InControl Technologies

Environmental Consulting and Engineering

Municipal Setting Designation Application

Former Spraymetal Facility
5129 Lawndale, Houston, Texas 77023
VCP No. 3060

Prepared For:

5129 Lawndale, LLC
1702 Taylor, Suite 300
Houston, Texas 77007

October 25, 2021

CITY OF HOUSTON

HOUSTON PUBLIC WORKS
HOUSTON WATER DIVISION

Application for Approval of Municipal Setting Designation

APPLICANT INFORMATION

Applicant's Name: 5129 Lawndale LLC

☐Individual ☐Private Entity ☐Public Entity ☐Non-Profit Entity ☒Other

Address: 1702 Taylor St, Suite 300 Houston Texas 77007
(Street) (City) (State) (Zip)

Phone No.: _____ Fax No.: _____

Email: jon@dealco.net

Contact Information

Name of Contact: _____

Title: _____

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

Phone No.: _____ Fax No.: _____

Email: _____

Application Preparation

Application Prepared by: Michael F. Marcon, P.G. Christine Peach, P.G.

Company: InControl Technologies LLC

Address: 14731 Pebble Bend Dr. Houston Texas 77068
(Street) (City) (State) (Zip)

Phone No.: 281-580-8892 Fax No.: 281-580-8853

Email: mmarcon@incontroltech.com cpeach@incontroltech.com

SITE INFORMATION

Site HCAD No(s): 0530120000011, 0530120000010, 0542550000005

Site Name: former Spraymetal Facility

Site Size: 0.3776-acre, 0.1715-acres, and 0.2445-acres totaling 0.7936-acres

Site Address: 5129, 5133 and 0 Lawndale | Houston | Texas | 77023
(Street) (City) (State) (Zip)

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

Owner: 5129 Lawndale LLC

Owner Address: 5129 Lawndale | Houston | Texas | 77023
(Street) (City) (State) (Zip)

Name of Contact: Jon Deal

Title:

Organization: 5129 Lawndale LLC

Phone No.: Fax No.:

Email: jon@dealco.net

Owner: 5129 Lawndale LLC

Owner Address: 5133 Lawndale | Houston | Texas | 77023
(Street) (City) (State) (Zip)

Name of Contact: Jon Deal

Title:

Organization: 5129 Lawndale LLC

Phone No.: Fax No.:

Email:

Owner: 5129 Lawndale LLC

Owner Address: 0 Lawndale | Houston | Texas | 77023
(Street) (City) (State) (Zip)

Name of Contact: Jon Deal

Title:

Organization: 5129 Lawndale LLC

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 Only
**Executive Summary	
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. A professional surveyor currently registered with the Texas Board of Professional Surveying must certify that all property descriptions with metes and bounds are accurate. ***Label "Appendix A"***	
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. ***Label "Appendix B"***	
3. A site map showing: a. The location of the designated property. b. The topography of the designated property as indicated on publicly available sources, which must note the watershed including the nearest surface water body and whether the designated property is located in a floodplain or floodway, as those terms are defined in Chapter 19 of the Code of Ordinances. c. The detected area of groundwater contamination. d. The location of all soil sampling locations and all groundwater monitoring wells. e. Groundwater gradients, to the extent known, and direction of groundwater flow. f. The ingestion protective concentration level exceedence zone for each contaminant of concern, to the extent known. g. Depth to groundwater for each affected zone. ***Label "Appendix C"***	
4. Provide for each contaminant of concern within the designated groundwater: 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). ***Label "Appendix D"***	
5. A table displaying the following information for each contaminant of concern, to the extent known: a. The maximum concentration level for soil and groundwater, the ingestion protective concentration level, and the non-ingestion protective concentration level, all expressed as mg/L units. b. The critical protective concentration level without the municipal setting designation, highlighting any exceedances. ***Label "Appendix E"***	

ITEM	COH Use Only
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 or who affected property owners are, and if there have been any communications. "No contact" can be an acceptable answer. ***Label "Appendix F"***	
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, **with the basis for that statement.** Please include historical sampling data. ***Label "Appendix G"***	
8. A statement as to whether contamination on and off the designated property without a Municipal Setting Designation will exceed a residential assessment level as defined in the Texas Risk Reduction Program or analogous residential level set by EPA, if known, and the basis for that statement. ***Label "Appendix H"***	
9. A statement as to whether contamination on and off the designated property with a Municipal Setting Designation will exceed a residential assessment level as defined in the Texas Risk Reduction Program or analogous residential level set by EPA, if known, and the basis for that statement. ***Label "Appendix I"***	
10. Identification of the points of origin of the contamination, to the extent known: **a. Please list the Potentially Responsible Party (RPR), if unknown, state unknown. (*applications without the RPR listed will be deemed incomplete*)** ***Label "Appendix J"***	
11. Environmental regulatory actions, litigation, and plume identification. 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. ***Label "Appendix K"***	
12. A listing of all existing state or EPA registrations, permits, and identification numbers that applies to the designated property. ***Label "Appendix L"***	

ITEM	COH Use Only
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 and 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. ***Label "Appendix M"***	
14. A summary of any environmental site assessment reports filed with the TCEQ regarding any site investigations or response actions that are planned, ongoing or completed related to the designated property. ***Label "Appendix N"***	
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. ***Label "Appendix O"***	
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 must 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.) ***Label "Appendix 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. ***Label "Appendix Q"***	
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. ***Label "Appendix R"***	
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. ***Label "Appendix S"***	
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: Depending on the location of your site, this requirement may include real property outside the City of Houston. Be sure to include **ALL** properties in the 2,500 ft. boundary. (An accompanying electronic excel file with mailing information should be included with your application). ***Label "Appendix T"***	

ITEM	COH Use Only
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. Signing and sealing Form U-2012-01 certifies: a. The contaminants of concern from sources on the designated property or migrating from or through the designated property more likely than no [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. ***Label "Appendix U"***	
22. If the licensed professional engineer or professional geoscientist determines that contaminants of concern from sources on the designated property are migrating from or through the designated property more than likely do not exceed a non-ingestion protective concentration level on property beyond the boundary of the designated property, then the applicant must: 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 exceedence 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 exceedences have been addressed to the satisfaction of the agency administering the program. ***Label "Appendix V"***	
23. Form W-2012-01 **certified/signed** by the applicant and any authorized representatives of the applicant(s) listed in the application. ***Label "Appendix W"***	
24. Form X-2012-01 **signed** by the property owner or authorized agent (if an authorized agent, you must provide the legal authorization instrument). ***Label "Appendix X"***	
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. ***Label "Appendix Y"***	

List of Abbreviations

bgs	below ground surface
cis-1,2-DCE	cis-1,2-Dichloroethene (or cis-1,2-Dichloroethylene)
CHC	Chlorinated Hydrocarbon(s)
COC	Contaminant of Concern
DCE	Dichloroethene (or Dichloroethylene)
ESA	Environmental Site Assessment
EPA	U.S. Environmental Protection Agency
ft	feet
GW	Groundwater
GWBU	Groundwater bearing unit
mg/kg	milligrams per kilogram
mg/L	milligrams per litre
MSD	Municipal Setting Designation
NAPL	Non-aqueous Phase Liquids
PCE	Tetrachloroethene (or Tetrachloroethylene)
PCL	Protective Concentration Level
PCLE	Protective Concentration Level Exceedance
ppm	parts per million
TCE	Trichloroethene (or Trichloroethylene)
trans-1,2-DCE	trans-1,2-Dichloroethene (or trans-1,2-dichloroethylene)
TCEQ	Texas Commission on Environmental Quality
TRRP	Texas Risk Reduction Program
VC	Vinyl Chloride
VCP	Voluntary Cleanup Program
VOC	Volatile Organic Compound

CITY OF HOUSTON

PUBLIC WORKS AND ENGINEERING
PLANNING & DEVELOPMENT DIVISION

EXECUTIVE SUMMARY

Project Overview

InControl Technologies LLC was retained by 5129 Lawndale, LLC (applicant, Property Owner), to provide environmental consulting services at the former Spraymetal facility located at 5129 Lawndale, Houston, Harris County, Texas. The subject property (the Site) consists of three tracts of land (Lots 10, 11, 12, 13 in Block 2 of the Lawndale Addition, and Lots 5, 6 in Block 1 of Beverly Park Addition) totaling approximately 0.7936-acres located southwest of downtown Houston, Harris County, Texas (**Figure C1**). The property is developed with a 13,258 square foot commercial warehouse building and associated parking. The surrounding area is a mixture of residential and light commercial and industrial businesses (**Figure B1**).

The Site is located within the Brays Bayou Watershed. The site is located outside the 500-year flood plain (**Figure C2**).

Volatile Organic Compounds (VOC) Protective Concentration Level Exceedance (PCLE) zones were identified in groundwater on the subject property. The PCLE zones are depicted on **Figures C3a** through **C3f.**

Historical Environmental Condition

The Site is an approximately 0.7936-acre tract of land located at 5129 Lawndale in Houston, Texas. The property is developed with a single industrial warehouse building. The site is bordered to the north by residential development, to the east by Henninger St., to the south by Lawndale Ave, and to the west by commercial development in a mixed-use area of Houston. Residential development is located adjacent north and east of the subject property.

The property has operated as an industrial facility since the 1940s. Most recently the property was occupied by Spraymetal Warehouse. Spraymetal's production included metal spraying, high-velocity oxy-fuel spraying, abrasive blasting, grinding, heat treatment and quenching, filter cleaning, straightening, and welding. InControl Technologies conducted a limited Phase II ESA in October 2019. The Phase II investigation included the installation of four (4) soil borings which were converted into temporary groundwater monitoring wells. The borings were advanced in manufacturing areas near the abrasive blasting room, near the heat treating and quenching trench, near the metal spraying areas, and near the outdoor storage area. Soil and groundwater samples were analyzed for volatile organic compounds (VOCs) and total petroleum hydrocarbons (TPH) (**Tables E1, E2, E4, and E5**). Surface soil samples were also

analyzed for RCRA Metals (**Table E3**). Benzene, TCE and vinyl chloride were detected in soil samples at concentrations greater than the residential assessment level (**Table E1**). TPH was not detected in any of the soil samples at concentrations greater than the residential assessment levels (**Table E2**). RCRA metals arsenic, barium, cadmium, chromium, mercury, and selenium were detected in soil samples at concentrations less than the critical PCLs (**Table E3**). Lead was detected in the surface soil samples at concentrations greater than the Texas-specific background concentration of 15 mg/kg but are still within the range of lead concentrations typically observed in an industrial setting. Groundwater samples collected from temporary monitoring wells reported cis-1,2-DCE and vinyl chloride at concentrations greater than the critical PCLs (**Table E4**). TPH was not detected in the groundwater samples at concentrations greater than the laboratory detection limits (**Table E5**).

In August 2020, InControl Technologies install three permanent groundwater monitoring wells (MW-1, MW-2, MW-3) to assess groundwater impacts identified during the initial Phase II investigation. Three additional monitoring wells (MW-4, MW-5, MW-6) were installed in October 2020 to delineate affected groundwater. Monitoring wells MW-7 and MW-8 were installed in February 2021 and MW-9 was installed in June 2021 to delineate groundwater.

The site is currently enrolled in the Texas Commission on Environmental Quality (TCEQ) Voluntary Cleanup Program (VCP) as VCP No. 3060.

The lateral extent of groundwater impact is delineated to the greatest extent possible in all directions (**Figure C3a through C3f**). Volatile organic compounds (VOCs) were present in groundwater at concentrations greater than the applicable Tier 1 $^{GW}GW_{Ing}$ PCLs. The PCLE zones are depicted on **Figures C3a to C3f**. The direction of groundwater flow is toward the southeast (**Figure C5**).

Three (3) water well records were identified within a ½-mile radius of the proposed Municipal Setting Designation (MSD) boundary. None of the identified wells are located downgradient of the site. The nearest domestic or public supply well is located approximately 0.27-miles from the subject property in the cross-gradient direction. There were no identified public supply wells within a 0.5-mile radius of the site. Within a 5-mile radius of the proposed MSD boundary, typical completion depths are greater than 100-ft bgs with the median completion depth of 517-ft bgs.

The nearest surface water body is Brays Bayou, located approximately 1.24-miles southeast to east of the site (**Figure C2**). A tributary to Brays Bayou (Yates Gulley) is located approximately 2,285-ft northeast of the proposed MSD boundary.

Appendix A

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

The legal description plus a metes and bounds description for the designated property is included in this section. Also included is a copy of the deed for the property.

Figure A1 depicts the proposed MSD boundary.

LEGEND

Proposed MSD Boundary

N

0 100 200

Approximate Scale (Feet)

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

Proposed MSD Boundary

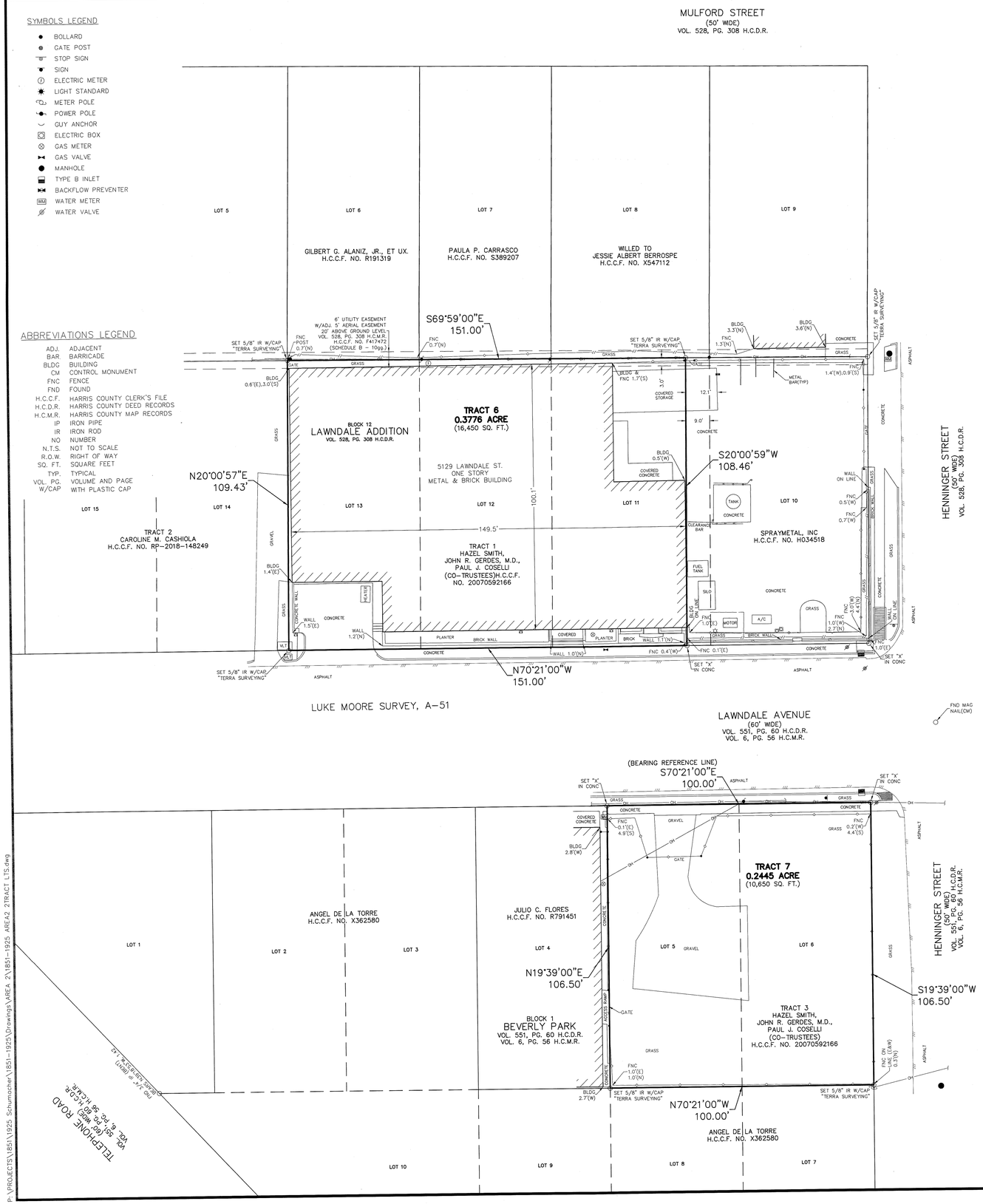
CLIENT: Former SprayMetal Warehouse			PM: CP
LOCATION: 5129 Lawndale Houston, TX 77023			CHECKED:
DETAILED: 8/6/2021	DESIGNED: CP	PROJECT NO: 673-106	FIGURE: A1

