

CITY OF HOUSTON



**PUBLIC WORKS AND
ENGINEERING
PLANNING & DEVELOPMENT
DIVISION**

Application for Approval of Municipal Setting Designation

APPLICANT INFORMATION

Applicant's Name: Sunrise Montrose Apartments, LLC.
 Individual Private Entity Public Entity Non-Profit Entity Other _____
Address: 5773 Woodway Drive, #425 Houston Texas 77057
(Street) (City) (State) (Zip)
Phone No.: 713-425-5424 Fax No.: 713-425-5402
Email: jhinton@sunriseco.com

Contact Information

Name of Contact: James M. Hinton
Title: President
Address: 5773 Woodway Drive, #425 Houston Texas 77057
(Street) (City) (State) (Zip)
Phone No.: 713-425-5425 Fax No.: 713-425-5402
Email: jhinton@sunriseco.com

Application Preparation

Application Prepared by: Prasad Rajulu, P.E.
Company: Terracon Consultants, Inc.
Address: 11555 Clay Road Houston Texas 77043
(Street) (City) (State) (Zip)
Phone No.: 713-690-8989 Fax No.: 713-690-8787
Email: prajulu@terracon.com

SITE INFORMATION

Site HCAD No(s): 101670000004, 101670000001, 101670000006, 101670000007

Site Name: 1302 Montrose Boulevard Property

Site Size: 43,735 square foot (1.050 Acres, Consistent with Survey)

Site Address: 1307, 1315, 1317, 1401 Marconi, Houston, Texas, 77019
(Street) (City) (State) (Zip)

(List all owners – additional sheet is attached, if needed)

Owner: Sunrise Montrose Apartments, LLC.

Owner Address: 5773 Woodway Drive, #425 Houston Texas 77057
(Street) (City) (State) (Zip)

Name of Contact: James M. Hinton

Title: President

Organization: Sunrise Montrose Apartments, LLC.

Phone No.: 713-425-5424 Fax No.: 713-425-5402

Email: jhinton@sunriseco.com

Owner: _____

Owner Address: _____
(Street) (City) (State) (Zip)

Name of Contact: _____

Title: _____

Organization: _____

Phone No.: _____ Fax No.: _____

Email: _____

Owner: _____

Owner Address: _____
(Street) (City) (State) (Zip)

Name of Contact: _____

Title: _____

Organization: _____

Phone No.: _____ Fax No.: _____

Email: _____

Owner: _____

Owner Address: _____
(Street) (City) (State) (Zip)

Name of Contact: _____

Title: _____

Organization: _____

Phone No.: _____ Fax No.: _____

Email: _____

Owner: _____

Owner Address: _____
(Street) (City) (State) (Zip)

Name of Contact: _____

Title: _____

Organization: _____

Phone No.: _____ Fax No.: _____

Email: _____

Owner: _____

Owner Address: _____
(Street) (City) (State) (Zip)

Name of Contact: _____

Title: _____

Organization: _____

Phone No.: _____ Fax No.: _____

Email: _____

Owner: _____

Owner Address: _____
(Street) (City) (State) (Zip)

Name of Contact: _____

Title: _____

Organization: _____

Phone No.: _____ Fax No.: _____

Email: _____

ITEM	COH Use
<p>Executive Summary</p>	
<p>1. Provide a legal description of the boundaries of the designated property, including metes and bounds, and a copy of the deed for the property. <u>A professional surveyor currently registered with the Texas Board of Professional Surveying must certify that all property descriptions with metes and bounds are accurate.</u></p> <p style="text-align: center;"><u>Label "Appendix A"</u></p>	
<p>2. 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.</p> <p style="text-align: center;"><u>Label "Appendix B"</u></p>	
<p>3. A site map showing.</p> <ul style="list-style-type: none"> 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 <u>including the nearest surface water body</u> 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. <p style="text-align: center;"><u>Label "Appendix C"</u></p>	
<p>4. Provide for each contaminant of concern within the designated groundwater:</p> <ul style="list-style-type: none"> a. A description of the ingestion protective concentration level exceedence zone and the non-ingestion protective concentration level exceedence 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). <p style="text-align: center;"><u>Label "Appendix D"</u></p>	
<p>5. A table displaying the following information for each contaminant of concern, to the extent known:</p> <ul style="list-style-type: none"> 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/kg for soils and mg/L for groundwater. b. The critical protective concentration level without the municipal setting designation, highlighting any exceedences. <p style="text-align: center;"><u>Label "Appendix E"</u></p>	

ITEM	COH Use Only
<p>6. 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.</p> <p style="text-align: center;"><u>Label "Appendix F"</u></p>	
<p>7. A statement as to whether the source of the plume has been removed, the plume of contamination is stable (i.e. no change) or contracting, and the plume is delineated, <u>with the basis for that statement</u>. Please include historical sampling data.</p> <p style="text-align: center;"><u>Label "Appendix G"</u></p>	
<p>8. A statement as to whether contamination on and off the designated property <u>without</u> a Municipal Setting Designation <u>will exceed</u> a residential assessment level as defined in the Texas Risk Reduction Program or analogous residential level set by EPA, if known, and the basis for that statement.</p> <p style="text-align: center;"><u>Label "Appendix H"</u></p>	
<p>9. A statement as to whether contamination on and off the designated property <u>with</u> a Municipal Setting Designation <u>will exceed</u> a residential assessment level as defined in the Texas Risk Reduction Program or analogous residential level set by EPA, if known, and the basis for that statement.</p> <p style="text-align: center;"><u>Label "Appendix I"</u></p>	
<p>10. Identification of the points of origin of the contamination, to the extent known. <u>Please list the Potentially Responsible Party (PRP), if unknown, state unknown. (applications without the PRP listed will be deemed incomplete)</u></p> <p style="text-align: center;"><u>Label "Appendix J"</u></p>	
<p>11. Environmental regulatory actions, litigation, and plume identification.</p> <ul style="list-style-type: none"> a. A description of any environmental regulatory actions that have been taken within the past five years in connection with the designated property, to the extent known. b. A description of any litigation that has taken place within the past five years in connection with the designated property, to the extent known. c. A statement as to whether there are any other remediation activities by the applicant, or any other party or agency, which are not listed in the application. d. A statement as to which contamination plume and groundwater zone the applicant is including in the MSD. <p style="text-align: center;"><u>Label "Appendix K"</u></p>	
<p>12. A listing of all existing state or EPA registrations, permits, and identification numbers that applies to the designated property.</p> <p style="text-align: center;"><u>Label "Appendix L"</u></p>	

ITEM	COH Use Only
<p>13. Provide evidence that the designated property is currently or has previously been under the oversight of the TCEQ or the United States Environmental Protection Agency, as required by the Texas Health & Safety Code § 361.8065(c)(2)(A), and a description of the status of the designated property in the program (the program application number is sufficient evidence). Also, include the state or federal cleanup project manager's name.</p> <p style="text-align: center;"><u>Label "Appendix M"</u></p>	
<p>14. A summary of any environmental site assessment reports filed with TCEQ regarding any site investigations or response actions that are planned, ongoing or completed related to the designated property.</p> <p style="text-align: center;"><u>Label "Appendix N"</u></p>	
<p>15. A statement as to whether any public drinking water supply system exists that satisfies the requirements of Chapter 341 of the Texas Health and Safety Code and that supplies or is capable of supplying drinking water to the designated property and property within one-half mile of the designated property and the identity of each supply system.</p> <p style="text-align: center;"><u>Label "Appendix O"</u></p>	
<p>16. The name and address of each owner or operator of a water well registered or permitted by the state or the Houston-Galveston Subsidence District that is located within five miles of the boundary of the designated property, along with a map showing the location of each well and, to the extent known, a notation of whether each well is used for potable water. Well logs <u>must</u> be included in the electronic copy of the application, but should not be included in the hard copies. (An accompanying electronic excel file with mailing information should be included with your application.)</p> <p style="text-align: center;"><u>Label "Appendix P"</u></p>	
<p>17. The name and address of each retail public utility, as defined in section 13.002 of the Texas Water Code that owns or operates a groundwater supply well within five miles of the boundary of the designated property.</p> <p style="text-align: center;"><u>Label "Appendix Q"</u></p>	
<p>18. A listing of each municipality, other than the city of Houston, with a corporate limit within one-half mile of the boundary of the designated property.</p> <p style="text-align: center;"><u>Label "Appendix R"</u></p>	
<p>19. A listing of each municipality, other than the city of Houston, that owns or operates a groundwater supply well within five miles of the boundary of the designated property.</p> <p style="text-align: center;"><u>Label "Appendix S"</u></p>	
<p>20. A listing of owners of real property within 2,500 ft. of the boundary of the designated property as indicated by the most recent appraisal district records. Please Note: This requirement may include real property outside the City of Houston. Be sure to include <u>ALL</u> properties in the 2,500 ft. boundary. (An accompanying electronic excel file with mailing information should be included with your application.)</p> <p style="text-align: center;"><u>Label "Appendix T"</u></p>	

ITEM	COH Use Only
<p>21. Form U-2012-01 signed and sealed by a licensed professional engineer or licensed professional geoscientist authorized to practice in the State of Texas with expertise in environmental remediation. (Form U-2012-01 can be found at www.houstonmsd.org under the "Forms" section on the homepage.)</p> <p>Signing and sealing Form U-2012-01 certifies:</p> <ol style="list-style-type: none"> a. The contaminants of concern from sources on the designated property or migrating from or through the designated property more likely than not [do exceed] OR [do not exceed] a non-ingestion protective concentration level on property beyond the boundaries of the designated property. (select the appropriate statement) b. All requirements of Section 47-762 of the Houston Code of Ordinances have been met, including demonstration that the groundwater contamination plume has been fully delineated and is stable or contracting in size <p style="text-align: center;"><u>Label "Appendix U"</u></p>	
<p>22. If the licensed professional engineer or licensed professional geoscientist determines that contaminants of concern from sources on the designated property are migrating from or through the designated property more likely than not do exceed a non-ingestion protective concentration level on property beyond the boundary of the designated property, then the applicant must:</p> <ol style="list-style-type: none"> a. Specify the name and address of the owner of each property. b. Send a copy of the application to the owner of the property with the notice of the public meeting. c. Provide documentation that the designated property has been included in a state or federal program that requires that the entire non-ingestion protective concentration level exceedance zone be addressed to the satisfaction of the agency administering the program, along with documentation of the estimated time period in which it is to be addressed. An example of such a program is the Texas Voluntary Cleanup Program (section 361.501 of the Texas Health and Safety Code, as may be amended from time to time). d. Provide documentation upon completion of the state or federal program showing that the non-ingestion protective concentration level exceedances have been addressed to the satisfaction of the agency administering the program. <p style="text-align: center;"><u>Label "Appendix V"</u></p>	
<p>23. Form W-2012-01 certified/signed by the applicant and any authorized representatives of the applicant(s) listed in the application. (Form W-2012-01 is attached to the end of this application and can also be found at www.houstonmsd.org under the "Forms" section on the homepage.)</p> <p style="text-align: center;"><u>Label "Appendix W"</u></p>	
<p>24. Form X-2012-01 signed by the property owner or authorized agent (if an authorized agent, you must provide the legal authorization instrument). (Form W-2012-01 is attached to the end of this application and can also be found at www.houstonmsd.org under the "Forms" section on the homepage.)</p> <p style="text-align: center;"><u>Label "Appendix X"</u></p>	
<p>25. A CD (or other devise) containing the pdf file of the application, Excel spreadsheet of water well owners and property owners for mailing notices, and the pdf file of the well log report.</p> <p style="text-align: center;"><u>Label "Appendix Y"</u></p>	

The MSD Property consists of the following Harris County Appraisal District numbers:

HCAD Numbers 2015	Square Footage of Land (according to HCAD records)
101670000004	34,203
101670000001	10,620
101670000006	5,600
101670000007	5,650

HARRIS COUNTY APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
0101670000004

Tax Year: 2015



Owner and Property Information	
Owner Name & Mailing Address: SUNRISE MONTROSE APARTMENTS LLC 5773 WOODWAY DR STE 415 HOUSTON TX 77057-1501	Legal Description: LT 3 & TRS 4 8 25 & 26 BLK 3 & TRS 12A & 13A KENNEDY COLUMBUS Property Address: 1401 MARCONI ST HOUSTON TX 77019

State Class Code		Land Use Code		Building Class		Total Units
F1 -- Real, Commercial		8001 -- Land Neighborhood Section 1		E		0
Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map®
34,203 SF	9,073	0	5904.02	5003 -- Inner Loop West	5357C	493N

Value Status Information

Capped Account	Value Status	Shared CAD
Pending	All Values Pending	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	A&B Status	2014 Rate	2015 Rate
None	001	HOUSTON ISD	Pending	1.196700	
	040	HARRIS COUNTY	Pending	0.417310	
	041	HARRIS CO FLOOD CNTRL	Pending	0.027360	
	042	PORT OF HOUSTON AUTHY	Pending	0.015310	
	043	HARRIS CO HOSP DIST	Pending	0.170000	
	044	HARRIS CO EDUC DEPT	Pending	0.005999	
	048	HOU COMMUNITY COLLEGE	Pending	0.106890	
	061	CITY OF HOUSTON	Pending	0.631080	
	939	HC ID 11	Pending	0.125000	

Valuations

Value as of January 1, 2014			Value as of January 1, 2015		
	Market	Appraised		Market	Appraised
Land	2,257,398		Land		
Improvement	178,793		Improvement		
Total	2,436,191	2,436,191	Total	Pending	Pending

Land

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	8001 -- Land Neighborhood Section 1	4374	SF	34,203	1.00	1.00	1.00	Corner or Alley	1.00	Pending	Pending	Pending

Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1962	Retail Multi-Occupancy	Neighborhood Shopping Ctr	Low	5,361	Displayed
2	1971	Restaurant	Restaurant	Low	2,464	View
3	1946	Res. Struct. Or Conversion	Single-Family Residence	Low	1,248	View

Building Details (1)

Building Data		Building Areas	
Element	Detail	Description	Area

Cooling Type	Central / Forced
Construction Type	Fire Resistant Steel
Functional Utility	Fair
Heating Type	Hot Air
Partition Type	Normal
Physical Condition	Fair
Plumbing Type	Adequate
Sprinkler Type	None
Exterior Wall	Tile / Dressed Stone
Economic Obsolescence	Fair
Element	Units
Wall Height	11
Store Front: Metal	1
Interior Finish Percent	100

CNPY ROOF W/ SLAB -C	336
BASE AREA PRI	3,171
BASE AREA PRI	2,030
CNPY ONLY -C	420
BASE AREA PRI	160

Building Features	
Description	Units
CANOPY ONLY	1
CANOPY ROOF AND SLAB	2
Paving - Asphalt	2
Detached Frame Garage	1
Porch, Open	1

HARRIS COUNTY APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
 010167000001

Tax Year: 2015



Owner and Property Information			
Owner Name & Mailing Address:	SUNRISE MONTROSE APARTMENTS LLC 5773 WOODWAY DR STE 415 HOUSTON TX 77057-1501	Legal Description:	LTS 1 & 2 BLK 3 COLUMBUS
		Property Address:	1307 MARCONI ST HOUSTON TX 77019

State Class Code		Land Use Code		Building Class		Total Units
C2 -- Real, Vacant Commercial		8001 -- Land Neighborhood Section 1		--		0
Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map®
10,620 SF	0	0	5904.02	4006 -- American General	5357C	493N

Value Status Information		
Capped Account	Value Status	Shared CAD
Pending	All Values Pending	No

Exemptions and Jurisdictions					
Exemption Type	Districts	Jurisdictions	A/R Status	2014 Rate	2015 Rate
None	001	HOUSTON ISD	Pending	1.196700	
	040	HARRIS COUNTY	Pending	0.417310	
	041	HARRIS CO FLOOD CNTRL	Pending	0.027360	
	042	PORT OF HOUSTON AUTHY	Pending	0.015310	
	043	HARRIS CO HOSP DIST	Pending	0.170000	
	044	HARRIS CO EDUC DEPT	Pending	0.005999	
	048	HOU COMMUNITY COLLEGE	Pending	0.106890	
	061	CITY OF HOUSTON	Pending	0.631080	
	939	HC ID 11	Pending	0.125000	

Valuations			
Value as of January 1, 2014		Value as of January 1, 2015	
	Market	Appraised	
Land	400,000		Land
Improvement	0		Improvement
Total	400,000	400,000	Total
			Pending
			Pending

Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	8001 -- Land Neighborhood Section 1	4300	SF	10,620	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending

Building												
Vacant (No Building Data)												

HARRIS COUNTY APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
010167000006

Tax Year: 2015



Owner and Property Information			
Owner Name & Mailing Address:	SUNRISE MONTROSE APARTMENTS LLC 5773 WOODWAY DR STE 415 HOUSTON TX 77057-1501	Legal Description:	TR 6 BLK 3 COLUMBUS
		Property Address:	1315 MARCONI ST HOUSTON TX 77019

State Class Code		Land Use Code		Building Class		Total Units
C2 -- Real, Vacant Commercial		8001 -- Land Neighborhood Section 1		--		0
Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map®
5,600 SF	0	0	5904.02	4006 -- American General	5357C	493N

Value Status Information		
Capped Account	Value Status	Shared CAD
Pending	All Values Pending	No

Exemptions and Jurisdictions					
Exemption Type	Districts	Jurisdictions	ARB Status	2014 Rate	2015 Rate
None	001	HOUSTON ISD	Pending	1.196700	
	040	HARRIS COUNTY	Pending	0.417310	
	041	HARRIS CO FLOOD CNTRL	Pending	0.027360	
	042	PORT OF HOUSTON AUTHY	Pending	0.015310	
	043	HARRIS CO HOSP DIST	Pending	0.170000	
	044	HARRIS CO EDUC DEPT	Pending	0.005999	
	048	HOU COMMUNITY COLLEGE	Pending	0.106890	
	061	CITY OF HOUSTON	Pending	0.631080	
	939	HC ID 11	Pending	0.125000	

Valuations			
Value as of January 1, 2014		Value as of January 1, 2015	
	Market	Appraised	
Land	238,500		Land
Improvement	0		Improvement
Total	238,500	238,500	Total
			Pending
			Pending

Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	8001 -- Land Neighborhood Section 1	4300	SF	5,600	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending

Building												
Vacant (No Building Data)												

HARRIS COUNTY APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
010167000007

Tax Year: 2015



Owner and Property Information			
Owner Name & Mailing Address:	SUNRISE MONTROSE APARTMENTS LLC 5773 WOODWAY DR STE 415 HOUSTON TX 77057-1501	Legal Description:	TR 7 BLK 3 COLUMBUS
		Property Address:	1317 MARCONI ST HOUSTON TX 77019

State Class Code				Land Use Code		
A1 -- Real, Residential, Single-Family				2001 -- Residential Improved		
Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map®
5,650 SF	1,658 SF	8321.07	1643	163 -- 1F Montrose, Fourth Ward	5357C	493N

Value Status Information		
Capped Account	Value Status	Shared CAD
Pending	All Values Pending	No

Exemptions and Jurisdictions					
Exemption Type	Districts	Jurisdictions	ARB Status	2014 Rate	2015 Rate
None	001	HOUSTON ISD	Pending	1.196700	
	040	HARRIS COUNTY	Pending	0.417310	
	041	HARRIS CO FLOOD CNTRL	Pending	0.027360	
	042	PORT OF HOUSTON AUTHY	Pending	0.015310	
	043	HARRIS CO HOSP DIST	Pending	0.170000	
	044	HARRIS CO EDUC DEPT	Pending	0.005999	
	048	HOU COMMUNITY COLLEGE	Pending	0.106890	
	061	CITY OF HOUSTON	Pending	0.631080	
	939	HC ID 11	Pending	0.125000	

Valuations			
Value as of January 1, 2014		Value as of January 1, 2015	
	Market	Appraised	
Land	287,550		Land
Improvement	60,586		Improvement
Total	348,136	348,136	Total Pending Pending

Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	2001 -- Res Improved Override	SF1	SF	5,000	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending
2	2001 -- Res Improved Override	SF3	SF	650	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending

Building						
Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1930	Residential Single Family	Residential 1 Family	Average	1,424 *	Displayed
2	1930	Residential Single Family	Residential 1 Family	Average	234 *	View

* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above attached garages is included in the square footage living area of the dwelling. Living area above detached garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to

ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

Building Details (1)

Building Data	
Element	Detail
Cond / Desir / Util	Fair
Foundation Type	Crawl Space
Grade Adjustment	C-
Heating / AC	None
Physical Condition	Average
Exterior Wall	Asbestos
Element	Units
Room: Total	6
Room: Half Bath	1
Room: Full Bath	1
Room: Bedroom	3

Building Areas	
Description	Area
BASE AREA PRI	1,424

Executive Summary

CITY OF HOUSTON



PUBLIC WORKS AND ENGINEERING PLANNING & DEVELOPMENT DIVISION

The 1302 Montrose Boulevard Property (hereinafter site) is located at 1307, 1315, 1317, and 1401 Marconi Street in Houston, Harris County, Texas. The Designated Municipal Setting Designation (MSD) Property consists of 1.050 acres of land. The site is improved with a commercial retail building and two residences.

The adjacent property to the south consists of 0.823 acres of land and is owned by Sunrise Montrose Apartments, LLC, the MSD Applicant. The 0.823 acres of land is not part of the Designated MSD Property.

Soil and groundwater sampling completed by DCH Environmental Consultants LP (DCH) and Terracon in 2014 and 2015 documented the presence of chlorinated hydrocarbons in groundwater at the north-central and north portion of the site related to former on-site dry cleaning facilities at concentrations exceeding Texas Commission on Environmental Quality (TCEQ) Texas Risk Reduction Program (TRRP) Tier 1 protective concentration levels (PCLs). This portion of the site is within the MSD boundary.

Historically, the site has consisted of residential development since at least the 1930s. Commercial development commenced on portions of the site in the mid-1960s. Dry cleaning facilities existed on the northeastern portion of the site (within the MSD boundary) in the 1970s. Two dry cleaning facilities were identified as historically existing on-site, within the MSD boundary. Based on the city directory and Sanborn map review conducted in the Phase I Environmental Site Assessment (ESA), the dry cleaners were located in the present-day El Tiempo Cantina Restaurant Building on the northern portion of the site and were in operation in the 1970s. This building was constructed in 1971 according to the Harris County Appraisal district website.

Assessment and delineation activities were initiated in early 2014. Affected chlorinated hydrocarbon groundwater has been delineated. Groundwater in the vicinity of monitor wells MW-5, MW-7, MW-8, MW-10, MW-11, and MW-12 has been found to contain concentrations of chlorinated hydrocarbons cis-1,2-dichloroethene (cis-1,2-DCE), tetrachlorethene (PCE), trichloroethene (TCE), and vinyl chloride (VC) above the TRRP Tier 1 PCLs for groundwater ingestion.

Since the potential on-site source (dry-cleaners) is no longer active, no continued sources of groundwater contamination remain on-site. The extent of the chlorinated hydrocarbon affected groundwater from the designated property has been effectively delineated, as shown on Exhibit 1C in Appendix C.

Future plans for the designated property will include the development of a residential apartment complex. The surrounding properties will most likely be both commercial and residential. There are no municipalities, other than the city of Houston, within one-half mile of the designated property boundary.

The applicant's current plan for the designated property within the MSD boundary is to obtain regulatory closure through the TCEQ Voluntary Clean up Program (VCP). The property has been entered to the VCP and assigned VCP No. 2701. Upon approval of the MSD Ordinance by the City of Houston for this designated property, a TCEQ MSD Application will be completed and submitted to the TCEQ for approval. With a TCEQ MSD Certificate, the groundwater ingestion pathway is no longer applicable for this site. An Amended Affected Property Assessment Report (APAR) will then be prepared based on MSD applicable PCLs and submitted to the TCEQ to obtain a VCP Certificate of Completion.

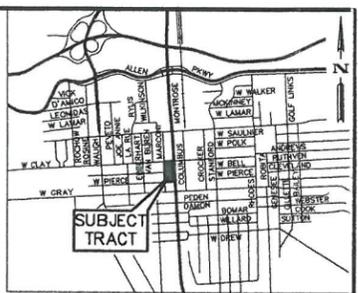
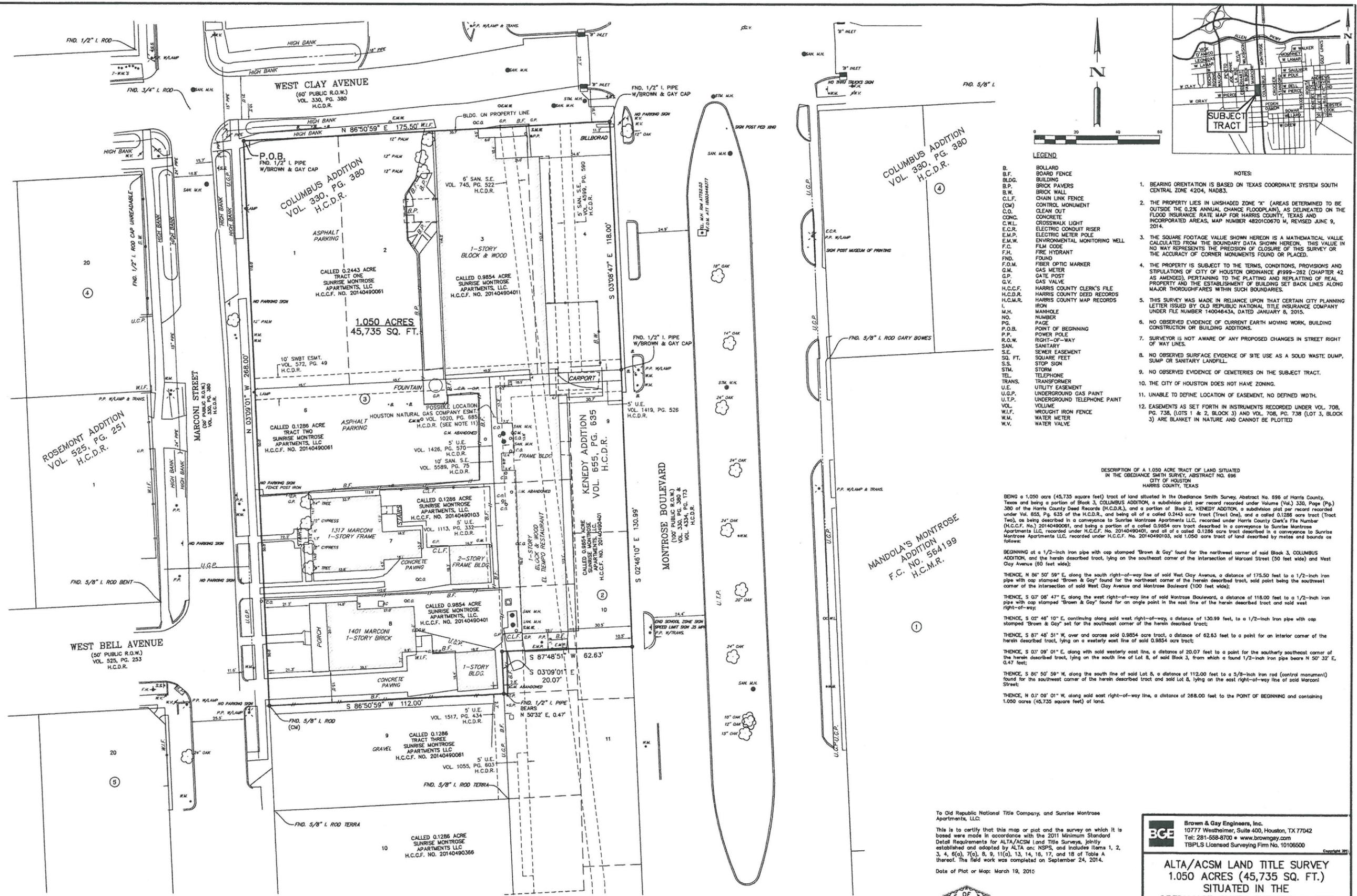
APPENDIX A

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.

A legal description of the boundaries of the designated property and a copy of the deed are enclosed.

