



InControl Technologies

Environmental Consulting and Engineering

Municipal Setting Designation Application

Roberts Industrial Center
3301, 3303, 3215 & 3217 Sherman St.,
3210 Commerce St., Houston, TX 77003
VCP No. 3269

Prepared For:

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WKM 4, LLC
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CITY OF HOUSTON



PUBLIC WORKS AND ENGINEERING PLANNING & DEVELOPMENT DIVISION

EXECUTIVE SUMMARY

Project Overview

InControl Technologies was retained by WKM 4, LLC (Property Owner), to provide environmental consulting services for the above referenced subject property located at 5212 Clinton Drive in Houston, Harris County, Texas. The subject property (the Site) consists of two tracts totaling 1.7342-acres. The western tract includes 3215 and 3217 Sherman St and 3210 Commerce St. The eastern tract includes 3301 and 3303 Sherman St. in Houston, Harris County, Texas (**Figure C1**). The subject property is developed with commercial, light industrial businesses. The surrounding area is a mix of commercial and residential (**Figure B**).

The subject property is located in Unshaded Flood Zone X, which is outside the 0.2% annual chance flood zone (500-year floodplain) of Buffalo Bayou. (**Figures C2a and C2b**).

Volatile Organic Compounds (VOC) Protective Concentration Level Exceedance (PCLE) zones were identified on the subject property. The PCLE zones are depicted on **Figure C3a** through **Figure C3e**. The combined PCLE Zone in groundwater is depicted on **Figure C3f**.

Historical Environmental Condition

The subject property consists of five separate properties totaling 4.1194-acres: 3302 Garrow Street, 204 Roberts Street, 205 Roberts Street, 3217 Sherman Street, and 3301 Sherman Street. The 204 Roberts Street property historically has the addresses of 200-220 Roberts Street and 3218 Sherman Street. The 205 Roberts Street property historically has the addresses of 201-211 Roberts Street and 3302 Sherman Street. The 3217 Sherman Street property historically has the addresses of 3215 Sherman Street and 116 Roberts Street. The 3301 Sherman Street property historically has the addresses of 3301-3303 Sherman Street and 3316-3318 Sherman Street property. The properties are each currently improved with industrial warehouses. The following historical businesses operated on the various tracts of the subject property.

- 204 Roberts Street: This tract historically had a machine shop, a paint spray booth, and a forklift repair area.
- 205 Roberts Street: A paint spray booth was present on this tract in the 1950s.
- 3217 Sherman Street: There was an Auto Repair facility located at 116 Roberts St between 1940-1951. There was an Auto Repair facility located at 108 Roberts St in 1926. A scrap metal yard

also operated on this tract. During its tenure, it operated a sandblasting area in the northeast corner of the property.

- 3301 Sherman Street: There was a 2,000-gallon fuel tank installed on the property at 3301 Sherman St from 1987-1991. It was removed from the ground in 1991. There was an Auto Repair facility located at 3316-3318 Sherman St between 1935-1946.
- 3302 Garrow Street: This building was historically operated by WKM Co and later a wholesale grocery and paper products warehouse.

The surrounding land usage of the subject property is a mix of commercial and residential properties.

- The subject property is currently developed warehouse buildings. The following details each tract individually:
 - 3302 Garrow Street: This tract was developed with two warehouse buildings. One is identified as a Wholesale Grocery & Paper Products and the other is identified as Bed Spring Storage.
 - 204 Roberts Street: This tract was developed with a warehouse building operated by Stewart & Stevenson Distributing Company Oilfield Division. The northern portion of this tract had a forklift truck repair area and a paint spraying area.
 - 205 Roberts Street: This tract was developed with a mattress factory.
 - 3217 Sherman Street: This tract was developed with a scrap metal yard and warehouse. Sandblasting was conducted on the northeast corner of the property.
 - 3301 Sherman Street: This tract was developed with a glass and mirror manufacturing warehouse.

Based on the information obtained from the Sanborn maps, the paint spray booth located on the 205 Roberts St tract, the machine shop located on the 204 Roberts St tract, the scrap metal yard, sandblasting, and auto repair shop located on the 3217 Sherman St tract, and the machine shop located on the 3301 Sherman St tract were considered potential Recognized Environmental Conditions (RECs). These businesses are likely users of chlorinated solvents, petroleum hydrocarbons, and/or polychlorinated biphenyls (PCBs).

The two properties north of 204 Roberts Street and 3217 Sherman Street were formerly occupied by a distribution facility, a janitorial supply warehouse, a chemical company plant, an oil and coal company warehouse, and a cardboard box manufacturing company. These properties are also currently enrolled in the Texas Voluntary Cleanup Program site as VCP No. 3021. The groundwater at this site was impacted with chlorinated solvents.

The property currently addressed at 3210 Garrow Street is depicted on both the 1951 and 1961 Sanborn maps as machine shop and a steel fabricator.

A number of surface and subsurface investigations were conducted on the subject property, beginning in 2021 (**Figure C4**). The initial assessment was conducted on four separate tracts due to historic operations: 3215 and 3217 Sherman Street and 3210 Commerce Street, 3301 and 3303 Sherman Street, 204 Roberts Street, and 205 Roberts St. Following the analysis of the samples, it was determined that only the two tracts north of Sherman Street would be enrolled into the Voluntary Cleanup Program. The following paragraphs summarize the investigations conducted to date.

August 2021

InControl Technologies conducted a site assessment in August 2021. The initial assessment was conducted on August 5 and 6, 2021. InControl Technologies advanced ten soil borings (TMW-1 through TMW-10) to groundwater. These borings ranged in depth from 20- to 35-ft below ground surface (bgs). Four shallow soil borings (SS-1 through SS-4) were advanced to 2-ft bgs across the two properties north of Roberts Street (204 Roberts St, 3217 Sherman St and 3210 Commerce St). The soil borings were advanced on the following properties:

- Soil borings TMW-1 through TMW-4 and shallow soil borings SS-1 and SS-2 were advanced on the 204 Roberts St property to investigate the ongoing machine shop activities noted in the 1951 Sanborn Map and an onsite paint spray booth in the 1969 Sanborn Map.
- Soil borings TMW-5 through TMW-7 and shallow soil borings SS-3 and SS-4 were advanced on the 3217 Sherman St property to investigate the 1940-1951 automotive repair shop as well as the scrap metal yard noted in the 1969 Sanborn map.
- Soil borings TMW-8 and 9 were advanced on the 3301 Sherman St property to investigate the ongoing machine shop activities as well as the automotive repair facility operating between 1935-1946 as well as the registered underground storage tank site.
- Soil boring TMW-10 was advanced on the 205 Roberts St property in order to investigate the ongoing machine shop activities as well as the paint sprayer booth noted in the 1951 Sanborn map.

Three soil samples were collected from each soil boring that was converted to a temporary groundwater monitoring well. A surface soil sample was collected from each boring in the 0- to 2-ft bgs interval and analyzed for RCRA Metals by EPA Method 6020/7471, except TMW-9 which had no shallow sample recovery. The metals sample from this boring was collected from the 5- to 6-ft interval. The 0- to 2-ft bgs samples collected from TMW-5 and TMW-7 were also analyzed for polycyclic biphenyls (PCBs) by EPA Method 8082. Two additional soil samples were collected in the upper 15-ft and analyzed for volatile organic compounds (VOCs) by EPA Method 8260 and total petroleum hydrocarbons (TPH) by TX Method 1005. Soil samples that were analyzed for VOCs and TPH were collected using EPA Method 5035.

One soil sample was collected from each shallow soil boring (SS-1 through SS-4) in the 0- to 2-ft bgs interval. These samples were analyzed for RCRA Metals by EPA Method 6020/7471. The samples collected from SS-3 and SS-4 were also analyzed for PCBs by EPA Method 8082.

After the construction of each temporary monitoring well, groundwater samples were collected using low flow purging and sampling methodology for VOCs by EPA Method 8260 and TPH by Texas Method 1005 analysis.

September 2021

On September 1, 2021, InControl Technologies mobilized to the subject property to advance three additional soil borings (TMW-11 through TMW-13) on the 3301 Sherman Street property to groundwater to provide lateral delineation of the chlorinated solvents detected at TMW-8. These borings ranged from 20- to 32-ft below ground surface (bgs).

Three soil samples were collected from each monitoring well soil boring. Soil samples were collected within the visually impacted soil layer (if present typically from 1- to 4-feet bgs), immediately below the impacted layer (typically between 3- to 5-ft bgs), and from the 8- to 10-ft interval. These soil samples were analyzed for VOCs by EPA Method 8260 and RCRA Metals by EPA Method 6020/7471. The soil samples collected for VOC analysis were collected following EPA Method 5035.

Elevated PID readings were noted in the 0- to 6-ft bgs interval at TMW-13. The sample collected in the 2- to 4-ft interval was also analyzed for TPH by TX Method 1006 in order to calculate a site specific TPH value. Two shallow soil borings (SB-1 and SB-2) were advanced to the east and west of TMW-13 to provide lateral delineation of the PID readings. One sample was collected from each shallow soil boring in the 2- to 4-ft interval and analyzed for VOCs and TPH. These samples were collected using EPA Method 5035.

After the construction of each temporary monitoring well, groundwater samples were collected using low flow purging and sampling methodology for VOCs by EPA Method 8260 and TPH by Texas Method 1005.

April 2022

On April 11, 2022, InControl Technologies mobilized to the subject property to advance 16 additional shallow soil borings (SB-3 through SB-18) and 2 additional surface soil samples (SS-5 and SS-6) on the 3301 Sherman Street property. This assessment was conducted to meet the 1/8-acre parcel requirements in TRRP for residential closure. These borings ranged from 5- to 10-ft below ground surface (bgs).

