs		1,700	3.8
MW-T2(R)	7/12/11	0.170	<0.001
MW-5	7/12/11	0.012	<0.001
MW-6(R)	7/12/11	0.031	<0.001
MW-7	7/12/11	0.016	<0.001
MW-8	7/12/11	<0.0013	<0.001
MW-9	7/12/11	0.022	<0.001
MW-10(R)	7/12/11	0.630	0.0019 J
MW-11(R)	7/12/11	<0.0013	<0.001
MW-12(R)	7/12/11	<0.0013	<0.001
MW-13(R)	7/12/11	<0.0013	<0.001
MW-14(R)	7/12/11	0.024	<0.001
MW-15	7/12/11	<0.0013	<0.001
MW-16	7/12/11	<0.0013	<0.001

Notes – Values in **Bold** exceed the ^{GW}GW_{Ing} PCL (ingestion PCLE)

Values in **Bold Italics** exceed the ^{Air}GW_{Inh-v} PCL (non-ingestion PCLE)

Groundwater COC concentrations tabulated above are less than the ^{Air}GW_{Inh-v} non-ingestion PCL. Therefore, based on the monitoring data there is no non-ingestion PCLE zone on the subject property.

C) Groundwater COCs – The chemicals of concern (COCs) detected in groundwater samples (1,1-DCE, vinyl chloride and other minor constituents) are associated with historic operations within the proposed MSD boundary. The chemicals of concern are classified as chlorinated solvents which are characterized by their high volatilities, high densities, low viscosities, low interfacial tension, low absolute solubilities, high relative solubilities, low partitioning to soil materials and low degradability. Chlorinated solvents dissolve in water at low concentrations but once the groundwater has reached the saturation limit for that compound, the chlorinated solvent form a separate phase in equilibrium with the water. Because chlorinated solvents have higher densities relative to water, the separate phase may “sink” if a sufficient mass is present. These compounds are referred to as “dense non-aqueous phase liquids” (DNAPLs). Historically, DNAPL has not been identified in any of the monitor wells within the groundwater monitor well network and is not expected to be present at this site given the relatively low concentration of chlorinated solvents detected in groundwater.

Based on the field observations and laboratory results, it appears that the groundwater COCs on the subject property are dissolved in the shallow groundwater.

Appendix E

A table displaying the following information for each contaminant of concern, to the extent known:

- a. The maximum concentration level for soil and groundwater, the ingestion protective concentration level, and the non-ingestion protective concentration level, all expressed as mg/L units.
- b. The critical protective concentration level without the municipal setting designation, highlighting any exceedences.

Appendix E contains tables summarizing the concentration levels for the primary chemicals of concern in soil and groundwater for the two properties. The tables include the concentration level, the ingestion protective concentration limits ($^{GW}Soil_{ing}$ for soil and $^{GW}GW_{ing}$ for groundwater), the non-ingestion protective concentration limits for soil ($^{Tot}Soil_{Comb}$ and $^{Air}Soil_{Inh-v}$) and groundwater ($^{Air}GW_{Inh-v}$), the critical protective concentration limits assuming no MSD is in place ($^{GW}Soil_{ing}$ for soil and $^{GW}Soil_{ing}$ for groundwater), and the critical PCLs assuming that an MSD is in place ($^{Tot}Soil_{Comb}$ for soil and $^{Air}GW_{Inh-v}$ for groundwater).

Table E1 is a summary of Volatile Organic Compounds (VOCs) in Soil for 1300 North Post Oak.

Table E2 is a summary of Volatile Organic Compounds (VOCs) in Groundwater for 1300 North Post Oak.

Table E3 is a summary of Volatile Organic Compounds (VOCs) in Soil for 1255 North Post Oak.

Table E4 is a summary of Volatile Organic Compounds (VOCs) in Groundwater for 1255 North Post Oak.

Table E-1
Summary of Organic Results in Soil
McKinley Container
1300 North Post Oak Road
Houston, Texas

Sample ID	Sample Depth	Date	PCE (mg/kg)	TCE (mg/kg)	cis-1,2-DCE (mg/kg)	VC (mg/kg)	MeCL (mg/kg)
Tier 1^{Tot}Soil_{Comb} PCL			450	18	250	3.7	480
Tier 1^{GW}Soil_{Ing} PCL			0.050	0.034	0.248	0.022	0.013
Tier 1^{Air}Soil_{Inh-v} PCL			940	31	920	43	13,000
SB-1	4	9/30/05	<0.005	<0.005	<0.005	<0.010	<0.005
	14	9/30/05	<0.005	<0.005	<0.005	<0.010	<0.005
SB-2	4	9/30/05	<0.005	<0.005	<0.005	<0.010	<0.005
SB-3	4	9/30/05	<0.005	<0.005	0.011	<0.010	0.005
	15	9/30/05	<0.005	<0.005	0.007	<0.010	<0.005
SB-4	4	9/30/05	<0.005	<0.005	<0.005	<0.010	<0.005
SB-5	4	9/30/05	<0.005	<0.005	<0.005	<0.010	<0.005
SB-6	4	9/30/05	<0.005	<0.005	<0.005	<0.010	<0.005

Samples analyzed by EPA Method 8260
Only constituents detected in at least one sample are presented.

