

EXECUTIVE SUMMARY

The Site consists of an approximately 0.55-acre tract of former commercial property located at 1501 Blodgett Street in Houston, Harris County, Texas. The Site most recently operated as a convenience store, dry cleaning facility, and art gallery. The Site was reportedly occupied by a dry cleaning facility from the 1950s to the 2000s, and a solvent tank was reportedly located on-site in 1969. The Site was reportedly occupied by a fueling/service station from the 1930s to at least the 1950s, and records regarding on-site petroleum storage tanks were not identified. A fire damaged the on-site structure in June 2013. Assessment activities have identified the former on-site dry cleaning activities as the source of the affected environmental media at the Site. The retail shopping center was demolished in January 2016 to allow for redevelopment of the Site. Properties within 500 feet of the boundary of the designated property are developed primarily for single-family and multi-family residential use.

The Site, is registered with the Texas Commission on Environmental Quality's (TCEQ) Voluntary Cleanup Program (VCP) as VCP No. 2735. Enrollment of the Site into the VCP was the result of the discovery of environmental media affected with petroleum and halogenated hydrocarbons. Environmental assessment activities conducted to date have been completed in general accordance with the Texas Risk Reduction Program (TRRP) as specified within 30 Texas Administrative Code (TAC) §350.

Concentrations of contaminants of concern (COCs) were initially compared to groundwater ingestion ($^{GW}GW_{Ing}$) and soil-to-groundwater ingestion ($^{GW}Soil_{Ing}$) Texas Risk Reduction Program (TRRP) Tier 1 Residential Protection Concentration Levels (PCLs), collectively referred to in this MSD Application as ingestion protective concentration levels (ingestion PCLs). However, with the anticipated MSD ordinance in place at the Site, the $^{GW}GW_{Ing}$ and $^{GW}Soil_{Ing}$ exposure pathways become incomplete. The critical TRRP PCL for groundwater becomes the PCL for inhalation of volatiles from groundwater ($^{Air}GW_{Inh-V}$), while the critical TRRP PCL for soil becomes the PCL for combined soil ingestion, dermal contact, inhalation of volatiles and particulates, and ingestion of vegetables ($^{Tot}Soil_{Comb}$) for surface soil and the PCL for inhalation of volatiles from soil ($^{Air}Soil_{Inh-V}$) for subsurface soil, collectively referred to in this MSD Application as non-ingestion protective concentration levels (non-ingestion PCLs).

COCs assessed in environmental media at the Site included volatile organic compounds (VOCs), total petroleum hydrocarbon (TPH), asbestos, polycyclic aromatic hydrocarbons (PAHs), and polychlorinated dioxins (PCDD) and furans (PCDF). Based on the assessment activities conducted to date, the upper groundwater-bearing unit (GWBU) at the designated property has been affected by PCE, TCE, 1,1-DCE, cis-1,2-DCE, trans-1,2-DCE, and vinyl chloride at concentrations which exceed their respective ingestion PCLs. The lower GWBU has been affected by PCE, TCE, and cis-1,2-DCE at concentrations that exceed the respective ingestion PCLs. All groundwater COCs have been reported at concentrations below their respective non-

ingestion PCLs.

The affected groundwater has been horizontally and vertically delineated using a network of seven (7) permanent monitor wells (MWs) and thirteen (13) temporary monitor wells (TMWs). The groundwater gradient of the upper and lower GWBUs were measured as east and south, respectively, in recent sampling events. Evaluation of groundwater COC concentrations using Mann-Kendall trend analysis has shown decreasing COC concentrations in the source area well, indicating plume stability.

In addition to groundwater, subsurface soil at the designated property has been affected with PCE and TCE at concentrations that exceed their respective ingestion PCLs. However, all soil COCs have been reported at concentrations below their respective non-ingestion PCLs. No ingestion PCL exceedances were identified in the lower GWBU confining clay layer, indicating vertical soil and groundwater delineation.

The City of Houston (COH) is the only municipality within one-half mile of the Site. Other than the City of Houston, the City of West University, the City of Southside Place and the City of Bellaire are the only other public water systems located within five miles of the Site that operate groundwater supply wells meeting the definition of a retail public utility (RPU), as defined in Section 13.022 of Texas Water Code. According to the water well search, generated by a review of records from Texas Water Development Board (TWDB), TCEQ and Harris-Galveston Subsidence District (HGSD) records, there are reportedly 808 registered or permitted water wells located within a five (5) mile radius of the boundary of the Site. The COH provides municipal drinking water to the Site, as well as properties within one-half mile of the boundary of the Site.

Through implementation of a MSD, an ordinance will prohibit the use of shallow groundwater for ingestion at the designated property, thus removing the groundwater ingestion exposure pathway. Upon passage of the MSD ordinance by the City of Houston and subsequent certification by the TCEQ, the Applicant plans to obtain regulatory closure of the Site through a VCP Certificate of Completion utilizing the MSD.

CITY OF HOUSTON MSD APPLICATION

Municipal Setting Designation Application Instructions

Pre-Application Meeting: While a pre-application meeting is not mandatory, it is strongly encouraged to discuss the specific details of the site. Please note: the City of Houston will not support a Municipal Settings Designation (MSD) application unless a Professional Geologist (P.G.) or Professional Engineer (P.E.) has certified that the groundwater plume is stable or decreasing, fully delineated, and the source has been removed. This statement should be supported with historical groundwater monitoring data showing the plume as stable or declining, and fully delineated.

Please contact Jennifer Clancey at (832) 394-9005, Jennifer.Clancey@houston.tx.gov to schedule a pre-application meeting. Meetings will be held at 1002 Washington, Houston, TX 77002

Application Form: For the application to be complete please submit the following:

- 1) Two (2) hard copies of the application (the well logs are not necessary for the hard copies but should be included in the electronic copy). Please separate the application appendices with divider sheets that are tabbed.
- 2) An electronic portable digital file (pdf) of the application including all supporting material
- 3) An electronic Excel file with mailing addresses for water well owners and property owners. (Templates can be found on the MSD website, www.houstonmsd.org)

The MSD application process is governed by Chapter 47, Article XIII of the City of Houston's Code of Ordinances (ordinance number 2007-959, and amended by ordinance number 2010-556). Failure to use this application form may result in denial of the application.

Please note, the City ordinance requires the Professional Engineer (P.E.) or Professional Geologist (P.G.) who signed the application, or someone that is familiar with the application, and the applicant or their legal representative (attorney) to be present at public meeting and public hearing. Failure of the required parties in attendance at the public meeting and public hearing will result in having to schedule a new meeting or hearing.

The application should be clear, complete, concise, correct, contain only relevant information and be organized to facilitate analysis. Supporting documentation should be submitted as a separate appendix to the application, as noted (Label "Appendix__") for each numbered item.

Submittal: Submit the application form and all supporting information, along with an application fee of \$3,400.00 (payable to City of Houston) to the address below. The applicant must also pay the cost of producing and mailing notices, (approximately \$6.50 per certified mail and \$1.50 per first-class mail), and any applicable venue costs (costs vary by location). Mailings are done through the U.S. Post Office's Click2Mail system. At the time of the mail outs, staff will require a credit card number to pay for processing and mailing the notices.

Jennifer Clancey
City of Houston MSD Program
1002 Washington, 3rd Floor
Houston, Texas 77002

CITY OF HOUSTON



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

Application for Approval of Municipal Setting Designation

APPLICANT INFORMATION

Applicant's Name: Chelsea MD HOU, LP
 Individual Private Entity Public Entity Non-Profit Entity Other _____
Address: PO Box 460309, Houston, TX 77056
(Street) (City) (State) (Zip)
Phone No.: 713-777-7525 Fax No.: 713-270-5401
Email: _____

Contact Information

Name of Contact: Jiten Karnani
Title: General Partner
Address: PO Box 460309, Houston, TX 77056
(Street) (City) (State) (Zip)
Phone No.: 713-777-7525 Fax No.: 713-270-5401
Email: jiten@deccano.com

Application Preparation

Application Prepared by: Jason Binford
Company: ESE Partners, LLC
Address: 19416 Park Row, Suite 120, Houston, TX 77084
(Street) (City) (State) (Zip)
Phone No.: 281-501-6100 Fax No.: 281-501-6105
Email: jason@esepartners.com

SITE INFORMATION

Site HCAD No(s): 0521470000005, 0521470000012, 0521470000001

Site Name: 1501 Blodgett Street

Site Size: 0.55 Acres

Site Address: 1501 Blodgett St., Houston, TX 77004
(Street) (City) (State) (Zip)

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

Owner: The Chelsea Museum District, LLC

Owner Address: PO Box 460309, Houston, TX 77056
(Street) (City) (State) (Zip)

Name of Contact: Jiten Karnani

Title: General Partner

Organization: Chelsea MD HOU, LP

Phone No.: 713-777-7525 Fax No.: 713-270-5401

Email: jiten@deccano.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> <ol 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> <ol 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> <ol 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>	

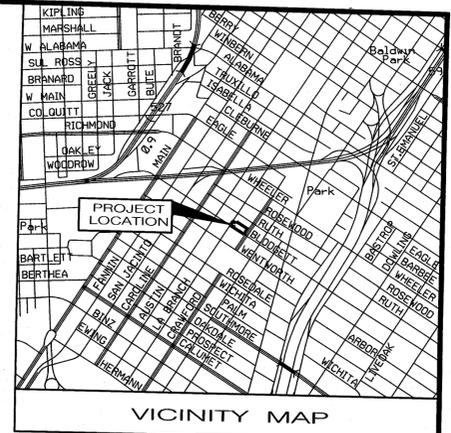
ITEM	COH Use Only
<p>21. Form U-2012-01 signed and sealed by a licensed professional engineer or licensed professional geoscientist authorized to practice in the State of Texas with expertise in environmental remediation. (Form U-2012-01 can be found at www.houstonmsd.org under the "Forms" section on 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>	

APPENDICES

APPENDIX A

A legal description of the boundaries of the designated property, including metes and bounds, and copy of the deed for the property.

20150390659
 8/27/2015 HCCPIR2 110.00
 FILED
 8/27/2015 2:39 PM
 Stan Stanart
 COUNTY CLERK



STATE OF TEXAS:
 COUNTY OF HARRIS:

WE, TRANS UNITY INVESTMENTS LLC, ACTING BY AND THROUGH KIM OANH TRAN, DIRECTOR, HEREINAFTER REFERRED TO AS OWNERS OF A CALLED 0.5452 ACRE TRACT, DESCRIBED IN THE ABOVE AND FOREGOING MAP OF CHELSEA AT MUSEUM DISTRICT, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET (11' 0") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENT. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY, OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN FEET (15' 0") WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF HOUSTON, HARRIS COUNTY OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR OTHER NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS; WE FURTHER CERTIFY THAT NO PORTION OF THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

IN TESTIMONY WHEREOF, THE TRANS UNITY INVESTMENTS LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY KIM OANH TRAN, DIRECTOR, THEREUNTO AUTHORIZED, THIS 20 DAY OF July, 2015.

TRANS UNITY INVESTMENTS LLC,
 BY: KIM OANH TRAN, DIRECTOR

BY: [Signature]
 KIM OANH TRAN,
 DIRECTOR

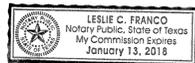
STATE OF TEXAS
 COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KIM OANH TRAN, DIRECTOR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 30 DAY OF July, 2015.

[Signature]
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 Leslie C Franco
 PRINT NAME

MY COMMISSION EXPIRES: 1/13/2008



I, LUTHER J. DALY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

[Signature]
 LUTHER J. DALY
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6150



THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF CHELSEA AT MUSEUM DISTRICT SUBDIVISION, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON AS SHOWN HEREON AND AUTHORIZED THE

RECORDING OF THIS PLAT THIS 05 DAY OF August, 2015.

BY: [Signature]
 MARK A. KIKKENNY, CHAIRMAN
 OR
 M. SONNY GARZA, VICE CHAIRMAN

BY: [Signature]
 PATRICK WALSH, P.E., SECRETARY



**CHELSEA
 AT MUSEUM DISTRICT**

BEING A SUBDIVISION OF 0.5452 ACRES
 LOCATED IN THE
 J. CHRISTY SURVEY, A-212
 CITY OF HOUSTON
 HARRIS COUNTY, TEXAS

BEING A REPLAT OF
 LOTS 1,2,5,10 AND
 SOUTH 3/4 OF LOT 6
 BLOCK 43
 AMENDED PLAT OF ALMEDA PLACE
 VOL. 6, PG. 23
 H.C.M.R.

1 RESERVE 1 BLOCK

(REASON FOR REPLAT IS TO CREATE
 ONE UNRESTRICTED RESERVE)

DATE: MAY, 2015



OWNER:
 TRANS UNITY INVESTMENT LLC
 13415 GREENWOOD LAKES LN
 HOUSTON, TX 77046
 PHONE 713-788-7788

ENGINEER/SURVEYOR:
 9990 RICHMOND AVENUE SUITE 450
 NORTH BUILDING
 HOUSTON, TEXAS 77042
 (713) 783-7788 FAX 783-3580
 TBPE FIRM REGISTRATION NO. 280
 TBPLS FIRM REGISTRATION NO. 100488

I, STAN STANART, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON August 27, 2015, AT 2:39 O'CLOCK P.M., AND DULY RECORDED ON August 28, 2015, AT 12:47 O'CLOCK A.M., AND AT FILM CODE NO. 1075683 OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

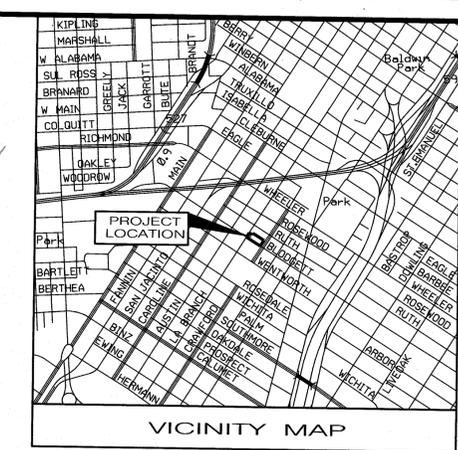
STAN STANART
 STAN STANART
 COUNTY CLERK
 OF HARRIS COUNTY, TEXAS

BY: [Signature]
 EDWINA V. MACK
 DEPUTY



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.

This certificate is valid only as to the instrument on which the original signature is affixed and only then to the extent that such instrument is not altered or changed after recording.