Two soil samples were collected from each soil boring. A surface soil sample was collected from each boring in the 0- to 2-ft bgs interval and analyzed for RCRA Metals by EPA Method 6020/7471. One additional sample was collected in the 4- to 5-ft or 9- to 10-ft bgs interval and analyzed for volatile organic compounds (VOCs) by EPA Method 8260 and total petroleum hydrocarbons (TPH) by TX Method 1005. Soil samples that were analyzed for VOCs and TPH were collected using EPA Method 5035. Surface soil samples were analyzed for PCBs by EPA Method 8082.

Following receipt of the data from the initial site assessments, a permanent groundwater monitoring well network was installed to delineate groundwater impacts and provide temporal data to establish trends in concentrations. On April 12-13 2022, InControl Technologies mobilized to the site to install five groundwater monitoring wells (MW-1 to MW-5). The soil borings were advanced using a truck-mounted hollow stem auger rig and converted to permanent groundwater monitoring wells that ranged from 25- to 30-ft bgs. The soil borings were continuously logged and screened in the field using a photo-ionization detector (PID). The PID readings are presented on the boring logs. One soil sample was collected from each soil boring and analyzed for volatile organic compounds (VOCs) by EPA Method 8260, total petroleum hydrocarbons (TPH) by TX Method 1005, or PCBs by EPA Method 8082. Soil samples collected for VOCs and TPH were collected via EPA Method 5035.

On April 19, 2022 five (5) monitoring wells (MW-1 through MW-5) were gauged and sampled. The direction of groundwater flow during the April 2022 sampling is to the south/southeast at a gradient of 0.001 ft/ft.

Groundwater samples were collected from each permanent monitoring well and submitted to an offsite laboratory to be analyzed for volatile organic compounds (VOCs) by EPA Method 8260, total petroleum hydrocarbons (TPH) by TX Method 1005, and RCRA Metals by EPA Method 6020/7470.

July 2022

On July 12, 2022 five (5) monitoring wells (MW-1 through MW-5) were gauged and sampled. The direction of groundwater flow during the July 2022 sampling is to the north/northwest at a gradient of 0.0003 ft/ft.

Groundwater samples were collected from each monitoring well and submitted to an offsite laboratory to be analyzed for volatile organic compounds (VOCs) by EPA Method 8260 and total petroleum hydrocarbons (TPH) by TX Method 1005.

On July 15, 2022, InControl Technologies mobilized to the subject property to advance 8 additional surface soil samples on the 3210 Commerce Street property. These borings were advanced using a hand auger adjacent to previous borings to either confirm or delineate a previous analytical result. Soil boring SB-8R was advanced adjacent to SB-8 and analyzed for TPH by TX Method 1005 in order to replicate the TPH detection in the C6 to C12 carbon fraction. Soil boring SS-6R (0-2) was advanced adjacent to SS-6 (0-2) and analyzed for PCBs by EPA Method 8082 in order to replicate the Aroclor 1254 detection. Soil borings SS-6N, -6E, -6S, and -6W were also advanced to 2-ft bgs in the cardinal directions around SS-6R to further delineate the original SS-6 detection.

July 2023

On July 18, 2023 InControl Technologies returned to the site to install two (2) additional permanent groundwater monitoring wells (MW-6 and MW-7) for plume delineation to the north and west respectively. The soil borings were advanced to 35-ft bgs. No soil samples were collected during the installation of the monitoring wells.

On July 20, 2023 InControl Technologies conducted a site-wide groundwater monitoring event. A total of seven (7) wells (MW-1 through MW-7) were sampled and analyzed for a target list of VOCs

(tetrachloroethene, trichloroethene, cis- and trans-1,2-dichloroethene, vinyl chloride, and 1,1-dichloroethene) by EPA Method 8260.

The groundwater gradient was variable during the first three sampling events, but for the past four sampling events has remained fairly stable with a flow to the east/southeast. During the July 2023 sampling event, the groundwater flowed to the southeast at a gradient of 0.0006 feet/foot.

None of the soil samples report any VOCs above a TRRP Tier 1 ^{GW}Soil_{ing} PCL. A site-specific Total TPH PCL was calculated using the TX1006 TPH data. Only one sample, TMW-13 (2-4) reported a concentration above the PCL. A response action is planned for this area. No PAH compounds were reported above a TRRP Tier 1 ^{GW}Soil_{ing} PCL. Arsenic was detected in two soil samples at concentrations above the TRRP Tier 1 ^{GW}Soil_{ing} PCL. Lead was detected in 25 soil samples at concentrations above the TRRP Tier 1 ^{GW}Soil_{ing} PCL. None of the soil samples reported any PCBs above a TRRP Tier 1 ^{GW}Soil_{ing} PCL.

Five chlorinated VOCs were detected in groundwater above a TRRP Tier 1 ^{GW}GW_{ing} PCL. TPH was not reported in any of the carbon fractions above a TRRP Tier 1 ^{GW}GW_{ing} PCL. None of the RCRA metals were reported in any of the monitoring wells above a TRRP Tier 1 ^{GW}GW_{ing} PCL.

Six (6) water well records were identified within a ½-mile radius of the proposed Municipal Setting Designation (MSD) boundary. One of the wells are listed as plugged and abandoned. Two of the wells are listed as proposed for domestic use and are located approximately 0.09 and 0.2-miles north of the subject property. All other wells are listed as for industrial use. 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 572-ft bgs.

Buffalo Bayou is located approximately 3,500-feet north of the proposed MSD boundary. Buffalo Bayou is not threatened by the groundwater plume as groundwater on the property flows to the southeast, and not toward Buffalo Bayou (**Figure C2a, C2b, and C6**).

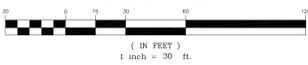
Appendix A

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 proposed Municipal Setting Designation (MSD) boundary encompasses 1.7342-acres and is made up of two tracts of land. These two tracts are part of a larger complex which includes a total of five tracts of land. The two tracts that make up the MSD boundary are labeled as Tract 1 and Tract 4 to coincide with the survey map included in this appendix.

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 A** depicts the proposed MSD boundary.

GRAPHIC SCALE



- LEGEND: AD - AERIAL EASEMENT, BL - BUILDING LINE, RLD - BUILDING, ESMT - EASEMENT, FND - FOUND, H&P - HOUSTON LIGHTING & POWER, IP - IRON PIPE, IS - IRON ROD, H&C - HARRIS COUNTY CLERK'S FILE, HDR - HARRIS COUNTY DEED RECORDS, H&M - HARRIS COUNTY MAP RECORDS, POB - POINT OF BEGINNING, RCD - RIGHT OF COMMAND, PS - PARKING SPACES, ROW - RIGHT OF WAY, SQ. FT. - SQUARE FEET, UT - UTILITY EASEMENT, --- BARBED WIRE FENCE, --- CHAIN LINK FENCE, --- CONCRETE, --- COVERED CONCRETE, --- OVERHEAD ELECTRIC LINES, --- IRON FENCE, --- WROUGHT IRON FENCE, --- CATCH BASIN, --- CABLE BOX, --- ELECTRIC BOX, --- ELECTRIC MAN, --- FIBER OPTIC MARKER, --- FIBER OPTIC MARKER, --- GAS METER, --- GAS VALVE, --- CURB INLET, --- LIGHT POLE, --- MANHOLE, --- MONITORING WELL, --- PIPELINE MARKER, --- SERVICE POLE, --- SANITARY MANHOLE, --- STORM MANHOLE, --- TRANSFORMER, --- TRAFFIC SIGNAL BOX, --- TRAFFIC SIGNAL POLE, --- UNDERGROUND CABLE MARKER, --- WATER WELL, --- WATER METER, --- WATER VALVE, --- T.M., --- STAMPED SOUTH TEXAS SURVEYING

ENCROACHMENTS: NONE TO NOTE. EXISTING PARKING SPACES: NO PARKING STRIPES AT TIME OF SURVEY.

NOTES: 1. BEARING BASIS IS G.P.S. ACCORDING TO F.I.R.M. MAP NO. 210025, ALONG THE SOUTHEAST R.O.W. LINE OF ROBERTS STREET. 2. SURVEYOR DOES NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY THE ADJACENT PROPERTY RECORDS OF HARRIS COUNTY. 3. THIS SURVEY IS BASED ON THE EFFECTIVE DATE OF JUNE 15, 2021. 4. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE. 5. THE WORK DONE IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHO IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. 6. THE FININGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PROVISIONAL, CONSIDERING AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, REUSE OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND HARRIS COUNTY SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM UNAUTHORIZED USE, REUSE OR REPRODUCTION. COPYRIGHT 2021. ALL RIGHTS RESERVED. 7. A FEW 6" ZONING DATA NOT PROVIDED BY THE CLIENT. 8. TABLE A ITEM 17) THERE IS NO VISIBLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

FLOOD NOTE: PROPERTY LIES WITHIN FLOOD ZONE X ACCORDING TO F.I.R.M. MAP NO. 14821C.0800S. DATE 01-26-2017. BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. FLOOD AND DEVELOPMENT PLANNING, DESIGN OR CONSTRUCTION IS THE RESPONSIBILITY OF THE CLIENT. CITY AND COUNTY RECORD AND DEVELOPMENT PLANNING, DESIGN OR CONSTRUCTION IS THE RESPONSIBILITY OF THE CLIENT. FLOOD PLANNING AND RECORDING AREAS SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

VELASCO STREET (80' PUBLIC R.O.W.)

COMMERCE STREET (80' PUBLIC R.O.W.)

ROBERTS STREET (80' PUBLIC R.O.W.)

SHERMAN STREET (80' PUBLIC R.O.W.)

GARROW AVENUE (80' PUBLIC R.O.W.)

SAMPSON STREET (80' PUBLIC R.O.W.)