Sample ID	Depth	Date	Total Petroleum Hydrocarbons			
			C6-C12 (mg/Kg)	C12-C28 (mg/Kg)	C28-C35 (mg/Kg)	Total TPH (mg/Kg)
Tier 1^{Tot}Soil_{Comb} PCL			1,600	1,900	1,900	---
Tier 1^{GW}Soil_{Ing} PCL			20	200	3,700	---
Tier 1^{Air}Soil_{Inh-v} PCL			3,100	15,000	NR	---
SB-1	14	9/30/05	<50	<50	<50	<50
SB-3	4	9/30/05	<50	<50	<50	<50
	15	9/30/05	<50	<50	<50	<50
SB-4	4	9/30/05	<50	<50	<50	<50

Samples analyzed by TCEQ Method 1005

Table E-2
Summary of Organic Results in Groundwater
McKinley Container
1300 North Post Oak Road
Houston, Texas

Sample ID	Date	PCE (mg/l)	TCE (mg/l)	1,1-DCE (mg/l)	1,1-DCA (mg/l)	cis-1,2-DCE (mg/l)	trans-1,2-DCE (mg/l)	VC (mg/l)
Tier 1 ^{GW}GW_{ing} PCL		0.005	0.005	0.007	4.9	0.07	0.1	0.002
Tier 1 ^{Air}GW_{Inh-v} PCL		500	24	1700	43000	1200	770	3.8
MW-1	3/9/06	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
	6/16/06	0.002	0.004	0.018	0.0041	0.024	<0.001	0.0062
	1/8/07	0.00018 J	<0.000049	<0.00012	<0.000099	0.00035 J	<0.000091	<0.00017
	4/3/07	<0.00068	<0.00044	<0.00076	<0.00087	0.0014	<0.00064	<0.00062
	7/6/07	0.0038	0.0061	0.055	0.011	0.045	<0.00064	0.014
	9/28/07	0.0049	0.0072	0.052	0.012	0.054	<0.00064	0.016
	1/11/08	0.0063	0.011	0.110	0.025	0.089	<0.00064	0.024
	4/18/08	<0.00049	<0.00025	0.001 J	<0.00028	0.002 J	<0.00035	<0.00025
	7/11/08	<0.00049	0.00046 J	0.00079 J	<0.00031	0.0017	<0.00035	0.00031 J
	10/23/08	<0.0006	<0.0005	<0.0005	NR	<0.0005	<0.0005	<0.0005
	1/12/09	<0.00049	<0.00025	<0.0005	<0.00028	<0.00048	<0.00035	<0.00025
	4/7/09	<0.0006	<0.0005	0.0038 J	NR	0.002 J	<0.0005	<0.0005
	7/2/09	<0.0006	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005
	10/13/09	<0.0006	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005
12/28/12	<0.001	<0.001	<0.0006	<0.0005	<0.001	<0.001	<0.0005	
MW-2	3/9/06	0.0033	0.0059	0.053	0.0062	0.048	<0.001	0.016
	6/16/06	0.0014	0.004	0.025	0.0049	0.037	<0.001	0.010
	1/8/07	0.0043	0.0083	0.064	0.0099	0.063	0.0004 J	0.022
	4/3/07	0.0059	0.016	0.058	0.010	0.080	<0.00064	0.037
	7/6/07	0.0061	0.0084	0.097	0.023	0.073	0.0012	0.042
	9/28/07	0.0066	0.011	0.057	0.017	0.067	<0.00064	0.037
	1/11/08	0.0043	0.0066	0.051	0.023	0.056	0.0007 J	0.027
	4/18/08	0.001 J	0.002 J	0.010	0.003 J	0.013	<0.00035	0.003
	7/11/08	0.00073 J	0.0018	0.004	0.00088 J	0.007	<0.00035	0.0025
	10/23/08	<0.0006	0.00085 J	0.0018 J	NR	0.0031 J	<0.0005	0.0012 J
	1/12/09	<0.00049	<0.00025	<0.0005	<0.00028	0.0016	<0.00035	<0.00025
	4/7/09	<0.0006	<0.0005	0.0011 J	NR	0.0016 J	<0.0005	<0.0005
	7/2/09	<0.0006	<0.0005	<0.0005	<0.0005	0.00088 J	<0.0005	<0.0005
	10/13/09	0.0012 J	0.0023 J	0.041	0.018	0.033	<0.0005	0.0085
2/15/11	0.0018 J	0.0014 J	0.022	0.011	0.017	<0.0005	0.0076	
3/30/12	0.0022 J	0.0031 J	0.066	0.080	0.064	<0.001	0.049	
9/4/12	<0.001	<0.001	0.0048 J	0.0045 J	0.0041 J	<0.001	0.0023	

Table E-2
Summary of Organic Results in Groundwater
McKinley Container
1300 North Post Oak Road
Houston, Texas