- GENERAL NOTES:
1. B.L. INDICATES BUILDING LINE, C.F.NO. INDICATES CLERK FILE NUMBER O.P.R.R.P.H.C. INDICATES OFFICIAL PUBLIC RECORDS REAL PROPERTY HARRIS COUNTY, T.E. INDICATES UTILITY EASEMENT, A.E. INDICATES AERIAL EASEMENT, S.S.E. INDICATES SANITARY SEWER EASEMENT, S.T.M.S.E. INDICATES STORM SEWER EASEMENT, D.E. INDICATES DRAINAGE EASEMENT, W.L.E. INDICATES WATER LINE EASEMENT, L.E. INDICATES LANDSCAPE EASEMENT, I.P. INDICATES IRON PIPE.
 2. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
 3. ALL EASEMENTS SHOWN ON LOT LINES ARE CENTERED UNLESS OTHERWISE NOTED.
 4. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINE SCALE: 1.00011119
 5. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
 6. THE BUILDING LINE FOR PROPERTY ADJACENT TO TWO INTERSECTING STREETS SHALL NOT ENCROACH INTO ANY VISIBILITY TRIANGLE. THIS AREA SHALL ASSURE ADEQUATE VISIBILITY SIGHT LINES FOR VEHICULAR TRAFFIC APPROACHING THE INTERSECTION.
 7. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES AND PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
 8. THIS PROJECT IS LOCATED IN THE CITY OF HOUSTON PARK SECTOR 13.
 9. A 15' BUILDING LINE IS APPLICABLE ONLY IF THE PLAT COMPLIES WITH EACH OF THE PERFORMANCE STANDARDS STATED IN THE SECTION 42-153.
 10. IF THIS PLAT IS PROPOSED TO BE MULTI-FAMILY RESIDENTIAL, IT IS SUBJECT TO THE PARKS AND OPEN SPACE REQUIREMENTS OF 42-251. A FEE PER UNIT WILL BE ASSESSED AT THE TIME OF PERMITTING AT THE THEN-CURRENT FEE RATE. IF A PRIVATE PARK IS TO BE PROPOSED OR PUBLIC PARK LAND IS TO BE DEDICATED, PARK LAND RESERVES OR LAND DEDICATION MUST BE SHOWN ON THE FACE OF PLAT AT THIS TIME.

CHELSEA AT MUSEUM DISTRICT

BEING A SUBDIVISION OF 0.5452 ACRES
LOCATED IN THE
J. CHRISTY SURVEY, A-212
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

BEING A REPLAT OF
LOTS 1,2,5,10 AND
SOUTH 3/4 OF LOT 6
BLOCK 43
AMENDED PLAT OF ALMEDA PLACE
VOL. 6, PG. 23
H.C.M.R.

1 RESERVE 1 BLOCK

(REASON FOR REPLAT IS TO CREATE
ONE UNRESTRICTED RESERVE)

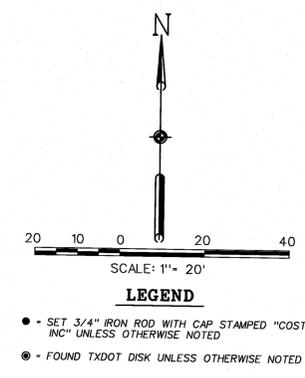
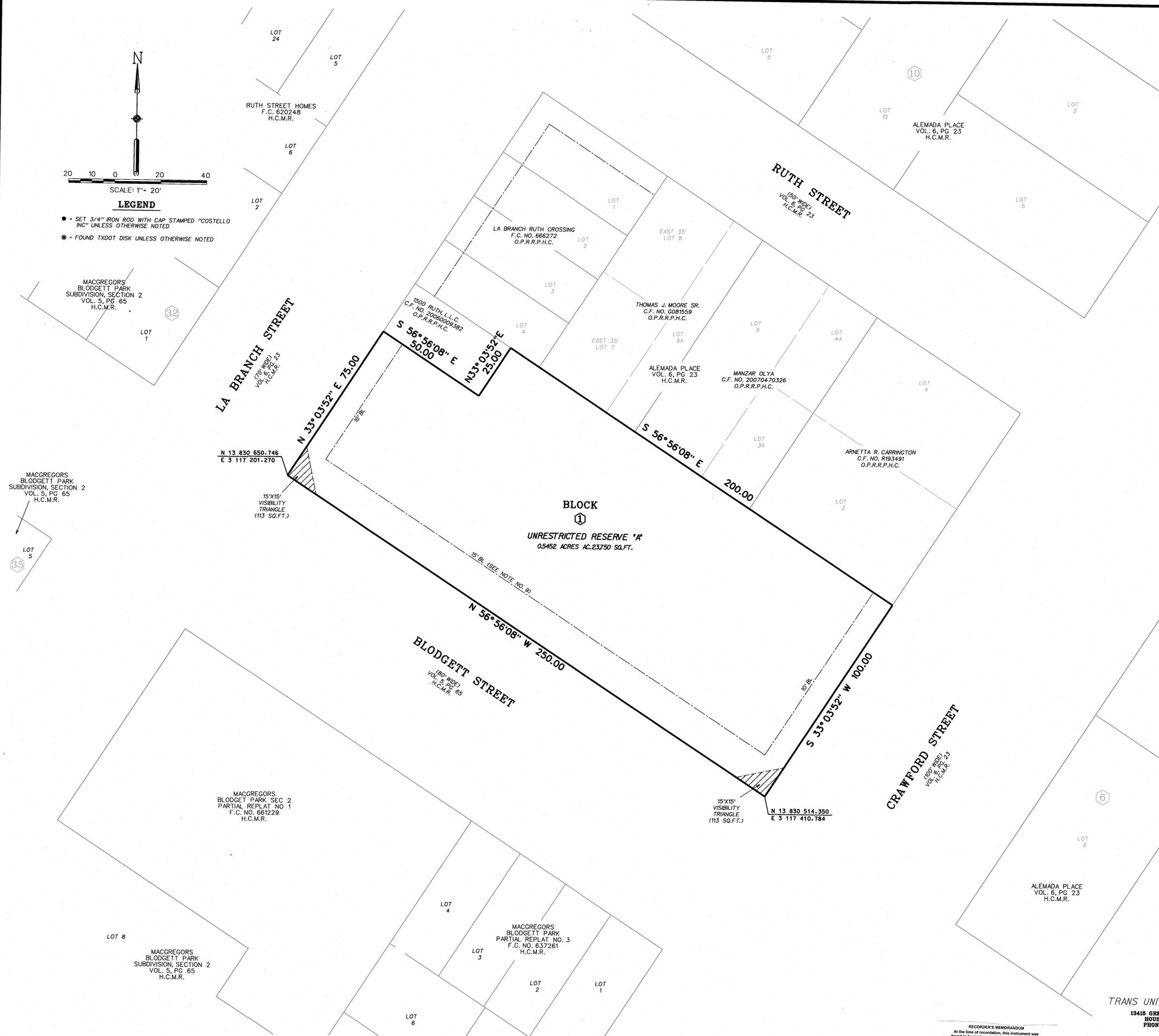
DATE: MAY, 2015



OWNER:
TRANS UNITY INVESTMENT LLC
13415 GREENWOOD LAKES LN
HOUSTON, TX 77048
PHONE 713-788-7788

ENGINEER/SURVEYOR:
9990 RICHMOND AVENUE SUITE 450
NORTH BUILDING
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3680
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486

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



MACGREGOR'S BLODGETT PARK SUBDIVISION, SECTION 2 VOL. 5, PG. 65 H.C.M.R.

MACGREGOR'S BLODGETT PARK SUBDIVISION, SECTION 2 VOL. 5, PG. 65 H.C.M.R.

MACGREGOR'S BLODGETT PARK SUBDIVISION, SECTION 2 VOL. 5, PG. 65 H.C.M.R.

MACGREGOR'S BLODGETT PARK SUBDIVISION, SECTION 2 VOL. 5, PG. 65 H.C.M.R.

1500 RUTH, L.L.C. C.F. NO. 2006000382 O.P.R.R.P.H.C.

THOMAS J. MOORE SR. C.F. NO. 608159 O.P.R.R.P.H.C.

ALEMADA PLACE VOL. 6, PG. 23 H.C.M.R.

MANZAR OLYA C.F. NO. 20070470326 O.P.R.R.P.H.C.

ARNETTA R. CARRINGTON C.F. NO. 818491 O.P.R.R.P.H.C.

MACGREGOR'S BLODGETT PARK SEC 2 PARTIAL REPLAT NO. 1 F.C. NO. 661229 H.C.M.R.

MACGREGOR'S BLODGETT PARK SUBDIVISION, SECTION 2 VOL. 5, PG. 65 H.C.M.R.

MACGREGOR'S BLODGETT PARK PARTIAL REPLAT NO. 3 F.C. NO. 637261 H.C.M.R.

\\s01\apps\m\m\1501285 1501 BLDGETT\003 PLAT\2428503 Plat.dgn

WD
J

AFTER RECORDING RETURN TO:

RMWBH
2277 Plaza Drive, Suite 290
Sugar Land, Texas 77479
Attn: Himesh Gandhi

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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.

GENERAL WARRANTY DEED

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

THAT TRANS UNITY INVESTMENT LLC, a Texas limited liability company ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration to it paid by THE CHELSEA MUSEUM DISTRICT LLC, a Delaware limited liability company ("Grantee"), whose mailing address is PO Box 460309, Houston, Texas 77056, the receipt and sufficiency of which consideration are hereby acknowledged, has SOLD, GRANTED and CONVEYED, and by these presents does hereby SELL, GRANT and CONVEY, unto Grantee all that certain tract or parcel of land located in Harris County, Texas, described in Exhibit A hereto, by reference made a part hereof, together with (i) all buildings, structures and improvements thereon and any and all fixtures of any kind owned by Grantor and attached to or used in connection with said real property, (ii) all rights, privileges, easements, tenements, hereditaments and appurtenances pertaining thereto, (iii) all development, utility, water, irrigation, solar and air rights running with or otherwise pertaining thereto, (iv) all of Grantor's right, title and interest in and to all minerals, oil, gas and other hydrocarbon substances thereon or thereunder, and (v) all of Grantor's right, title and interest in and to any road, street or alley adjoining the centerline thereof and any strips and gores of land adjoining said real property (said real property together with any and all of the related improvements, appurtenances, rights and interests referenced in items (i) through (v) above are herein collectively referred to as the "Property"). Notwithstanding anything contained herein to the contrary, with respect to the rights and interests set forth in (ii), (iii), (iv), and (v) above, Grantor is granting, selling and conveying Grantor's right, title, and interest in the same without warranty (whether statutory, express or implied).

10R
1EE

This conveyance is made by Grantor and accepted by Grantee subject to the matters set forth in Exhibit B hereto, by reference made a part hereof (the "Permitted Exceptions"), to the extent, and only to the extent, that the same are valid and enforceable and affect the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, its successors and assigns, forever;

CHARTER TITLE COMPANY FORT BEND

3127003374

ER 075-68-0717

and, subject to the Permitted Exceptions, Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof by.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES EXCEPT THOSE EXPRESS REPRESENTATIONS AND WARRANTIES CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS. EXCEPT FOR THE EXPRESS REPRESENTATIONS AND WARRANTIES CONTAINED IN THE PURCHASE CONTRACT, THIS DEED AND THE OTHER CLOSING DOCUMENTS, THE SALE OF THE PROPERTY AS PROVIDED FOR HEREIN IS MADE ON AN "AS-IS" AND "WITH ALL FAULTS" CONDITION AND BASIS WITH ALL FAULTS AND DEFECTS.

Grantor represents and warrants that all ad valorem taxes and assessments for the Property for the year 2014 and all prior years have been paid in full. Subject to the foregoing, all ad valorem taxes and assessments for the Property for the current calendar year have been prorated by the parties hereto as of the Effective Date and by acceptance hereof Grantee hereby expressly assumes liability for the payment thereof.

[END OF TEXT]

EXECUTED as of the date set forth in the acknowledgment below to be effective as of the 28th day of October, 2015 (the "Effective Date").

GRANTOR:

TRANS UNITY INVESTMENT LLC, a Texas limited liability company

By: _____
Name: Kim Tran
Title: president

THE STATE OF TEXAS §
COUNTY OF ~~HARRIS~~ Fort Bend §

This instrument was acknowledged before me on the 28 day of October, 2015, by Kim Oanh Tran, as Manager of Trans Unity Investment LLC, a Texas limited liability company, on behalf of said limited liability company.

STAMP NAME AND DATE OF EXPIRATION OF COMMISSION BELOW:

R Moeckel
NOTARY PUBLIC, STATE OF TEXAS

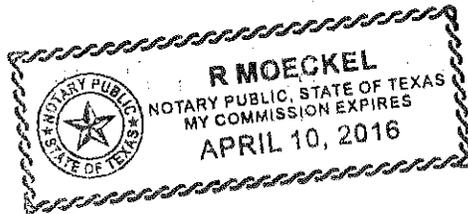


Exhibit A
Legal Description of the Property

Unrestricted Reserve "A", Block 1, of CHELSEA AT MUSEUM DISTRICT, being a subdivision of 0.5452 acres, more or less located in the City of Houston, Harris County, Texas, according to the map or plat thereof filed for record under Film Code No. 675683 of the Map Records of Harris County, Texas.



Exhibit B
Permitted Exceptions

1. Covenants, conditions and restrictions recorded in/under Film Code No. 675683 of the Map Records of Harris County, Texas.
2. Terms, conditions and provisions contained in Agreement as to encroachment of building, and continued use of the three (3) to six (6) inches of land and the west wall of the shopping center, with consent of Louis J. Segrato, with right to rescind consent herein, by instrument filed October 17, 1966 recorded in Volume 6540, page 601 (C392431).
3. Encroachment of building into adjacent Lots 5 and 6, as shown on survey dated January 12, 1984 by Olaf Larson, Registered Public Surveyor, No. 837, as excepted to by deed dated February 1, 1984 filed for record under Harris County Clerk's File No. J384349.
4. Building lines established for extension of Crawford Street, as therein limited and described, executed by City of Houston Ordinance dated October 3, 1961 filed for record in Volume 4518, page 264 (B403674).
5. The following items shown on survey dated October 22, 2014 prepared by Andrew P. McConnell, Registered Professional Land Surveyor, No. 5651, Job No. 2014-285-001 with Costello, to-wit:
 - a. Rights of utility company/companies and adjoining land owners in and to multiple overhead electrical lines across the entire length of property along the northeasterly/rear property line;
 - b. Building setbacks 10 feet in width along La Branch Street and Crawford Street with encroachments of building(s) over said setbacks;
 - c. Building setback 15 feet in width along Blodgett Street;
 - d. City of Houston Ordinance No. 2013-343, Chapters 10 and 42 regarding development, subdivision platting, parking and setbacks.
6. The following items depicted on plat filed for record under Film Code No. 675683 of the Map Records of Harris County, Texas:
 - a. Building setback 10 feet in width located along the northwesterly and southeasterly property lines;
 - b. Building setback 15 feet in width located along the southwesterly property line, only under compliance with each of the performance standards stated in the Section 42-153;



- c. Visibility Triangle(s) in the northwest and southwest corner(s) of the subject property, as depicted on plat.



NOTICE
J

Order No. 3127003374

NOTICE TO PURCHASER(S)

THE STATE OF TEXAS
COUNTY OF HARRIS

The real property described below, which you are purchasing, is subject to deed restrictions recorded at:

Covenants, conditions and restrictions recorded in/under Film Code No. 675683 of the Map Records of HARRIS, County, Texas but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

of the County Real Property Records (Identify the volume and page, clerk's file number, or film code number and the title of the records in which the restrictions are recorded; if the restrictions have been amended or extended or if the property is subject to restrictions recorded at various places, then identify each filing; be certain to include reference to subdivision and other map filings to the extent they include setback lines or other restrictions). **THE RESTRICTIONS LIMIT YOUR USE OF THE PROPERTY. THE CITY OF HOUSTON IS AUTHORIZED BY STATUTE TO ENFORCE COMPLIANCE WITH CERTAIN DEED RESTRICTIONS.** You are advised that, in the absence of a declaratory judgment that the referenced restrictions are no longer enforceable, the City of Houston may sue to enjoin a violation of such restrictions. **ANY PROVISIONS THAT RESTRICT THE SALE, RENTAL OR USE OF THE REAL PROPERTY ON THE BASIS OF RACE, COLOR, RELIGION, SEX OR NATIONAL ORIGIN ARE UNENFORCEABLE;** however, the inclusion of such provisions does not render the remainder of the deed restrictions invalid. The legal description and street address of the property you are acquiring are as follows: (insert legal description or attach and refer to by designated Exhibit; state property street address).