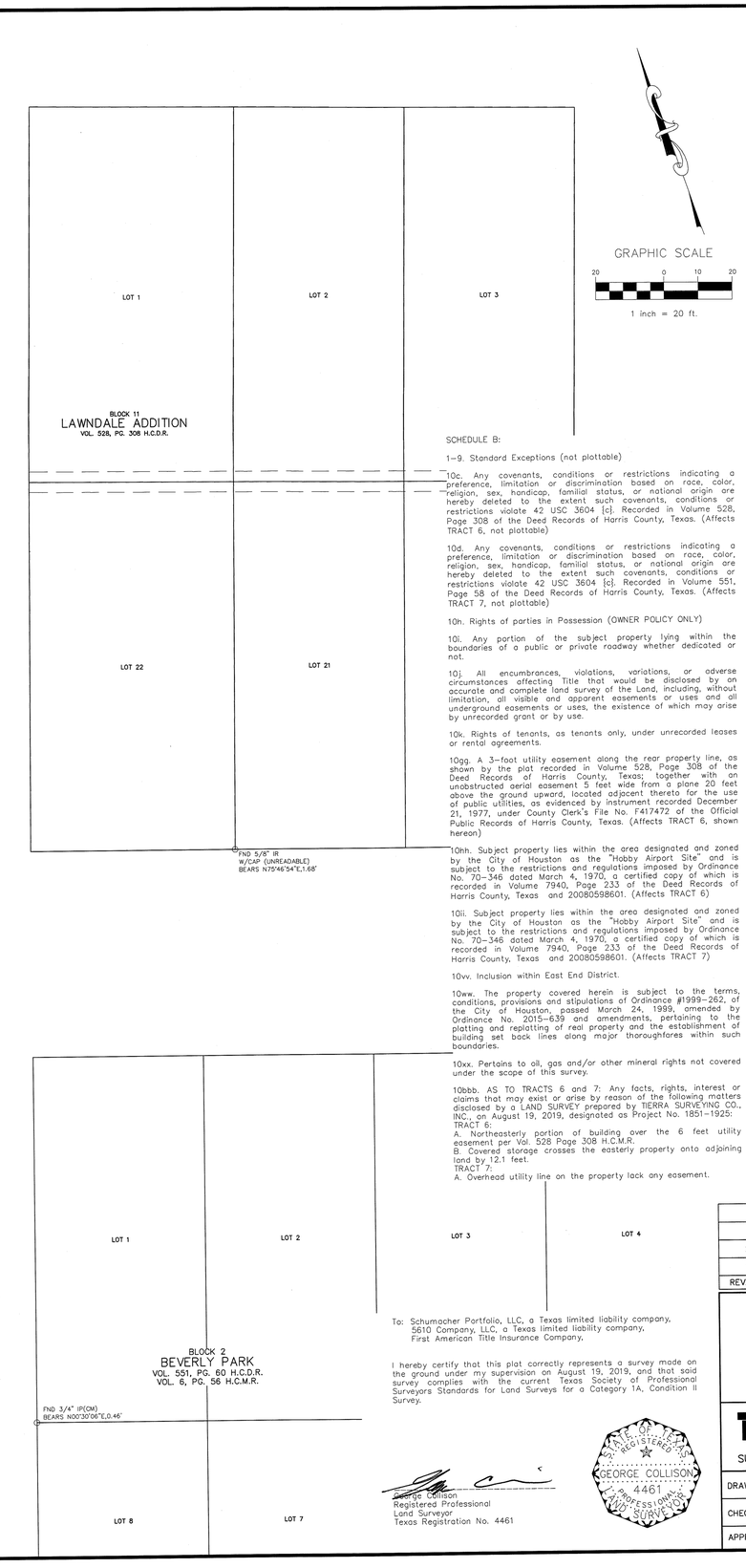
SYMBOLS LEGEND

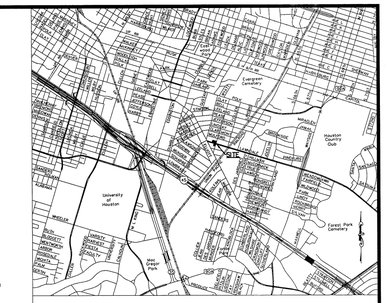
- BOLLARD
- GATE POST
- STOP SIGN
- SIGN
- ELECTRIC METER
- LIGHT STANDARD
- METER POLE
- POWER POLE
- GUY ANCHOR
- ELECTRIC BOX
- GAS METER
- GAS VALVE
- MANHOLE
- TYPE B INLET
- BACKFLOW PREVENTER
- WATER METER
- WATER VALVE

ABBREVIATIONS LEGEND

ADJ.	ADJACENT
BAR.	BARRICADE
BLDG	BUILDING
CM	CONTROL MONUMENT
FNC	FENCE
FND	FOUND
H.C.C.F.	HARRIS COUNTY CLERK'S FILE
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.M.R.	HARRIS COUNTY MAP RECORDS
IP	IRON PIPE
IR	IRON ROD
NO	NUMBER
N.T.S.	NOT TO SCALE
R.O.W.	RIGHT OF WAY
SQ. FT.	SQUARE FEET
TYP.	TYPICAL
VOL. PG.	VOLUME AND PAGE
W/CAP	WITH PLASTIC CAP







VICINITY MAP - NOT TO SCALE

SCHEDULE B:

1-9. Standard Exceptions (not plottable)

10c. Any covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604 {c}. Recorded in Volume 528, Page 308 of the Deed Records of Harris County, Texas. (Affects TRACT 6, not plottable)

10d. Any covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604 {c}. Recorded in Volume 551, Page 58 of the Deed Records of Harris County, Texas. (Affects TRACT 7, not plottable)

10h. Rights of parties in Possession (OWNER POLICY ONLY)

10i. Any portion of the subject property lying within the boundaries of a public or private roadway whether dedicated or not.

10j. All encumbrances, violations, variations, or adverse circumstances affecting Title that would be disclosed by an accurate and complete land survey of the Land, including, without limitation, all visible and apparent easements or uses and all underground easements or uses, the existence of which may arise by unrecorded grant or by use.

10k. Rights of tenants, as tenants only, under unrecorded leases or rental agreements.

10gg. A 3-foot utility easement along the rear property line, as shown by the plat recorded in Volume 528, Page 308 of the Deed Records of Harris County, Texas; together with an unobstructed aerial easement 5 feet wide from a plane 20 feet above the ground upward, located adjacent thereto for the use of public utilities, as evidenced by instrument recorded December 21, 1977, under County Clerk's File No. F417472 of the Official Public Records of Harris County, Texas. (Affects TRACT 6, shown hereon)

10hh. Subject property lies within the area designated and zoned by the City of Houston as the "Hobby Airport Site" and is subject to the restrictions and regulations imposed by Ordinance No. 70-346 dated March 4, 1970, a certified copy of which is recorded in Volume 7940, Page 233 of the Deed Records of Harris County, Texas and 20080598601. (Affects TRACT 6)

10ii. Subject property lies within the area designated and zoned by the City of Houston as the "Hobby Airport Site" and is subject to the restrictions and regulations imposed by Ordinance No. 70-346 dated March 4, 1970, a certified copy of which is recorded in Volume 7940, Page 233 of the Deed Records of Harris County, Texas and 20080598601. (Affects TRACT 7)

10vv. Inclusion within East End District.

10ww. The property covered herein is subject to the terms, conditions, provisions and stipulations of Ordinance #1999-262, of the City of Houston, passed March 24, 1999, amended by Ordinance No. 2015-639 and amendments, pertaining to the platting and replatting of real property and the establishment of building set back lines along major thoroughfares within such boundaries.

10xx. Pertains to oil, gas and/or other mineral rights not covered under the scope of this survey.

10bbb. AS TO TRACTS 6 and 7: Any facts, rights, interest or claims that may exist or arise by reason of the following matters disclosed by a LAND SURVEY prepared by TIERRA SURVEYING CO., INC., on August 19, 2019, designated as Project No. 1851-1925:
TRACT 6:
A. Northeasterly portion of building over the 6 feet utility easement per Vol. 528 Page 308 H.C.M.R.
B. Covered storage crosses the easterly property onto adjoining land by 12.1 feet.
TRACT 7:
A. Overhead utility line on the property lack any easement.

NOTES:

1. This survey reflects boundary and easement information as per a commitment for title insurance issued by First American Title Insurance Company, G.F. Number NCS-981112-HOU1, effective September 24, 2019, issued November 04, 2019; no additional research regarding the existence of easements or restrictions of record has been performed by Terra Surveying, Inc.

2. This tract lies in Zone "X" (unshaded), designated as "Areas determined to be outside the 0.2% annual chance floodplain", as per the National Flood Insurance Program FIRM Community Panel Number 48201C0880M, latest available published revision dated January 6, 2017.

3. Any future development of this tract is subject to requirements per City of Houston Ordinance Number 99-262, which stipulates platting and setbacks constraints. Proposed usage of this tract will determine actual building setback line(s) along any adjoining streets. Refer to City of Houston building codes to establish minimum published setback requirements. Ultimately the City of Houston Planning Commission will determine required setbacks upon review of plans or plats submitted to said Commission. This tract may require platting as a condition for receiving building permits.

4. There are no zoning ordinances in the City of Houston or Harris County, Texas.

5. Surface or subsurface faulting, hazardous waste, wetland designations or other environmental issues have not been addressed within the scope of this survey.

6. Fences shown hereon are graphic only, with dimensioned ties shown at specific locations where they were physically measured; the fence lines may meander between said measured locations.

7. Bearings shown hereon are based on the recorded plat of Beverly Park, as recorded at Volume 551, Page 60 of the Deed Records of Harris County, Texas and at Volume 6, Page 56 of the Map Records of Harris County, Texas.

LEGAL DESCRIPTION OF LAND:

TRACT 6 (TITLE)
TRACT 1 (DEED)
Lots 11, 12 and 13 in Block 12 of Lawndale, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 528, Page 308, of the Deed Records of Harris County, Texas, SAVE AND EXCEPT the easternmost 9 feet of Lot 11.

TRACT 7 (TITLE)
TRACT 3 (DEED)
Being all of Lots 5 and 6 in Block 1 of Beverly Park, an addition in Harris County, Texas, according to the map or plat thereof recorded Volume 551, Page 60 of the Deed Records of Harris County, Texas and Volume 6, Page 56 of the Map Records of Harris County, Texas.

To: Schumacher Portfolio, LLC, a Texas limited liability company,
5610 Company, LLC, a Texas limited liability company,
First American Title Insurance Company,

I hereby certify that this plat correctly represents a survey made on the ground under my supervision on August 19, 2019, and that said survey complies with the current Texas Society of Professional Surveyors Standards for Land Surveys for a Category 1A, Condition II Survey.

George Collison
Registered Professional
Land Surveyor
Texas Registration No. 4461

STATE OF TEXAS
REGISTERED
GEORGE COLLISON
4461
PROFESSIONAL LAND SURVEYOR

REV. NO.	DESCRIPTION	DATE	APP.
2	REVISED PER NEW TITLE COMMITMENT (MES)	11/15/19	GC
1	REVISED PER NEW TITLE (KCP)	11/4/19	GC

A LAND TITLE SURVEY OF 2 TRACTS OUT OF LAWNDALE ADDITION & BEVERLY PARK LUKE MOORE SURVEY, A-51 HARRIS COUNTY, TEXAS

TERRA SURVEYING CO., INC.
3000 WILCREST DR. - SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327 - FAX (713) 993-9231

DRAWN BY: KCP/MRG	SCALE: 1" = 20'	KEY MAP: 494X
CHECKED BY: GC	DATE: 08/19/19	PROJECT No. 1851-1925
APPROVED BY: GC	FIELD BOOK: 19-27	SHEET 1 OF 1

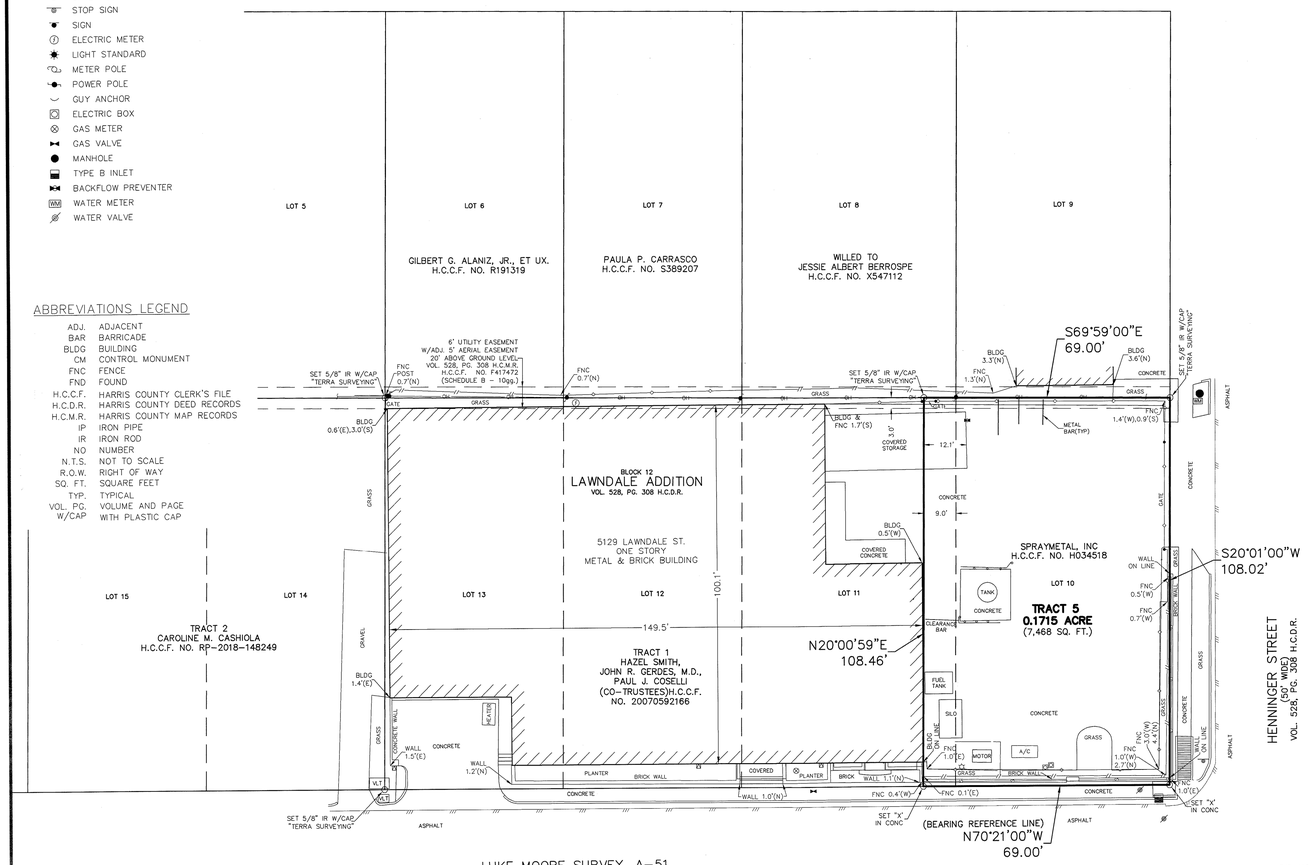
P:\PROJECTS\1851\1925 Schumacher\1851-1925\Drawings\AREA 2\1851-1925 AREA2 2TRACT LTS.dwg

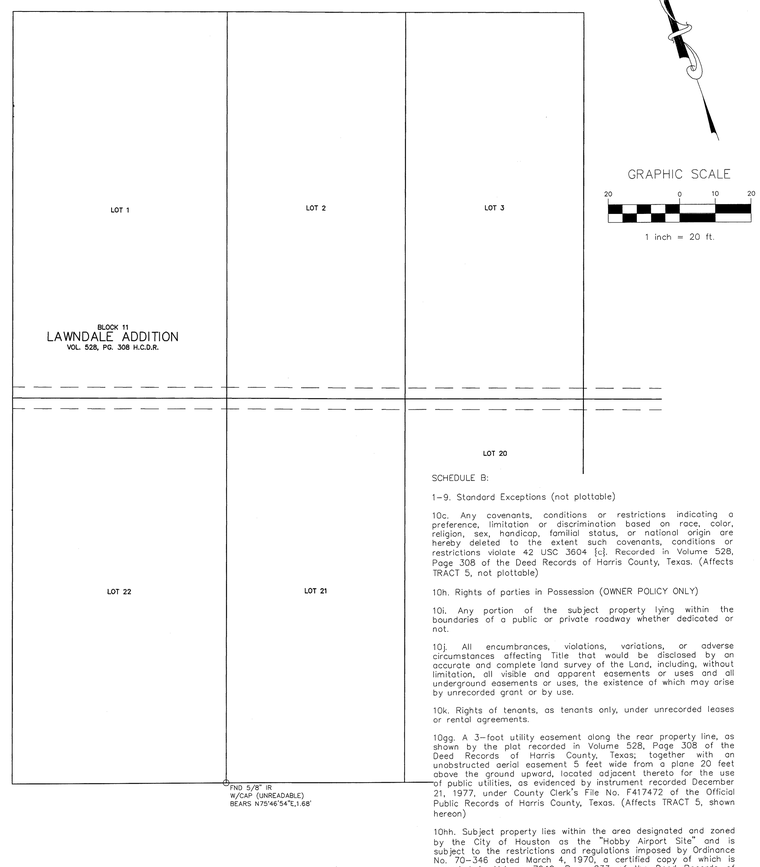
SYMBOLS LEGEND

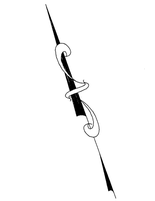
- BOLLARD
- GATE POST
- STOP SIGN
- SIGN
- ELECTRIC METER
- LIGHT STANDARD
- METER POLE
- POWER POLE
- GUY ANCHOR
- ELECTRIC BOX
- GAS METER
- GAS VALVE
- MANHOLE
- TYPE B INLET
- BACKFLOW PREVENTER
- WATER METER
- WATER VALVE

ABBREVIATIONS LEGEND

ADJ.	ADJACENT
BAR	BARRICADE
BLDG	BUILDING
CM	CONTROL MONUMENT
FNC	FENCE
FND	FOUND
H.C.C.F.	HARRIS COUNTY CLERK'S FILE
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.M.R.	HARRIS COUNTY MAP RECORDS
IP	IRON PIPE
IR	IRON ROD
NO	NUMBER
N.T.S.	NOT TO SCALE
R.O.W.	RIGHT OF WAY
SQ. FT.	SQUARE FEET
TYP.	TYPICAL
VOL. PG.	VOLUME AND PAGE
W/CAP	WITH PLASTIC CAP



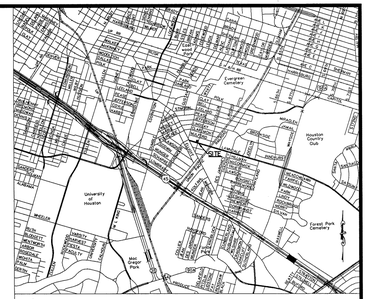




GRAPHIC SCALE

20 0 10 20

1 inch = 20 ft.