BENCHMARK

RM NO. 210025 A HCFOF BRASS DISK STAMPED 210025 FROM THE INTERSECTION OF CLINTON DRIVE AND HIRSCH ROAD, TRAVEL SOUTH ON HIRSCH ROAD APPROXIMATELY 0.2 MILE TO THE BRIDGE. IN KEYMAP 494K IN THE BUFFALO BAYOU WATERSHED NEAR STREAM W100-00-00. ELEV. = 40.69 FEET NAVD 83, 2001 ADJUSTMENT ELEVATIONS SHOWN ARE 2001 ADJUSTMENT.

SURVEYORS CERTIFICATION

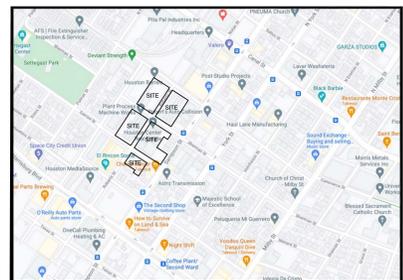
TO: ROBERTS INDUSTRIAL CENTER, INC., ALAMO TITLE, CENTRAL BANK, CONCEPT NEIGHBORHOOD, LLC, A TEXAS LIMITED LIABILITY COMPANY, W/M 1, LLC, A TEXAS LIMITED LIABILITY COMPANY, W/M 2, LLC, A TEXAS LIMITED LIABILITY COMPANY, W/M 3, LLC, A TEXAS LIMITED LIABILITY COMPANY, W/M 4, LLC, A TEXAS LIMITED LIABILITY COMPANY, W/M 5, LLC, A TEXAS LIMITED LIABILITY COMPANY, W/M 6, LLC, A TEXAS LIMITED LIABILITY COMPANY, W/M 7, LLC, A TEXAS LIMITED LIABILITY COMPANY, W/M 8, LLC, A TEXAS LIMITED LIABILITY COMPANY, W/M 9, LLC, A TEXAS LIMITED LIABILITY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6B, 7A, 7B1, 7C, 8, 9, 13, 14 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 13, 2021.

DATE OF PLAT OR MAP: AUGUST 13, 2021

Signature of Fred W. Lawton

Fred W. Lawton, Registered Professional Land Surveyor No. 2321, Surveyor's Email Address: felawton@surveying.com



LEGAL DESCRIPTION

TRACT 1: LOTS SIX (6), SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11), TWELVE (12) IN BLOCK 544, SOMETIMES CALLED BLOCK 658, ENGLEKE ADDITION SOMETIMES CALLED RANGER ADDITION SITUATED ON THE SOUTH SIDE OF BUFFALO BAYOU, IN THE CITY OF HOUSTON, IN HARRIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF BLOCK 544 SOMETIMES CALLED BLOCK 658, SAID CORNER BEING LOCATED AT THE INTERSECTION OF THE SOUTH LINE OF COMMERCE, EIGHTY FEET IN WIDTH, & ROBERTS, EIGHTY FEET IN WIDTH, SAID POINT BEING THE NORTHWEST CORNER OF THE HEREN DESCRIBED TRACT AND THE NORTHWEST BUILDING CORNER; THENCE SOUTH 32 DEGREES 52 MINUTES 57 SECONDS WEST, (CALLED SOUTH 35 DEGREES WEST), ALONG THE EAST LINE OF ROBERTS, A DISTANCE OF 251.80 FEET (CALLED 250.00 FEET) TO THE SOUTHWEST CORNER OF THE HEREN DESCRIBED TRACT; SAID CORNER BEING THE SOUTHWEST CORNER OF BLOCK 544 SOMETIMES CALLED BLOCK 658 FROM SAID BUILDING CORNER BEARS NORTH 33 DEGREES 52 MINUTES 57 SECONDS EAST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING. TRACT 2: LOTS ONE (1), TWO (2), SIX (6), SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11), TWELVE (12), AND THE WEST 38 FEET OF LOT FIVE (5), BLOCK 545 SOMETIMES CALLED BLOCK 659, ENGLEKE ADDITION SOMETIMES CALLED RANGER ADDITION SITUATED ON THE SOUTH SIDE OF BUFFALO BAYOU, IN THE CITY OF HOUSTON, IN HARRIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF BLOCK 545 SOMETIMES CALLED BLOCK 659, SAID CORNER BEING LOCATED AT THE INTERSECTION OF THE SOUTH LINE OF SHERMAN, EIGHTY FEET IN WIDTH, AND THE EAST LINE OF ROBERTS, EIGHTY FEET IN WIDTH, SAID CORNER BEING THE NORTHWEST CORNER OF THE HEREN DESCRIBED TRACT, NORTHWEST CORNER OF BUILDING AT CORNER; THENCE SOUTH 32 DEGREES 52 MINUTES 57 SECONDS WEST, (CALLED SOUTH 35 DEGREES WEST) ALONG THE EAST LINE OF ROBERTS, A DISTANCE OF 251.80 FEET (CALLED 250.00 FEET) TO THE SOUTHWEST CORNER OF THE HEREN DESCRIBED TRACT; SAID CORNER BEING THE SOUTHWEST CORNER OF BLOCK 545 SOMETIMES CALLED BLOCK 659, CORNER BUILDING CORNER BEARS SOUTH 17 DEGREES 52 MINUTES 57 SECONDS EAST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING. TRACT 3: LOTS NINE (9), TEN (10), & ELEVEN (11), BLOCK 546, SOMETIMES CALLED BLOCK 660, ENGLEKE ADDITION SOMETIMES CALLED RANGER ADDITION SITUATED ON THE SOUTH SIDE OF BUFFALO BAYOU, IN THE CITY OF HOUSTON, IN HARRIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF BLOCK 546 SOMETIMES CALLED BLOCK 660, SAID CORNER BEING LOCATED AT THE INTERSECTION OF THE SOUTH LINE OF GARROW, EIGHTY FEET IN WIDTH, & THE EAST LINE OF ROBERTS, EIGHTY FEET IN WIDTH, SAID CORNER BEING THE NORTHWEST CORNER OF THE HEREN DESCRIBED TRACT, FOUND 3/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING FOR CORNER SAID POINT BEING THE SOUTHWEST CORNER OF LOT 11; THENCE SOUTH 32 DEGREES 52 MINUTES 57 SECONDS WEST, (CALLED SOUTH 35 DEGREES WEST) ALONG THE EAST LINE OF ROBERTS, A DISTANCE OF 251.80 FEET (CALLED 250.00 FEET) TO THE SOUTHWEST CORNER OF THE HEREN DESCRIBED TRACT; SAID CORNER BEING THE SOUTHWEST CORNER OF BLOCK 546 SOMETIMES CALLED BLOCK 660, CORNER BUILDING CORNER BEARS SOUTH 40 DEGREES 52 MINUTES WEST 0.31 FEET. TRACT 4: LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), ELEVEN (11), & TWELVE (12), BLOCK 553 SOMETIMES CALLED BLOCK 646, ENGLEKE ADDITION SOMETIMES CALLED RANGER ADDITION SITUATED ON THE SOUTH SIDE OF BUFFALO BAYOU, IN THE CITY OF HOUSTON, IN HARRIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF BLOCK 553 SOMETIMES CALLED BLOCK 646, SAID CORNER BEING LOCATED AT THE INTERSECTION OF THE SOUTH LINE OF COMMERCE, EIGHTY FEET IN WIDTH, AND THE WEST LINE OF ROBERTS, EIGHTY FEET IN WIDTH, SAID CORNER BEING THE NORTHWEST CORNER OF THE HEREN DESCRIBED TRACT, AT A SET 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING; THENCE SOUTH 32 DEGREES 52 MINUTES 57 SECONDS WEST, (CALLED SOUTH 35 DEGREES WEST) ALONG THE WEST LINE OF ROBERTS, EIGHTY FEET IN WIDTH, A DISTANCE OF 251.80 FEET (CALLED 250.00 FEET) TO THE SOUTHWEST CORNER OF THE HEREN DESCRIBED TRACT; SAID CORNER BEING THE SOUTHWEST CORNER OF BLOCK 553 SOMETIMES CALLED BLOCK 646, SAID POINT BEING THE SOUTHWEST CORNER OF THE HEREN DESCRIBED TRACT; FENCE POST BEARS NORTH 57 DEGREES 47 MINUTES EAST 0.44 FEET. TRACT 5: LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), ELEVEN (11), & TWELVE (12), BLOCK 554 SOMETIMES CALLED BLOCK 647, ENGLEKE ADDITION SOMETIMES CALLED RANGER ADDITION SITUATED ON THE SOUTH SIDE OF BUFFALO BAYOU, IN THE CITY OF HOUSTON, IN HARRIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF BLOCK 554 SOMETIMES CALLED BLOCK 647, SAID CORNER BEING LOCATED AT THE INTERSECTION OF THE SOUTH LINE OF SHERMAN, EIGHTY FEET IN WIDTH, AND THE WEST LINE OF ROBERTS, EIGHTY FEET IN WIDTH, SAID CORNER BEING THE NORTHWEST CORNER OF THE HEREN DESCRIBED TRACT, SAID POINT BEING THE NORTHWEST CORNER OF LOT 11 BUILDING CORNER ON CORNER; THENCE SOUTH 32 DEGREES 52 MINUTES 57 SECONDS WEST, (CALLED SOUTH 35 DEGREES WEST) ALONG THE WEST LINE OF SHERMAN, EIGHTY FEET IN WIDTH, A DISTANCE OF 150.00 FEET TO THE SOUTHWEST CORNER OF THE HEREN DESCRIBED TRACT; SAID POINT BEING THE NORTHWEST CORNER OF LOT 11 BUILDING CORNER ON CORNER; THENCE SOUTH 32 DEGREES 52 MINUTES 57 SECONDS WEST, (CALLED SOUTH 35 DEGREES WEST) ALONG THE WEST LINE OF GARROW, EIGHTY FEET IN WIDTH, A DISTANCE OF 250.00 FEET TO THE SOUTHWEST CORNER OF THE HEREN DESCRIBED TRACT; SAID CORNER BEING THE SOUTHWEST CORNER OF LOT 11; THENCE SOUTH 57 DEGREES 07 MINUTES 03 SECONDS EAST, (CALLED SOUTH 55 DEGREES EAST), A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING. TRACT 6: LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), ELEVEN (11), & TWELVE (12), BLOCK 554 SOMETIMES CALLED BLOCK 647, ENGLEKE ADDITION SOMETIMES CALLED RANGER ADDITION SITUATED ON THE SOUTH SIDE OF BUFFALO BAYOU, IN THE CITY OF HOUSTON, IN HARRIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF BLOCK 554 SOMETIMES CALLED BLOCK 647, SAID CORNER BEING LOCATED AT THE INTERSECTION OF THE SOUTH LINE OF SHERMAN, EIGHTY FEET IN WIDTH, AND THE WEST LINE OF ROBERTS, EIGHTY FEET IN WIDTH, SAID CORNER BEING THE NORTHWEST CORNER OF THE HEREN DESCRIBED TRACT, SAID POINT BEING THE NORTHWEST CORNER OF LOT 11 BUILDING CORNER ON CORNER; THENCE SOUTH 32 DEGREES 52 MINUTES 57 SECONDS WEST, (CALLED SOUTH 35 DEGREES WEST) ALONG THE WEST LINE OF SHERMAN, EIGHTY FEET IN WIDTH, A DISTANCE OF 150.00 FEET TO THE SOUTHWEST CORNER OF THE HEREN DESCRIBED TRACT; SAID POINT BEING THE NORTHWEST CORNER OF LOT 11 BUILDING CORNER ON CORNER; THENCE SOUTH 32 DEGREES 52 MINUTES 57 SECONDS WEST, (CALLED SOUTH 35 DEGREES WEST) ALONG THE WEST LINE OF GARROW, EIGHTY FEET IN WIDTH, A DISTANCE OF 250.00 FEET TO THE SOUTHWEST CORNER OF THE HEREN DESCRIBED TRACT; SAID CORNER BEING THE SOUTHWEST CORNER OF LOT 11; THENCE SOUTH 57 DEGREES 07 MINUTES 03 SECONDS EAST, (CALLED SOUTH 55 DEGREES EAST), A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