Property: Unrestricted Reserve "A", Block 1, of CHELSEA AT MUSEUM DISTRICT, being a subdivision of 0.5452 acres, more or less located in the City of Houston, Harris County, Texas, according to the map or plat thereof filed for record under Film Code No. 675683 of the Map Records of Harris County, Texas. D

Property Address: 1501, 1505 & 1507 Blodgett Street, Houston, TX 77004

TRANS UNITY INVESTMENT LLC

By: 
Kim Oanh Tran, Manager

ER 075-68-0724

Electronically Recorded

County: Harris

Date: 10/29/15

Recording information: 20150499238

Order No. 3127003374

NOTICE TO PURCHASER(S)

THE STATE OF TEXAS
COUNTY OF HARRIS

The real property described below, which you are purchasing, is subject to deed restrictions recorded at:

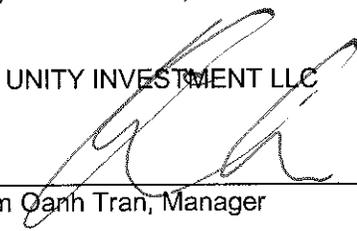
Covenants, conditions and restrictions recorded in/under Film Code No. 675683 of the Map Records of HARRIS, County, Texas but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

of the County Real Property Records (identify the volume and page, clerk's file number, or film code number and the title of the records in which the restrictions are recorded; if the restrictions have been amended or extended or if the property is subject to restrictions recorded at various places, then identify each filing; be certain to include reference to subdivision and other map filings to the extent they include setback lines or other restrictions). THE RESTRICTIONS LIMIT YOUR USE OF THE PROPERTY. THE CITY OF HOUSTON IS AUTHORIZED BY STATUTE TO ENFORCE COMPLIANCE WITH CERTAIN DEED RESTRICTIONS. You are advised that, in the absence of a declaratory judgment that the referenced restrictions are no longer enforceable, the City of Houston may sue to enjoin a violation of such restrictions. ANY PROVISIONS THAT RESTRICT THE SALE, RENTAL OR USE OF THE REAL PROPERTY ON THE BASIS OF RACE, COLOR, RELIGION, SEX OR NATIONAL ORIGIN ARE UNENFORCEABLE; however, the inclusion of such provisions does not render the remainder of the deed restrictions invalid. The legal description and street address of the property you are acquiring are as follows: (insert legal description or attach and refer to by designated Exhibit; state property street address).

Property: Unrestricted Reserve "A", Block 1, of CHELSEA AT MUSEUM DISTRICT, being a subdivision of 0.5452 acres, more or less located in the City of Houston, Harris County, Texas, according to the map or plat thereof filed for record under Film Code No. 675683 of the Map Records of Harris County, Texas.

Property Address: 1501, 1505 & 1507 Blodgett Street, Houston, TX 77004

TRANS UNITY INVESTMENT LLC

By: 

Kim Qanh Tran, Manager

The undersigned admit receipt of the foregoing notice at or prior to closing the purchase of property above described.

THE CHELSEA MUSEUM DISTRICT LLC

By: *J Karnani*
Jiten Karnani, Manager and President

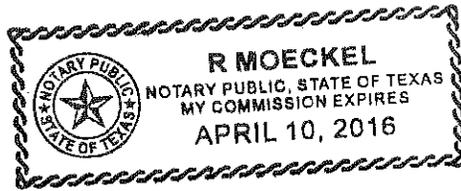
STATE OF TEXAS

COUNTY OF Fort Bend

This instrument was acknowledged before me on 10-28-15 by Kim Oanh Tran, Manager of Trans Unity Investment LLC, a Texas limited liability company.

R Moeckel

Notary Name:
State of:
County of:
Expires:

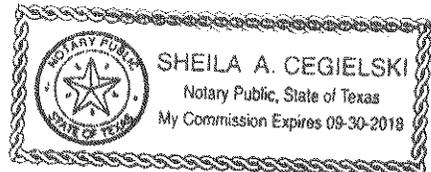


STATE OF TEXAS

COUNTY OF FORT BEND

This instrument was acknowledged before me on 10-28-15 by Jiten Karnani, Manager and President of The Chelsea Museum District LLC, a Delaware limited liability company, on behalf of said company.

Sheila A Cegielski
Notary Name: SHEILA A CEGIELSKI
State of: TEXAS
County of: FORT BEND
Expires: 9-30-18



NOTICE

J

Order No. 3127003374

STATUTORY NOTICE TO PURCHASER(S) OF REAL PROPERTY
Under Section 49.452(d) Water Code

The real property, described below, that you are about to purchase is located in the Greater SE Management District. The district has taxing authority separate from any other taxing authority and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the district on real property located in the district is 0.115 on each \$100 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of tax, as of January 1, 2015 is 0.0115 on each \$100 of assessed valuation. The total amount of bonds, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, as of January 1, 2015 be issued is \$ N/A, and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the district and payable in whole or in part from property taxes is \$ N/A.

The district has the authority to adopt and impose a standby fee on property in the district that has water, sanitary sewer, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The district may exercise the authority without holding an election on the matter. As of January 1, 2015 the most recent amount of the standby fee is \$ N/A. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the district stating the amount, if any, of unpaid standby fees on a tract of property in the district.

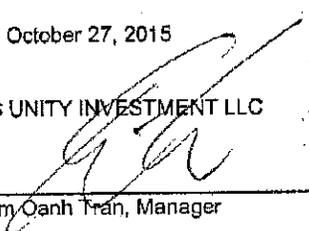
The purpose of this district is to provide water, sewer, drainage, or flood control facilities and services within the district through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the district. The legal description of the property you are acquiring is as follows:

Unrestricted Reserve "A", Block 1, of CHELSEA AT MUSEUM DISTRICT, being a subdivision of 0.5452 acres, more or less located in the City of Houston, Harris County, Texas, according to the map or plat thereof filed for record under Film Code No. 675683 of the Map Records of Harris County, Texas.

D

Date: October 27, 2015

TRANS UNITY INVESTMENT LLC

By: 
Kim Oanh Tran, Manager

ER 075-68-0727

Electronically Recorded

County: Harris

Date: 10/29/15

Recording information: 20150494239

Order No. 3127003374

STATUTORY NOTICE TO PURCHASER(S) OF REAL PROPERTY
Under Section 49.452(d) Water Code

The real property, described below, that you are about to purchase is located in the Greater SE Management District. The district has taxing authority separate from any other taxing authority and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the district on real property located in the district is 0.115 on each \$100 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of tax, as of January 1, 2015 is 0.0115 on each \$100 of assessed valuation. The total amount of bonds, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, as of January 1, 2015 be issued is \$ N/A, and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the district and payable in whole or in part from property taxes is \$ N/A.

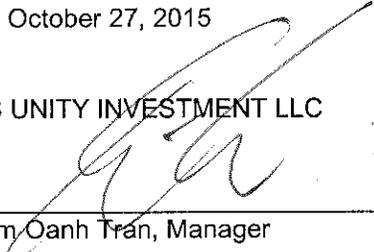
The district has the authority to adopt and impose a standby fee on property in the district that has water, sanitary sewer, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The district may exercise the authority without holding an election on the matter. As of January 1, 2015 the most recent amount of the standby fee is \$ N/A. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the district stating the amount, if any, of unpaid standby fees on a tract of property in the district.

The purpose of this district is to provide water, sewer, drainage, or flood control facilities and services within the district through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the district. The legal description of the property you are acquiring is as follows:

Unrestricted Reserve "A", Block 1, of CHELSEA AT MUSEUM DISTRICT, being a subdivision of 0.5452 acres, more or less located in the City of Houston, Harris County, Texas, according to the map or plat thereof filed for record under Film Code No. 675683 of the Map Records of Harris County, Texas.

Date: October 27, 2015

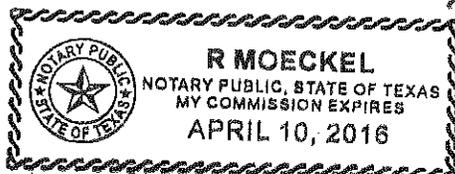
TRANS UNITY INVESTMENT LLC

By: 

Kim Oanh Tran, Manager

STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me on 10-28-15 by Kim Oanh Tran, Manager of Trans Unity Investment LLC, a Texas limited liability company.



R Moeckel
Notary Name:
State of:
County of:
Expires:

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

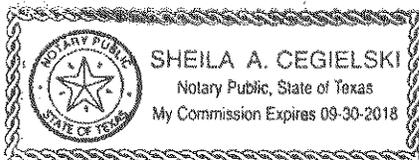
Date: October 27, 2015

THE CHELSEA MUSEUM DISTRICT LLC

By: Jiten Karnani
Jiten Karnani, Manager and President

STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me on 10-28-15 by Jiten Karnani, Manager and President of The Chelsea Museum District LLC, a Delaware limited liability company.



Sheila Cegielski
Notary Name: SHEILA A. CEGIELSKI
State of: TEXAS
County of: FORT BEND
Expires: 9-30-18

(Note: Correct district name, tax rate, bond amounts, and legal description are to be placed in the appropriate space.) Except for notices included as an addendum or paragraph of a purchase contract, the notice shall be executed by the seller and purchaser, as indicated. If the district does not propose to provide one or more of the specified facilities and services, the appropriate purpose may be eliminated. If the district has not yet levied taxes, a statement of the district's most recent projected rate of tax is to be placed in the appropriate space. If the district does not have approval from the commission to adopt and impose a standby fee, the second paragraph of the notice may be deleted. For the purposes of the notice form required to be given to the prospective purchaser prior to execution of a binding contract of sale and purchase, a seller and any agent, representative, or person acting on the seller's behalf may modify the notice by substitution of the words 'January 1, ____' for the words 'this date' and place the correct calendar year in the appropriate space.

WD
A

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

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

THAT, Phoung Thanh Tran and Kim Tran (collectively, herein called "Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration paid to Grantor by TRANS UNITY INVESTMENT L.L.C, a Texas limited liability company (collectively, herein called "Grantee"), whose mailing address is 13415 Greenwood Lakes Ln., Houston, TX 77044, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents hereby does GRANT, BARGAIN, SELL AND CONVEY unto Grantee all that certain real property situated in Harris County, Texas (the "Land"), more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes, together with all improvements, if any, thereon and all rights, benefits, privileges, easements, tenements and appurtenances appertaining thereto (said Land, together with such rights, appurtenances, interests and improvements being collectively called the "Property"), being the same property conveyed by Grantor to Grantee by Quitclaim Deed dated December 5, 2009 and recorded in/under County Clerk's File No. 20100294575 of the Real Property Records of Harris County, Texas.

This conveyance is made subject to all matters of record affecting title to the Property (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said Property unto Grantee and its successors and assigns subject to the Permitted Exceptions, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

EFFECTIVE as of the 14th day of January, 2015.

[SIGNATURES ON NEXT PAGE]

CHARTER TITLE COMPANY FORT BEND
3127003374

Exhibit "B"

ER 065 - 51 - 1126

ER 065 - 51 - 1127

GRANTOR:

By: [Signature]
Phoung Thanh Tran

By: [Signature] 2OR
Kim Tran

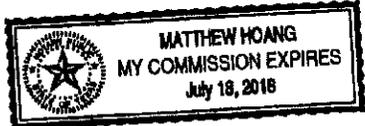
STATE OF TEXAS §

COUNTY OF Harris §

This instrument was acknowledged before me on January 16th, 2015, by Phoung Thanh Tran.

STAMP NAME AND DATE OF EXPIRATION OF COMMISSION BELOW:

[Signature]
NOTARY PUBLIC, STATE OF TEXAS



STATE OF TEXAS §

COUNTY OF Harris §

This instrument was acknowledged before me on January 16th, 2015, by Kim Tran.

STAMP NAME AND DATE OF EXPIRATION OF COMMISSION BELOW:

[Signature]
NOTARY PUBLIC, STATE OF TEXAS



Exhibit "A" to Special Warranty Deed

Description of the Property

The Northwest Fifty (50) feet of Lot Five (5), and the Northwest Fifty (50) feet of the Southwest Twenty-Five (25) feet of Lot Six (6), in Block Forty-Three (43), of SECTION TWO (2) of BLODGETT PARK SUBDIVISION, according to the map or plat thereof, recorded in Volume 5, Page 65 of the Deed Records of Harris County, Texas, said property being a part of Block (43) as shown by amended plat of ALMEDA PLACE recorded in Volume 6, Page 23, Maps Records of Harris County, Texas.

D

ER 065 - 51 - 1128

ER 065 - 51 - 1129

20150036621
Pages 4
01/28/2015 09:54:16 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees 24.00

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

Electronically Recorded
County: _____
Date: _____
Recording information: _____

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

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

THAT, Phoung Thanh Tran and Kim Tran (collectively, herein called "**Grantor**"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration paid to Grantor by TRANS UNITY INVESTMENT LLC, a Texas limited liability company (collectively, herein called "**Grantee**"), whose mailing address is 13415 Greenwood Lakes Ln., Houston, TX 77044, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents hereby does GRANT, BARGAIN, SELL AND CONVEY unto Grantee all that certain real property situated in Harris County, Texas (the "**Land**"), more particularly described on **Exhibit "A"** attached hereto and made a part hereof for all purposes, together with all improvements, if any, thereon and all rights, benefits, privileges, easements, tenements and appurtenances appertaining thereto (said Land, together with such rights, appurtenances, interests and improvements being collectively called the "**Property**"), being the same property conveyed by Grantor to Grantee by Quitclaim Deed dated December 5, 2009 and recorded in/under County Clerk's File No. 20100294575 of the Real Property Records of Harris County, Texas.

This conveyance is made subject to all matters of record affecting title to the Property (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said Property unto Grantee and its successors and assigns subject to the Permitted Exceptions, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

EFFECTIVE as of the 11th day of January, 2015.

[SIGNATURES ON NEXT PAGE]

CHARTER TITLE COMPANY FORT BEND

3127003374

GRANTOR:

By: *Phoung Thanh Tran*
Phoung Thanh Tran

By: *Kim Tran*
Kim Tran

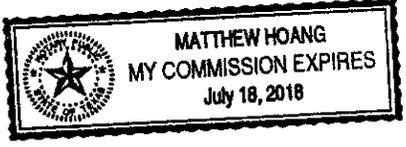
STATE OF TEXAS §

COUNTY OF Harris §

This instrument was acknowledged before me on January 16th, 2015, by Phoung Thanh Tran.

STAMP NAME AND DATE OF EXPIRATION OF COMMISSION BELOW:

Matthew Hoang
NOTARY PUBLIC, STATE OF TEXAS



STATE OF TEXAS §

COUNTY OF Harris §

This instrument was acknowledged before me on January 16th, 2015, by Kim Tran.

