

CITY OF HOUSTON



PUBLIC WORKS AND ENGINEERING PLANNING & DEVELOPMENT DIVISION

EXECUTIVE SUMMARY

Project Overview

InControl Technologies, Inc. was retained by Pinto East End, LLC. to provide environmental consulting services at the former Standco Industries facility located at 2701 Foote St., Houston, Harris County, Texas. The subject property (the Site) is comprised of two vacant, undeveloped tracts of land totaling 9.029-acres of land located east of downtown Houston, Harris County, Texas (**Figure C1**). The surrounding area is a mix of residential and commercial development (**Figure B**).

The subject property is located in the Buffalo Bayou watershed (**Figure C2**) and the property is not located within the 100-year floodplain (**Figure C3**).

A volatile organic compound (VOC) Protective Concentration Level (PCL) Exceedance (PCLE) zone was identified at the subject property. The PCLE zones are depicted on **Figure C4-1** through **Figure C4-4**.

Historical Environmental Condition

The former Standco Industries facility was located at the northeast corner of the intersection of Foote and McCall Streets (**Figure C1**). Standco Industries manufactured oilfield brake blocks from 1969 to 1985. The process included parts degreasing that used trichloroethylene (TCE) as the cleaning solvent. Based on a review of historical documents, it appears that the Texas Natural Resource Conservation Commission (TNRCC) (the predecessor agency to the Texas Commission on Environmental Quality (TCEQ)), asked Standco to conduct an investigation of possible groundwater contamination at its former facility in 2000. The first site investigation was performed in 2002. Supplemental site assessments were performed on the former Standco property and the property located south of Foote Street in 2004, and an Affected Property Assessment Report (APAR) was submitted to the TCEQ in 2005. In July 2006, Pinto East End, the current landowner, performed their own investigation on the property south of Foote Street and identified volatile and semivolatile organic compounds and petroleum hydrocarbons in groundwater beneath the property. These were believed to be associated with releases associated with the historical Standco operations on the north side of Foote Street prior to 1985.

Standco never took any action with respect to the identified contamination prior to filing for bankruptcy in 2009. In connection with a proposed sale of the Pinto East End property south of Foot Street, a Limited Site Investigation (LSI) was conducted in November 2014. The objective of the LSI was to investigate soil and groundwater at the site for total petroleum hydrocarbons (TPH) and VOCs. The LSI included the

advancement of seven soil borings for the collection and analysis of soil samples. The soil borings were converted into temporary groundwater sampling points (TSPs) for collection and analysis of groundwater samples. The soil and groundwater samples were analyzed for VOCs by EPA method 8260 and TPH by Texas Method 1005. One of the soil samples was further analyzed for TPH by Texas Method 1006. The LSI reported concentrations of the constituents detected in the soil and groundwater samples were compared to TCEQ Protective Concentration Levels (PCLs). The PCLs are based on the Texas Risk Reduction Program (TRRP) Tier 1 Critical PCLs for a residential site with a 0.5-acre source area.

The soil cores recovered from the borings were screened in the field for evidence of impact such as odors, staining or organic vapor readings. There was no evidence of impact detected in the soils recovered from the soil borings. TPH was detected in TSP-5 at a depth of 26 to 28-feet bgs in the C₁₂ to C₂₈ (410 mg/kg) and C₂₈ to C₃₅ (220 mg/kg) carbon ranges above the TCEQ PCL. This sample was further analyzed for TPH by Texas Method 1006. This was done to develop a site specific TPH PCL. The calculated PCL for the TPH mixture was 2,690 mg/kg. The TPH concentrations detected in site soils are below the calculated Tier 1 PCL. Six (6) VOCs (1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, n-butylbenzene, sec-butylbenzene, 2-butanone and acetone) were detected at low concentrations well below the most conservative Tier 1 Residential TCEQ PCLs.

TPH was not detected in the groundwater samples at or above the reported detection limits. Thirteen VOCs were detected in at least one of the groundwater samples. Five of these VOCs (1,4-dioxane, tetrachloroethylene, trichloroethylene, cis 1,2 trichloroethylene, and vinyl chloride) were detected at levels above the Tier 1 Residential PCL for groundwater ingestion. These compounds are all associated with the TCE solvent used at the facility. The 1,4-dioxane compound was used as a stabilizer for the TCE solvent. The elevated levels of TCE and its associated compounds were found in two groundwater samples (TSP-2 and TSP-7).

On January 21 & 26, 2015, InControl Technologies installed seven permanent groundwater monitoring wells on the former Standco and current Pinto East End properties (**Figure C6**) to establish a permanent groundwater monitoring well network. Three of the groundwater monitoring wells were placed along Buffalo Bayou to address the potential exposure to Buffalo Bayou; three were placed along Foote Street to provide source area and cross gradient coverage of the plume; and one groundwater monitoring was installed up gradient just north of Shiloh Street.

Soil samples were collected from each monitoring well and analyzed for VOCs (**Table E1**) and TPH (**Table E2**). In addition, the 0-5 ft sample from MW-11 was also analyzed for RCRA 8 Metals (**Table E3**). Lead and mercury were detected above the Tier 1 Residential PCL. The remaining samples did not report a COC above a laboratory detection level. On January 11, 2016, InControl collected six additional soil samples at the direction of the TCEQ in the vicinity of the former Standco facility. These samples were analyzed for RCRA Metals. Only one sample reported a concentration of arsenic above the Tier 1 PCL. Lead and mercury were reported in multiple samples above a Tier 1 Residential PCL. Five VOCs (tetrachloroethylene (PCE), trichloroethylene (TCE), cis-1,2-trichloroethylene (cis-1,2-DCE), 1,1-dichloroethene (1,1-DCE), and 1,4-dioxane) were detected in groundwater during the January 2016 sampling event (**Table E4**). The VOC plume is demonstrating stable to decreasing trends in all wells. TPH

was not detected in any of the samples above the laboratory detection limit (**Table E5**). TCE is the primary chemical of concern at this site given its known historical use as a degreasing agent.

A groundwater classification test was completed on August 26, 2015. The results of the cyclic discharge test concluded the first groundwater bearing unit is a Class 2 resource. InControl Technologies' drinking water well survey identified eight (8) water wells within a ½-mile radius of the proposed MSD boundary (**Appendix P**). All eight wells are documented to be either plugged or destroyed. There are no wells within the search area that could become threatened.

Buffalo Bayou borders the southern boundary of the proposed MSD boundary. On December 6, 2004, three surface water samples (IW-1 through IW-3) and three sediment samples (SS-1 through S-3) were collected along Buffalo Bayou near where groundwater discharges into the bayou. The samples were analyzed for the target VOC compounds. None of the samples reported a COC above the laboratory detection limit. The Groundwater to Surface Water PCL was not exceeded in any of the wells along the southern border of the property. Buffalo Bayou is not threatened or affected (**Figure C2**).

The source of the chlorinated solvents in groundwater is from the historical operations of Standco at the Foote Street property. Pinto East End, LLC never operated on the subject property and was an innocent owner of the surrounding property. Pinto East End acquired the small property to ensure the property response action would be implemented to address the chlorinated solvents in groundwater. While not the responsible party, Pinto East End has agreed to pay for the activities necessary to get a final no further action from the TCEQ. This site is currently pursuing closure through the TCEQ Corrective Action Section of the Remediation Division.

Appendix A

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

The legal description including a metes and bounds description and a copy of the deed for the designated property is included in this section. The proposed Municipal Setting Designation (MSD) boundary encompasses 9.029-acres.

Figure A is the proposed MSD boundary at the Former Standco Industries property located at 2701 Foote St.

METES AND BOUNDS DESCRIPTION

8.570 ACRES

373,306 SQUARE FEET

HARRIS COUNTY, TEXAS

July 29, 2016

All that certain 8.570 acre (373,306 square foot) parcel of land situated in the Samuel M. Harris Survey, Abstract Number 327, in Harris County, Texas, and being all a called 8.570 acre tract as conveyed by General Warranty Deed dated December 4, 2007 to Pinto East End, LLC as recorded under Clerk's File no. 20070715796 of the Official Public Records or real Property Harris County, Texas, said 8.570 acres being more particularly described by metes and bounds as follows: (All bearings are referenced to the Texas State Plane Coordinate System, South Central Zone)

COMMENCING at the City of Houston Engineering Department's Reference Monument Number 281, a 3/4 inch iron rod found at the intersection of the call centerline of North St. Charles Street (formerly known as Buffalo Street) (40 feet wide) and the call centerline of Ann Street (40 feet wide). (Texas State Plane Surface Coordinates: N 13843210.1818, E 3128791.1124, Average Combined Scale Factor = 0.99989356457)

THENCE, North 12 Degrees 13 Minutes 25 Seconds West, a distance of 1,376.05 feet to a 5/8 inch iron rod found at the intersection of the south right-of-way (R.O.W.) line of Foote Street (40 feet wide) and the west R.O.W. line of McCall Street (30 feet wide) for an interior corner and **POINT OF BEGINNING** of the herein described tract, and from which a found 1/2 inch iron rod bears South 02 Degrees 03 Minutes 00 Seconds East, a distance of 6.91 feet, and from which a found section of railroad rail protruding from the ground bears North 04 Degrees 00 Minutes 05 Seconds West, a distance of 36.81 feet;

THENCE, with the south R.O.W. line of said Foote Street and the lower north line of the herein described tract, North 87 Degrees 30 Minutes 04 Seconds East, at 26.67 feet pass the call northwest corner of Lot 8, in Block 23, of Block 23 Hailey's Addition to the City of Houston, a subdivision of record in Volume 43, Page 222, of the Harris County Deed Records (H.C.D.R.), and continue, in all, a distance of 376.67 feet to a 5/8 inch iron rod with plastic cap stamped "BENCHMARK ENGR." set in the west R.O.W line of Jensen Drive (width varies at this point) for the call northeast corner of Lot 1 of said Block 23 Hailey's Addition to the City of Houston and the lower northeast corner of the herein described tract;

THENCE, with the west R.O.W. line of said Jensen Drive, the call east line of said Block 23 Hailey's Addition to the City of Houston, and the lower east line of the herein tract, South 02 Degrees 29 Minutes 56 Seconds East, a distance of 57.50 feet to an "X" cut in concrete set for an angle point;

THENCE, continuing with the west R.O.W. line of said Jensen Drive, and through and across said Block 23 Hailey's Addition to the City of Houston, South 20 Degrees 41 Minutes 04 Seconds West, a distance of 126.22 feet to a 5/8 inch iron rod with plastic cap stamped "BENCHMARK ENGR." set for the upper southeast corner of the herein described tract;

THENCE, continuing through and across said Block 23 Hailey's Addition to the City of Houston and with the upper south line of the herein described tract, South 87 Degrees 30 Minutes 04 Seconds West, at 300.31 feet pass the call west line of said Block 23 Hailey's Addition to the City of Houston, and continue, in all, a distance of 326.98 feet to a 5/8 inch iron rod with plastic cap stamped "BENCHMARK ENGR." set for an interior corner of the herein described tract;

THENCE, South 02 Degrees 29 Minutes 58 Seconds East, a distance of 61.44 feet to a point on the north meander line of mean higher high water of Buffalo Bayou, as established by William E. Merten, R.P.L.S., L.S.L.S., on April 17, 2006, for the lower southeast corner of the herein described tract;

THENCE, with the north meander line of mean higher high water of said Buffalo Bayou and the lower south line of the herein described tract, the following sixteen (16) courses:

- 1) South 79 Degrees 34 Minutes 04 Seconds West, a distance of 30.78 feet;
- 2) South 79 Degrees 07 Minutes 32 Seconds West, a distance of 17.64 feet;
- 3) South 73 Degrees 39 Minutes 39 Seconds West, a distance of 20.67 feet;
- 4) South 77 Degrees 40 Minutes 15 Seconds West, a distance of 46.70 feet;
- 5) South 72 Degrees 37 Minutes 38 Seconds West, a distance of 58.38 feet;
- 6) South 76 Degrees 02 Minutes 15 Seconds West, a distance of 70.10 feet;
- 7) South 80 Degrees 57 Minutes 14 Seconds West, a distance of 18.63 feet;
- 8) North 86 Degrees 56 Minutes 09 Seconds West, a distance of 52.69 feet;
- 9) South 89 Degrees 46 Minutes 14 Seconds West, a distance of 46.14 feet;
- 10) South 53 Degrees 18 Minutes 02 Seconds West, a distance of 24.44 feet;
- 11) North 65 Degrees 36 Minutes 57 Seconds West, a distance of 57.04 feet;
- 12) North 74 Degrees 49 Minutes 15 Seconds West, a distance of 36.12 feet;
- 13) North 73 Degrees 00 Minutes 27 Seconds West, a distance of 55.18 feet;
- 14) North 58 Degrees 32 Minutes 05 Seconds West, a distance of 49.78 feet;
- 15) North 68 Degrees 07 Minutes 08 Seconds West, a distance of 42.36 feet;
- 16) North 84 Degrees 45 Minutes 19 Seconds West, a distance of 29.42 feet to the intersection of the north meander line of mean higher high water of said Buffalo Bayou with the easterly line of the residue of that certain call 20-16/100 acres described in a Deed to the International and Great Northern Rail Road (I. & G.N.R.R) Company in Volume 20, Page 370, of the H.C.D.R.;

THENCE, with the easterly line of the residue of said 20-16/100 acre tract and the westerly line of the herein described tract, the following two (2) courses:

- 1) North 32 Degrees 57 Minutes 14 Seconds East, at 176.11 feet pass a 5/8 inch iron rod with plastic cap stamped "BENCHMARK ENGR." set for reference, and continue, in all, a distance of 376.11 feet to a 5/8 inch iron rod with plastic cap found for the beginning of a curve to the left;
- 2) 433.55 feet along the arc of said curve to the left having a radius of 1,672.82 feet, a central angle of 14 Degrees 50 Minutes 58 Seconds, and a chord that bears North 25 Degrees 31 Minutes 45 Seconds East, a distance of 432.34 to a 5/8 inch iron rod with plastic cap stamped "BENCHMARK ENGR." set for the southwest corner of that certain called 1.262 acre tract as conveyed by General Warranty Deed dated December 4, 2007 to Pinto East End, LLC as recorded under Clerk's File no. 20070715796 of the Official Public Records or real Property Harris County, Texas and the northwest corner of the herein described tract;

THENCE, with the south line of said 1.262 acre tract and the upper north line of the herein described tract, North 87 Degrees 30 Minutes 04 Seconds East, a distance of 201.41 feet to a "PK" nail with shiner set in the west R.O.W. line of said McCall Street for the southeast corner of said 1.262 acre tract and the northeast corner of the herein described tract;

THENCE, with the west R.O.W. line of said McCall Street and the upper east line of the herein described tract, South 02 Degrees 29 Minutes 56 Seconds East, a distance of 499.90 feet to the **POINT OF BEGINNING** and containing 8.570 acres (373,306 square feet) of land.