Sample ID	Date	PCE (mg/l)	TCE (mg/l)	1,1-DCE (mg/l)	1,1-DCA (mg/l)	cis-1,2-DCE (mg/l)	trans-1,2-DCE (mg/l)	VC (mg/l)
Tier 1 ^{GW}GW_{ing} PCL		0.005	0.005	0.007	4.9	0.07	0.1	0.002
Tier 1 ^{Air}GW_{inh-v} PCL		500	24	1700	43000	1200	770	3.8
MW-2 (Continued)	1/3/13*	<0.001	0.0023 J	0.023	0.0017 J	0.012	<0.001	0.003
	6/25/13	<0.001	<0.001	0.022	0.027	0.023	<0.001	0.011
MW-3	3/9/06	0.0015	0.0023	0.015	0.0019	0.016	<0.001	0.0044
	6/16/06	0.0043	0.0092	0.059	0.011	0.064	0.0028	0.020
	1/8/07	0.0045	0.0082	0.062	0.013	0.067	0.00037 J	0.019
	4/3/07	0.0065	0.012	0.037	0.021	0.100	<0.00064	0.044
	7/6/07	0.0023	0.0035	0.032	0.0081	0.029	<0.00064	0.012
	9/28/07	0.00072 J	0.0011	0.0073	0.0017	0.0091	<0.00064	0.0029
	1/11/08	<0.00068	0.0011	0.0061	0.0014	0.0075	<0.00064	0.0019
	4/18/08	<0.00049	<0.00025	0.004 J	<0.00028	0.005 J	<0.00035	<0.00025
	7/11/08	<0.00049	0.00043 J	0.0027	0.00064 J	0.0034	<0.00035	0.00097 J
	10/23/08	<0.0006	<0.0005	0.0017 J	NR	0.0015 J	<0.0005	<0.0005
	1/12/09	<0.00049	<0.00025	<0.0005	0.00034 J	0.0017	<0.00035	<0.00025
	4/7/09	<0.0006	<0.0005	<0.0005	NR	0.0007 J	<0.0005	<0.0005
	7/2/09	<0.0006	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005
	10/13/09	<0.0006	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005
	2/15/11	<0.0006	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005
	3/30/12	<0.0017	<0.0011	<0.0013	<0.0011	<0.0025	<0.001	<0.001
	9/4/12	<0.001	<0.001	<0.0006	<0.0005	<0.001	<0.001	<0.0005
12/28/12	<0.001	<0.001	<0.0006	<0.0005	<0.001	<0.001	<0.0005	
6/25/13	<0.001	<0.001	<0.0006	<0.0005	<0.001	<0.001	<0.0005	
8/5/13	<0.001	<0.001	<0.0006	<0.0005	<0.001	<0.001	<0.0005	
MW-4	3/9/06	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
	6/16/06	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
	1/8/07	0.00019 J	0.00043 J	0.00021 J	<0.000099	0.00097 J	0.000094 J	<0.00017
	4/3/07	<0.00068	0.0014	<0.00076	<0.00087	0.0031	<0.00064	<0.00062
	7/6/07	<0.00068	0.00099 J	<0.00076	<0.00087	0.0016	<0.00064	<0.00062
	9/28/07	<0.00068	0.0017	0.0027	<0.00087	0.004	<0.00064	<0.00062
	1/11/08	<0.00068	0.0021	0.0064	<0.00087	0.0059	<0.00064	0.00079 J
	4/18/08	0.002 J	0.005	0.013	<0.00028	0.014	<0.00035	<0.00025
7/11/08	<0.00049	0.0017	0.0023	<0.00031	0.0038	<0.00035	0.00031 J	

Table E-2
Summary of Organic Results in Groundwater
McKinley Container
1300 North Post Oak Road
Houston, Texas

Sample ID	Date	PCE (mg/l)	TCE (mg/l)	1,1-DCE (mg/l)	1,1-DCA (mg/l)	cis-1,2-DCE (mg/l)	trans-1,2-DCE (mg/l)	VC (mg/l)
Tier 1 ^{GW}GW_{ing} PCL		0.005	0.005	0.007	4.9	0.07	0.1	0.002
Tier 1 ^{Air}GW_{Inh-v} PCL		500	24	1700	43000	1200	770	3.8
MW-4 (Continued)	10/23/08	<0.0006	<0.0005	<0.0005	NR	<0.0005	<0.0005	<0.0005
	1/12/09	<0.00049	<0.00025	<0.0005	<0.00028	0.0013	<0.00035	<0.00025
	4/7/09	<0.0006	0.00087 J	0.0045 J	NR	0.0037 J	<0.0005	<0.0005
	7/2/09	<0.0006	<0.0005	0.0011 J	<0.0005	0.001 J	<0.0005	<0.0005
	10/13/09	<0.0006	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005
	12/28/12	<0.001	<0.001	0.005	0.0014 J	0.005	<0.001	0.0014
	6/25/13	<0.001	<0.001	0.0024 J	<0.0005	0.0042 J	<0.001	<0.0005
	8/5/13	<0.001	<0.001	0.0031 J	0.0009 J	0.0037 J	<0.001	0.00054 J
MW-5	6/16/06	<0.005	0.013	0.016	0.0058	0.039	<0.005	0.011
	1/8/07	0.0049	0.014	0.023	0.0091	0.050	0.00045 J	0.017
	4/3/07	0.0052	0.012	0.034	0.0081	0.059	<0.00064	0.029
	7/6/07	0.0063	0.014	0.038	0.010	0.056	<0.00064	0.025
	9/28/07	0.0029	0.005	0.011	0.0053	0.019	<0.00064	0.0095
	1/11/08	0.0051	0.012	0.040	0.011	0.055	<0.00064	0.019
	4/18/08	0.004 J	0.008	0.043	0.011	0.050	<0.00035	0.011
	7/11/08	0.0031	0.0065	0.027	0.0081	0.036	0.00088 J	0.012
	10/23/08	0.0035 J	0.0097	0.039	NR	0.045	<0.0005	0.012
	1/12/09	0.0031	0.0069	0.046	0.0095	0.044	<0.00035	0.013
	4/7/09	0.003 J	0.010	0.050	NR	0.050	<0.0005	0.0092
	7/2/09	0.0026 J	0.0068	0.040	0.0098	0.039	<0.0005	0.0084
	10/13/09	0.0021 J	0.0038 J	0.019	0.0046 J	0.019	<0.0005	0.0034
	2/15/11	0.0091	0.014	0.180	0.033	0.120	<0.0005	0.024
	3/30/12	0.0037 J	0.0054	0.077	0.020	0.049	<0.001	0.016
9/4/12	0.0028 J	0.006	0.097	0.031	0.068	<0.001	0.018	
TMW-5	4/2/13	<0.001	0.0018 J	0.021	0.0046 J	0.018	<0.001	0.0041
	6/24/13	<0.001	0.004 J	0.031	0.012	0.030	<0.001	0.0072

Table E-2
Summary of Organic Results in Groundwater
McKinley Container
1300 North Post Oak Road
Houston, Texas