Please note that all properties formerly owned by Giammalva Interest, LTD are listed on the warranty deed. These include properties not within the COH MSD boundary which are addressed as 1419 Marconi Street and 1320 Montrose Boulevard.



- LEGEND**
- B. BOLLARD
 - B.F. BOARD FENCE
 - B.L. BUILDING
 - B.P. BRICK PAVERS
 - B.W. BRICK WALL
 - C.L.F. CHAIN LINK FENCE
 - (CM) CONTROL MONUMENT
 - C.O. CLEAN OUT
 - CONC. CONCRETE
 - C.W.L. CROSSWALK LIGHT
 - E.C.R. ELECTRIC CONDUIT RISER
 - E.M.P. ELECTRIC METER POLE
 - E.M.W. ENVIRONMENTAL MONITORING WELL
 - F.C. FILM CODE
 - F.H. FIRE HYDRANT
 - F.N.D. FOUND
 - F.O.M. FIBER OPTIC MARKER
 - G.M. GAS METER
 - G.P. GATE POST
 - G.V. GAS VALVE
 - H.C.C.F. HARRIS COUNTY CLERK'S FILE
 - H.C.D.R. HARRIS COUNTY DEED RECORDS
 - H.C.M.R. HARRIS COUNTY MAP RECORDS
 - I. IRON
 - M.H. MANHOLE
 - N. NUMBER
 - P.G. PAGE
 - P.O.B. POINT OF BEGINNING
 - P.F. POWER POLE
 - R.O.W. RIGHT-OF-WAY
 - SAN. SANITARY
 - S.E. SEWER EASEMENT
 - S.F. SQUARE FEET
 - S.S. STOP SIGN
 - STN. STORM
 - TEL. TELEPHONE
 - TRANS. TRANSFORMER
 - U.E. UTILITY EASEMENT
 - U.G.P. UNDERGROUND GAS PAINT
 - U.T.P. UNDERGROUND TELEPHONE PAINT
 - U.V. VOLUME
 - W.I.F. WROUGHT IRON FENCE
 - W.M. WATER METER
 - W.V. WATER VALVE

- NOTES:**
1. BEARING ORIENTATION IS BASED ON TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE 4204, NAD83.
 2. THE PROPERTY LIES IN UNSHADDED 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 AND INCORPORATED AREAS, MAP NUMBER 48201C0670 W, REVISED JUNE 9, 2014.
 3. 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 CLOSURE OF THIS SURVEY OR THE ACCURACY OF CORNER MONUMENTS FOUND OR PLACED.
 4. THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS OF CITY OF HOUSTON ORDINANCE #1999-282 (CHAPTER 42 AS AMENDED), PERTAINING TO THE PLATTING AND REPLATTING OF REAL PROPERTY AND THE ESTABLISHMENT OF BUILDING SET BACK LINES ALONG MAJOR THOROUGHFARES WITHIN SUCH BOUNDARIES.
 5. THIS SURVEY WAS MADE IN RELIANCE UPON THAT CERTAIN CITY PLANNING LETTER ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY UNDER FILE NUMBER 14004643A, DATED JANUARY 8, 2015.
 6. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
 7. SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
 8. NO OBSERVED SURFACE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 9. NO OBSERVED EVIDENCE OF CEMETERIES ON THE SUBJECT TRACT.
 10. THE CITY OF HOUSTON DOES NOT HAVE ZONING.
 11. UNABLE TO DEFINE LOCATION OF EASEMENT, NO DEFINED WIDTH.
 12. EASEMENTS AS SET FORTH IN INSTRUMENTS RECORDED UNDER VOL. 708, PG. 738, (LOTS 1 & 2, BLOCK 3) AND VOL. 708, PG. 738 (LOT 3, BLOCK 3) ARE BLANKET IN NATURE AND CANNOT BE PLOTTED.

DESCRIPTION OF A 1.050 ACRE TRACT OF LAND SITUATED IN THE OBEDIANCE SMITH SURVEY, ABSTRACT NO. 896 CITY OF HOUSTON HARRIS COUNTY, TEXAS

BEING A 1.050 acre (45,735 square feet) tract of land situated in the Obedience Smith Survey, Abstract No. 896 of Harris County, Texas and being a portion of Block 3, COLUMBUS ADDITION, a subdivision plat per record recorded under Volume (Vol.) 330, Page (Pg.) 380 of the Harris County Deed Records (H.C.D.R.), and a portion of Block 2, KENEDY ADDITION, a subdivision plat per record recorded under Vol. 655, Pg. 635 of the H.C.D.R., and being all of a called 0.2443 acre tract (Tract One), a subdivision plat per record recorded under Vol. 1113, Pg. 332 of the H.C.D.R., and being a portion of a called 0.9854 acre tract (Tract Two), as being described in a conveyance to Sunrise Montrose Apartments, LLC, recorded under Harris County Clerk's File Number (H.C.C.F. No.) 20140490061, and being a portion of a called 0.9854 acre tract described in a conveyance to Sunrise Montrose Apartments, LLC, recorded under H.C.C.F. No. 20140490401, and all of a called 0.1286 acre tract described in a conveyance to Sunrise Montrose Apartments, LLC, recorded under H.C.C.F. No. 20140490103, and all of a called 0.1286 acre tract of land described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northeast corner of said Block 3, COLUMBUS ADDITION, and the herein described tract, lying on the southeast corner of the intersection of Marconi Street (50 feet wide) and West Clay Avenue (80 feet wide);

THENCE N 86° 50' 59" E, along the south right-of-way line of said West Clay Avenue, a distance of 175.50 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northeast corner of the herein described tract, said point being the southeast corner of the intersection of said West Clay Avenue and Montrose Boulevard (100 feet wide);

THENCE S 07° 08' 47" E, along the west right-of-way line of said Montrose Boulevard, a distance of 118.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in the east line of the herein described tract and said west right-of-way;

THENCE S 02° 48' 10" E, continuing along said west right-of-way, a distance of 130.99 feet, to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the southeast corner of the herein described tract;

THENCE S 87° 49' 51" W, over and across said 0.9854 acre tract, a distance of 62.63 feet to a point for an interior corner of the herein described tract, lying on a westerly east line of said 0.9854 acre tract;

THENCE S 01° 09' 01" E, along with said westerly east line, a distance of 20.07 feet to a point for the southerly southeast corner of the herein described tract, lying on the south line of Lot 8, of said Block 3, from which a found 1/2-inch iron pipe bears N 50° 32' E, 0.47 feet;

THENCE S 86° 50' 59" W, along the south line of said Lot 8, a distance of 112.00 feet to a 5/8-inch iron rod (control monument) found for the southwest corner of the herein described tract and said Lot 8, lying on the east right-of-way line of said Marconi Street;

THENCE N 03° 09' 01" W, along said east right-of-way line, a distance of 268.00 feet to the POINT OF BEGINNING and containing 1.050 acre (45,735 square feet) of land.

To Old Republic National Title Company, and Sunrise Montrose Apartments, LLC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 8, 9, 11(a), 13, 14, 16, 17, and 18 of Table A thereof. The field work was completed on September 24, 2014.

Date of Plat or Map: March 19, 2015



PAUL A. JURICA, JR. RPLS NO. 4264
 BROWN & GAY ENGINEERS, INC.
 10777 WESTHEIMER, SUITE 400
 HOUSTON, TEXAS 77042
 TELEPHONE: (281) 558-8700

BGE Brown & Gay Engineers, Inc.
 10777 Westheimer, Suite 400, Houston, TX 77042
 Tel: 281-558-8700 • www.browngay.com
 TBPLS Licensed Surveying Firm No. 10106500

ALTA/ACSM LAND TITLE SURVEY
 1.050 ACRES (45,735 SQ. FT.)
 SITUATED IN THE
 OBEDIANCE SMITH SURVEY, A-696
 CITY OF HOUSTON
 HARRIS COUNTY, TEXAS

PARTY CHIEF: T.E.	ISSUE DATE: 3/2015	SHEET 1
TECHNICIAN: K.B.	SCALE: 1"=20'	
R.P.L.S.: P.J.	JOB NUMBER: 2932-00	OF 1
FIELD BOOK NAME: RLS-7	DATE: 08/24/14	
BASE FILE: R:\Sunrise Luxury Living\2014-03-Montrose_Site_Apts		

DESCRIPTION OF A 1.050 ACRE TRACT OF LAND SITUATED
IN THE OBEDIANCE SMITH SURVEY, ABSTRACT NO. 696
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

BEING a 1.050 acre (45,735 square feet) tract of land situated in the Obediance Smith Survey, Abstract No. 696 of Harris County, Texas and being a portion of Block 3, COLUMBUS ADDITION, a subdivision plat per record recorded under Volume (Vol.) 330, Page (Pg.) 380 of the Harris County Deed Records (H.C.D.R.), and a portion of Block 2, KENEDY ADDITION, a subdivision plat per record recorded under Vol. 655, Pg. 635 of the H.C.D.R., and being all of a called 0.2443 acre tract (Tract One), and a called 0.1286 acre tract (Tract Two), as being described in a conveyance to Sunrise Montrose Apartments LLC, recorded under Harris County Clerk's File Number (H.C.C.F. No.) 20140490061, and being a portion of a called 0.9854 acre tract described in a conveyance to Sunrise Montrose Apartments LLC, recorded under H.C.C.F. No. 20140490401, and all of a called 0.1286 acre tract described in a conveyance to Sunrise Montrose Apartments LLC, recorded under H.C.C.F. No. 20140490103, said 1.050 acre tract of land described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northwest corner of said Block 3, COLUMBUS ADDITION, and the herein described tract, lying on the southeast corner of the intersection of Marconi Street (50 feet wide) and West Clay Avenue (60 feet wide);

THENCE, N 86° 50' 59" E, along the south right-of-way line of said West Clay Avenue, a distance of 175.50 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northeast corner of the herein described tract, said point being the southwest corner of the intersection of said West Clay Avenue and Montrose Boulevard (100 feet wide);

THENCE, S 03° 08' 47" E, along the west right-of-way line of said Montrose Boulevard, a distance of 118.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an angle point in the east line of the herein described tract and said west right-of-way;

THENCE, S 02° 46' 10" E, continuing along said west right-of-way, a distance of 130.99 feet, to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the southeast corner of the herein described tract;

THENCE, S 87° 48' 51" W, over and across said 0.9854 acre tract, a distance of 62.63 feet to a point for an interior corner of the herein described tract, lying on a westerly east line of said 0.9854 acre tract;

THENCE, S 03° 09' 01" E, along with said westerly east line, a distance of 20.07 feet to a point for the southerly southeast corner of the herein described tract, lying on the south line of Lot 8, of said Block 3, from which a found 1/2-inch iron pipe bears N 50° 32' E, 0.47 feet;

THENCE, S 86° 50' 59" W, along the south line of said Lot 8, a distance of 112.00 feet to a 5/8-inch iron rod (control monument) found for the southwest corner of the herein described tract and said Lot 8, lying on the east right-of-way line of said Marconi Street;

THENCE, N 03° 09' 01" W, along said east right-of-way line, a distance of 268.00 feet to the POINT OF BEGINNING and containing 1.050 acres (45,735 square feet) of land.

WD
X

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

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARRIS §

That A-MATT INVESTMENTS, LLC, a Texas limited liability company ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to it in hand paid by SUNRISE MONTROSE APARTMENTS LLC, a Delaware limited liability company ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL and CONVEY unto the Grantee, whose address is 5773 Woodway Drive #415, Houston, Texas 77057, the property described on Exhibit A attached hereto together with (i) any and all appurtenances belonging or appertaining thereto; (ii) any and all improvements located thereon; (iii) any and all appurtenant easements or rights of way affecting said real property and any of Grantor's rights to use same; (iv) any and all rights of ingress and egress to and from said real property and any of Grantor's rights to use same; (v) all minerals, oil, gas, and other hydrocarbon substances thereon owned by Grantor, (vi) all air, riparian, water, development, utility, and solar rights related thereto owned by Grantor and to the extent that such rights may be conveyed, (vii) any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other utility facilities to the extent same pertain to or benefit said real property or the improvements located thereon, including without limitation, all reservations of or commitments or letters covering any such use in the future, whether now owned or hereafter acquired; and (viii) all right, title and interest of Grantor, if any, in and to (a) any and all roads, streets, alleys and ways (open or proposed) affecting, crossing, fronting or bounding said real property, including any awards made or to be made relating thereto including, without limitation, any unpaid awards or damages payable by reason of damages thereto or by reason of a widening of or changing of the grade with respect to same, (b) any and all strips, gores or pieces of property abutting, bounding or which are adjacent or contiguous to said real property (whether owned or claimed by deed, limitations or otherwise), (c) any and all air rights relating to said real property and (d) any and all reversionary interests in and to said real property (said real property together with any and all of the related improvements, appurtenances, rights and interests referenced in items (i) through (viii) above are herein collectively referred to as the "Property"). Notwithstanding anything contained herein to the contrary, however, with respect to the rights and interests described in (iv), (v), (vii) and (viii) directly above, Grantor is hereby only granting, selling and conveying any of Grantor's right, title and interest in and to same without warranty (whether statutory, express or implied), other than a warranty that such rights and interests are not subject to any monetary liens.

1EE

TO HAVE AND TO HOLD the Property together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns, forever, subject to any restrictions set forth hereinafter and the other matters described on Exhibit B attached hereto (collectively, the "Permitted Exceptions"); and Grantor does hereby bind itself and its successors, to warrant and forever defend all and singular the Property, subject to the

ER 062 - 73 - 1452

Permitted Exceptions unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

This conveyance is made on an "As Is", "Where Is" and "With All Faults" basis. The Property is sold in its present condition, AS IS and no warranties, express or implied, are made or inferred by virtue of this conveyance, except for a Warranty of Title and those representations and warranties made by Grantor to Sunrise Luxury Living LLC ("SLL") in that certain Commercial Contract - Improved Property dated September 8, 2014, as amended by that certain First Amendment to Commercial Contract-Improved Property dated October 13, 2014 (collectively, the "Agreement"), which Agreement was assigned by SLL to Grantee, pursuant to that certain Assignment and Assumption of Commercial Contract-Improved Property, dated October 22, 2014. The Agreement was further amended by a Second Amendment to Commercial Contract-Improved Property dated October 29, 2014.

[END OF TEXT]

ER 062 - 73 - 1453

EXECUTED on the date of the acknowledgment set forth below to be effective for all purposes as of the 29 day of October, 2014.

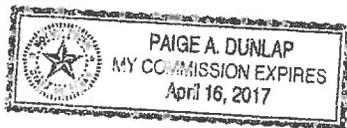
10R

A-Matt Investments, LLC,
a Texas limited liability company

By: [Signature]
Name: _____
Title: _____

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The foregoing instrument was acknowledged before me on the 29 of October, 2014 by Joe Dicker, the President of A-Matt Investments, LLC, a Texas limited liability company, on behalf of said limited liability company.



[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ER 062 - 73 - 1454

EXHIBIT A

LEGAL DESCRIPTION OF THE LAND

TRACT ONE

Being a tract or parcel, containing 0.2443 acre (10,644 square feet) of land, situated in the Obedience Smith Survey, Abstract Number 696, City of Houston, Harris County, Texas, and being all Lots 1 and 2, Block 3, COLUMBUS ADDITION, a plat of subdivision recorded in Volume 330, Page 380, Deed Records of Harris County, Texas; also being all of that certain tract, referred to as Parcel One, described in deed to A-MATT Investments, LLC, as recorded under County Clerk's File (C.C.F.) Number 20130173688, Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.); the herein described 0.2443 acre tract being more particularly described by metes and bounds as follows:

D

BEGINNING at an "X" set marking the intersection of the south right-of-way (R.O.W.) line of West Clay Avenue, based on a 60-foot width, with the east R.O.W. line of Marconi Street, based on a 50-foot width, both street rights-of-way being depicted on said plat of COLUMBUS ADDITION; said "X" also marking the northwest corner of said Lot 1, said Parcel One, and the herein described tract;

THENCE, North 86°51'13" East, with the south R.O.W. line of said West Clay Avenue, a distance of 90.20 feet to a PK nail with shiner set marking the north common corner of Lots 2 and 3 of said Block 3 and the northwest corner of that certain tract described in deed to Giammalva Interests, Ltd. (herein referred to as the "Giammalva Tract"), as recorded under C.C.F. Number P957263, O.P.R.R.P.H.C.; said nail also marking the northeast corner of said Parcel One and the herein described tract;

THENCE, South 03°08'47" East, departing said south R.O.W. line with the common line of said Lots 2 and 3, the west line of said Giammalva Tract, and the east line of said Parcel One, a distance of 118.00 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING", set in the north line of Lot 6 of said Block 3 and Parcel Two described in the aforesaid deed to A-MATT Investments, LLC; said iron rod also marking the south common corner of said Lots 2 and 3, the southwest corner of said Giammalva Tract, and the southeast corner of said Parcel One and the herein described tract;

THENCE, South 86°51'13" West, with the common line of said Lots 6, 2, and 1, the north line of said Parcel Two, and the south line of said Parcel One, a distance of 90.20 feet to a PK nail with shiner set in the east R.O.W. line of the aforesaid Marconi Street and marking the common corner of said Lots 1 and 6; said nail also marking the northwest corner of said Parcel Two, and the southwest corner of said Parcel One and the herein described tract;

THENCE, North 03°08'47" West, with the east R.O.W. line of said Marconi Street, a distance of 118.00 feet to the **POINT OF BEGINNING** and containing 0.2443 acre (10,644 square feet) of land.

EXHIBIT A (cont.)

TRACT TWO

Being a tract or parcel, containing 0.1286 acre (5,600 square feet) of land, situated in the Obedience Smith Survey, Abstract Number 696, City of Houston, Harris County, Texas, and being part of and out of Lot 6, Block 3, COLUMBUS ADDITION, a plat of subdivision recorded in Volume 330, Page 380, Deed Records of Harris County, Texas (D.R.H.C.); also being all of that certain tract, referred to as Parcel Two, described in deed to A-MATT Investments, LLC, as recorded under County Clerk's File (C.C.F.) Number 0130173688, Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.); the herein described 0.1286 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at an "X" set marking the intersection of the south right-of-way (R.O.W.) line of West Clay Avenue, based on a 60-foot width, with the east R.O.W. line of Marconi Street, based on a 50-foot width, both street rights-of-way being depicted on said plat of COLUMBUS ADDITION; said "X" also marking the northwest corner of Lot 1 of said Block 3 and Parcel One described in said deed to A-MATT Investments, LLC; thence:

South 03°08'47" East, with the east R.O.W. line of said Marconi Street, a distance of 118.00 feet to a PK nail with shiner set marking the common corner of said Lots 1 and 6, the southwest corner of said Parcel One, and the northwest corner of said Parcel Two; said nail also marking the **POINT OF BEGINNING** and northwest corner of the herein described tract;

THENCE, North 86°51'13" East, departing said east R.O.W. line with the common line of Lots 1, 2, and 6 of said Block 3, the south line of said Parcel One, and the north line of said Parcel Two, at 90.20 feet pass a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING", set marking the south common corner of Lots 2 and 3 of said Block 3, the southeast corner of said Parcel One, and the southwest corner of that certain tract described in deed to Giammalva Interests, Ltd. (herein referred to as the "Giammalva Tract"), as recorded under C.C.F. Number P957263, O.P.R.R.P.H.C.; continuing with the common line of said Lots 3 and 6, the south line of said Giammalva Tract, and the north line of said Parcel Two, a total distance of 112.00 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING", set marking the northwest corner of that certain called 18,600 square feet described in deed to V.L. Giammalva, as recorded in Volume 5589, Page 75, D.R.H.C.; last said iron rod also marking the northeast corner of said Parcel Two and the herein described tract;

THENCE, South 03°08'47" East, across said Lot 6 with the west line of said 18,600 square foot tract and the east line of said Parcel Two, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING", set in the common line of Lots 6 and 7 of said Block 3, and marking the northeast corner of that certain tract described in deed to Victor Ferruggia (herein referred to as the "Ferruggia Tract"), as recorded under C.C.F. Number 20090038199, O.P.R.R.P.H.C.; said iron rod also marking the southeast corner of said Parcel Two and the herein described tract;

EXHIBIT A (cont.)

THENCE, South 86°51'13" West, with the common line of said Lots 6 and 7, the north line of said Ferruggia Tract, and the south line of said Parcel Two, a distance of 112.00 feet to a metal post found in the east R.O.W. line of the aforesaid Marconi Street and marking the west common corner of said Lots 6 and 7; said post also marking the northwest corner of said Ferruggia Tract, and the southwest corner of said Parcel Two and the herein described tract;

THENCE, North 03°08'47" West, with the east R.O.W. line of said Marconi Street, a distance of 50.00 feet to the **POINT OF BEGINNING** and containing 0.1286 acre (5,600 square feet) of land.

TRACT THREE

Being a tract or parcel, containing 0.1286 acre (5,600 square feet) of land, situated in the Obedience Smith Survey, Abstract Number 696, City of Houston, Harris County, Texas, and being part of and out of Lot 9, Block 3, COLUMBUS ADDITION, a plat of subdivision recorded in Volume 330, Page 380, Deed Records of Harris County, Texas (D.R.H.C.); also being all of that certain tract, referred to as Parcel Three, described in deed to A-MATT Investments, LLC, as recorded under County Clerk's File (C.C.F.) Number 20130173688, Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.); the herein described 0.1286 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at an "X" set marking the intersection of the south right-of-way (R.O.W.) line of West Clay Avenue, based on a 60-foot width, with the east R.O.W. line of Marconi Street, based on a 50-foot width, both street rights-of-way being depicted on said plat of COLUMBUS ADDITION; said "X" also marking the northwest corner of Lot 1 of said Block 3 and Parcel One described in said deed to A-MATT Investments, LLC; thence:

South 03°08'47" East, with the east R.O.W. line of said Marconi Street, a distance of 268.00 feet to a point for the west common corner of said Lots 8 and 9 of said Block 3, and the southwest corner of that certain tract described in deed to Giammalva Interests, Ltd. (herein referred to as the "Giammalva Tract"), as recorded under C.C.F. Number P957259, O.P.R.R.P.H.C.; also being the northwest corner of said Parcel Three, and the **POINT OF BEGINNING** and northwest corner of the herein described tract, from which a 5/8-inch iron rod found for reference bears South 38°02' West, 0.21 feet;

THENCE, North 86°51'13" East, departing said east R.O.W. line with the common line of said Lots 8 and 9, the south line of said Giammalva Tract, and the north line of said Parcel Three, a distance of 112.00 feet to a point in the west line of that certain called 18,600 square feet described in deed to V.L. Giammalva, as recorded in Volume 5589, Page 75, D.R.H.C.; also being the southeast corner of said Giammalva Tract, and the northeast corner of said Parcel Three and the herein described tract, from which a 1/2-inch iron pipe found for reference bears North 46°01' East, 0.51 feet;

EXHIBIT A (cont.)

THENCE, South 03°08'47" East, across said Lot 9 with the west line of said 18,600 square foot tract and the east line of said Parcel Three, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING", set in the common line of Lots 9 and 10 of said Block 3, and marking the northeast corner of that certain tract described in deed to Daryl Scott Interests, LLC (herein referred to as the "Scott Tract"), as recorded under C.C.F. Number 20130582268, O.P.R.R.P.H.C.; said iron rod also marking the southeast corner of said Parcel Three and the herein described tract;

THENCE, South 86°51'13" West, with the common line of said Lots 9 and 10, the north line of said Scott Tract, and the south line of said Parcel Three, a distance of 112.00 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING", set in the east R.O.W. line of the aforesaid Marconi Street and marking the west common corner of said Lots 9 and 10; said iron rod also marking the northwest corner of said Scott Tract, and the southwest corner of said Parcel Three and the herein described tract;

THENCE, North 03°08'47" West, with the east R.O.W. line of said Marconi Street, a distance of 50.00 feet to the **POINT OF BEGINNING** and containing 0.1286 acre (5,600 square feet) of land.

ER 062 - 73 - 1458

EXHIBIT B

PERMITTED EXCEPTIONS

1. Easement granted to Southwestern Bell Telephone Company as set forth in instrument recorded in Volume 572, Page 49 of the Deed Records of Harris County, Texas. (As to Tracts One and Two).
2. Easement for gas holder and container granted to Houston Gas & Fuel Company as set forth in Agreement recorded in Volume 708, Page 737 of the Deed Records of Harris County, Texas. (As to Tract One).
3. Easement for the transportation of gas and other similar commodities granted to Houston Natural Gas Company as set forth in instrument recorded in Volume 1020, Page 685 of the Deed Records of Harris County, Texas. (As to Tracts Two and Three).
4. Easement for public utility use, service and maintenance five (5) feet in width along the east (rear) property line as set forth in instrument recorded in Volume 1517, Page 434 of the Deed Records of Harris County, Texas. (As to Tract Three).
5. Matters shown on that certain survey prepared by George Collison, R.P.L.S. No. 4461, under Project No. 1617-1401-S, dated January 22, 2014, and last updated on February 26, 2014.

20140490061
Pages 9
10/30/2014 14:03:02 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees 44.00

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

K

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

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARRIS §

That VICTOR FERRUGGIA, an unmarried man ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to it in hand paid by SUNRISE MONTROSE APARTMENTS LLC, a Delaware limited liability company ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL and CONVEY unto the Grantee, whose address is 5773 Woodway Drive #415, Houston, Texas 77057, the property described on Exhibit A attached hereto together with (i) any and all appurtenances belonging or appertaining thereto; (ii) any and all improvements located thereon; (iii) any and all appurtenant easements or rights of way affecting said real property and any of Grantor's rights to use same; (iv) any and all rights of ingress and egress to and from said real property and any of Grantor's rights to use same; (v) all minerals, oil, gas, and other hydrocarbon substances thereon, (vi) all air, riparian, water, development, utility, and solar rights related thereto, (vii) any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other utility facilities to the extent same pertain to or benefit said real property or the improvements located thereon, including without limitation, all reservations of or commitments or letters covering any such use in the future, whether now owned or hereafter acquired; and (viii) all right, title and interest of Grantor, if any, in and to (a) any and all roads, streets, alleys and ways (open or proposed) affecting, crossing, fronting or bounding said real property, including any awards made or to be made relating thereto including, without limitation, any unpaid awards or damages payable by reason of damages thereto or by reason of a widening of or changing of the grade with respect to same, (b) any and all strips, gores or pieces of property abutting, bounding or which are adjacent or contiguous to said real property (whether owned or claimed by deed, limitations or otherwise), (c) any and all air rights relating to said real property and (d) any and all reversionary interests in and to said real property (said real property together with any and all of the related improvements, appurtenances, rights and interests referenced in items (i) through (viii) above are herein collectively referred to as the "Property"). Notwithstanding anything contained herein to the contrary, however, with respect to the rights and interests described in (iv), (v), (vii) and (viii) directly above, Grantor is hereby only granting, selling and conveying any of Grantor's right, title and interest in and to same without warranty (whether statutory, express or implied), other than a warranty that such rights and interests are not subject to any monetary liens.

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TO HAVE AND TO HOLD the Property together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns, forever, subject to any restrictions set forth hereinafter and the other matters described on Exhibit B attached hereto (collectively, the "Permitted Exceptions"); and Grantor does hereby bind himself and his heirs and legal representatives, to warrant and forever defend all and singular the Property, subject to the Permitted Exceptions unto Grantee, its successors and assigns, against

ER 062 - 73 - 1651

every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

All ad valorem taxes and assessments for the Property for the year in which this Deed is executed have been prorated by the parties hereto and Grantee hereby expressly assumes liability for the payment thereof. If such proration was based upon an estimate of such taxes and assessments for such year, then upon demand the parties hereto shall promptly and equitably adjust all such taxes and assessments as soon as actual figures for the Property for such year are available.

[END OF TEXT]

ER 062 - 73 - 1652

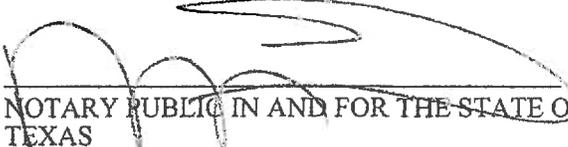
EXECUTED on the date of the acknowledgment set forth below to be effective for all purposes as of the 29 day of October, 2014.