This description is based on a survey made on the ground and is issued in conjunction with a Plat of Survey prepared by Benchmark Engineering Corporation dated July 23, 2016.



Ronald G. Harrison, R.P.L.S.
Texas Registration No. 5342



METES AND BOUNDS DESCRIPTION
0.452 OF ONE ACRE
19,667 SQUARE FEET
HARRIS COUNTY, TEXAS
July 29, 2016

All that certain 0.452 of one acre (19,667 square foot) parcel of land situated in the Samuel M. Harris Survey, Abstract Number 327, in Harris County, Texas, and being a portion of that certain call 0.452 acre tract of land as conveyed by General Warranty Deed dated December 4, 2007 to Pinto East End, LLC as recorded under Clerk's File no. 20070715796 of the Official Public Records or real Property Harris County, Texas and further being a portion of Lots 1, 2, 3 and 4 of Block 21 of T. T. Hailey's Subdivision (unrecorded), said 0.452 of one acre being more particularly described by metes and bounds as follows: (All bearings are referenced to the Texas State Plane Coordinate System, South Central Zone)

COMMENCING at the City of Houston Engineering Department's Reference Monument Number 281, a 3/4 inch iron rod found at the intersection of the call centerline of North St. Charles Street (formerly known as Buffalo Street) (40 feet wide) and the call centerline of Ann Street (40 feet wide). (Texas State Plane Surface Coordinates: N 13843210.1818, E 3128791.1124, Average Combined Scale Factor = 0.99989356457)

THENCE, North 09 Degrees 43 Minutes 35 Seconds West, a distance of 1,609.07 feet to a 5/8 inch iron rod with plastic cap stamped "BENCHMARK ENGR." found at the intersection of the south right-of-way (R.O.W.) line of Shiloh Street (40 feet wide) with the east R.O.W. line of McCall Street (30 feet wide) for the northwest corner of Lot 1 of said Block 21 and the northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, with the south R.O.W. line of said Shiloh Street and the north line of the herein described tract, North 87 Degrees 30 Minutes 04 Seconds East, a distance of 100.00 feet to a 5/8 inch iron rod with plastic cap stamped "BENCHMARK ENGR." found for the northwest corner of that certain call 0.050 acre tract as conveyed by General Warranty Deed dated December 4, 2007 to Pinto East End, LLC as recorded under Clerk's File no. 20070715796 of the Official Public Records or real Property Harris County, Texas and the northeast corner of the herein described tract;

THENCE, with the west line of said 0.050 acre tract and the upper east line of the herein described tract, South 02 Degrees 29 Minutes 56 Seconds East, a distance of 100.00 feet to a 5/8 inch iron rod with plastic cap stamped "BENCHMARK ENGR." set in the north line of that certain call 25 X 100 foot tract conveyed by Deed under Order of Sale In Tax Suits dated March 4, 2014 to Foote Street Properties, LLC as recorded under Clerk's File No. 20140174519 of the Official Public Records of Real Property, Harris County, Texas, for the southwest corner of said 0.050 acre tract and the upper southeast corner of the herein described tract;

THENCE, with the north line of said 25 X 100 foot tract, South 87 Degrees 30 Minutes 04 Seconds West, a distance of 3.33 feet to a 5/8 inch iron rod with plastic cap stamped "BENCHMARK ENGR." found for the northwest corner of said 25 X 100 foot tract and an interior corner of the herein described tract;

THENCE, with the west line of said 25 X 100 foot tract and the lower east line of the herein described tract, South 02 Degrees 29 Minutes 56 Seconds East, a distance of 100.00 feet a 5/8 inch iron rod with plastic cap stamped "BENCHMARK ENGR." found in the north R.O.W. line of Foote Street (40 feet

wide) for the southwest corner of said 25 X 100 foot tract and the lower southeast corner of the herein described tract;

THENCE, with the north R.O.W. line of said Foote Street and the south line of the herein described tract, South 87 Degrees 30 Minutes 04 Seconds West, a distance of 96.67 feet to a 5/8 inch iron rod with plastic cap stamped "BENCHMARK ENGR." set at the intersection of the north R.O.W. line of said Foote Street with the east R.O.W. line of said McCall Street for the southwest corner of the herein described tract;

THENCE, with the east R.O.W. line of said McCall Street and the west line of the herein described tract, North 02 Degrees 29 Minutes 56 Seconds West, a distance of 200.00 feet to the **POINT OF BEGINNING** and containing 0.452 of one acre (19,667 square feet) of land.

This description is based on a survey made on the ground and is issued in conjunction with a Plat of Survey prepared by Benchmark Engineering Corporation dated July 23, 2016.



Ronald G. Harrison, R.P.L.S.
Texas Registration No. 5342



43
WD

AFTER RECORDING:
HOLD FOR
CHARTER TITLE COMPANY
GF 1033001411
Closer gc

SPECIAL WARRANTY DEED

20060045591
09/13/2006 RP1 \$184.00

NOTICE OF CONFIDENTIALITY RIGHTS:

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

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THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

KNOW ALL MEN BY THESE PRESENTS THAT BAYOU VISTA, LTD., a Texas limited partnership ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations to it in hand paid by PLA SOUTH TRACTS, L.P., a Texas limited partnership ("Grantee"), whose address is 1000 Main Street, Suite 3250, Houston, Texas 77002, the receipt and sufficiency of which are hereby acknowledged, and for the further consideration of the execution and delivery by said Grantee of one certain Promissory Note of even date herewith in the principal sum of Eleven Million Two Hundred Two Thousand Two Hundred and NO/100 DOLLARS (\$11,202,200.00), bearing interest and being due and payable to the order of Amegy Bank, National Association ("Lender"), as therein provided, containing clauses providing for the acceleration of maturity in the event of default and for attorney's fees, the payment of which Promissory Note is secured by the Vendor's Lien hereinafter retained, and is additionally secured by a Deed of Trust of even date herewith to John G. Lingor, Trustee, has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY unto Grantee, subject to the exceptions, reservations and other matters herein set forth, the real property described in Exhibits "A-1" through "A-17" attached hereto and made a part hereof for all purposes, together with (i) all buildings, improvements, fixtures, located on, attached to, or used in connection with the Property, if any, (ii) all rights, privileges and appurtenances pertaining thereto, including any right, title, and interest of Grantor in and to adjacent streets, alleys, and rights-of-way, (iii) Grantor's interest in and to all leases or rents and security deposits, (iv) Grantor's interest in and to all licenses and permits with respect to the Property, (v) Grantor's interest in all third party warranties or guaranties, if transferable, relating to the Property, (vi) all easements and appurtenances thereon or appertaining to such real property, (vii) all right, title and interest of Grantor in and to all strips and gores (including land adjacent to said real property) and any land lying in the bed of any street, road or alley, open or proposed, adjoining such real property (said land, improvements, easements and appurtenances being referred to collectively as the "Property"). Notwithstanding anything contained herein to the contrary, with respect to the rights and interests set forth in (vii) above, Grantor is granting, selling and conveying Grantor's right, title and interest in the 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, Grantee's heirs, executors, administrators, successors and assigns, forever; and Grantor, does hereby bind itself, its heirs,

2006-03-04-02

COPY

1-00

successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular, subject to the Permitted Exceptions, the Property unto the Grantee, Grantee's heirs, executors, administrators, 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, subject to the Permitted Exceptions.

This conveyance is made and accepted subject and subordinate to those encumbrances and exceptions set forth on Exhibit "B" attached hereto and made a part hereof for all purposes (the "Permitted Exceptions") and to all regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect and relating to the Property. Mention of any Permitted Exceptions does not imply that same are valid as to the Property.

BUT IT IS EXPRESSLY AGREED THAT THE VENDOR'S LIEN (to the extent of any purchase money advanced therefrom) is hereby retained, against the above described premises and improvements until the indebtedness above mentioned, as evidenced by said promissory note, both principal and interest, is fully paid; and, Grantor does hereby grant, sell, convey and assign, without recourse, unto the Lender, its heirs, successors or assigns, the said vendor's lien hereby retained, together with the superior right, equities and title which Grantor has in and to the real property hereby conveyed, as security for the payment of said note, it being understood that when the said note is paid in full this Deed shall thereupon become absolute.

Taxes for the current year have been prorated and are assumed by Grantee.

EXCEPT FOR THE SPECIAL WARRANTY OF TITLE CONTAINED HEREIN AND GRANTOR'S WARRANTIES, GRANTOR CONVEYS THE SUBJECT PROPERTY ON AN "AS IS" BASIS, IN ITS PRESENT CONDITION, WITHOUT ANY EXPRESS WARRANTY AND WITHOUT ANY IMPLIED WARRANTY OF MERCHANTABILITY, HABITABILITY, SUITABILITY OR OTHER IMPLIED WARRANTY. "GRANTOR'S WARRANTIES" SHALL MEAN THOSE REPRESENTATIONS AND WARRANTIES MADE BY GRANTOR IN ARTICLE 8 OF THAT CERTAIN REAL ESTATE CONTRACT DATED EFFECTIVE AS OF JUNE 1, 2006 BY AND BETWEEN GRANTOR AND GRANTEE, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO REAL ESTATE CONTRACT DATED EFFECTIVE JULY 27, 2006 AND THAT CERTAIN SECOND AMENDMENT TO REAL ESTATE CONTRACT OF EVEN DATE HEREWITH.

[SIGNATURE PAGE FOLLOWS]

03-03-04-03

COPY

Executed the 8th day of September, 2006.

BAYOU VISTA, LTD.,
a Texas limited partnership

By: Aspen Holdings, L.L.C.,
a Texas limited liability company,
its general partner

By: [Signature]
Alan J. Atkinson, Managing Director

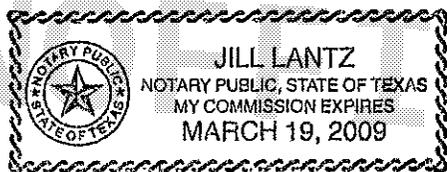
2012

THE STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

This instrument was acknowledged before me on the 8th day of September, 2006, by Alan J. Atkinson, Managing Director of Aspen Holdings, L.L.C., a Texas limited liability company, general partner of Bayou Vista, Ltd., a Texas limited partnership, on behalf of such limited partnership.



[Signature]
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
Name: _____
My Commission Expires: _____

HT 828-53-8494

UNOFFICIAL COPY



LEGEND

-  Property Boundary
-  Gas Line
-  Water Line
-  Fire Hydrant
-  Groundwater Monitoring Well
-  MSD Boundary



Approximate Scale (Feet)

InControl Technologies, Inc.
 14731 Pebble Bend Drive
 Houston, Texas 77068
 (281) 580-8892 FAX (281) 580-8853

MSD Boundary

CLIENT: Pinto East End, LLC Former Standco Industries		PM: MFM
LOCATION: 2701 Foote Street Houston, Texas 77020		CHECKED:
DETAILED: 1/8/2015	DESIGNED: LMG	PROJECT NO: 433-104
		FIGURE: A

Buffalo Bayou

Appendix B

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

The proposed MSD area is comprised of the Former Standco Industries facility. The property is 9.029-acres. The property is currently vacant and undeveloped. The probable anticipated use is residential homes.

The property is located east of downtown Houston, Harris County, Texas and within the City of Houston limits. The affected property is located in a mix of residential and commercial development (**Figure B**). **Figure B** provides a description of the surrounding land use within 500-feet of the site.