VICINITY MAP – NOT TO SCALE

SCHEDULE B:

1–9. Standard Exceptions (not plottable)

10c. Any covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604 |c|. Recorded in Volume 528, Page 308 of the Deed Records of Harris County, Texas. (Affects TRACT 5, not plottable)

10h. Rights of parties in Possession (OWNER POLICY ONLY)

10i. Any portion of the subject property lying within the boundaries of a public or private roadway whether dedicated or not.

10j. All encumbrances, violations, variations, or adverse circumstances affecting Title that would be disclosed by an accurate and complete land survey of the Land, including, without limitation, all visible and apparent easements or uses and all underground easements or uses, the existence of which may arise by unrecorded grant or by use.

10k. Rights of tenants, as tenants only, under unrecorded leases or rental agreements.

10gg. A 3-foot utility easement along the rear property line, as shown by the plat recorded in Volume 528, Page 308 of the Deed Records of Harris County, Texas, together with an unobstructed aerial easement 5 feet wide from a plane 20 feet above the ground upward, located adjacent thereto for the use of public utilities, as evidenced by instrument recorded December 21, 1977, under County Clerk's File No. F417472 of the Official Public Records of Harris County, Texas. (Affects TRACT 5, shown hereon)

10hh. Subject property lies within the area designated and zoned by the City of Houston as the "Hobby Airport Site" and is subject to the restrictions and regulations imposed by Ordinance No. 70-346 dated March 4, 1970, a certified copy of which is recorded in Volume 7940, Page 233 of the Deed Records of Harris County, Texas and 20080598601. (Affects TRACT 5)

10vv. Inclusion within East End District.

10ww. The property covered herein is subject to the terms, conditions, provisions and stipulations of Ordinance #1999-262, of the City of Houston, passed March 24, 1999, amended by Ordinance No. 2015-639 and amendments, pertaining to the platting and replatting of real property and the establishment of building set back lines along major thoroughfares within such boundaries.

10xx. Pertains to oil, gas and/or other mineral rights not covered under the scope of this survey.

10aaa. Any facts, rights, interest or claims that may exist or arise by reason of the following matters disclosed by a SURVEY prepared by TERRA SURVEYING CO., INC., on August 19, 2019, designated as Project No. 1851-1925:

A. Covered storage encroaches onto the westerly portion of property by 12.1 feet.

NOTES:

1. This survey reflects boundary and easement information as per a commitment for title insurance issued by First American Title Insurance Company, G.F. Number NCS-981112-HOU1, effective September 24, 2019, issued November 04, 2019; no additional research regarding the existence of easements or restrictions of record has been performed by Terra Surveying, Inc.

2. This tract lies in Zone "X" (unshaded), designated as "Areas determined to be outside the 0.2% annual chance floodplain", as per the National Flood Insurance Program FIRM Community Panel Number 48201C0880M, latest available published revision dated January 6, 2017.

3. Any future development of this tract is subject to requirements per City of Houston Ordinance Number 99-262, which stipulates platting and setbacks constraints. Proposed usage of this tract will determine actual building setback line(s) along any adjoining streets. Refer to City of Houston building codes to establish minimum published setback requirements. Ultimately the City of Houston Planning Commission will determine required setbacks upon review of plans or plats submitted to said Commission. This tract may require platting as a condition for receiving building permits.

4. There are no zoning ordinances in the City of Houston or Harris County, Texas.

5. Surface or subsurface faulting, hazardous waste, wetland designations or other environmental issues have not been addressed within the scope of this survey.

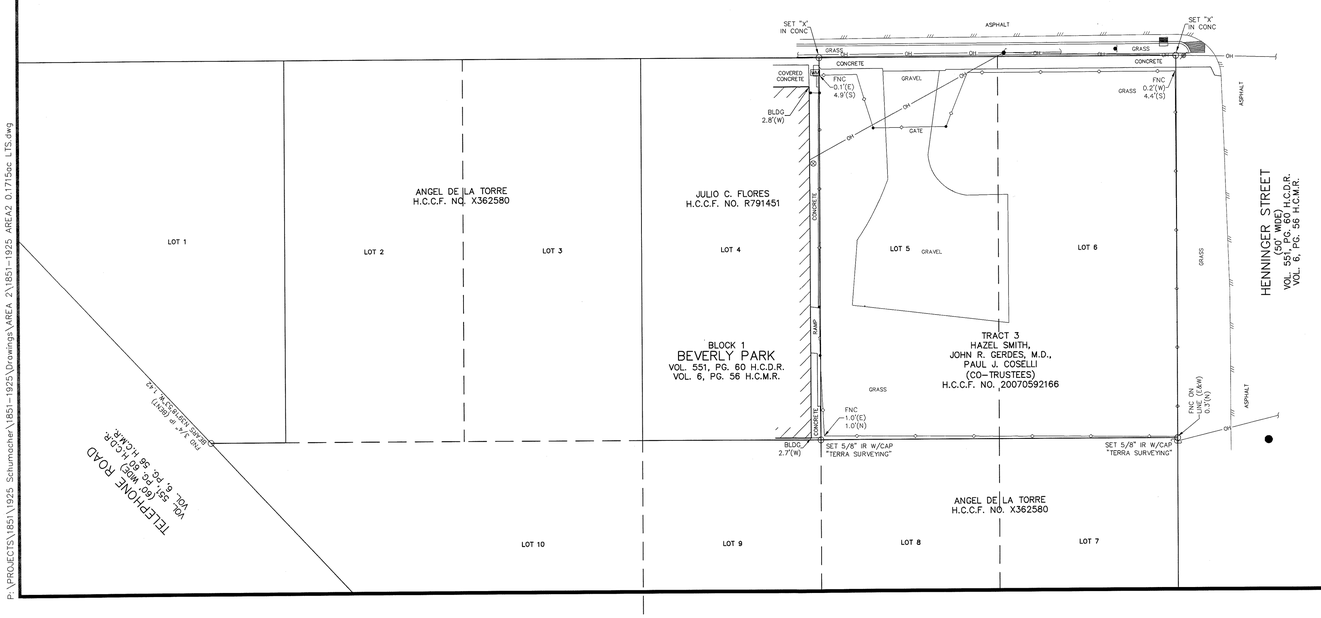
6. Fences shown hereon are graphic only, with dimensioned ties shown at specific locations where they were physically measured; the fence lines may meander between said measured locations.

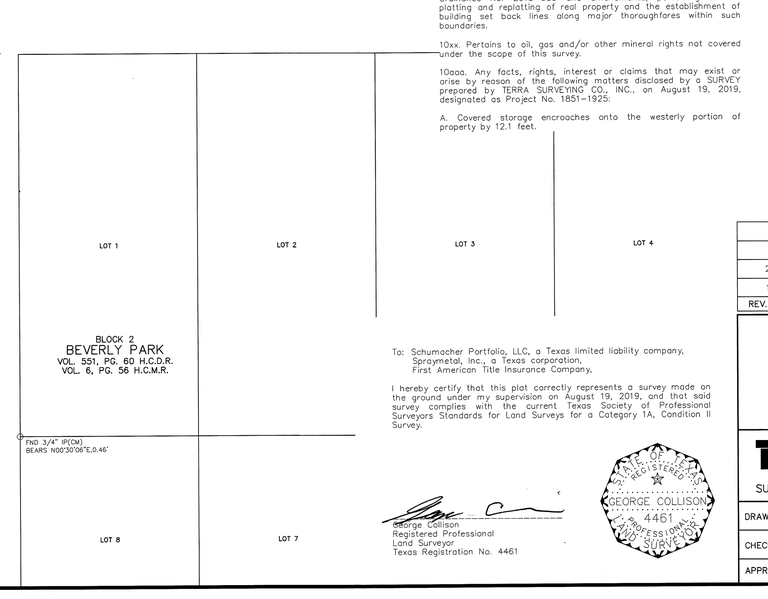
7. Bearings shown hereon are based on the recorded plat of Beverly Park, as recorded at Volume 6, Page 56 of the Map Records of Harris County, Texas.

LEGAL DESCRIPTION OF LAND:

TRACT 5

All of Lot 10 and the adjoining 9 East feet of Lot 11 in Block 12 of Lawndale, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 528, Page 308 of the Deed Records of Harris County, Texas.





To: Schumacher Portfolio, LLC, a Texas limited liability company, Spraymetal, Inc., a Texas corporation, First American Title Insurance Company,

I hereby certify that this plat correctly represents a survey made on the ground under my supervision on August 19, 2019, and that said survey complies with the current Texas Society of Professional Surveyors Standards for Land Surveys for a Category 1A, Condition II Survey.

George Collison
Registered Professional
Land Surveyor
Texas Registration No. 4461

TEXAS REGISTERED GEORGE COLLISON 4461 PROFESSIONAL LAND SURVEYOR

REV. NO.	DESCRIPTION	DATE	APP.
2	REVISED PER NEW TITLE COMMITMENT (MES)	11/15/19	GC
1	REVISED PER NEW TITLE (KCP)	11/4/19	GC

A LAND TITLE SURVEY
0.1715 ACRE (7,468 SQ. FT.)
OUT OF LAWNDALE ADDITION
LUKE MOORE SURVEY, A-51
HARRIS COUNTY, TEXAS

TERRA SURVEYING CO., INC.
3000 WILCREST DR. – SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327 – FAX (713) 993-9231

DRAWN BY: KCP/MRG	SCALE: 1" = 20'	KEY MAP: 494X
CHECKED BY: GC	DATE: 08/19/19	PROJECT No. 1851-1925
APPROVED BY: GC	FIELD BOOK: 19-27	SHEET 1 OF 1

P:\PROJECTS\1851\1925 Schumacher\1851-1925\Drawings\AREA 2\1851-1925 AREA2 0.1715ac LTS.dwg

RP-2020-58915
02/07/2020 ER $32.00

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.

SPECIAL WARRANTY DEED

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

THAT Spraymetal, Inc., a Texas corporation ("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 5129 Lawndale, LLC, a Texas limited liability company, as to a 49% undivided tenant-in-common interest, and TMJ 5129 Lawndale, LLC, a Texas limited liability company, as to a 51% undivided tenant-in-common interest (together, the "Grantee"), whose mailing address is 1702 Taylor Street, Suite 300, Houston, Texas, 77007, 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, (v) all of Grantor's right, title and interest in and to any road, street or alley adjoining the property to the centerline thereof and any strips and gores of land adjoining said real property, (vi) all of Grantor's right, title and interest in and to any award made or to be made or settlement in lieu thereof for damage by reason of condemnation, eminent domain or exercise of police power, (vii) any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other utility facilities to the extent same pertain to or benefit said real property, including, without limitation, all reservations of or commitments or letters covering any such use in the future, whether now owned or hereafter acquired, all deposits, charges and fees paid by Grantor and all refunds, reimbursements and distributions therefor to which Grantor is entitled and (viii) all of Grantor's right, title and interest in and to any reversionary interests relating to said real property (said real property together with any and all of the related improvements, appurtenances, rights and interests referenced in items (i) through (viii) above are herein collectively referred to as the "Property").

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 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; and, subject to the Permitted Exceptions, Grantor does hereby bind itself and its successors to

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.

SPECIAL WARRANTY DEED

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

THAT Spraymetal, Inc., a Texas corporation ("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 5129 Lawndale, LLC, a Texas limited liability company, as to a 49% undivided tenant-in-common interest, and TMJ 5129 Lawndale, LLC, a Texas limited liability company, as to a 51% undivided tenant-in-common interest (together, the "Grantee"), whose mailing address is 1702 Taylor Street, Suite 300, Houston, Texas, 77007, 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, (v) all of Grantor's right, title and interest in and to any road, street or alley adjoining the property to the centerline thereof and any strips and gores of land adjoining said real property, (vi) all of Grantor's right, title and interest in and to any award made or to be made or settlement in lieu thereof for damage by reason of condemnation, eminent domain or exercise of police power, (vii) any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other utility facilities to the extent same pertain to or benefit said real property, including, without limitation, all reservations of or commitments or letters covering any such use in the future, whether now owned or hereafter acquired, all deposits, charges and fees paid by Grantor and all refunds, reimbursements and distributions therefor to which Grantor is entitled and (viii) all of Grantor's right, title and interest in and to any reversionary interests relating to said real property (said real property together with any and all of the related improvements, appurtenances, rights and interests referenced in items (i) through (viii) above are herein collectively referred to as the "Property").

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 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; 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, through or under Grantor, but not otherwise.

Grantor represents and warrants that all ad valorem taxes and assessments for the Property for the year 2019 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 of this Special Warranty Deed and by acceptance hereof Grantee hereby expressly assumes liability for the payment thereof.

It is expressly stipulated and agreed that a portion of the purchase price for the Property is funded by virtue of that one certain Promissory Note of even date herewith from Grantee and others payable to Schumacher International, Inc., in the amount of Two Million Nine Hundred Thousand and No/100ths Dollars ($2,900.000.00) as therein provided, the payment of such note being secured in part by the vendor's lien retained herein (and, to the extent necessary, assigned to the payee of said note) and is additionally secured by a Deed of Trust of even date herewith to Paul J. McConnell, III, Trustee.

[END OF TEXT]

EXECUTED as of the date set forth in the acknowledgment below to be effective as of the 5th day of February, 2020.

GRANTOR:

SPRAYMETAL, INC.,
a Texas corporation

By: _____
Name: Andrew Schumacher
Title: President

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 5th day of February, 2020, by Andrew Schumacher, the President of Spraymetal, Inc., a Texas corporation.

STAMP NAME AND DATE OF EXPIRATION OF COMMISSION BELOW:

_____
NOTARY PUBLIC, STATE OF TEXAS

RONDA ELAINE HUSSELMAN
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 02/12/2022
NOTARY ID 12553341-2

EXHIBIT "A"

The Property

Tract 5:

ALL OF LOT 10 AND THE ADJOINING 9 EAST FEET OF LOT 11, IN BLOCK 12 OF LAWNDALE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 528, PAGE 308 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

EXHIBIT "B"

Tract 5:

1. Any covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604 {c}. Recorded in Volume 528, Page 308 of the Deed Records of Harris County, Texas.

2. A 3-foot utility easement along the rear property line, as shown by the plat recorded in Volume 528, Page 308 of the Deed Records of Harris County, Texas; together with an unobstructed aerial easement 5 feet wide from a plane 20 feet above the ground upward, located adjacent thereto for the use of public utilities, as evidenced by instrument recorded December 21, 1977, under County Clerk's File No. F417472 of the Official Public Records of Harris County, Texas.

3. Subject property lies within the area designated and zoned by the City of Houston as the "Hobby Airport Site" and is subject to the restrictions and regulations imposed by Ordinance No. 70-346 dated March 4, 1970, a certified copy of which is recorded in Volume 7940, Page 233 of the Deed Records of Harris County, Texas and 20080598601.

When Recorded Return To:_____
First American Title Insurance Company
National Commercial Services
601 Travis, Suite 1875
Houston, TX 77002
File No: NCS 981112

RP-2020-58915

Pages 6

02/07/2020 03:30 PM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

DIANE TRAUTMAN

COUNTY CLERK

Fees $32.00

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.

COUNTY COURT OF HARRIS COUNTY, TEXAS

Diane Trautman

COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2020-58916
02/07/2020 ER $32.00

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.

SPECIAL WARRANTY DEED

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

THAT Spirit of Aloha 5610, LLC, a Texas limited liability company, f/k/a 5610 Company, 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 5129 Lawndale, LLC, a Texas limited liability company, as to a 49% undivided tenant-in-common interest, and TMJ 5129 Lawndale, LLC, a Texas limited liability company, as to a 51% undivided tenant-in-common interest (together, the "Grantee"), whose mailing address is 1702 Taylor Street, Suite 300, Houston, Texas, 77007, 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, (v) all of Grantor's right, title and interest in and to any road, street or alley adjoining the property to the centerline thereof and any strips and gores of land adjoining said real property, (vi) all of Grantor's right, title and interest in and to any award made or to be made or settlement in lieu thereof for damage by reason of condemnation, eminent domain or exercise of police power, (vii) any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other utility facilities to the extent same pertain to or benefit said real property, including, without limitation, all reservations of or commitments or letters covering any such use in the future, whether now owned or hereafter acquired, all deposits, charges and fees paid by Grantor and all refunds, reimbursements and distributions therefor to which Grantor is entitled and (viii) all of Grantor's right, title and interest in and to any reversionary interests relating to said real property (said real property together with any and all of the related improvements, appurtenances, rights and interests referenced in items (i) through (viii) above are herein collectively referred to as the "Property").

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 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;

RP-2020-58916

Pages 6

02/07/2020 03:30 PM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

DIANE TRAUTMAN

COUNTY CLERK

Fees $32.00

RP-2020-58916

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.