Sample ID	Date	PCE (mg/l)	TCE (mg/l)	1,1-DCE (mg/l)	1,1-DCA (mg/l)	cis-1,2-DCE (mg/l)	trans-1,2-DCE (mg/l)	VC (mg/l)
Tier 1 ^{GW}GW_{ing} PCL		0.005	0.005	0.007	4.9	0.07	0.1	0.002
Tier 1 ^{Air}GW_{Inh-v} PCL		500	24	1700	43000	1200	770	3.8
MW-6	6/16/06	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
	1/8/07	<0.000093	0.00034 J	0.0009 J	<0.000099	0.0011	<0.000091	0.00059 J
	4/3/07	<0.00068	<0.00044	<0.00076	<0.00087	0.00044 J	<0.00064	<0.00062
	7/6/07	<0.00068	<0.00044	0.00079 J	<0.00087	0.00065 J	<0.00064	<0.00062
	9/28/07	<0.00068	<0.00044	0.0014	<0.00087	0.00091 J	<0.00064	<0.00062
	1/11/08	<0.00068	<0.00044	<0.00076	<0.00087	0.00058 J	<0.00064	<0.00062
	4/18/08	<0.00049	<0.00025	<0.0005	<0.00028	<0.00048	<0.00035	<0.00025
	7/11/08	<0.00049	<0.00025	<0.0005	<0.00031	<0.00048	<0.00035	<0.00025
	10/23/08	<0.0006	<0.0005	<0.0005	NR	0.00054 J	<0.0005	<0.0005
	1/12/09	<0.00049	<0.00025	<0.0005	<0.00028	0.00053 J	<0.00035	<0.00025
	4/7/09	<0.0006	<0.0005	<0.0005	NR	<0.0005	<0.0005	<0.0005
	7/2/09	<0.0006	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005
	10/13/09	<0.0006	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005
	1/3/13*	<0.001	<0.001	<0.0006	<0.0005	<0.001	<0.001	<0.0005
	6/25/13	<0.001	0.0016 J	0.016	0.0012 J	0.0081	<0.001	0.0019 J
8/5/13	<0.001	0.002 J	0.015	0.0011 J	0.0076	<0.001	0.0023	
MW-7	1/8/07	0.0013	0.0031	0.0033	0.0029	0.013	0.00018 J	0.0033
	4/3/07	0.002	0.0041	0.0085	0.0019	0.018	<0.00064	0.0057
	7/6/07	0.0045	0.010	0.013	0.007	0.029	<0.00064	0.012
	9/28/07	0.0029	0.0068	0.011	0.0047	0.026	<0.00064	0.011
	1/11/08	0.0034	0.010	0.015	0.0057	0.035	<0.00064	0.013
	4/18/08	0.002 J	0.004 J	0.013	0.005	0.022	<0.00035	0.005
	7/11/08	0.0018	0.0053	0.015	0.0047	0.028	0.00077 J	0.0096
	10/23/08	0.00096 J	0.0033 J	0.0082	NR	0.015	<0.0005	0.0049
	1/12/09	0.0013	0.0039	0.011	0.0025	0.018	<0.00035	0.0048
	4/7/09	0.0011 J	0.005 J	0.014	NR	0.021	<0.0005	0.0039
	7/2/09	<0.0006	0.0028 J	0.010	0.0025 J	0.014	<0.0005	0.0037
	10/13/09	<0.0006	0.0011 J	0.0031 J	0.00063 J	0.0052	<0.0005	0.0012 J
	2/15/11	0.0006 J	0.0029 J	0.014	0.0019 J	0.015	<0.0005	0.004
	3/30/12	<0.0017	0.0051	0.028	0.0046 J	0.028	<0.001	0.0082
9/4/12	<0.001	0.0067	0.056	0.0085	0.042	<0.001	0.0088	

Table E-2
Summary of Organic Results in Groundwater
McKinley Container
1300 North Post Oak Road
Houston, Texas

Sample ID	Date	PCE (mg/l)	TCE (mg/l)	1,1-DCE (mg/l)	1,1-DCA (mg/l)	cis-1,2-DCE (mg/l)	trans-1,2-DCE (mg/l)	VC (mg/l)
Tier 1 ^{GW}GW_{Ing} PCL		0.005	0.005	0.007	4.9	0.07	0.1	0.002
Tier 1 ^{Air}GW_{Inh-v} PCL		500	24	1700	43000	1200	770	3.8
TMW-7	4/2/13	<0.001	<0.001	<0.0006	<0.0005	0.005 J	<0.001	<0.0005
	6/24/13	<0.001	<0.001	0.0039 J	<0.0005	0.0061	<0.001	0.0013 J
MW-8	9/28/07	<0.00068	<0.00044	<0.00076	<0.00087	<0.00043	<0.00064	<0.00062
	1/11/08	<0.00068	<0.00044	<0.00076	<0.00087	<0.00043	<0.00064	<0.00062
	4/18/08	<0.00049	<0.00025	<0.0005	<0.00028	<0.00048	<0.00035	<0.00025
	7/11/08	<0.00049	<0.00025	<0.0005	<0.00031	<0.00048	<0.00035	<0.00025
	10/23/08	<0.0006	<0.0005	<0.0005	NR	<0.0005	<0.0005	<0.0005
	1/12/09	<0.00049	<0.00025	<0.0005	<0.00028	<0.00048	<0.00035	<0.00025
	4/7/09	<0.0006	<0.0005	<0.0005	NR	<0.0005	<0.0005	<0.0005
	7/2/09	<0.0006	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005
10/13/09	<0.0006	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	
TMW-8	4/2/13	<0.001	<0.001	<0.0006	<0.0005	<0.001	<0.001	<0.0005
	6/24/13	<0.001	<0.001	<0.0006	<0.0005	<0.001	<0.001	<0.0005
TMW-9	4/2/13	<0.001	<0.001	0.0056	<0.0005	0.0056	<0.001	<0.0005
	6/24/13	<0.001	<0.001	0.0031 J	<0.0005	0.0027 J	<0.001	<0.0005
TMW-10	4/2/13	<0.001	<0.001	<0.0006	<0.0005	<0.001	<0.001	<0.0005
	6/24/13	<0.001	<0.001	<0.0006	<0.0005	<0.001	<0.001	<0.0005
TMW-11	4/2/13	<0.001	<0.001	<0.0006	<0.0005	<0.001	<0.001	<0.0005
	6/24/13	<0.001	<0.001	<0.0006	<0.0005	<0.001	<0.001	<0.0005

Shaded concentrations exceed the Tier 1 ^{GW}GW_{Ing} PCL.

