CITY OF HOUSTON



PUBLIC WORKS AND ENGINEERING PLANNING & DEVELOPMENT DIVISION

EXECUTIVE SUMMARY

Project Overview

InControl Technologies was retained by DH Commerce, LLC to provide environmental consulting services at the Former Wilson Stationery and Printing, located at 1701 Commerce Street in Houston, Texas, northeast of downtown Houston (**Figure C1**). The subject property is 0.2746-acres in size and currently developed with a vacant 18,140-square feet warehouse building. The general land use of the surrounding area is a mix of commercial and residential (**Figure B1**).

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

Volatile Organic Compounds (VOC) Protective Concentration Level Exceedance (PCLE) zones were identified on a portion of the subject property. The PCLE zone is depicted on **Figure C4**. The groundwater data are summarized in **Tables E4** through **E6**.

Historical Environmental Condition

The subject property is 0.2746-acres in size and currently developed with a vacant 18,140-square feet warehouse building. According to historical documents the subject property was formerly occupied by Wilson Stationery & Printing Company circa 1950 to 1975. Printers commonly used chlorinated solvents to clean their presses and plates between runs to remove the inks used in the printing process. In addition, Wilson Stationery had an incinerator in the parking lot on the east side of the building. The former Houston Gas & Electric Company had a manufactured gas plant on the adjacent properties to the west/northwest. Although this is upgradient of the site, the proximity of this facility was considered a potential REC with low risk.

Four temporary monitoring wells (TMW-1 through TMW-4), six soil borings (HA-1 through HA-6) and nine permanent groundwater monitoring wells (MW-1 through MW-9) were advanced/installed between June 2019 and September 2020. Soil samples were collected and analyzed for Volatile Organic Compounds (VOCs) by EPA Method 8260 (**Table E1**), Total Petroleum Hydrocarbons (TPH) by TX Method 1005 (**Table E2**), and RCRA Metals SW6020/7471 (**Table E3**). Groundwater collected from both temporary and permanent groundwater monitoring wells was analyzed for Volatile Organic Compounds (VOCs) by EPA Method 8260 (**Table E4**), Total Petroleum Hydrocarbons (TPH) by TX Method 1005 (**Table E2**), and RCRA Metals SW6020/7471 (**Table E3**). Groundwater collected from both temporary and permanent groundwater monitoring wells was analyzed for Volatile Organic Compounds (VOCs) by EPA Method 8260 (**Table E4**), Total Petroleum Hydrocarbons (TPH) by TX Method 1005 (**Table E5**), and/or RCRA Metals SW6020/7470 (**Table E6**).

Quarterly groundwater monitoring began in August 2019. The most recent sampling data shows that the plume is laterally delineated in all directions. The groundwater flowed to the northeast at a gradient of 0.036 ft/ft during the March 2021 sampling event (**Figure C7**). Chlorinated hydrocarbons were present in groundwater at concentrations greater than the applicable Tier 1 $^{GW}GW_{Ing}$ PCLs during the March 2021 sampling event. The PCLE zone is depicted on **Figure C4**.

Monitoring wells RW-1 and RW-2 were not installed by InControl Technologies as part of the plume delineation. It is believed they were installed by the owner of an adjacent property. However, in order to have additional data points, both wells were sampled and incorporated into the monitoring well network for the subject property.

Ten (10) water well records were identified within a ½-mile radius of the proposed Municipal Setting Designation (MSD) boundary. The nearest domestic or public supply well is located approximately 0.436-miles from the subject property in the downgradient direction. Within a 5-mile radius of the proposed MSD boundary, typical completion depths are greater than 300-ft bgs.

Buffalo Bayou is located approximately 560-feet northwest of the proposed MSD boundary. Buffalo Bayou is not threatened by the groundwater plume (**Figure C1**).

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. <u>A professional surveyor currently registered with the Texas Board of</u> <u>Professional Surveying must certify that all property descriptions with metes and bounds are accurate.</u>

The legal description including a metes and bounds description and a copy of the deed for the designated property is included in this section. The proposed Municipal Setting Designation (MSD) boundary is 0.2746-acres.

Figure A depicts the proposed MSD boundary at the Former Wilson Stationery and Printing property located at 1701 Commerce Street, Houston, Texas.



SCHEDULE B EXCEPTIONS G.F. NO. 190258-JK, EFFECTIVE DATE: 03-04-2019

10. The following matters and all terms of the documents creating or offering evidence of the

a. Rights of Parties in Possession. (OWNER POLICY ONLY)

matters (We must insert matters or delete this exception.):

b. Visible and apparent easements on or across property described in Schedule A.

c. Rights of tenants, as tenants only, under unrecorded leases or rental agreements, as evidenced by that Subordination, Non-Disturbance and Attornment Agreement recorded 4/2/2014, under County Clerk's File No. 20140133486, Official Public Records of Harris County, Texas. (AFFECTS PROPERTY, NOT PLOTTED)

d. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.(AFFECTS PROPERTY, NOT PLOTTED)

e. Any portion of subject property lying within the boundaries of a public or private roadway whether dedicated or not.(SHOWN ON SURVEY)

f. Terms, conditions, and stipulations in Memorandum of Lease Agreement: Lessor: Lucy Reed Hibberd, Holton L. Burns and Duke Furrh Lessee: T-Mobile West LLC, a Delaware limited liability company Recorded: 4/2/2014 in County Clerk's File No. 20140133044 of the Official Public Records of Harris County, Texas. (AFFECTS PROPERTY, NOT PLOTTED)

g. 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, 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. (OWNER POLICY ONLY) (AFFECTS PROPERTY, NOT PLOTTED)

h. Ordinance No. 91-1701 by The City of Houston, regarding the planting, preservation and maintenance of trees and decorative landscaping, a certified copy of which is filed under Harris County Clerk's File No. N-556388, Official Public Records, Harris County, Texas. (AFFECTS PROPERTY, NOT PLOTTED)