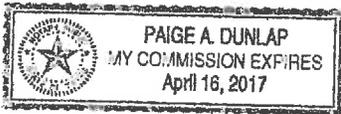
By: 
VICTOR FERRUGGIA

10R

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The foregoing instrument was acknowledged before me on the 28 of October, 2014 by _____, the _____ of Victor Ferruggia, an unmarried man.


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



ER 062 - 73 - 1653

EXHIBIT A

LEGAL DESCRIPTION OF THE LAND

Being a tract or parcel, containing 0.1286 acre (5,600 square feet) of land, situated in the Obedience Smith Survey, Abstract Number 696, City of Houston, Harris County, Texas, and being part of and out of Lot 7, Block 3, COLUMBUS ADDITION, a plat of subdivision recorded in Volume 330, Page 380, Deed Records of Harris County, Texas (D.R.H.C.); also being all of that certain tract described in deed to Victor Ferruggia (herein referred to as the "Ferruggia Tract"), as recorded under County Clerk's File (C.C.F.) Number 20090038199, Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.); the herein described 0.1286 acre tract being more particularly described by metes and bounds as follows:

D

COMMENCING at an "X" set marking the intersection of the south right-of-way (R.O.W.) line of West Clay Avenue, based on a 60-foot width, with the east R.O.W. line of Marconi Street, based on a 50-foot width, both street rights-of-way being depicted on said plat of COLUMBUS ADDITION; said "X" also marking the northwest corner of Lot 1 of said Block 3 and that certain tract, referred to as Parcel One, described in deed to A-MATT Investments, LLC, as recorded under C.C.F. Number 20130173688, O.P.R.R.P.H.C.; thence:

South 03°08'47" East, with the east R.O.W. line of said Marconi Street, a distance of 168.00 feet to a metal fence post found marking the west common corner of Lots 6 and 7 of said Block 3, and the southwest corner of that certain tract, referred to as Parcel Two, described in said deed to A-MATT Investments, LLC; said post also marking the northwest corner of said Ferruggia Tract, and the **POINT OF BEGINNING** and northwest corner of the herein described tract;

THENCE, North 86°51'13" East, departing said east R.O.W. line with the common line of said Lots 6 and 7, the south line of said Parcel Two, and the north line of said Ferruggia Tract, a distance of 112.00 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING", set in the west line of that certain called 0.2443 acre described in deed to Giammalva Interests, Ltd., as recorded under C.C.F. Number 20140044162, O.P.R.R.P.H.C.; said iron rod also marking the southeast corner of said Parcel Two, and the northeast corner of said Ferruggia Tract and the herein described tract;

THENCE, South 03°08'47" East, across said Lot 7 with the west line of said 0.2443 acre tract and the east line of said Ferruggia Tract, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING", set in the common line of Lots 7 and 8 of said Block 3, and marking the northeast corner of that certain tract described in deed to Giammalva Interests, Ltd. (herein referred to as the "Giammalva Tract"), as recorded under C.C.F. Number P957259, O.P.R.R.P.H.C.; said iron rod also marking the southeast corner of said Ferruggia Tract and the herein described tract;

THENCE, South 86°51'13" West, with the common line of said Lots 7 and 8, the north line of said Giammalva Tract, and the south line of said Ferruggia Tract, a distance of 112.00 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING", set in the east R.O.W. line

EXHIBIT A (cont.)

of the aforesaid Marconi Street and marking the west common corner of said Lots 7 and 8; said iron rod also marking the northwest corner of said Giammalva Tract, and the southwest corner of said Ferruggia Tract and the herein described tract;

THENCE, North 03°08'47" West, with the east R.O.W. line of said Marconi Street, a distance of 50.00 feet to the **POINT OF BEGINNING** and containing 0.1286 acre (5,600 square feet) of land.

ER 062 - 73 - 1655

EXHIBIT B

PERMITTED EXCEPTIONS

1. Easement for the transportation of gas and other similar commodities granted to Houston Natural Gas Company as set forth in instrument recorded in Volume 1020, Page 685 of the Deed Records of Harris County, Texas.
2. Easement for public utility use, service and maintenance five (5) feet in width along the east (rear) property line as set forth in instrument recorded in Volume 1113, Page 332 of the Deed Records of Harris County, Texas.
3. Matters shown on that certain survey prepared by George Collison, R.P.L.S. No. 4461, under Project No. 1617-1401-S, dated January 22, 2014, and last updated on February 26, 2014.

ER 062 - 73 - 1656

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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

WD
X

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

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARRIS §

That GIAMMALVA INTERESTS, LTD., a Texas limited partnership ("Grantor"), for and in consideration of the sum of \$10 and other good and valuable consideration to it in hand paid by SUNRISE MONTROSE APARTMENTS LLC, a Delaware limited liability company ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, and the further consideration of the execution and delivery by Grantee of that certain promissory note (the "Note") of even date herewith to Grantor, in the original principal sum of Six Million Three Hundred Eighty-Four Thousand Two Hundred Twenty and No/100 Dollars (\$6,384,220.00) bearing interest and being due and payable as therein set forth, the payment of which Note is secured by the Vendor's Lien herein retained by the Grantor and additionally secured by a Deed of Trust (the "Deed of Trust") of even date herewith executed by Grantee to Darren S. Inoff, Trustee to which Deed of Trust reference is hereby made for all purposes, has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL and CONVEY unto the Grantee, whose address is 5773 Woodway Drive #415, Houston, Texas 77057, the property described on Exhibit A attached hereto together with (i) any and all appurtenances belonging or appertaining thereto; (ii) any and all improvements located thereon; (iii) any and all appurtenant easements or rights of way affecting said real property and any of Grantor's rights to use same; (iv) any and all rights of ingress and egress to and from said real property and any of Grantor's rights to use same; (v) all minerals, oil, gas, and other hydrocarbon substances thereon, (vi) all air, riparian, water, development, utility, and solar rights related thereto, (vii) any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other utility facilities to the extent same pertain to or benefit said real property or the improvements located thereon, including without limitation, all reservations of or commitments or letters covering any such use in the future, whether now owned or hereafter acquired; and (viii) all right, title and interest of Grantor, if any, in and to (a) any and all roads, streets, alleys and ways (open or proposed) affecting, crossing, fronting or bounding said real property, including any awards made or to be made relating thereto including, without limitation, any unpaid awards or damages payable by reason of damages thereto or by reason of a widening of or changing of the grade with respect to same, (b) any and all strips, gores or pieces of property abutting, bounding or which are adjacent or contiguous to said real property (whether owned or claimed by deed, limitations or otherwise), (c) any and all air rights relating to said real property and (d) any and all reversionary interests in and to said real property (said real property together with any and all of the related improvements, appurtenances, rights and interests referenced in items (i) through (viii) above are

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ER 062 - 74 - 0387

herein collectively referred to as the "Property"). Notwithstanding anything contained herein to the contrary, however, with respect to the rights and interests described in (iv), (v), (vii) and (viii) directly above, Grantor is hereby only granting, selling and conveying any of Grantor's right, title and interest in and to same without warranty (whether statutory, express or implied).

TO HAVE AND TO HOLD the Property together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns, forever, subject to the restrictions set forth hereinafter and the other matters described on Exhibit B attached hereto (collectively, the "Permitted Exceptions"); and Grantor does hereby bind itself and its successors, to warrant and forever defend all and singular the Property, subject to the Permitted Exceptions unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

This conveyance is made on an "As Is", "Where Is" and "With All Faults" basis. The Property is sold in its present condition, AS IS and no warranties, express or implied, are made or inferred by virtue of this conveyance, except for a Warranty of Title and those representations and warranties made by Grantor to Sunrise Luxury Living LLC ("SLL") in that certain Commercial Contract - Improved Property dated September 8, 2014, as amended by that certain First Amendment to Commercial Contract - Improved Property dated October 21, 2014 (collectively, the "Agreement"), which Agreement was assigned by SLL to Grantee, pursuant to that certain Assignment and Assumption of Commercial Contract - Improved Property, dated October 22, 2014.

Grantor hereby reserves unto itself a Vendor's Lien and Superior Title in and to the Property until the Note, together with all accrued interest and other sums due and owing and to become due and owing thereon, shall have been fully and finally paid, according to the face, tenor, effect and reading of said secured Note, whereupon this Deed shall become absolute.

All ad valorem taxes and assessments for the Property for the year in which this Deed is executed have been prorated by the parties hereto and Grantee hereby expressly assumes liability for the payment thereof. If such proration was based upon an estimate of such taxes and assessments for such year, then upon demand the parties hereto shall promptly and equitably adjust all such taxes and assessments as soon as actual figures for the Property for such year are available.

[END OF TEXT]

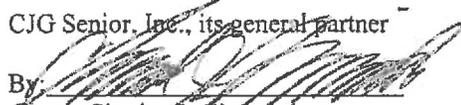
EXECUTED on the date of the acknowledgment set forth below to be effective for all purposes as of the 29 day of October, 2014.

GRANTOR:

Giammalva Interests, Ltd.,
a Texas limited partnership

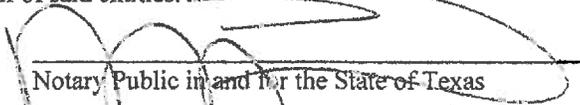
2OR

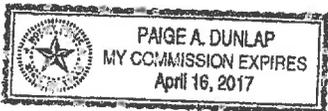
By: C/JG Senior, Inc., its general partner

By: 
Charles J. Giammalva,
President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 29 day of October, 2014, by Charles J. Giammalva, President of C/JG Senior, Inc., general partner of Giammalva Interests, Ltd., a Texas limited partnership, on behalf of said entities.


Notary Public in and for the State of Texas
My Commission Expires: _____



ER 062 - 74 - 0389

ER 062 - 74 - 0390

EXHIBIT A

LEGAL DESCRIPTION OF THE LAND

Being a tract or parcel, containing 0.9854 acre (42,923 square feet) of land, situated in the Obedience Smith Survey, Abstract Number 696, City of Houston, Harris County, Texas, and being part of and out of Block 3, COLUMBUS ADDITION, Block 2, KENEDY ADDITION, and Block 2, MACDONALD ADDITION, plats of subdivision recorded in Volume 330, Page 380, Volume 655, Page 635, and Volume 504, Page 184, respectively, all in the Deed Records of Harris County, Texas (D.R.H.C.); also being comprised of six tracts described in deeds to Giammalva Interests, Ltd., as follows: 1) Lot 3 and (the remainder of) Lot 4 of said Block 3 (herein referred to as "Tract One"), as recorded under County Clerks' File (C.C.F.) Number P957263, Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.); 2) Lot 12 of said Block 3 (herein referred to as "Tract Two"), as recorded under C.C.F. Number P957262, O.P.R.R.P.H.C.; 3) westerly 112 feet of Lot 8 of said Block 3 (herein referred to as "Tract Three"), as recorded under C.C.F. Number P957259, O.P.R.R.P.H.C.; 4) that certain called 0.2443 acre, as recorded under C.C.F. Number 20140044162, O.P.R.R.P.H.C.; 5) (the remainder of) Lots 6 and 7, Block 2 of said MACDONALD ADDITION (herein referred to as "Tract Five"), as recorded under C.C.F. Number P957260, O.P.R.R.P.H.C.; and 6) that certain called 0.1433 acre, as recorded under C.C.F. Number 20140044161, O.P.R.R.P.H.C.; the herein described 0.9854 acre tract being more particularly described by metes and bounds as follows:

D+

COMMENCING at an "X" set marking the intersection of the south right-of-way (R.O.W.) line of West Clay Avenue, based on a 60-foot width, with the east R.O.W. line of Marconi Street, based on a 50-foot width, both street rights-of-way being depicted on the plat of said COLUMBUS ADDITION; said "X" also marking the northwest corner of Lot 1 of said Block 3 and the northwest corner of that certain tract, referred to as Parcel One, described in deed to A-MATT Investments, LLC, as recorded under C.C.F. Number 20130173688, O.P.R.R.P.H.C.; thence:

North 86°51'13" East, with the south R.O.W. line of said West Clay Avenue, a distance of 90.20 feet to a PK nail with shiner set marking the north common corner of Lots 2 and 3 of said Block 3, the northeast corner of said Parcel One, and the northwest corner of the aforesaid Tract One; said nail also marking the POINT OF BEGINNING and most northerly northwest corner of the herein described tract;

THENCE, North 86°51'13" East, continuing with the south R.O.W. line of said West Clay Avenue, a distance of 85.30 feet to a PK nail with shiner set marking the intersection of said south R.O.W. line with the west R.O.W. line of Montrose Blvd, based on a 100-foot width, as depicted on said plat of COLUMBUS ADDITION and widened in Volume 4334, Page 173, D.R.H.C.; said nail also marking the northeast corner of said Tract One and the herein described tract;

THENCE, South 03°08'47" East, with the west R.O.W. line of said Montrose Boulevard, a distance of 118.00 feet to PK nail with shiner set marking the intersection of said west R.O.W.

line with the south line of Lot 4 of said Block 3 and the north line of Lot 9, Block 2 of the aforesaid KENEDY ADDITION; said nail also marking the southeast corner of said Tract One, the northeast corner of the aforesaid 0.1433 acre tract, and an angle point in the herein described tract;

THENCE, South 02°46'47" East, continuing with the west R.O.W. line of said Montrose Boulevard, at 233.70 feet pass to a PK nail with shiner set marking the intersection of said west R.O.W. line with the south line of Lot 11, Block 2 of said KENEDY ADDITION and the north line of Lot 7, Block 2 of the aforesaid MACDONALD ADDITION; said nail also marking the southeast corner of said 0.1433 acre tract and the northeast corner of the aforesaid Tract Five; continuing with said west R.O.W. line, a total distance of 344.01 feet to a PK nail with shiner set marking the intersection of said west R.O.W. line with the common line of Lots 5 and 6, Block 2 of said MACDONALD ADDITION; last said nail also being in the north line of that certain tract described in deed to City of Houston (herein referred to as the "City Tract"), as recorded in Volume 3921, Page 544, D.R.H.C.; said nail also marking the southeast corner of said Tract Five and the most easterly southeast corner of the herein described tract;

THENCE, South 86°51' 13" West, departing said west R.O.W. line with the common line of said Lots 5 and 6, Block 2 of said MACDONALD ADDITION, the north line of said City Tract, and the south line of said Tract Five, a distance of 29.09 feet to a PK nail with shiner set in the east line of Lot 12 of the aforesaid Block 3 and the aforesaid Tract Two, and marking the west common corner of said Lots 5 and 6, the northwest corner of said City Tract, the southwest corner of said Tract Five, and an interior corner of the herein described tract;

THENCE, South 02°10'55" East, with the west line of Lot 5, Block 2 of said MACDONALD ADDITION and said City Tract, and the east line of Lot 12 of said Block 3 and said Tract Two, a distance of 6.00 feet a PK nail with shiner set marking the east common corner of Lots 12 and 13 of said Block 3, the north common corner of those certain tracts described in deed to Kenneth T. Ward (herein referred to as the "Ward Tract"), as recorded under C.C.F. Number S078978, O.P.R.R.P.H.C.; said nail also marking the southeast corner of said Tract Two and the most southerly southeast corner of the herein described tract;

THENCE, South 86°51'13" West with the common line of Lots 12 and 13 of said Block 3, the north line of said Ward Tract, and the south line of said Tract Two, a distance of 144.11 feet to a point in the east R.O.W. line of the aforesaid Marconi Street, and being the west common corner of said Lots 12 and 13, the northwest corner of said Ward Tract, the southwest corner of said Tract Two, and the most southerly southwest corner of the herein described tract, from which a 5/8-inch iron rod found for reference bears North 03°08'47" West, 0.14 feet;

THENCE, North 03°08'47" West with the east R.O.W. line of said Marconi Street, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING", set marking the west common corner of Lots 11 and 12 of said Block 3, and the southwest corner of that certain tract described in deed to Jody Lee Phelps (herein referred to as the "Phelps Tract"), as recorded under C.C.F. Number S874406, O.P.R.R.P.H.C.; said iron rod also marking the northwest corner of said Tract Two and the most southerly northwest corner of the herein described tract;

THENCE, North 86°51'13" East, departing said east R.O.W. line with the common line of Lots 11 and 12 of said Block 3, the south line of said Phelps Tract, and the north line of said Tract Two, a distance of 112.00 feet to a PK nail with shiner set marking the southwest corner of the aforesaid 0.2443 acre tract, the southeast corner of said Phelps Tract, and an interior corner of the herein described tract;

THENCE, North 03°08'47" West, across Lots 11, 10, and 9 of said Block 3, and with the west line of said 0.2443 acre tract, the east line of said Phelps Tract, the east line of that certain tract described in deed to Daryl Scott Interests, LLC, as recorded under C.C.F. Number 20130582268, O.P.R.R.P.H.C., and the east line of that certain tract, referred to as Parcel Three, described in the aforesaid deed to A-MATT Investments, LLC, a distance of 150.00 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING", set marking the northeast corner of said Parcel Three, the southeast corner of the aforesaid Tract Three, and an interior corner of the herein described tract;

THENCE, South 86°51'13" West with the common line of Lots 8 and 9 of said Block 3, the north line of said Parcel Three, and the south line of said Tract Three, a distance of 112.00 feet to a point in the east R.O.W. line of the aforesaid Marconi Street, and being the west common corner of said Lots 8 and 9, the northwest corner of said Parcel Three, the southwest corner of said Tract Three, and an exterior corner of the herein described tract, from which a 5/8-inch iron rod found for reference bears South 38°02' West, 0.21 feet;

THENCE, North 03°08'47" West with the east R.O.W. line of said Marconi Street, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING", set marking the west common corner of Lots 7 and 8 of said Block 3, and the southwest corner of that certain tract described in deed to Victor Ferruggia (herein referred to as the "Ferruggia Tract"), as recorded under C.C.F. Number 20090038199, O.P.R.R.P.H.C.; said iron rod also marking the northwest corner of said Tract Three and an exterior corner of the herein described tract;

THENCE, North 86°51'13" East, departing said east R.O.W. line with the common line of Lots 7 and 8 of said Block 3, the south line of said Ferruggia Tract, and the north line of said Tract Three, a distance of 112.00 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING", set in the west line of the aforesaid 0.2443 acre tract, and marking the southeast corner of said Ferruggia Tract, the northeast corner of said Tract Three, and an interior corner of the herein described tract;

THENCE, North 03°08'47" West, across Lots 7 and 6 of said Block 3 with the west line of said 0.2443 acre tract, the east line of said Ferruggia Tract, and the east line of that certain tract, referred to as Parcel Two, described in the aforesaid deed to A-MATT Investments, LLC, a distance of 100.00 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING", set in the common line of Lots 3 and 6 of said Block 3, and the south line of the aforesaid Tract One; said iron rod also marking the northeast corner of said Parcel Two, the northwest corner of said 0.2443 acre tract, an interior corner of the herein described tract;

THENCE, South 86°51'13" West with the common line of Lots 3 and 6 of said Block 3, the north line of said Parcel Two, and the south line of said Tract One, a distance of 21.80 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING", set marking the south

ER 062 - 74 - 0393

common corner of Lots 2 and 3 of said Block 3, the southeast corner of the aforesaid Parcel One, the southwest corner of said Tract One, and the most northerly southwest corner of the herein described tract;

THENCE, North 03°08'47" West, with the common line of Lots 2 and 3 of said Block 3, the east line of said Parcel One, and the west line of said Tract One, a distance of 118.00 feet to the POINT OF BEGINNING and containing 0.9854 acre (42,923 square feet) of land.

Bearings herein are grid bearings based on the Texas State Plane Coordinate System, South Central Zone, NAD 83 (NA2011), as determined by GPS observation. Distances are surface distances based on the U.S. Survey Foot and may be converted to grid by multiplying by a combined scale factor of 0.999870017.

There also exists a separate ALTA/ACSM Land Title Survey and plat prepared by Terra Surveying Company, Inc., under Project Number 1617-1401-S, of even date.

ER 062 - 74 - 0394

EXHIBIT B

PERMITTED EXCEPTIONS

1. Those certain restrictive covenants as set forth in instruments recorded in Volume 5589, Page 75 and Volume 7098, Page 432 of the Deed Records of Harris County, Texas.
2. Easement granted to Southwestern Bell Telephone Company as set forth in instrument recorded in Volume 572, Page 49 of the Deed Records of Harris County, Texas.
3. Easement for gas hold and container granted to Houston Gas & Fuel Company as set forth in Agreement recorded in Volume 708, Page 738 of the Deed Records of Harris County, Texas. (AS TO LOT 3, BLOCK 3 COLUMBUS ADDITION)
4. Sanitary sewer easement six (6) feet in width granted to the City of Houston as set forth in instrument recorded in Volume 745, Page 522 of the Deed Records of Harris County, Texas. (AS TO LOTS 3, 6,7, 8, 9, 10, BLOCK 3, COLUMBUS ADDITION, LOTS 6 AND 7, BLOCK 2, R. D. McDONALD ADDITION, AND PART OF KENNEDY ADDITION)
5. Easement for pipe line for the transportation of gas and other similar commodities granted to Houston Natural Gas Company as set forth in instrument recorded in Volume 1020, Page 685 of the Deed Records of Harris County, Texas. (AS TO LOTS 6, 7, 8, 9, 10, 11, BLOCK 3 COLUMBUS ADDITION)
6. Easement for public utilities five (5) feet in width as set forth in instrument recorded in Volume 1055, Page 603 of the Deed Records of Harris County, Texas. (AS TO LOTS 9 AND 10 OF THE COLUMBUS ADDITION)
7. Easement for public utilities five (5) feet in width as set forth in instrument recorded in Volume 1419, Page 526 and Volume 1426, Page 570 of the Deed Records of Harris County, Texas. (AS TO LOTS 6 AND 7 OF THE COLUMBUS ADDITION)
8. City of Houston Ordinance No. 58-709 establishing building lines for Montrose Boulevard f/k/a Lincoln Street, a certified copy of which is set forth in instrument recorded in Volume 3536, Page 34 of the Deed Records of Harris County, Texas.
9. Sanitary sewer easement five (5) feet in width granted to the City of Houston as set forth in instrument recorded in Volume 4599, Page 590 of the Deed Records of Harris County, Texas. (AS TO LOT 4, BLOCK 3, COLUMBUS ADDITION)
10. Sanitary sewer easement ten (10) feet in width along the north, west and south end of the 18,600 square foot tract described therein, reserved by the City of Houston in instrument recorded in Volume 5589, Page 75 of the Deed Records of Harris County, Texas. (AS TO TRACTS 4, 5 AND 6)
11. Terms and provisions of that certain Lease Agreement from Vincent L. Giammalva and Frances Giammalva, his wife, as Lessor, to Crown Central Petroleum Corporation, as

Lessee, dated June 1, 1967, and recorded in Volume 2060, Page 327, of the Contract Records of Harris County, Texas, assigned by Crown Central Petroleum Corporation to Delta Realty Corporation, by instrument recorded in Volume 2186, Page 495 of the Contract Records, assigned by Delta Realty Corporation to Sigmor Corporation, by instrument filed for record under Harris County Clerk's File No. E741361, and subject to instrument filed for record under Harris County Clerk's File No. L949657. Said lease includes option to purchase demised premises and three lots having a total frontage of 125 feet lying adjacent to and north of the demised premises.

12. Building set back lines as set forth in instrument recorded in Volume 2060, Page 327 of the Contract Records of Harris County, Texas.
13. Memorandum of Lease Agreement by and between Giammalva Interests Ltd., as Lessor, and Clear Channel Outdoor, Inc., as Lessee, dated September 17, 2002, filed for record on May 21, 2003, under Harris County Clerk's File No. W682281.
14. Memorandum of Lease Agreement by and between Giammalva Interests, Ltd., as Lessor, and Clear Channel Outdoor, Inc., as Lessee, dated July 22, 2004, filed for record on August 20, 2004, under Harris County Clerk's File No. X857343. (LOT 12, BLOCK 3, COLUMBUS ADDITION)
15. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in this Exhibit B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
16. Any and all matters shown on that certain survey prepared by George Collison, Registered Professional Land Surveyor No. 4461, under Project No. 1617-1401-S, filed date January 22, 2014, and last revised October 9, 2014.

ER 062 - 74 - 0396

20140490401
Pages 10
10/30/2014 15:12:20 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees 48.00

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

APPENDIX B

APPENDIX B

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

The subject property is presently considered residential and commercial ⁽¹⁾. A residential apartment complex is the planned future development of the site. Adjacent properties and properties within 500 feet of the designated property are residential and commercial.

The properties within 500 feet of the designated property include:

North: West Clay Street
The Auto Docs
Residential
Commercial Properties

South: Continuation of residential and commercial (Montrose Tire and Wheel) properties owned by site owner, Sunrise Montrose Apartments, LLC
U-Plumb It
Gibbs Boat and Motor
West Gray Street
Retail/Commercial
Residential

East: Montrose Boulevard
Restaurants
Car Wash
Residential
Columbus Street
Wharton Elementary School

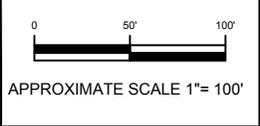
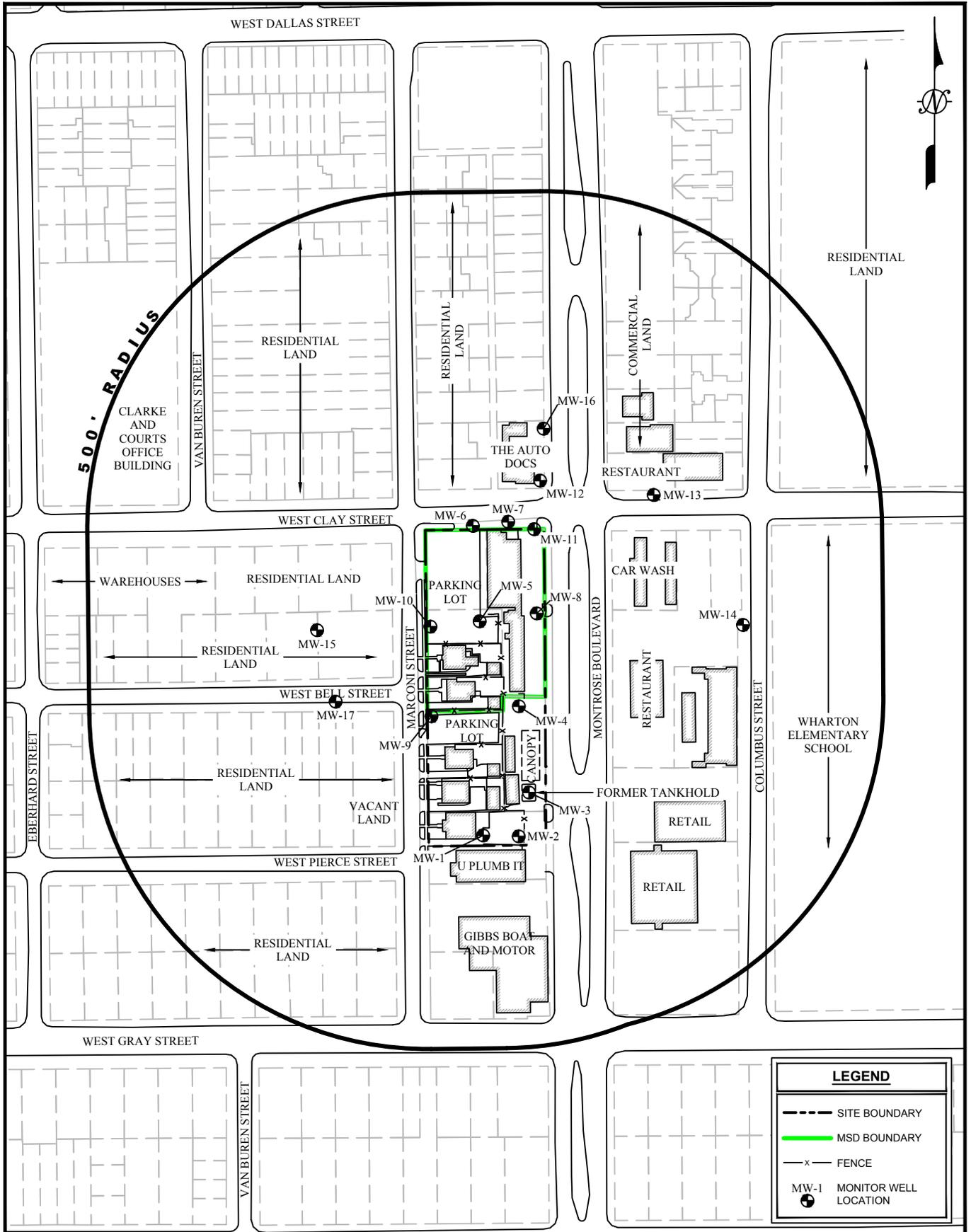
West: Marconi Street
Residential
West Bell Street
West Pierce Street

⁽¹⁾The anticipated use of the designated property will be considered residential and surrounding properties are anticipated to remain residential/commercial.