*Samples collected from MW-2 and MW-6 on January 3, 2013 were inadvertently switched and mislabeled in field.
 TMW samples were collected from temporary monitoring wells.

Table E-3
Summary of Organic Compounds in Soil
Former Kvaerner Property - East Plume
1255 North Post Oak Road
Houston, Texas 77055
VCP No. 1982

Sample ID	Sample Depth	Date	TCE (mg/Kg)	1,1-DCA (mg/Kg)	1,1-DCE (mg/Kg)	cis-1,2-DCE (mg/Kg)	VC (mg/Kg)
Tier 1^{GW} Soil_{Ing} PCL			0.034	18.0	0.050	0.248	0.022
Tier 1^{Air} Soil_{Inh-V} PCL			31	37,000	5,200	920	43.0
Tier 1^{Tot} Soil_{Comb} PCL			18	11,000	2,300	250	3.7
Sump 1	6	2/8/06	<0.005	<0.005	<0.005	<0.005	<0.005
TSB-1	2-3	6/2/06	<0.00252	<0.00208	<0.00179	<0.00233	<0.00212
TSB-2	5-6	6/2/06	<0.00252	<0.00208	<0.00179	<0.00233	<0.00212
	9-10	6/2/06	<0.00252	<0.00208	<0.00179	<0.00233	<0.00212
	14-15	6/2/06	<0.00252	<0.00208	<0.00179	<0.00233	<0.00212
TSB-3	4-5	6/2/06	<0.00252	<0.00208	<0.00179	<0.00233	<0.00212
	9-10	6/2/06	<0.00252	<0.00208	<0.00179	<0.00233	<0.00212
	14-15	6/2/06	<0.00252	<0.00208	<0.00179	<0.00233	<0.00212
TSB-4	3.5-5	6/2/06	<0.00252	<0.00208	<0.00179	<0.00233	<0.00212
	9-10	6/2/06	<0.00252	<0.00208	<0.00179	<0.00233	<0.00212
	14-15	6/2/06	<0.00252	<0.00208	<0.00179	<0.00233	<0.00212
SB-1	5	6/27/07	<0.00076	<0.00046	0.0023 J	<0.00067	<0.0011
	15	6/27/07	<0.00079	0.019	0.011	<0.00070	<0.0012
SB-2	5	6/27/07	<0.00080	<0.00048	<0.00064	<0.00071	<0.0012
	15	6/27/07	<0.00081	<0.00049	<0.00065	<0.00072	<0.0012
SB-3	5	6/27/07	<0.00077	<0.00046	<0.00062	<0.00068	<0.0011
	15	6/27/07	<0.00070	<0.00048	0.0024 J	<0.00070	<0.0012
SB-4	5	6/27/07	<0.00079	<0.00048	<0.00064	<0.00070	<0.0012
	15	6/27/07	<0.00096	<0.00058	<0.00078	<0.00085	<0.0014
SB-5	5	6/27/07	<0.00081	<0.00049	<0.00065	<0.00072	<0.0012
	15	6/27/07	<0.00081	<0.00049	<0.00065	<0.00072	<0.0012
SB-6	5	6/27/07	<0.00079	<0.00048	<0.00064	<0.00070	<0.0012
	15	6/27/07	<0.00083	<0.00050	<0.00067	<0.00074	<0.0012
SB-7	5	6/27/07	<0.00079	<0.00047	<0.00063	<0.00070	<0.0012
	15	6/27/07	<0.00084	<0.00050	<0.00067	<0.00074	<0.0012
SB-8	5	6/27/07	<0.00080	<0.00048	<0.00064	<0.00070	<0.0012
	15	6/27/07	<0.00087	<0.00052	<0.00070	<0.00077	<0.0013
SB-9	5	6/27/07	<0.00084	<0.00050	<0.00067	<0.00074	<0.0012
	15	6/27/07	<0.00079	<0.00047	<0.00063	<0.00070	<0.0012
SB-10	5	9/22/08	<0.00069	<0.00085	<0.0013	<0.00095	<0.0015
	15	9/22/08	<0.00074	0.023	0.0099	<0.001	<0.0016
	18	9/22/08	<0.00075	0.048	0.120**	<0.001	<0.0016
SB-11	5	9/23/08	<0.00068	<0.00084	<0.0013	<0.00094	<0.0015
	15	9/23/08	<0.00071	<0.00088	<0.0013	<0.00098	<0.0015
	20	9/23/08	<0.00076	<0.00093	<0.0014	<0.001	<0.0016
MW-13	5	9/22/08	<0.00068	<0.00084	<0.0013	<0.00093	<0.0015
	22	9/22/08	<0.00071	<0.00088	<0.0013	<0.00098	<0.0016
MW-14	5	9/22/08	<0.00066	<0.00081	<0.0012	<0.0009	<0.0014
	21	9/22/08	<0.00069	<0.00085	<0.0013	<0.00095	<0.0015

TSB-1 through TSB-4 collected by Terracon.