> METES AND BOUNDS DESCRIPTION 11,960 SQUARE FEET BEING A PORTION OF LOT 7 AND 12 AND ALL OF LOT 6 BLOCK 113, S.S.B.B. ADDITION HOUSTON, HARRIS COUNTY, TEXAS

All that certain 11,960 square feet of land being a portion of Lot 7 and 12 and all of Lot 6 Block 113, S. S. B. B. Addition, Houston, Harris County, Texas and being all that certain called Tract 1 and Tract 2 as described in that certain deed dated 01-23-2017 from Duke Furrh to The Estate of Lucy Reed Hibberd filed in the Official Public Records of Real Property of Harris County, Texas in Clerk's File No.201728672 and being more particularly described by metes and bound as follows:

Beginning at a found "X" in concrete located in the east right-of-way line of Jackson Street (80' wide) and being the southwest corner of Unrestricted Reserve A Block 1 City view Lofts according to the plat thereof file in Film Code No. 621290 of the Maps Records of Harris County, Texas;

THENCE S 59° 43' 13" E - 131.67', with the south line of said Unrestricted Reserve A, to a set 5/8" iron rod with cap for corner;

THENCE S 33° 10' 47" W – 94.28', with the west line of Unrestricted Reserve C Block 1 City view Lofts according to the plat thereof file in Film Code No. 621290 of the Maps Records of Harris County, Texas to a set "X" in concrete corner;

THENCE N 56° 49' 13" W – 131.50', with the north right-of-way of Commerce Avenue (80' wide), to a set "X" in concrete for corner;

THENCE N 33° 10' 47" E – 87.62' with the east right-of-way line of said Jackson Street to the POINT OF BEGINNING and containing 11,960 square feet (0.2746 acre) of land, more or less.

GENERAL NOTES

1. ALL BEARINGS SHOWN ARE BASED ON RECORD PLAT.

2. NO PORTION OF THE SUBJECT SITE IS LOCATED WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA ACCORDING TO TH MOST RECENT OFFICIAL INSURANCE RATE MAP, DATED JANUARY 06, 2017 MAP NUMBER 48201C0690N , ZONE(S) "X", PROMULGATED BY THE ADMINISTRATOR OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OF THE UNITED STATES. ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES. ARE AN ESTIMATE BASED ON DATA PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE PROGRAM AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMIN-ATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY.

3. FUTURE REDEVELOPMENT OF SITE IS SUB-JECT TO CITY OF HOUSTON ORDINANCE NO. 85-1878, DATED OCTOBER 23, 1985 BY THE CITY OF HOUSTON, A CERTIFIED COPY OF WHICH WAS FILED AUGUST 1, 1991, UNDER COUNTY CLERK FILE NO. N-253886, (SUPERSEDED BY CITY OF HOUSTON ORD-INANCE NO. 1999-262), ADOPTED BY THE CITY OF HOUSTON RELATING TO RULES, AND REGULATIONS, PROCEDURES AND DESIGN STANDARDS FOR DEVELOPING AND PLATTING AND PROVIDING FOR ESTABLISHING BUILDING SETBACK LINES.

701	COMMERCE	STREET

04–10–2019 REVISED 04–04–2019 REVISED 04–02–2019 REVISED		
PREJEAN & COMPAN surveying / mapping	Y, INC.	9324 WESTVIEW DRIVE HOUSTON, TX 77055 713-467-MAPS
LAN	ALTA/NSP D TITLE SU	S IRVEY
A PORTIC ANL S	960 SQUARE FEET BE ON OF LOT D ALL OF LO BLOCK 113 S.B.B. ADDIT	TING 7 AND 12 7 6 10N
HOUST	ON, HARRIS COUNTY,	TEXAS
03-28-2019	1"=20'	JOB NO. 41–678

03–28–2019	1 "=20'	JOB NO. 41-678
GF NO. 19025	8–JK FIRST INSU	⁻ AMERICAN TITLE RANCE COMPANY

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

SPECIAL WARRANTY DEED

THE STATE OF TEXAS	§
	§
COUNTY OF HARRIS	§

HOLTON L. BURNS and the ESTATE OF LUCY REED HIBBERD, DECEASED (collectively, "<u>Grantor</u>"), for Ten Dollars (\$10.00) and other good and valuable consideration paid to Grantor by DH COMMERCE LLC, a Colorado limited liability company ("<u>Grantee</u>"), the receipt and sufficiency of which is acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto the Grantee all of the following described property located in Harris County, Texas:

The land (the "<u>Land</u>"), together with all the improvements and fixtures located thereon, described in <u>Exhibit A</u> which is attached to this deed and is incorporated herein by reference (the "<u>Property</u>").

TO HAVE AND TO HOLD the Property and premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, and Grantee's heirs, successors and assigns forever, and Grantor does hereby bind Grantor and Grantor's heirs, successors, and assigns, to WARRANT AND FOREVER DEFEND, all and singular, the Property and premises unto Grantee, and Grantee's heirs, 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.