Attached Figure

Appendix B - Site Plan with 500' Radius

N:\ENV\dox\2014\Drafting\92147641\MSD 2015-09\92147641 Site Plan.dwg : 500' Radius



Terracon
 Consulting Engineers & Scientists

TERRACON NO: 92147641

DRAWN BY:	REW
CHECKED BY:	JAC
SCALE:	AS SHOWN
DATE:	9-17-2015

Appendix B
 Site Plan with 500' Radius
 1302 Montrose Boulevard Property
 1302 Montrose
 Houston, Texas

APPENDIX C

APPENDIX C

3. 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 contamination of concern, to the extent known
- g. Depth to groundwater for each affected zone

Attached Figures

Exhibit 1A - Site Plan

Exhibit 1B - Topographic Map

Exhibit 1C - Groundwater Contamination Map

Exhibit 1D - Sample Location Map

Exhibit 1E - Groundwater Gradient Map – August 14, 2014

Exhibit 1F - Groundwater Gradient Map – September 8, 2014

Exhibit 1G - Groundwater Gradient Map – November 19, 2014

Exhibit 1H - Groundwater Gradient Map – January 26, 2015

Exhibit 1I - Groundwater Gradient Map – March 26, 2015

Exhibit 1J - Groundwater Gradient Map – July 28, 2015

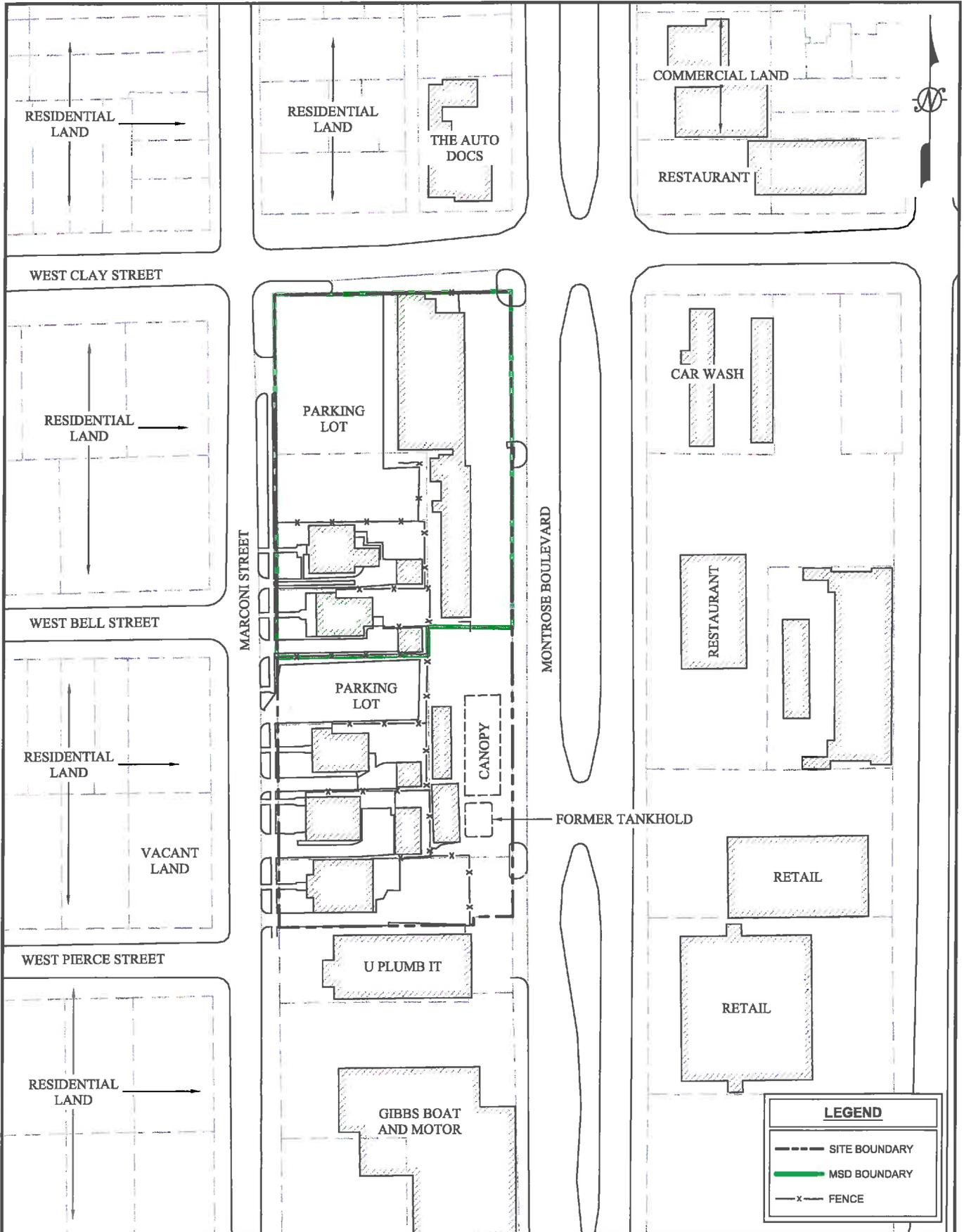
Exhibit 1K - Groundwater PCLE Zone – Tetrachloroethene

Exhibit 1L - Groundwater PCLE Zone – Trichloroethene

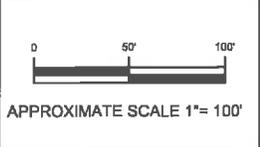
Exhibit 1M - Groundwater PCLE Zone – cis-1,2-Dichloroethene

Exhibit 1N - Groundwater PCLE Zone – Vinyl Chloride

N:\ENV\dox\2014\Drafting\92147641\MSD 2015-03\92147641 Site Plan.dwg : Plan



LEGEND	
	SITE BOUNDARY
	MSD BOUNDARY
	FENCE

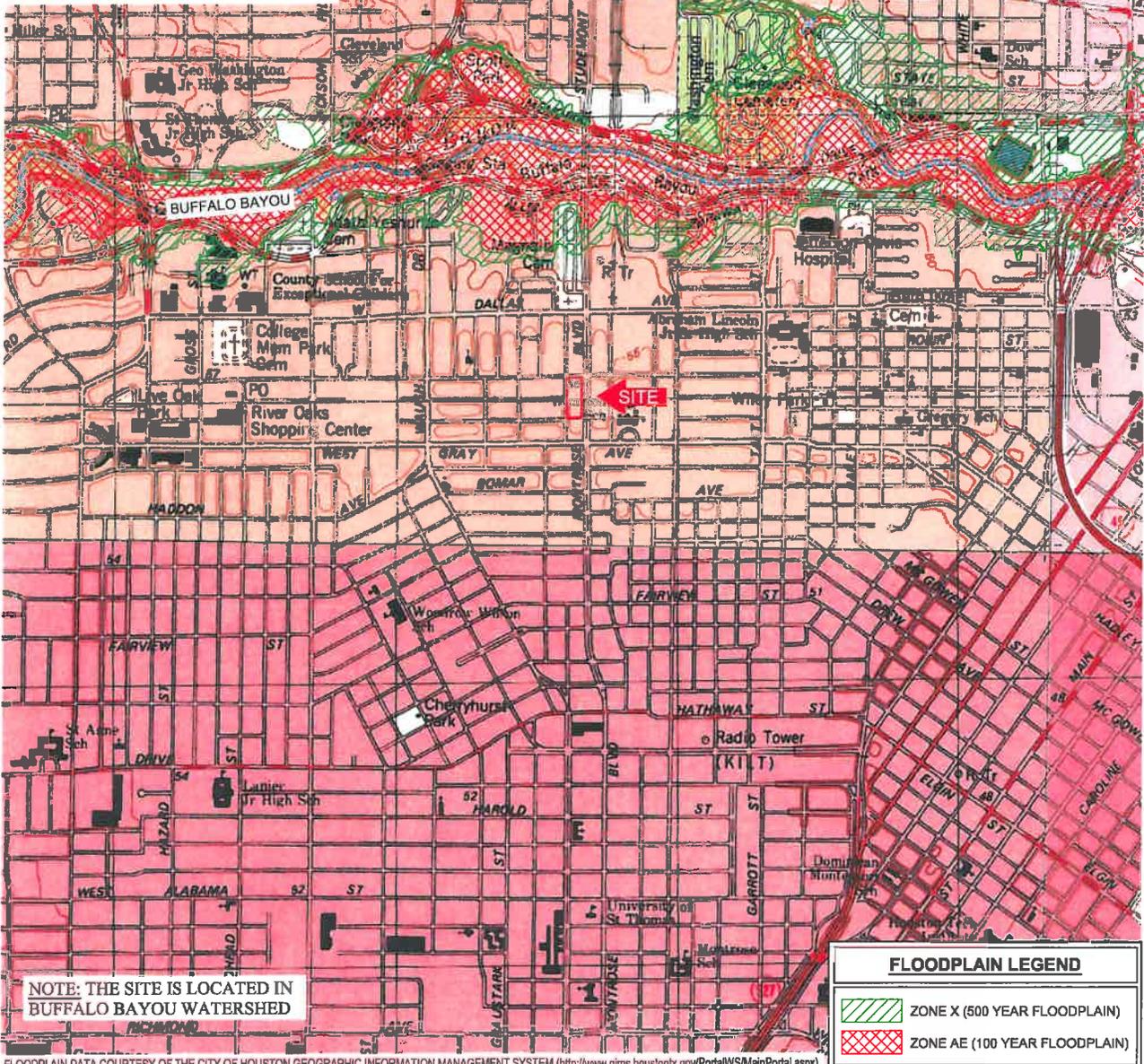


Terracon
 Consulting Engineers & Scientists

TERRACON NO: 92147641

DRAWN BY:	REW
CHECKED BY:	JAC
SCALE:	AS SHOWN
DATE:	4-9-2015

Exhibit 1A
 Site Plan
 1302 Montrose Boulevard Property
 1302 Montrose
 Houston, Texas



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USGS TOPOGRAPHIC QUADRANGLE MAP
Houston Heights, Texas



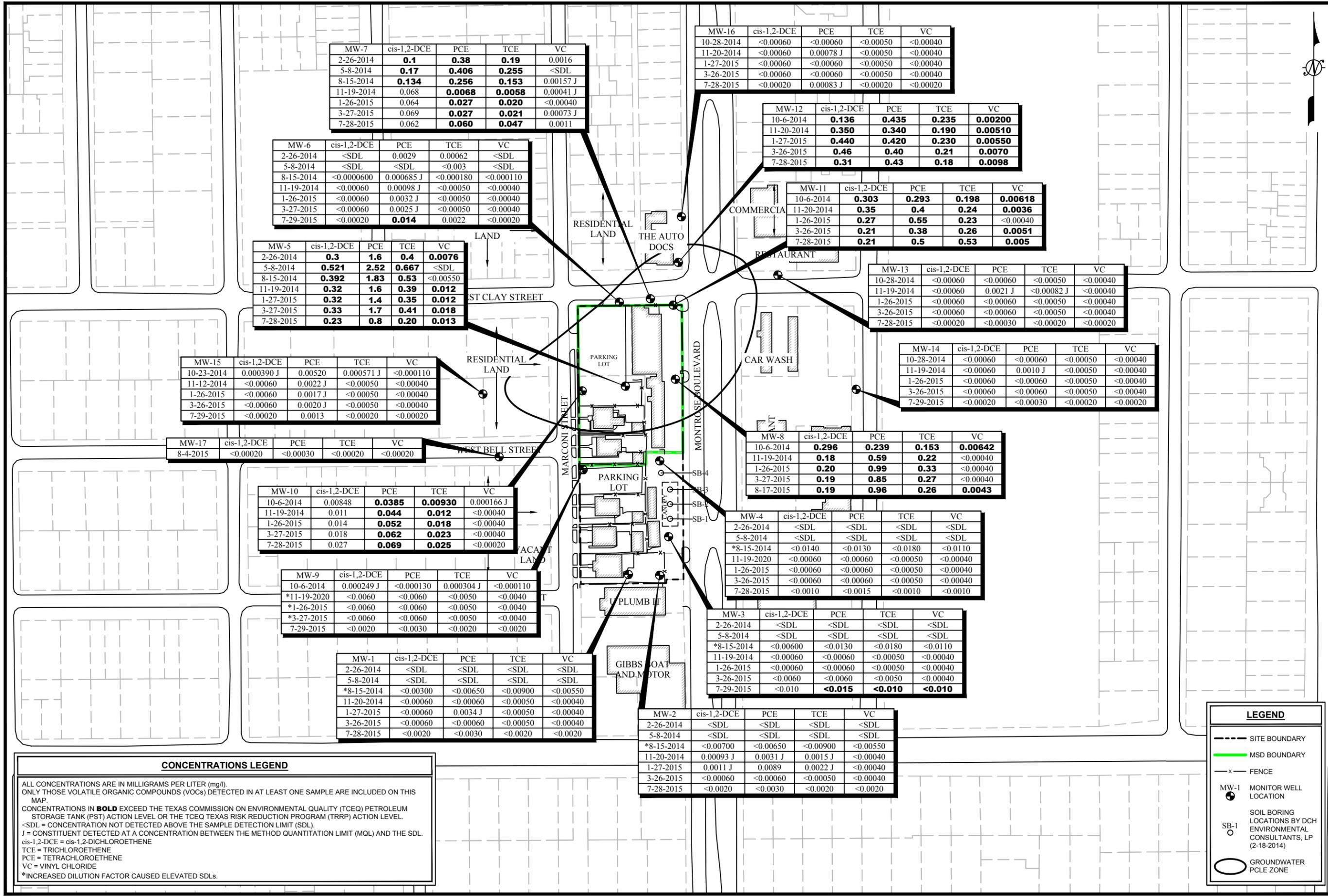
Revised: 1995
APPROXIMATE SCALE 1"= 2000'
0 1000' 2000'



1302 Montrose Boulevard Property
1302 Montrose
Houston, Texas
TERRACON PROJECT NO. 92147641

Prepared By: BEW
Approved By: JAC

**EXHIBIT 1B:
SITE VICINITY MAP**



CONCENTRATIONS LEGEND

ALL CONCENTRATIONS ARE IN MILLIGRAMS PER LITER (mg/l). ONLY THOSE VOLATILE ORGANIC COMPOUNDS (VOCs) DETECTED IN AT LEAST ONE SAMPLE ARE INCLUDED ON THIS MAP.
 CONCENTRATIONS IN **BOLD** EXCEED THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) PETROLEUM STORAGE TANK (PST) ACTION LEVEL OR THE TCEQ TEXAS RISK REDUCTION PROGRAM (TRRP) ACTION LEVEL.
 <SDL = CONCENTRATION NOT DETECTED ABOVE THE SAMPLE DETECTION LIMIT (SDL).
 J = CONSTITUENT DETECTED AT A CONCENTRATION BETWEEN THE METHOD QUANTITATION LIMIT (MQL) AND THE SDL.
 cis-1,2-DCE = cis-1,2-DICHLOROETHENE
 TCE = TRICHLOROETHENE
 PCE = TETRACHLOROETHENE
 VC = VINYL CHLORIDE
 *INCREASED DILUTION FACTOR CAUSED ELEVATED SDLs.

LEGEND

- SITE BOUNDARY
- MSD BOUNDARY
- x- FENCE
- MW-1 MONITOR WELL LOCATION
- SOIL BORING LOCATIONS BY DCH ENVIRONMENTAL CONSULTANTS, LP (2-18-2014)
- GROUNDWATER PCLE ZONE

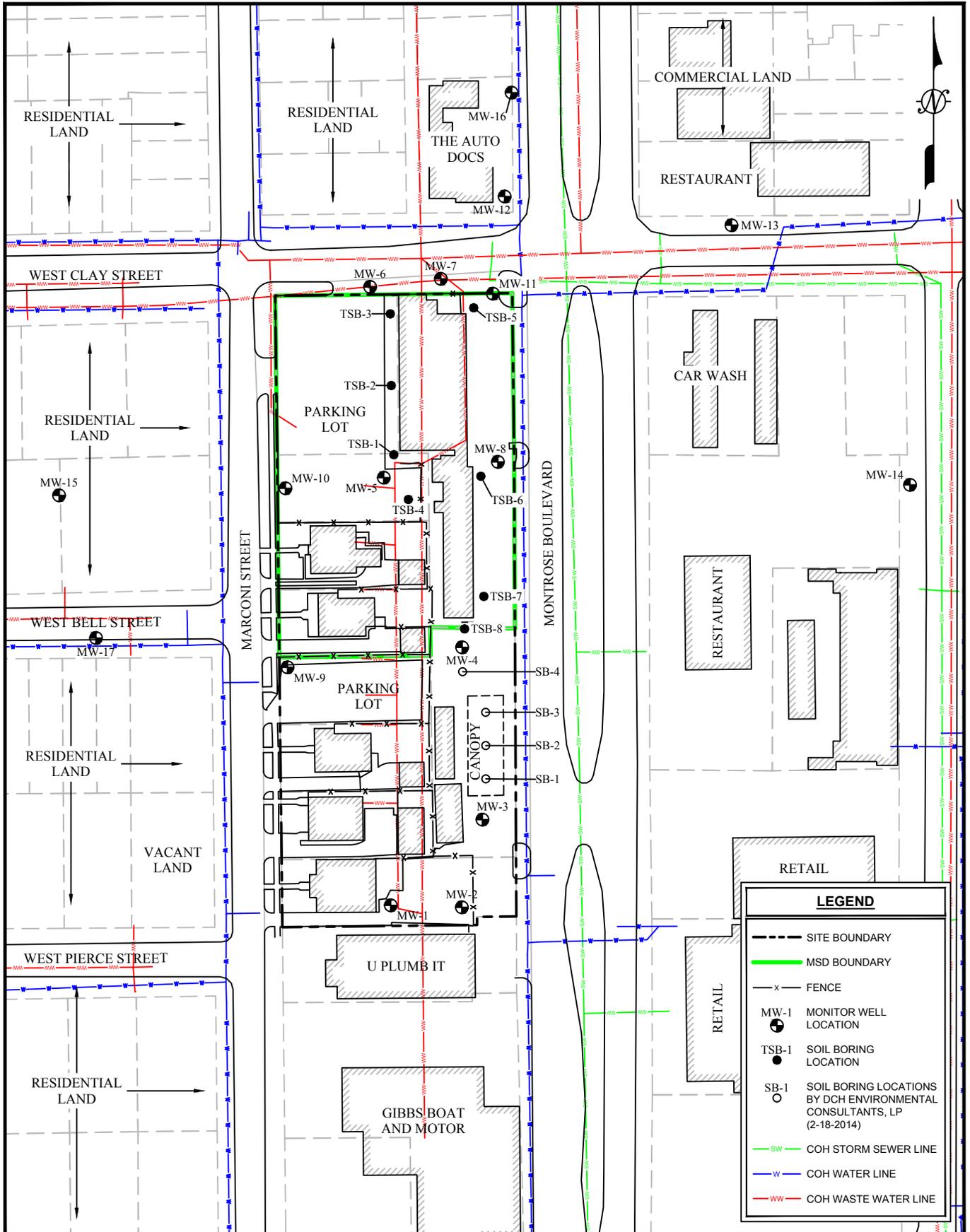
Exhibit 1C
Groundwater Contamination Map
 1302 Montrose Boulevard Property
 1302 Montrose
 Houston, Texas

DRAWN BY: REW
 CHECKED BY: JAC
 SCALE: AS SHOWN
 DATE: 09/22/2015

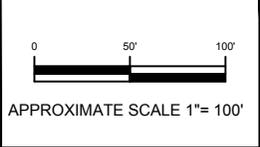
Terracon
 Consulting Engineers & Scientists
 TERRACON NO: 92147641

300'
 150'
 0
 APPROXIMATE SCALE: 1" = 150'

N:\ENV\dox\2014\Drafting\92147641\MSD 2015-09\92147641 Site Plan.dwg : Sample Locations



LEGEND	
	SITE BOUNDARY
	MSD BOUNDARY
	FENCE
	MONITOR WELL LOCATION
	SOIL BORING LOCATION
	SOIL BORING LOCATIONS BY DCH ENVIRONMENTAL CONSULTANTS, LP (2-18-2014)
	COH STORM SEWER LINE
	COH WATER LINE
	COH WASTE WATER LINE



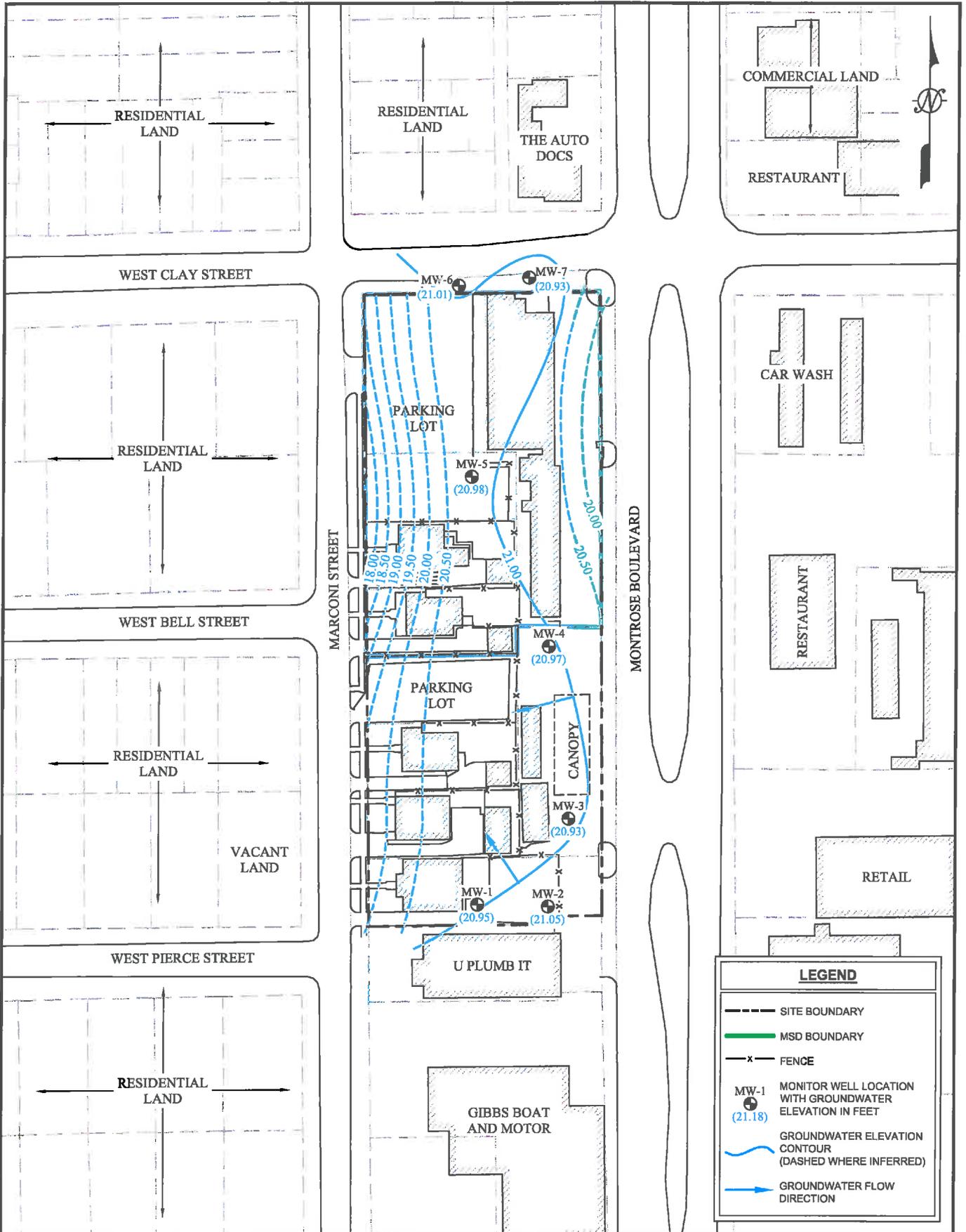
Terracon
 Consulting Engineers & Scientists

TERRACON NO: 92147641

DRAWN BY:	REW
CHECKED BY:	JAC
SCALE:	AS SHOWN
DATE:	9-22-2015

Exhibit 1D
 Sample Location Map
 1302 Montrose Boulevard Property
 1302 Montrose
 Houston, Texas

N:\ENV\doc\2014\Drafting\92147641\MSD 2015-03\92147641 GWGM 2014-08-14.dwg : Surfer



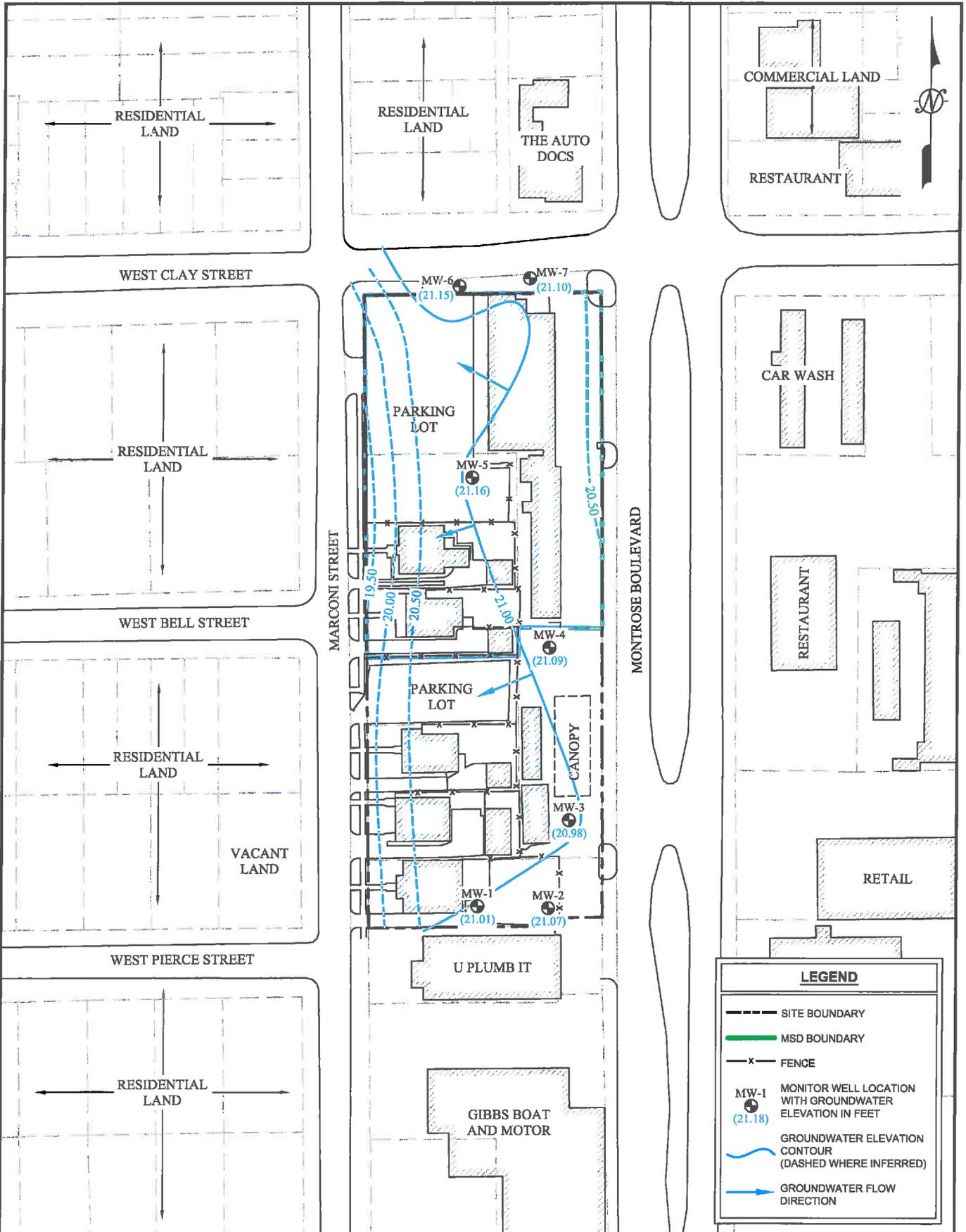
Terracon
Consulting Engineers & Scientists