The current and future use of the subject property is expected to remain commercial.

- North – vacant;
- East – commercial development;
- South –Buffalo Bayou/residential development;
- West – Buffalo Bayou/residential development.



LEGEND

-  MSD Boundary
-  500-ft Boundary



InControl Technologies, Inc.			
14731 Pebble Bend Drive Houston, Texas 77068 (281) 580-8892 FAX (281) 580-8853			
MSD Boundary			
CLIENT: Pinto East End, LLC Former Standco Industries		PM: MFM	
LOCATION: 2701 Foote Street Houston, Texas 77020		CHECKED:	
DETAILED: 1/8/2015	DESIGNED: LMG	PROJECT NO: 433-104	FIGURE: B

Appendix C

A site map showing:

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

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

Figure C1 – Topographic Map

Figure C2 – Watershed Map

Figure C3 – Flood Plain Map

Figure C4-1 – PCE Concentrations in Groundwater (January 2016)

Figure C4-2 – TCE Concentrations in Groundwater (January 2016)

Figure C4-3 – Cis-1,2-DCE Concentrations in Groundwater (January 2016)

Figure C4-4 – 1,1-DCE Concentrations in Groundwater (January 2016)

Figure C4-5 – 1,4-Dioxane Concentrations in Groundwater (January 2016)

Figure C5 – Soil Boring Location Map

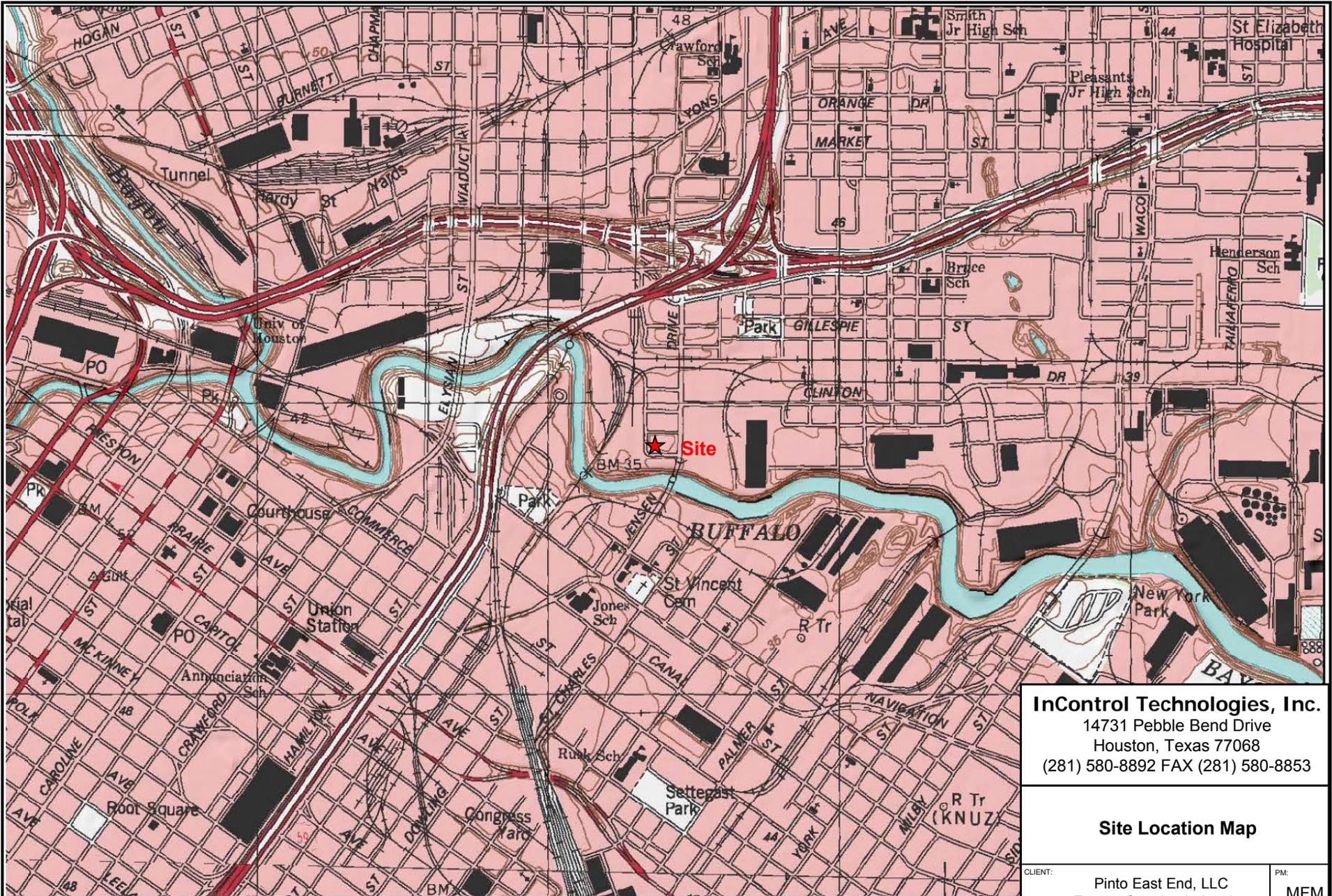
Figure C6 – Groundwater Monitoring Well Location Map

Figure C7 – Groundwater Gradient Map (January 2016)

The subject property is located in the Buffalo Bayou watershed (**Figure C2**) and the property is not located within the 100-year floodplain (**Figure C3**).

Figure C4-1 through **Figure C4-5** depicts all of the PCLE zones associated with the subject property. **Figure C5** and **Figure C6** depict the locations of the soil and groundwater samples, respectively. The groundwater gradient flows to the south/southeast toward Buffalo Bayou at 0.008 ft/ft (**Figure C7**). The primary chemicals of concern (COCs) are PCE, TCE, cis-1,2-DCE, 1,1-DCE, and 1,4-Dioxane (**Figure C4-1** through **Figure C4-5**).

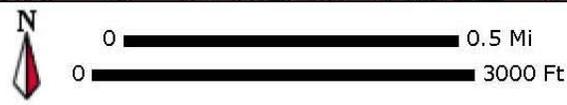
The first groundwater bearing unit is comprised of clayey sand and is encountered at a depth of approximately 25- to 30-feet below ground surface (ft bgs) during drilling. The base of the first groundwater bearing unit is encountered at a depth of approximately 35-ft bgs and is underlain by a clay. The average static depth to groundwater in the monitoring wells is 20-ft bgs.



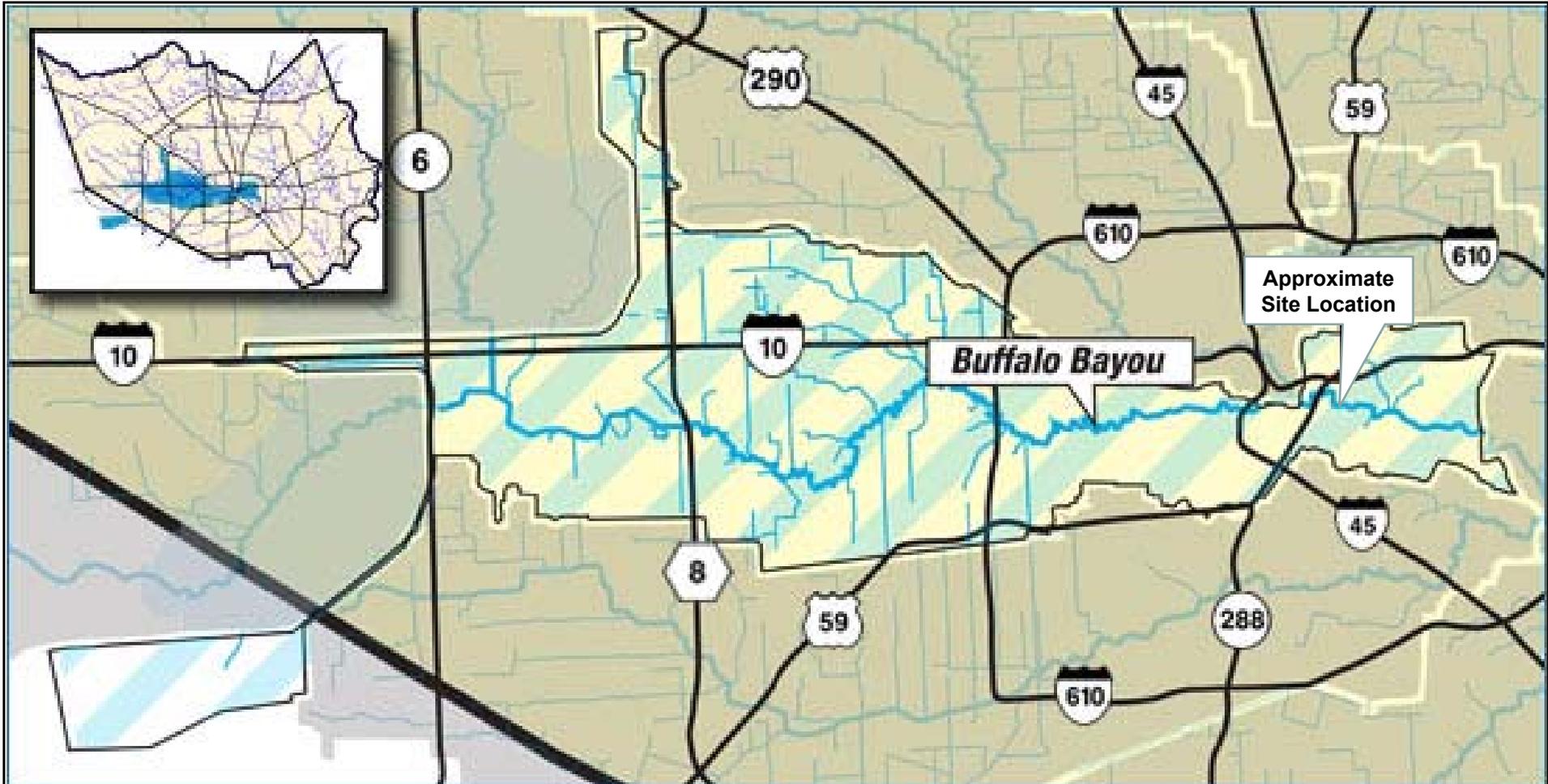
InControl Technologies, Inc.
 14731 Pebble Bend Drive
 Houston, Texas 77068
 (281) 580-8892 FAX (281) 580-8853

Site Location Map

CLIENT:	Pinto East End, LLC Former Standco Industries		PM:	MFM
LOCATION:	2701 Foote St. Houston, Texas 77020		CHECKED:	
DATE:	DESIGNED:	PROJECT NO.:	FIGURE:	
12/4/15	LMG	433-104	C1	



Map provided by MyTopo.com

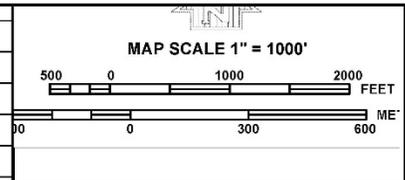
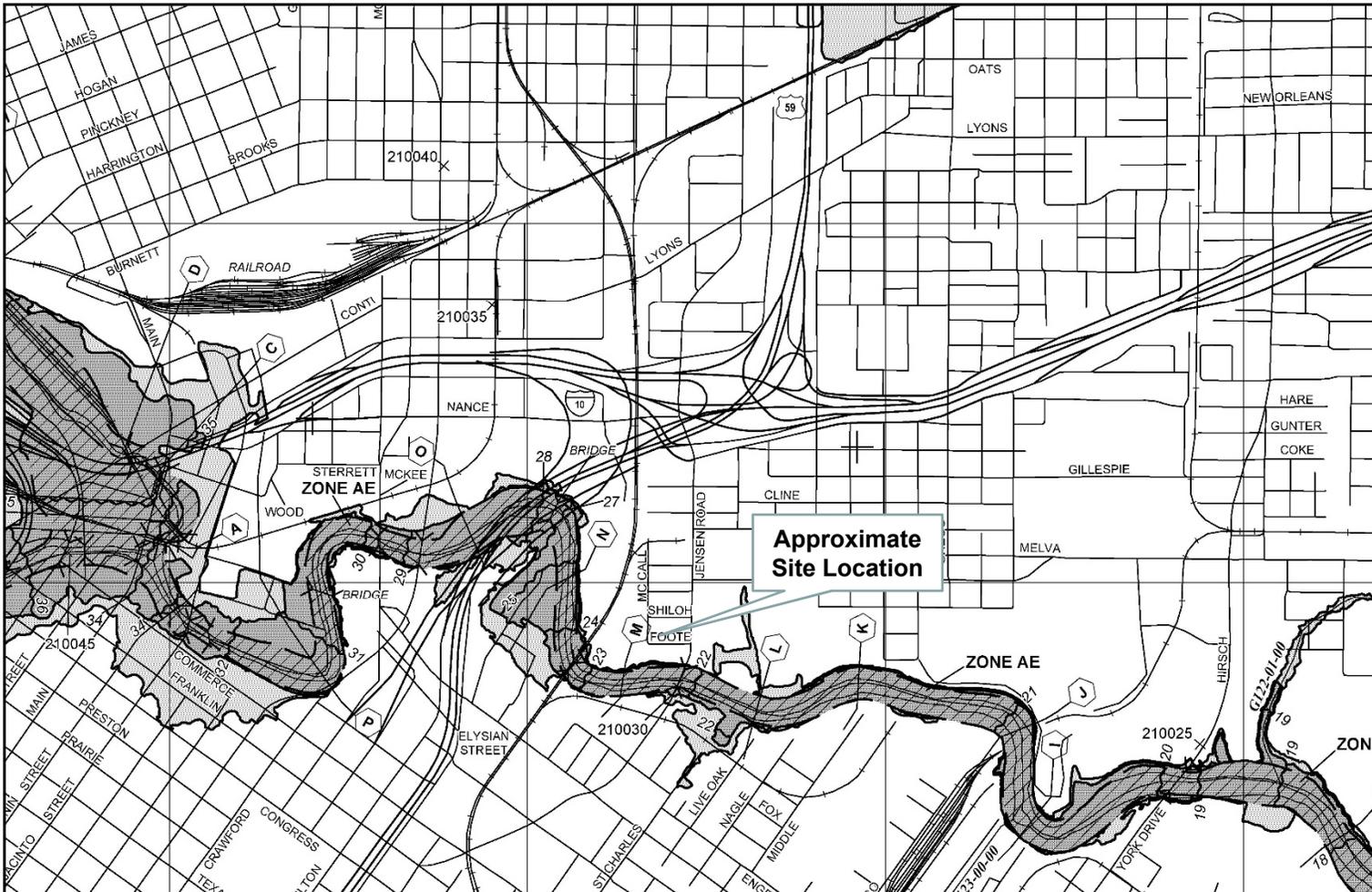