COUNTY OF HARRIS COUNTY, TEXAS

Diane Trautman

COUNTY CLERK
HARRIS COUNTY, TEXAS

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.

SPECIAL WARRANTY DEED

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

THAT Spirit of Aloha 5610, LLC, a Texas limited liability company, f/k/a 5610 Company, 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 5129 Lawndale, LLC, a Texas limited liability company, as to a 49% undivided tenant-in-common interest, and TMJ 5129 Lawndale, LLC, a Texas limited liability company, as to a 51% undivided tenant-in-common interest (together, the "Grantee"), whose mailing address is 1702 Taylor Street, Suite 300, Houston, Texas, 77007, 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, (v) all of Grantor's right, title and interest in and to any road, street or alley adjoining the property to the centerline thereof and any strips and gores of land adjoining said real property, (vi) all of Grantor's right, title and interest in and to any award made or to be made or settlement in lieu thereof for damage by reason of condemnation, eminent domain or exercise of police power, (vii) any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other utility facilities to the extent same pertain to or benefit said real property, including, without limitation, all reservations of or commitments or letters covering any such use in the future, whether now owned or hereafter acquired, all deposits, charges and fees paid by Grantor and all refunds, reimbursements and distributions therefor to which Grantor is entitled and (viii) all of Grantor's right, title and interest in and to any reversionary interests relating to said real property (said real property together with any and all of the related improvements, appurtenances, rights and interests referenced in items (i) through (viii) above are herein collectively referred to as the "Property").

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 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;

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, through or under Grantor, but not otherwise.

Grantor represents and warrants that all ad valorem taxes and assessments for the Property for the year 2019 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 of this Special Warranty Deed and by acceptance hereof Grantee hereby expressly assumes liability for the payment thereof.

It is expressly stipulated and agreed that a portion of the purchase price for the Property is funded by virtue of that one certain Promissory Note of even date herewith from Grantee and others payable to Schumacher International, Inc., in the amount of Two Million Nine Hundred Thousand and No/100ths Dollars ($2,900.000.00) as therein provided, the payment of such note being secured in part by the vendor's lien retained herein (and, to the extent necessary, assigned to the payee of said note) and is additionally secured by a Deed of Trust of even date herewith to Paul J. McConnell, III, Trustee.

[END OF TEXT]

EXECUTED as of the date set forth in the acknowledgment below to be effective as of the 5th day of February, 2020.

GRANTOR:

SPIRIT OF ALOHA 5610, LLC,
A Texas limited liability company

By: _____
Name: Andrew Schumacher
Title: Sole Manager

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 5th day of February 2020, by Andrew Schumacher, the Sole Manager of Spirit of Aloha 5610, LLC, a Texas limited liability Company.

STAMP NAME AND DATE OF EXPIRATION OF COMMISSION BELOW:

_____
NOTARY PUBLIC, STATE OF TEXAS

RONDA ELAINE HUSSELMAN
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 02/12/2022
NOTARY ID 12553341-2

EXHIBIT "A"

The Property

Tract 6:

LOTS 11, 12 AND 13 IN BLOCK 12 OF LAWNDALE, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 528, PAGE 308 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, SAVE AND EXCEPT THE EASTERNMOST 9 FEET OF LOT 11.

Tract 7:

BEING ALL OF LOTS 5 AND 6 IN BLOCK 1, OF BEVERLY PARK, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 551, PAGE 60 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND VOLUME 6, PAGE 56 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

EXHIBIT "B"

Tract 6:

1. Any covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604 {c}. Recorded in Volume 528, Page 308 of the Deed Records of Harris County, Texas.

2. A 3-foot utility easement along the rear property line, as shown by the plat recorded in Volume 528, Page 308 of the Deed Records of Harris County, Texas; together with an unobstructed aerial easement 5 feet wide from a plane 20 feet above the ground upward, located adjacent thereto for the use of public utilities, as evidenced by instrument recorded December 21, 1977, under County Clerk's File No. F417472 of the Official Public Records of Harris County, Texas.

3. Subject property lies within the area designated and zoned by the City of Houston as the "Hobby Airport Site" and is subject to the restrictions and regulations imposed by Ordinance No. 70-346 dated March 4, 1970, a certified copy of which is recorded in Volume 7940, Page 233 of the Deed Records of Harris County, Texas and 20080598601.

Tract 7:

1. Any covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604 {c}. Recorded in Volume 551, Page 58 of the Deed Records of Harris County, Texas.

2. Subject property lies within the area designated and zoned by the City of Houston as the "Hobby Airport Site" and is subject to the restrictions and regulations imposed by Ordinance No. 70-346 dated March 4, 1970, a certified copy of which is recorded in Volume 7940, Page 233 of the Deed Records of Harris County, Texas and 20080598601.

When Recorded Return To:_____
First American Title Insurance Company
National Commercial Services
601 Travis, Suite 1875
Houston, TX 77002
File No: NCS 981112

When Recorded Return To:
First American Title Insurance Company
National Commercial Services
607 Travis, Suite 1875
Houston, TX 77002
File No: NCS

RP-2020-58916

Pages 6

02/07/2020 03:30 PM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

DIANE TRAUTMAN

COUNTY CLERK

Fees $32.00

RP-2020-58916

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.

COUNTY OF HARRIS COUNTY, TEXAS

Diane Trautman

COUNTY CLERK
HARRIS COUNTY, TEXAS

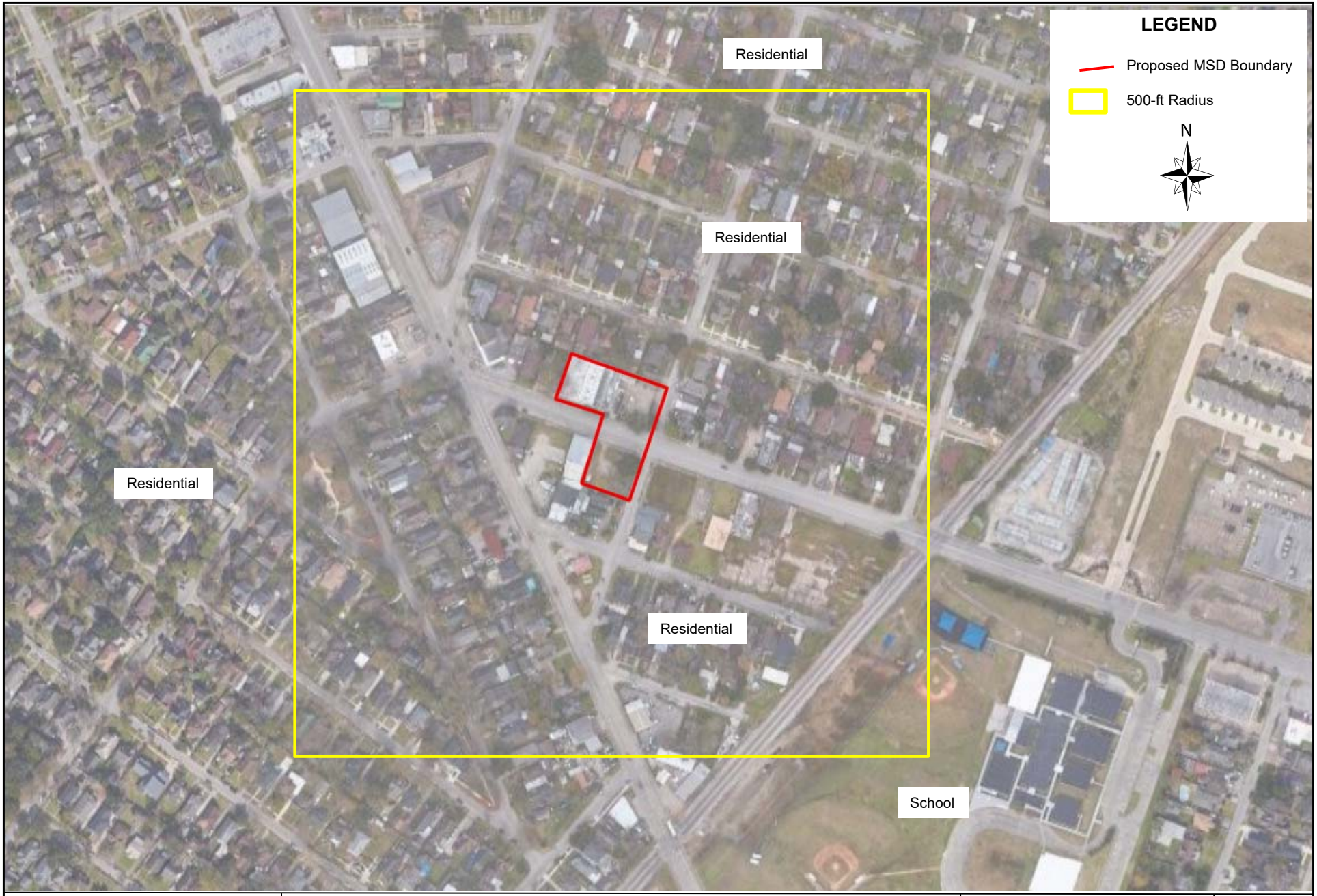
Appendix B

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

The proposed MSD area is a combined 0.7936-acres of land located southwest of downtown Houston, Harris County, Texas. The affected property is in a mixture of residential and commercial/industrial land use area of Houston (**Figure B1**). **Figure B1** provides a description of the surrounding land use within 500-feet of the site.

The tract is developed with a warehouse building currently unoccupied. The surrounding land use is described as:

- North – residential development followed by Mulford St.
- East – Henninger St. followed by residential development.
- South – mixture of commercial and residential development.
- West – commercial development.



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

Surrounding Land Use

0 250 500
Approximate Scale (Feet)

LOCATION:			CHECKED:
Former SprayMetal Warehouse 5129 Lawndale, Houston, Texas 77023			
DETAILED: 8/6/2021	PM: CP	PROJECT NO: 673-106	FIGURE: B1

Appendix C

A site map showing:

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

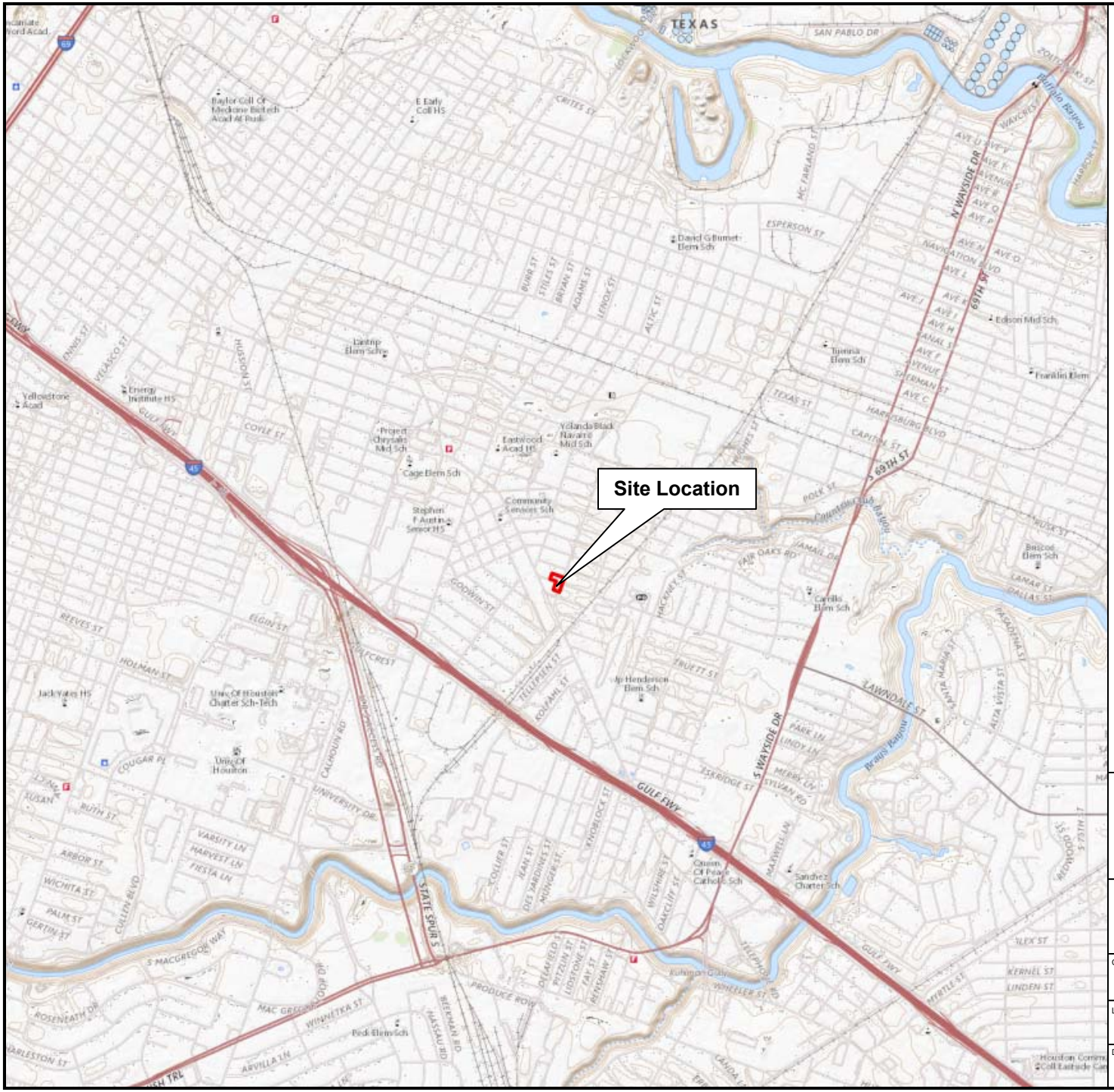
The following is a listing of figures included in **Appendix C**.

Figure C1 – Topographic Map
Figure C2 – Flood Plain and Watershed Map
Figure C3a – PCE Concentrations in Groundwater
Figure C3b – TCE Concentrations in Groundwater
Figure C3c – cis-1,2-DCE Concentrations in Groundwater
Figure C3d – VC Concentrations in Groundwater
Figure C3e – 1,1-DCE Concentrations in Groundwater
Figure C3f – Benzene Concentrations in Groundwater
C4 –Sample Location Map
Figure C5 – Groundwater Gradient Map

The Site is located within the Brays Bayou Watershed and is located outside the 500 year floodplain (**Figure C2**).

The primary chemicals of concern (COC) are tetrachloroethene (PCE) and its degradation products (trichloroethene (TCE), cis-1,2-dichloroethene (cis-1,2-DCE), trans-1,2-dichloroethene (trans-1,2-DCE), vinyl chloride, 1,1-dichloroethene (1,1-DCE)) and to a lesser extent benzene (**Figure C3a through Figure C3f**). **Figures C3a through C3f** depict the groundwater PCLE zones during the most recent sampling event in September 2021. The sample locations are depicted on **Figure C4**. The direction of groundwater flow is toward the south-southeast (**Figure C5**).

The upper groundwater bearing unit was identified at a depth of 10-feet to 25-feet below ground surface (bgs) and is comprised of a sandy clay to clayey sand. The unit is underlain by a stiff clay.