In connection with the consideration paid to Grantor for the Property and this conveyance, Grantee has delivered to 1701 Lender LLC ("Lender"), a promissory note dated the same effective date as this deed, in the original principal amount of \$1,500,000.00 (the "<u>Note</u>"), executed by Grantee and made payable to the order of Lender, bearing interest and becoming finally payable as therein provided. The Note is secured by (a) a deed of trust dated the same date as the Note from Grantee to J. Landis Martin, Trustee which is to be filed of record in the Official Public Records of Harris County, Texas; and (b) by a vendor's lien retained in this deed.

This conveyance is made and accepted subject to the encumbrances and other matters described in <u>Exhibit B</u>, which is attached to this deed and incorporated herein by reference, to the extent they are validly existing and affect the Property.

Taxes on the Property for the year 2019 have been prorated between Grantor and Grantee, and taxes for 2019 and subsequent years shall be assumed by Grantee as of the date of the delivery of this deed.

For the same consideration stated above, Grantor does hereby grant and convey to Grantee all rights, privileges, and appurtenances pertaining to the Property, including Grantor's right, title, and interest in any minerals, utilities, adjacent streets, alleys, strips, gores and rights-of-way (the foregoing items hereinafter referred to collectively as the "Additional Interests").

It is expressly agreed that a vendor's lien is created and retained herein in favor of Lender, and Lender will hold superior title in and to the Land and premises (including the improvements and fixtures located thereon and Additional Interests relating thereto, if any) and the title in the Grantee will not become absolute until the Note is paid in full according to the face, effect and reading thereof, when this deed shall become absolute.

EXECUTED on this 21 day of May, 2019.

GRANTOR:

HOLTON L. BURNS

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on this $2i^{5+}$ day of May, 2019, by Holton L. Burns.

\$ \$ \$



Notary Public in and for the State of Texas

ESTATE OF LUCY REED HIBBERD, DECEASED

By:

Noncy Phelan, Executor

	(TA)
STATE OF TEXAS	
COUNTY OF TRAVIS	Harris

This instrument was acknowledged before me on this 215^{4} day of May, 2019, by Nancy Phelan, Executor of the Estate of Lucy Reed Hibberd, Deceased, on behalf of such estate.

00 00 00

JESSE ROBERT KLINGENSMITH My Notary ID # 126112669 Expires May 15, 2023

Notary Public in and for the State of Texas

GRANTEE'S ADDRESS:

DH Commerce LLC c/o Walter B. Hultin, Manager 3863 South Newport Way Denver, Colorado 80237

EXHIBIT A

Legal Description of the Land

All that certain 11,960 square feet of land being a portion of Lot 7 and 12 and all of Lot 6 Block 113, S. S. B. B. Addition, Houston, Harris County, Texas and being all that certain called Tract 1 and Tract 2 as described in that certain deed dated 01-23-2017 from Duke Furth to The Estate of Lucy Reed Hibberd filed in the Official Public Records of Real Property of Harris County, Texas in Clerk's File No.201728672 and being more particularly described by metes and bound as follows:

Beginning at a found "X" in concrete located in the east right-of-way line of Jackson Street (80' wide) and being the southwest corner of Unrestricted Reserve A Block 1 City view Lofts according to the plat thereof file in Film Code No. 621290 of the Maps Records of Harris County, Texas;

THENCE S 59° 43' 13" E - 131.67', with the south line of said Unrestricted Reserve A, to a set 5/8" iron rod with cap for corner;

THENCE S 33° 10' 47" W - 94.28', with the west line of Unrestricted Reserve C Block 1 City view Lofts according to the plat thereof file in Film Code No. 621290 of the Maps Records of Harris County, Texas to a set "X" in concrete corner;

THENCE N 56° 49' 13" W - 131.50', with the north right-of-way of Commerce Avenue (80' wide), to a set "X" in concrete for corner;

THENCE N 33° 10' 47" E - 87.62' with the east right-of-way line of said Jackson Street to the POINT OF BEGINNING

and containing 11,960 square feet (0.2746 acre) of land, more or less.

EXHIBIT B

Permitted Exceptions

Rights of Parties in Possession.

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

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed herein or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

Terms, conditions, and stipulations in Memorandum of Lease Agreement: Lessor: Lucy Reed Hibberd, Holton L. Burns and Duke Furrh Lessee: T-Mobile West LLC, a Delaware limited liability company Recorded: 4/2/2014 in County Clerk's File No. 20140133044 of the Official Public Records of Harris County, Texas

The property covered herein is subject to the terms, conditions, provisions and stipulations of Ordinance #85-1878, dated October 23, 1985 by the City of Houston, a certified copy of which was filed August 1, 1991 under County Clerk's File No. N253886 (superseded by City of Houston Ordinance #1999-262, passed March 24, 1999, 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.

Ordinance No. 91-1701 by The City of Houston, regarding the planting, preservation and maintenance of trees and decorative landscaping, a certified copy of which is filed under Harris County Clerk's File No. N-556388, Official Public Records, Harris County, Texas.

<u>After Recording Return To:</u> Riverway Title 5 Riverway, Suite 300 Houston, Texas 77056

> Riverway Title GF <u>Po158-3K</u>

RP-2019-213822 # Pages 6 05/22/2019 01:46 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.



Diane Ina Tue

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 0.2746-acres of land located northeast of downtown Houston, Harris County, Texas. The affected property is in an area that is a mix of commercial and residential. **Figure B** provides a description of the surrounding land use within 500-feet of the site.

The subject property is developed with one vacant multi-story building. The anticipated use of the subject property in the future is likely multi-family development. The existing building will be repurposed and not demolished.