ALTA/NSPS LAND TITLE SURVEY OF

TRACT 1: LOTS SIX (6), SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11), TWELVE (12) IN BLOCK 544, SOMETIMES CALLED BLOCK 658, ENGLEKE ADDITION SOMETIMES CALLED RANGER ADDITION SITUATED ON THE SOUTH SIDE OF BUFFALO BAYOU, IN THE CITY OF HOUSTON, IN HARRIS COUNTY, TEXAS. TRACT 2: LOTS ONE (1), TWO (2), SIX (6), SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11), TWELVE (12), AND THE WEST 38 FEET OF LOT FIVE (5), BLOCK 545 SOMETIMES CALLED BLOCK 659, ENGLEKE ADDITION SOMETIMES CALLED RANGER ADDITION SITUATED ON THE SOUTH SIDE OF BUFFALO BAYOU, IN THE CITY OF HOUSTON, IN HARRIS COUNTY, TEXAS. TRACT 3: LOTS NINE (9), TEN (10), & ELEVEN (11), BLOCK 546, SOMETIMES CALLED BLOCK 660, ENGLEKE ADDITION SOMETIMES CALLED RANGER ADDITION SITUATED ON THE SOUTH SIDE OF BUFFALO BAYOU, IN THE CITY OF HOUSTON, IN HARRIS COUNTY, TEXAS. TRACT 4: LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), ELEVEN (11), & TWELVE (12), BLOCK 553 SOMETIMES CALLED BLOCK 646, ENGLEKE ADDITION SOMETIMES CALLED RANGER ADDITION SITUATED ON THE SOUTH SIDE OF BUFFALO BAYOU, IN THE CITY OF HOUSTON, IN HARRIS COUNTY, TEXAS. TRACT 5: LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), ELEVEN (11), & TWELVE (12), BLOCK 554 SOMETIMES CALLED BLOCK 647, ENGLEKE ADDITION SOMETIMES CALLED RANGER ADDITION SITUATED ON THE SOUTH SIDE OF BUFFALO BAYOU, IN THE CITY OF HOUSTON, IN HARRIS COUNTY, TEXAS.

Table with columns: ADDRESS, SITE, JOB NO, DATE, REVISIONS (NO., DATE, DESCRIPTION), SCALE, SHEET 1 OF 1.

SOUTH TEXAS SURVEYING ASSOCIATES, INC. 11281 Richmond Ave., Bldg J, Suite 101 Houston, Texas 77082 (281) 556-6918 FAX (281) 556-9331 Firm Number 1064500

Metes and Bounds Descriptions

LEGAL DESCRIPTION

TRACT 1:

LOTS SIX (6), SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11), TWELVE (12) IN BLOCK 544, SOMETIMES CALLED BLOCK 658, ENGELKE ADDITION SOMETIMES CALLED RANGER ADDITION SITUATED ON THE SOUTH SIDE OF BUFFALO BAYOU, IN THE CITY OF HOUSTON, IN HARRIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 544 SOMETIMES CALLED BLOCK 658, SAID CORNER BEING LOCATED AT THE INTERSECTION OF THE SOUTH LINE OF COMMERCE, EIGHTY FEET IN WIDTH, & ROBERTS, EIGHTY FEET IN WIDTH, SAID POINT BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHWEST BUILDING CORNER;

THENCE SOUTH 32 DEGREES 52 MINUTES 57 SECONDS WEST, (CALLED SOUTH 35 DEGREES WEST), ALONG THE EAST LINE OF ROBERTS, A DISTANCE OF 251.80 FEET (CALLED 250.00 FEET) TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID CORNER BEING THE SOUTHWEST CORNER OF BLOCK 544 SOMETIMES CALLED BLOCK 658 FROM SAID BUILDING CORNER BEARS NORTH 33 DEGREES 52 MINUTES EAST 1.98 FEET;

THENCE SOUTH 57 DEGREES 07 MINUTES 03 SECONDS EAST, (CALLED SOUTH 55 DEGREES EAST,) ALONG THE NORTH LINE OF SHERMAN, EIGHTY FEET IN WIDTH A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT SAID CORNER BEING THE SOUTHEAST CORNER OF LOT 12, BUILDING CORNER BEARS NORTH 55 DEGREES 42 MINUTES WEST 1.05 FEET;

THENCE NORTH 32 DEGREES 52 MINUTES 57 SECONDS EAST, (CALLED NORTH 35 DEGREES EAST,) A DISTANCE OF 251.80 FEET (CALLED 250.00 FEET) TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID CORNER BEING THE NORTHEAST CORNER OF LOT 11, BUILDING CORNER BEARS SOUTH 79 DEGREES 34 SECONDS EAST 0.87 FEET;

THENCE NORTH 57 DEGREES 07 MINUTES 03 SECONDS WEST, (CALLED NORTH 55 DEGREES WEST,) ALONG THE SOUTH LINE OF COMMERCE STREET, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

TRACT 4:

LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), ELEVEN (11), & TWELVE (12), BLOCK 553 SOMETIMES CALLED BLOCK 646, ENGELKE ADDITION SOMETIMES CALLED RANGER ADDITION SITUATED ON THE SOUTH SIDE OF BUFFALO BAYOU, IN THE CITY OF HOUSTON, IN HARRIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 553 SOMETIMES CALLED BLOCK 646, SAID CORNER BEING LOCATED AT THE INTERSECTION OF THE SOUTH LINE OF COMMERCE, EIGHTY FEET IN WIDTH, AND THE WEST LINE OF ROBERTS, EIGHTY FEET IN WIDTH, SAID CORNER BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AT A SET 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING;

THENCE SOUTH 32 DEGREES 52 MINUTES 57 SECONDS WEST, (CALLED SOUTH 35 DEGREES WEST,) ALONG THE WEST LINE OF ROBERTS, EIGHTY FEET IN WIDTH, A DISTANCE OF 251.80 FEET, (CALLED 250.00 FEET) TO THE SOUTHEAST CORNER OF BLOCK 553 SOMETIMES CALLED BLOCK 646, SAID POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT FENCE POST BEARS NORTH 57 DEGREES 47 MINUTES EAST 0.44 FEET;

THENCE NORTH 57 DEGREES 07 MINUTES 03 SECONDS WEST, (CALLED NORTH 55 DEGREES WEST,) ALONG THE NORTH LINE OF SHERMAN, EIGHTY FEET IN WIDTH, A DISTANCE OF 150.00 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT SAID POINT BEING THE SOUTHWEST CORNER OF LOT 12 FOUND 5/8 INCH IRON ROD;

THENCE NORTH 32 DEGREES 52 MINUTES 57 SECONDS EAST, (CALLED NORTH 35 DEGREES EAST,) A DISTANCE OF 250.00 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING THE NORTHWEST CORNER OF LOT 11 BUILDING CORNER ON CORNER;

THENCE SOUTH 57 DEGREES 07 MINUTES 03 SECONDS EAST, (CALLED SOUTH 55 DEGREES EAST,) ALONG THE SOUTH LINE OF COMMERCE, EIGHTY FEET IN WIDTH, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

FILED BY
ALAMO TITLE COMPANY
2110532

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

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: December 15, 2021

Grantor: ROBERTS INDUSTRIAL CENTER, INC., a Texas corporation

Grantor's Mailing Address:

2231 Wroxton Rd.
Houston, Texas 77005

Grantee: WKM 4, LLC, a Texas limited liability company

Grantee's Mailing Address:

c/o Concept Neighborhood, LLC
448 W. 19th St. # 648
Houston, Texas 77008

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration

Property: That certain tract of land in Harris County, Texas as more particularly described on Exhibit A attached hereto and made a part hereof (the "**Land**"), together with all buildings, improvements, and fixtures thereon, and Seller's right, title and interest in any minerals, utilities, adjacent streets, alleys, strips, gores and rights-of-way appurtenant to the Land.