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Watershed Map

CLIENT:		Pinto East End, LLC Former Standco Industries		PM:	MFM
LOCATION:		2701 Foote St. Houston, Texas 77020		CHECKED:	
DETAILED:	DESIGNED:	PROJECT NO.:	FIGURE:		
12/4/15	LMG	433-104	C2		

Source: Harris County Flood Control District



MAP SCALE 1" = 1000'

500 0 1000 2000 FEET
0 300 600 FEET

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0690M

FIRM
FLOOD INSURANCE RATE MAP
HARRIS COUNTY, TEXAS
AND INCORPORATED AREAS

PANEL 690 OF 1150
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:
COMMUNITY NUMBER PANEL SUFFIX
HOUSTON, CITY 37 0690 0690 M

Note to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.

 **MAP NUMBER**
48201C0690M

MAP REVISED
JUNE 9, 2014

Federal Emergency Management Agency

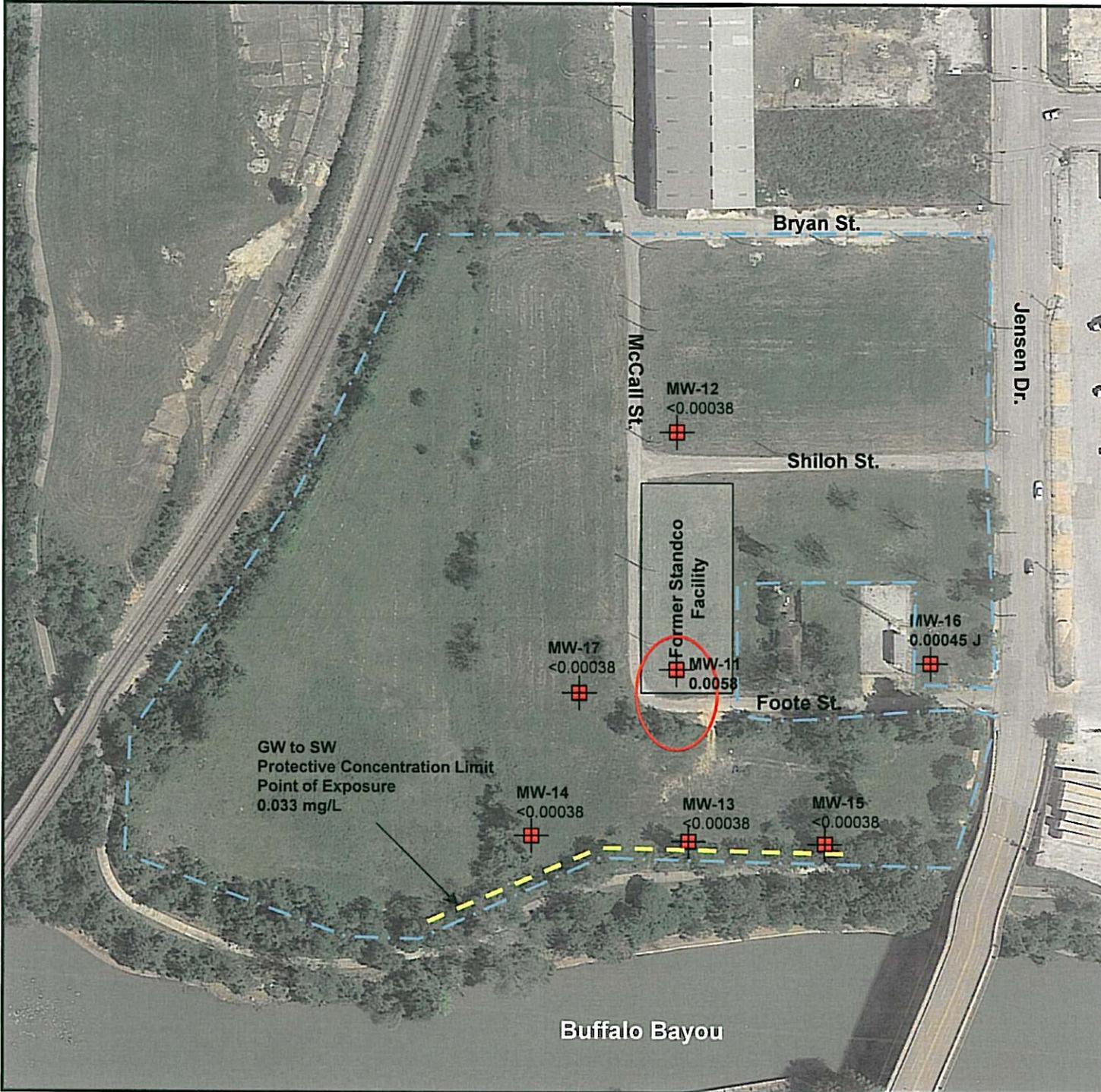
 **Zone X** Areas determined to be outside the 0.2% annual chance floodplain

Source: FEMA

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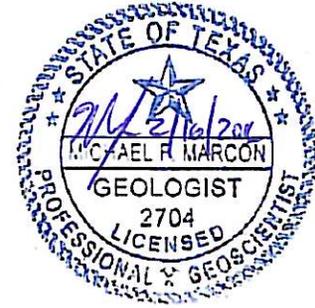
Floodplain Map

CLIENT: Pinto East End, LLC Former Standco Industries		PM: MFM
LOCATION: 2701 Foote St. Houston, Texas 77020		CHECKED:
DETAILED: 12/4/15	DESIGNED: LMG	PROJECT NO: 433-104
		FIGURE: C3

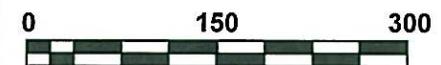


LEGEND

-  Property Boundary
-  Groundwater Monitoring Well
-  PCE PCLE Zone
-  GW to SW PCL POE



N

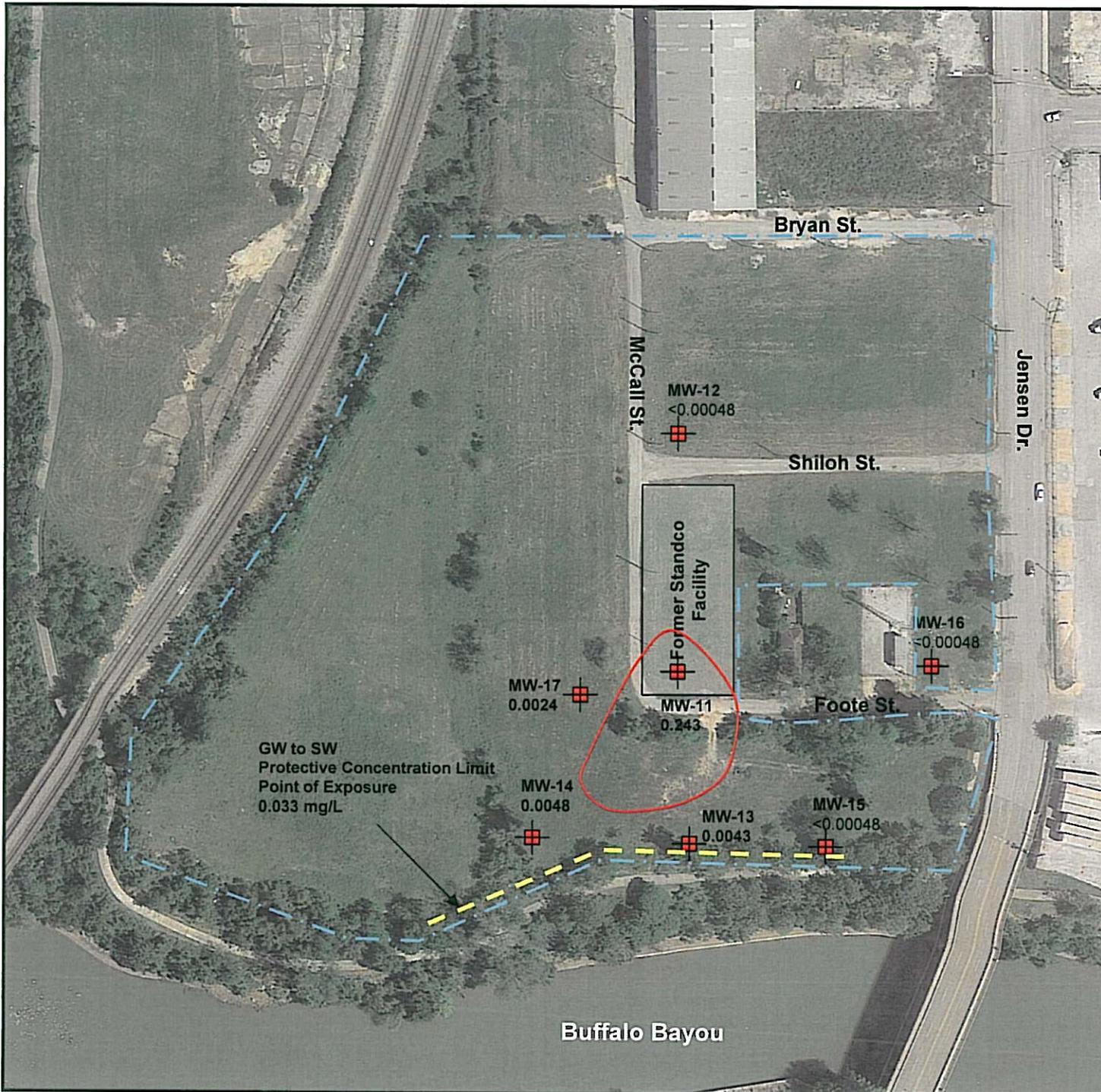


Approximate Scale (Feet)

InControl Technologies, Inc.
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 Houston, Texas 77068
 (281) 580-8892 FAX (281) 580-8853

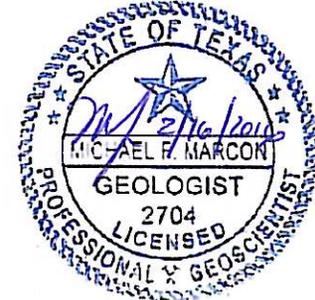
**PCE Exceedance Zone Map
 January 2016**

CLIENT: Pinto East End, LLC Former Standco Industries		PM: MFM
LOCATION: 2701 Foote Street Houston, Texas 77020		CHECKED:
DETAILED: 1/21/16	DESIGNED: LMG	PROJECT NO: 433-104
		FIGURE: C4-1



LEGEND

-  Property Boundary
-  Groundwater Monitoring Well
-  TCE PCLE Zone
-  GW to SW PCL POE



N



Approximate Scale (Feet)