The surrounding land use is described as:

- North multi-family condo building and parking garage, then vacant land;
- East commercial businesses and restaurant;
- South surface parking lots, commercial business;
- West commercial business.



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

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

- Figure C1 Topographic Map
- Figure C2 Watershed Map
- Figure C3 Flood Plain Map
- Figure C4 TCE Concentrations in Groundwater (March 2021)
- Figure C5 Soil Boring Location Map
- Figure C6 Groundwater Monitoring Well Location Map
- Figure C7 Groundwater Gradient Map (March 2021)

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

Figure C4 depicts the PCL exceedance zone for Trichloroethene associated with the subject property. **Figure C5** depicts the locations of the groundwater samples. The groundwater gradient flows to the northeast at 0.036 feet/foot (**Figure C6**). The primary chemical of concern (COC) is trichloroethene (TCE).

The first groundwater bearing unit is comprised of a clayey sand or sandy clay and is encountered at a depth of approximately 30- to 35-feet below ground surface (ft bgs) during drilling. The base of the first groundwater bearing unit is encountered at a depth of approximately 45-ft bgs and is underlain by a clay. The average static depth to groundwater in the monitoring wells is 17.5-ft bgs.





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

SITE: Fmr Wils	PM: LG								
LOCATION: 170 Ho	CHECKED:								
DETAILED:	FIGURE:								
3/3/2021	LMG E19038-101		C2						











Appendix D

For each contaminant of concern within the designated groundwater:

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

Protective Concentration Level Exceedence (PCLE) Zone – A review of recent groundwater sampling data indicates that trichloroethene (TCE) is the only COC that exceeds a Tier 1 ^{GW}GW_{Ing} PCL.

None of the soil samples collected from the soil borings reported any volatile organic compounds above a Tier 1 Residential ^{GW}Soil_{Ing} PCL. Only one sample (HA-2 (3-4) even reported a concentration above a laboratory detection limit (**Table E1**). The soil sample collected from MW-5 in the 14- to 16-ft interval reported TPH above the Tier 1 Residential ^{GW}Soil_{Ing} PCL in the C12 to C28 carbon fraction (**Table E2**). The C6 to C12 and C28 to C35 carbon fractions reported estimated values of TPHs. All other samples were reported below the laboratory detection limit. Several metals analytes were reported above a Tier 1 Residential ^{GW}Soil_{Ing} PCL (**Table E3**). Lead was reported above the ^{Tot}Soil_{Comb} PCL in two surface soil samples collected under the slab of the building. Given that the building is not going to be removed, it serves as a cap over these lead exceedances and closes the dermal contact pathway.

The groundwater data collected since August 2019 shows very stable trends in the trichloroethene (TCE) concentration in the four monitoring wells that have reported concentrations above the $^{GW}GW_{Ing}$ PCL for several consecutive events. The PCLE zone is depicted on **Figure C4.** None of the other VOC compounds report concentrations above a PCL. The plume is laterally delineated by monitoring wells MW-1 and MW-2 to the west, MW-6 to the south, MW-8 to the east, and MW-7 and MW-9 to the north. Currently only monitoring wells MW-3, MW-4, MW-5, and MW-7 report TCE above a PCL. The current overall PCLE zone is approximately 380-feet long by 160-ft wide. A comparison of the groundwater sampling results with applicable non-ingestion PCLs (AirGW_{Inh-V}) indicates that none of the groundwater samples reported a COC concentration above the AirGW_{Inh-V} PCL. Therefore, based on the recent groundwater monitoring results, there is no non-ingestion protective concentration level exceedance zone within the proposed MSD boundary.

Monitoring wells RW-1 and RW-2 were not installed by InControl Technologies as part of the plume delineation. It is believed they were installed by the owner of an adjacent property. However, in order to have additional data points, both wells were sampled and incorporated into the monitoring well network for the subject property.

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

InControl Technologies

The first groundwater bearing unit is comprised of a clayey sand or sandy clay and is encountered at a depth of approximately 30- to 35-feet below ground surface (ft bgs) during drilling. The base of the first groundwater bearing unit is encountered at a depth of approximately 45-ft bgs and is underlain by a clay. The average static depth to groundwater in the monitoring wells is 17.5-ft bgs.

COC: Trichloroethene						
Maximum Concentration from analytical data	0.18 mg/L (MW-4; March 2020)					
Ingestion-Based PCL (Residential ^{GW} GW _{Ing})	0.005 mg/L					
Ingestion-Based PCLE Zone (approximate)	Length: 380 ft					
	Width: 160 ft					
	Vertical Extent: 15ft – 45ft below ground surface (bgs)					
Non-Ingestion-Based PCL (AirGWInh-V)	24 mg/L					
Non-Ingestion-Based PCLE Zone	NONE					
Geochemical/ Physical Properties						
Molecular Weight	131.4 g/mol					
Specific Gravity	1.46					
Solubility in Water	soluble					
Groundwater Migration	along groundwater gradient					

COC: Cis-1,2-Dichloroethene						
Maximum Concentration from analytical data	0.06 mg/L (RW-2; March 2021)					
Ingestion-Based PCL (Residential ^{GW} GW _{Ing})	0.07 mg/L					
Ingestion-Based PCLE Zone (approximate)	Not Applicable					
Non-Ingestion-Based PCL (AirGWInh-V)	1200 mg/L					
Non-Ingestion-Based PCLE Zone	NONE					
Geochemical/ Physical Properties						
Molecular Weight	96.96 g/mol					
Specific Gravity	1.2837					
Solubility in Water	6.41X10+3 mg/L at 25 °C					
Groundwater Migration	along groundwater gradient					