A portion of the Consideration are proceeds of that certain Promissory Note dated of even date, executed by Grantee and payable to the order of Central Bank ("**Noteholder**"), the payment of which is secured by the vendor's lien and superior title herein reserved and assigned to Noteholder (without warranty by or recourse on Grantor) and by that certain Deed of Trust of even date with the Note from Grantee to Robert Mrlik as Trustee, for the benefit of Noteholder, covering the Property ("**Deed of Trust**").

Grantor hereby expressly reserves, and assigns to Noteholder, and its successors and assigns, without warranty by or recourse on Grantor, the vendor's lien, as well as the superior title,

in and to the Property to secure (i) the payment of the Note, and (ii) the performance and payment by Grantee of all covenants, conditions, obligations and liabilities under the Deed of Trust. Upon the full payment of the Note and satisfaction and performance of all of all covenants, conditions, obligations and liabilities under the Deed of Trust, this conveyance shall become absolute and the vendor's lien and superior title herein reserved shall be automatically released and discharged.

Grantor, for the Consideration, the receipt of which is hereby acknowledged, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging to Grantor, to have and hold it to Grantee, Grantee's successors, legal representatives and assigns forever, subject to taxes for the year 2022 and subsequent years, any easements, reservations, restrictions and/or royalties of record against the Property, the rights of tenants under leases disclosed in the Assignment and Assumption of Leases of even dated herewith between Grantor and Grantee, and all matters that a current survey of the Property would show (collectively, the "**Permitted Exceptions**"). Grantor binds Grantor and its successors and legal representatives to warrant and forever defend all and singular the Property to Grantee and its successors, legal representatives and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise, subject to the Permitted Exceptions.

NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, BY ITS ACCEPTANCE OF THIS DEED: GRANTEE AGREES THAT IT HAS CONDUCTED ITS OWN INDEPENDENT INVESTIGATION OF ALL ASPECTS OF THE PROPERTY AND THAT IT IS RELYING ONLY ON SUCH INDEPENDENT INVESTIGATION AND INSPECTION AND THE EXPRESS WARRANTIES (AS DEFINED BELOW). GRANTEE AGREES THAT ANY INFORMATION PROVIDED BY GRANTOR TO GRANTEE WITH RESPECT TO THE PROPERTY HAS BEEN OBTAINED FROM A VARIETY OF SOURCES AND THAT GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION; GRANTEE AGREES THAT OTHER THAN THOSE REPRESENTATIONS AND WARRANTIES OF GRANTOR EXPRESSLY SET FORTH IN THAT CERTAIN COMMERCIAL CONTRACT-IMPROVED PROPERTY DATED JUNE 16, 2021, BETWEEN GRANTOR AND GRANTEE'S PREDECESSOR-IN-INTEREST CONCEPT NEIGHBORHOOD, LLC, AS AMENDED, AND/OR IN THIS DEED OR THE OTHER CLOSING DOCUMENTS EXECUTED BY GRANTOR AND DELIVERED TO GRANTEE OF EVEN DATE HEREWITH (THE "**EXPRESS WARRANTIES**"), GRANTOR HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY DISCLAIMS, ANY AND ALL REPRESENTATIONS AND/OR WARRANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR OTHERWISE UNWRITTEN, PAST, PRESENT, OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO, THE PROPERTY, INCLUDING, BUT NOT LIMITED TO: (A) THE NATURE, QUALITY, OR CONDITION OF THE PROPERTY (INCLUDING ANY LATENT DEFECTS THEREOF); (B) THE INCOME TO BE DERIVED FROM THE PROPERTY; (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON; (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, INCLUDING, BUT NOT LIMITED TO, ANY STATE OR FEDERAL ENVIRONMENTAL LAW, RULE OR REGULATION; (E) THE HABITABILITY, MERCHANTABILITY, OR FITNESS OF THE PROPERTY FOR A PARTICULAR PURPOSE; OR (F) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY. **NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY,** GRANTOR IS CONVEYING THE PROPERTY TO GRANTEE "**AS IS,**" "**WHERE IS,**" AND **WITH ALL FAULTS** AND SPECIFICALLY AND EXPRESSLY WITHOUT ANY WARRANTIES,

REPRESENTATIONS, OR GUARANTEES, EITHER EXPRESS OR IMPLIED, OF ANY KIND, NATURE, OR TYPE WHATSOEVER FROM OR ON BEHALF OF THE GRANTOR, OTHER THAN THE EXPRESS WARRANTIES; AND GRANTEE IS NOT RELYING ON ANY REPRESENTATIONS OR WARRANTIES BY GRANTOR, OTHER THAN THE EXPRESS WARRANTIES.

In addition, by its acceptance of this Deed, Grantee, for itself, its successors, legal representatives and assigns, expressly waives any and all claims, causes of action, costs, losses, damages and attorneys' fees (collectively, "Claims") against Grantor, its shareholders, officers and/or directors relating to any environmental contamination or condition on or about from the Property, regardless of how such contamination or condition may have arisen **INCLUDING WITHOUT LIMITATION TO THE EXTENT SUCH CONTAMINATION OR CONDITION MAY HAVE ARISEN DUE TO THE NEGLIGENCE OF ANY OF SUCH RELEASED PARTIES**; and Grantee agrees to indemnify and hold harmless Grantor, its shareholders, officers and/or directors from all third party Claims relating to any environmental contamination or condition on or about from the Property, regardless of how such contamination or condition may have arisen, **INCLUDING WITHOUT LIMITATION TO THE EXTENT SUCH CONTAMINATION OR CONDITION MAY HAVE ARISEN DUE TO THE NEGLIGENCE OF ANY OF SUCH INDEMNIFIED PARTIES**.

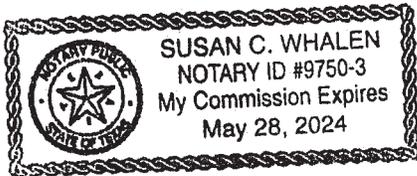
GRANTOR

ROBERTS INDUSTRIAL CENTER, INC.,
a Texas corporation

By: *Jonathan A. Grenader*
Jonathan A. Grenader, President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on December 15, 2021, by Jonathan A. Grenader, President of Roberts Industrial Center, Inc., a Texas corporation, on behalf of said corporation.



Susan C Whalen
Notary Public in and for the State of Texas
My Commission Expires: 5-28-24

RP-2021-727860

AFTER RECORDING RETURN TO:

Concept Neighborhood, LLC
Attn: Jeremy Roberts
448 W. 19th St. # 648
Houston, Texas 77008

RP-2021-727860

EXHIBIT A
THE LAND

Lots Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12) in Block 544, sometimes called Block 658, Engelke Addition sometimes called Ranger Addition situated on the South Side of Buffalo Bayou, in the City of Houston, in Harris County, Texas, said tract being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at the Northwest corner of Block 544 sometimes called Block 658, said corner being located at the intersection of the South line of Commerce, eighty feet in width, & Roberts, eighty feet in width, said point being the Northwest corner of the herein described tract and the Northwest building corner;

THENCE South 32 degrees 52 minutes 57 seconds West, (called South 35 degrees West), along the East line of Roberts, a distance of 251.80 feet (called 250.00 feet) to the Southwest corner of the herein described tract, said corner being the Southwest corner of Block 544 sometimes called Block 658 from said building corner bears North 33 degrees 52 minutes East 1.98 feet;

THENCE South 57 degrees 07 minutes 03 seconds East, (called South 55 degrees East), along the North line of Sherman, eighty feet in width a distance of 150.00 feet to the Southeast corner of the herein described tract said corner being the Southeast corner of Lot 12, building corner bears North 55 degrees 42 minutes West 1.05 feet;

THENCE North 32 degrees 52 minutes 57 seconds East, (called North 35 degrees East), a distance of 251.80 feet (called 250.00 feet) to the Northeast corner of the herein described tract, said corner being the Northeast corner of Lot 11, building corner bears South 79 degrees 34 minutes East 0.87 feet;

THENCE North 57 degrees 07 minutes 03 seconds West, (called North 55 degrees West), along the South line of Commerce, a distance of 150.00 feet to the POINT OF BEGINNING.

RP-2021-727860

RP-2021-727860
Pages 6
12/21/2021 12:01 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$34.00

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2021-727860

FILED BY
ALAMO TITLE COMPANY
2110532

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

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: December 15, 2021

Grantor: ROBERTS INDUSTRIAL CENTER, INC., a Texas corporation

Grantor's Mailing Address:

2231 Wroxton Rd.
Houston, Texas 77005

Grantee: WKM 3, LLC, a Texas limited liability company

Grantee's Mailing Address:

c/o Concept Neighborhood, LLC
448 W. 19th St. # 648
Houston, Texas 77008

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration

Property: That certain tract of land in Harris County, Texas as more particularly described on Exhibit A attached hereto and made a part hereof (the "**Land**"), together with all buildings, improvements, and fixtures thereon, and Seller's right, title and interest in any minerals, utilities, adjacent streets, alleys, strips, gores and rights-of-way appurtenant to the Land.

A portion of the Consideration are proceeds of that certain Promissory Note dated of even date, executed by Grantee and payable to the order of Central Bank ("**Noteholder**"), the payment of which is secured by the vendor's lien and superior title herein reserved and assigned to Noteholder (without warranty by or recourse on Grantor) and by that certain Deed of Trust of even date with the Note from Grantee to Robert Mrlik as Trustee, for the benefit of Noteholder, covering the Property ("**Deed of Trust**").