LEGEND

Site Location

N

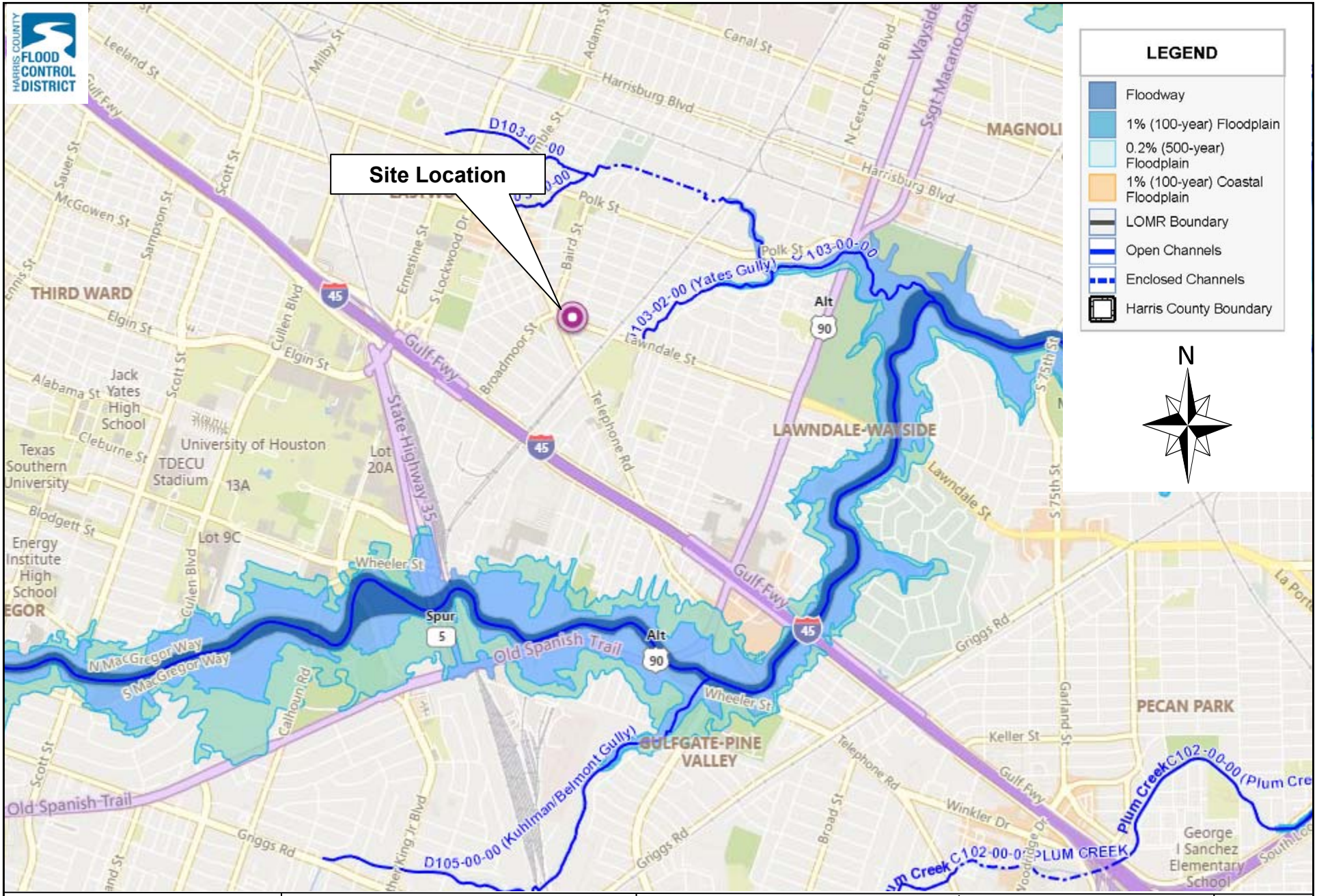
0 0.5 1.0

Approximate Scale (Miles)

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

Topographic Map

CLIENT: Former SprayMetal Warehouse			PM: CP
LOCATION: 5129 Lawndale Houston, TX 77023			CHECKED: JMS
DETAILED: 8/6/2021	DESIGNED: CP	PROJECT NO: 673-106	FIGURE: C1



InControl Technologies 14731 Pebble Bend Drive Houston, Texas 77068 (281) 580-8892 FAX (281) 580-8853	**Flood Plain and Watershed Map**	0 2500 5000 Approximate Scale (Feet)	LOCATION: Spraymetal Facility 5129 Lawndale, Houston, TX 77023			CHECKED:
			DETAILED: 9/27/2021	PM: CP	PROJECT NO: 673-106	FIGURE: C2

LEGEND

- Proposed MSD Boundary
- Monitoring Well Location
- PCLE Zone

STATE OF TEXAS
CHRISTINE MARCH PEACH
GEOLOGY
15075
LICENSED
PROFESSIONAL GEOSCIENTIST

10/25/2021

N

0 75 150

Approximate Scale (Feet)

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

PCE Concentrations in Groundwater September 2021

CLIENT: Former SprayMetal Warehouse			PM: CP
LOCATION: 5129 Lawndale Ave Houston, Texas 77023			CHECKED:
DETAILED: 9/29/2021	DESIGNED: CP	PROJECT NO: 673-106	FIGURE: C3a

LEGEND

- Proposed MSD Boundary
- Monitoring Well Location
- PCLE Zone

STATE OF TEXAS
CHRISTINE MARCH PEACH
GEOLOGY
15075
LICENSED
PROFESSIONAL GEOSCIENTIST

CMP 10/25/21

N

0 75 150

Approximate Scale (Feet)

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

TCE Concentrations in Groundwater September 2021

CLIENT: Former SprayMetal Warehouse			PM: CP
LOCATION: 5129 Lawndale Ave Houston, Texas 77023			CHECKED:
DETAILED: 9/29/2021	DESIGNED: CP	PROJECT NO: 673-106	FIGURE: C3b

LEGEND

- Proposed MSD Boundary
- Monitoring Well Location
- PCLE Zone

STATE OF TEXAS
CHRISTINE MARCH PEACH
GEOLOGY
15075
LICENSED
PROFESSIONAL GEOSCIENTIST

10/25/21

N

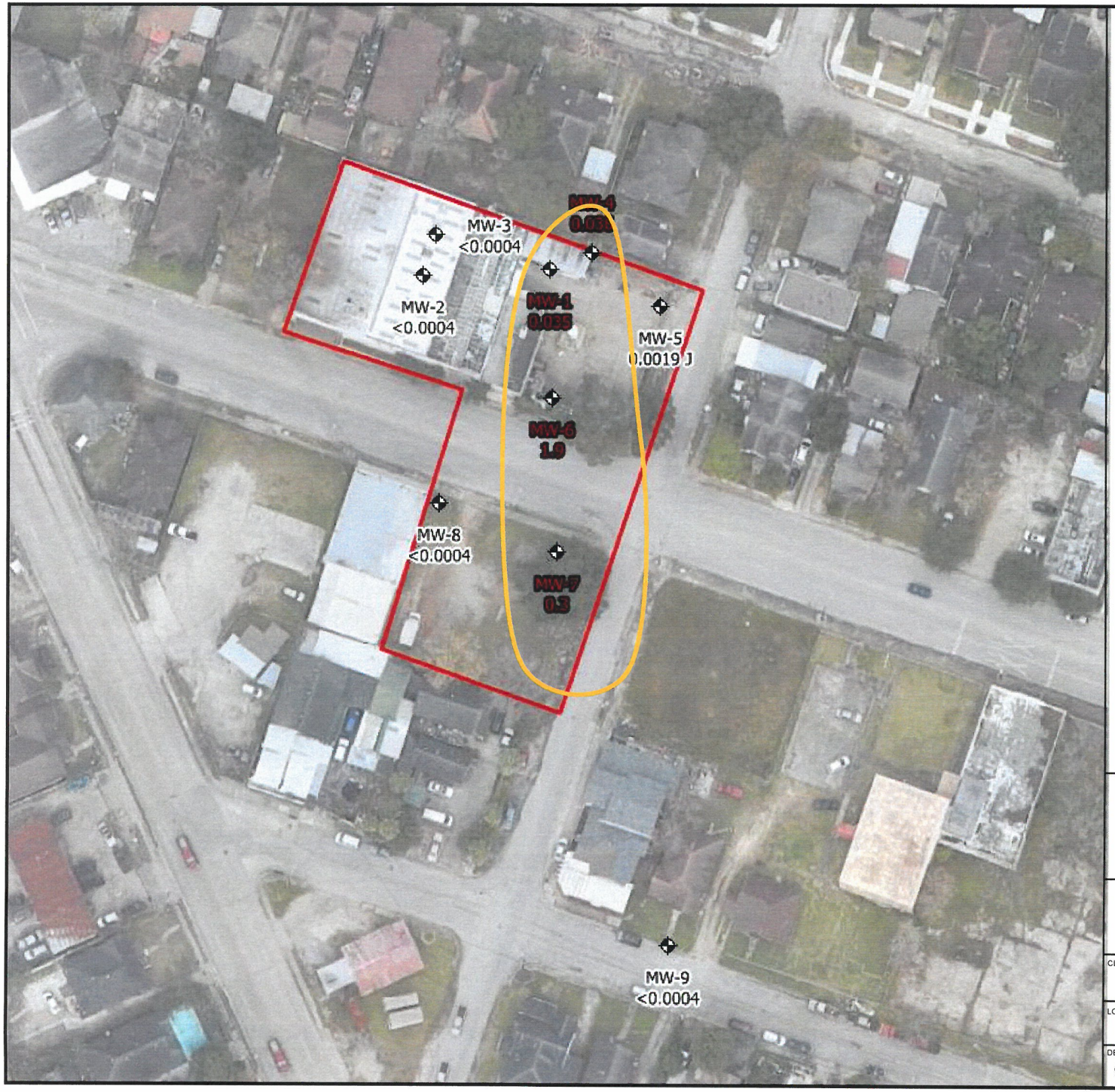
0 75 150

Approximate Scale (Feet)

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

Cis-1,2-DCE Concentrations in Groundwater September 2021

CLIENT: Former SprayMetal Warehouse			PM: CP
LOCATION: 5129 Lawndale Ave Houston, Texas 77023			CHECKED:
DETAILED: 9/29/2021	DESIGNED: CP	PROJECT NO: 673-106	FIGURE: C3c



LEGEND

- Proposed MSD Boundary
- Monitoring Well Location
- PCLE Zone

STATE OF TEXAS
CHRISTINE MARIE BEACH
GEOLOGY
15075
LICENSED
PROFESSIONAL GEOSCIENTIST

10/25/21

N

0 75 150

Approximate Scale (Feet)

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

VC Concentrations in Groundwater September 2021

CLIENT: Former SprayMetal Warehouse			PM: CP
LOCATION: 5129 Lawndale Ave Houston, Texas 77023			CHECKED:
DETAILED: 9/29/2021	DESIGNED: CP	PROJECT NO: 673-106	FIGURE: C3d

LEGEND

- Proposed MSD Boundary
- Monitoring Well Location
- PCLE Zone

STATE OF TEXAS
CHRISTOPHER PATRICK COACH
GEOLOGY
15075
LICENSED
PROFESSIONAL GEOSCIENTIST

10/25/21

N

0 75 150

Approximate Scale (Feet)

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

1,1-DCE Concentrations in Groundwater September 2021

CLIENT: Former SprayMetal Warehouse			PM: CP
LOCATION: 5129 Lawndale Ave Houston, Texas 77023			CHECKED:
DETAILED: 9/29/2021	DESIGNED: CP	PROJECT NO: 673-106	FIGURE: C3e

LEGEND

- Proposed MSD Boundary
- Monitoring Well Location
- PCLE Zone

STATE OF TEXAS
CHRISTOPHER PACH
GEOLOGY
15075
LICENSED
PROFESSIONAL GEOSCIENTIST

CPP 10/25/21

N

0 75 150

Approximate Scale (Feet)

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

Benzene Concentrations in Groundwater September 2021

CLIENT: Former SprayMetal Warehouse			PM: CP
LOCATION: 5129 Lawndale Ave Houston, Texas 77023			CHECKED:
DETAILED: 9/29/2021	DESIGNED: CP	PROJECT NO: 673-106	FIGURE: C3f

LEGEND

- Proposed MSD Boundary
- Temporary Monitoring Well
- Soil Boring
- Monitoring Well Location

N

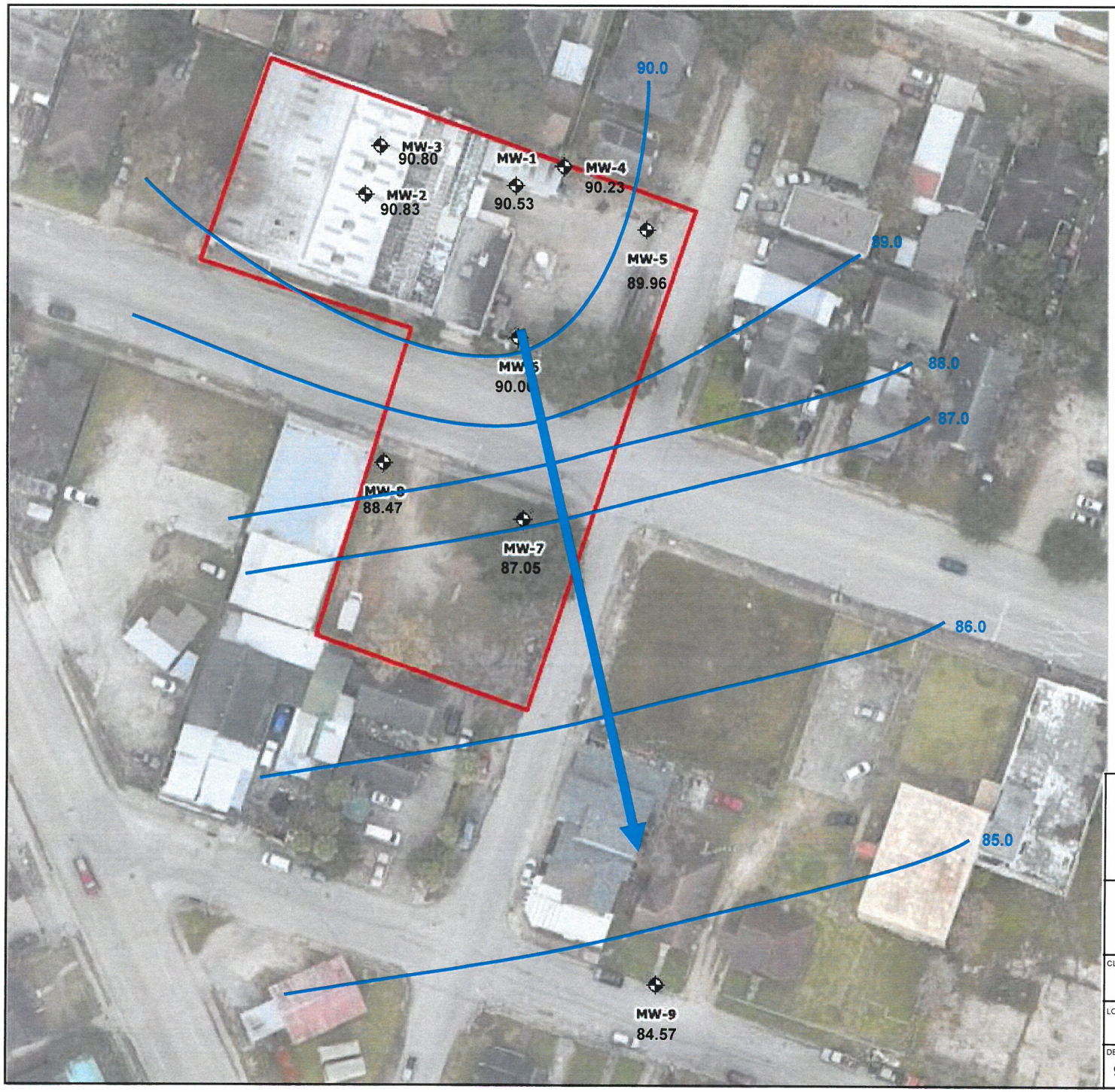
0 75 150

Approximate Scale (Feet)

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

Sample Location Map

CLIENT: Former SprayMetal Warehouse			PM: CP
LOCATION: 5129 Lawndale Ave Houston, Texas 77023			CHECKED:
DETAILED: 9/17/2020	DESIGNED: CP	PROJECT NO: 673-106	FIGURE: C4



LEGEND:

Subject Property

Monitoring Well

STATE OF TEXAS
CHRIS PEACH
LICENSED
PROFESSIONAL GEOSCIENTIST

10/25/21

N

0 75 150

Approximate Scale (Feet)

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

Groundwater Gradient Map
September 2021

CLIENT: Former SprayMetal Warehouse			PM: MFM
LOCATION: 5129 Lawndale Ave, Houston, Texas 77023			CHECKED:
DETAILED: 9/14/2021	DESIGNED: SS	PROJECT NO: 673-106	FIGURE: C5

Appendix D

For each contaminant of concern within the designated groundwater:

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).

A) Protective Concentration Level Exceedence (PCLE) Zone – A review of recent groundwater sampling data indicate the following COCs exceed the applicable Tier 1 $^{GW}GW_{Ing}$ PCLs: tetrachloroethene (PCE), trichloroethene (TCE), cis-1,2-dichloroethene (cis-1,2-DCE), vinyl chloride, 1,1-dichloroethene (1,1-DCE), and benzene. The PCLE zones are depicted on **Figure C3a through C3f** and are discussed in more detail below. The area of affected groundwater has been delineated horizontally in all directions to the greatest extent possible, and the plume appears to be stable. The current overall PCLE zone is approximately 263-feet long by 79-ft wide. A comparison of the groundwater sampling results with applicable non-ingestion PCLs ($^{Air}GW_{Inh\text{-}V}$) indicates that none of the groundwater samples reported a COC concentration above the $^{Air}GW_{Inh\text{-}V}$ PCL. Therefore, based on the recent groundwater monitoring results, there is no non-ingestion protective concentration level exceedance zone within the proposed MSD boundary.

Soil samples collected from soil borings across the subject property reported chemicals of concern at concentrations less than the Tier 1 Residential $^{GW}Soil_{Ing}$ PCLs with the exception of TCE and vinyl chloride. The reported concentrations of TCE and VC are less than the Residential $^{Tot}Soil_{Comb}$ PCLs.

A shallow groundwater bearing unit was identified at approximately 10 to 25-feet below ground surface (bgs) and is comprised of sandy clay to clayey sand. The unit is continuous and semi-confined to unconfined.