COC: Trans-1,2-Dichloroethene						
Maximum Concentration from analytical data	0.0016 J mg/L (RW-2; March 2021)					
Ingestion-Based PCL (Residential ^{GW} GW _{Ing})	0.07 mg/L					
Ingestion-Based PCLE Zone (approximate)	Not Applicable					
Non-Ingestion-Based PCL (AirGWInh-V)	770 mg/L					
Non-Ingestion-Based PCLE Zone	NONE					
Geochemical/ Physical Properties						
Molecular Weight	96.94 g/mol					
Specific Gravity	1.27					
Solubility in Water	4.52X10+3 mg/L at 25 °C					
Groundwater Migration	along groundwater gradient					

COC: Vinyl Chloride						
Maximum Concentration from analytical data	0.0022 mg/L (MW-5; March 2020)					
Ingestion-Based PCL (Residential ^{GW} GW _{Ing})	0.002 mg/L					
Ingestion-Based PCLE Zone (approximate)	Not Currently Applicable					
Non-Ingestion-Based PCL (AirGWInh-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					

Appendix E

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

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

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

Table E1	Volatile Organic Compounds (VOCs) in Soil
Table E2	Total Petroleum Hydrocarbons (TPH) in Soil
Table E3	RCRA Metals in Soil
Table E4	Volatile Organic Compounds (VOCs) in Groundwater
Table E5	Total Petroleum Hydrocarbons (TPH) in Soil
Table E6	RCRA Metals in Groundwater

Table E1 Summary of Volatile Organic Compounds in Soil Former Wilson Stationery Printing 1701 Commerce Street, Houston, TX 77002 VCP No. 3063

Sample ID	Depth	Date	Tetrachloroethene	Trichloroethene	cis-1,2- Dichloroethene	trans-1,2- Dichloroethene	Vinyl chloride	1,1-Dichloroethene	Benzene	Toluene	Ethylbenzene	Xylenes,Total	Methyl tert- butyl ether
	(ft)		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}		710	18	140	590	3.7	2300	120	5900	6400	6000	800
Residential	^{GW} Soil _{Ing}		0.05	0.034	0.25	0.49	0.022	0.05	0.026	8.2	7.6	120	0.62
TMW-1	10-12	6/21/2019	<0.00062	<0.00054	<0.00071	<0.00045	<0.00071	<0.00045	<0.00045	<0.00054	<0.00062	<0.00089	<0.00045
TMW-2	8-10	6/21/2019	<0.00071	<0.0006	<0.00081	<0.0005	<0.00081	<0.0005	<0.0005	<0.0006	<0.00071	<0.001	<0.0005
TMW-3	10-12	6/21/2019	<0.00066	<0.00057	<0.00076	<0.00047	<0.00076	<0.00047	<0.00047	<0.00057	<0.00066	<0.00095	<0.00047
TMW-4	10-12	6/21/2019	<0.00077	<0.00066	<0.00088	<0.00055	<0.00088	<0.00055	<0.00055	<0.00066	<0.00077	<0.0011	<0.00055
HA-1	3-4	7/17/2019	<0.00069	<0.0006	<0.00079	<0.0005	<0.00079	<0.0005	<0.0005	<0.0006	<0.00069	<0.00099	<0.0005
	7-8	7/17/2019	<0.00067	<0.00058	<0.00077	<0.00048	<0.00077	<0.00048	<0.00048	<0.00058	<0.00067	<0.00096	<0.00048
HA-2	3-4	7/17/2019	<0.00099	<0.00085	<0.0011	<0.00071	<0.0011	<0.00071	<0.00071	0.0016 J	<0.00099	<0.0014	<0.00071
	7-8	7/17/2019	<0.00072	<0.00062	<0.00083	<0.00052	<0.00083	<0.00052	<0.00052	<0.00062	<0.00072	<0.001	<0.00052
HA-3	3-4	7/17/2019	<0.00072	<0.00062	<0.00083	<0.00052	<0.00083	<0.00052	<0.00052	<0.00062	<0.00072	<0.001	<0.00052
	7-8	7/17/2019	<0.0007	<0.0006	<0.0008	<0.0005	<0.0008	<0.0005	<0.0005	<0.0006	<0.0007	<0.001	<0.0005
HA-4	3-4	7/17/2019	<0.00069	<0.00059	<0.00079	<0.00049	<0.00079	<0.00049	<0.00049	<0.00059	<0.00069	<0.00099	<0.00049
	7-8	7/17/2019	<0.00069	<0.00059	<0.00079	<0.00049	<0.00079	<0.00049	<0.00049	<0.00059	<0.00069	<0.00099	<0.00049
HA-5	3-4	7/17/2019	<0.00071	<0.00061	<0.00082	<0.00051	<0.00082	<0.00051	<0.00051	<0.00061	<0.00071	<0.001	<0.00051
	7-8	7/17/2019	<0.00068	<0.00059	<0.00078	<0.00049	<0.00078	<0.00049	<0.00049	<0.00059	<0.00068	<0.00098	<0.00049
HA-6	3-4	7/17/2019	<0.00068	<0.00059	<0.00078	<0.00049	<0.00078	<0.00049	<0.00049	<0.00059	<0.00068	<0.00098	<0.00049
	7-8	7/17/2019	<0.00071	<0.00061	<0.00081	<0.0005	<0.00081	<0.0005	<0.0005	<0.00061	<0.00071	<0.001	<0.0005
MW-5	4-5	10/3/2019	<0.00087	<0.00074	<0.00099	<0.00062	<0.00099	<0.00062	<0.00062	<0.00074	<0.00087	<0.0012	<0.00062
	8-10	10/3/2019	<0.00073	<0.00063	<0.00084	<0.00052	<0.00084	<0.00052	<0.00052	<0.00063	<0.00073	<0.001	<0.00052
	14-16	10/3/2019	<0.00061	<0.00052	<0.0007	<0.00044	<0.0007	<0.00044	<0.00044	<0.00052	<0.00061	<0.00087	<0.00044