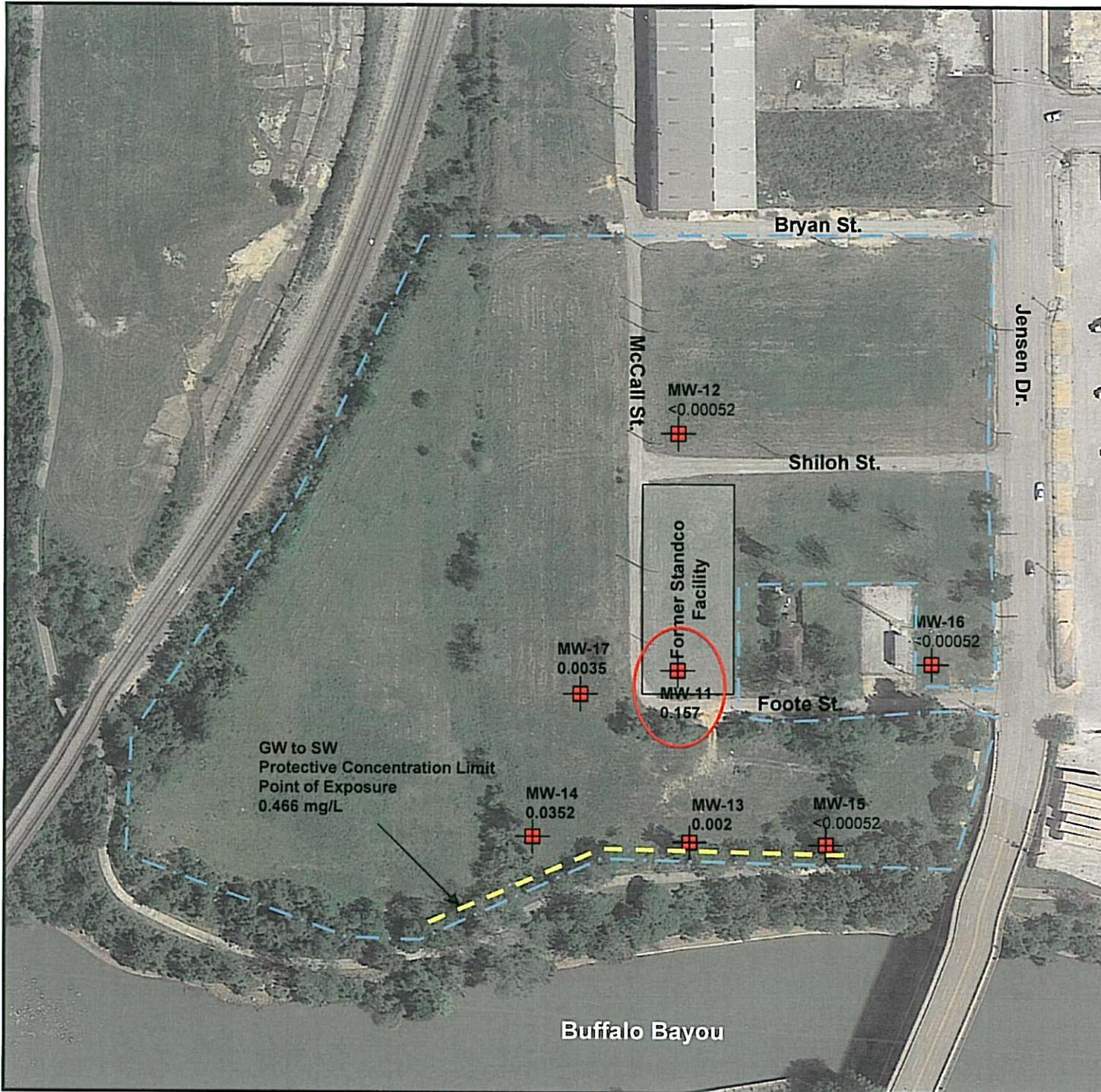
GW to SW
Protective Concentration Limit
Point of Exposure
0.033 mg/L

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**TCE Exceedance Zone Map
January 2016**

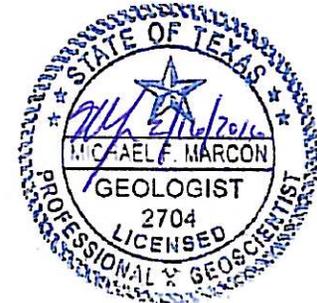
CLIENT: Pinto East End, LLC Former Standco Industries		PM: MFM
LOCATION: 2701 Foote Street Houston, Texas 77020		CHECKED:
DETAILED: 1/21/16	DESIGNED: LMG	PROJECT NO: 433-104
FIGURE: C4-2		

Buffalo Bayou



LEGEND

- Property Boundary
- Groundwater Monitoring Well
- cis 1,2 DCE PCLE Zone
- GW to SW PCL POE



N

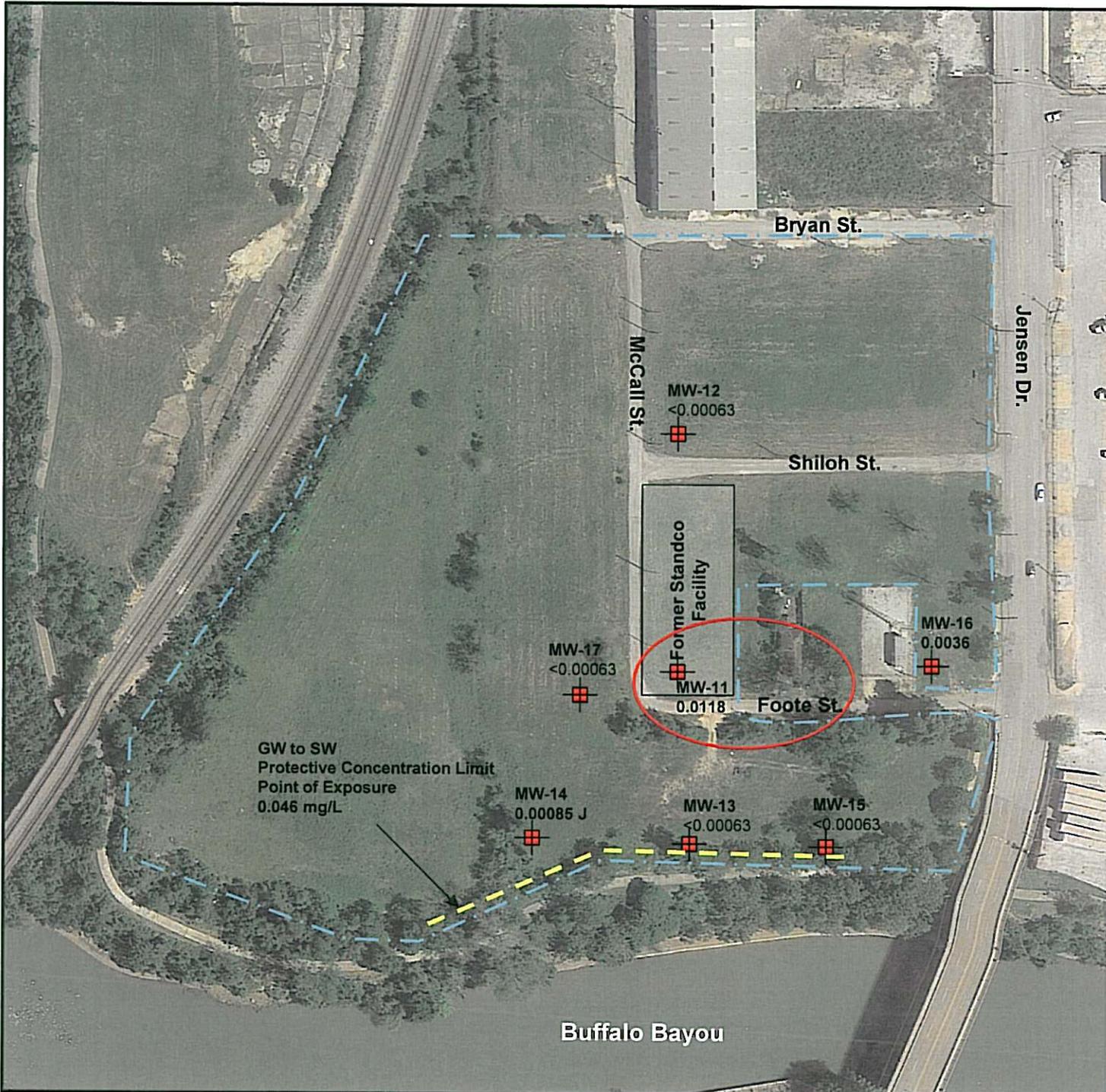


Approximate Scale (Feet)

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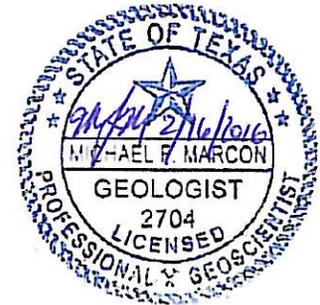
**Cis-1,2-DCE Exceedance Zone Map
 January 2016**

CLIENT: Pinto East End, LLC Former Standco Industries		PM: MFM
LOCATION: 2701 Foote Street Houston, Texas 77020		CHECKED:
DETAILED: 1/21/16	DESIGNED: LMG	PROJECT NO: 433-104
		FIGURE: C4-3



LEGEND

- Property Boundary
- Groundwater Monitoring Well
- 1,1-DCE PCLE Zone
- GW to SW PCL POE



N

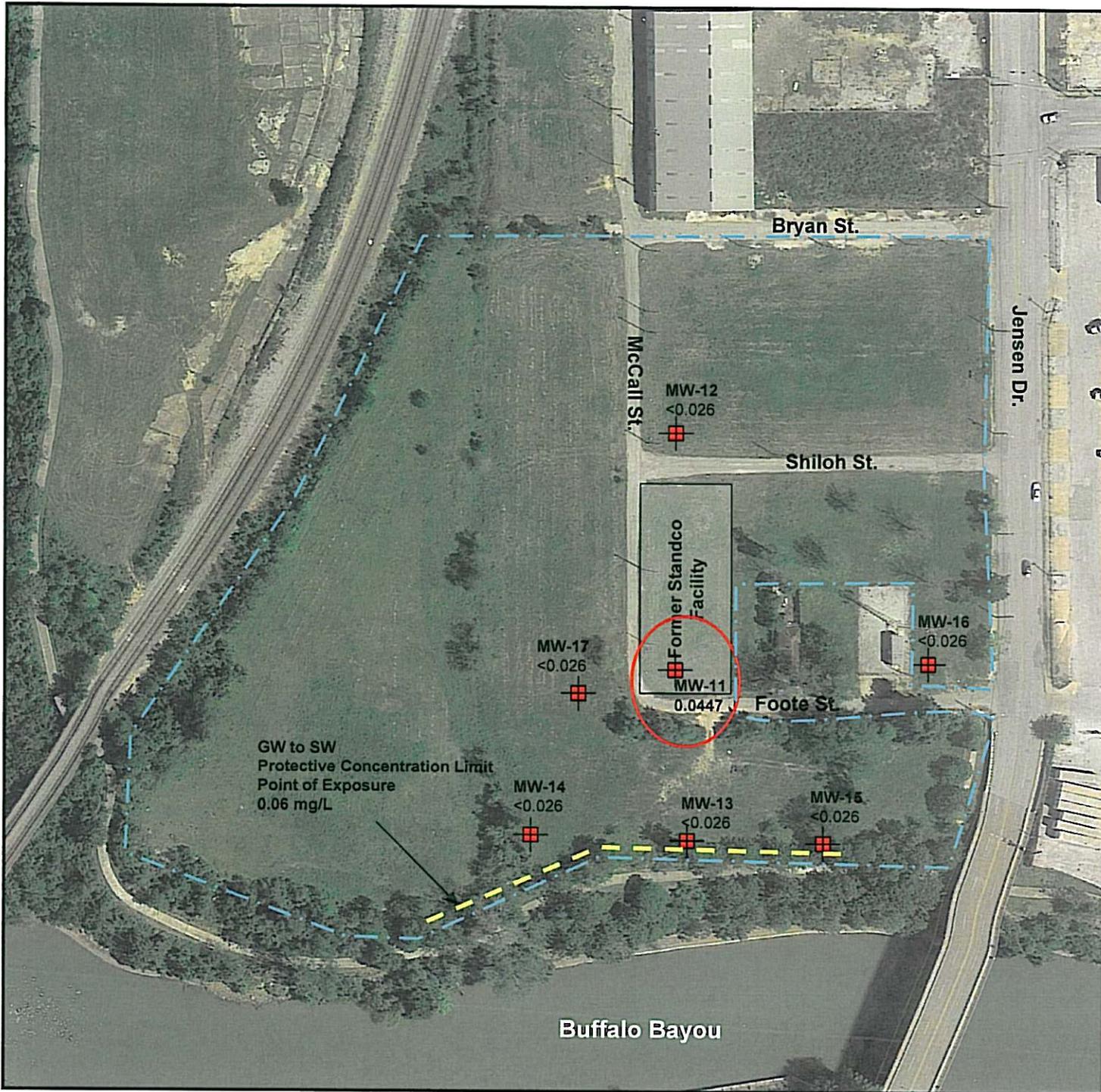


Approximate Scale (Feet)

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**1,1-DCE Exceedance Zone Map
 January 2016**

CLIENT:	Pinto East End, LLC Former Standco Industries		PM:	MFM
LOCATION:	2701 Foote Street Houston, Texas 77020		CHECKED:	
DATE:	DESIGNED:	PROJECT NO:	FIGURE:	
1/21/16	LMG	433-104	C4-4	

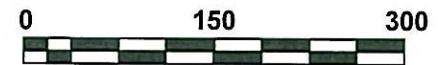


LEGEND

- Property Boundary
- Groundwater Monitoring Well
- 1,1-DCE PCLE Zone
- GW to SW PCL POE



N



Approximate Scale (Feet)

InControl Technologies, Inc.
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 Houston, Texas 77068
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**1,4-Dioxane Exceedance
 Zone Map - January 2016**

CLIENT: Pinto East End, LLC Former Standco Industries		PM: MFM
LOCATION: 2701 Foote Street Houston, Texas 77020		CHECKED:
DETAILED: 1/21/16	DESIGNED: LMG	PROJECT NO: 433-104 FIGURE: C4-5

GW to SW
 Protective Concentration Limit
 Point of Exposure
 0.06 mg/L

Former Standco
 Facility

MW-12
 <0.026

Shiloh St.