DRAWN BY: REW
CHECKED BY: JAC
SCALE: AS SHOWN
DATE: 4-14-2015

TERRACON NO: 92147511

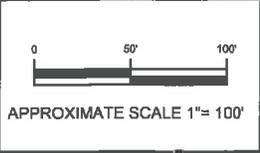
Exhibit 1E
Groundwater Gradient Map
August 14, 2014
1302 Montrose Boulevard Property
1302 Montrose
Houston, Texas

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LEGEND

- SITE BOUNDARY
- MSD BOUNDARY
- x- FENCE
- MW-1 (21.18) MONITOR WELL LOCATION WITH GROUNDWATER ELEVATION IN FEET
- GROUNDWATER ELEVATION CONTOUR (DASHED WHERE INFERRED)
- GROUNDWATER FLOW DIRECTION

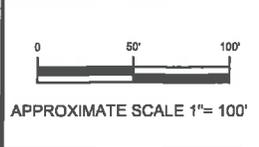
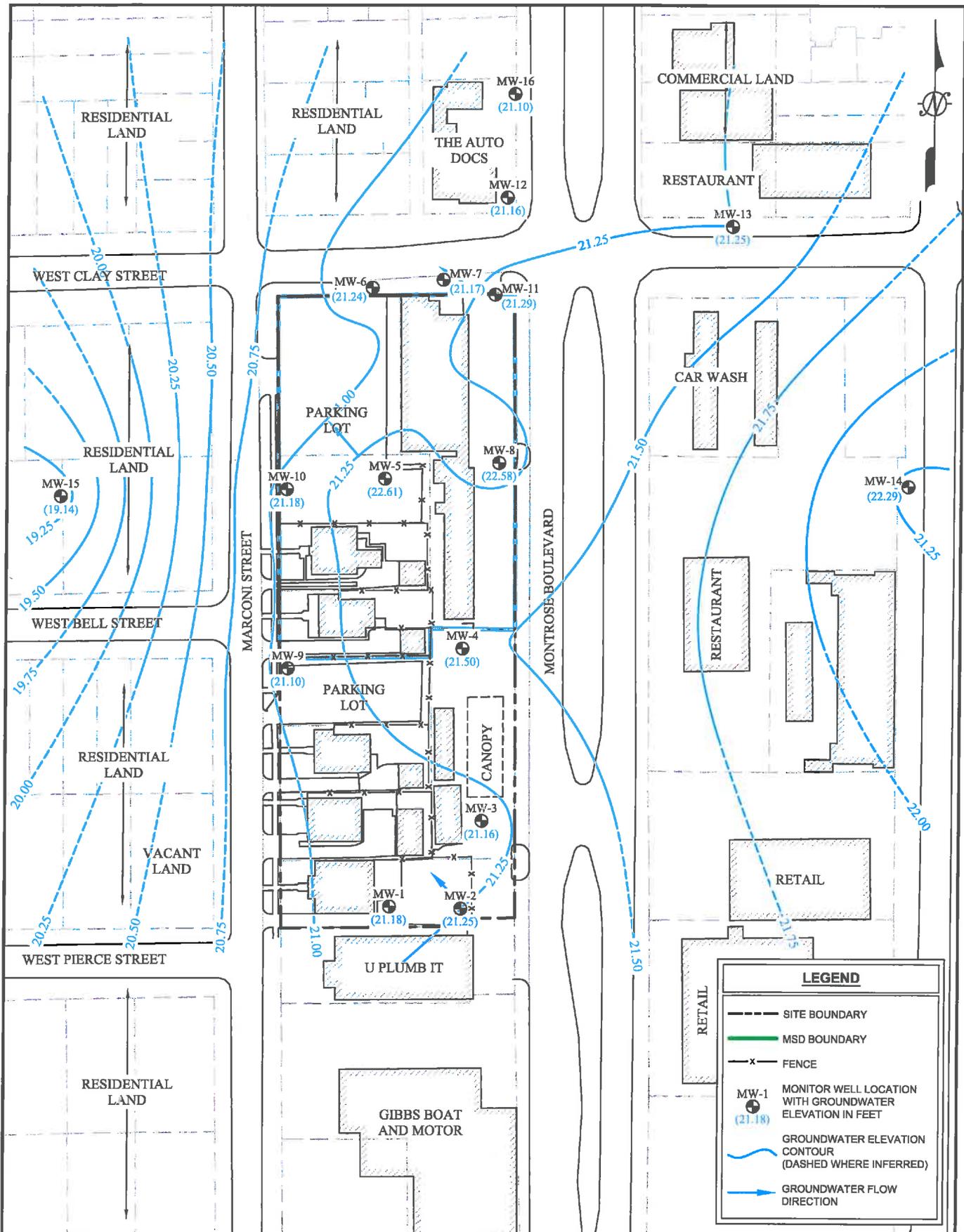


Terracon
Consulting Engineers & Scientists
TERRACON NO: 92147511

DRAWN BY: REW
CHECKED BY: JAC
SCALE: AS SHOWN
DATE: 4-14-2015

Exhibit 1F
Groundwater Gradient Map
September 8, 2014
1302 Montrose Boulevard Property
1302 Montrose
Houston, Texas

N:\ENV\dox\2014\Drafting\92147641\MSD 2015-03\92147641 GWGM 2014-11-19.dwg : Surfer



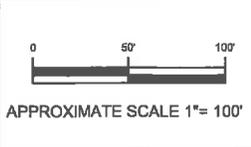
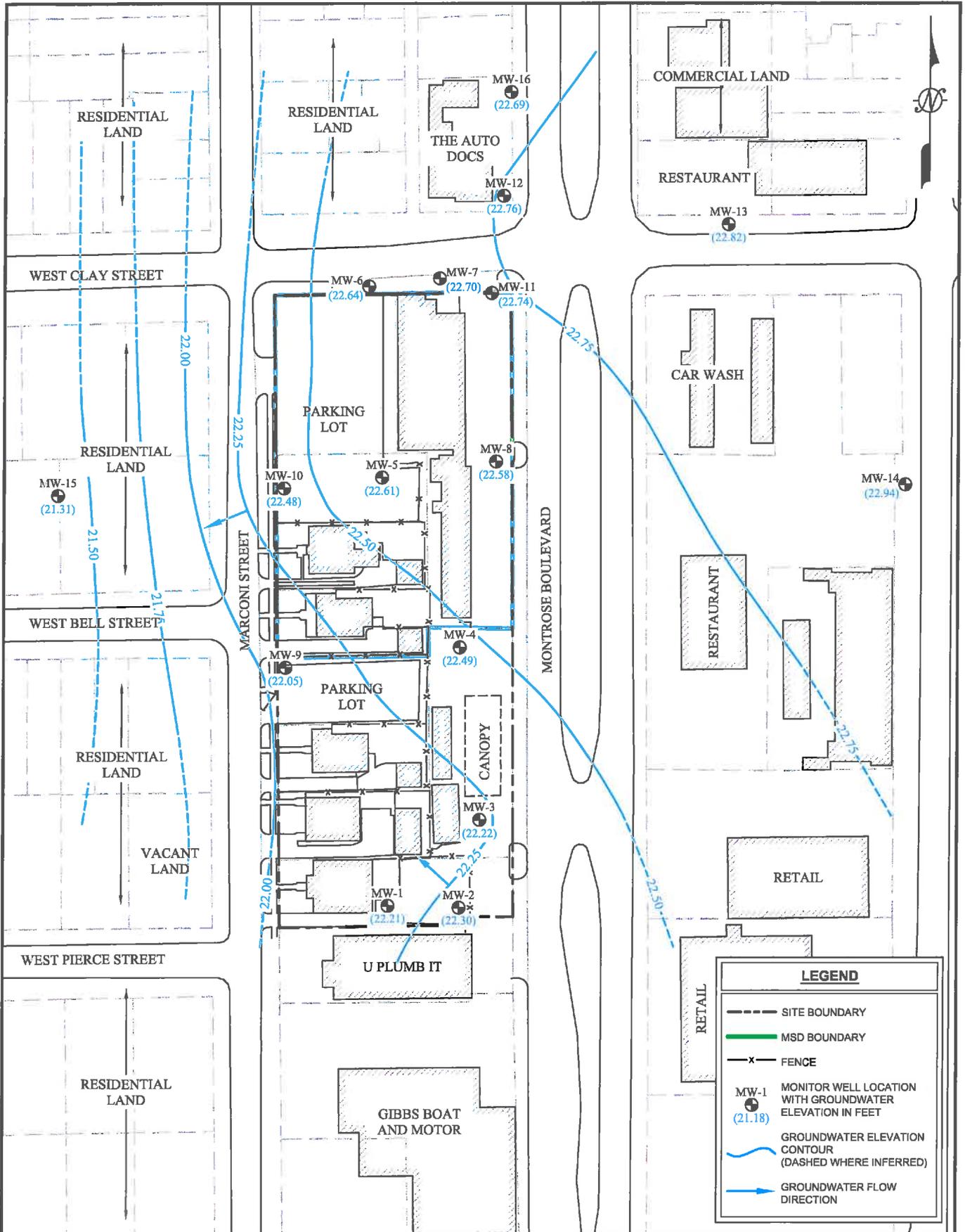
Terracon
Consulting Engineers & Scientists

TERRACON NO: 92147641

DRAWN BY:	BEW
CHECKED BY:	JAC
SCALE:	AS SHOWN
DATE:	04/14/2015

Exhibit 1G
Groundwater Gradient Map
November 19, 2014
1302 Montrose Boulevard Property
1302 Montrose
Houston, Texas

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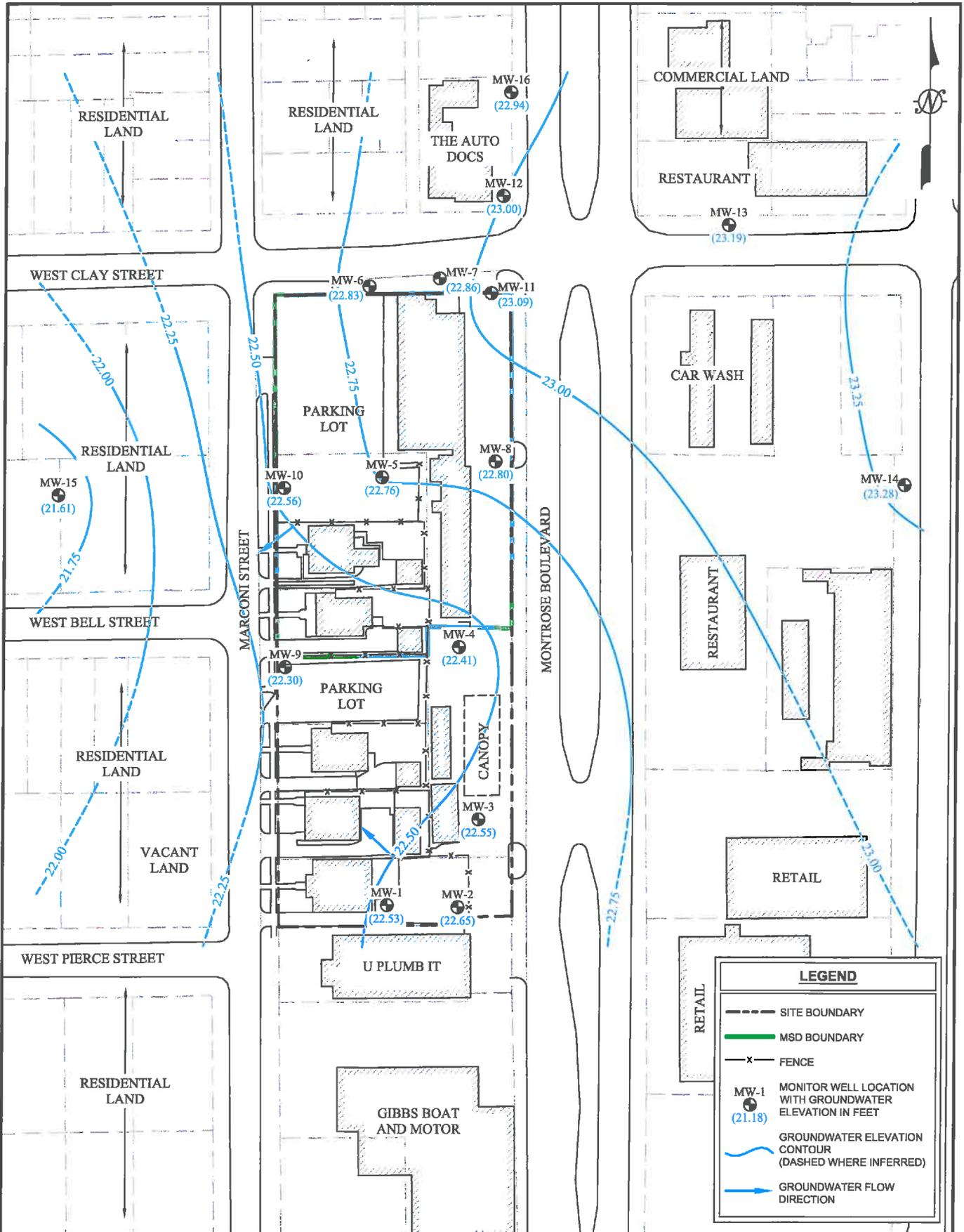
Terracon
Consulting Engineers & Scientists

TERRACON NO: 92147641

DRAWN BY:	BEW
CHECKED BY:	JAC
SCALE:	AS SHOWN
DATE:	04/14/2015

Exhibit 1H
Groundwater Gradient Map
January 26, 2015
1302 Montrose Boulevard Property
1302 Montrose
Houston, Texas

N:\ENV\dox\2014\Drafting\92147641\MSD 2015-03\92147641 GWGM 2015-03-26.dwg : Surfer



LEGEND	
	SITE BOUNDARY
	MSD BOUNDARY
	FENCE
	MONITOR WELL LOCATION WITH GROUNDWATER ELEVATION IN FEET
	GROUNDWATER ELEVATION CONTOUR (DASHED WHERE INFERRED)
	GROUNDWATER FLOW DIRECTION

0 50' 100'
 APPROXIMATE SCALE 1"= 100'

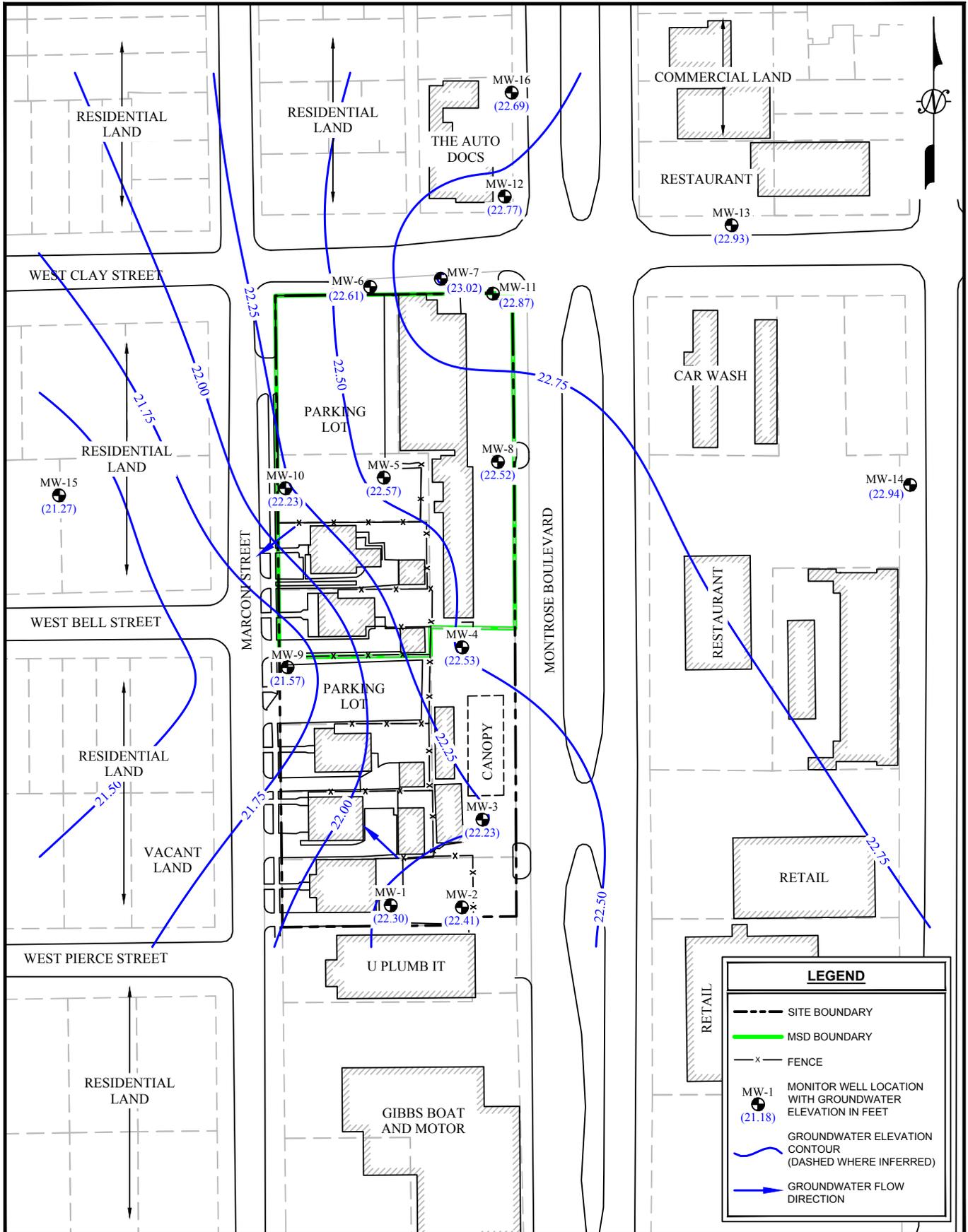
Terracon
 Consulting Engineers & Scientists

TERRACON NO: 92147641

DRAWN BY: BEW
 CHECKED BY: JAC
 SCALE: AS SHOWN
 DATE: 04/14/2015

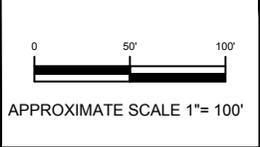
Exhibit 11
Groundwater Gradient Map
March 26, 2015
 1302 Montrose Boulevard Property
 1302 Montrose
 Houston, Texas

N: \\ENV\dox\2014\Drafting\92147641\MSD 2015-09\92147641 GWM 2015-07-28.dwg : Surfer



LEGEND

- SITE BOUNDARY
- MSD BOUNDARY
- x- FENCE
- MW-1 (21.18) MONITOR WELL LOCATION WITH GROUNDWATER ELEVATION IN FEET
- GROUNDWATER ELEVATION CONTOUR (DASHED WHERE INFERRED)
- GROUNDWATER FLOW DIRECTION



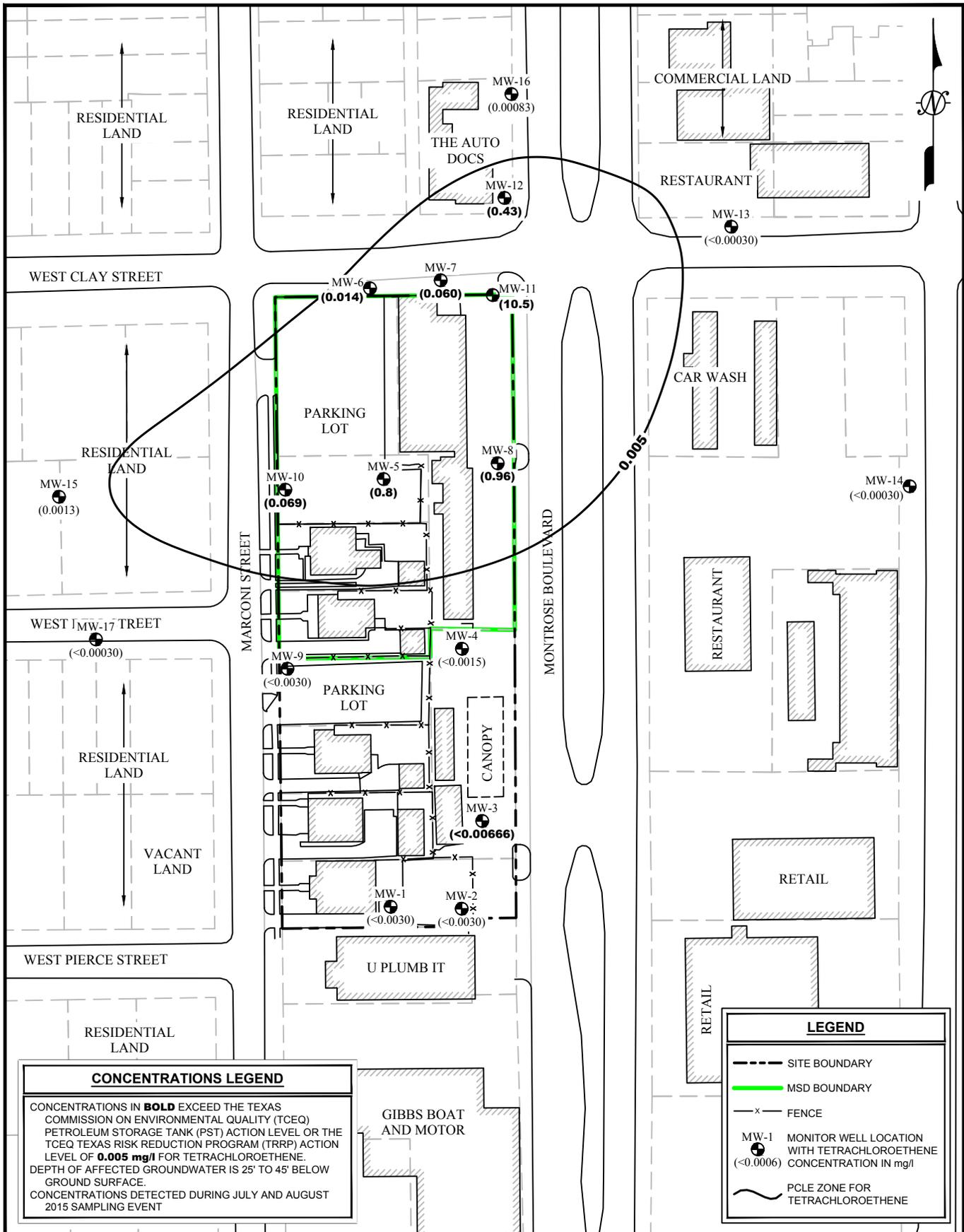
Terracon
Consulting Engineers & Scientists

TERRACON NO: 92147641

DRAWN BY:	BEW
CHECKED BY:	JAC
SCALE:	AS SHOWN
DATE:	09/18/2015

Exhibit 1J
Groundwater Gradient Map
July 28, 2015
1302 Montrose Boulevard Property
1302 Montrose
Houston, Texas

N:\ENV\doc\2014\Drafting\92147641\MSD 2015-09\92147641 GW PCLE 2015-07.dwg : PCLE

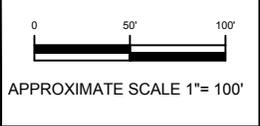


CONCENTRATIONS LEGEND

CONCENTRATIONS IN **BOLD** EXCEED THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) PETROLEUM STORAGE TANK (PST) ACTION LEVEL OR THE TCEQ TEXAS RISK REDUCTION PROGRAM (TRRP) ACTION LEVEL OF **0.005 mg/l** FOR TETRACHLOROETHENE. DEPTH OF AFFECTED GROUNDWATER IS 25' TO 45' BELOW GROUND SURFACE. CONCENTRATIONS DETECTED DURING JULY AND AUGUST 2015 SAMPLING EVENT

LEGEND

- SITE BOUNDARY
- MSD BOUNDARY
- x- FENCE
- MW-1 MONITOR WELL LOCATION WITH TETRACHLOROETHENE CONCENTRATION IN mg/l (<0.0006)
- ~ PCLE ZONE FOR TETRACHLOROETHENE



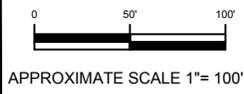
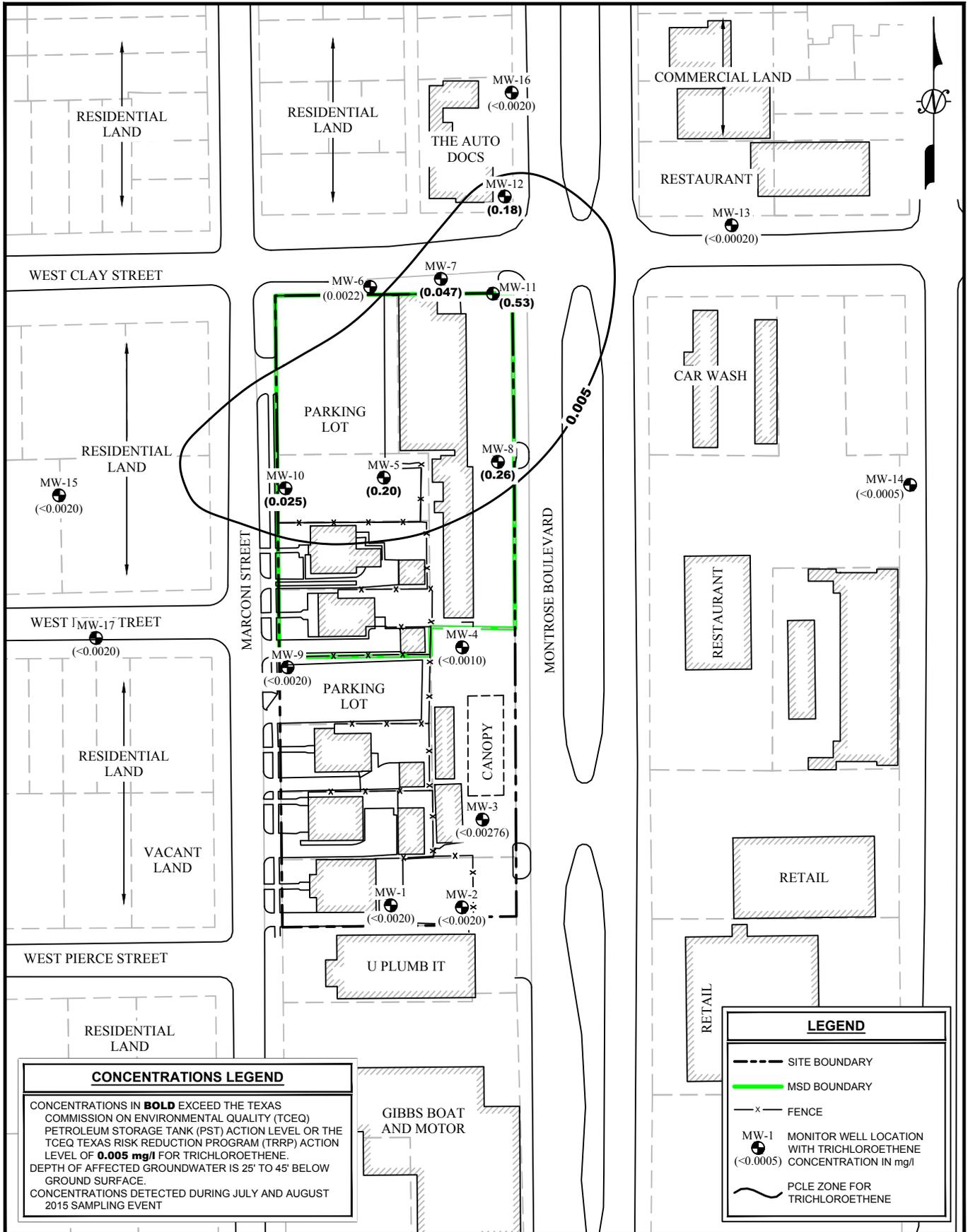
Terracon
 Consulting Engineers & Scientists