** Sample was collected from within the saturated unit.

Table E-4
Summary of Organic Compounds in Groundwater
Former Kvaerner Property-East Plume
1255 North Post Oak
Houston, Texas

Monitoring Well	Date	1,1-DCA (mg/L)	1,1-DCE (mg/L)	cis-1,2-DCE (mg/L)	VC (mg/L)
Tier 1 ^{GW}GW_{ing} PCL		4.9	0.007	0.07	0.002
Tier 1 ^{Air}GW_{inh-v} PCL		43000	1700	1200	3.8
MW-A	3/3/06	0.00034 J	0.0011	<0.00029	<0.0003
	5/5/06	<0.00021	0.00185	<0.00029	<0.0003
	10/25/06	<0.000099	0.00014 J	<0.00025	<0.00017
	2/16/07	<0.000099	<0.00012	<0.00025	<0.00017
	5/18/07	<0.00087	<0.00076	<0.00043	<0.00062
	9/21/07	<0.00087	<0.00076	<0.00043	<0.00062
MW-B	3/3/06	<0.00026	0.00087 J	<0.00029	<0.0003
	5/5/06	<0.00025	<0.0024	<0.00029	<0.0003
	10/25/06	<0.000099	0.00044 J	<0.00025	<0.00017
	2/16/07	<0.000099	0.00023 J	<0.00025	<0.00017
	5/18/07	<0.00087	<0.00076	<0.00043	<0.00062
	9/21/07	<0.00087	<0.00076	<0.00043	<0.00062
MW-T1	5/5/06	0.00991	0.137	<0.005	0.00114 J
	6/16/06	0.018	0.310	<0.005	<0.005
	10/25/06	0.050	0.340	0.00055 J	0.0048
	2/16/07	0.066	0.330	0.00075 J	0.0034
	5/18/07	0.130	0.900	0.0009 J	0.0044
	9/21/07	0.290	0.620	<0.0022	0.0067
	12/12/07	0.250	0.590	0.0046	0.011
	3/11/08	0.340	0.790	0.0032	0.011
	6/10/08	0.400	0.800	0.0034	0.006
	8/27/08	0.420	0.830	0.0036	0.0095
MW-T2	5/5/06	<0.00021	0.0351	<0.001	<0.001
	6/16/06	<0.001	0.051	<0.001	<0.001
	10/25/06	0.00017 J	0.026	<0.00025	<0.00017
	2/16/07	0.00038 J	0.035	<0.00025	<0.00017
	5/18/07	<0.00087	0.068	<0.00043	<0.00062
	9/21/07	0.034	1.0 E	<0.0022	<0.0031
	12/12/07	0.035	0.730	<0.0043	<0.0062
	3/11/08	0.043	0.530	<0.00048	0.0014
	6/10/08	0.047	0.370	<0.00048	0.00029 J
	9/4/08	0.073	0.320	<0.00048	0.00039 J
	12/17/08	0.052	0.086	<0.00048	<0.00025
MW-T2 (R)	3/18/09	0.330	0.750	<0.0005	<0.0005
	6/22/09	0.330	0.720	<0.0005	0.00066 J
	11/9/09	0.150	0.880	0.00032 J	0.0045
	2/25/10	0.063	0.950	0.00038 J	0.0065
	2/16/11	0.036	0.079	<0.0005	<0.0005
	7/12/11	0.150	0.170	<0.0025	<0.001

Table E-4
Summary of Organic Compounds in Groundwater
Former Kvaerner Property-East Plume
1255 North Post Oak
Houston, Texas

Monitoring Well	Date	1,1-DCA (mg/L)	1,1-DCE (mg/L)	cis-1,2-DCE (mg/L)	VC (mg/L)
Tier 1 ^{GW}GW_{ing} PCL		4.9	0.007	0.07	0.002
Tier 1 ^{Air}GW_{inh-v} PCL		43000	1700	1200	3.8
MW-5	10/25/06	0.00083 J	0.021	<0.00025	<0.00017
	2/16/07	0.00066 J	0.015	<0.00025	<0.00017
	9/21/07	0.001	0.034	<0.00043	<0.00062
	12/12/07	0.0075	0.320	<0.0022	<0.0031
	3/11/08	0.0062	0.320	<0.00048	0.00048 J
	6/10/08	0.0018	0.053	<0.00048	<0.00025
	9/4/08	0.00058 J	0.019	<0.00048	<0.00025
	12/17/08	0.0018	0.051	<0.00048	<0.00025
	3/18/09	0.0011 J	0.033	<0.0005	<0.0005
	6/22/09	0.0018 J	0.037	<0.0005	<0.0005
	11/9/09	0.00032 J	0.013	<0.00023	<0.00028
	2/25/10	0.00027 J	0.0094	<0.00023	<0.00028
	2/16/11	0.0008 J	0.022	<0.0005	<0.0005
7/12/11	<0.0011	0.012	<0.0025	<0.001	
MW-6	10/25/06	0.0063	0.013	<0.00025	<0.00017
	2/16/07	0.011	0.025	0.00026 J	<0.00017
	5/18/07	0.032	0.064	<0.00043	<0.00062
	9/21/07	0.039	0.068	<0.00043	<0.00062
	12/12/07	0.023	0.044	<0.00043	<0.00062
	3/11/08	0.016	0.029	<0.00048	<0.00025
	6/10/08	0.0066	0.013	<0.00048	<0.00025
	9/4/08	0.0046	0.0095	<0.00048	<0.00025
	12/17/08	0.0059	0.013	<0.00048	<0.00025
MW-6 (R)	3/18/09	0.069	0.180	<0.0005	<0.0005
	6/22/09	0.054	0.130	<0.0005	<0.0005
	11/9/09	0.031	0.092	0.00094 J	<0.00028
	2/25/10	0.050	0.110	0.00046 J	0.00037 J
	2/16/11	0.011	0.046	<0.0005	<0.0005
	7/12/11	0.0097	0.031	<0.0025	<0.001
MW-7	10/25/06	<0.000099	<0.00012	<0.00025	<0.00017
	2/16/07	<0.000099	0.00025 J	<0.00025	<0.00017
	5/18/07	<0.00087	0.0035	<0.00043	<0.00062
	9/21/07	0.00093 J	0.098	<0.00043	<0.00062
	12/12/07	0.0014	0.100	<0.00043	<0.00062
	3/11/08	0.0012	0.068	<0.00048	0.00033 J
	6/10/08	0.0068	0.330	<0.00048	0.0013
	9/4/08	0.022	0.430	<0.00048	0.0016
	12/17/08	0.037	0.660	<0.00048	0.0028
	3/18/09	0.037	0.670	<0.0005	0.0026
	6/22/09	0.022	0.370	<0.0005	0.0014 J
	11/9/09	0.024	0.260	<0.00023	0.0018
	2/25/10	0.017	0.057	<0.00023	<0.00028
	2/16/11	0.0058	0.0076	<0.0005	<0.0005
7/12/11	0.030	0.016	<0.0025	<0.001	