Grantor hereby expressly reserves, and assigns to Noteholder, and its successors and assigns, without warranty by or recourse on Grantor, the vendor's lien, as well as the superior title,

in and to the Property to secure (i) the payment of the Note, and (ii) the performance and payment by Grantee of all covenants, conditions, obligations and liabilities under the Deed of Trust. Upon the full payment of the Note and satisfaction and performance of all of all covenants, conditions, obligations and liabilities under the Deed of Trust, this conveyance shall become absolute and the vendor's lien and superior title herein reserved shall be automatically released and discharged.

Grantor, for the Consideration, the receipt of which is hereby acknowledged, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging to Grantor, to have and hold it to Grantee, Grantee's successors, legal representatives and assigns forever, subject to taxes for the year 2022 and subsequent years, any easements, reservations, restrictions and/or royalties of record against the Property, the rights of tenants under leases disclosed in the Assignment and Assumption of Leases of even dated herewith between Grantor and Grantee, and all matters that a current survey of the Property would show (collectively, the "**Permitted Exceptions**"). Grantor binds Grantor and its successors and legal representatives to warrant and forever defend all and singular the Property to Grantee and its successors, legal representatives and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise, subject to the Permitted Exceptions.

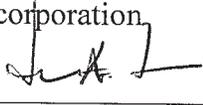
NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, BY ITS ACCEPTANCE OF THIS DEED: GRANTEE AGREES THAT IT HAS CONDUCTED ITS OWN INDEPENDENT INVESTIGATION OF ALL ASPECTS OF THE PROPERTY AND THAT IT IS RELYING ONLY ON SUCH INDEPENDENT INVESTIGATION AND INSPECTION AND THE EXPRESS WARRANTIES (AS DEFINED BELOW). GRANTEE AGREES THAT ANY INFORMATION PROVIDED BY GRANTOR TO GRANTEE WITH RESPECT TO THE PROPERTY HAS BEEN OBTAINED FROM A VARIETY OF SOURCES AND THAT GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION; GRANTEE AGREES THAT OTHER THAN THOSE REPRESENTATIONS AND WARRANTIES OF GRANTOR EXPRESSLY SET FORTH IN THAT CERTAIN COMMERCIAL CONTRACT-IMPROVED PROPERTY DATED JUNE 16, 2021, BETWEEN GRANTOR AND GRANTEE'S PREDECESSOR-IN-INTEREST CONCEPT NEIGHBORHOOD, LLC, AS AMENDED, AND/OR IN THIS DEED OR THE OTHER CLOSING DOCUMENTS EXECUTED BY GRANTOR AND DELIVERED TO GRANTEE OF EVEN DATE HEREWITH (THE "**EXPRESS WARRANTIES**"), GRANTOR HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY DISCLAIMS, ANY AND ALL REPRESENTATIONS AND/OR WARRANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR OTHERWISE UNWRITTEN, PAST, PRESENT, OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO, THE PROPERTY, INCLUDING, BUT NOT LIMITED TO: (A) THE NATURE, QUALITY, OR CONDITION OF THE PROPERTY (INCLUDING ANY LATENT DEFECTS THEREOF); (B) THE INCOME TO BE DERIVED FROM THE PROPERTY; (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON; (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, INCLUDING, BUT NOT LIMITED TO, ANY STATE OR FEDERAL ENVIRONMENTAL LAW, RULE OR REGULATION; (E) THE HABITABILITY, MERCHANTABILITY, OR FITNESS OF THE PROPERTY FOR A PARTICULAR PURPOSE; OR (F) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY. **NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY,** GRANTOR IS CONVEYING THE PROPERTY TO GRANTEE "**AS IS,**" "**WHERE IS,**" AND **WITH ALL FAULTS** AND SPECIFICALLY AND EXPRESSLY WITHOUT ANY WARRANTIES,

REPRESENTATIONS, OR GUARANTEES, EITHER EXPRESS OR IMPLIED, OF ANY KIND, NATURE, OR TYPE WHATSOEVER FROM OR ON BEHALF OF THE GRANTOR, OTHER THAN THE EXPRESS WARRANTIES; AND GRANTEE IS NOT RELYING ON ANY REPRESENTATIONS OR WARRANTIES BY GRANTOR, OTHER THAN THE EXPRESS WARRANTIES.

In addition, by its acceptance of this Deed, Grantee, for itself, its successors, legal representatives and assigns, expressly waives any and all claims, causes of action, costs, losses, damages and attorneys' fees (collectively, "Claims") against Grantor, its shareholders, officers and/or directors relating to any environmental contamination or condition on or about from the Property, regardless of how such contamination or condition may have arisen **INCLUDING WITHOUT LIMITATION TO THE EXTENT SUCH CONTAMINATION OR CONDITION MAY HAVE ARISEN DUE TO THE NEGLIGENCE OF ANY OF SUCH RELEASED PARTIES**; and Grantee agrees to indemnify and hold harmless Grantor, its shareholders, officers and/or directors from all third party Claims relating to any environmental contamination or condition on or about from the Property, regardless of how such contamination or condition may have arisen, **INCLUDING WITHOUT LIMITATION TO THE EXTENT SUCH CONTAMINATION OR CONDITION MAY HAVE ARISEN DUE TO THE NEGLIGENCE OF ANY OF SUCH INDEMNIFIED PARTIES**.

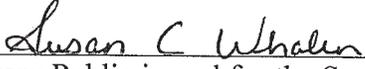
GRANTOR

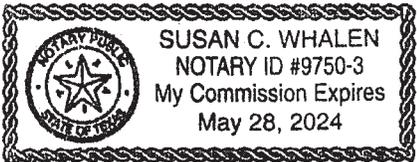
ROBERTS INDUSTRIAL CENTER, INC.,
a Texas corporation

By: 
Jonathan A. Grenader, President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on December 15, 2021, by Jonathan A. Grenader, President of Roberts Industrial Center, Inc., a Texas corporation, on behalf of said corporation.


Notary Public in and for the State of Texas
My Commission Expires: 5-28-24



RP-2021-727859

AFTER RECORDING RETURN TO:

Concept Neighborhood, LLC
Attn: Jeremy Roberts
448 W. 19th St. # 648
Houston, Texas 77008

RP-2021-727859

EXHIBIT A
THE LAND

**METES AND BOUNDS
DESCRIPTION**

BEING A 0.623 ACRE TRACT

ALSO BEING A PORTION OF LOTS 1,
2, 3, 4, 5

11 AND 12, BLOCK 553

IN THE RANGER ADDITION ,VOLUME 25,
PAGE 440 SITUATED ON THE SOUTH SIDE
OF BUFFALO BAYOUIN THE CITY OF
HOUSTON

HARRIS COUNTY, TEXAS

Being a 0.623 acre tract (subject tract), subject tract being a portion of lots 1, 2, 3, 4, 5, 11 and 12, block553 in the Ranger Addition, a subdivision in Harris County, Texas, according to the map or plat as recorded in Volume 25, Page 440 in the Map Records of Harris County (M.R.H.C.), situated on the Southside of Buffalo Bayou, in the City of Houston, subject tract being more particularly described by metes and bounds as follows:

Note: All coordinates, bearings, and distances described hereon are referenced to the North AmericanDatum of 1983 (2011 Adjustment), Texas State Plane Coordinate System "Texas South Central Zone",

U.S. Survey Feet based on GPS observations made by PS&S, LLC. Distances and areas are grid values.Scale Factor = 0.999889514

Beginning at a set 1/2 inch iron rod with cap stamped "PS&S", said iron rod being on the South Right of Way (R.O.W.) of Commerce Street (80 feet wide) and the West R.O.W. of Roberts Street (80 feet wide), said corner bearing North 02° 14' 49" East, 725.41 feet from a found 3/4 inch iron rod at the centerline intersection of Garrow Avenue and Sampson Street (Downtown Control Monument No. 834.), said corner also bearing North 69° 18' 31" West, 378.20 feet from a found 3/4 inch iron rod in the centerlineof said Sampson Street (Downtown Control Monument No. 368), said corner being the most Easterly corner of block 553 in said Ranger Addition, said corner also being the most Easterly corner of subject tract;

Thence South 32° 57' 37" West, 251.80 feet along the West R.O.W. of said Roberts Street to the intersection of the North R.O.W. of Sherman Street (80 feet wide) and a set 1/2 inch iron rod with capstamped "PS&S", said iron rod being the most Southerly corner of Block 553 in said Ranger Addition, said corner also being the most Southerly corner of subject tract;

Thence North 57° 02' 23" West, 99.91 feet along the R.O.W. of said Sherman Street to a corner, said corner bearing South 32° 57' 37" West, 0.21 feet from a building corner;

Thence North 32° 57' 37" East, 108.20 feet with the common boundary line of subject tract and a proposed 0.244 acre tract to a corner;

Thence North 57° 04' 15" West, 13.56 feet with the common boundary line of subject tract and a proposed 0.244 acre tract to a corner;

Thence North 32° 52' 09" East, 143.65 feet with the common boundary line of subject tract and a proposed 0.244 acre tract to the South R.O.W. of said Commerce Street and a corner, said corner being at the most Easterly corner of a building, said corner also being the most Northerly corner of subject tract;

Thence South 57° 01' 13" East, 113.69 feet along the South R.O.W. of said Commerce Street back to the Point and Place of Beginning, and containing 0.623 acres (27,122 square feet) of land, more or less.

RP-2021-727859

RP-2021-727859
Pages 7
12/21/2021 12:01 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$38.00

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.



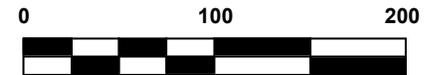
Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2021-727859



LEGEND

 Proposed MSD Boundary



Approximate Scale (feet)

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

MSD Boundary Map

SITE: Roberts Industrial Center		PM: LMG	
LOCATION: Roberts St, at Sherman Street Houston, TX, 77003		CHECKED: LMG	
DETAILED: 9/20/2023	DESIGNED: SS	PROJECT NO: E19092-104	FIGURE: A

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 approximately 1.7342-acres of land located east of downtown Houston, Harris County, Texas. The affected property is in a mixed use commercial and residential land area of Houston. **Figure B** provides a description of the surrounding land use within 500-feet of the site.