STAMP NAME AND DATE OF EXPIRATION OF COMMISSION BELOW:

Matthew Hoang
NOTARY PUBLIC, STATE OF TEXAS



Exhibit "A" to Special Warranty Deed

Description of the Property

The Northwest Fifty (50) feet of Lot Five (5), and the Northwest Fifty (50) feet of the Southwest Twenty-Five (25) feet of Lot Six (6), in Block Forty-Three (43), of SECTION TWO (2) of BLODGETT PARK SUBDIVISION, according to the map or plat thereof, recorded in Volume 5, Page 65 of the Deed Records of Harris County, Texas, said property being a part of Block (43) as shown by amended plat of ALMEDA PLACE recorded in Volume 6, Page 23, Maps Records of Harris County, Texas.

Electronically Recorded

County: _____

Date: _____

Recording information: _____

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

STATE OF TEXAS

§

KNOW ALL BY THESE PRESENTS:

§

COUNTY OF HARRIS

§

THAT, Phoung Thanh Tran and Kim Oanh Tran (collectively, herein called "Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration paid to Grantor by TRANS UNITY INVESTMENT LLC, a Texas limited liability company (collectively, herein called "Grantee"), whose mailing address is 13415 Greenwood Lakes Ln., Houston, TX 77044, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents hereby does GRANT, BARGAIN, SELL AND CONVEY unto Grantee all that certain real property situated in Harris County, Texas (the "Land"), more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes, together with all improvements, if any, thereon and all rights, benefits, privileges, easements, tenements and appurtenances appertaining thereto (said Land, together with such rights, appurtenances, interests and improvements being collectively called the "Property"), being the same property conveyed by Grantor to Grantee by Quitclaim Deed dated December 5, 2009 and recorded in/under County Clerk's File No. 20100294576 of the Real Property Records of Harris County, Texas.

This conveyance is made subject to all matters of record affecting title to the Property (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said Property unto Grantee and its successors and assigns subject to the Permitted Exceptions, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

EFFECTIVE as of the 14th day of January, 2015.

[SIGNATURES ON NEXT PAGE]

CHARTER TITLE COMPANY FORT BEND

3127003374

Exhibit "B"

GRANTOR:

By: *Phuong Thanh Tran*
Phuong Thanh Tran

By: *Kim Oanh Tran*
Kim Oanh Tran

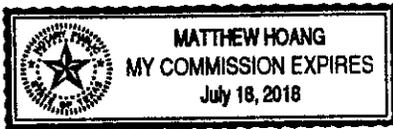
STATE OF TEXAS §

COUNTY OF TEXAS HARRIS §

This instrument was acknowledged before me on January 16th, 2015, by Phuong Thanh Tran.

STAMP NAME AND DATE OF EXPIRATION OF COMMISSION BELOW:

Matthew Hoang
NOTARY PUBLIC, STATE OF TEXAS



STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on January 16th, 2015, by Kim Oanh Tran.

STAMP NAME AND DATE OF EXPIRATION OF COMMISSION BELOW:

Matthew Hoang
NOTARY PUBLIC, STATE OF TEXAS

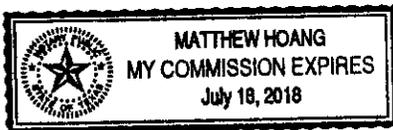


Exhibit "A" to Special Warranty Deed

Description of the Property

A tract of land containing 20,000 Square Feet being Lots 1 and 2, S.E. ½ Lots 5 and 6 and all Lot 10, Block 43, Blodgett Park, Section 2, recorded in Volume 5, Page 65, Harris County Map Records, Harris County, Texas, and also shown on the being a part of Block 43, Amended Plat of Almeda Place, recorded in Volume 6, Page 23, Harris County Map Records, Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" in concrete at the N.E. corner of Crawford St. (100° R.O.W) and Blodgett Ave. (80° R.O.W.) for the S.W. corner, said point being the S.W. corner of Lot 1, Block 43;

THENCE, N 55° 00' W, along the easterly line of Blodgett Ave. and the westerly line of Lots 1, 10 and 5, Block 43, 200.00 feet to a nail in concrete (set) for the N.W. corner;

THENCE, S 35° 00' E, 100.00 feet to an I.R. (set) in the easterly line of Lot 6, Block 43 for the N.E. corner;

THENCE S, 55° 00' E, along the easterly line of Lot 6, 10, 2, Block 43, 200.00 feet to an I.R. (found) in the northerly line of Crawford Street and being the S.E. corner of Lot 2, Block 43;

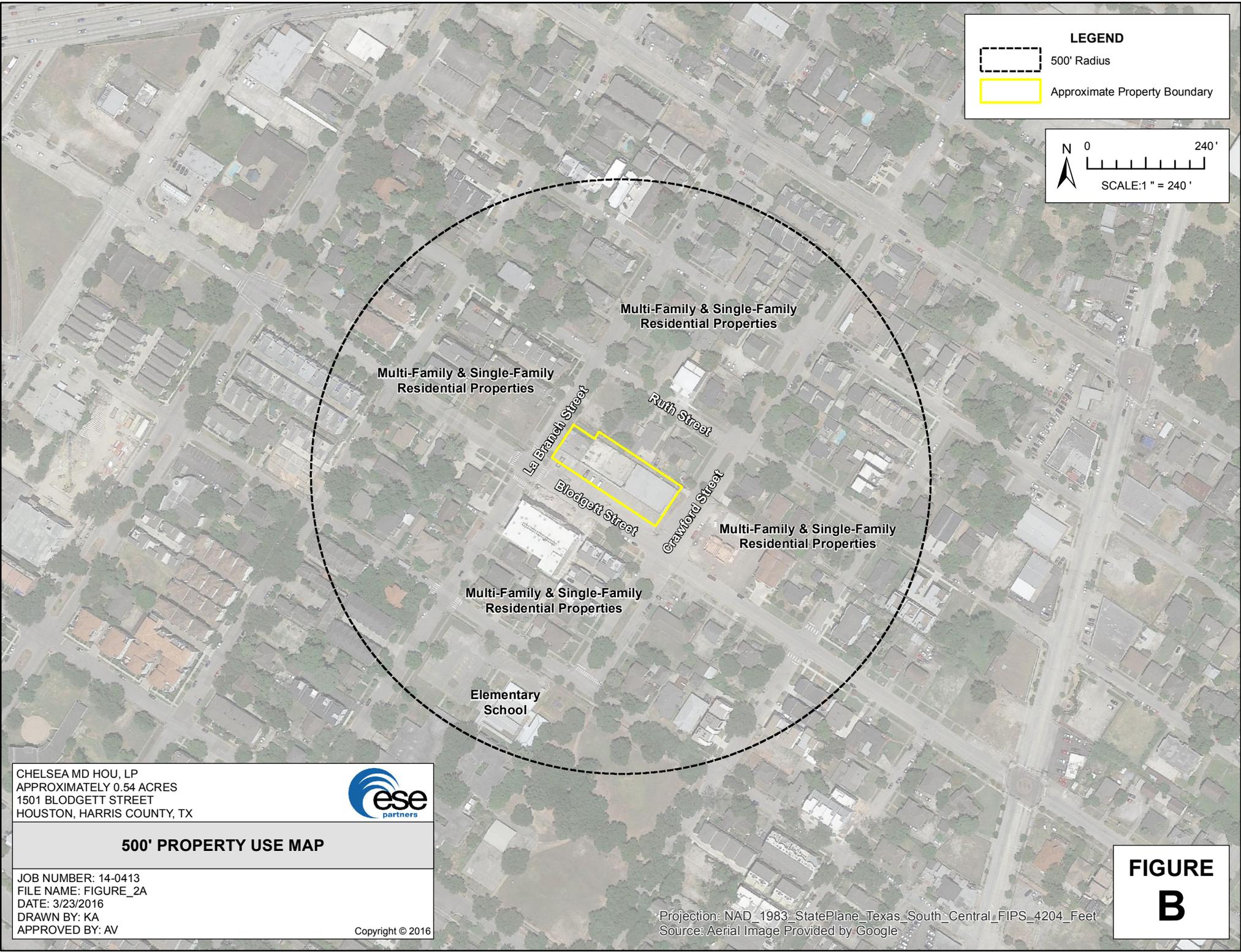
THENCE, S 35° 00' W, along the northerly line of Crawford Street and the southerly line of Lots 2 and 1, Block 43, 100.00 feet to the PLACE OF BEGINNING.

APPENDIX B

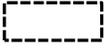
A description of the current use, and, to the extent know, the anticipated use(s), of the designated property and properties within 500 feet of the boundary of the designated property.

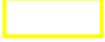
The Site has been developed for commercial use, including several dry cleaning facilities and a fueling/service station, since at least the 1930s. The Site was most recently developed with a vacant commercial structure occupied by a convenience store, dry cleaning facility, and art gallery. The on-site structure was demolished in January 2016 and the Site is currently vacant land containing residual concrete slabs and paved parking areas.

Properties within 500 feet of the boundary of the designated property are primarily developed for single-family and multi-family residential use. A map illustrating the current property uses within 500 feet of the boundary of the designated property is included as **Figure B**.



LEGEND

 500' Radius

 Approximate Property Boundary

N  0 240'

SCALE: 1" = 240'

Multi-Family & Single-Family Residential Properties

Multi-Family & Single-Family Residential Properties

La Branch Street

Ruth Street

Blodgett Street

Crawford Street

Multi-Family & Single-Family Residential Properties

Multi-Family & Single-Family Residential Properties

Elementary School

CHELSEA MD HOU, LP
 APPROXIMATELY 0.54 ACRES
 1501 BLODGETT STREET
 HOUSTON, HARRIS COUNTY, TX



500' PROPERTY USE MAP

JOB NUMBER: 14-0413
 FILE NAME: FIGURE_2A
 DATE: 3/23/2016
 DRAWN BY: KA
 APPROVED BY: AV

Copyright © 2016

Projection: NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet
 Source: Aerial Image Provided by Google

FIGURE B

APPENDIX C

A site map(s) 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 exceedance zone for each contaminant of concern, to the extent known; and*
- g) Depth to groundwater for each affected zone.*

The above referenced site maps are illustrated in the following figures:

Figure C-a1 – Site Location Map

Figure C-a2 – Site Map

Figure C-b1 – Topographic Map

Figure C-b2 – Flood Insurance Rate Map

Figure C-c1 – Detected Groundwater Contamination Map (Upper GWBU)

Figure C-c2 - Detected Groundwater Contamination Map (Lower GWBU)

Figure C-d1 – Soil Boring Location Map

Figure C-d2 – GW Monitor Well Location Map

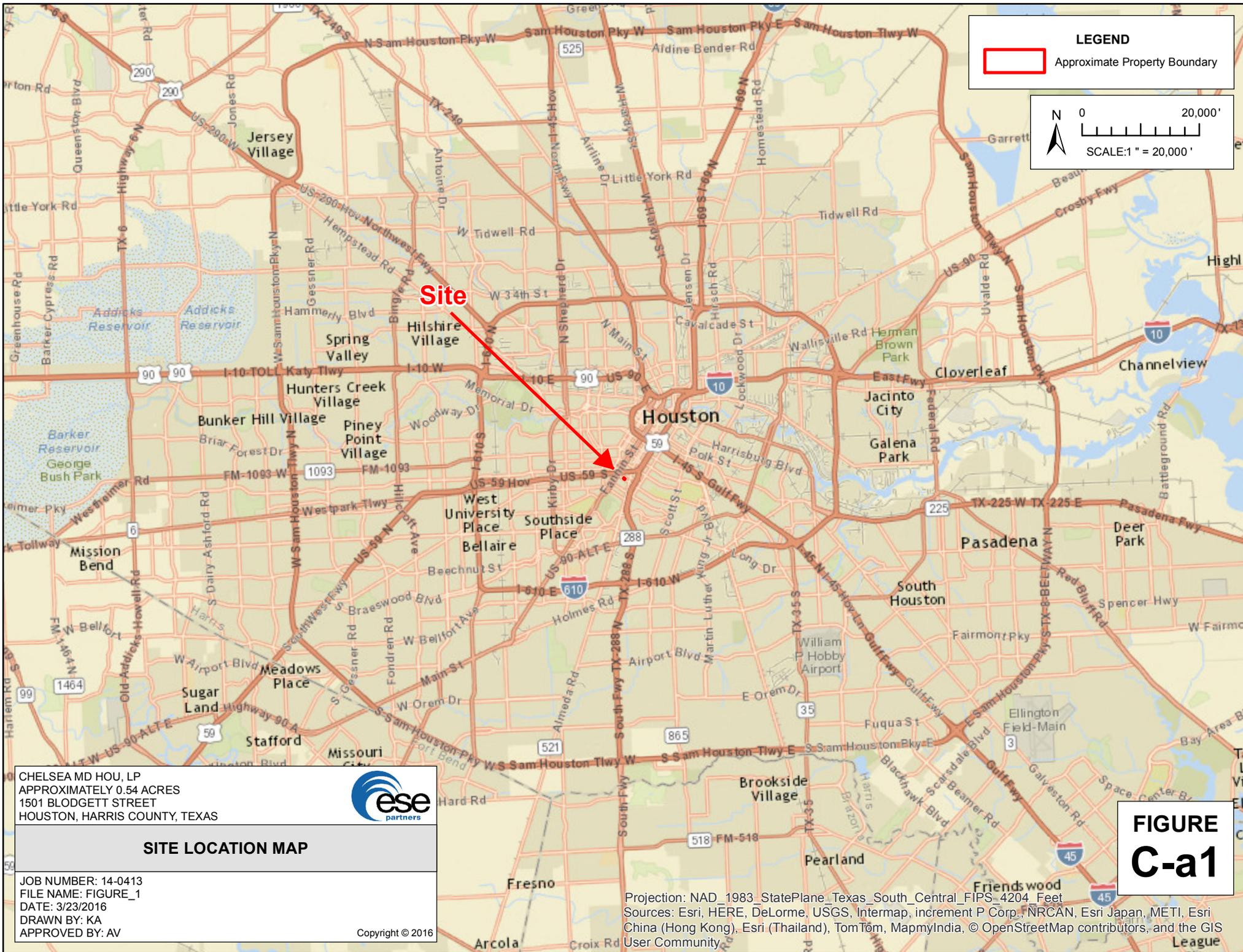
Figure C-e1 – Groundwater Gradient Map (Upper GWBU 5/13/2015)

Figure C-e2 - Groundwater Gradient Map (Upper GWBU 8/28/2015)

Figure C-e3 - Groundwater Gradient Map (Upper GWBU 1/5/2016)

Figure C-e4 - Groundwater Gradient Map (Lower GWBU 1/5/2016)

Figure C-f – Groundwater Ingestion PCL Exceedance Zone Map



LEGEND

Approximate Property Boundary

N

0 20,000'

SCALE: 1" = 20,000'

CHelsea MD HOU, LP
 APPROXIMATELY 0.54 ACRES
 1501 BLODGETT STREET
 HOUSTON, HARRIS COUNTY, TEXAS



SITE LOCATION MAP

JOB NUMBER: 14-0413
 FILE NAME: FIGURE_1
 DATE: 3/23/2016
 DRAWN BY: KA
 APPROVED BY: AV

Copyright © 2016

**FIGURE
C-a1**

Projection: NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet
 Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