MW-16
 <0.026

MW-17
 <0.026

MW-11
 0.0447

Foote St.

MW-14
 <0.026

MW-13
 <0.026

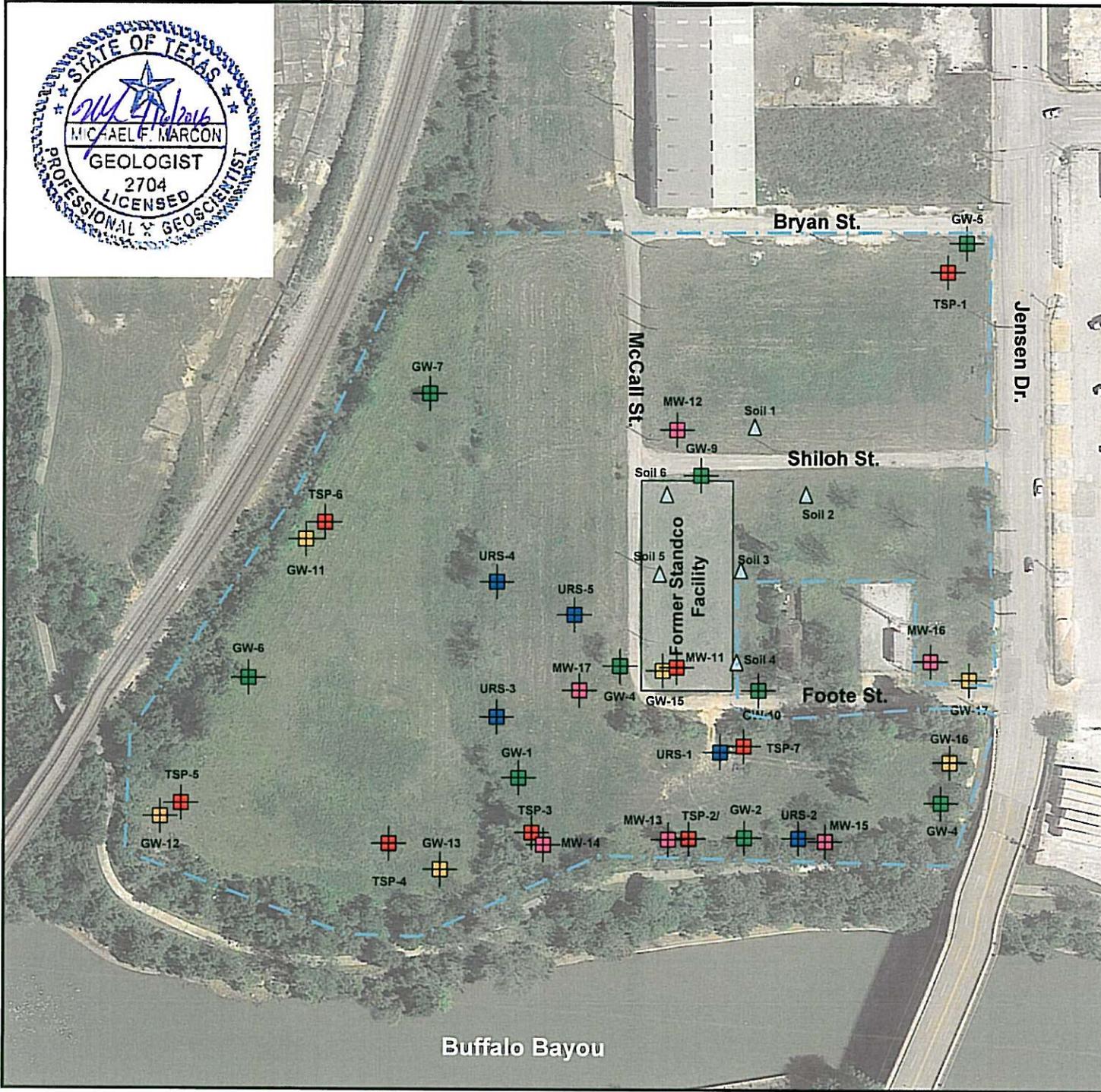
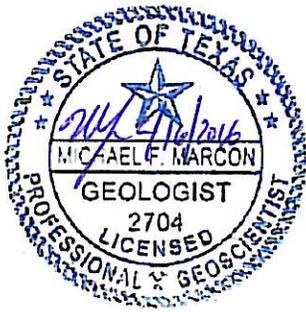
MW-15
 <0.026

Buffalo Bayou

Bryan St.

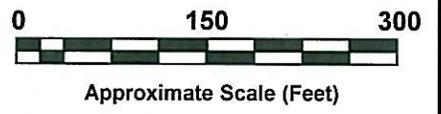
McCaill St.

Jensen Dr.



LEGEND

- Property Boundary
- URS Soil Boring/Monitoring Well
- ERM Monitoring Well
- Quantum Boring Locations
- Terracon Sampling Location
- InControl Technologies Monitoring Well Location
- InControl Technologies Soil Sampling Location



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 Houston, Texas 77068
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Former Boring Location Map

CLIENT: Pinto East End, LLC Former Standco Industries		PM: JMS
LOCATION: 2701 Foote Street Houston, Texas 77020		CHECKED:
DETAILED: 1/8/2015	DESIGNED: MFM	PROJECT NO: 433-104
		FIGURE: C5



LEGEND

-  Property Boundary
-  Gas Line
-  Water Line
-  Fire Hydrant
-  Groundwater Monitoring Well



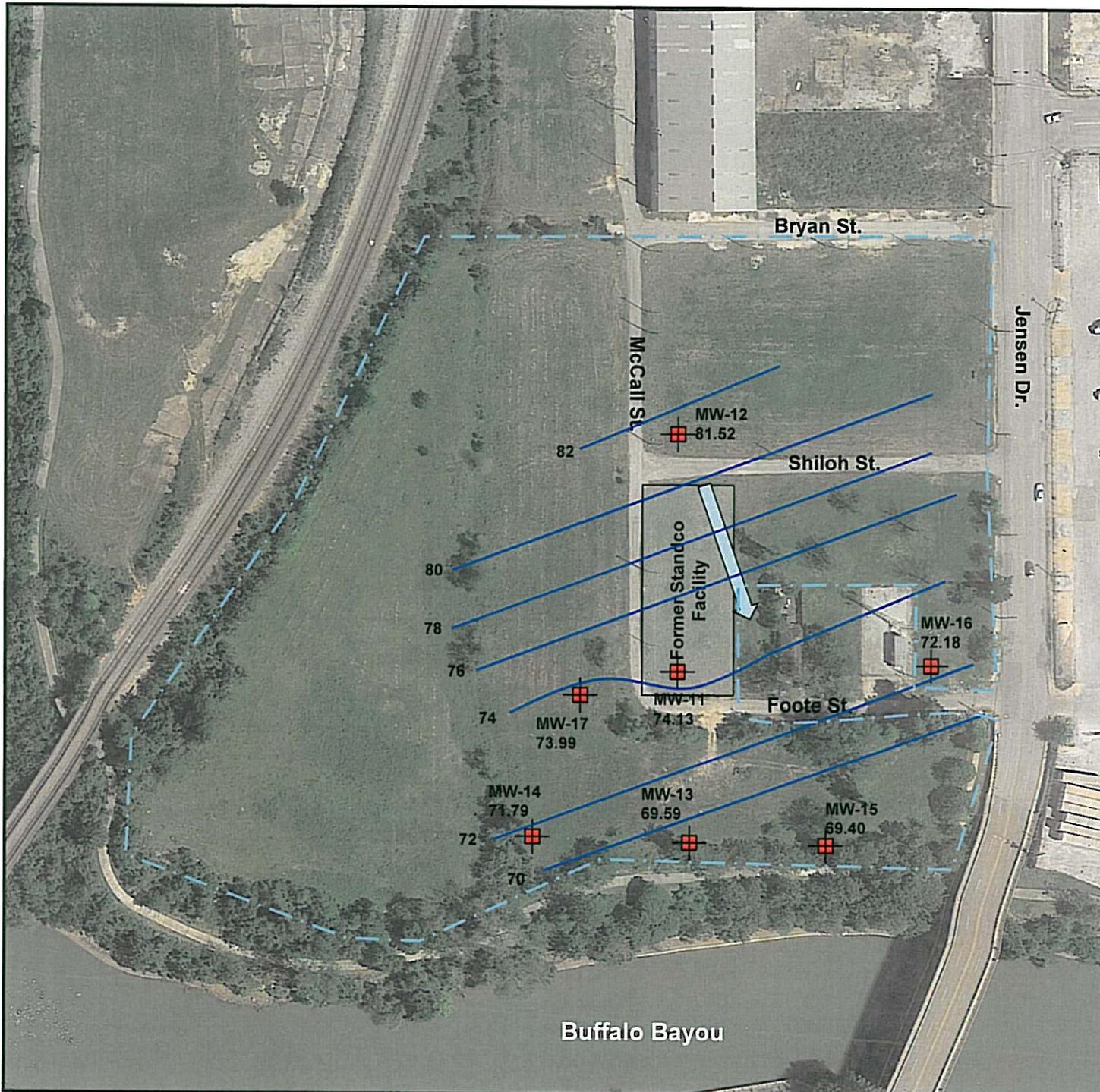
Approximate Scale (Feet)

InControl Technologies, Inc.
 14731 Pebble Bend Drive
 Houston, Texas 77068
 (281) 580-8892 FAX (281) 580-8853

Monitoring Well Location Map

CLIENT: Pinto East End, LLC Former Standco Industries		PM: MFM
LOCATION: 2701 Foote Street Houston, Texas 77020		CHECKED:
DETAILED: 1/8/2015	DESIGNED: LMG	PROJECT NO: 433-104
		FIGURE: C6

Buffalo Bayou

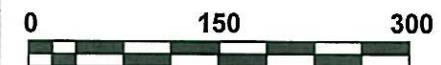


LEGEND

-  Property Boundary
-  Groundwater Monitoring Well
-  Groundwater Piezometric Surface Elevation
-  Groundwater Flow



N



Approximate Scale (Feet)

InControl Technologies, Inc.
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 Houston, Texas 77068
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**Groundwater Gradient Map
 January 2016**

CLIENT: Pinto East End, LLC Former Standco Industries		PM: MFM
LOCATION: 2701 Foote Street Houston, Texas 77020		CHECKED:
DETAILED: 1/21/16	DESIGNED: LMG	PROJECT NO: 433-104
		FIGURE: C7

Appendix D

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) Protective Concentration Level Exceedance (PCLE) Zone – A review of recent groundwater sampling data indicates that the COCs that currently exceed the Tier 1 $^{GW}GW_{Ing}$ PCLs are PCE, TCE, cis-1,2-DCE, 1,1-DCE, and 1,4-Dioxane (**Table D1**). The PCLE zones are depicted on **Figure C4-1** through **Figure C4-5** and are discussed in more detail below. The concentrations in all monitoring wells are stable to decreasing. The area of affected groundwater is fully delineated.

This groundwater plume is at least 40 years old. Operations ceased at this facility in 1985. Since then, there are no contributing sources present on the subject property. The source of the contamination was the former vapor degreaser. Monitoring well MW-11 was installed in the former source area. PCE, TCE, cis-1,2-DCE, 1,1-DCE, and 1,4-Dioxane are all detected in this monitoring well. The 1,4-Dioxane is a chemical added to the TCE as a stabilizer. The previously listed COCs are only present above a PCL in MW-11. 1,4-Dioxane is only detected above a laboratory detection limit in MW-11. All COCs are laterally delineated in all directions. In addition, across the entire site, concentrations are showing stable to decreasing trends.

Three surface water (IW-1 through IW-3) (**Table E4**) and sediment samples (SS-1 through SS-3) (**Table E1**) were historically collected. These samples were analyzed for the target list of chlorinated solvents. None of the samples reported a chemical of concern (COC) above a laboratory detection limit. A groundwater to surface water PCL was also calculated for each COC that reported groundwater concentrations above a $^{GW}GW_{Ing}$ PCL. That PCL is noted on each PCLE zone map. None of the current or historic concentrations near the southern property boundary have ever reported a concentration above the GWSW PCL; therefore, the TCEQ has concurred that no additional surface water or sediment samples are needed. It was concluded that there is no anticipated risk to Buffalo Bayou.

A comparison of the groundwater sampling results with applicable non-ingestion protective concentration levels ($^{Air}GW_{Inh-V}$) indicates that none of the groundwater samples reported any COC above a $^{Air}GW_{Inh-V}$ PCL. Therefore, based on the recent groundwater monitoring results, besides the $^{GW}GW_{Ing}$ exceedances, there are no other protective concentration level exceedance zones within the proposed MSD boundary.