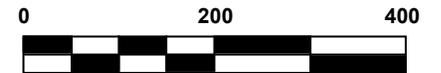
The surrounding land usage of the subject property is a mix of commercial and residential properties. The adjacent property use is as follows:

- **North:** Commerce Street borders the site to the north. Beyond Commerce Street is a City of Houston Materials Management building and a large commercial warehouse.
- **East:** Immediately east of the property is a commercial business and a residential property, followed by N Sampson Street. East of N Sampson St is residential.
- **South:** Sherman Street borders the site to the south. Beyond Sherman Street, the properties are a mix of commercial businesses and single-family and multi-family residential developments.
- **West:** Immediately west of the site is a commercial property. This tract was enrolled in the Texas Voluntary Cleanup Program as VCP No 3021. Velasco Street is west of those tracts with residential properties beyond.



LEGEND

-  Proposed MSD Boundary
-  500-ft Radius



Approximate Scale (feet)

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

Surrounding Property Use Map

SITE: Roberts Industrial Center		PM: LMG	
LOCATION: Roberts St, at Sherman Street Houston, TX, 77003		CHECKED: LMG	
DETAILED: 9/20/2023	DESIGNED: SS	PROJECT NO: E19092-104	FIGURE: B

Appendix C

A site map showing:

- a. The location of the designated property.
- b. The topography of the designated property as indicated on publicly available sources, which must note the watershed including the nearest surface water body and whether the designated property is located in a floodplain or floodway, as those terms are defined in Chapter 19 of the Code of Ordinances.
- c. The detected area of groundwater contamination.
- d. The location of all soil sampling locations and all groundwater monitoring wells.
- e. Groundwater gradients, to the extent known, and direction of groundwater flow.
- f. The ingestion protective concentration level exceedance 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 C2a – Watershed Map

Figure C2b – FEMA Flood Plain Map

Figure C3a – PCE Concentrations in Groundwater – July 2023

Figure C3b – TCE Concentrations in Groundwater – July 2023

Figure C3c – Cis-1,2-DCE Concentrations in Groundwater – July 2023

Figure C3d – Vinyl Chloride Concentrations in Groundwater – July 2023

Figure C3e – 1,1-DCE Concentrations in Groundwater – July 2023

Figure C3f – Combined PCLE Zone in Groundwater – July 2023

Figure C4 – Soil Boring Location Map

Figure C5 – Groundwater Monitoring Well Location Map

Figure C6 – Groundwater Gradient Map – July 2023

The Site is located in Houston, Texas at approximately 37-feet above mean sea level (MSL) (**Figure C1**). The subject property is located in Unshaded Flood Zone X, which is outside the 0.2% annual chance flood zone (500-year floodplain) of Buffalo Bayou (**Figure C2a and C2b**).

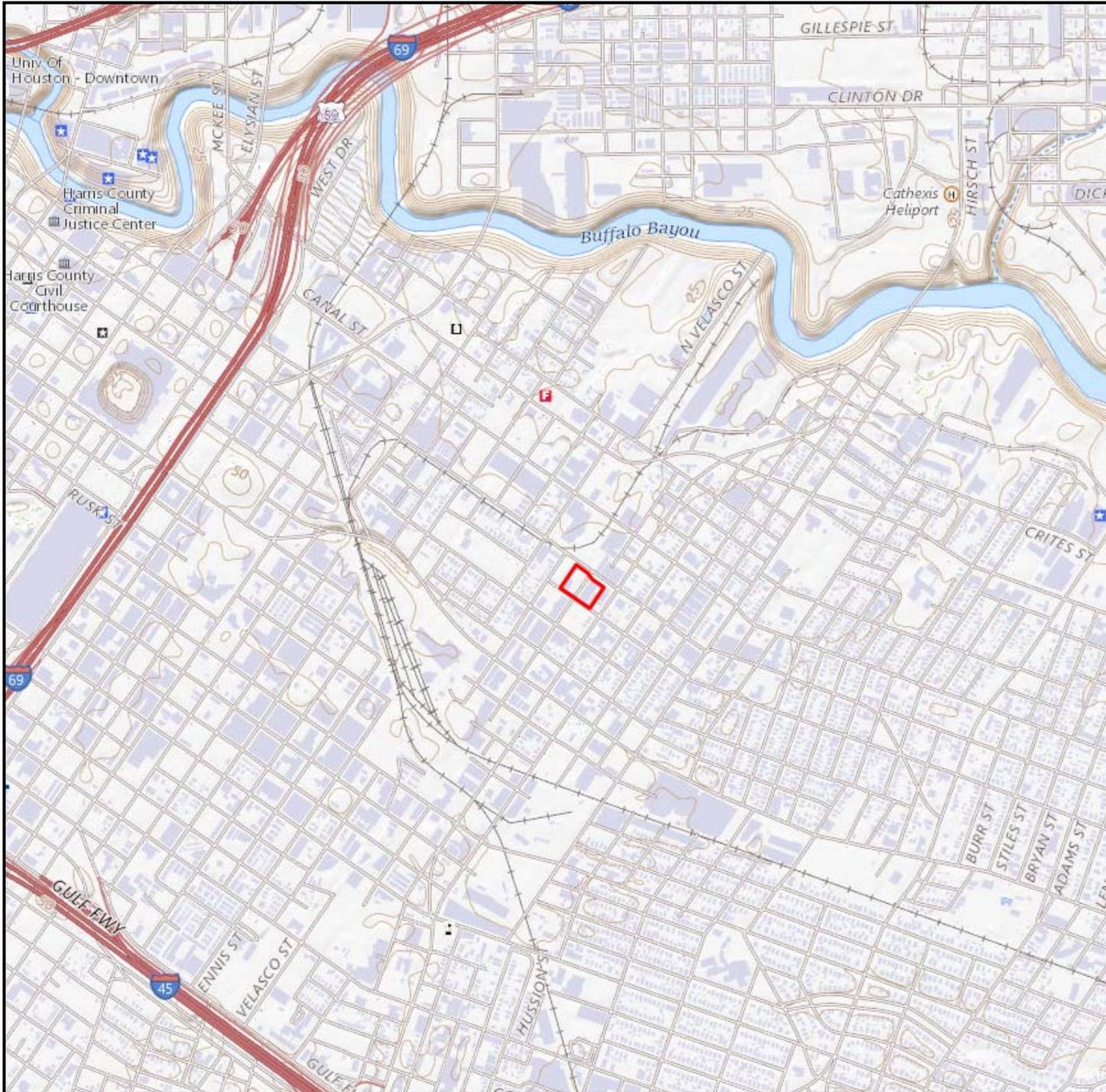
The primary chemicals of concern (COCs) are chlorinated hydrocarbons tetrachloroethene (PCE), trichloroethene (TCE), 1,1-dichloroethane (1,1-DCE), cis-1,2-dichloroethene (cis-1,2-DCE), and vinyl chloride (VC) (**Figures C3a through C3e**). The combined groundwater PCLE zone for the Site can be seen on **Figure C3f**.

Figure C3a through **Figure C3e** depicts the groundwater PCLE zones during the most recent sampling event in July 2023. The combined groundwater PCLE zone for the Site from the July 2023 sampling event

can be seen on **Figure C3f**. **Figure C4** and **Figure C5** depict the locations of the soil and groundwater samples, respectively. The groundwater gradient generally flows to the south/southeast at a gradient of 0.001 ft/ft (**Figure C6**).

The groundwater gradient was variable during the first three sampling events, but for the past four sampling events has remained fairly stable with a flow to the east/southeast.

The first groundwater bearing unit is comprised of sand and is encountered at a depth of approximately 25-feet below ground surface (ft bgs) during drilling. The base of the first groundwater bearing unit is encountered at a depth of approximately 30-ft bgs and is underlain by a stiff sandy clay. The average static depth to groundwater in the monitoring wells is 7- to 10-ft bgs.