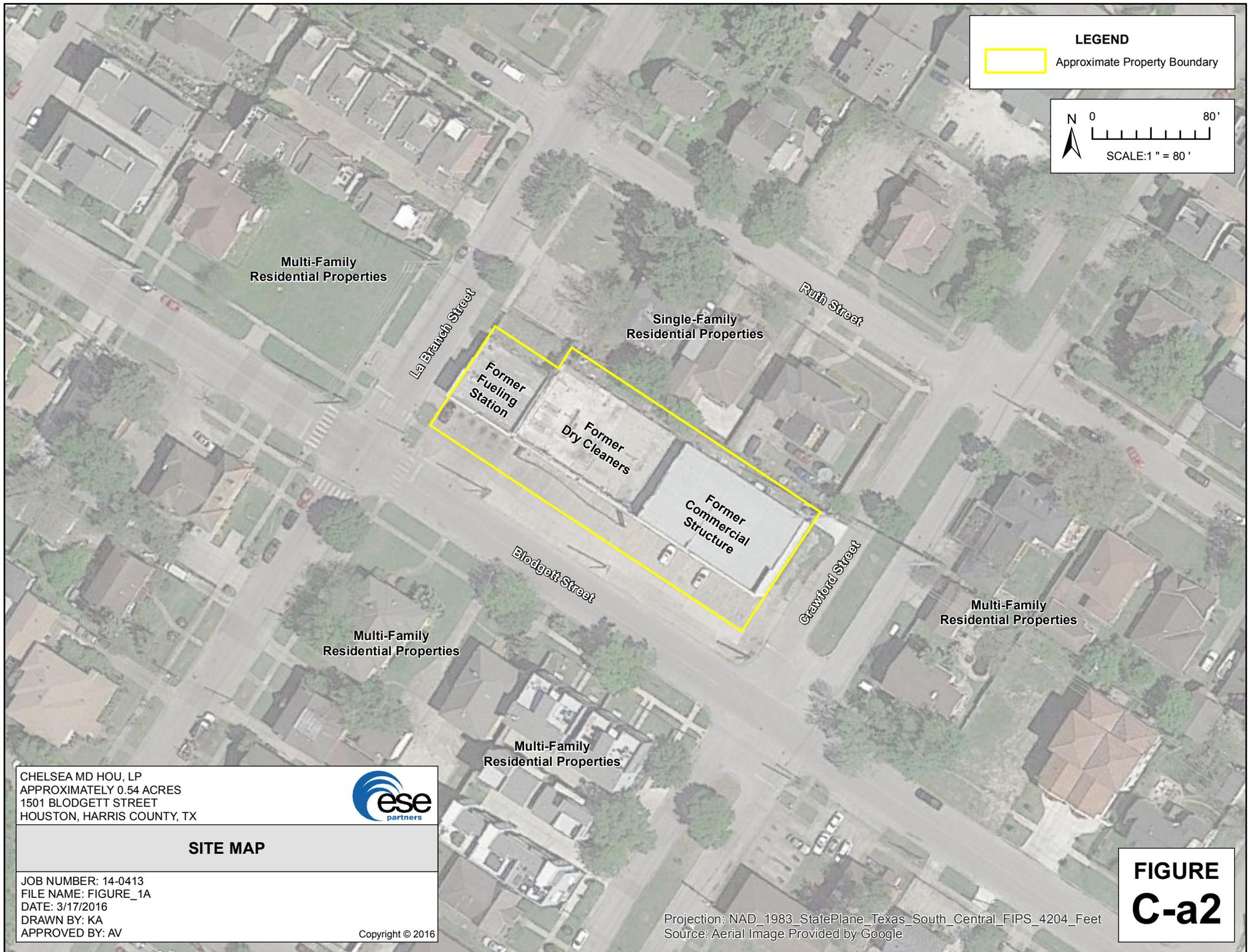
LEGEND

 Approximate Property Boundary

N 0 80'



SCALE: 1" = 80'



Multi-Family Residential Properties

Single-Family Residential Properties

La Branch Street

Ruth Street

Former Fueling Station

Former Dry Cleaners

Former Commercial Structure

Blodgett Street

Crawford Street

Multi-Family Residential Properties

Multi-Family Residential Properties

Multi-Family Residential Properties

CHELSEA MD HOU, LP
 APPROXIMATELY 0.54 ACRES
 1501 BLODGETT STREET
 HOUSTON, HARRIS COUNTY, TX



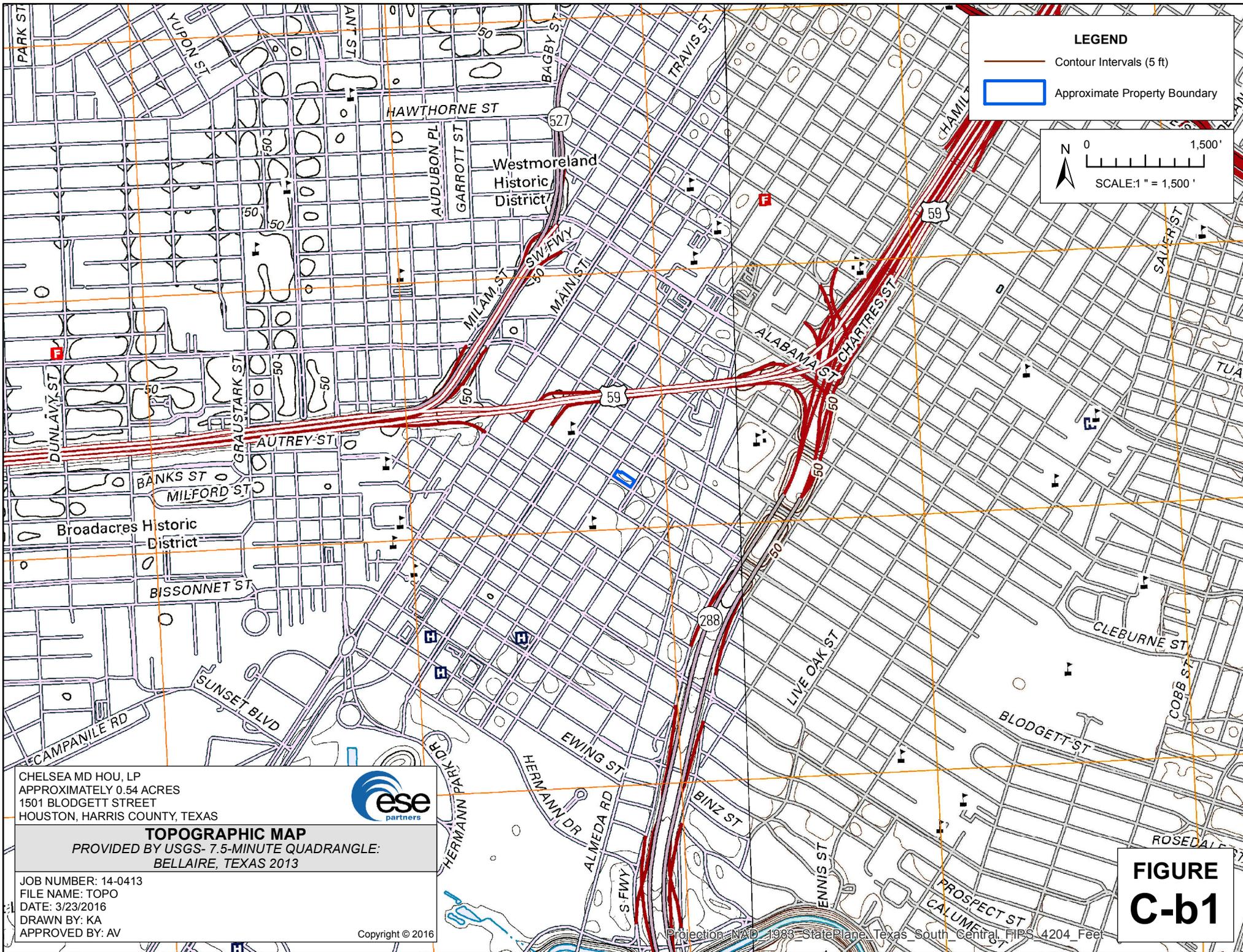
SITE MAP

JOB NUMBER: 14-0413
 FILE NAME: FIGURE_1A
 DATE: 3/17/2016
 DRAWN BY: KA
 APPROVED BY: AV

Copyright © 2016

Projection: NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet
 Source: Aerial Image Provided by Google

FIGURE C-a2



LEGEND

- Contour Intervals (5 ft)
- Approximate Property Boundary

N 0 1,500'

SCALE: 1" = 1,500'

CHELSEA MD HOU, LP
 APPROXIMATELY 0.54 ACRES
 1501 BLODGETT STREET
 HOUSTON, HARRIS COUNTY, TEXAS



TOPOGRAPHIC MAP
 PROVIDED BY USGS - 7.5-MINUTE QUADRANGLE:
 BELLAIRE, TEXAS 2013

JOB NUMBER: 14-0413
 FILE NAME: TOPO
 DATE: 3/23/2016
 DRAWN BY: KA
 APPROVED BY: AV

Copyright © 2016

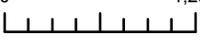
**FIGURE
 C-b1**

Projection: NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet

LEGEND

	Approximate Property Boundary		Regulatory Floodway		0.2% Annual Chance Flood Hazard
Flood Hazard Zones			Special Floodway		Future Conditions 1% Annual Chance Flood Hazard
	1% Annual Chance Flood Hazard		Area of Undetermined Flood Hazard		Area with Reduced Risk Due to Levee

N 0 1,250'



SCALE: 1" = 1,250'

CHELSEA MD HOU, LP
 APPROXIMATELY 0.54 ACRES
 1501 BLODGETT STREET
 HOUSTON, HARRIS COUNTY, TEXAS



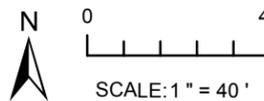
FLOOD INSURANCE RATE MAP
 PROVIDED BY FEMA- FM48201C0860L

JOB NUMBER: 14-0413
 FILE NAME: FEMA
 DATE: 3/23/2016
 DRAWN BY: KA
 APPROVED BY: AN

Copyright © 2016

**PLATE
 C-b2**

Projection: NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet
 Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



LEGEND

- Temporary Monitor Well Location
- Monitor Well Location
- ND Not Detected
- Approximate Property Boundary

Sampling Location	PCL (mg/L)	Date Collected
MW-17		1/5/2016
Trichloroethylene (24)		0.0126
COC		Reported Concentration (mg/L)
		[PCL Exceedance]

CHELSEA MD HOU, LP
 APPROXIMATELY 0.54 ACRES
 1501 BLODGETT STREET
 HOUSTON, HARRIS COUNTY, TX

**DETECTED GROUNDWATER CONTAMINATION MAP
 (UPPER GROUNDWATER BEARING UNIT)**

JOB NUMBER: 14-0413
 FILE NAME: GW_COC_11X17
 DATE: 6/1/2016
 DRAWN BY: KA
 APPROVED BY: JB

Copyright © 2016

FIGURE C-c1

Projection: NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet
 Source: Aerial Imagery Provided by Google

TMW-04	1/6/2015
TPH (C6-C12) (1,800)	3.01
n-Butylbenzene (NE)	0.0031
sec-Butylbenzene (NE)	0.006
tert-Butylbenzene (NE)	0.0013
cis-1,2-Dichloroethylene (1,200)	0.0161
Isopropylbenzene (4,400)	0.0068
p-Isopropyltoluene (NE)	0.0065
n-Propylbenzene (6,000)	0.0018
1,2,4-Trimethylbenzene (190)	0.00048 J
Tetrachloroethylene (500)	0.0865
Trichloroethylene (24)	0.0021

TMW-13	7/6/2015
cis-1,2-Dichloroethylene (1,200)	0.0053
trans-1,2-Dichloroethylene (770)	0.00087 J
Trichloroethylene (24)	0.001

TMW-03	1/6/2015
TPH (C6-C12) (1,800)	31.2
sec-Butylbenzene (NE)	0.0037
1,1-Dichloroethylene (1,700)	0.0366
1,2-Dichloropropane (120)	0.0037
cis-1,2-Dichloroethylene (1,200)	11.7
o-Dichlorobenzene (1,200)	0.0019
trans-1,2-Dichloroethylene (770)	0.143
Ethylbenzene (30,000)	0.0027
Isopropylbenzene (4,400)	0.0072
p-Isopropyltoluene (NE)	0.0042
n-Propylbenzene (6,000)	0.0138
1,2,4-Trimethylbenzene (190)	0.119
1,3,5-Trimethylbenzene (130)	0.0362
Tetrachloroethylene (500)	55.5
Toluene (64,000)	0.001
Trichloroethylene (24)	8.5
Vinyl chloride (3.8)	0.0038
Xylene (total) (10,000)	0.0389
m,p-Xylene (NE)	0.0208
o-Xylene (760,000)	0.018

MW-03	5/13/2015	8/28/2015	12/9/2015
Acetone (1,000,000)	ND	ND	0.0861 J
Benzene (180)	0.00042 J	ND	ND
1,1-Dichloroethylene (1,700)	0.0057	0.0051	ND
cis-1,2-Dichloroethylene (1,200)	2.82	1.96	0.966
trans-1,2-Dichloroethylene (770)	0.0253	0.0213	0.0089 J
Tetrachloroethylene (500)	2.05	1.75	0.646
Trichloroethylene (24)	1.3	1.05	0.462

TMW-14	7/6/2015
cis-1,2-Dichloroethylene (1,200)	0.0011

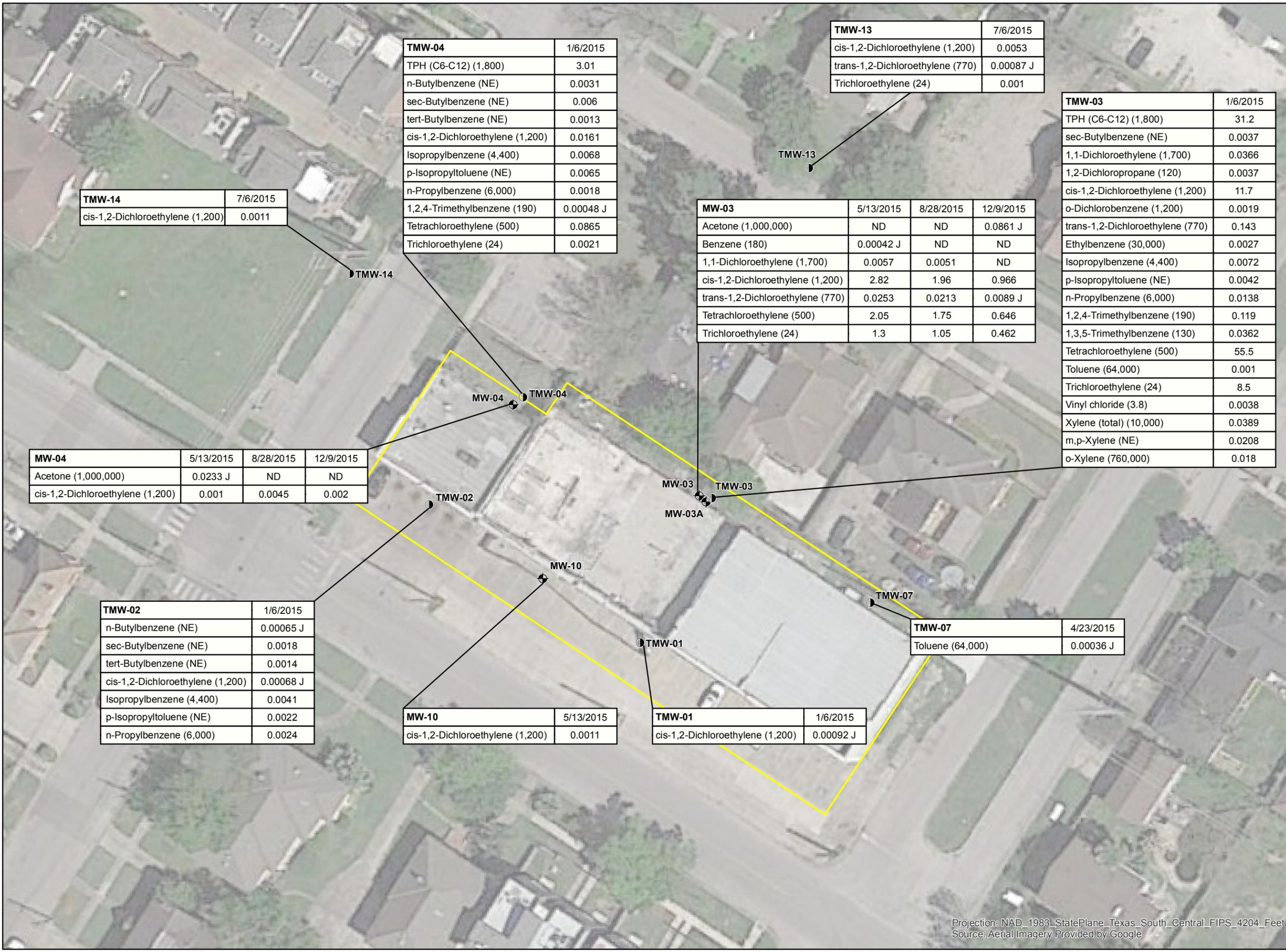
MW-04	5/13/2015	8/28/2015	12/9/2015
Acetone (1,000,000)	0.0233 J	ND	ND
cis-1,2-Dichloroethylene (1,200)	0.001	0.0045	0.002