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

Table E2 Summary of Total Petroleum Hydrocarbons in Soil Former Wilson Stationery Printing 1701 Commerce Street, Houston, TX 77002 VCP No. 3063

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	
TMW-1	10-12	6/21/2019	<6.7	<8.9	<8.9	<6.7
TMW-2	8-10	6/21/2019	<7.3	<9.6	<9.6	<7.3
TMW-3	10-12	6/21/2019	<7.3	<9.6	<9.6	<7.3
TMW-4	10-12	6/21/2019	<7.4	<9.7	<9.7	<7.4
HA-1	3-4	7/17/2019	<6.5	<8.6	<8.6	<6.5
	7-8	7/17/2019	<6	<8	<8	<6
HA-2	3-4	7/17/2019	<7.2	<9.5	<9.5	<7.2
	7-8	7/17/2019	<5.8	<7.7	<7.7	<5.8
HA-3	3-4	7/17/2019	<5.5	<7.3	<7.3	<5.5
	7-8	7/17/2019	<5.3	<7	<7	<5.3
HA-4	3-4	7/17/2019	<7.4	<9.8	<9.8	<7.4
	7-8	7/17/2019	<7.6	<10	<10	<7.6
HA-5	3-4	7/17/2019	<8.3	<11	<11	<8.3
	7-8	7/17/2019	<7.7	<10	<10	<7.7
HA-6	3-4	7/17/2019	<7.6	<10	<10	<7.6
	7-8	7/17/2019	<8	<11	<11	<8
MW-5	4-5	10/3/2019	<7.4	<9.8	<9.8	<7.4
	8-10	10/3/2019	<8.2	<11	<11	<8.2
	14-16	10/3/2019	42 J	210	20 J	272

Notes:

Exceeds ^{GW}Soil_{Ing}

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

Table E3Summary of RCRA Metals in SoilFormer Wilson Stationery Printing1701 Commerce Street, Houston, TX 77002VCP No. 3063

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	3.6	310	97
Residential	^{GW} Soil _{Ing}		5.9	440	1.5	2400	15	0.04	2.3	0.48
	Background		5.9	300		30	15	0.04	0.3	
HA-1	0-2	7/17/2019	11.5	202	0.371 J	17.1	173	0.214	1.68	0.195 J
HA-2	0-2	7/17/2019	3.37	182	0.0374 J	19.7	48.8	0.195	1.22	0.0949 J
HA-3	0-2	7/17/2019	3.99	267	0.254 J	19.3	214	0.541	1.37	0.305 J
HA-4	0-2	7/17/2019	3.78	314	0.323 J	17.5	620	0.475	1.68	0.444 J
	3-4	7/17/2019	-	-	-	-	41.5	-	-	-
HA-5	0-2	7/17/2019	3.47	227	0.0319 J	23.5	14	0.0151	1.8	0.0343 J
HA-6	0-2	7/17/2019	5.74	296	0.615	16.8	2380	0.608	1.44	0.557
	3-4	7/17/2019	-	-	-	-	72.9	-	-	-

Notes:

Exceeds ^{Tot}Soil_{Comb}

Exceeds ^{GW}Soil_{Ing}

Table E4 Summary of Volatile Organic Compounds in Groundwater Former Wilson Stationery Printing 1701 Commerce Street, Houston, TX 77002 VCP No. 3063