COC: Tetrachloroethene	
Maximum Concentration from analytical data	0.024 mg/L (MW-7; September 2021)
Ingestion-Based PCL (Residential $^{GW}GW_{Ing}$)	0.005 mg/L
Ingestion-Based PCLE Zone (approximate)	Length: 172 ft Width: 76 ft Vertical Extent: 10ft – 25ft below ground surface (bgs)
Non-Ingestion-Based PCL ($^{Air}GW_{Inh\text{-}V}$)	500 mg/L
Non-Ingestion-Based PCLE Zone	NONE
Geochemical/ Physical Properties	
Molecular Weight	165.8
Specific Gravity	1.63
Solubility in Water	206 mg/L @ 25°C
Groundwater Migration	along groundwater gradient

COC: Trichloroethene	
Maximum Concentration from analytical data	19 mg/L (MW-6; June 2021)
Ingestion-Based PCL (Residential $^{GW}GW_{Ing}$)	0.005 mg/L
Ingestion-Based PCLE Zone (approximate)	Length: 202 ft Width: 82 ft Vertical Extent: 10ft – 25ft below ground surface (bgs)
Non-Ingestion-Based PCL ($^{Air}GW_{Inh-V}$)	24 mg/L
Non-Ingestion-Based PCLE Zone	NONE
Geochemical/ Physical Properties	
Molecular Weight	131.4
Specific Gravity	1.46
Solubility in Water	1,280 mg/L @ 25°C
Groundwater Migration	along groundwater gradient

COC: cis-1,2-Dichloroethene	
Maximum Concentration from analytical data	8.8 mg/L (MW-6; October 2020)
Ingestion-Based PCL (Residential $^{GW}GW_{Ing}$)	0.07 mg/L
Ingestion-Based PCLE Zone (approximate)	Length: 263 ft Width: 79 ft Vertical Extent: 10ft – 25ft below ground surface (bgs)
Non-Ingestion-Based PCL ($^{Air}GW_{Inh-V}$)	1,200 mg/L
Non-Ingestion-Based PCLE Zone	NONE
Geochemical/ Physical Properties	
Molecular Weight	96.94
Specific Gravity	1.2837
Solubility in Water	6,410 mg/L @ 25°C
Groundwater Migration	along groundwater gradient

COC: Vinyl Chloride	
Maximum Concentration from analytical data	1.9 mg/L (MW-6; September 2021)
Ingestion-Based PCL (Residential $^{GW}GW_{Ing}$)	0.002 mg/L
Ingestion-Based PCLE Zone (approximate)	Length: 255 ft Width: 75 ft Vertical Extent: 10ft – 25ft below ground surface (bgs)
Non-Ingestion-Based PCL ($^{Air}GW_{Inh-V}$)	3.8 mg/L
Non-Ingestion-Based PCLE Zone	NONE
Geochemical/ Physical Properties	
Molecular Weight	62.5
Specific Gravity	0.9106
Solubility in Water	2763 mg/L @ 25°C
Groundwater Migration	along groundwater gradient

COC: 1,1-Dichloroethene	
Maximum Concentration from analytical data	0.2 mg/L (MW-6; June 2021)
Ingestion-Based PCL (Residential $^{GW}GW_{Ing}$)	0.005 mg/L
Ingestion-Based PCLE Zone (approximate)	Length: 42 ft Width: 27 ft Vertical Extent: 10ft – 25ft below ground surface (bgs)
Non-Ingestion-Based PCL ($^{Air}GW_{Inh-V}$)	1,700 mg/L
Non-Ingestion-Based PCLE Zone	NONE
Geochemical/ Physical Properties	
Molecular Weight	96.946
Specific Gravity	1.3
Solubility in Water	2500 mg/L @ 25°C
Groundwater Migration	along groundwater gradient

COC: Benzene	
Maximum Concentration from analytical data	0.039 J mg/L (MW-6; February 2021)
Ingestion-Based PCL (Residential $^{GW}GW_{Ing}$)	0.005 mg/L
Ingestion-Based PCLE Zone (approximate)	Length: 145 ft Width: 63 ft Vertical Extent: 10ft – 18ft below ground surface (bgs)
Non-Ingestion-Based PCL ($^{Air}GW_{Inh-V}$)	250 mg/L
Non-Ingestion-Based PCLE Zone	NONE
Geochemical/ Physical Properties	
Molecular Weight	78.11
Specific Gravity	0.879
Solubility in Water	1800 mg/L @ 25°C
Groundwater Migration	along groundwater gradient

Appendix E

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

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

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

Table E1 is a summary of Volatile Organic Compounds (VOCs) detected in Soil.
Table E2 is a summary of Total Petroleum Hydrocarbons (TPH) in Soil.
Table E3 is a summary of RCRA Metals in Soil.
Table E4 is a summary of Volatile Organic Compounds (VOCs) detected in Groundwater.
Table E5 is a summary of Total Petroleum Hydrocarbons (TPH) in Groundwater.

Table E1
Summary of VOCs in Soil
Former Spraymetal Facility
5129 Lawndale Ave, Houston, TX 77023

Sample ID	Depth	Date	1,1-Dichloroethane	1,1-Dichloroethene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	2-Butanone	Acetone	Benzene	Carbon disulfide	cis-1,2-Dichloroethene	Ethylbenzene	Isopropylbenzene	m,p-Xylenes	n-Butylbenzene	n-Propylbenzene	o-Xylene	Tetrachloroethene	Toluene	trans-1,2-Dichloroethene	Trichloroethene	Vinyl chloride	Xylenes,Total
	(ft)		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Residential	$^{Tot}Soil_{Comb}$		11000	2300	1600	1500	40000	66000	120	4600	140	6400	4300		3300	2200	48000	710	5900	590	18	3.7	6000
Residential	$^{GW}Soil_{Ing}$		**18**	**0.05**	**33**	**36**	**29**	**43**	**0.026**	**14**	**0.25**	**7.6**	**350**		**150**	**45**	**71**	**0.05**	**8.2**	**0.49**	**0.034**	**0.022**	**120**
TW-1	9-10	10/10/2019	<0.00058	<0.00058	<0.0012	<0.00093	<0.0015	<0.0023	<0.00058	<0.0007	<0.00093	**0.003 J**	<0.001	<0.0019	<0.0007	<0.001	<0.0012	<0.00081	<0.0007	<0.00058	<0.0007	<0.00093	<0.0012
TW-2	9-10	10/9/2019	<0.00051	<0.00051	<0.001	<0.00082	<0.0013	<0.0021	<0.00051	<0.00062	**0.014**	<0.00072	<0.00092	<0.0016	<0.00062	<0.00092	<0.001	<0.00072	<0.00062	**0.0016 J**	**0.0045 J**	**0.0019 J**	<0.001
	19-20	10/9/2019	<0.0005	<0.0005	<0.00099	**0.4**	<0.0013	<0.002	**0.059**	**0.02**	<0.00079	**1.3**	**0.4**	**0.16**	**0.87**	**1.2**	**0.0013 J**	<0.0007	<0.0006	<0.0005	<0.0006	<0.00079	**0.16**
TW-3	9-10	10/9/2019	<0.00054	<0.00054	**0.015**	<0.00086	<0.0014	<0.0021	**0.0018 J**	<0.00064	<0.00086	**0.015**	**0.0021 J**	**0.0024 J**	<0.00064	**0.005 J**	<0.0011	<0.00075	<0.00064	<0.00054	<0.00064	<0.00086	**0.0024 J**
TW-4	9-10	10/9/2019	**0.053**	<0.00055	<0.0011	<0.00088	<0.0014	**0.035**	**0.0018 J**	<0.00066	**0.021**	<0.00077	<0.00099	<0.0018	<0.00066	<0.00099	<0.0011	<0.00077	<0.00066	**0.011**	<0.00066	**0.043**	<0.0011
MW-1	4-5	8/28/2020	<0.00054	<0.00054	<0.0011	<0.00086	<0.0014	<0.0022	**0.0035 J**	<0.00065	<0.00086	<0.00075	**0.0034 J**	<0.0017	<0.00065	**0.0027 J**	<0.0011	<0.00075	<0.00065	<0.00054	<0.00065	<0.00086	<0.0011
	14-15	8/28/2020	**0.044**	<0.00047	<0.00095	<0.00076	<0.0012	<0.0019	<0.00047	<0.00057	**0.035**	<0.00066	<0.00085	<0.0015	<0.00057	<0.00085	<0.00095	<0.00066	<0.00057	**0.014**	<0.00057	**0.047**	<0.00095
MW-2	4-5	8/31/2020	<0.00052	<0.00052	<0.001	<0.00084	<0.0014	<0.0021	<0.00052	<0.00063	<0.00084	<0.00073	<0.00094	<0.0017	<0.00063	<0.00094	<0.001	<0.00073	<0.00063	<0.00052	<0.00063	<0.00084	<0.001
	29-30	8/31/2020	<0.00049	<0.00049	<0.00097	<0.00078	<0.0013	<0.0019	<0.00049	<0.00058	<0.00078	<0.00068	<0.00087	<0.0016	<0.00058	<0.00087	<0.00097	**0.0048 J**	<0.00058	<0.00049	**0.0011 J**	<0.00078	<0.00097
MW-3	4-5	8/28/2020	<0.00052	<0.00052	<0.001	<0.00083	<0.0013	<0.0021	<0.00052	<0.00062	<0.00083	<0.00072	<0.00093	<0.0017	<0.00062	<0.00093	<0.001	<0.00072	<0.00062	<0.00052	<0.00062	<0.00083	<0.001
	29-30	8/28/2020	<0.00046	<0.00046	<0.00092	<0.00074	<0.0012	<0.0018	<0.00046	<0.00055	**0.0066**	<0.00064	<0.00083	<0.0015	<0.00055	<0.00083	<0.00092	**0.0096**	**0.001 J**	<0.00046	**0.0043 J**	<0.00074	<0.00092
MW-7	4-5	2/9/2021	<0.00057	<0.00057	<0.0011	<0.00092	<0.0015	<0.0023	<0.00057	<0.00069	<0.00092	<0.0008	<0.001	<0.0018	<0.00069	<0.001	<0.0011	<0.0008	<0.00069	<0.00057	<0.00069	<0.00092	<0.0011
	18-20	2/9/2021	<0.00042	<0.00042	<0.00085	<0.00068	<0.0011	<0.0017	<0.00042	<0.00051	**0.0027 J**	<0.00059	<0.00076	<0.0014	<0.00051	<0.00076	<0.00085	<0.00059	<0.00051	<0.00042	<0.00051	<0.00068	<0.00085
MW-8	2-4	2/9/2021	**0.0065**	<0.00063	<0.0013	<0.001	<0.0016	<0.0025	<0.00063	<0.00076	**0.22**	<0.00088	<0.0011	<0.002	<0.00076	<0.0011	<0.0013	<0.00088	<0.00076	<0.00063	**0.031**	**0.16**	<0.0013
	16-18	2/9/2021	<0.00051	<0.00051	<0.001	<0.00081	<0.0013	<0.002	<0.00051	<0.00061	<0.00081	<0.00071	<0.00091	<0.0016	<0.00061	<0.00091	<0.001	<0.00071	<0.00061	<0.00051	<0.00061	<0.00081	<0.001
SB-1	4-5	6/7/2021	<0.00058	<0.00058	<0.0012	<0.00092	<0.0015	<0.0023	<0.00058	<0.00069	<0.00092	<0.00081	<0.001	<0.0018	<0.00069	<0.001	<0.0012	<0.00081	<0.00069	<0.00058	<0.00069	<0.00092	<0.0012
	9-10	6/7/2021	<0.00055	<0.00055	<0.0011	<0.00088	<0.0014	<0.0022	<0.00055	<0.00066	<0.00088	<0.00077	<0.00099	<0.0018	<0.00066	<0.00099	<0.0011	<0.00077	<0.00066	<0.00055	<0.00066	<0.00088	<0.0011
SB-2	4-5	6/7/2021	<0.00053	<0.00053	<0.0011	<0.00085	<0.0014	<0.0021	<0.00053	<0.00064	<0.00085	<0.00075	<0.00096	<0.0017	<0.00064	<0.00096	<0.0011	<0.00075	<0.00064	<0.00053	<0.00064	<0.00085	<0.0011
	9-10	6/7/2021	<0.00055	<0.00055	<0.0011	<0.00088	<0.0014	<0.0022	<0.00055	<0.00066	<0.00088	<0.00077	<0.00099	<0.0018	<0.00066	<0.00099	<0.0011	<0.00077	<0.00066	<0.00055	**0.0033 J**	<0.00088	<0.0011
SB-3	4-5	6/7/2021	<0.00054	<0.00054	<0.0011	<0.00086	<0.0014	<0.0022	<0.00054	<0.00065	<0.00086	<0.00076	<0.00097	<0.0017	<0.00065	<0.00097	<0.0011	<0.00076	<0.00065	<0.00054	<0.00065	<0.00086	<0.0011
	9-10	6/7/2021	<0.00055	<0.00055	<0.0011	<0.00089	<0.0014	<0.0022	<0.00055	<0.00067	<0.00089	<0.00078	<0.001	<0.0018	<0.00067	<0.001	<0.0011	<0.00078	<0.00067	<0.00055	<0.00067	<0.00089	<0.0011
SB-4	4-5	6/7/2021	<0.00054	<0.00054	<0.0011	<0.00087	<0.0014	<0.0022	<0.00054	<0.00065	<0.00087	<0.00076	<0.00097	<0.0017	<0.00065	<0.00097	<0.0011	<0.00076	<0.00065	<0.00054	<0.00065	<0.00087	<0.0011
	9-10	6/7/2021	<0.00056	<0.00056	<0.0011	<0.0009	<0.0015	<0.0023	<0.00056	<0.00068	<0.0009	<0.00079	<0.001	<0.0018	<0.00068	<0.001	<0.0011	<0.00079	<0.00068	<0.00056	<0.00068	<0.0009	<0.0011
SB-5	4-5	6/7/2021	<0.00054	<0.00054	<0.0011	<0.00087	<0.0014	<0.0022	<0.00054	<0.00065	**0.07**	<0.00076	<0.00098	<0.0017	<0.00065	<0.00098	<0.0011	<0.00076	**0.0029 J**	<0.00054	<0.00065	<0.00087	<0.0011
	9-10	6/7/2021	<0.00056	**0.013**	<0.0011	<0.0009	**0.012**	<0.0022	<0.00056	<0.00067	**0.19**	<0.00078	<0.001	<0.0018	<0.00067	<0.001	<0.0011	<0.00078	**0.0046 J**	**0.0035 J**	**1.9**	**0.044**	<0.0011
SB-6	4-5	6/7/2021	<0.00057	<0.00057	<0.0011	<0.00092	<0.0015	<0.0023	<0.00057	<0.00069	<0.00092	<0.0008	<0.001	<0.0018	<0.00069	<0.001	<0.0011	<0.0008	<0.00069	<0.00057	<0.00069	<0.00092	<0.0011
	9-10	6/7/2021	<0.00058	<0.00058	<0.0012	<0.00094	<0.0015	<0.0023	<0.00058	<0.0007	<0.00094	<0.00082	<0.0011	<0.0019	<0.0007	<0.0011	<0.0012	<0.00082	<0.0007	<0.00058	<0.0007	<0.00094	<0.0012

Notes: Exceeds $^{GW}Soil_{Ing}$

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

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

Table E2
Summary of TPH in Soil
Former Spraymetal Facility
5129 Lawndale Ave, Houston, TX 77023

Sample ID	Depth	Date	C6 to C12	>C12 to C28	>C28 to C35	C6 to C35 (Total)
	(ft)		mg/kg	mg/kg	mg/kg	mg/kg
Residential	$^{Tot}Soil_{Comb}$		1600	2300	2300	--
Residential	$^{GW}Soil_{Ing}$		**65**	**200**	**200**	--
TW-1	9-10	10/10/2019	<7.9	<10	<10	<7.9
TW-2	9-10	10/9/2019	<7.8	<10	<10	<7.8
	19-20	10/9/2019	**33 J**	<10	<10	**33 J**
TW-3	9-10	10/9/2019	<8.3	<11	<11	<8.3
TW-4	9-10	10/9/2019	<9.1	<12	<12	<9.1

Notes: <: Analyte was not detected at or above the reported sample detection limit
J: Analyte was detected at the concentration less than the method detection limit

Table E3
Summary of RCRA Metals in Soil
Former Spraymetal Facility
5129 Lawndale Ave, Houston, TX 77023

Sample ID	Depth	Date	Arsenic	Barium	Cadmium	Chromium	Lead	Mercury	Selenium	Silver
	(ft)		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Residential	$^{Tot}Soil_{Comb}$		24	8100	52	33000	500	8.3*	310	97
Residential	$^{GW}Soil_{Ing}$		**5.9**	**440**	**1.5**	**2400**	**15**	**2.1***	**2.3**	**0.48**
TW-1	0.5	10/10/2019	**2.58**	**53.3**	**0.737**	**10.4**	**18.8**	**0.0741**	**0.754**	**0.226 J**
TW-2	0.5	10/9/2019	**4**	**212**	**0.0943 J**	**25**	**18**	**0.00491**	**1.67**	**0.0494 J**
TW-3	0.5	10/9/2019	**4.45**	**120**	**0.0937 J**	**76.9**	**23.8**	**0.00696**	**2.07**	**0.0942 J**
TW-4	0.5	10/9/2019	**4.76**	**216**	**0.125 J**	**33.3**	**17.8**	**0.00498**	**1.93**	**0.0491 J**

Notes: Exceeds $^{GW}Soil_{Ing}$

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

* PCLs adjusted for pH 6.8

Table E4
Summary of VOCs in Groundwater
Former Spraymetal Facility
5129 Lawndale Ave, Houston, TX 77023