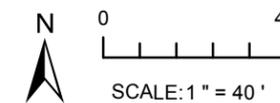
TMW-02	1/6/2015
n-Butylbenzene (NE)	0.00065 J
sec-Butylbenzene (NE)	0.0018
tert-Butylbenzene (NE)	0.0014
cis-1,2-Dichloroethylene (1,200)	0.00068 J
Isopropylbenzene (4,400)	0.0041
p-Isopropyltoluene (NE)	0.0022
n-Propylbenzene (6,000)	0.0024

MW-10	5/13/2015
cis-1,2-Dichloroethylene (1,200)	0.0011

TMW-01	1/6/2015
cis-1,2-Dichloroethylene (1,200)	0.00092 J

TMW-07	4/23/2015
Toluene (64,000)	0.00036 J





LEGEND

- Temporary Monitor Well Location
- Monitor Well Location
- ND Not Detected
- Approximate Property Boundary

Sampling Location	PCL (mg/L)	Date Collected
MW-17		1/5/2016
Trichloroethylene (24)		0.0126
COC		Reported Concentration (mg/L)
		[PCL Exceedance]

MW-03A	9/23/2015	12/9/2015	3/11/2016
Acetone (1,000,000)	0.0131 J	0.0174 J	ND
1,1-Dichloroethylene (1,700)	ND	ND	0.002
cis-1,2-Dichloroethylene (1,200)	0.165	0.478	0.685
trans-1,2-Dichloroethylene (770)	0.0015	0.0043	0.0089
Methyl ethyl ketone (1,000,000)	0.0438	0.02	ND
Tetrachloroethylene (500)	0.077	0.112	0.488
Trichloroethylene (24)	0.0618	0.163	0.33
Vinyl chloride (3.80)	ND	ND	0.0013

MW-15	1/5/2016
Acetone (1,000,000)	0.0114 J
Carbon disulfide (4,900)	0.0046 J
cis-1,2-Dichloroethylene (1,200)	0.0028

TMW-18	1/14/2016
Acetone (1,000,000)	0.0068 J

MW-17	1/5/2016
cis-1,2-Dichloroethylene (1,200)	0.0851
trans-1,2-Dichloroethylene (770)	0.00089 J
Tetrachloroethylene (500)	0.0104
Trichloroethylene (24)	0.0126

TMW-19	1/14/2016
Acetone (1,000,000)	0.0103 J
cis-1,2-Dichloroethylene (1,200)	0.0044
Tetrachloroethylene (500)	0.00053 J
Trichloroethylene (24)	0.00076 J

CHELSEA MD HOU, LP
 APPROXIMATELY 0.54 ACRES
 1501 BLODGETT STREET
 HOUSTON, HARRIS COUNTY, TX

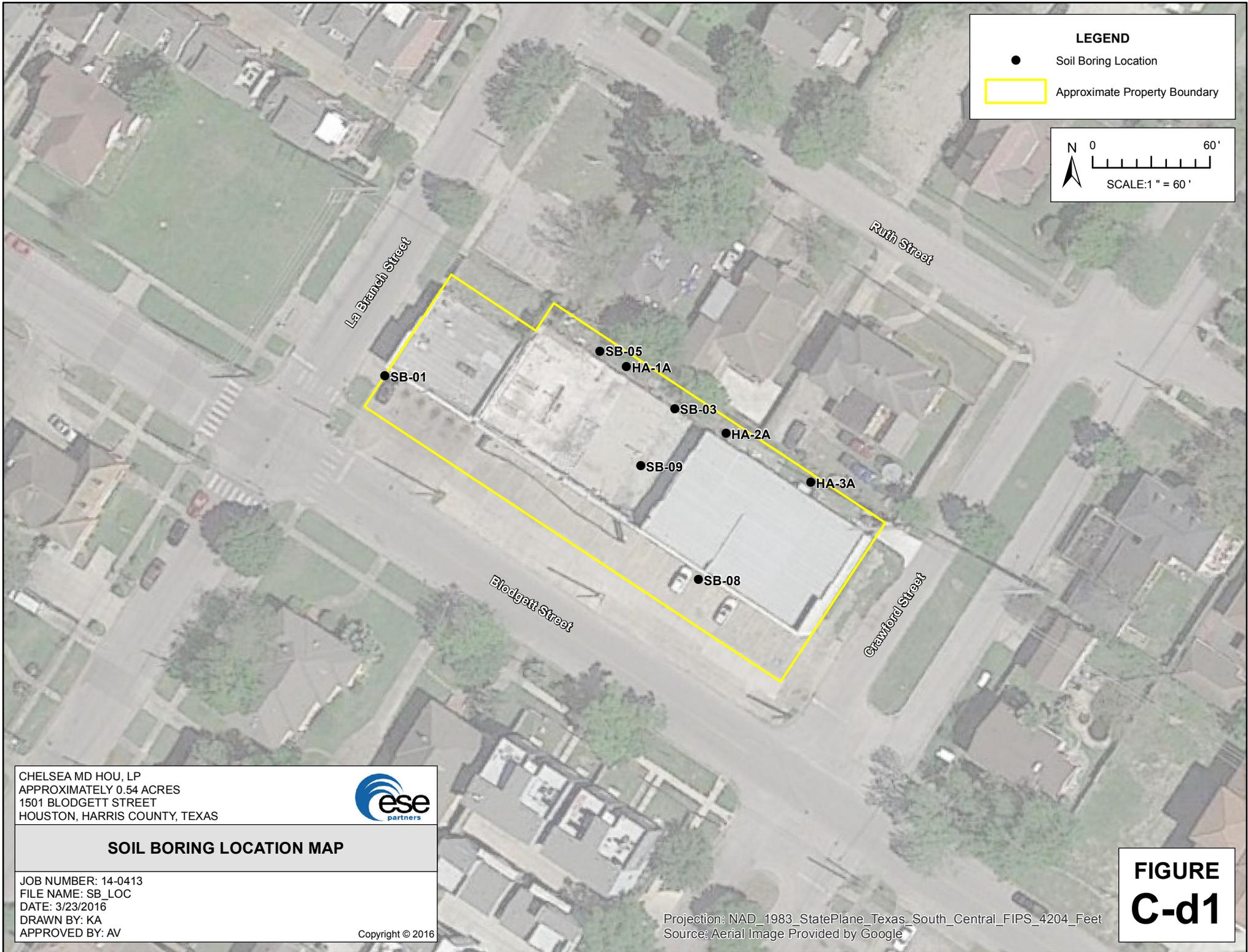
**DETECTED GROUNDWATER CONTAMINATION MAP
 (LOWER GROUNDWATER BEARING UNIT)**

JOB NUMBER: 14-0413
 FILE NAME: GW_COC_11X17_LGWBU
 DATE: 5/16/2016
 DRAWN BY: KA
 APPROVED BY: AV

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Projection: NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet
 Source: Aerial Imagery Provided by Google

**FIGURE
 C-c2**



LEGEND

- Soil Boring Location
- Approximate Property Boundary

N 0 60'

SCALE: 1" = 60'

CHELSEA MD HOU, LP
APPROXIMATELY 0.54 ACRES
1501 BLODGETT STREET
HOUSTON, HARRIS COUNTY, TEXAS



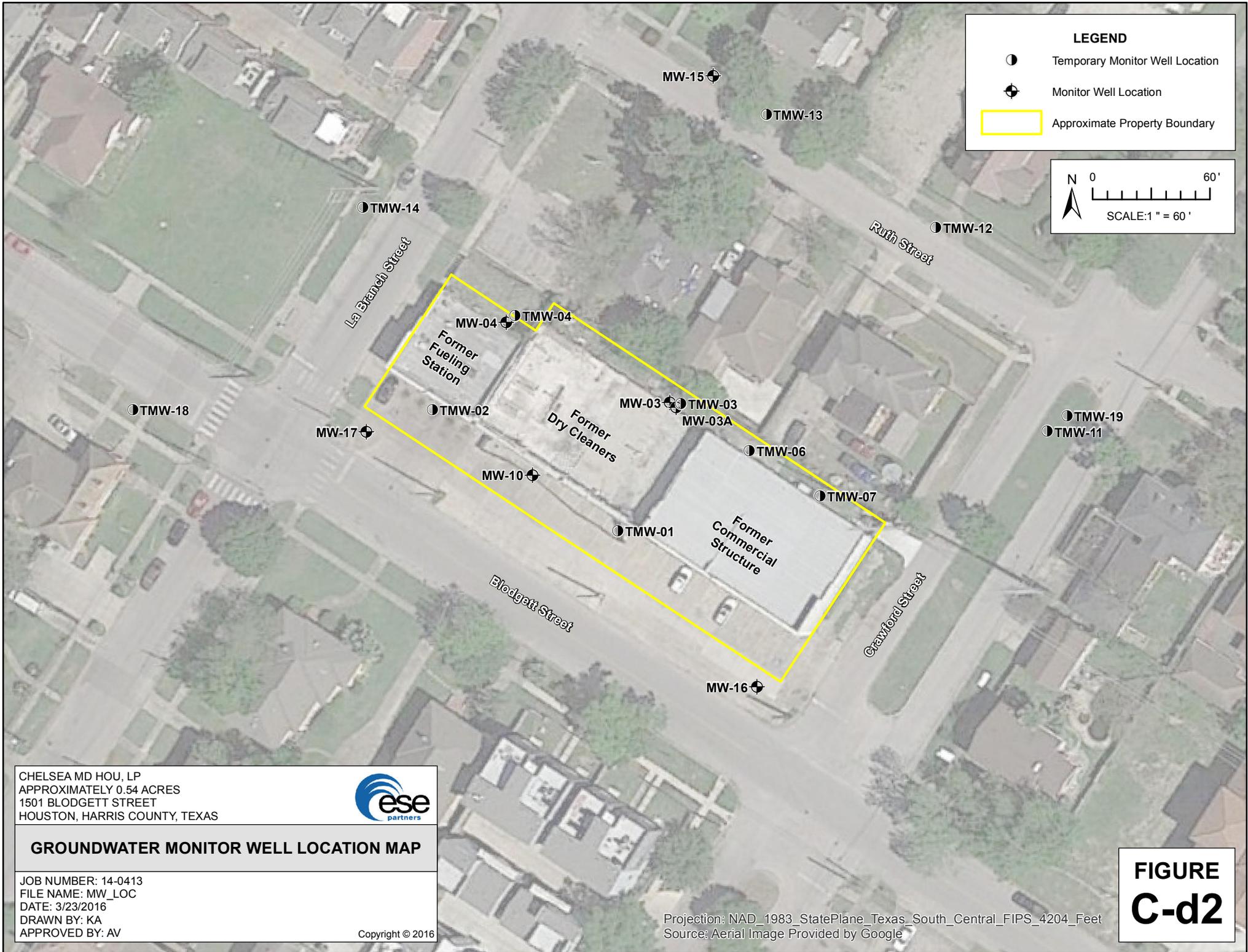
SOIL BORING LOCATION MAP

JOB NUMBER: 14-0413
FILE NAME: SB_LOC
DATE: 3/23/2016
DRAWN BY: KA
APPROVED BY: AV

Copyright © 2016

Projection: NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet
Source: Aerial Image Provided by Google

**FIGURE
C-d1**



LEGEND

- Temporary Monitor Well Location
- ⊕ Monitor Well Location
- Approximate Property Boundary

N

0 60'

SCALE: 1" = 60'