TERRACON NO: 92147641

DRAWN BY: BEW
 CHECKED BY: JAC
 SCALE: AS SHOWN
 DATE: 09/22/2015

Exhibit 1K
Groundwater PCLE Zone - Tetrachloroethene
July/August 2015
 1302 Montrose Boulevard Property
 1302 Montrose
 Houston, Texas

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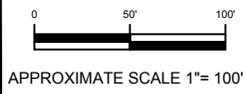
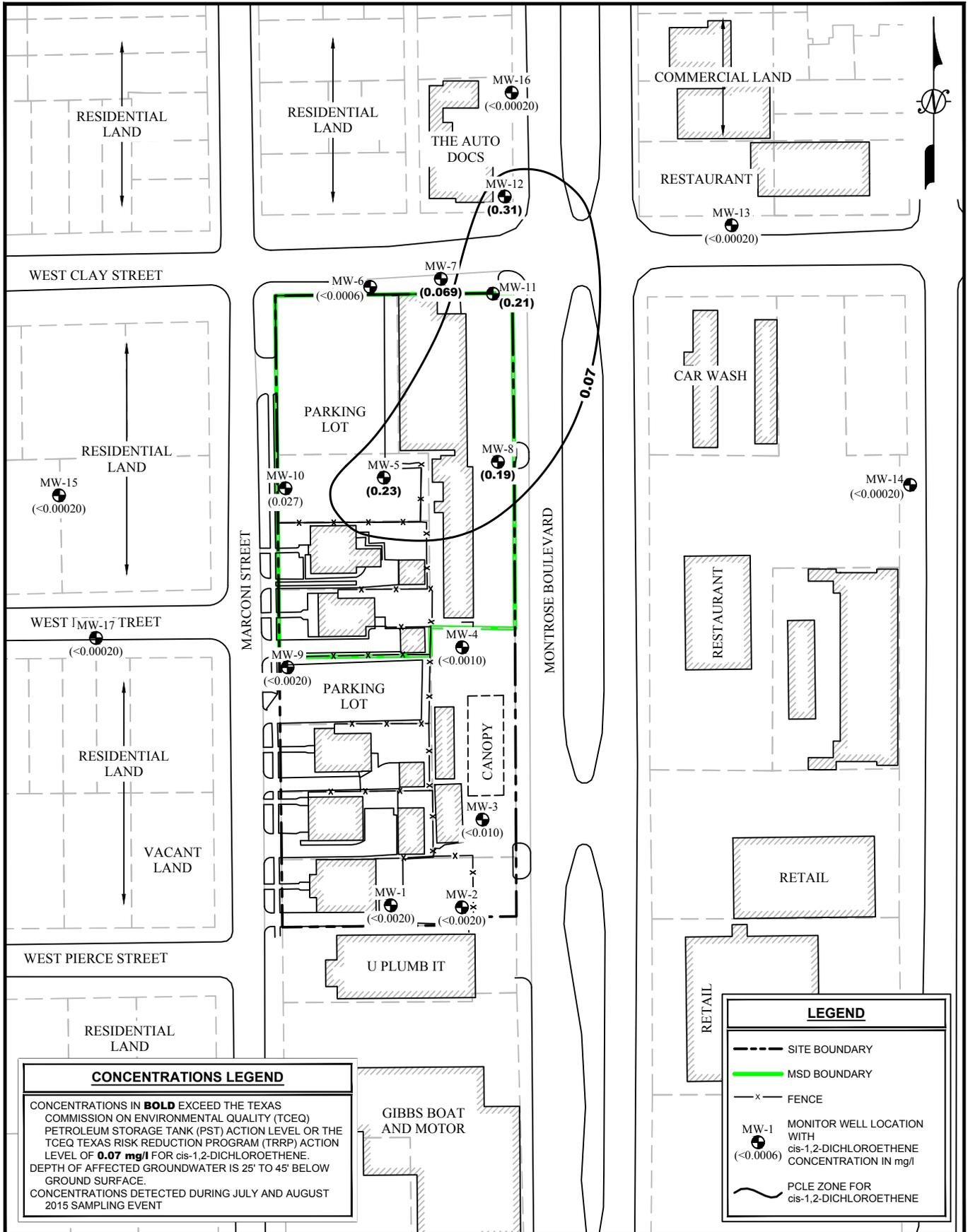
Terracon
Consulting Engineers & Scientists

TERRACON NO: 92147641

DRAWN BY: BEW
CHECKED BY: JAC
SCALE: AS SHOWN
DATE: 09/22/2015

Exhibit 1L
Groundwater PCLE Zone - Trichloroethene
July/August 2015
1302 Montrose Boulevard Property
1302 Montrose
Houston, Texas

N:\ENV\dox\2014\Drafting\92147641\MSD 2015-09\92147641 GW PCLE 2015-07.dwg : cis-1,2-DCE

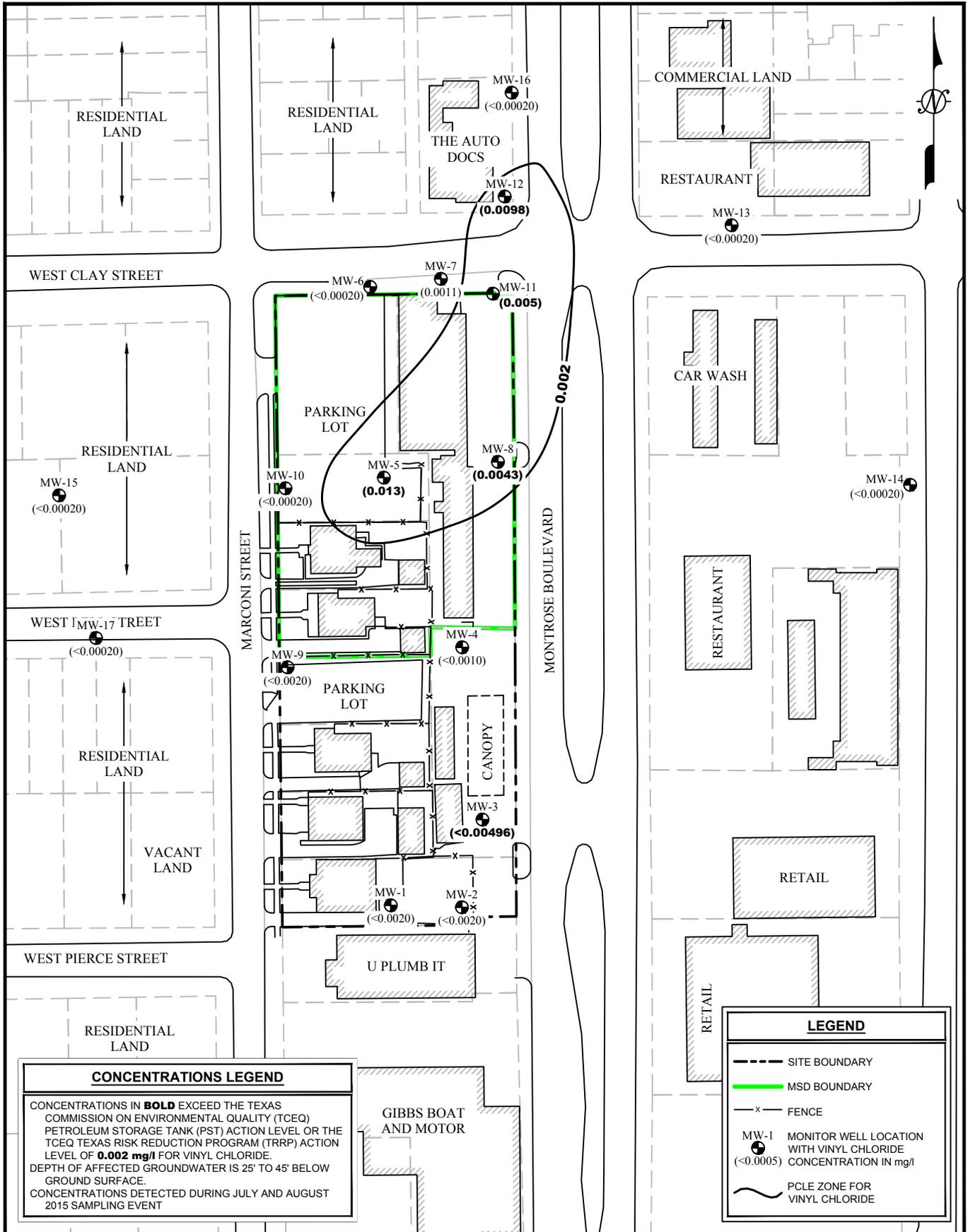


TERRACON NO: 92147641

DRAWN BY: BEW
 CHECKED BY: JAC
 SCALE: AS SHOWN
 DATE: 09/22/2015

Exhibit 1M
Groundwater PCLE Zone - cis-1,2-Dichloroethene
July/August 2015
 1302 Montrose Boulevard Property
 1302 Montrose
 Houston, Texas

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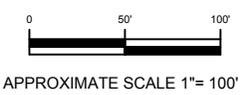


CONCENTRATIONS LEGEND

CONCENTRATIONS IN **BOLD** EXCEED THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) PETROLEUM STORAGE TANK (PST) ACTION LEVEL OR THE TCEQ TEXAS RISK REDUCTION PROGRAM (TRRP) ACTION LEVEL OF **0.002 mg/l** FOR VINYL CHLORIDE. DEPTH OF AFFECTED GROUNDWATER IS 25' TO 45' BELOW GROUND SURFACE. CONCENTRATIONS DETECTED DURING JULY AND AUGUST 2015 SAMPLING EVENT

LEGEND

- SITE BOUNDARY
- MSD BOUNDARY
- x- FENCE
- MW-1 MONITOR WELL LOCATION WITH VINYL CHLORIDE CONCENTRATION IN mg/l (<0.0005)
- ~ PCLE ZONE FOR VINYL CHLORIDE



Terracon
Consulting Engineers & Scientists

TERRACON NO: 92147641

DRAWN BY: BEW
CHECKED BY: JAC
SCALE: AS SHOWN
DATE: 09/22/2015

Exhibit 1N
Groundwater PCLE Zone - Vinyl Chloride
July/August 2015
1302 Montrose Boulevard Property
1302 Montrose
Houston, Texas

APPENDIX D

APPENDIX D

4. Provide for each contaminant of concern within the designated groundwater::

- 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) See the Figure 1C in Appendix C and

Table 1 – Chemicals of Concern (COCs) Exceeding Ingestion PCLs in Groundwater in Appendix D.

(b) See Table 1

(c) See Table 1

Based on the environmental investigations completed at the designated property, four COCs have been identified in the groundwater above the ingestion PCL. Table 1 lists the COCs exceeding the ingestion PCLs in groundwater in the first groundwater bearing unit (GWBU).

The concentrations of COCs identified in the groundwater in the designated property are all below the applicable non-ingestion PCLs (groundwater to air inhalation [$^{Air}GW_{Inh-v}$]).

- 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.

Chlorinated hydrocarbon affected groundwater contains cis-1,2-DCE, PCE, TCE, and VC which exceed the $^{GW}GW_{ing}$ PCL in groundwater. Chlorinated hydrocarbon affected soil TCE and PCE in one soil sample at concentrations exceeding the $^{GW}Soil_{ing}$, however the $^{Tot}Soil_{Comb}$ is not exceeded in soil. The horizontal areas of affected groundwater have been located and are in the central portion of the site and offsite towards the northeast (commercial area occupied by the Auto Docs) and west (residential area north of West Bell Street). The most recent analytical data and PCL exceedance (PCLE) zone are presented on Exhibit 1C in Appendix C. The depth to groundwater from sampling events conducted in 2014 through 2015 ranged from 28 to 31 feet below ground surface (bgs.)

- b. The level of contamination, the ingestion protective concentration level, and the non-ingestion protective concentration level, all expressed as mg/L units.

A table listing the maximum concentrations for each COC is provided in Appendix E.

- c. Its basic geochemical properties (e.g., whether the contaminant of concern migrates with groundwater, floats or is soluble in water.)

A description of each COC in the groundwater defined by a PCLE zone, along with its basic geochemical properties, is presented in Appendix D. There are no COCs identified in soil or

groundwater at the designated property that exceed the non-ingestion PCLs for the soil to air ($^{Air}Soil_{Inh-V}$) and $^{Air}GW_{Inh-V}$ exposure pathways.

APPENDIX D

TABLE 1: COCs EXCEEDING INGESTION PCLS IN GROUNDWATER

1302 Montrose Boulevard Property
Houston, Harris County, Texas
VCP No. 2701

(all concentrations are in milligrams per liter unless otherwise noted)

COC: cis-1,2-Dichloroethene		
Maximum Concentration Detected	0.46	
Ingestion-Based PCL (Residential ^{GW} GW _{Ing})	0.07	
Ingestion-Based PCLE Zone: 2014/2015	Length (ft):	300
	Width (ft):	360
	Maximum depth (ft):	38
Non-Ingestion-Based PCL (^{Air} GW _{Inh-v})	1,200	
Non-Ingestion-Based PCLE Zone	None	
Geochemical/Physical Properties		
Molecular Weight:	97 g/mol	
Specific Gravity:	1.27	
Solubility in Water:	0.4%	

COC: Tetrachloroethene		
Maximum Concentration Detected	2.52	
Ingestion-Based PCL (Residential ^{GW} GW _{Ing})	0.005	
Ingestion-Based PCLE Zone: 2006	Length (ft):	300
	Width (ft):	360
	Maximum depth (ft):	38
Non-Ingestion-Based PCL (^{Air} GW _{Inh-v})	500	
Non-Ingestion-Based PCLE Zone	None	
Geochemical/Physical Properties		
	p	
Molecular Weight:	165.83 g/mol	
Specific Gravity:	1.6227	
Solubility in Water:	0.02%	

COC: Trichloroethene		
Maximum Concentration Detected	0.667	
Ingestion-Based PCL (Residential ^{GW} GW _{Ing})	0.005	
Ingestion-Based PCLE Zone: 2014/2015	Length (ft):	300
	Width (ft):	360
	Maximum depth (ft):	38
Non-Ingestion-Based PCL (^{Air} GW _{Inh-v})	24	
Non-Ingestion-Based PCLE Zone	None	
Geochemical/Physical Properties		
Molecular Weight:	131.39g/mol	
Specific Gravity:	1.4649	
Solubility in Water:	0.1%	

COC: Vinyl chloride		
Maximum Concentration Detected	0.018	
Ingestion-Based PCL (Residential ^{GW} GW _{Ing})	0.002	
Ingestion-Based PCLE Zone: 2006	Length (ft):	300
	Width (ft):	360
	Maximum depth (ft):	38
Non-Ingestion-Based PCL (^{Air} GW _{Inh-v})	3.8	
Non-Ingestion-Based PCLE Zone	None	
Geochemical/Physical Properties		
Molecular Weight:	62.5 g/mol	
Specific Gravity:	0.9106 g/cm3	
Solubility in Water:	0.25%	

*Please note that during the July 2015 sampling event concentrations of COCs in monitor well MW-8 were reported at elevated concentrations. Terracon contacted the testing laboratory and the laboratory reported that due to carry over from a previous sample with high concentrations of COCs resulted in elevated concentrations in the sample batch. Monitor well MW-8 was resampled on August 17, 2015 and sample results were more equivalent with results before the July 2015 event. Therefore, the results from MW-8 from the July 2015 event were not evaluated for this MSD.

APPENDIX E

APPENDIX E

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

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

Table 1 and 2 (Appendix E) show the maximum concentrations of COCs in groundwater and soil, respectively. The tables also indicate the critical PCLs without the MSD and the exceedences. Non-ingestion pathways ($^{Air}Soil_{Inh-v}$ for soil and $^{Air}GW_{Inh-v}$ for groundwater) are below their respective PCLs for soil and groundwater.

APPENDIX E

TABLE 1: MAXIMUM CONCENTRATIONS TABLE-SOIL

1302 Montrose Boulevard Property

Houston, Harris County, Texas

VCP No. 2701

(all concentrations are in milligrams per kilogram)

Contaminants of Concern (COCs)	Residential Use (0.5-acre source area)			Sample ID	Sample Depth (ft)	Sample Date	Maximum COC Concentrations (mg/Kg)
	Ingestion-Based PCLs	Non GW Ingestion-Based PCLs					
		^{GW} Soil _{ing} (without MSD)	^{Tot} Soil _{Comb} (with MSD)				
cis-1,2-Dichloroethene	0.25	140	920	TSB-5	18-20	05/21/15	0.106
Tetrachloroethene	0.05	710	940	TSB-5	18-20	05/21/15	0.194
Trichloroethene	0.034	18	31	TSB-5	18-20	05/21/15	0.0447
Vinyl chloride	0.022	4	42	-	-	-	<BSDL

Notes:

BSDL - below laboratory detection limit

1. Shaded concentrations represent the critical protective concentration levels without the MSD
2. Ingestion-Based PCLs presented are the most conservative values from the TRRP Tables

APPENDIX E

TABLE 2: MAXIMUM GROUNDWATER CONCENTRATIONS

1302 Montrose Boulevard Property

Houston, Harris County, Texas

VCP No. 2701

(all concentrations are in milligrams per liter)

Contaminants of Concern (COCs)	Ingestion-Based PCL	Non-Ingestion-Based PCL	Sample ID	Sample Date	Maxium COC Concentrations (mg/l)
	^{GW} Soil _{ing} (without MSD)	^{Air} GW _{Inh-V} (with MSD)			
cis-1,2-Dichloroethene	0.07	1,200	MW-12	01/26/15	0.46
Tetrachloroethene	0.005	500	MW-5	05/08/14	2.52
Trichloroethen	0.005	24	MW-5	05/08/14	0.667
Vinyl chloride	0.002	4	MW-5	03/27/15	0.018

Notes:

1. Shaded concentrations represent the critical protective concentration levels without the MSD
2. Shaded and **bolded** concentrations represent the *exceedence* of critical protective concentration levels without the MSD
3. Please note that during the July 2015 sampling event concentrations of COCs in monitor well MW-8 were reported at elevated concentrations due to carry over from a previous sample with high concentrations of COCs, resulting in elevated concentrations in the sample batch. Monitor well MW-8 was resampled on August 17, 2015 and sample results were more equivalent with results before the July 2015 event. Therefore, the results from MW-8 from the July 2015 event were not evaluated for this MSD.

APPENDIX E
SUMMARY OF SOIL ANALYTICAL RESULTS
1302 Montrose Boulevard Property
Houston, Harris County, Texas
(all concentrations are in milligrams per Kilograms)

Sample Number	Sample Depth (feet)	Sample Date	TPH (TCEQ TX-1005)			BTX/MTBE/VOCs (EPA 8260B)																						
			C1-C6 Carbon Range	C7-C9 Carbon Range	C10-C14 Carbon Range	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE	1,2,4-Trimethylbenzene	1,2,6-Trimethylbenzene	1,3,5-Trimethylbenzene	4-Isopropyl Toluene	Isopropyl benzene	Naphthalene	n-Butyl benzene	n-Propyl benzene	sec-Butyl benzene	Styrene	Methylene Chloride	cis-1,2-Dichloroethene	Trichloroethene	Trichloroethane	2-Butanone	Acetone		
Former Gas Station Area																												
SB-1	4-6	2/18/14	<SDL	<SDL	<SDL	0.0034	<SDL	<SDL	<SDL	0.32	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SB-2	4-6	2/18/14	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SB-3	4-6	2/18/14	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SB-4	10-12	2/18/14	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
MW-1	37-38	2/18/14	<SDL	<SDL	<SDL	0.12	0.14	0.07	0.31	0.021 J	0.098	0.012	0.025 J	<SDL	<SDL	0.055 J	<SDL	0.013 J	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	
MW-2	33-34	2/19/14	290	<SDL	<SDL	<SDL	0.44 J	1.7	9.2	<SDL	11	2.1	3.5	0.31	0.42	1.9	0.49	1.8	0.20 J	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	
MW-3	12-13	2/18/14	<SDL	<SDL	<SDL	0.94	2.1 J	2.4	2.8	<SDL	1.4	0.62	0.53 J	0.13 J	1	37	0.55 J	4	0.31 J	0.23 J	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL		
MW-4	33-34	2/18/14	<SDL	<SDL	<SDL	0.63	5.7	1.2	6.4	1.4	4.7	0.88	1.3	<SDL	0.18 J	1.9	0.16 J	0.75	0.09 J	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL		
MW-9	8-9	10/2/14	<4.22	<4.51	<4.51	0.000714 Jb	<0.00153	<0.00113	<0.00126	<0.00204	<0.00102	-	<0.00178	-	<0.00264	<0.000645	-	<0.000779	<0.000790	0.00637 Jb	<0.000923	<0.00156	<0.000790	0.00222 J	<0.00185			
	14-15	10/2/14	<4.37	<4.67	<4.67	0.000746 Jb	<0.00160	<0.00118	<0.00131	<0.00212	<0.00107	-	<0.00185	-	<0.00274	<0.000672	-	<0.000810	<0.000822	0.00842 Jb	<0.000961	<0.00162	<0.000822	<0.00220	<0.00192			
	16-17	10/2/14	<4.30	<4.59	<4.59	0.000718 Jb	<0.00156	<0.00115	<0.00128	<0.00207	<0.00104	-	<0.00181	-	<0.00268	<0.000652	-	<0.000791	<0.000803	0.00993 Jb	<0.000938	<0.00158	<0.000803	<0.00215	<0.00188			
	44-45	10/2/14	<4.83	<5.16	<5.16	<0.000806	<0.00177	<0.00130	<0.00145	1.32	<0.00118	-	<0.00205	-	<0.00303	<0.000742	-	<0.000895	<0.000908	<0.00280	<0.00106	<0.00179	<0.000908	<0.00243	0.00410 J			
TCEQ PST Action Levels*			NE	>MDL	>MDL	0.12*	39.1*	36.8*	117*	2.56*	49	32	53	230	350	99.7*	150	45	85	33	0.013	0.25	0.034	0.05	100	43		
Plan A Target Concentrations			NE	NE	NE	1.34	114	88.6	117	3.9	NE	NE	NE	NE	NE	99.7	NE	NE	NE	NE	NE	NE	NE	NE	NE	252		
Construction Worker Target Concentrations			NE	NE	NE	7.14	3,850	3,270	1,870	87.3	NE	NE	NE	NE	NE	11.5	NE	NE	NE	NE	NE	NE	NE	NE	NE	4,770		
Former Dry Cleaners Area																												
MW-5	39	2/17/14	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	
MW-6	10-15	2/17/14	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL		
MW-7	33-34	2/17/14	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL		
MW-8	8-9	10/2/14	<4.41	<4.72	<4.72	<0.000736	<0.00161	<0.00119	<0.00132	<0.00214	<0.00107	-	<0.00187	-	<0.00277	<0.000677	-	<0.000817	<0.000829	0.00871 Jb	<0.000969	<0.00163	<0.000829	<0.00222	<0.00194			
	14-15	10/2/14	<4.35	<4.65	<4.65	0.000784 Jb	<0.00159	<0.00117	<0.00130	<0.00210	<0.00106	-	<0.00184	-	<0.00272	<0.000667	-	<0.000805	<0.000816	0.00746 Jb	<0.000954	<0.00161	<0.000816	<0.00218	<0.00191			
	16-17	10/2/14	<4.35	<4.64	<4.64	0.000787 Jb	<0.00158	<0.00117	<0.00129	<0.00209	<0.00105	-	<0.00183	-	<0.00271	<0.000663	-	<0.000801	<0.000812	0.00391 Jb	<0.000949	<0.00160	<0.000812	<0.00217	<0.00190			
	36-37	10/2/14	<4.55	<4.86	<4.86	0.00106 Jb	<0.00166	<0.00123	<0.00136	<0.00221	<0.00111	-	<0.00193	-	<0.00286	<0.000699	-	<0.000844	<0.000856	0.0100 Jb	0.00629	0.00584 J	0.00585 J	<0.00229	<0.00200			
MW-10	8-9	10/3/14	<4.34	<4.64	<4.64	0.000753 Jb	<0.00158	<0.00117	<0.00130	<0.00210	<0.00105	-	<0.00183	-	<0.00272	<0.000665	-	<0.000802	<0.000814	0.00797 Jb	<0.000951	<0.00160	<0.000814	0.00258 J	<0.00190			
	14-15	10/3/14	<4.29	<4.59	<4.59	<0.000715	<0.00157	<0.00116	<0.00128	<0.00208	<0.00104	-	<0.00181	-	<0.00269	<0.000658	-	<0.000794	<0.000805	0.00540 Jb	<0.000941	<0.00159	<0.000805	<0.00215	<0.00188			
	16-17	10/3/14	<4.29	<4.58	<4.58	<0.000716	<0.00157	<0.00116	<0.00129	<0.00208	<0.00105	-	<0.00182	-	<0.00270	<0.000660	-	<0.000796	<0.000807	0.00737 Jb	<0.000944	<0.00159	<0.000807	<0.00216	<0.00189			
	44-45	10/3/14	<4.47	<4.77	<4.77	<0.000742	<0.00162	<0.00120	<0.00133	<0.00215	<0.00108	-	<0.00188	-	<0.00279	<0.000683	-	<0.000824	<0.000836	<0.00258	<0.000977	<0.00165	<0.000836	<0.00224	<0.00195			
MW-11	8-9	10/3/14	<4.09	<4.37	<4.37	<0.000684	<0.00150	<0.00111	<0.00123	<0.00199	<0.000999	-	<0.00174	-	<0.00257	<0.000630	-	<0.000760	<0.000771	0.00423 J	<0.000902	<0.00152	<0.000771	<0.00206	<0.00180			
	14-15	10/3/14	<4.65	<4.97	<4.97	<0.000772	<0.00169	<0.00125	<0.00138	<0.00224	<0.00113	-	<0.00196	-	<0.00290	<0.000711	-	<0.000858	<0.000870	0.00453 J	<0.00102	<0.00172	<0.000870	<0.00233	<0.00203			
	16-17	10/3/14	<5.14	<5.39	<5.39	<0.000839	<0.00184	<0.00136	<0.00151	<0.00244	<0.00123	-	<0.00213	-	<0.00316	<0.000772	-	<0.000932	<0.000946	<0.00292	<0.00111	<0.00186	<0.000946	<0.00253	<0.00221			
	31-32	10/3/14	<4.32	<4.62	<4.62	<0.000722	<0.00158	<0.00117	<0.00129	<0.00210	<0.00105	-	<0.00183	-	<0.00271	<0.000664	-	<0.000802	<0.000813	0.00328 J	<0.000951	<0.00160	<0.000813	<0.00218	<0.00190			
39-40	10/3/14	<4.58	<4.89	<4.89	<0.000759	<0.00166	<0.00123	<0.00136	<0.00220	<0.00111	-	<0.00193	-	<0.00285	<0.000699	-	<0.000843	<0.000855	<0.00264	0.0167	0.0195	0.00426 J	<0.00229	<0.00200				
TSB-1	4-6	5/21/15	-	-	-	<0.000772	<0.00169	<0.00125	<0.00139	<0.00224	<0.00113	-	<0.00196	-	<0.00291	<0.000711	-	<0.000858	<0.000870	0.00268	<0.00102	<0.00172	<0.000870	<0.00233	0.0218			
	8-10	5/21/15	-	-	-	<0.000744	<0.00163	<0.00120	<0.00133	<0.00216	<0.00109	-	<0.00189	-	<0.00280	<0.000685	-	<0.000826	<0.000838	<0.00258	<0.000980	<0.00165	<0.000838	<0.00224	0.00469 J			
	18-20	5/21/15	-	-	-	<0.000827	<0.00181	<0.00134	<0.00148	<0.00240	<0.00121	-	<0.00210	-	<0.00311	<0.000761	-	<0.000918	<0.000931	<0.00287	<0.00109	<0.00184	0.00329 J	<0.00249	0.00245 J			
TSB-2	4-6	5/21/15	-	-	-	<0.000763	<0.00167	<0.00123	<0.00137	<0.00222	<0.00111	-	<0.00194	-	<0.00287	<0.000702	-	<0.000847	<0.000859	<0.00265	<0.00100	<0.00169	<0.000859	<0.00230	0.0157			
	10-12	5/21/15	-	-	-	<0.000711	<0.00156	<0.00115	<0.00128	<0.00207	<0.00104	-	<0.00181	-	<0.00268	<0.000655	-	<0.000790	<0.000802	0.00247 J	<0.000937	<0.00158	<0.000802	<0.00215	<0.00187			
	16-18	5/21/15	-	-	-	<0.000716	<0.00157	<0.00116	<0.00128	<0.00208	<0.00105	-	<0.00182	-	<0.00269	<0.000659	-	<0.000796	<0.000807	0.00283 J	<0.000944	<0.00159	<0.000807	<0.00216	<0.00189			
TSB-3	2-4	5/21/15	-	-	-	<0.000789	<0.00173	<0.00128	<0.00142	<0.00229	<0.00115	-	<0.00200	-	<0.00297	<0.000727	-	<0.000877	<0.000890	0.00709 J	<0.00104	<0.00175	<0.000890	<0.00238	0.0312			
	12-14	5/21/15	-	-	-	<0.000724	<0.00158	<0.00117	<0.00130	<0.00210	<0.00106	-	<0.00184	-	<0.00272	<0.000666	-	<0.000804	<0.000815	0.00738 J	<0.000953	<0.00161	<0.000815	<0.00218	0.00335 J			
	18-20	5/21/15	-	-	-	<0.000838	<0.00184	<0.00136	<0.00150	<0.00243	<0.00122	-	<0.00213	-	<0.00315	<0.000771	-	<0.000931	<0.000944	0.00830 J	<0.00110	<0.00186	<0.000944	<0.00253	<0.00221			
TSB-4	4-6	5/21/15	-	-	-	<0.000782	<0.00171	<0.00127	<0.00140	<0.00227	<0.00114	-	<0.00199	-	<0.00294	<0.000720	-	<0.000869	<0.000881	<0.00272	0.00381 J	<0.00174	<0.000881	<0.00236	0.0115 Jb			
	10-12	5/21/15	-	-	-	<0.000721	<0.00158	<0.00117	<0.00129	<0.00210	<0.00105	-	<0.00183	-	<0.00271	<0.000664	-	<0.000802	<0.000813	<0.00251	0.00183 J	<0.00160	0.00322 J	<0.00218	0.00856 Jb			
	16-18	5/21/15	-	-	-	<0.000																						

APPENDIX F

APPENDIX F

If the plume extends beyond the limits of the 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.