Table E-4
Summary of Organic Compounds in Groundwater
Former Kvaerner Property-East Plume
1255 North Post Oak
Houston, Texas

Monitoring Well	Date	1,1-DCA (mg/L)	1,1-DCE (mg/L)	cis-1,2-DCE (mg/L)	VC (mg/L)
Tier 1^{GW} GW_{ing} PCL		4.9	0.007	0.07	0.002
Tier 1^{Air} GW_{inh-v} PCL		43000	1700	1200	3.8
MW-8	10/25/06	<0.000099	<0.00012	<0.00025	<0.00017
	2/16/07	<0.000099	0.00017 J	<0.00025	<0.00017
	5/18/07	<0.00087	<0.00076	<0.00043	<0.00062
	9/21/07	<0.00087	<0.00076	<0.00043	<0.00062
	12/12/07	<0.00087	<0.00076	<0.00043	<0.00062
	3/11/08	<0.00028	<0.0005	<0.00048	<0.00025
	6/10/08	<0.00028	<0.0005	<0.00048	<0.00025
	9/4/08	<0.00028	<0.0005	<0.00048	<0.00025
	12/17/08	<0.00028	<0.0005	<0.00048	<0.00025
	3/18/09	<0.0005	<0.0005	<0.0005	<0.0005
	6/22/09	<0.0005	<0.0005	<0.0005	<0.0005
	11/9/09	<0.00019	<0.00034	<0.00023	<0.00028
	2/25/10	<0.00019	<0.00034	<0.00023	<0.00028
	2/16/11	<0.0005	<0.0005	<0.0005	<0.0005
7/12/11	<0.0011	<0.0013	<0.0025	<0.001	
MW-9	10/25/06	<0.000099	0.0066	<0.00025	<0.00017
	2/16/07	<0.000099	0.003	<0.00025	<0.00017
	9/21/07	<0.00087	<0.00076	<0.00043	<0.00062
	12/12/07	<0.00087	<0.00076	<0.00043	<0.00062
	3/11/08	<0.00028	<0.0005	<0.00048	<0.00025
	6/10/08	<0.00028	<0.0005	<0.00048	<0.00025
	9/4/08	<0.00028	<0.0005	<0.00048	<0.00025
	12/17/08	<0.00028	<0.0005	<0.00048	<0.00025
	3/18/09	<0.0005	<0.0005	<0.0005	<0.0005
	6/22/09	<0.0005	0.00099 J	<0.0005	<0.0005
	11/9/09	<0.00019	0.0019	<0.00023	<0.00028
	2/25/10	0.00037 J	0.019	<0.00023	<0.00028
	2/16/11	0.0014 J	0.020	<0.0005	<0.0005
	7/12/11	0.0015 J	0.022	<0.0025	<0.001
MW-10	10/25/06	0.0039	0.160	<0.00025	<0.00017
	2/16/07	0.014	0.800	0.00027 J	0.00068 J
	5/18/07	<0.00087	0.038	<0.00043	<0.00062
	9/21/07	0.00089 J	0.067	<0.00043	<0.00062
	12/12/07	0.003	0.170	<0.00043	<0.00062
	3/11/08	0.0003 J	0.0096	<0.00048	<0.00025
	6/10/08	0.032	0.480	<0.00048	0.00086 J
	9/4/08	0.0086	0.150	<0.00048	<0.00025
MW-10 (R)	3/18/09	0.190	0.930	0.0006 J	0.0027
	6/22/09	0.180	0.790	<0.0005	0.0015 J
	11/9/09	0.100	0.390	0.00032 J	0.0014
	2/25/10	0.160	0.790	0.00046 J	0.0024
	2/16/11	0.200	0.580	0.0012 J	0.0049
	7/12/11	0.110	0.630	<0.0025	0.0019 J

Table E-4
Summary of Organic Compounds in Groundwater
Former Kvaerner Property-East Plume
1255 North Post Oak
Houston, Texas