The first groundwater bearing unit is comprised of clayey sand and is encountered at a depth of approximately 25- to 30-ft bgs during drilling. The base of the first groundwater bearing unit is encountered at a depth of approximately 35-ft bgs and is underlain by a clay. The average static depth to groundwater in the monitoring wells is 20-ft bgs.

B) Groundwater Data Ingestion PCL Exceedances – The following table represents the most recent groundwater monitoring data for the site collected in January 2016.

Table D1 – Groundwater Ingestion PCL Exceedances in First Groundwater Bearing Unit

Monitoring Well ID	PCE (mg/L)	TCE (mg/L)	Cis-1,2-DCE (mg/L)	1,1-DCE (mg/L)	1,4-Dioxane (mg/L)
Tier 1 ^{GW}GW_{Ing} PCLs	0.005	0.005	0.07	0.007	0.009
Tier 1 ^{Air}GW_{Inh-v} PCLs	500	24	1,200	1,700	7700
MW-11	0.0058	0.243	0.157	0.0118	0.0447 J
MW-12	<0.00038	<0.00048	<0.00052	<0.00063	<0.026
MW-13	<0.00038	0.0043	0.002	<0.00063	<0.026
MW-14	<0.00038	0.0048	0.0352	0.00085 J	<0.026
MW-15	<0.00038	<0.00048	<0.00052	<0.00063	<0.026
MW-16	0.00045 J	<0.00048	<0.00052	0.0036	<0.026
MW-17	<0.00038	0.0024	0.0035	<0.00063	<0.026

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

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

C) Groundwater COCs – The chemicals of concern (COCs) detected in groundwater samples (TCE and its breakdown products and 1,4-Dioxane) are associated with the manufacture of oilfield brake blocks at the former Standco Facility within the proposed MSD boundary.

Chlorinated solvents are characterized by their high volatilities, high densities, low viscosities, low interfacial tension, low absolute solubilities, high relative solubilities, low partitioning to soil materials and low degradability. Chlorinated solvents will dissolve in water at low concentrations but once the groundwater has reached the saturation limit for that compound, the chlorinated solvent will form a separate phase in equilibrium with the water. Because chlorinated solvents have higher densities relative to water, the separate phase may “sink”. However, these compounds tend to form micro-droplets which adhere to the soil particles within the saturated unit. It is also common for these chemicals to collect within the capillary fringe between the vadose zone and the saturated unit. Because of these characteristics, these compounds are referred to as “dense non-aqueous phase liquids” (DNAPLs). In extremely high concentrations DNAPLs can penetrate the water table and form “pools” on the top of less permeable layers. Historically, DNAPL has not been identified in any of the monitor wells within the groundwater monitor well network and is not expected to be present at this site given the current concentrations.

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

Appendix E

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

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

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

Table E1	Volatile Organic Compounds (VOCs) in Soil
Table E2	Total Petroleum Hydrocarbons (TPH) in Soil
Table E3	RCRA Metals in Soil
Table E4	Volatile Organic Compounds (VOCs) in Groundwater
Table E5	RCRA Metals in Groundwater

Table E1
Summary of Volatile Organic Compounds in Soil
Former Standco Industries
2701 Foote St., Houston, TX 77020
IHW-CA No. F0914

Sample ID	Sample Depth	Sample Date	Tetrachloroethene	Trichloroethene	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Vinyl chloride	1,1-Dichloroethene	1,1-Dichloroethane	Chloromethane	Naphthalene
			mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Residential	^{Tot} Soil _{Comb}		710	18	140	590	3.7	2300	11000	140	220
Residential	^{GW} Soil _{Ing}		0.05	0.034	0.25	0.49	0.022	0.05	18	0.41	31
URS-1	2.5-5	2/13/2002	<0.005	<0.005	-	-	<0.005	<0.005	-	<0.005	0.00814
	34.5-35	2/13/2002	<0.005	<0.005	-	-	0.0069	0.0164	-	0.00682	<0.005
URS-2	5-10	2/13/2002	<0.005	<0.005	-	-	<0.005	<0.005	-	<0.005	<0.005
	20-25	2/13/2002	<0.005	<0.005	-	-	<0.005	<0.005	-	<0.005	<0.005
URS-3	5-10	2/13/2002	<0.005	<0.005	-	-	<0.005	<0.005	-	<0.005	<0.005
	25-30	2/13/2002	<0.005	<0.005	-	-	<0.005	<0.005	-	<0.005	<0.005
URS-4	0-5	2/14/2002	<0.005	<0.005	-	-	<0.005	<0.005	-	<0.005	<0.005
	25-30	2/14/2002	<0.005	<0.005	-	-	<0.005	<0.005	-	<0.005	<0.005
URS-5	5-10	2/14/2002	<0.005	<0.005	-	-	<0.005	<0.005	-	<0.005	<0.005
	10-15	2/14/2002	<0.005	0.00582	-	-	<0.005	<0.005	-	<0.005	<0.005
B-1	2-4	11/4/2004	<0.00085	<0.0009	-	-	<0.0015	<0.0012	-	<0.0018	-
	17-19	11/4/2004	<0.00088	<0.00092	-	-	<0.0015	<0.0013	-	<0.0018	-
	30-32	11/5/2004	<0.00077	<0.00081	-	-	<0.0013	<0.011	-	<0.0016	-
B-2	2-4	11/4/2004	0.004 J	0.004 J	-	-	<0.0016	<0.0013	-	<0.0019	-
	15-17	11/4/2004	<0.0009	<0.00095	-	-	<0.0016	<0.0013	-	<0.0019	-
B-3	0-2	11/4/2004	<0.00085	<0.00089	-	-	<0.0015	<0.0012	-	<0.0018	-
	17-19	11/4/2004	<0.00093	<0.00097	-	-	<0.0016	<0.0013	-	<0.0019	-
B-4	0-2	11/4/2004	<0.00089	<0.00094	-	-	<0.0016	<0.0013	-	<0.0019	-
	15-17	11/4/2004	<0.00093	<0.00098	-	-	<0.0016	<0.0014	-	<0.0019	-

Table E1
 Summary of Volatile Organic Compounds in Soil
 Former Standco Industries
 2701 Foote St., Houston, TX 77020
 IHW-CA No. F0914

Sample ID	Sample Depth	Sample Date	Tetrachloroethene	Trichloroethene	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Vinyl chloride	1,1-Dichloroethene	1,1-Dichloroethane	Chloromethane	Naphthalene
			mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Residential	^{Tot} Soil _{Comb}		710	18	140	590	3.7	2300	11000	140	220
Residential	^{GW} Soil _{Ing}		0.05	0.034	0.25	0.49	0.022	0.05	18	0.41	31
B-5	0-2	11/5/2004	<0.00077	<0.00081	-	-	<0.0013	<0.0011	-	<0.0016	-
	19-20	11/5/2004	<0.00077	<0.00081	-	-	<0.0013	<0.0011	-	<0.0016	-
B-6	0-2	11/4/2004	<0.00077	<0.00081	-	-	<0.0013	<0.0011	-	<0.0016	-
	15-17	11/4/2004	<0.00077	<0.00081	-	-	<0.0013	<0.0011	-	<0.0016	-
B-7	0-2	11/5/2004	<0.00077	<0.00081	-	-	<0.0013	<0.0011	-	<0.0016	-
	17-18	11/5/2004	<0.00077	<0.00081	-	-	<0.0013	<0.0011	-	<0.0016	-
SS-1	0-1	12/6/2004	<0.001	<0.0011	-	-	<0.0018	<0.0015	-	-	-
SS-2	0-1	12/6/2004	<0.001	<0.0011	-	-	<0.0018	<0.0015	-	-	-
SS-3	0-1	12/6/2004	<0.0014	<0.001	-	-	<0.0017	<0.0014	-	-	-
MW-11	0-5	1/26/2015	<0.0011	<0.00051	-	-	<0.00064	<0.00046	-	<0.00085	<0.0022
	10-12.5	1/26/2015	<0.0012	<0.00057	<0.00056	<0.00053	<0.00071	<0.00051	<0.0005	<0.00094	<0.0024
MW-12	0-5	1/26/2015	<0.0012	<0.00057	<0.00056	<0.00054	<0.00072	<0.00051	<0.0005	<0.00095	<0.0025
	12.5-15	1/26/2015	<0.0012	<0.00058	<0.00056	<0.00054	<0.00072	<0.00052	<0.00051	<0.00095	<0.0025
MW-13	5-10	1/21/2015	<0.001	<0.00046	<0.00045	<0.00043	<0.00057	<0.00041	<0.0004	<0.00076	<0.002
MW-14	7.5-10	1/21/2015	<0.0011	<0.00052	<0.00051	<0.00049	<0.00065	<0.00047	<0.00046	<0.00086	<0.0023
MW-15	20-22.5	1/21/2015	<0.0011	<0.00053	<0.00052	<0.00049	<0.00065	<0.00047	<0.00046	<0.00087	<0.0023
MW-16	5-7.5	1/26/2015	<0.0011	<0.00051	<0.0005	<0.00047	<0.00063	<0.00045	<0.00044	<0.00083	<0.0022
MW-17	10-12.5	1/21/2015	<0.0012	<0.00053	<0.00052	<0.0005	<0.00066	<0.00048	<0.00047	<0.00088	<0.0023

Notes: <: Analyte was not detected in sample at or above the reported sample detection limit
 J: Analyte was detected in sample at the estimated concentration less than the method detection limit.
 SS: Sediment Sample

Table E2
 Summary of Total Petroleum Hydrocarbons in Soil
 Former Standco Industries
 2701 Foote St., Houston, TX 77020
 IHW-CA No. F0914

Sample ID	Sample Depth	Sample Date	C6 to C12 mg/kg	>C12 to C28 mg/kg	>C28 to C35 mg/kg	C6 to C35 (Total) mg/kg
Residential ^{Tot} Soil _{Comb}			1600	2300	2300	
Residential ^{GW} Soil _{Ing}			65	200	200	
MW-11	10-12.5	1/26/2015	<17.0	<17.0	<17.0	<17.0
MW-12	0-5	1/26/2015	<17.0	<17.0	<17.0	<17.0
	12.5-15	1/26/2015	<17.0	<17.0	<17.0	<17.0
MW-13	5-10	1/21/2015	<15.0	<15.0	<15.0	<15.0
MW-14	7.5-10	1/21/2015	<15.0	<16.0	<16.0	<15.0
MW-15	20-22.5	1/21/2015	<15.0	<16.0	<16.0	<15.0
MW-16	5-7.5	1/26/2015	<15.0	<15.0	<15.0	<15.0
MW-17	10-12.5	1/21/2015	<16.0	<16.0	<16.0	<16.0

Notes: <: Analyte was not detected in sample at or above the reported sample detection limit

Table E3
 Summary of RCRA Metals in Soil
 Former Standco Industries
 2701 Foote St., Houston, TX 77020
 IHW-CA No. F0914

Sample ID	Sample Depth	Sample Date	Antimony	Arsenic	Barium	Beryllium	Cadmium	Chromium	Lead	Mercury	Nickel	Selenium	Silver
			mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Residential	^{Tot} Soil _{Comb}		15	20	8100	38	52	33000	500	3.6	840	310	97
Residential	^{GW} Soil _{Ing}		5.4	5.9	440	1.8	1.5	2400	15	0.04	160	2.3	0.48
B-1	2-4	11/4/2004	-	5.17	68.4	-	0.591	24.1	47.7	0.0944	-	0.564	0.244
B-2	2-4	11/4/2004	-	0.452	15.1	-	0.0286 J	1.5	8.92	0.0802	-	<0.16	0.0237 J
B-3	0-2	11/4/2004	-	1.72	38.6	-	1.08	21.9	51.6	0.0311	-	0.182 J	0.096 J
B-4	0-2	11/4/2004	-	2.51	45.4	-	0.365 J	8.47	134	0.127	-	0.299 J	0.0538 J
	15-17	11/4/2004	-	1.06	62.7	-	0.0306 J	3.3	7.7	<0.0017	-	0.544	<0.016
MW-11	0-5	1/26/2015	0.23 J	0.91	19	0.096 J	<0.016	2.7	18.9	0.29	1.1 J	0.2 J	<0.045
SOIL-1	1-2	1/11/2016	-	3.1	179	-	0.38	14.9	146	0.21	-	<0.31	<0.62
SOIL-2	1-2	1/11/2016	-	5.7	169	-	1.1	29.9	312	0.23	-	<1.4	<0.56
SOIL-3	1-2	1/11/2016	-	9.4	154	-	1.5	173	254	0.3	-	2.1	<3.3
SOIL-4	1-2	1/11/2016	-	2.5	274	-	0.35	85.5	14.3	<0.036	-	<0.31	<0.62
SOIL-5	1-2	1/11/2016	-	3.2	419	-	0.32	15	44	0.09	-	0.41	<0.61
SOIL-6	1-2	1/11/2016	-	3.1	113	-	<0.24	19.1	17.9	<0.037	-	0.32	<0.6

Notes:

Exceeds a PCL

<: Analyte was not detected in sample at or above the reported sample detection limit

J: Analyte was detected in sample at the estimated concentration less than the method detection limit.