Notification letters were mailed using USPS Certified mail with Return Receipt. Letters describing the contamination of shallow groundwater at the site were sent to each potentially exposed property owner during the submittal of the APAR to the TCEQ. A figure depicting the site and a table summarizing the groundwater data collected to date was included with the letters. A sample of the letter is included with Appendix F. The property owners contact information was acquired through the Harris County Appraisal District website. The selection of the property owners was based on the PCLE zone depicted on Exhibit 1C. Based on the PCLE zone a total of seven off-site properties are potentially exposed to COCs. A copy of the Figure 13A – Notification Map included in the APAR is attached to Appendix F. This figure depicts the location of each nearby property owner notified. The following table is a summary of the nearby property owners notified. As of the date of this revised Application no responses/comments were received from the off-site property owners.

Notification Summary

Property ID	Property owner name	Physical property address, city, zip	Property owner mailing address, city, state, zip	Property owner phone no.	Contact name, mailing address, city, state, zip (if different from owner)	Reason for notification	Notification Status
1	Davden Inc.	1110 West Clay Street, Houston, TX	10 Rocky Lane, Houston, TX 77040	unknown	Dave Skorka	Potentially exposed	Unclaimed Letter
2	Glenmont Motors Inc.	1303 Montrose Boulevard, Houston, TX	same	unknown	same	Potentially exposed	Unclaimed Letter
3	Kay Soodjai	1215 Montrose Boulevard, Houston, TX	1020 Peden Street, Houston, TX 77006	unknown	same	Potentially exposed	Letter Accepted
4	Antoinette D. Bonno	1138 West Bell Street, Houston, TX	503 Bolton PL, Houston, TX	unknown	same	Potentially exposed	Letter Accepted
5	Kent D. Marshall	1129 West Clay Street, Houston, TX	same	unknown	same	Potentially exposed	Letter Accepted
6	NGO Joseph Chau-Minh	1125 West Clay Street, Houston, TX	same	unknown	same	Potentially exposed	Letter Accepted
7	Donna and Isadore Cavarretta	1122 West Bell Street, Houston, TX	575 Country Road 2255, Cleveland, TX 77327	unknown	same	Potentially exposed	Letter Accepted

January 9, 2015

**CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

[Property Owner Name]
[Property Owner Address]

**SUBJECT: Notification of Offsite Contamination of the Shallow Groundwater
1302 Montrose Boulevard
Houston, Harris County, Texas
VCP NO. 2701**

Dear [Property Owner Name]:

The rules for Texas Commission on Environmental Quality (TCEQ) Texas Risk Reduction Program (TRRP) 30 TAC §350.55 require that potentially affected property or easement owners be notified if property owned or controlled by others either has contamination exceeding residential protective concentration levels (PCLs) present or is threatened by the presence of contamination exceeding residential PCLs.

This letter is sent on behalf of the adjacent 1302 Montrose Boulevard property owner, Sunrise Montrose Apartments, LLC, to inform you that volatile organic compounds (VOCs) in the shallow groundwater were discovered during assessment activities on the 1302 Montrose Boulevard property, bound by Marconi Street to the west, west Clay Street to the north, and Montrose Boulevard to the east, across Montrose Boulevard from your property at [Physical Property Address]. The VOC concentrations detected were above residential groundwater ingestion PCLs at the 1302 Montrose Boulevard site. Therefore, sixteen groundwater monitoring wells (MW-1 through MW-16) were installed in the vicinity of the 1302 Montrose Boulevard property. The analytical results from the groundwater sampling events indicated that chlorinated solvents on the northern portion of the site were detected at concentrations that exceed the groundwater ingestion PCLs at the 1302 Montrose Boulevard site. Groundwater sampling events conducted in October and November 2014 indicated that tetrachloroethene and trichloroethene exceed the groundwater ingestion PCL in monitor wells MW-10, located on the 1302 Montrose Boulevard Site, across Marconi Street from your property. Monitor well MW-15 located southwest of your property at 1138 West Bell did not contain chlorinated compounds at concentrations exceeding groundwater ingestion PCLs during the November sampling event. Please refer to Exhibit 1 – Site Vicinity Map and Exhibit 2 – Site Plan that shows the groundwater monitor wells. The groundwater analytical results are presented on Table 1.

If you have questions regarding this notice, please contact the Sunrise Montrose Apartments, LLC. representative:

Ken Hauser
Sunrise Montrose Apartment's, LLC
675 Bering Drive, #550
Houston, Texas 77057
Phone: 713-249-5076

If you would like to review or make copies of the report which details the environmental investigation, please contact the TCEQ's Records Services at 512-239-2920. The physical address is TCEQ Building D, Room 190, 12118 N. Interstate 35, Austin, Texas 78753. The operating hours are 8 a.m. to 5 p.m. Monday through Friday. Please refer to the Voluntary Cleanup Program number (VCP No. 2701) when contacting the TCEQ. You may contact Heather Podlipny of the TCEQ VCP at 512-239-2603 with questions concerning this notice.

Sincerely,

Janet Coleman
Senior Staff Environmental Scientist

Attachment: Exhibit 1 – Site Vicinity Map; Exhibit 2 – Site Plan; Table 1 – Summary of Groundwater Analytical Results

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Antoinette D. Bonno
503 Bolton Pl
Houston, TX 7724

2. Article Number

(Transfer from service label)

7006 3450 0002 7733 1420

PS Form 3811, July 2013

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

- A. Signature: *[Signature]* Agent Addressee
- B. Received by (Printed Name): *Louis Bonno* C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type

- Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes No

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Donna and Isadore Cavarretta
575 County Road 2255
Cleveland, TX 77327

2. Article Number

(Transfer from service label)

7006 3450 0002 7733 1406

PS Form 3811, July 2013

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

- A. Signature: *[Signature]* Agent Addressee
- B. Received by (Printed Name): *Isadore Cavar* C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type

- Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes No



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

NGO Joseph Chau Minh
 1125 West Clay Street
 Houston, TX 77019

2. Article Number
 (Transfer from service label)

7006 3450 0002 7733 1390

PS Form 3811, July 2013

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature Jay Pagan Agent
 Addressee
 B. Received by (Printed Name) _____
 C. Date of Delivery 1-21-15

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery
 4. Restricted Delivery? (Extra Fee) Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Kay Soodjai
 1020 Peden Street
 Houston, TX 77006

2. Article Number
 (Transfer from service label)

7006 3450 0002 7733 2090

PS Form 3811, July 2013

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature Kw Pw Agent
 Addressee
 B. Received by (Printed Name) _____
 C. Date of Delivery 1/15/15

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery
 4. Restricted Delivery? (Extra Fee) Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Kent D. Marshall
1129 West Clay Street
Houston, TX 77019

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
Kent D. Marshall Addressee
B. Received by (Printed Name) Date of Delivery
Kent D. Marshall

D. Is delivery address different from item 1? Yes
if YES, enter delivery address below: No



3. Service Type
 Certified Mail®
 Registered
 Insured Mail
 Return Receipt for Merchandise
 Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
(Transfer from service label)

7006 3450 0002 7733 1413

PS Form 3811, July 2013

Domestic Return Receipt



First Class Mail
Permit No. 1000
Houston, TX 77043

Notified
1-13-15



11555 Clay Road
Houston, Texas 77043
Phone: (713) 690-8989
Fax: (713)-690-8787

Terracon

- UNDELIVERABLE AS ADDRESSED
- ATTEMPTED NOT KNOWN
- INSUFFICIENT ADDRESS
- NO MAIL RECEIPTABLE
- TEMPORARILY AWAY
- NO SUCH NUMBER
- NO SUCH STREET
- IN DISPUTE
- BOX CLOSED
- MLNA - UNABLE TO FORWARD



RETURN
TO SENDER

PS Form 3811, July 2013
Domestic Return Receipt

7006 3450 0002 7733 1826

2. Article Number
(Transfer from service label)

1. Article Addressed to:
Daven Inc.
10 Rocky Lane
Houston, TX 77040

3. Service Type
 Certified Mail®
 Registered Mail
 Insured Mail
 Return Receipt for Merchandise
 Priority Mail Express™
 Collect on Delivery

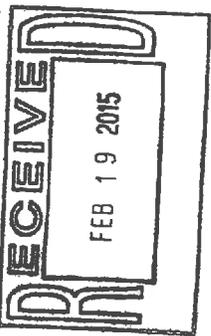
4. Restricted Delivery? (Extra Fee)
 Yes
 No

A. Signature Agent
 Addressee

B. Received by (Printed Name)
 Address

C. Date of Delivery

D. Is delivery address different from item 1? Yes
 No
 If YES, enter delivery address below:



COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee

B. Received by (Printed Name) _____ **C. Date of Delivery** _____

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

1. Article Addressed to:
 Glenmont Motors, Inc.
 1303 Montrose Boulevard
 Houston, TX 77024

2. Article Number
 (Transfer from service label) **7006 3450 0002 7733 2106**

PS Form 3811, July 2013 Domestic Return Receipt



RETURN TO SENDER UNCLAIMED

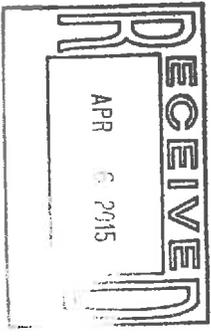
RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD RETURN TO SENDER

NIXIN 770132020-1X 04/01/15

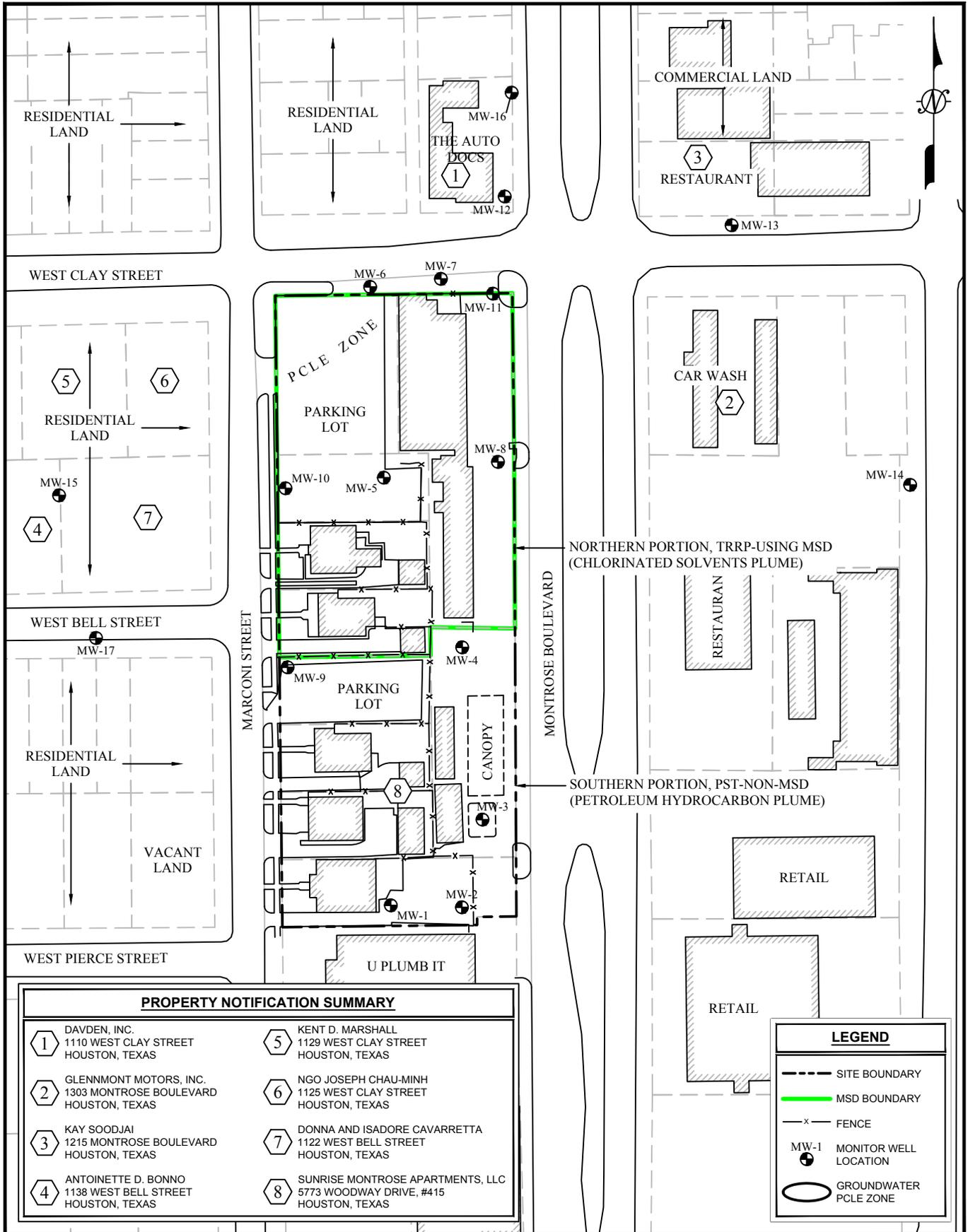
Terracon

11555 Clay Road
 Houston, Texas 77043
 Phone: (713) 690-8989
 Fax: (713) 690-8787

NOTIFIED 4/15/15



N:\ENV\dox\2014\Drafting\92147641\MSD 2015-09\92147641 Site Plan.dwg : Notification Map



PROPERTY NOTIFICATION SUMMARY

1	DAVDEN, INC. 1110 WEST CLAY STREET HOUSTON, TEXAS	5	KENT D. MARSHALL 1129 WEST CLAY STREET HOUSTON, TEXAS
2	GLENMONT MOTORS, INC. 1303 MONTROSE BOULEVARD HOUSTON, TEXAS	6	NGO JOSEPH CHAU-MINH 1125 WEST CLAY STREET HOUSTON, TEXAS
3	KAY SOODJAI 1215 MONTROSE BOULEVARD HOUSTON, TEXAS	7	DONNA AND ISADORE CAVARRETTA 1122 WEST BELL STREET HOUSTON, TEXAS
4	ANTOINETTE D. BONNO 1138 WEST BELL STREET HOUSTON, TEXAS	8	SUNRISE MONTROSE APARTMENTS, LLC 5773 WOODWAY DRIVE, #415 HOUSTON, TEXAS

LEGEND	
	SITE BOUNDARY
	MSD BOUNDARY
	FENCE
	MONITOR WELL LOCATION
	GROUNDWATER PCLE ZONE



Terracon
Consulting Engineers & Scientists

TERRACON NO: 92147641

DRAWN BY: BEW
CHECKED BY: JAC
SCALE: AS SHOWN
DATE: 09/22/2015

Figure 13A
Notification Map
1302 Montrose Boulevard Property
1302 Montrose
Houston, Texas

APPENDIX G

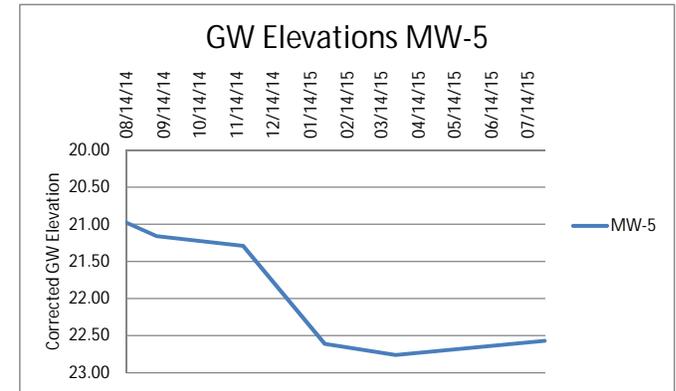
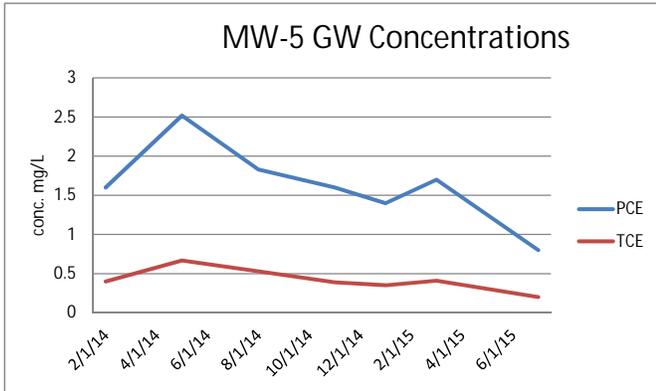
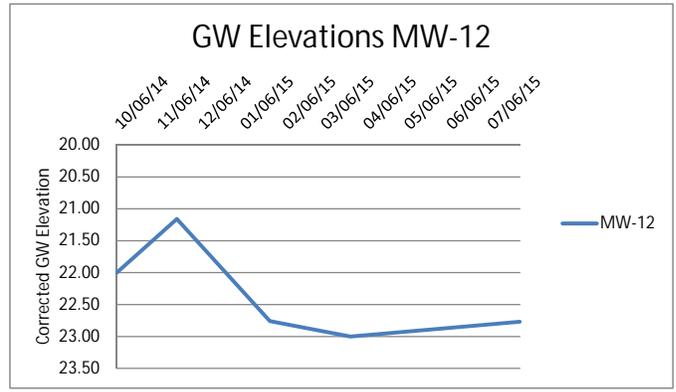
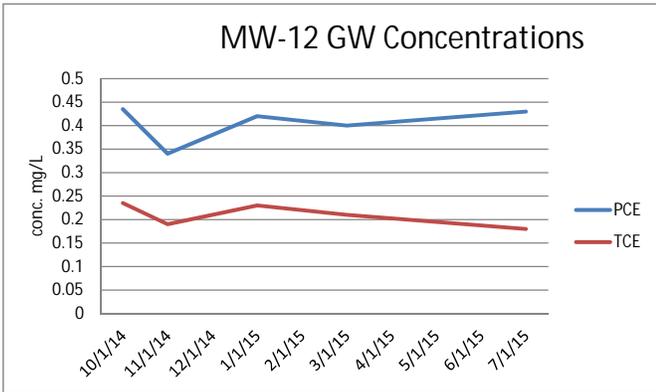
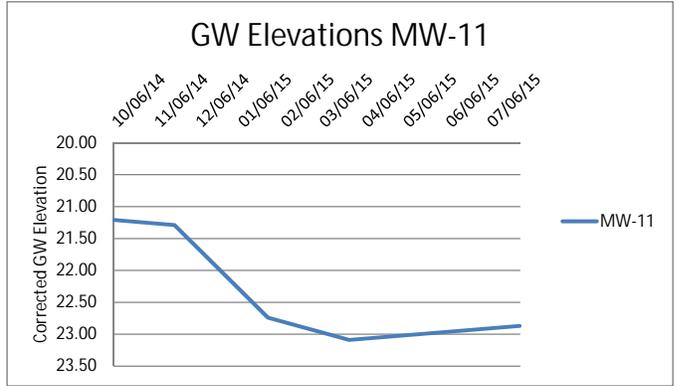
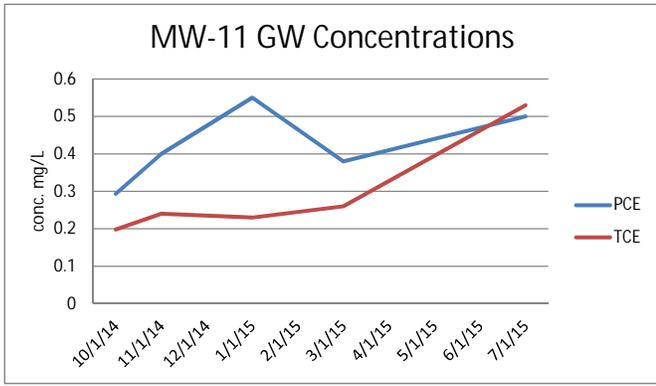
APPENDIX G

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

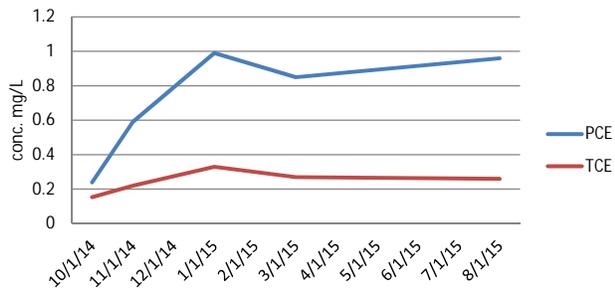
Based on data collected from the groundwater sampling events conducted in 2014/2015, the chlorinated hydrocarbon plume is delineated. Concentration data available for select monitor wells are graphed to show concentration for each COC over time (see attachments). Groundwater sampling data is included as Tables 3 and 4.

Concentrations of PCE and TCE in monitor well MW-8 are increasing; VC in monitor well MW-5 is increasing; PCE is increasing in monitor well MW-11; and cis-1,2-DCE and VC are increasing in monitor well MW-12. The increase in concentrations could be attributed to fluctuations in the groundwater elevations. With chlorinated hydrocarbons, dropping groundwater elevations tend to show an increase in chlorinated hydrocarbons. The groundwater elevation at the site has been dropping since August 2014. Groundwater elevation in MW-8 during the July 2015 sampling event was 22.15 feet and in March 26, 2015 was 22.52 feet, a drop in elevation of 0.32 feet. Elevations in MW-5 dropped by 1.59 feet, MW-11 dropped by 1.66 feet, and MW-12 dropped by 0.77 feet.

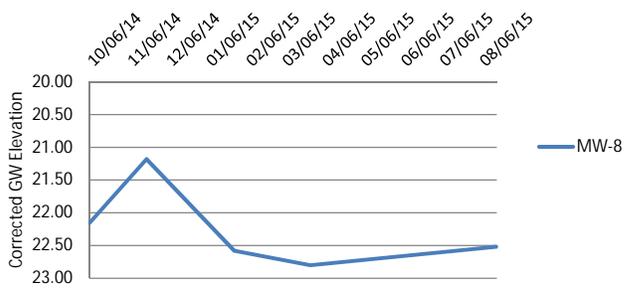
Please note that during the July 2015 sampling event concentrations of COCs in monitor well MW-8 were reported at elevated concentrations. Terracon contacted the testing laboratory and the laboratory reported that due to carry over from a previous sample with high concentrations of COCs resulted in elevated concentrations in the sample batch. Monitor well MW-8 was resampled on August 17, 2015 and sample results were more equivalent with results before the July 2015 event. Therefore, the results from MW-8 from the July 2015 event were not evaluated for this MSD.