Monitoring Well	Date	1,1-DCA (mg/L)	1,1-DCE (mg/L)	cis-1,2-DCE (mg/L)	VC (mg/L)
Tier 1^{GW} GW_{ing} PCL		4.9	0.007	0.07	0.002
Tier 1^{Air} GW_{inh-v} PCL		43000	1700	1200	3.8
MW-11	9/23/08	<0.00028	<0.0005	<0.00048	<0.00025
	12/17/08	<0.00028	<0.0005	<0.00048	<0.00025
MW-11 (R)	3/18/09	<0.0005	<0.0005	<0.0005	<0.0005
	6/22/09	<0.0005	<0.0005	<0.0005	<0.0005
	11/9/09	<0.00019	<0.00034	<0.00023	<0.00028
	2/25/10	0.00019 J	<0.00034	<0.00023	<0.00028
	2/16/11	<0.0005	<0.0005	<0.0005	<0.0005
	7/12/11	<0.0011	<0.0013	<0.0025	<0.001
MW-12	9/23/08	<0.00028	<0.0005	<0.00048	<0.00025
	12/17/08	<0.00028	<0.0005	<0.00048	<0.00025
MW-12 (R)	3/18/09	<0.0005	<0.0005	<0.0005	<0.0005
	6/22/09	<0.0005	<0.0005	<0.0005	<0.0005
	11/9/09	<0.00019	<0.00034	<0.00023	<0.00028
	2/25/10	<0.00019	<0.00034	<0.00023	<0.00028
	2/16/11	0.0017 J	<0.0005	<0.0005	<0.0005
	7/12/11	0.0013 J	<0.0013	<0.0025	<0.001
MW-13	9/23/08	0.00051 J	0.017	<0.00048	<0.00025
	12/17/08	<0.00028	0.0086	<0.00048	<0.00025
MW-13 (R)	3/18/09	0.013	0.120	<0.0005	0.0019 J
	7/28/09	0.0064	0.030	<0.0005	<0.0005
	11/9/09	0.011	0.074	0.0004 J	0.0014
	2/25/10	0.021	0.089	0.0005 J	0.0012
	2/16/11	<0.0005	0.0036 J	<0.0005	<0.0005
	7/12/11	<0.0011	<0.0013	<0.0025	<0.001
MW-14	9/23/08	<0.00028	0.004	<0.00048	<0.00025
MW-14 (R)	3/18/09	0.030	0.160	<0.0005	<0.0005
	6/22/09	0.0018 J	0.065	<0.0005	<0.0005
	11/9/09	0.004	0.091	<0.00023	0.00098 J
	2/25/10	0.0045	0.100	<0.00023	0.00064 J
	2/16/11	<0.0005	0.034	<0.0005	<0.0005
	7/12/11	<0.0011	0.024	<0.0025	<0.001
MW-15	8/24/09	<0.0005	<0.0005	0.00085 J	<0.0005
	11/9/09	0.00064 J	0.0006 J	0.00082 J	<0.00028
	2/25/10	0.00025 J	<0.00034	0.00081 J	<0.00028
	2/16/11	<0.0005	<0.0005	0.00094 J	<0.0005
	7/12/11	<0.0011	<0.0013	<0.0025	<0.001

Table E-4
Summary of Organic Compounds in Groundwater
Former Kvaerner Property-East Plume
1255 North Post Oak
Houston, Texas

Monitoring Well	Date	1,1-DCA (mg/L)	1,1-DCE (mg/L)	cis-1,2-DCE (mg/L)	VC (mg/L)
Tier 1^{GW} GW_{ing} PCL		4.9	0.007	0.07	0.002
Tier 1^{Air} GW_{inh-v} PCL		43000	1700	1200	3.8
MW-16	7/28/09	<0.0005	<0.0005	<0.0005	<0.0005
	11/9/09	<0.00019	<0.00034	<0.00023	<0.00028
	2/25/10	<0.00019	<0.00034	<0.00023	<0.00028
	2/16/11	<0.0005	<0.0005	<0.0005	<0.0005
	7/12/11	<0.0011	<0.0013	<0.0025	<0.001

Only detected constituents are listed in table.

Appendix F

If the plume extends beyond the limits of property owners listed in this application, list the owners of the additional property beneath which the plume(s) extend(s), and a summary of interactions with those property owners about the plume(s) and this MSD application. Please Note: You are not required under this item to notify affected property owners, only to provide a summary of who affected property owners are, and if there have been any communications. "No contact" can be an acceptable answer.

1300 North Post Oak Road

The area of impacted groundwater extends off-site to the southeast beneath property belonging to the Texas Department of Transportation (TxDOT). TxDOT was notified of the groundwater impact.

1255 North Post Oak Road

The area of impacted groundwater extends off-site to the south beneath a single family residential development. The individual owners located within the impacted area were notified.

In the pre-application meeting, the City was made aware of these issues.

Appendix G

A statement as to whether the plume of contamination is stable (i.e. no change), or contracting, and delineated, **with the basis for that statement.** Please include historical sampling data.

Shallow groundwater at each of the two properties (1300 North Post Oak and 1255 North Post Oak) has been affected by dissolved phase chlorinated VOCs including PCE, TCE, 1,1-DCE, cis-1,2-DCE, and vinyl chloride. These chemicals are believed to be associated with the historic operations conducted within the proposed MSD boundary which ceased 10 to 15 years ago. These chemicals are no longer used at the site and are a result of historical activities. These chemicals tend to move rapidly in the sub-surface environment and quickly reach equilibrium as long as there is no ongoing contributing mass source. Several soil samples collected from the onsite properties did not reported COCs at concentrations greater than the Protective Concentration Limits (PCLs) (**Tables E1 and E3**). There is not believed to be a significant contributing source of mass to groundwater.

The lateral extent of groundwater impact in the shallow groundwater bearing unit is delineated on both properties. For each site, the downgradient edge of the groundwater plume extends off-site to an adjacent property. According to the most recent groundwater data, the plumes appear to be stable (**Tables E2 and E4**). All off-site property owners were notified. In addition, the developer placed a deed restriction on the 1255 North Post Oak property prohibiting the use of groundwater as a potable source.

Groundwater data suggests a significant amount of natural attenuation, including bioattenuation, has occurred. The reduction in concentrations and the presence of the breakdown compound (VC) indicate natural attenuation is actively occurring. In addition, the decline in concentration from the historical source areas to the downgradient edge of the plume suggests that the concentrations quickly attenuate. A comparison of the groundwater sampling results with applicable non-ingestion protective concentration levels ($^{Air}GW_{Inh-v}$) indicates that none of the groundwater samples reported a COC concentration above the $^{Air}GW_{Inh-v}$ PCL. Therefore, based on the recent groundwater monitoring results, there is no non-ingestion protective concentration level exceedance zone within the proposed MSD boundary. **Figures C3 and C4** depict the COC plumes in shallow groundwater.

In summary, the groundwater data collected to date indicates that the area of affected groundwater is stable, and was the result of historic releases associated with past operations within the proposed MSD boundary. Given that these chemicals of concern are no longer used, there is no potential for further contribution.