CHELSEA MD HOU, LP
 APPROXIMATELY 0.54 ACRES
 1501 BLODGETT STREET
 HOUSTON, HARRIS COUNTY, TEXAS



GROUNDWATER MONITOR WELL LOCATION MAP

JOB NUMBER: 14-0413
 FILE NAME: MW_LOC
 DATE: 3/23/2016
 DRAWN BY: KA
 APPROVED BY: AV

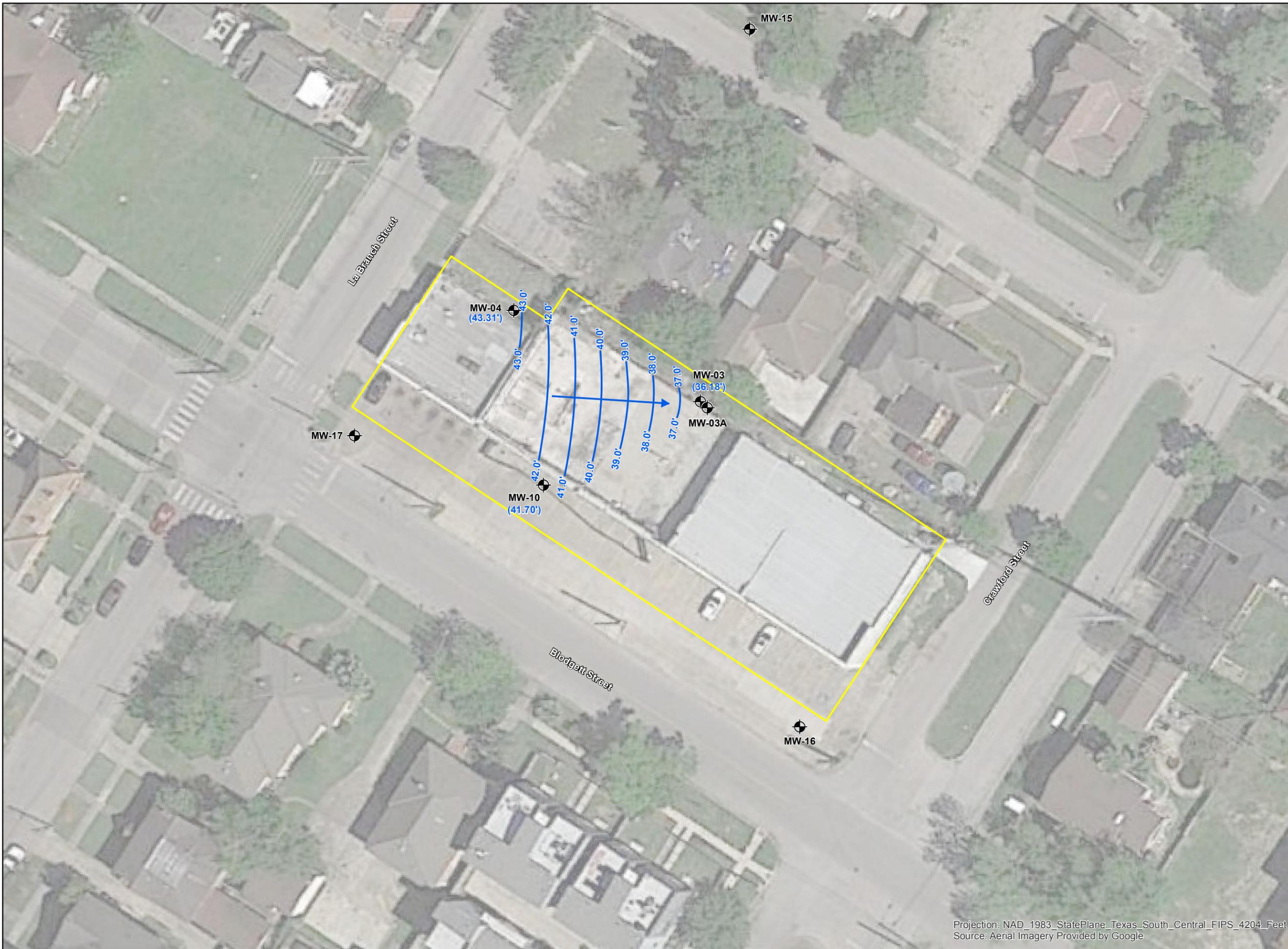
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Projection: NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet
 Source: Aerial Image Provided by Google

**FIGURE
 C-d2**

LEGEND

- Approximate Monitor Well Location
- Groundwater Gradient Contour (ft AMSL)
- Groundwater Flow Direction
- Approximate Property Boundary



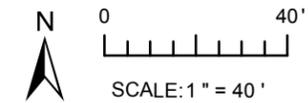
CHELSEA MD HOU, LP
APPROXIMATELY 0.54 ACRES
1501 BLODGETT STREET
HOUSTON, HARRIS COUNTY, TEXAS

GROUNDWATER GRADIENT MAP - UPPER GWBU
5/13/2015

JOB NUMBER: 14-0413
FILE NAME: GW_GRADIENT
DATE: 1/12/2016
DRAWN BY: KA
APPROVED BY: AV

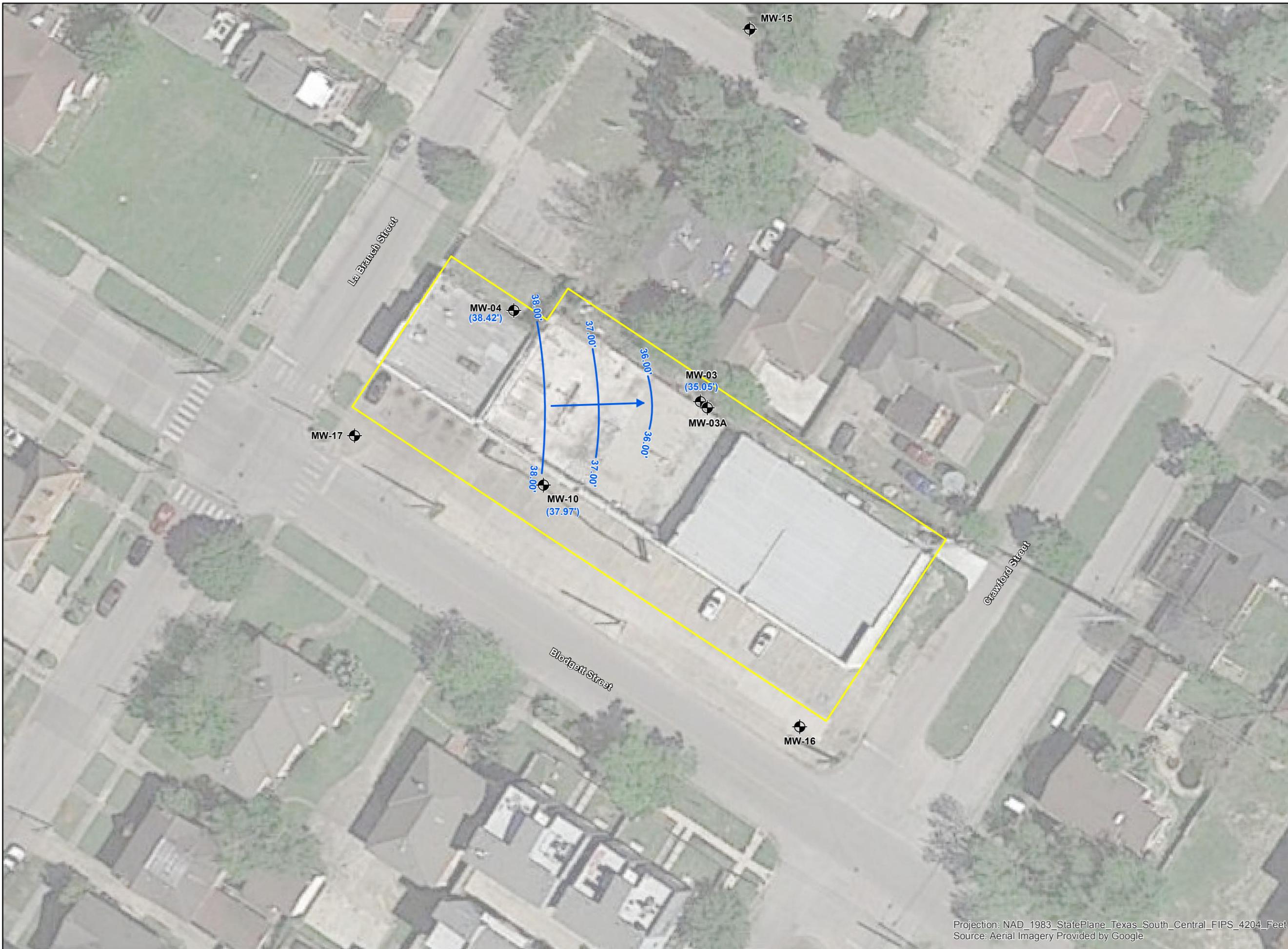
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FIGURE C-e1



LEGEND

- Approximate Monitor Well Location
- Groundwater Gradient Contour (ft AMSL)
- Groundwater Flow Direction
- Approximate Property Boundary



CHELSEA MD HOU, LP
 APPROXIMATELY 0.54 ACRES
 1501 BLODGETT STREET
 HOUSTON, HARRIS COUNTY, TEXAS

GROUNDWATER GRADIENT MAP - UPPER GWBU
 8/28/2015

JOB NUMBER: 14-0413
 FILE NAME: GW_GRADIENT
 DATE: 3/1/2016
 DRAWN BY: KA
 APPROVED BY: AV

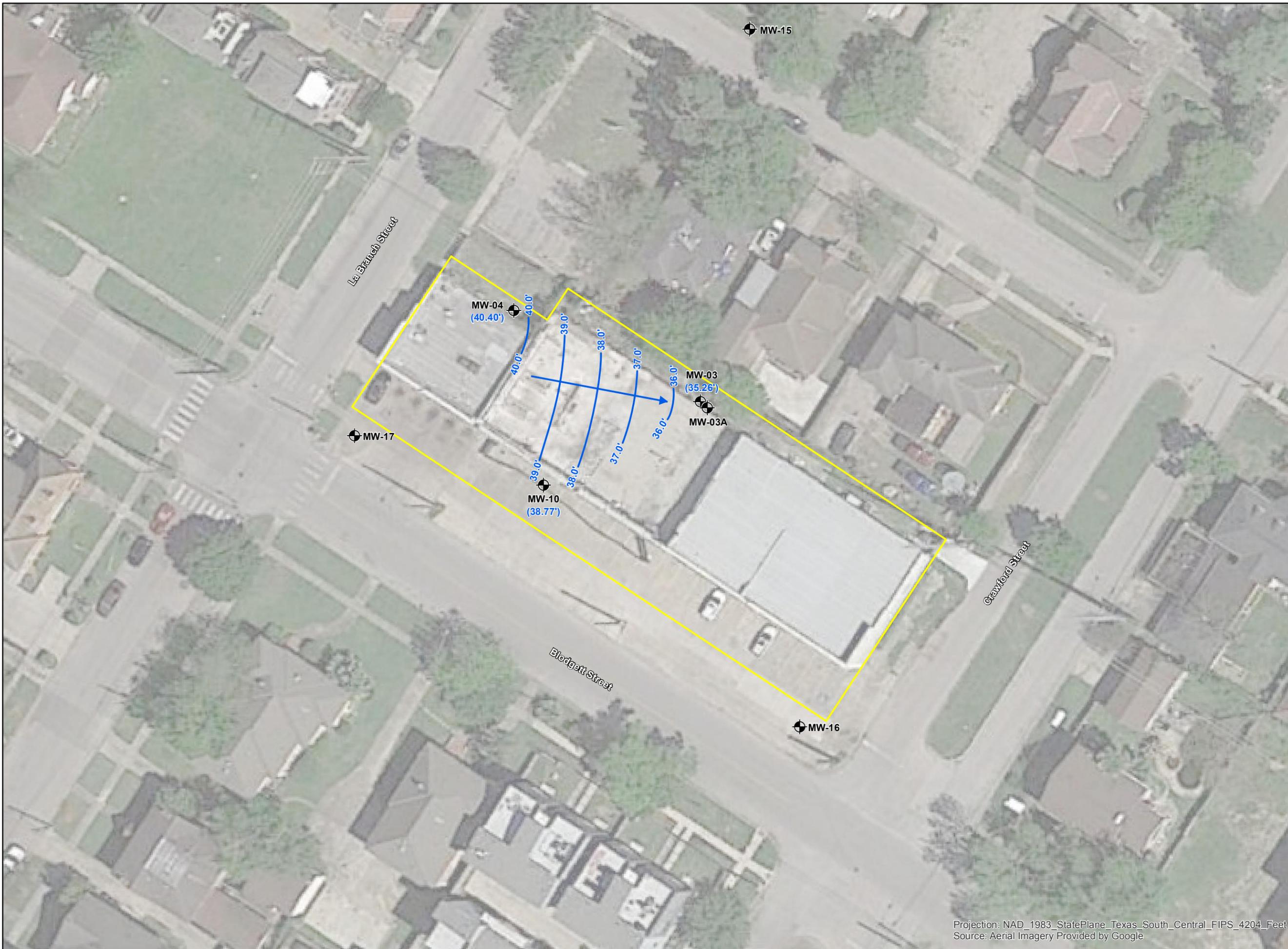
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Projection: NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet
 Source: Aerial Imagery Provided by Google

FIGURE C-e2

LEGEND

- Approximate Monitor Well Location
- Groundwater Gradient Contour (ft AMSL)
- Groundwater Flow Direction
- Approximate Property Boundary



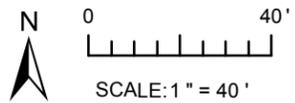
CHELSEA MD HOU, LP
APPROXIMATELY 0.54 ACRES
1501 BLODGETT STREET
HOUSTON, HARRIS COUNTY, TEXAS

GROUNDWATER GRADIENT MAP - UPPER GWBU
1/5/2016

JOB NUMBER: 14-0413
FILE NAME: GW_GRADIENT
DATE: 1/6/2016
DRAWN BY: KA
APPROVED BY: AV

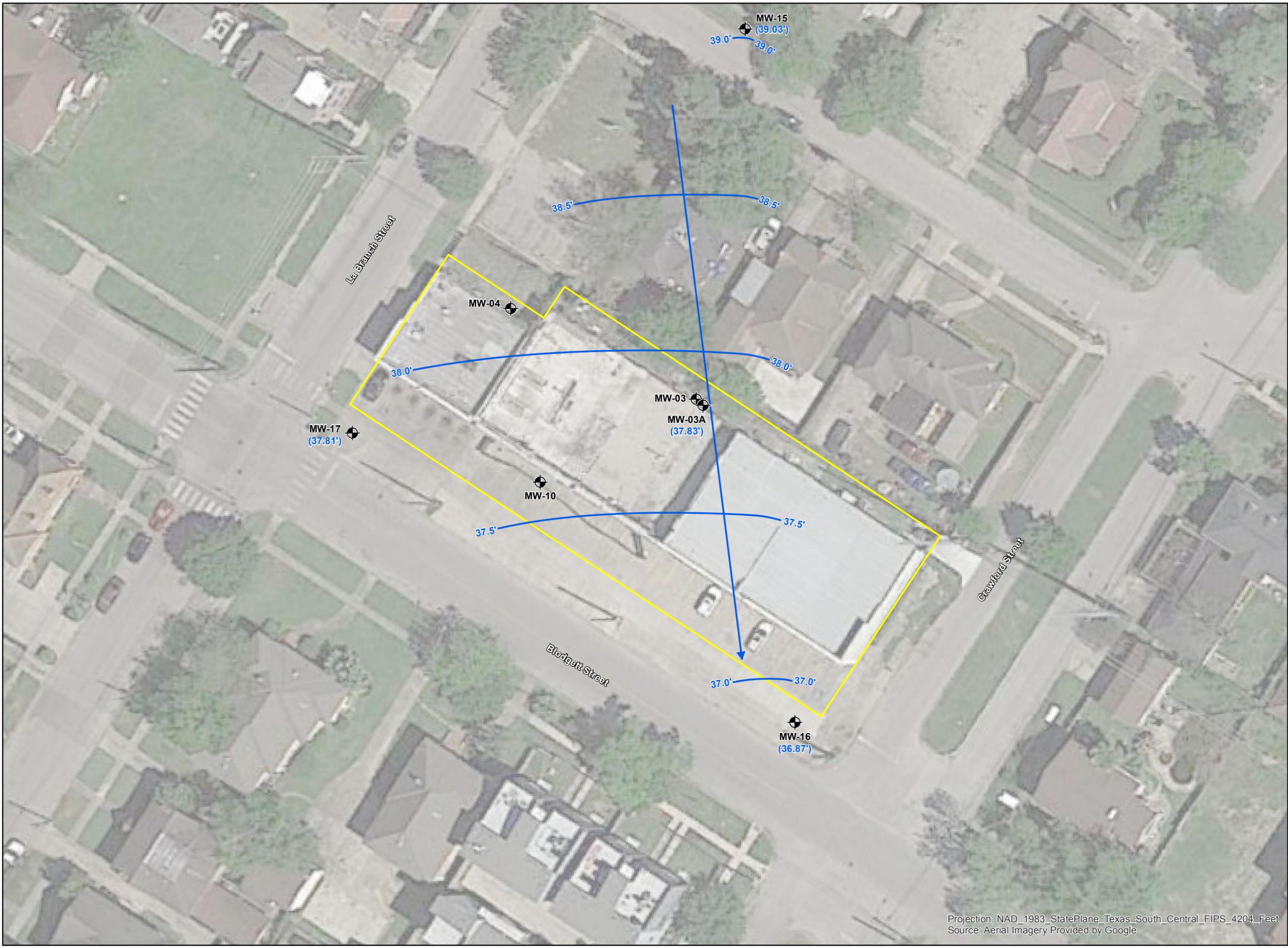
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FIGURE
C-e3