Sample ID	Date	1,1-Dichloroethane	1,1-Dichloroethene	1,2-Dichloroethane	2-Butanone	Benzene	Chloroform	Chloromethane	cis-1,2-Dichloroethene	Ethylbenzene	Methyl tert-butyl ether	Methylene chloride	Tetrachloroethene	Toluene	trans-1,2-Dichloroethene	Trichloroethene	Vinyl chloride
		mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L
Residential	$^{GW}GW_{Ing}$	**4.9**	**0.007**	**0.005**	**15**	**0.005**	**0.08**	**0.07**	**0.07**	**0.7**	**0.24**	**0.005**	**0.005**	**1**	**0.1**	**0.005**	**0.002**
Residential	$^{Air}GW_{Inh-V}$	43000	1700	250	1000000	180	20	36	1200	30000	4000	21000	500	64000	770	24	3.8
TW-3	10/10/2019	<0.0004	<0.0005	**0.0011 J**	<0.001	<0.0006	<0.0006	<0.0005	**0.0014 J**	<0.0005	<0.0006	<0.001	<0.0006	<0.0005	<0.0004	<0.0005	<0.0004
TW-4	10/9/2019	**0.13**	<0.0005	<0.0005	<0.001	**0.0025 J**	<0.0006	<0.0005	**0.14**	<0.0005	<0.0006	<0.001	<0.0006	<0.0005	**0.044**	**0.00069 J**	**0.1**
MW-1	9/1/2020	**0.025**	<0.0005	**0.00084 J**	<0.001	<0.0006	<0.0006	<0.0005	**0.037**	<0.0005	<0.0006	<0.001	<0.0006	<0.0005	**0.015**	**0.0077**	**0.029**
	2/26/2021	**0.11**	**0.00088 J**	**0.00064 J**	<0.001	**0.00093 J**	<0.0006	<0.0005	**0.095**	<0.0005	<0.0006	<0.001	<0.0006	<0.0005	**0.027**	**0.0047 J**	**0.056**
	6/8/2021	**0.07**	<0.0005	**0.00074 J**	<0.001	**0.00063 J**	<0.0006	<0.0005	**0.064**	<0.0005	<0.0006	<0.001	<0.0006	<0.0005	**0.014**	**0.0058**	**0.022**
	9/8/2021	**0.085**	**0.00053 J**	**0.00052 J**	<0.001	**0.0011 J**	<0.0006	<0.0005	**0.076**	<0.0005	<0.0006	<0.001	<0.0006	<0.0005	**0.022**	**0.004 J**	**0.035**
MW-2	9/1/2020	<0.0004	<0.0005	<0.0005	<0.001	<0.0006	<0.0006	<0.0005	**0.0022 J**	<0.0005	**0.011**	<0.001	**0.0013 J**	<0.0005	<0.0004	**0.0013 J**	<0.0004
	2/26/2021	<0.0004	<0.0005	<0.0005	<0.001	<0.0006	<0.0006	<0.0005	<0.0006	<0.0005	**0.0044 J**	<0.001	**0.0017 J**	<0.0005	<0.0004	**0.00095 J**	<0.0004
	6/8/2021	<0.0004	<0.0005	<0.0005	<0.001	<0.0006	<0.0006	<0.0005	<0.0006	<0.0005	**0.0033 J**	<0.001	**0.0016 J**	<0.0005	<0.0004	**0.00094 J**	<0.0004
	9/8/2021	<0.0004	<0.0005	<0.0005	<0.001	<0.0006	<0.0006	<0.0005	<0.0006	<0.0005	**0.0033 J**	<0.001	**0.0016 J**	<0.0005	<0.0004	**0.00093 J**	<0.0004
MW-3	9/1/2020	<0.0004	<0.0005	<0.0005	<0.001	<0.0006	<0.0006	<0.0005	**0.0026 J**	<0.0005	**0.017**	<0.001	**0.0016 J**	<0.0005	<0.0004	**0.0016 J**	<0.0004
	2/26/2021	<0.0004	<0.0005	<0.0005	**0.0022 J**	<0.0006	<0.0006	<0.0005	<0.0006	<0.0005	**0.023**	<0.001	<0.0006	<0.0005	<0.0004	<0.0005	<0.0004
	6/8/2021	<0.0004	<0.0005	<0.0005	<0.001	<0.0006	<0.0006	<0.0005	<0.0006	<0.0005	**0.018**	<0.001	<0.0006	<0.0005	<0.0004	<0.0005	<0.0004
	9/8/2021	<0.0004	<0.0005	<0.0005	<0.001	<0.0006	<0.0006	<0.0005	<0.0006	<0.0005	**0.013**	<0.001	<0.0006	<0.0005	<0.0004	<0.0005	<0.0004
MW-4	10/16/2020	<0.0004	<0.0005	<0.0005	<0.001	<0.0006	<0.0006	<0.0005	**0.011**	<0.0005	<0.0006	<0.001	<0.0006	<0.0005	**0.004 J**	<0.0005	<0.0004
	2/26/2021	**0.00072 J**	<0.0005	<0.0005	<0.001	<0.0006	<0.0006	<0.0005	**0.18**	<0.0005	<0.0006	<0.001	<0.0006	<0.0005	**0.089**	**0.00092 J**	<0.0004
	6/8/2021	**0.00087 J**	<0.0005	<0.0005	<0.001	<0.0006	<0.0006	<0.0005	**0.14**	<0.0005	<0.0006	<0.001	<0.0006	<0.0005	**0.12**	**0.0015 J**	**0.071**
	9/8/2021	**0.00079 J**	<0.0005	<0.0005	<0.001	<0.0006	<0.0006	<0.0005	**0.12**	<0.0005	<0.0006	<0.001	<0.0006	<0.0005	**0.085**	**0.00094 J**	**0.036**
MW-5	10/16/2020	<0.0004	<0.0005	<0.0005	<0.001	<0.0006	<0.0006	<0.0005	**0.0082**	<0.0005	<0.0006	<0.001	<0.0006	<0.0005	**0.0023 J**	<0.0005	<0.0004
	2/26/2021	<0.0004	<0.0005	<0.0005	<0.001	<0.0006	<0.0006	<0.0005	**0.0072**	<0.0005	<0.0006	<0.001	<0.0006	<0.0005	**0.0011 J**	<0.0005	<0.0004
	6/8/2021	<0.0004	<0.0005	<0.0005	<0.001	<0.0006	<0.0006	<0.0005	**0.014**	<0.0005	<0.0006	<0.001	<0.0006	<0.0005	**0.0038 J**	<0.0005	<0.0004
	9/8/2021	**0.0026 J**	<0.0005	<0.0005	<0.001	<0.0006	<0.0006	<0.0005	**0.027**	<0.0005	<0.0006	<0.001	<0.0006	<0.0005	**0.012**	**0.0014 J**	**0.0019 J**
MW-6	10/16/2020	**0.007 J**	**0.11**	<0.005	<0.01	**0.033 J**	<0.006	<0.005	**8.8**	**0.0068 J**	<0.006	<0.01	**0.02 J**	<0.005	**0.079 J**	**6.8**	**1.7**
	2/26/2021	**0.0092 J**	**0.13**	<0.005	<0.01	**0.039 J**	<0.006	<0.005	**7.5**	<0.005	<0.006	**0.012 J**	**0.021 J**	<0.005	<0.04	**11**	**1.4**
	6/8/2021	**0.0079 J**	**0.2**	<0.005	<0.01	**0.034 J**	**0.0064 J**	<0.005	**6**	<0.005	<0.006	<0.01	**0.023 J**	<0.005	**0.04 J**	**19**	**1**
	9/8/2021	**0.015 J**	**0.13**	<0.005	<0.01	**0.034 J**	<0.006	<0.005	**5**	<0.005	<0.006	<0.01	**0.02 J**	<0.005	<0.04	**11**	**1.9**
MW-7	2/26/2021	**0.021**	**0.0067**	<0.0005	<0.001	**0.0091**	<0.0006	**0.002 J**	**1.3**	<0.0005	<0.0006	<0.001	**0.023**	**0.0027 J**	<0.01	**1.1**	**0.26**
	6/8/2021	**0.016**	**0.005 J**	<0.0005	<0.001	**0.0084**	<0.0006	<0.0005	**1.2**	<0.0005	<0.0006	<0.001	**0.023**	**0.0021 J**	<0.01	**1.3**	**0.18**
	9/8/2021	**0.02**	**0.0053**	<0.0005	<0.001	**0.013**	<0.0006	<0.0005	**1.1**	<0.0005	<0.0006	<0.001	**0.024**	**0.0011 J**	<0.01	**1.3**	**0.3**

Table E4
Summary of VOCs in Groundwater
Former Spraymetal Facility
5129 Lawndale Ave, Houston, TX 77023

Sample ID	Date	1,1-Dichloroethane	1,1-Dichloroethene	1,2-Dichloroethane	2-Butanone	Benzene	Chloroform	Chloromethane	cis-1,2-Dichloroethene	Ethylbenzene	Methyl tert-butyl ether	Methylene chloride	Tetrachloroethene	Toluene	trans-1,2-Dichloroethene	Trichloroethene	Vinyl chloride
		mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L
Residential	$^{GW}GW_{Ing}$	**4.9**	**0.007**	**0.005**	**15**	**0.005**	**0.08**	**0.07**	**0.07**	**0.7**	**0.24**	**0.005**	**0.005**	**1**	**0.1**	**0.005**	**0.002**
Residential	$^{Air}GW_{Inh-V}$	43000	1700	250	1000000	180	20	36	1200	30000	4000	21000	500	64000	770	24	3.8
MW-8	2/26/2021	<0.0004	<0.0005	<0.0005	<0.001	<0.0006	<0.0006	<0.0005	<0.0006	<0.0005	**0.00092 J**	<0.001	<0.0006	<0.0005	<0.0004	**0.0015 J**	<0.0004
	6/8/2021	<0.0004	<0.0005	<0.0005	<0.001	<0.0006	<0.0006	<0.0005	<0.0006	<0.0005	**0.00076 J**	<0.001	<0.0006	<0.0005	<0.0004	<0.0005	<0.0004
	9/8/2021	<0.0004	<0.0005	<0.0005	<0.001	<0.0006	<0.0006	<0.0005	<0.0006	<0.0005	<0.0006	<0.001	<0.0006	<0.0005	<0.0004	<0.0005	<0.0004
MW-9	6/8/2021	<0.0004	<0.0005	<0.0005	<0.001	<0.0006	<0.0006	<0.0005	<0.0006	<0.0005	<0.0006	<0.001	<0.0006	<0.0005	<0.0004	<0.0005	<0.0004
	9/8/2021	<0.0004	<0.0005	<0.0005	<0.001	<0.0006	<0.0006	<0.0005	<0.0006	<0.0005	<0.0006	<0.001	<0.0006	<0.0005	<0.0004	<0.0005	<0.0004

Notes: Exceeds $^{GW}GW_{Ing}$

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

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

Table E5
Summary of TPH in Groundwater
Former Spraymetal Facility
5129 Lawndale Ave, Houston, TX 77023

Sample ID	Date	C6 to C12	>C12 to C28	>C28 to C35	C6 to C35 (Total)
		mg/L	mg/L	mg/L	mg/L
Residential	$^{GW}GW_{Ing}$	**0.98**	**0.98**	**0.98**	--
Residential	$^{Air}GW_{Inh-V}$	1800	7500	7500	--
TW-3	10/10/2019	<0.2	<0.2	<0.2	<0.2
TW-4	10/9/2019	<0.19	<0.19	<0.19	<0.19

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

Appendix F

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

The plume extends downgradient to the southeast and does not appear to extend beyond the City of Houston right-of-way along Henninger St. Based on the most recent sampling data, the plume may extend north. No contact has been made with any of the adjacent landowners.

The plume also extends beneath Lawndale and Henninger right-of-ways. A City of Houston monitoring well permit was obtained to install monitoring well MW-9.

Appendix G

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

Shallow groundwater has been affected by dissolved phase chlorinated hydrocarbons including PCE, TCE, cis-1,2-DCE, 1,1-DCE, vinyl chloride. Benzene was also detected in shallow groundwater. The source of chlorinated hydrocarbons in groundwater is believed to be associated with historical operations conducted by Spraymetal and its predecessors on the subject property. Chlorinated hydrocarbons tend to move rapidly in the sub-surface environment and quickly reach equilibrium as long as there is no ongoing contributing mass source.

Soil samples collected across the site identified benzene, TCE and vinyl chloride in shallow soil samples at concentrations above the residential assessment level. Spraymetal no longer occupies the subject property and all chemical use and storage has been discontinued onsite. The property is currently vacant. There is no soil source area or contributing source present on the subject property.

The lateral extent of groundwater impact in the shallow groundwater bearing unit has been delineated to the greatest extent possible and according to the most recent groundwater data, the plume appears to be decreasing to stable (**Tables E4 through E6**). The groundwater data collected to date indicates that the area of affected groundwater is stable and was the result of historic releases associated with operations on the subject property.

Mann-Kendall Test for Statistical Trend

InControl Technologies conducted a statistical trend analysis to determine if the target chemicals of concern are increasing, decreasing or remaining stable over time within the groundwater monitoring network. InControl Technologies used the Mann-Kendall Statistical Test for Trends to conduct the trend analysis. The statistical analysis was conducted using QualStat 6.0, a commercially available software package.

The purpose of the Mann-Kendall test is to statistically assess if there is a monotonic upward or downward trend of the variable of interest over time. A monotonic upward (downward) trend means that the variable consistently increases (decreases) through time, but the trend may or may not be linear. The Mann-Kendall test is used in place of a parametric linear regression analysis since the criteria for this test are generally violated with temporal environmental data. The regression analysis requires that the residuals from the fitted regression line be normally distributed; an assumption not required by the Mann-Kendall test since the Mann-Kendall test is a non-parametric or distribution-free statistical test.

Assumptions

The following assumptions underlie the Mann-Kendall test:

- When no trend is present, the measurements (observations or data) obtained over time are

independent and identically distributed. The assumption of independence means that the observations are not serially correlated over time.

- The observations obtained over time are representative of the true conditions at the various sampling times.
- The sample collection, handling, and measurement methods provide unbiased and representative observations of the underlying populations over time.

There is no requirement that the measurements be normally distributed or that the trend, if present, is linear. The Mann-Kendall test can be computed if there are missing values and values below the sample detection limit. The assumption of independence requires that the time between samples be sufficiently large so that there is no correlation between measurements collected at different times.

Calculations

The Mann-Kendall Statistical test tests whether to reject the null hypothesis (H_o) and accept the alternative hypothesis (H_a), where:

- Ho: No monotonic trend
- Ha: Monotonic trend is present

The Mann-Kendall test is conducted as follows:

1. List the data in the order in which they were collected over time, $x_1, x_2, \ldots, x_n$, which denote the measurements obtained at times 1, 2, … , n, respectively.

2. Determine the sign of all n(n-1)/2 possible differences $x_j - x_k$, where j>k. These differences are $x_2 - x_1, x_3 - x_1, \ldots, x_n - x_1, x_3 - x_2, x_4 - x_2, \ldots, x_n - x_2, \ldots, x_n - x_{n-2}, x_n - x_{n-1}$.

3. Let sgn $(x_j - x_k,)$ be the indicator function that takes on the value s 1, 0, or -1 according to the sign of x_j-x_k, that is:

   Error! Bookmark not defined. $$\operatorname{sgn}(x_j - x_k)\begin{cases} 1 & if \quad x_j - x_k > 0 \\ 0 & if \quad x_j - x_k = 0 \\ -1 & if \quad x_j - x_k < 0 \end{cases}$$

4. Compute the statistic S =
   $$\sum_{k=1}^{n-1}\sum_{j=k+1}^{n} sgn\,(x_j\text{-}x_k)$$
   which is the number of positive differences minus the number of negative differences. If **S** is a positive number, observations obtained later in time tend to be larger than observations made earlier. If **S** is a negative number, then observations made later in time tend to be smaller than observations made earlier.

5. Compute the variance of **S** as follows:

$$Var(S) = \frac{1}{18}\left[n(n-1)(2n+5) - \sum_{p=1}^{g} t_p(t_p-1)((2t_p+5)\right]$$

Where g is the number of tied groups and t_p is the number of observations in the pth group. When there are ties in the data due to equal values or non-detects, Var(S) is adjusted by the tie correction method described in Helsel (2005, p. 191) and included in the formula above.

6. Compute the Mann-Kendall test statistic, Z_{MK}, as follows:

$$Z_{MK}\begin{cases} \dfrac{s-1}{\sqrt{Var(S)}} & if \quad S>0 \\ 0 \quad if & S=0 \\ \dfrac{S+1}{\sqrt{Var(S)}} & if \quad S<0 \end{cases}$$

A positive (negative) value of Z_{MK} indicates that the data tend to increase (decrease) with time. To determine if a trend exists at the Type I error rate α, where 0 < α< 0.5. (Note that α is the tolerable probability that the Mann Kendall test will falsely reject the null hypothesis.), then the Ho is rejected and the Ha is accepted if $Z_{MK}>Z_{1-\alpha}$, where $Z_{1-\alpha}$ is the 100(1-α) percentile of the standard normal distribution. Following standard TRRP Guidance, InControl Technologies used an α of 0.05. If the calculated probability (p) is less than 0.05, the Ho hypothesis (no monotonic trend) is rejected in favor of the Ha hypothesis (a monotonic trend exists in the data. The following sections discuss the results of the Mann-Kendall Statistical Analysis on a well by well basis.