Sample ID	Date	Tetrachloroethene	Trichloroethene	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Vinyl chloride	1,1-Dichloroethene	1,2-Dichloroethane	Benzene	Toluene	Ethylbenzene	Xylenes,Total	Methyl tert-butyl ether	Chlorobenzene	tert-Butylbenzene
	GW	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	GWIng	0.005	0.005	0.07	0.1	0.002	0.007	0.005	0.005	1	0.7	10	0.24	0.1	0.98
MW-1	8/21/2019	<0.0006	0.0046 J	0.0038 J	<0.0004	<0.0004	<0.0005	<0.0005	<0.0006	<0.0005	<0.0005	<0.0005	0.0014 J	<0.0004	<0.0006
	1/16/2020	<0.0006	0.0042 J	0.004 J	< 0.0004	< 0.0004	<0.0005	<0.0005	<0.0006	<0.0005	<0.0005	<0.0005	0.00096 J	< 0.0004	<0.0006
	3/24/2020	< 0.0003	0.0064	0.005	< 0.0002	< 0.0002	<0.0002	< 0.0002	<0.0002	< 0.0002	< 0.0003	< 0.0003	< 0.0002	< 0.0003	< 0.0003
	7/2/2020	< 0.0003	0.0045	0.0037	< 0.0002	< 0.0002	<0.0002	<0.0002	<0.0002	<0.0002	<0.0003	<0.0003	0.00086 J	<0.0003	<0.0003
	10/14/2020	<0.0006	0.0027 J	0.0032 J	<0.0004	< 0.0004	<0.0005	-	-	-	-	-	-	-	-
N414/ 2	3/3/2021	<0.0006	0.0049 J	0.0054	<0.0004	0.00053 J	<0.0005	-	-	-	-	-	-	-	-
IVI VV-2	8/21/2019	<0.0006	0.0038 J	0.00081 J	<0.0004	<0.0004	<0.0005	<0.0005	<0.0006	<0.0005	<0.0005	<0.0005	0.0012 J	<0.0004	<0.0006
	1/16/2020	<0.0006	0.0032 J	0.00075 J	<0.0004	<0.0004	<0.0005	<0.0005	<0.0006	<0.0005	<0.0005	<0.0005	0.00088 J	<0.0004	<0.0006
	3/24/2020	<0.0003	0.0034	0.00002 1	<0.0002	<0.0002	<0.0002	<0.0002	<0.0002	<0.0002	<0.0003	<0.0003	<0.0002	<0.0003	<0.0003
	10/14/2020		0.004	0.00092 J		<0.0002		<0.0002	<0.0002	<0.0002	<0.0005	<0.0005	0.0008 J	<0.0005	<0.0005
	3/3/2021	<0.0000	0.00351	0.0013 J	<0.0004	<0.0004	<0.0005	_					_		_
MW-3	8/21/2019		0.06	0.022	0.00043 1	0.00063 1	<0.0005	<0.0005	<0.0006	<0.0005	<0.0005	<0.0005	0 0027 1	<0.0004	<0.0006
10100 5	1/16/2020	<0.0006	0.061	0.022	0.00051 J	0.00054 J	<0.0005	<0.0005	<0.0006	<0.0005	<0.0005	<0.0005	0.0018 J	<0.0004	<0.0006
	3/24/2020	< 0.0003	0.075	0.023	0.00073 J	0.00071 J	<0.0002	< 0.0002	< 0.0002	< 0.0002	< 0.0003	< 0.0003	< 0.0002	< 0.0003	< 0.0003
	7/2/2020	< 0.0003	0.068	0.02	0.00048 J	<0.0002	< 0.0002	< 0.0002	< 0.0002	< 0.0002	< 0.0003	< 0.0003	0.00089 J	< 0.0003	< 0.0003
	10/14/2020	<0.0006	0.06	0.022	0.00061 J	0.00079 J	<0.0005	-	-	-	-	-	-	-	-
	3/3/2021	<0.0006	0.047	0.024	0.00063 J	0.00091 J	<0.0005	-	-	-	-	-	-	-	-
MW-4	8/21/2019	<0.0006	0.14	0.034	< 0.0004	< 0.0004	<0.0005	<0.0005	<0.0006	<0.0005	< 0.0005	<0.0005	0.0014 J	< 0.0004	< 0.0006
	9/4/2019	<0.0006	0.17	0.044	0.00054 J	0.00052 J	<0.0005	<0.0005	<0.0006	<0.0005	<0.0005	<0.0005	0.0016 J	0.001 J	<0.0006
	1/16/2020	<0.0006	0.16	0.035	0.00041 J	<0.0004	<0.0005	< 0.0005	< 0.0006	< 0.0005	< 0.0005	<0.0005	0.0011 J	< 0.0004	< 0.0006
	3/24/2020	<0.0003	0.18	0.04	<0.0002	<0.0002	<0.0002	< 0.0002	0.00028 J	< 0.0002	< 0.0003	< 0.0003	< 0.0002	< 0.0003	< 0.0003
	7/2/2020	<0.0003	0.17	0.036	0.00068 J	<0.0002	<0.0002	<0.0002	<0.0002	<0.0002	<0.0003	<0.0003	0.0011	<0.0003	<0.0003
	10/14/2020	<0.0006	0.15	0.042	0.0013 J	<0.0004	<0.0005	-	-	-	-	-	-	-	-
	3/3/2021	<0.0006	0.13	0.047	0.001 J	<0.0004	<0.0005	-	-	-	-	-	-	-	-

Quarterly groundwater monitoring began in August 2019. The most recent sampling data shows that the plume is laterally delineated in all directions. The groundwater flowed to the northeast at a gradient of 0.036 ft/ft during the March 2021 sampling event (**Figure C7**). Chlorinated hydrocarbons were present in groundwater at concentrations greater than the applicable Tier 1 $^{GW}GW_{Ing}$ PCLs during the March 2021 sampling event. The PCLE zone is depicted on **Figure C4**.

Monitoring wells RW-1 and RW-2 were not installed by InControl Technologies as part of the plume delineation. It is believed they were installed by the owner of an adjacent property. However, in order to have additional data points, both wells were sampled and incorporated into the monitoring well network for the subject property.

Ten (10) water well records were identified within a ½-mile radius of the proposed Municipal Setting Designation (MSD) boundary. The nearest domestic or public supply well is located approximately 0.436-miles from the subject property in the downgradient direction. Within a 5-mile radius of the proposed MSD boundary, typical completion depths are greater than 300-ft bgs.

Buffalo Bayou is located approximately 560-feet northwest of the proposed MSD boundary. Buffalo Bayou is not threatened by the groundwater plume (**Figure C1**).