LEGEND

- Approximate Monitor Well Location
- Groundwater Gradient Contour (ft AMSL)
- Groundwater Flow Direction
- Approximate Property Boundary



CHELSEA MD HOU, LP
APPROXIMATELY 0.54 ACRES 1501
BLODGETT STREET
HOUSTON, HARRIS COUNTY, TEXAS

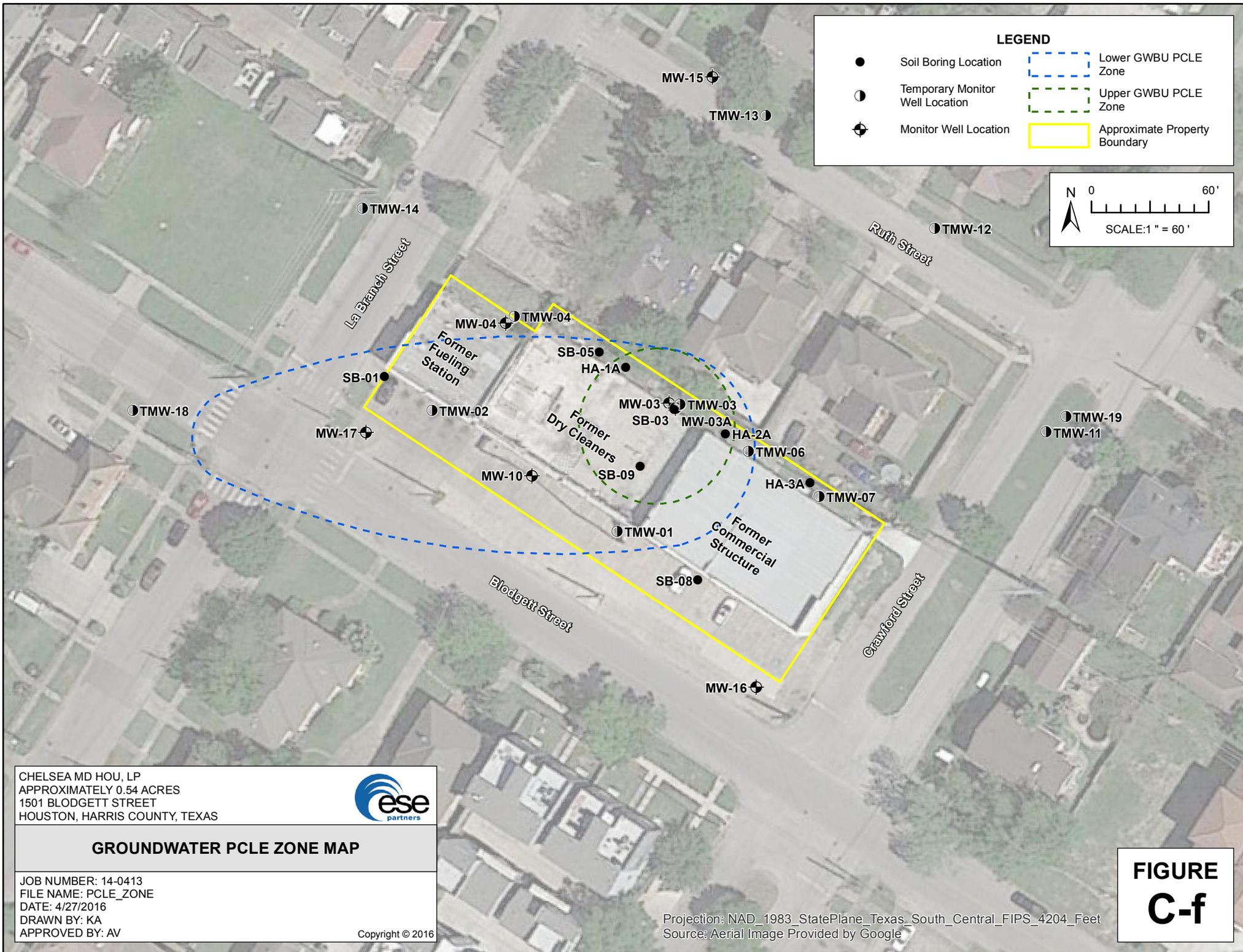
**GROUNDWATER GRADIENT MAP - LOWER GWBU
1/5/2016**

JOB NUMBER: 14-0413
FILE NAME: GW_GRADIENT
DATE: 1/6/2016
DRAWN BY: KA
APPROVED BY: AV

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Projection: NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet
Source: Aerial Imagery Provided by Google

**FIGURE
C-e4**



LEGEND

- Soil Boring Location
- Temporary Monitor Well Location
- ⊕ Monitor Well Location
- Lower GWBU PCLE Zone
- Upper GWBU PCLE Zone
- Approximate Property Boundary

N

0 60'

SCALE: 1" = 60'

CHELSEA MD HOU, LP
 APPROXIMATELY 0.54 ACRES
 1501 BLODGETT STREET
 HOUSTON, HARRIS COUNTY, TEXAS



GROUNDWATER PCLE ZONE MAP

JOB NUMBER: 14-0413
 FILE NAME: PCLE_ZONE
 DATE: 4/27/2016
 DRAWN BY: KA
 APPROVED BY: AV

Copyright © 2016

Projection: NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet
 Source: Aerial Image Provided by Google

**FIGURE
C-f**

APPENDIX D

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).*

Based on assessment activities, the upper GWBU has been affected by PCE, TCE, 1,1-DCE, cis-1,2-DCE, trans-1,2-DCE, vinyl chloride, and TPH (C₆-C₁₂), and the lower GWBU has been affected by PCE, TCE, and cis-1,2-DCE at concentrations which exceed their respective PCLs for groundwater ingestion. No groundwater contaminants of concern have been identified at concentrations which exceed non ingestion PCLs. Therefore, a non-ingestion PCLE zone does not exist at the designated property.

A description of each contaminant of concern, the ingestion PCLE zone, vertical and horizontal extent, and geochemical properties is provided on the following page:

Chemical of Concern	Max Conc.	Ingestion-Based PCLE Zone				Non-Ingestion PCLE Zone		Geochemical/Physical Properties			
		^{GW} GW _{ing} PCL	Min Depth (ft bgs)	Max Depth (ft bgs)	Total Area (acres)	^{Air} GW _{Inh-V} PCL	Total Area	Molecular Weight (g/mol)	Specific Gravity	Water Solubility (mg/L)	Migrates with GW?
1,1-Dichloroethylene	0.0366	7.00E-03	20	22	0.114	1.70E+03	N/A	96.94	1.22	400	Yes
cis-1,2-Dichloroethylene	11.7	7.00E-02	20	57	0.587	1.20E+03	N/A	96.94	1.28	800	Yes
trans-1,2-Dichloroethylene	0.0019	1.00E-01	20	22	0.114	7.70E+02	N/A	96.94	1.26	600	Yes
Tetrachloroethylene	55.5	5.00E-03	20	57	0.587	5.00E+02	N/A	165.83	1.63	150	Yes
Trichloroethylene	8.5	5.00E-03	20	57	0.587	2.40E+01	N/A	131.4	1.46	1100	Yes
Vinyl Chloride	0.0038	2.00E-03	20	22	0.114	3.80E+00	N/A	62.50	0.91	2700	Yes

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/kg for soils and mg/L for groundwater.
- b) The critical protective concentration level without the municipal setting designation, highlighting any exceedances.

Requested contaminant of concern information for groundwater and soil are provided below in **Table A** and **Table B**, respectively.

Table A - Groundwater

Contaminant of Concern	TRRP Tier 1 Residential ^{GW} GW _{ing} PCL (mg/L)* (Ingestion PCL)	TRRP Tier 1 Residential PCL ^{Air} GW _{inh-v} (mg/L) (Non-Ingestion PCL)	Maximum Concentration (mg/L)
1,1-Dichloroethylene	7.00E-03	1.70E+03	0.0366
cis-1,2-Dichloroethylene	7.00E-02	1.20E+03	11.7
trans-1,2-Dichloroethylene	1.00E-01	7.70E+02	0.143
Tetrachloroethylene	5.00E-03	5.00E+02	55.5
Trichloroethylene	5.00E-03	2.40E+01	8.5
Vinyl Chloride	2.00E-03	3.80E+00	0.0038
TPH (C6-C12)	9.8E-01	1.8E+03	31.2

*Critical PCL without MSD

Bold Text – Indicates ^{GW}GW_{ing} PCL exceedance

Table B - Soil

Contaminant of Concern	TRRP Tier 1 Residential ^{Tot} Soil _{Comb} PCL (mg/kg) (Non-Ingestion PCL)	TRRP Tier 1 Residential ^{GW} Soil _{ing} PCL (mg/kg)* (Ingestion PCL)	TRRP Tier 1 Residential ^{Air} Soil _{inh-v} PCL (mg/kg) (Non-Ingestion PCL)	Maximum Concentration (mg/kg)
Trichloroethylene	1.80E+01	3.4E-02	3.1E+01	0.0403
Tetrachloroethylene	7.10E+02	5.00E-02	9.4E+02	0.522

*Critical PCL without MSD

Bold Text – Indicates ^{GW}Soil_{ing} PCL exceedance

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 interaction 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.

The contaminant plume may extend beyond the extent of the designated property and right-of-way to tracts of land located to the adjacent northeast. The ownership information for the northeastern adjacent properties are detailed below.

Property Address	Property Owner	Property Use	HCAD Property ID
1506 Ruth Street	Tomas J. Moore, Sr	Single-family Residential	052147000016
1512 Ruth Street	Nasim Rezanejad	Single-family Residential	052147000010

To date, no communication or interaction has been made with the above listed property owners about the plume or this MSD.

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.

The Site has been developed for commercial use, including as several dry cleaning facilities and a fueling/service station, since at least the 1930s. The Site was most recently occupied by a convenience store, dry cleaning facility, and art gallery. The on-site structure was demolished in January 2016 and the Site is currently vacant land with remnant building slabs and paved parking areas.

The upper GWBU at the designated property has been affected by PCE, TCE, 1,1-DCE, cis-1,2-DCE, trans-1,2-DCE, vinyl chloride, and TPH in the C₆-C₁₂ hydrocarbon range and the lower GWBU has been affected by PCE, TCE, and cis-1,2-DCE at concentrations that exceed the respective ingestion PCLs. However, none of the reported COC concentrations exceed non-ingestion PCLs. The identified potential source areas include the former onsite dry cleaning facilities, former onsite service station, and onsite fire. All facility structures have been demolished and all potential source areas have been removed from the Site. The affected groundwater has been horizontally and vertically delineated using a network of seven (7) permanent monitor wells and thirteen (13) temporary monitor wells (TMWs) (See **Figure C-a2** in **Appendix C**).

Evaluation of groundwater COC concentrations using Mann-Kendall trend analysis has shown decreasing COC concentrations in the source area well (MW-03), indicating plume stability. The groundwater gradient of the upper and lower GWBUs were measured as east and south, respectively, in the most recent sampling events. Mann-Kendall Statistical Test results are included in this appendix.

**State of Wisconsin
Department of Natural Resources**

**Mann-Kendall Statistical Test
Form 4400-215 (2/2001)**

Remediation and Redevelopment Program

Notice: This form is the DNR supplied spreadsheet referenced in Appendices A of Comm 46 and NR 746, Wis. Adm. Code. It is provided to consultants as an optional tool for groundwater contaminant trend analysis to support site closure requests under s. Comm 46.07, Comm 46.08, NR 746.07, NR 746.08, Wis. Adm. Code. Use this form or a manual method when seeking case closure under those rules. Earlier versions of this form should not be used.

Instructions: Do not change formulas or other information in cells with a blue background, only cells with a yellow background are used for data entry. To use the spreadsheet, provide at least four rounds and not more than ten rounds of data that is not seasonally affected. Use consistent units. The spreadsheet contains several error checks, and a data entry error may cause "DATA ERR" or "DATE ERR" to be displayed. Dates that are not consecutive will show an error message and will not display the test results. The spreadsheet tests the data for both increasing and decreasing trends at both 80 percent and 90 percent confidence levels. If a declining trend is present at 80 percent but not at 90 percent, a site is still eligible for closure under Comm 46 and NR 746 provided that other conditions in those rules are met. If an increasing or decreasing trend is not present, an additional coefficient of variation test is used to test for stability, as proposed by Wiedemeier et al, 1999. For additional information, refer to the Interim Guidance on Natural Attenuation for Petroleum Releases, dated October 1999. Refer to the guidance for recommendations on data entry for non-detect values.

Site Name : 1501 Blodgett Street BRRTS No. = N/A Well Number = MW-03

Compound ->		1,1-DCE	cis-1,2-DCE	trans-1,2-DCE	PCE	TCE	Vinyl Chloride
Sampling Date (most recent last)		Concentration (leave blank if no data)					
Event Number							
1	5/13/2015	0.01	2.82	0.03	2.05	1.30	0.00
2	8/28/2015	0.01	1.96	0.02	1.75	1.05	0.00
3	12/9/2015	0.00	0.97	0.01	0.65	0.46	0.00
4	3/11/2016	0.00	0.26	0.00	0.10	0.12	0.00
5							
6							
7							
8							
9							
10							
Mann Kendall Statistic (S) =		-5.0	-6.0	-6.0	-6.0	-6.0	-4.0
Number of Rounds (n) =		4	4	4	4	4	4
Average =		0.00	1.50	0.01	1.14	0.73	0.00
Standard Deviation =		0.003	1.122	0.010	0.916	0.537	0.000
Coefficient of Variation(CV)=		0.917	0.748	0.713	0.806	0.732	0.187

Error Check, Blank if No Errors Detected

Trend ≥ 80% Confidence Level	DECREASING	DECREASING	DECREASING	DECREASING	DECREASING	DECREASING
Trend ≥ 90% Confidence Level	No Trend	DECREASING	DECREASING	DECREASING	DECREASING	No Trend
Stability Test, If No Trend Exists at 80% Confidence Level	NA	NA	NA	NA	NA	NA

Data Entry By = AV Date = 21-Mar-16 Checked By = JB

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 basis for that statement.

Without an MSD, the TRRP Tier 1 Residential ^{GW}GW_{ing} PCLs would be used as the RALs for groundwater. Reported concentrations of PCE, TCE, 1,1-DCE, cis-1,2-DCE, trans-1,2-DCE, and vinyl chloride in the upper GWBU and PCE, TCE, and cis-1,2-DCE in the lower GWBU exceed these non-MSD RALs.

Additionally, the TRRP Tier 1 Residential ^{GW}Soil_{ing} PCLs would be used as the RALs for soil. Reported concentrations of PCE and TCE in subsurface (>15 ft bgs) soil exceed these non-MSD RALs on the northern portion of the Site.

This information is based on soil and groundwater sampling and analysis results from the eight (8) soil borings, thirteen (13) temporary monitor wells and seven (7) permanent monitor wells installed as part of the soil and groundwater assessment activities.