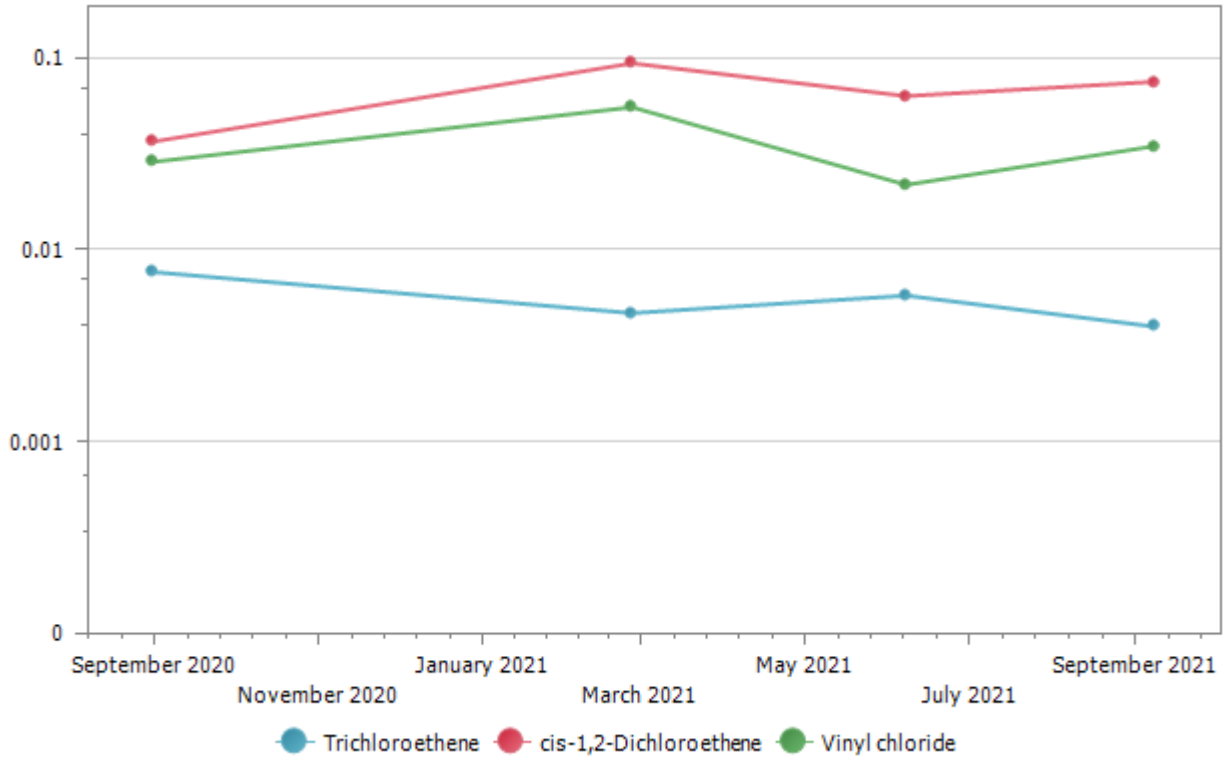
Results from Statistical Trend Analysis

A Statistical Trend Analysis was conducted for each well reporting a site related compound of concern (COC) above the Tier 1 Residential Protective Concentration Level. Only chemicals with historically detected concentrations exceeding the target PCL within a given well are discussed. Compounds that are below the Tier 1 Residential PCL are not discussed.

MW-1

Monitoring well MW-1 is located onsite in a former storage area. TCE, cis-1,2-DCE, and vinyl chloride are the only site related COCs reported at concentrations greater than the PCLs during the sampling history of the site. The following table shows the results for the Mann-Kendall Statistical Test for Trends for all groundwater monitoring data since the well was first installed.

Start Date: 9/1/2020
End Date: 9/8/2021
Location: MW-1



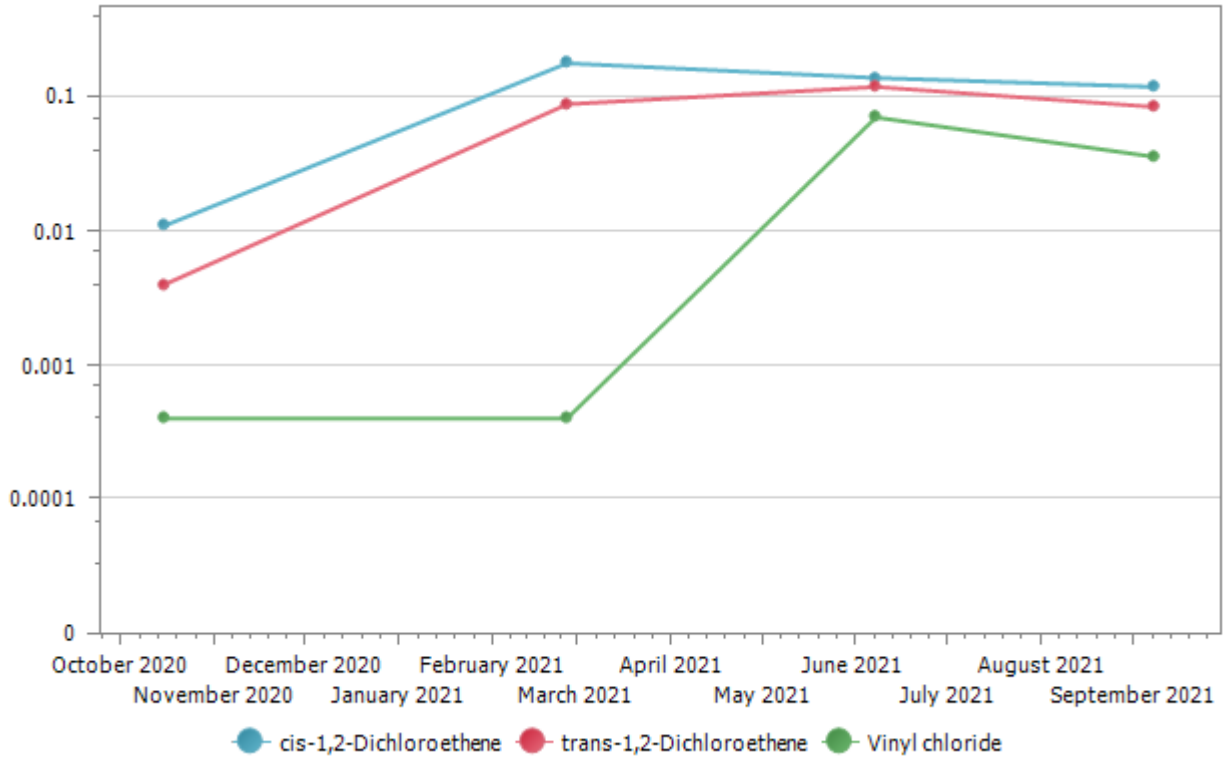
Parameter	Trend	Count	S	S Variance	S Prob	Z Value
Trichloroethene	No Trend	4	-4	8.6667	15.41	-1.019
cis-1,2-Dichloroethene	No Trend	4	2	8.6667	36.70	0.340
Vinyl chloride	No Trend	4	0	8.6667	50.00	0.000

The concentrations of site related COCs indicate stable trends in concentration.

MW-4

Monitoring well MW-4 is located onsite near the former storage area. Cis-1,2-DCE, trans-1,2-DCE and vinyl chloride are the only site related COCs reported at concentrations greater than the PCLs during the sampling history of the site. Currently only cis-1,2-DCE and vinyl chloride are reported at concentrations greater than the Tier 1 residential PCLs. The following table shows the results for the Mann-Kendall Statistical Test for Trends for all groundwater monitoring data since the well was first installed.

Start Date: 10/16/2020
End Date: 9/8/2021
Location: MW-4



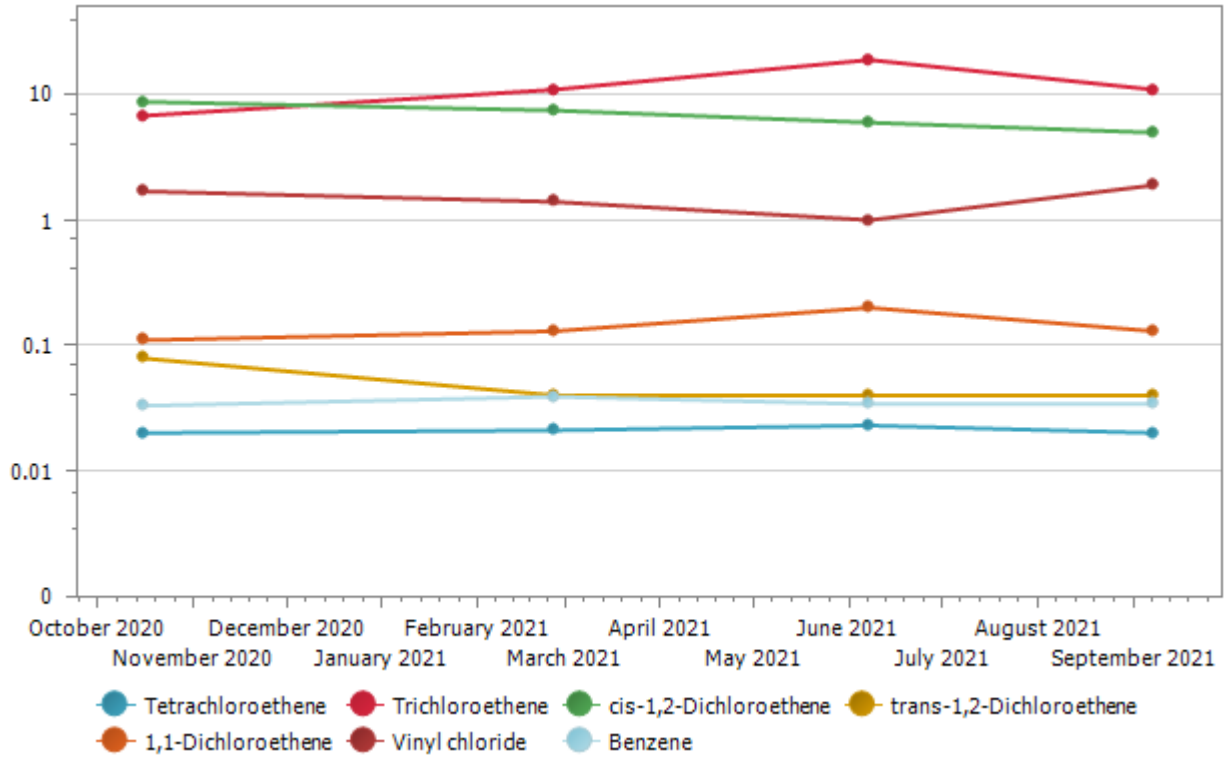
Parameter	Trend	Count	S	S Variance	S Prob	Z Value
cis-1,2-Dichloroethene	No Trend	4	0	8.6667	50.00	0.000
trans-1,2-Dichloroethene	No Trend	4	2	8.6667	36.70	0.340
Vinyl chloride	No Trend	4	3	7.6667	23.51	0.722

All site related compounds of concern report a stable trend in concentrations. Vinyl chloride was detected at concentrations greater than the laboratory detection limits during the last two sampling events.

MW-6

Monitoring well MW-6 is located onsite on the downgradient portion of the industrial tract. The following table shows the results for the Mann-Kendall Statistical Test for Trends for all groundwater monitoring data since the well was first installed. Monitoring well MW-6 has reported concentrations of all site related compounds of concern (PCE, TCE, cis-1,2-DCE, vinyl chloride and 1,1-DCE) at concentrations greater then the Tier 1 PCLs.

Start Date: 10/16/2020
End Date: 9/8/2021
Location: MW-6



Parameter	Trend	Count	S	S Variance	S Prob	Z Value
Tetrachloroethene	No Trend	4	1	7.6667	50.00	0.000
Trichloroethene	No Trend	4	3	7.6667	23.51	0.722
cis-1,2-Dichloroethene	Decreasing	4	-6	8.6667	4.47	-1.698
trans-1,2-Dichloroethene	No Trend	4	-3	5.0000	18.55	-0.894
1,1-Dichloroethene	No Trend	4	3	7.6667	23.51	0.722
Vinyl chloride	No Trend	4	0	8.6667	50.00	0.000
Benzene	No Trend	4	1	7.6667	50.00	0.000

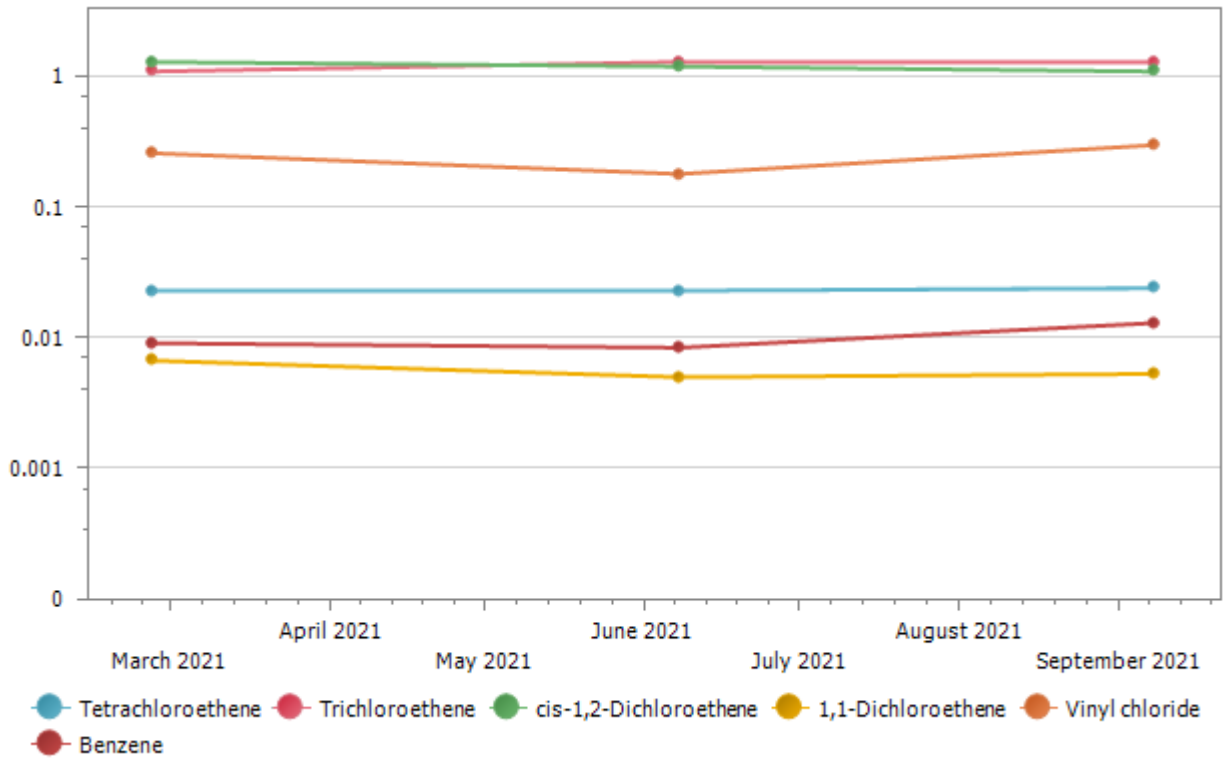
The reported concentrations of cis-1,2-DCE are decreasing while the remaining site related COCs are stable in concentrations.

MW-7

Monitoring well MW-7 is installed downgradient of the source area. Similar to MW-6, monitoring well MW-7 has reported concentrations of all site related compounds of concern (PCE, TCE, cis-1,2-DCE, vinyl chloride and 1,1-DCE) at concentrations greater than the Tier 1 PCLs. The following table shows the results for the Mann-Kendall Statistical Test for Trends for all groundwater monitoring data since the well was first installed.

Start Date: 2/26/2021

End Date: 9/8/2021
Location: MW-7



Parameter	Trend	Count	S	S Variance	S Prob	Z Value
Tetrachloroethene	No Trend	3	2	2.6667	27.01	0.612
Trichloroethene	No Trend	3	2	2.6667	27.01	0.612
cis-1,2-Dichloroethene	No Trend	3	-3	3.6667	14.81	-1.044
1,1-Dichloroethene	No Trend	3	-1	3.6667	50.00	0.000
Vinyl chloride	No Trend	3	1	3.6667	50.00	0.000
Benzene	No Trend	3	1	3.6667	50.00	0.000

Stable trends in concentration are noted in monitoring well MW-7. Monitoring well MW-7 is located downgradient of MW-6 which has reported the highest concentrations of site related COCs in groundwater.

Conclusions

COC concentrations have demonstrated stable to decreasing trends over the past four sampling events. The source has been removed and there is no contributing source to groundwater. Therefore, InControl Technologies has concluded that the overall plume is stable to decreasing.

Appendix H

A statement as to whether contamination on and off the designated property without a Municipal Setting Designation will exceed a residential assessment level as defined in the Texas Risk Reduction Program or analogous residential level set by EPA, if known, and the basis for that statement.

On the Designated Property

As described in **Appendix D**, tetrachloroethene (PCE), trichloroethene (TCE), cis-1,2-dichloroethene (cis-1,2-DCE), vinyl chloride, 1,1-dichloroethene (1,1-DCE), and benzene were reported at concentrations that exceed the TRRP residential assessment levels without a municipal setting designation ($^{GW}GW_{Ing}$) (**Figure C3a through C3f, Table E6**). A review of the most recent groundwater sampling data (September 2021) within the proposed MSD boundary confirms these findings.

Off the Designated Property

The area of impacted groundwater has been delineated to the residential assessment level off-site to the greatest extent possible (**Figures C3a through C3f**).

Appendix I

A statement as to whether contamination on and off the designated property with a Municipal Setting Designation will exceed a residential assessment level as defined in the Texas Risk Reduction Program or analogous residential level set by EPA, if known, and the basis for that statement.

Recent groundwater monitoring data from September 2021 indicate that the area of groundwater impact is delineated. Groundwater samples collected from the existing groundwater monitoring wells reported COC concentrations less than the Texas Risk Reduction Program (TRRP) residential ingestion exceedance level with a municipal setting designation ($^{Air}GW_{Inh\text{-}V}$) in all groundwater monitoring wells. Therefore, there is no future contamination exceedance anticipated with the municipal designation for the subject property.