Table E4
 Summary of Volatile Organic Compounds in Groundwater
 Former Standco Industries
 2701 Foote St., Houston, TX 77020
 IHW-CA No. F0914

Sample ID	Date	Tetrachloroethene	Trichloroethene	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Vinyl chloride	1,1-Dichloroethene	1,1-Dichloroethane	1,4-Dioxane
		mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L
Residential	^{GW} GW _{Ing}	0.005	0.005	0.07	0.1	0.002	0.007	4.9	0.009
Residential	^{Air} GW _{Inh-V}	500	24	1200	770	3.8	1700	43000	7700
MW-1	3/2/2000	<0.05	0.10483	<0.005	-	<0.005	0.06936	0.00681	-
MW-1-2	3/24/2000	<0.05	0.000966	0.000005	-	0.000005	0.1111	0.01799	-
MW-1-III	4/4/2000	<0.05	1.683	<0.05	-	<0.05	0.082	<0.05	-
GW-1	3/27/2000	<0.005	0.0306	<0.005	-	<0.01	-	<0.005	-
GW-2	3/27/2000	<0.005	0.0351	-	-	<0.01	-	<0.005	-
GW-3	3/27/2000	<0.005	<0.005	-	-	<0.01	-	<0.005	-
GW-4	3/27/2000	<0.005	0.153	-	-	<0.01	-	<0.005	-
GW-5	3/27/2000	<0.005	<0.005	-	-	<0.01	-	<0.005	-
GW-6	3/27/2000	<0.005	0.0115	-	-	<0.01	-	<0.005	-
GW-7	3/27/2000	<0.005	<0.005	-	-	<0.01	-	<0.005	-
GW-8	3/27/2000	<0.005	<0.005	-	-	<0.01	-	<0.005	-
GW-9	3/27/2000	<0.005	<0.005	-	-	<0.01	-	<0.005	-
URS-1	2/14/2002	<0.005	0.0207	0.00975	<0.005	0.122	0.292	1.09	-
	11/8/2004	<0.00043	0.02	0.028	0.0023 J	0.028	0.072	0.29	-
URS-2	2/14/2002	<0.005	0.00627	0.023	<0.005	0.144	0.0326	0.443	-
	11/8/2004	<0.00043	0.0015	0.02	<0.00063	0.062	0.0039 J	0.27	-
URS-3	2/14/2002	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	-
URS-4	2/14/2002	<0.005	0.0157	0.0236	<0.005	<0.005	<0.005	<0.005	-
	11/8/2004	<0.00043	<0.0007	<0.00074	<0.00063	<0.00079	<0.00053	<0.00043	-
URS-5	2/14/2002	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	-
	11/8/2004	<0.00043	0.0066	0.055	0.016	<0.00079	0.0017 J	0.0017 J	-
GW-10	3/27/2000	<0.005	0.0464	-	-	<0.01	-	<0.005	-
GW-12	11/8/2004	<0.00043	<0.0007	<0.00074	<0.0063	<0.00079	<0.00053	<0.00043	-
GW-13	11/8/2004	<0.00043	<0.0007	<0.00074	<0.0063	<0.00079	<0.00053	<0.00043	-
GW-15	11/8/2004	0.021	0.85	0.24	0.001 J	0.0013	0.03	0.014	-
GW-16	11/8/2004	0.0013 J	0.0012	0.0016 J	<0.0063	<0.00079	<0.00053	<0.00043	-
GW-17	11/8/2004	0.0041 J	0.0025	0.0036 J	<0.0063	<0.00079	0.0096	<0.00043	-
IW-1	12/6/2004	<0.00043	<0.0007	<0.00074	-	<0.00079	<0.00053	-	-
IW-2	12/6/2004	<0.00043	<0.0007	<0.00074	-	<0.00079	<0.00053	-	-
IW-3	12/6/2004	<0.00043	<0.0007	<0.00074	-	<0.00079	<0.00053	-	-

Table E4
 Summary of Volatile Organic Compounds in Groundwater
 Former Standco Industries
 2701 Foote St., Houston, TX 77020
 IHW-CA No. F0914

Sample ID	Date	Tetrachloroethene	Trichloroethene	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Vinyl chloride	1,1-Dichloroethene	1,1-Dichloroethane	1,4-Dioxane
		mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L
Residential	^{GW} GW _{Ing}	0.005	0.005	0.07	0.1	0.002	0.007	4.9	0.009
Residential	^{Air} GW _{Inh-V}	500	24	1200	770	3.8	1700	43000	7700
MW-11	2/9/2015	0.0244	0.772	0.328	0.0104	<0.00079	0.0187 B	0.0132	-
	7/1/2015	0.0098	0.373	0.196	0.0093	<0.00079	0.0146	0.0086	<0.049
	10/13/2015	0.0055	0.326	0.189	0.0133	0.0006 J	0.014	0.0091	0.0543 J
	1/11/2016	0.0058	0.243	0.157	0.0107	<0.00057	0.0118	0.0071	0.0447 J
MW-12	2/9/2015	<0.00046	<0.00049	<0.0004	<0.00047	<0.00079	<0.00045	<0.00034	-
	7/1/2015	<0.00046	<0.00049	<0.0004	<0.00047	<0.00079	<0.00045	<0.00034	<0.049
	10/13/2015	<0.00038	<0.00048	<0.00052	<0.00047	<0.00057	<0.00063	<0.00047	<0.026
	1/11/2016	<0.00038	<0.00048	<0.00052	<0.00047	<0.00057	<0.00063	<0.00047	<0.026
MW-13	2/9/2015	0.00077 J	0.026	0.0119	<0.00047	<0.00079	0.0015	0.00067 J	-
	7/1/2015	<0.00046	0.0082	0.0039	<0.00047	<0.00079	<0.00045	<0.00034	<0.049
	10/13/2015	<0.00038	0.0069	0.0036	<0.00047	0.0011	<0.00063	<0.00047	<0.026
	1/11/2016	<0.00038	0.0043	0.002	<0.00047	<0.00057	<0.00063	<0.00047	<0.026
MW-14	2/9/2015	<0.00046	0.007	0.0555	0.0038	<0.00079	0.0012	<0.00034	-
	7/1/2015	<0.00046	0.0076	0.0328	0.0024	<0.00079	<0.00045	<0.00034	<0.049
	10/13/2015	<0.00038	0.0048	0.0331	0.0023	0.00059 J	<0.00063	<0.00047	<0.026
	1/11/2016	<0.00038	0.0048	0.0352	0.0028	0.00098 J	0.00085 J	<0.00047	<0.026
MW-15	2/9/2015	0.002	<0.00049	<0.0004	<0.00047	<0.00079	<0.00045	<0.00034	-
	7/1/2015	<0.00046	<0.00049	<0.0004	<0.00047	<0.00079	<0.00045	<0.00034	<0.049
	10/13/2015	<0.00038	<0.00048	<0.00052	<0.00047	<0.00057	<0.00063	<0.00047	<0.026
	1/11/2016	<0.00038	<0.00048	<0.00052	<0.00047	<0.00057	<0.00063	<0.00047	<0.026
MW-16	2/9/2015	0.0014	0.0017	0.0016	<0.00047	<0.00079	0.0119 B	0.00065 J	-
	7/1/2015	0.00078 J	0.00069 J	0.00067 J	<0.00047	<0.00079	0.0054	<0.00034	<0.049
	10/13/2015	<0.00038	<0.00048	<0.00052	<0.00047	<0.00057	0.0021	<0.00047	<0.026
	1/11/2016	0.00045 J	<0.00048	<0.00052	<0.00047	<0.00057	0.0036	<0.00047	<0.026
MW-17	2/9/2015	0.00062 J	0.0015	0.002	0.0005 J	<0.00079	<0.00045	0.0007 J	-
	7/1/2015	<0.00046	0.0026	0.0025	0.00059 J	<0.00079	<0.00045	<0.00034	<0.049
	10/13/2015	<0.00038	0.0024	0.0042	0.001	<0.00057	<0.00063	<0.00047	<0.026
	1/11/2016	<0.00038	0.0024	0.0035	0.00098 J	<0.00057	<0.00063	<0.00047	<0.026

Notes:



Exceeds a PCL

<: Analyte was not detected at or above the reported sample detection limit

B: Analyte was detected in the method blank

J: Analyte was detected at the concentration less than the method detection limit

IW: Interstitial (Surface) Water Samples

Table E5
 Summary of RCRA Metals in Groundwater
 Former Standco Industries
 2701 Foote St., Houston, TX 77020
 IHW-CA No. F0914

Sample ID	Date	Arsenic	Barium	Cadmium	Chromium	Lead	Mercury	Selenium	Silver
		mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L
Residential	^{GW} GW _{Ing}	0.01	2	0.005	0.1	0.015	0.002	0.05	0.12
Residential	^{Air} GW _{Inh-V}						7.3		
MW-1	3/2/2000	0.11	0.48	<0.05	0.09	0.07	0.0005	<0.05	<0.05
URS-1	11/8/2004	0.00242 J	0.098	<0.00015	0.000531 J	0.000571 J	<0.000042	<0.0017	<0.0002
GW-15	11/8/2004	0.00608	0.454	0.00045 J	0.00762	0.00721	<0.000042	<0.0017	<0.0002
GW-17	11/8/2004	<0.0018	0.0907	0.000202 J	0.00305	0.00633	<0.000042	0.0147	0.000847 J
MW-11	7/1/2015	0.002 J	0.111	<0.00027	0.0013 J	<0.00048	<0.00005	<0.00054	<0.0002
	10/13/2015	0.0023 J	0.106	<0.0009	0.00079 J	<0.00085	<0.00006	<0.00094	<0.0004
	1/18/2016	<0.005	<0.2	<0.004	<0.01	0.0088	<0.0002	<0.005	<0.01
MW-12	1/11/2016	<0.005	<0.2	<0.004	<0.01	0.0131	<0.0002	<0.005	<0.01
MW-13	7/1/2015	0.00098 J	0.0842	<0.00027	0.00046 J	0.001 J	<0.00005	<0.00054	<0.0002
	10/13/2015	<0.001	0.0741	<0.0009	<0.00077	<0.00085	<0.00006	<0.00094	<0.0004
	1/11/2016	<0.005	<0.2	<0.004	<0.01	0.0092	<0.0002	<0.005	<0.01

Notes:

Exceeds a PCL

<: Analyte was not detected at or above the reported sample detection limit

J: Analyte was detected at the concentration less than the method detection limit

Appendix F

If the plume extends beyond the limits of property owners listed in this application, list the owners of the additional property beneath which the plume(s) extend(s), and a summary of the 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.*

Shallow groundwater has been affected by dissolved phase chemicals including PCE, TCE, cis-1,2-DCE, and 1,1-DCE. The area of affected groundwater is depicted on **Figure C4-1** through **Figure C4-5**. Based on the results of the most recent groundwater monitoring and sampling event conducted in January 2016, the area of affected groundwater does not extend off-site.

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.

Shallow groundwater is affected by dissolved phase chemicals including PCE, TCE, cis-1,2-DCE, 1,1-DCE, and 1,4-Dioxane. These chemicals are believed to be associated with the manufacture of oilfield brake blocks conducted on the subject property. 1,4-Dioxane is a stabilizer added to the TCE. The chlorinated solvents tend to move rapidly in the sub-surface environment and quickly reach equilibrium as long as there is no ongoing contributing mass source. Operations ceased at this facility in 1985. All buildings and equipment were removed from the subject property in 2003. There is no longer any source present.

The current groundwater monitoring network consists of seven permanent groundwater monitoring wells (MW-11 through MW-17). Three of these wells have exceeded a ^{GW}GW_{ing} PCL at some point during the sampling history. The source area well is MW-11. The lateral extent of groundwater impact in the shallow groundwater bearing unit is delineated. The southern edge of the property is bordered by Buffalo Bayou. The Groundwater to Surface Water PCL was not exceeded in any of the wells along the southern border of the property. In addition, historical surface water and sediment samples were collected at the point where groundwater discharges into Buffalo Bayou. These samples were analyzed for the target list of VOCs. None of the samples reported a COC above a laboratory detection limit. Buffalo Bayou is not threatened or affected. According to the most recent groundwater data, the concentrations of COCs within the plume appear to be stable to decreasing (**Table E4**). **Figures C4-1** through **Figures C4-5** depict the COC plume in shallow groundwater.

In summary, the groundwater data collected to date indicates that the area of affected groundwater is stable to decreasing, and was the result of historic releases associated with past operations within the proposed MSD boundary.

Appendix H

A statement as to whether contamination on and off the designated property without a Municipal Setting Designation will exceed 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.

On the Designated Property

As described in **Appendix D**, PCE, TCE, cis-1,2-DCE, 1,1-DCE, and 1,4-Dioxane were reported at concentrations that exceeded the TRRP Residential Assessment Levels without a Municipal Setting Designation (^{GW}GW_{Ing}) in one groundwater monitoring well (MW-11). Groundwater samples collected from groundwater monitoring wells within the proposed MSD boundary reported one or more COCs at concentrations greater than the TRRP residential ingestion exceedance level without a municipal setting designation (^{GW}GW_{Ing}) (**Figure C4-1** through **Figure C4-5**, **Table E4**). A review of the most recent groundwater sampling data within the proposed MSD boundary confirms these findings.

Off the Designated Property

The plume does not extend off the designated property.