Table E4 Summary of Volatile Organic Compounds in Groundwater Former Wilson Stationery Printing 1701 Commerce Street, Houston, TX 77002 VCP No. 3063

Sample ID	Date	Tetrachloroethene	Trichloroethene	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Vinyl chloride	1,1-Dichloroethene	1,2-Dichloroethane	Benzene	Toluene	Ethylbenzene	Xylenes,Total	Methyl tert-butyl ether	Chlorobenzene	tert-Butylbenzene
		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}	0.005	0.005	0.07	0.1	0.002	0.007	0.005	0.005	1	0.7	10	0.24	0.1	0.98
MW-9	10/16/2020	<0.0006	<0.0005	<0.0006	< 0.0004	<0.0004	<0.0005	-	-	-	-	-	-	-	-
	3/3/2021	<0.0006	<0.0005	<0.0006	<0.0004	<0.0004	<0.0005	-	-	-	-	-	-	-	-
RW-1	10/14/2020	<0.0006	<0.0005	<0.0006	<0.0004	<0.0004	<0.0005	-	-	-	-	-	-	-	-
	3/3/2021	<0.0006	<0.0005	0.0019 J	<0.0004	<0.0004	<0.0005	-	-	-	-	-	-	_	-
RW-2	3/3/2021	<0.0006	0.072	0.06	0.0016 J	0.0012 J	<0.0005	-	-	-	-	-	-	-	-

Notes:

Exceeds ^{GW}GW_{Ing}

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

Table E5 Summary of Total Petroleum Hydrocarbons in Groundwater Former Wilson Stationery Printing 1701 Commerce Street, Houston, TX 77002 VCP No. 3063

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	$^{\sf GW}{\sf GW}_{\sf Ing}$	0.98	0.98	0.98	
TMW-1	6/21/2019	<0.2	<0.2	<0.2	<0.2
TMW-2	6/21/2019	<0.2	<0.2	<0.2	<0.2
TMW-3	6/21/2019	<0.19	<0.19	<0.19	<0.19
TMW-4	6/21/2019	<0.19	<0.19	<0.19	<0.19

Notes:

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

Table E6 Summary of RCRA Metals in Groundwater Samples Former Wilson Stationery Printing 1701 Commerce Street, Houston, TX 77002 VCP No. 3063

Sample ID	Date	Arsenic	Barium	Cadmium	Chromium	Lead	Mercury	Selenium	Silver
		mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L
Residential	$^{\sf GW}{\sf GW}_{\sf Ing}$	0.01	2	0.005	0.1	0.015	0.002	0.05	0.12
MW-1	8/21/2019	0.00172 J	0.0537	<0.0002	0.00114 J	<0.0006	<0.00003	0.00204	<0.0002
MW-2	8/21/2019	0.000957 J	0.0358	<0.0002	<0.0004	<0.0006	<0.00003	<0.0011	<0.0002
MW-3	8/21/2019	0.0011 J	0.0663	<0.0002	<0.0004	<0.0006	0.000081 J	<0.0011	<0.0002
MW-4	8/21/2019	0.000749 J	0.0365	<0.0002	0.00047 J	<0.0006	< 0.00003	0.00121 J	<0.0002

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.*

Shallow groundwater was affected by dissolved phase chemicals including TCE, cis- and trans-1,2-DCE, and VC. The area of affected groundwater is depicted on **Figure C4**. Based on the results of the most recent groundwater monitoring and sampling event conducted in March 2021, the area of affected groundwater does extend off-site. Notice letters were sent to each of these offsite property owners on March 16, 2021 to notify them of the potential impact to their property. The property owners are identified on **Figure F**.

Property ID	HCAD Number	Property owner name	Physical property address, city, zip	Property owner mailing address, city, state, zip
1		City of Houston	Right-of-Way	611 Walker St, Houston, TX 77002
2	1307910010002	City Lofts, LLC	15 Chenevert St, Houston, TX 77002	1215 Gessner Rd, Houston, TX 77055-6013
3	1307910010003	City View II LLC	21 Chenevert St, Houston, TX 77002	1215 Gessner Rd, Houston, TX 77055-6013



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, <u>with the basis for that statement.</u> Please include historical sampling data.

The source of the plume is believed to be the former Wilson Stationery & Printing facility that operated on the property between 1950 and 1975. The building has sat vacant for many years.

The current property owner, Byers Street Properties, is taking financial responsibility for the environmental cleanup of this property.

The groundwater data collected since August 2019 shows very stable trends in the trichloroethene (TCE) concentration in the four monitoring wells that have reported concentrations above the ^{GW}GW_{Ing} PCL for several consecutive events. None of the other VOC compounds currently report concentrations above a PCL. The plume is laterally delineated by monitoring wells MW-1 and MW-2 to the west, MW-6 to the south, MW-8 to the east, and MW-7 and MW-9 to the north. Currently only monitoring wells MW-3, MW-4, and MW-5 report TCE above a PCL.

Monitoring wells RW-1 and RW-2 were not installed by InControl Technologies as part of the plume delineation. It is believed they were installed by the owner of an adjacent property. However, in order to have additional data points, both wells were sampled and incorporated into the monitoring well network for the subject property.

Appendix H

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

On the Designated Property

As described in **Appendix D**, TCE was reported at concentrations that exceeded the TRRP residential assessment level without a municipal setting designation (^{GW}GW_{Ing}) (**Figure C4**, **Table E4**). A review of the most recent groundwater sampling data within the proposed MSD boundary confirms these findings.

Off the Designated Property

The area of impacted groundwater is delineated to the residential assessment level on the subject property for all VOCs except TCE. Trichloroethene was delineated to the residential assessment level within the City of Houston right-of-way to the south and on the City Lofts property to the north/northeast (**Figure C4**).