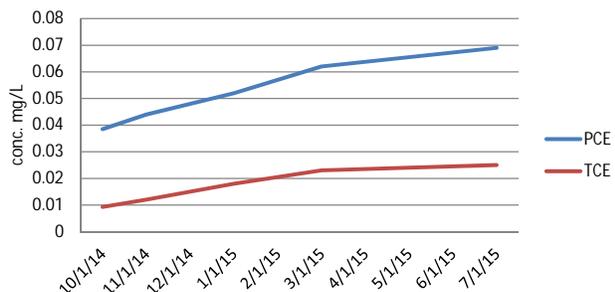
MW-8 GW Concentrations



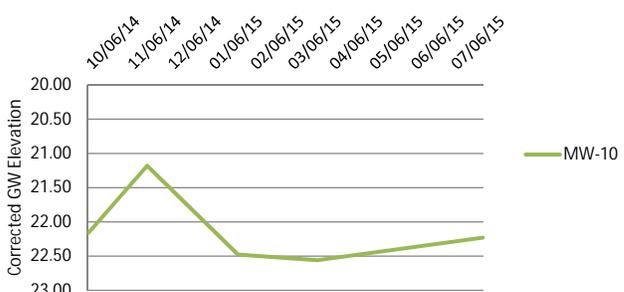
GW Elevations MW-8



MW-10 GW Concentrations



GW Elevation MW-10



APPENDIX G
TABLE 3
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS
 1302 Montrose Boulevard Property
 Houston, Harris County, Texas
 (all concentrations are in milligrams per liter)

Sample Number	Sample Date	TPH (TCEQ TX 1005)			VOCs (EPA 8260B)																										
		C ₆ - C ₁₂ Carbon Range	C ₁₂ - C ₁₈ Carbon Range	C ₁₈ - C ₂₅ Carbon Range	Acetone	Benzene	Bromodichloromethane	n-Butylbenzene	sec-Butylbenzene	Carbon tetrachloride	Chloroform	Chlorobenzene	1,1-Dichloroethene	1,2-Dichloroethane	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Ethylbenzene	Isopropylbenzene	n-Propylbenzene	Methyl tert-butyl ether	Naphthalene	Tetrachloroethene	Toluene	Trichloroethene	1,3,5-Trimethylbenzene	1,2,3-Trimethylbenzene	1,2,4-Trimethylbenzene	Vinyl chloride	Xylenes		
TCEQ PST Action Levels*		NE	<MDL	<MDL	22	0.005*	0.015	1.2	0.98	0.5	0.24	0.1	0.007	0.005	0.07	0.7*	2.4	0.98	0.24*	0.73	0.005	1*	0.005	1.2	1.2	1.2	1.2	0.002	10*		
Construction Worker Target Concentrations		NE	NE	NE	5,380	61.2	NE	NE	NE	NE	NE	NE	NE	NE	NE	32.3	NE	NE	83.5	0.668	NE	51.7	NE	NE	NE	NE	NE	NE	46.6		
TCEQ TRRP Action Levels		0.98	0.98	0.98	22	0.005	0.015	1.2	0.98	0.5	0.24	0.1	0.007	0.005	0.07	0.7	2.4	0.98	0.24	0.49	0.005	1	0.005	1.2	1.2	1.2	0.002	10			
AW GW _{int} -v PCL		1,800	7,500	7,500	1,000,000	180	NE	NE	NE	20	20	1,200	1,700	33	1,200	770	30,000	4,400	6,000	4,000	320	500	64,000	24	130	190	190	3.8	10,000		
Former Gas Station Area																															
MW-1	2/26/14	3.2	<SDL	<SDL	<SDL	0.56	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	0.048	0.0051	<SDL	0.096	0.063	<SDL	0.35	<SDL	0.054	0.031	0.12	<SDL	0.75			
	5/8/14	0.980 J	<SDL	<SDL	<SDL	0.956	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	0.361	0.026	0.0569	0.132	0.127	<SDL	0.497	<SDL	0.116 J	<SDL	0.389	<SDL	0.919			
	8/15/14	2.10 J	<0.932	<0.932	0.938	1.21	<0.00800	0.00967 J	<0.00600	<SDL	<SDL	<SDL	<0.00950	<SDL	<0.00300	<SDL	0.591	-	-	0.114	0.115	<0.00650	0.755	<0.00900	0.123	-	0.552	<0.00550	1.5		
	11/20/14	3.2	<0.19	<0.19	<0.0020	1.2	<0.00060	0.010	<0.00060	<0.00060	<0.00060	<SDL	<0.00050	<0.00050	<0.00060	<0.00040	0.61	-	-	0.13	0.17	<0.00060	0.79	<0.00050	0.12	-	0.61	<0.00040	1.4		
	1/27/15	7.3	<0.19	<0.19	<0.0020	1.1	<0.00060	0.010	0.0051	<0.00060	<0.00060	<SDL	<0.00050	<0.00050	<0.00060	<0.00040	0.58	-	-	0.13	0.13	<0.00050	0.72	<0.00050	0.12	-	0.61	<0.00040	1.4		
	3/26/15	11	0.29 J	<0.20	<0.0020	1.2	<0.00060	<0.0010	0.0044 J	<0.00060	<0.00060	<SDL	<0.00050	<0.00050	<0.00060	<0.00040	0.64	-	-	0.17	0.17	<0.00060	0.91	<0.00050	0.15	-	0.68	<0.00040	1.6		
7/28/15	4.1	<0.20	<0.20	<0.020	0.68	<0.0020	<0.0040	<0.0030	<0.0050	<0.0020	<SDL	<0.0020	<0.0020	<0.0020	<0.0020	0.45	-	-	0.1	0.15	<0.0030	0.15	<0.0020	0.097	-	0.055	<0.0020	0.75			
MW-2	2/26/14	12	<SDL	<SDL	<SDL	1.1	<SDL	0.0055	0.0049	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	0.98	0.050	0.13	0.035	0.27	<SDL	2.3	<SDL	0.25	0.23	1	<SDL	4.6			
	5/8/14	0.707 J	<SDL	<SDL	<SDL	0.638	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	0.583	0.028 J	0.097 J	<SDL	0.176	<SDL	0.994	<SDL	0.17	<SDL	0.639	<SDL	2			
	8/15/14	2.80 J	<0.916	<0.916	0.677	0.838	<0.00800	0.0132 J	<0.00600	<SDL	<SDL	<SDL	<0.00950	<SDL	<0.00700	<SDL	0.774	-	-	0.0373 J	0.178	<0.00650	1.53	<0.00900	0.192	-	0.774	<0.00550	2.67		
	11/20/14	4.2	0.20 J	<0.19	<0.0020	0.78	<0.00060	0.021	0.0036 J	<0.00060	<0.00060	<SDL	<0.00050	<0.00050	0.00093 J	<0.00040	1.0	-	-	0.043	0.30	0.0031 J	1.7	0.0015 J	0.28	-	1.2	<0.00040	2.7		
	1/27/15	5.6	<0.19	<0.19	<0.0020	0.49	<0.00060	0.013	0.0049 J	<0.00060	<0.00060	<SDL	<0.00050	<0.00050	0.0011 J	<0.00040	0.64	-	-	0.032	0.14	0.0089	0.95	0.0022 J	0.18	-	0.73	<0.00040	1.3		
	3/26/15	10	0.24 J	<0.19	<0.0020	0.48	<0.00060	<0.0010	0.0039 J	<0.00060	<0.00060	<SDL	<0.00050	<0.00050	<0.00060	<0.00040	0.66	-	-	0.045	0.20	<0.00060	0.95	<0.00050	0.20	-	0.84	<0.00040	1.8		
7/28/15	4.0	<0.20	<0.20	<0.020	0.27	<0.0020	0.012	<0.0030	<0.0050	<0.0020	<SDL	<0.0020	<0.0020	<0.0020	<0.0020	0.59	-	-	0.042	0.21	<0.0030	0.43	<0.0020	0.20	-	0.22	<0.0020	0.9			
MW-3	2/26/14	18	<SDL	<SDL	<SDL	4	<SDL	0.0077	0.006	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	1.1	0.053	0.14	0.26	<SDL	2.4	<SDL	0.26	0.22	1	<SDL	5.1				
	5/8/14	3.94	<SDL	<SDL	<SDL	8.3	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	2.52	<SDL	0.337 J	17.6 E	0.836 J	<SDL	9.28	<SDL	0.631 J	<SDL	2.27	<SDL	11.7			
	8/15/14	10.1	<0.934	<0.934	4.45	6.3	<0.0160	0.0236 J	<0.0120	<SDL	<SDL	<SDL	<0.0190	<SDL	<0.00600	<SDL	1.91	-	-	10.5	0.414	<0.0130	6.61	<0.0180	0.39	-	1.61	<0.0110	7.62		
	11/19/14	24	0.33 J	<0.19	<0.0020	7.1	<0.00060	0.0074 J	<0.00060	<0.00060	<SDL	<0.00050	<0.00050	<0.00060	<0.00040	2.0	-	-	13	0.50	<0.00060	7.4	<0.00050	0.44	-	1.8	<0.00040	7.8			
	1/26/15	30	0.30 J	<0.19	0.025 J	3.0	<0.00060	0.034 J	0.020 J	<0.00060	<0.00060	<SDL	<0.00050	<0.00050	<0.00060	<0.00040	1.8	-	-	8.9	0.31	<0.00060	1.9	<0.00050	0.38	-	1.6	<0.00040	6.5		
	3/26/15	36	0.50	<0.19	0.048 J	6.7	<0.0050	<0.010	0.0070 J	<0.0060	<0.0060	<SDL	<0.0050	<0.0050	<0.0060	<0.0040	1.8	-	-	13	0.35	<0.0060	8.2	<0.0050	0.37	-	1.6	<0.00040	7.9		
	7/29/15	38	<0.20	<0.20	<0.10	6.7	<0.010	<0.020	<0.015	<0.025	<0.010	<SDL	<0.010	<0.010	<0.010	<0.010	1.5	-	-	23	0.42	<0.015	9.3	<0.010	0.32	-	0.4	<0.010	6.0		
	8/17/15	30	<0.19	<0.19	<0.10	6.8	<0.010	<0.020	<0.015	<0.025	<0.010	<SDL	<0.010	<0.010	<0.010	<0.010	1.4	-	-	24	0.17	<0.015	9.5	<0.010	0.34	-	1.3	<0.010	6.2		
	8/17/2015 ⁽¹⁾	20.7	0.787 J	<0.787	<0.00894	6.7	<0.00306	0.0195 J	0.00775 J	<0.00366	<0.00302	<0.00370	<0.00384	<0.00384	<0.00314	<0.00384	1.7	-	-	19.5	0.0195 J	<0.00666	12.1	<0.00276	0.344	-	1.22	<0.00496	6.71		
	2/26/14	5.4	<SDL	<SDL	<SDL	1.2	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	0.21	0.018	0.046	1.2	0.056	<SDL	1.2	<SDL	0.12	0.1	0.38	<SDL	1.2		
5/8/14	1.36	<SDL	<SDL	<SDL	1.53 E	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	<SDL	0.421	<SDL	0.099 J	1.55 E	0.101 J	<SDL	1.12	<SDL	0.143	<SDL	0.52	<SDL	0.956				
8/15/14	4.39 J	<0.928	<0.928	3.91	2.89	<0.0160	0.0196 J	<0.0120	<SDL	<SDL	<SDL	<0.0190	<SDL	<0.0140	<SDL	0.622	-	-	3.57	0.123 J	<0.0130	3.04	<0.0180	0.203	-	0.844	<0.0110	1.79			
11/19/14	6.9	0.26 J	<0.19	<0.0020	2.7	<0.00060	0.024	<0.00060	<0.00060	<0.00060	<SDL	<0.00050	<0.00050	<0.00060	<0.00040	0.52	-	-	3.2	0.20	<0.00060	1.9	<0.00050	0.18	-	0.77	<0.00040	1.5			
1/26/15	16	0.24 J	<0.20	<0.0020	3.5	<0.00060	0.024	0.0083	<0.00060	<0.00060	<SDL	<0.00050	<0.00050	<0.00060	<0.00040	0.75	-	-	3.9	0.18	<0.00060	3.4	<0.00050	0.25	-	1.1	<0.00040	2.5			
3/26/15	22	0.43 J	<0.20	<0.0020	3.7	<0.00060	<0.0010	0.008	<0.00060	<0.00060	<SDL	<0.00050	<0.00050	<0.00060	<0.00040	0.81	-	-	4.4	0.19	<0.00060	3.2	<0.00050	0.3	-	1.2	<0.00040	2.8			
7/28/15	13	<0.20	<0.20	<0.010	2.3	<0.0010	0.027	0.0088	<0.0025	<0.0010	<SDL	<0.0010	<0.0010	<0.0010	<0.0010	0.69	-	-	2	0.21	<0.0015	1.3	<0.0010	<0.0015	-	0.26	<0.0010	2.2			
MW-9	10/6/14	<0.797	<0.921	<0.921	0.00195 J	<0.0000800	<0.000160	<0.000160	<0.000120	0.00178 J	0.000166 J	<SDL	<0.000110	<0.00140	0.000249 J	<0.0000900	<0.000110	-	-	6.72	<0.000320	<0.000130	<0.000150	0.000304 J	<0.000100	-	<0.000140	<0.000110	<0.000260		
	11/19/14	<0.19	<0.19	<0.19	<0.0060	<0.0060	<0.0060	<0.0060	<0.0060	<0.0060	<SDL	<0.0050	<0.0050	<0.0060	<0.0040	0.000000	<0.000000	-	-	6.9	<0.00060	<0.00060	<0.00060	<0.00060	-	<0.00060	<0.00060	<0.00060			
	1/26/15	<0.19	<0.19	<0.19	<0.0060	<0.0060	<0.0060	<0.0060	<0.0060	<0.0060	<SDL																				

TABLE 3
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS
1302 Montrose Boulevard Property
Houston, Harris County, Texas
(all concentrations are in milligrams per Liter)

Sample Number	Sample Date	TPH (TCEQ TX 1005)			VOCs (EPA 8260B)																								
		C ₆ - C ₁₂ Carbon Range	C ₁₂ - C ₂₈ Carbon Range	C ₂₈ - C ₃₅ Carbon Range	Acetone	Benzene	Bromodichloromethane	n-Butylbenzene	sec-Butylbenzene	Carbon tetrachloride	Chloroform	Chlorobenzene	1,1-Dichloroethene	1,2-Dichloroethane	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Ethylbenzene	Isopropylbenzene	n-Propylbenzene	Methyl tert-butyl ether	Naphthalene	Tetrachloroethene	Toluene	Trichloroethene	1,3,5-Trimethylbenzene	1,2,4-Trimethylbenzene	1,2,6-Trimethylbenzene	Vinyl chloride	Xylenes
TCEQ PST Action Levels*		NE	<MDL	<MDL	22	0.005*	0.015	1.2	0.98	0.5	0.24	0.1	0.007	0.005	0.07	0.1	0.7*	2.4	0.98	0.24*	0.73	0.005	1*	0.005	1.2	1.2	1.2	0.002	10*
Construction Worker Target Concentrations		NE	NE	NE	5,380	61.2	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	32.3	NE	NE	83.5	0.668	NE	51.7	NE	NE	NE	NE	NE	46.6
TCEQ TRRP Action Levels		0.98	0.98	0.98	22	0.005	0.015	1.2	0.98	0.5	0.24	0.1	0.007	0.005	0.07	0.1	0.7	2.4	0.98	0.24	0.49	0.005	1	0.005	1.2	1.2	1.2	0.002	10
1 st GW _{ingest} PCL		1,800	7,500	7,500	1,000,000	180	NE	NE	NE	20	20	1,200	1,700	33	1,200	770	30,000	4,400	6,000	4,000	320	500	64,000	24	130	190	190	3.8	10,000
MW-10	10/6/14	-	-	-	<0.000990	<0.000800	<0.000160	<0.000160	<0.000120	<0.000240	<0.000130	<SDL	<0.000110	<0.00140	0.00848	0.000156 J	<0.000110	-	-	0.0176	<0.000320	0.0385	<0.000150	0.00930	<0.000100	-	<0.000140	0.000166 J	<0.000260
	11/19/14	-	-	-	<0.0020	<0.00060	<0.00060	<0.0010	<0.00060	<0.00060	<0.0060	<SDL	<0.00050	<0.00050	0.011	<0.00040	<0.00050	-	-	0.021	<0.00070	0.044	<0.00050	0.012	<0.00060	-	<0.00050	<0.00040	<0.0015
	1/26/15	-	-	-	<0.0020	<0.00060	<0.00060	<0.0010	<0.00060	<0.00060	<0.0060	<SDL	<0.00050	<0.00050	0.014	<0.00040	<0.00050	-	-	0.020	<0.00070	0.052	<0.00050	0.018	<0.00060	-	<0.00050	<0.00040	<0.0015
	3/27/15	-	-	-	<0.0020	<0.00060	<0.00060	<0.0010	<0.00060	<0.00060	<0.0060	<SDL	<0.00050	<0.00050	0.018	<0.00040	<0.00050	-	-	0.019	<0.00070	0.062	0.00058 J	0.023	<0.00060	-	<0.00050	<0.00040	<0.0015
	7/28/15	-	-	-	<0.0020	<0.00020	<0.00020	<0.00040	<0.00030	<0.00050	<0.00020	<SDL	<0.00020	<0.00020	0.027	<0.00020	<0.00030	-	-	0.018	<0.00030	0.069	<0.00020	0.025	<0.00030	-	<0.00030	<0.00020	<0.00050
MW-11	10/6/14	-	-	-	<0.000990	0.000146 J	<0.000160	<0.000160	<0.000120	<0.000240	<0.000130	<SDL	0.00119	0.000140 J	0.303	0.00480 J	<0.000110	-	-	0.000437 J	<0.000320	0.293	<0.000150	0.198	<0.000100	-	<0.000140	0.00618	<0.000260
	11/20/14	-	-	-	0.0025 J	0.0013 J	<0.00060	<0.0010	<0.00060	<0.00060	<0.0060	<SDL	0.0012 J	<0.00050	0.35	0.0057 J	<0.00050	-	-	<0.00060	<0.00070	0.4	0.0019 J	0.24	<0.00060	-	0.00068 J	0.0036	<0.0015
	1/26/15	-	-	-	<0.0020	<0.00060	<0.00060	<0.0010	<0.00060	<0.00060	<0.0060	<SDL	0.00098 J	<0.00050	0.27	<0.00040	<0.00050	-	-	<0.00060	<0.00070	0.55	<0.00050	0.23	<0.00060	-	<0.00050	<0.00040	<0.0015
	3/26/15	-	-	-	<0.0020	<0.00060	<0.00060	<0.0010	<0.00060	<0.00060	<0.0060	<SDL	0.0012 J	<0.00050	0.21	0.0043 J	<0.00050	-	-	<0.00060	<0.00070	0.38	<0.00050	0.26	<0.00060	-	<0.00050	0.0051	<0.0015
	7/28/15	-	-	-	<0.0020	<0.00020	<0.00020	<0.00040	<0.00030	<0.00050	<0.00020	<SDL	<0.00020	<0.00020	0.21	<0.0020	<0.00030	-	-	<0.00020	<0.00030	0.5	<0.00020	0.53	<0.00030	-	<0.00030	0.005	<0.00050
MW-12	10/6/14	-	-	-	-	-	-	-	-	-	-	-	-	-	0.136	0.00366 J	-	-	-	-	0.435	-	0.235	-	-	-	-	0.00200	-
	11/20/14	-	-	-	-	-	-	-	-	-	-	-	-	-	0.350	0.00330 J	-	-	-	-	0.340	-	0.190	-	-	-	-	0.00510	-
	1/27/15	-	-	-	-	-	-	-	-	-	-	-	-	-	0.440	0.0041 J	-	-	-	-	0.420	-	0.230	-	-	-	-	0.00550	-
	3/26/15	-	-	-	-	-	-	-	-	-	-	-	-	-	0.46	0.0037 J	-	-	-	-	0.40	-	0.21	-	-	-	-	0.0070	-
	7/28/15	-	-	-	-	-	-	-	-	-	-	-	-	-	0.31	0.0033	-	-	-	-	0.43	-	0.18	-	-	-	-	0.0098	-
MW-13	10/28/14	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.00060	<0.00040	-	-	-	-	<0.00060	-	<0.00050	-	-	-	-	<0.00040	-
	11/19/14	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.00060	<0.00040	-	-	-	-	0.0021 J	-	<0.00082 J	-	-	-	-	<0.00040	-
	1/26/15	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.00060	<0.00040	-	-	-	-	<0.00060	-	<0.00050	-	-	-	-	<0.00040	-
	3/26/15	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.00060	<0.00040	-	-	-	-	<0.00060	-	<0.00050	-	-	-	-	<0.00040	-
	7/28/15	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.00020	<0.00020	-	-	-	-	<0.00030	-	<0.00020	-	-	-	-	<0.00020	-
MW-14	10/28/14	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.00060	<0.00040	-	-	-	-	<0.00060	-	<0.00050	-	-	-	-	<0.00040	-
	11/19/14	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.00060	<0.00040	-	-	-	-	0.0010 J	-	<0.00050	-	-	-	-	<0.00040	-
	1/26/15	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.00060	<0.00040	-	-	-	-	<0.00060	-	<0.00050	-	-	-	-	<0.00040	-
	3/26/15	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.00060	<0.00040	-	-	-	-	<0.00060	-	<0.00050	-	-	-	-	<0.00040	-
	7/29/15	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.00020	<0.00020	-	-	-	-	<0.00030	-	<0.00020	-	-	-	-	<0.00020	-
MW-15	10/23/14	-	-	-	-	-	-	-	-	-	-	-	-	-	0.000390 J	<0.000900	-	-	-	-	0.00520	-	0.000571 J	-	-	-	-	<0.000110	-
	11/12/14	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.00060	<0.00040	-	-	-	-	0.0022 J	-	<0.00050	-	-	-	-	<0.00040	-
	1/26/15	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.00060	<0.00040	-	-	-	-	0.0017 J	-	<0.00050	-	-	-	-	<0.00040	-
	3/26/15	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.00060	<0.00040	-	-	-	-	0.0020 J	-	<0.00050	-	-	-	-	<0.00040	-
	7/29/15	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.00020	<0.00020	-	-	-	-	0.0013	-	<0.00020	-	-	-	-	<0.00020	-
MW-16	10/28/14	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.00060	<0.00040	-	-	-	-	<0.00060	-	<0.00050	-	-	-	-	<0.00040	-
	11/20/14	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.00060	<0.00040	-	-	-	-	0.00078 J	-	<0.00050	-	-	-	-	<0.00040	-
	1/27/15	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.00060	<0.00040	-	-	-	-	<0.00060	-	<0.00050	-	-	-	-	<0.00040	-
	3/26/15	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.00060	<0.00040	-	-	-	-	<0.00060	-	<0.00050	-	-	-	-	<0.00040	-
	7/28/15	-	-	-	-	-	-	-	-	-	-	-	-	-	<0.00020	<0.00020	-	-	-	-	0.00083 J	-	<0.00020	-	-	-	-	<0.00020	-

Note: Only those VOCs detected in at least one sample are included in the table. Values shown in bold either exceeded the TCEQ PST Action Level or the TCEQ TRRP Action Level

- TPH - total petroleum hydrocarbons
- VOCs - volatile organic compounds
- TCEQ - Texas Commission on Environmental Quality
- EPA - not detected at the indicated analytical detection limit
- SDL - sample detection limit
- < - not detected at concentrations above the indicated SDL.
- J - constituent detected at a concentration between the method quantitation limit (MQL) and the SDL
- E - Estimated value, results above calibration range
- (1) - Analyticals completed by a different laboratory
- PCL - protective concentration level
- - not analyzed
- NE - not established under the PST Program
- MDL - method detection limit
- NE - Action Level not established under the PST program.
- PST - petroleum storage tank
- TRRP - Texas Risk Reduction Program
- TCEQ TRRP Action Level - Tier 1 PCL for groundwater ingestion

* Please note that during the July 2015 sampling event concentrations of VOCs in monitor well MW-8 were reported at elevated concentrations due to carry over from a previous sample with high concentrations of COCs, resulting in elevated concentrations in the sample batch. Monitor well MW-8 was resampled on August 17, 2015 and sample results were more equivalent with results before the July 2015 event. Therefore, the results from MW-8 from the July 2015 event were not evaluated for this MSD.

TABLE 4
SUMMARY OF GROUNDWATER ELEVATIONS
1302 Montrose Boulevard Property
Houston, Harris County, Texas
(measurements in feet)

Well ID.	Date Gauged	Top-of-Casing	Total Depth	Screen Interval	Depth-to-Water	Corrected Groundwater Elevation
MW-1	08/14/14	52.20	45.0	25-45	31.25	20.95
	09/08/14	52.20	45.0	25-45	31.19	21.01
	11/19/14	52.20	45.0	25-45	31.02	21.18
	01/26/15	52.20	45.0	25-45	29.99	22.21
	03/26/15	52.20	45.0	25-45	29.67	22.53
	07/28/15	52.20	45.0	25-45	29.90	22.30
MW-2	08/14/14	52.51	45.0	25-45	31.46	21.05
	09/08/14	52.51	45.0	25-45	31.44	21.07
	11/19/14	52.51	45.0	25-45	31.26	21.25
	01/26/15	52.51	45.0	25-45	30.21	22.30
	03/26/15	52.51	45.0	25-45	29.86	22.65
	07/28/15	52.51	45.0	25-45	30.10	22.41
MW-3	08/14/14	51.38	45.0	25-45	30.45	20.93
	09/08/14	51.38	45.0	25-45	30.40	20.98
	11/19/14	51.38	45.0	25-45	30.22	21.16
	01/26/15	51.38	45.0	25-45	29.16	22.22
	03/26/15	51.38	45.0	25-45	28.83	22.55
	07/28/15	51.38	45.0	25-45	29.15	22.23
MW-4	08/14/14	52.33	45.0	25-45	31.36	20.97
	09/08/14	52.33	45.0	25-45	31.24	21.09
	11/19/14	52.33	45.0	25-45	30.83	21.50
	01/26/15	52.33	45.0	25-45	29.84	22.49
	03/26/15	52.33	45.0	25-45	29.92	22.41
	07/28/15	52.33	45.0	25-45	29.80	22.53
MW-5	08/14/14	52.39	45.0	30-45	31.41	20.98
	09/08/14	52.39	45.0	30-45	31.23	21.16
	11/19/14	52.39	45.0	30-45	31.10	21.29
	01/26/15	52.39	45.0	30-45	29.78	22.61
	03/26/15	52.39	45.0	30-45	29.63	22.76
	07/28/15	52.39	45.0	30-45	29.82	22.57
MW-6	08/14/14	51.74	45.0	25-45	30.73	21.01
	09/08/14	51.74	45.0	25-45	30.59	21.15
	11/19/14	51.74	45.0	25-45	30.50	21.24
	01/26/15	51.74	45.0	25-45	29.10	22.64
	03/26/15	51.74	45.0	25-45	28.91	22.83
	07/28/15	51.74	45.0	25-45	29.13	22.61
MW-7	08/14/14	52.12	45.0	25-45	31.19	20.93
	09/08/14	52.12	45.0	25-45	31.02	21.10
	11/19/14	52.12	45.0	25-45	30.95	21.17
	01/26/15	52.12	45.0	25-45	29.42	22.70
	03/26/15	52.12	45.0	25-45	29.26	22.86
	07/28/15	52.12	45.0	25-45	29.10	23.02
MW-8	10/06/14	51.55	45.0	30-45	29.40	22.15
	11/19/14	51.55	45.0	30-45	30.37	21.18
	01/26/15	51.55	45.0	30-45	28.97	22.58
	03/26/15	51.55	45.0	30-45	28.75	22.80
	07/28/15	51.55	45.0	30-45	29.03	22.52

TABLE 4
SUMMARY OF GROUNDWATER ELEVATIONS
1302 Montrose Boulevard Property
Houston, Harris County, Texas
(measurements in feet)

Well ID.	Date Gauged	Top-of-Casing	Total Depth	Screen Interval	Depth-to-Water	Corrected Groundwater Elevation
MW-9	10/06/14	51.14	45.0	30-45	29.65	21.49
	11/19/14	51.14	45.0	30-45	30.04	21.10
	01/26/15	51.14	45.0	30-45	29.09	22.05
	03/26/15	51.14	45.0	30-45	28.84	22.30
	07/28/15	51.14	45.0	30-45	29.57	21.57
MW-10	10/06/14	51.23	45.0	30-45	29.07	22.16
	11/19/14	51.23	45.0	30-45	30.05	21.18
	01/26/15	51.23	45.0	30-45	28.75	22.48
	03/26/15	51.23	45.0	30-45	28.67	22.56
	07/28/15	51.23	45.0	30-45	29.00	22.23
MW-11	10/06/14	51.09	40.0	25-40	29.88	21.21
	11/19/14	51.09	40.0	25-40	29.80	21.29
	01/26/15	51.09	40.0	25-40	28.35	22.74
	03/26/15	51.09	40.0	25-40	28.00	23.09
	07/28/15	51.09	40.0	25-40	28.22	22.87
MW-12	10/06/14	51.34	44.0	29-44	29.34	22.00
	11/19/14	51.34	44.0	29-44	30.18	21.16
	01/26/15	51.34	44.0	29-44	28.58	22.76
	03/26/15	51.34	44.0	29-44	28.34	23.00
	07/28/15	51.34	44.0	29-44	28.57	22.77
MW-13	10/28/14	50.78	40.0	25-40	28.94	21.84
	11/19/14	50.78	40.0	25-40	29.53	21.25
	01/26/15	50.78	40.0	25-40	27.96	22.82
	03/26/15	50.78	40.0	25-40	27.59	23.19
	07/28/15	50.78	40.0	25-40	27.85	22.93
MW-14	10/28/14	51.19	40.0	25-40	28.90	22.29
	11/19/14	51.19	40.0	25-40	28.90	22.29
	01/26/15	51.19	40.0	25-40	28.25	22.94
	03/26/15	51.19	40.0	25-40	27.91	23.28
	07/28/15	51.19	40.0	25-40	28.25	22.94
MW-15	10/23/14	52.29	45.0	30-45	32.51	19.78
	11/12/14	52.29	45.0	30-45	33.15	19.14
	01/26/15	52.29	45.0	30-45	30.98	21.31
	03/26/15	52.29	45.0	30-45	30.68	21.61
	07/28/15	52.29	45.0	30-45	31.02	21.27
MW-16	10/28/14	51.73	45.0	30-45	30.12	21.61
	11/19/14	51.73	45.0	30-45	30.63	21.10
	01/26/15	51.73	45.0	30-45	29.04	22.69
	03/26/15	51.73	45.0	30-45	28.79	22.94
	07/28/15	51.73	45.0	30-45	29.04	22.69