LEGEND

 Proposed MSD Boundary



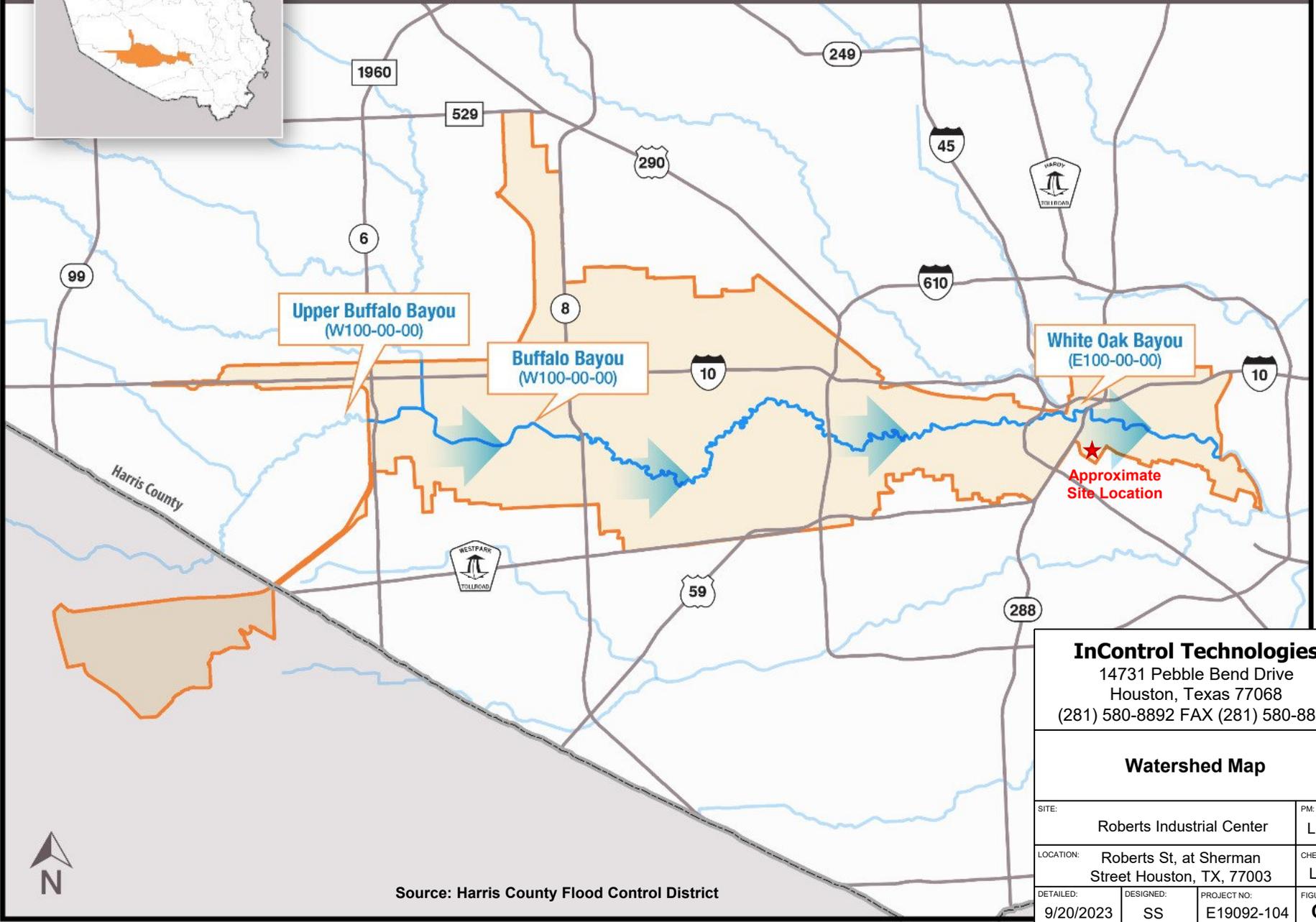
Approximate Scale (miles)

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

Topographic Map

SITE:		Roberts Industrial Center		PM:	LMG
LOCATION:		Roberts St, at Sherman Street Houston, TX, 77003		CHECKED:	LMG
DETAILED:	DESIGNED:	PROJECT NO.:	FIGURE:		
9/20/2023	SS	E19092-104	C1		

BUFFALO BAYOU WATERSHED

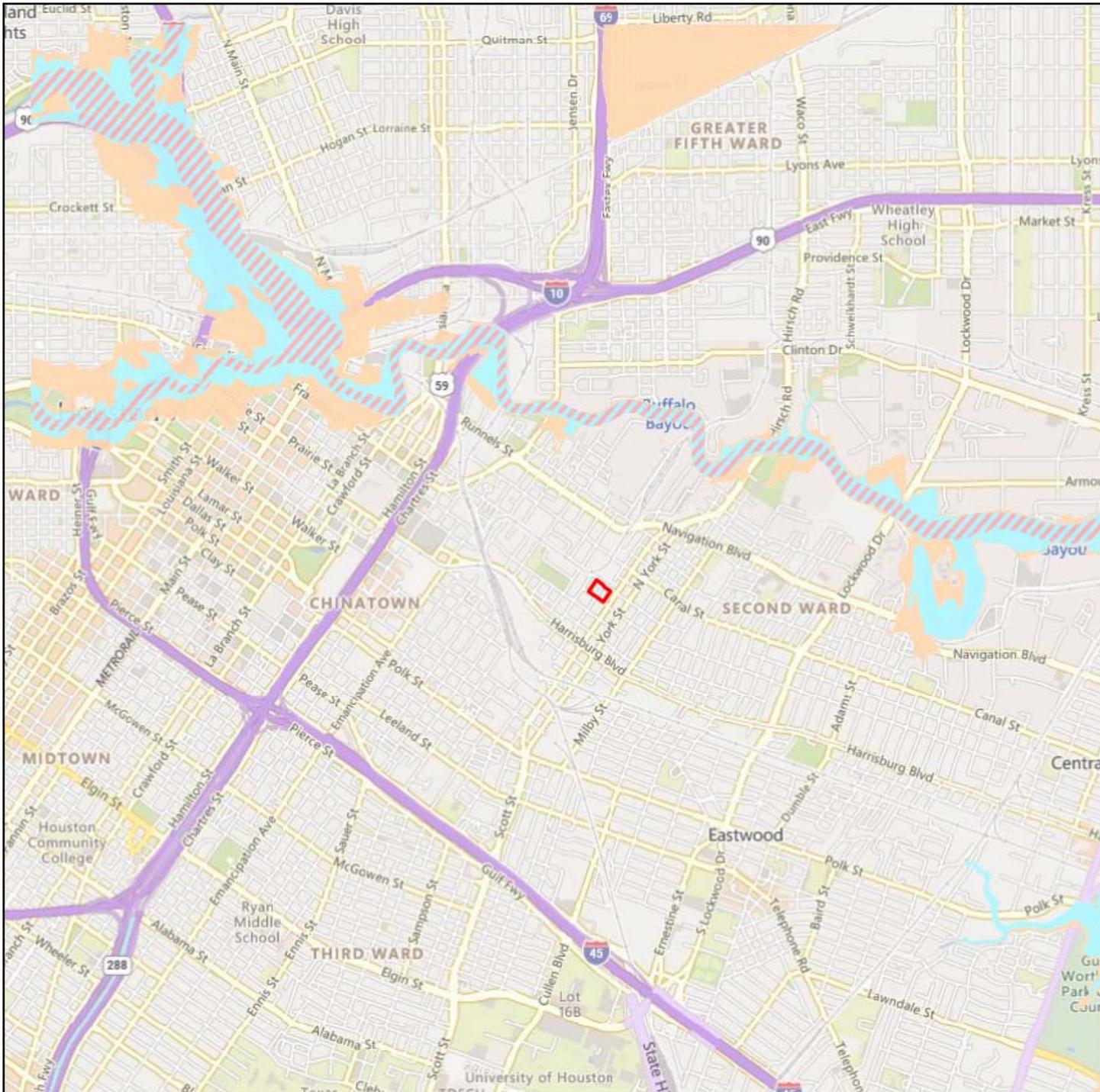


Source: Harris County Flood Control District

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

Watershed Map

SITE:		Roberts Industrial Center		PM:	LMG
LOCATION:		Roberts St, at Sherman Street Houston, TX, 77003		CHECKED:	LMG
DETAILED:	DESIGNED:	PROJECT NO.:	FIGURE:		
9/20/2023	SS	E19092-104	C2a		



LEGEND

- Proposed MSD Boundary
- Flood Hazard Zones**
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee



Approximate Scale (miles)

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

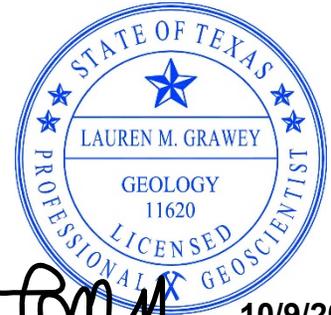
FEMA Floodplain Map
 FIRM Panel No. 48201C0690N

SITE: Roberts Industrial Center		PM: LMG	
LOCATION: Roberts St, at Sherman Street Houston, TX, 77003		CHECKED: LMG	
DETAILED: 9/20/2023	DESIGNED: SS	PROJECT NO: E19092-104	FIGURE: C2b



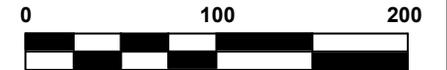
LEGEND

- Proposed MSD Boundary
- Monitoring Well
- PCLE Zone



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10/9/2023



Approximate Scale (feet)

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

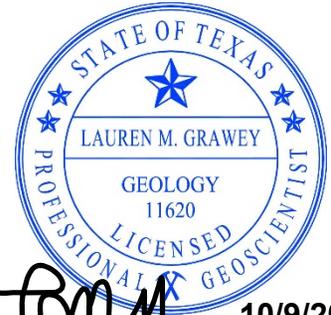
PCE Concentrations in Groundwater – July 2023

SITE: Roberts Industrial Center		PM: LMG
LOCATION: Roberts St, at Sherman Street Houston, TX, 77003		CHECKED: LMG
DETAILED: 9/20/2023	DESIGNED: SS	PROJECT NO: E19092-104
		FIGURE: C3a



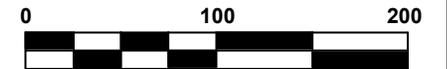
LEGEND

- Proposed MSD Boundary
- Monitoring Well
- PCLE Zone



LMG

10/9/2023



Approximate Scale (feet)

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

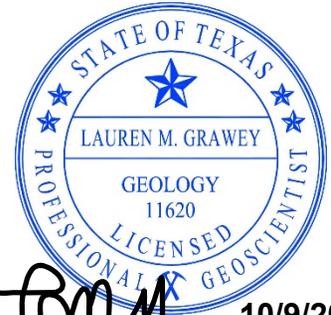
TCE Concentrations in Groundwater – July 2023

SITE: Roberts Industrial Center		PM: LMG
LOCATION: Roberts St, at Sherman Street Houston, TX, 77003		CHECKED: LMG
DETAILED: 9/20/2023	DESIGNED: SS	PROJECT NO: E19092-104
		FIGURE: C3b



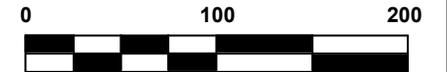
LEGEND

- Proposed MSD Boundary
- Monitoring Well
- PCLE Zone



LMG

10/9/2023

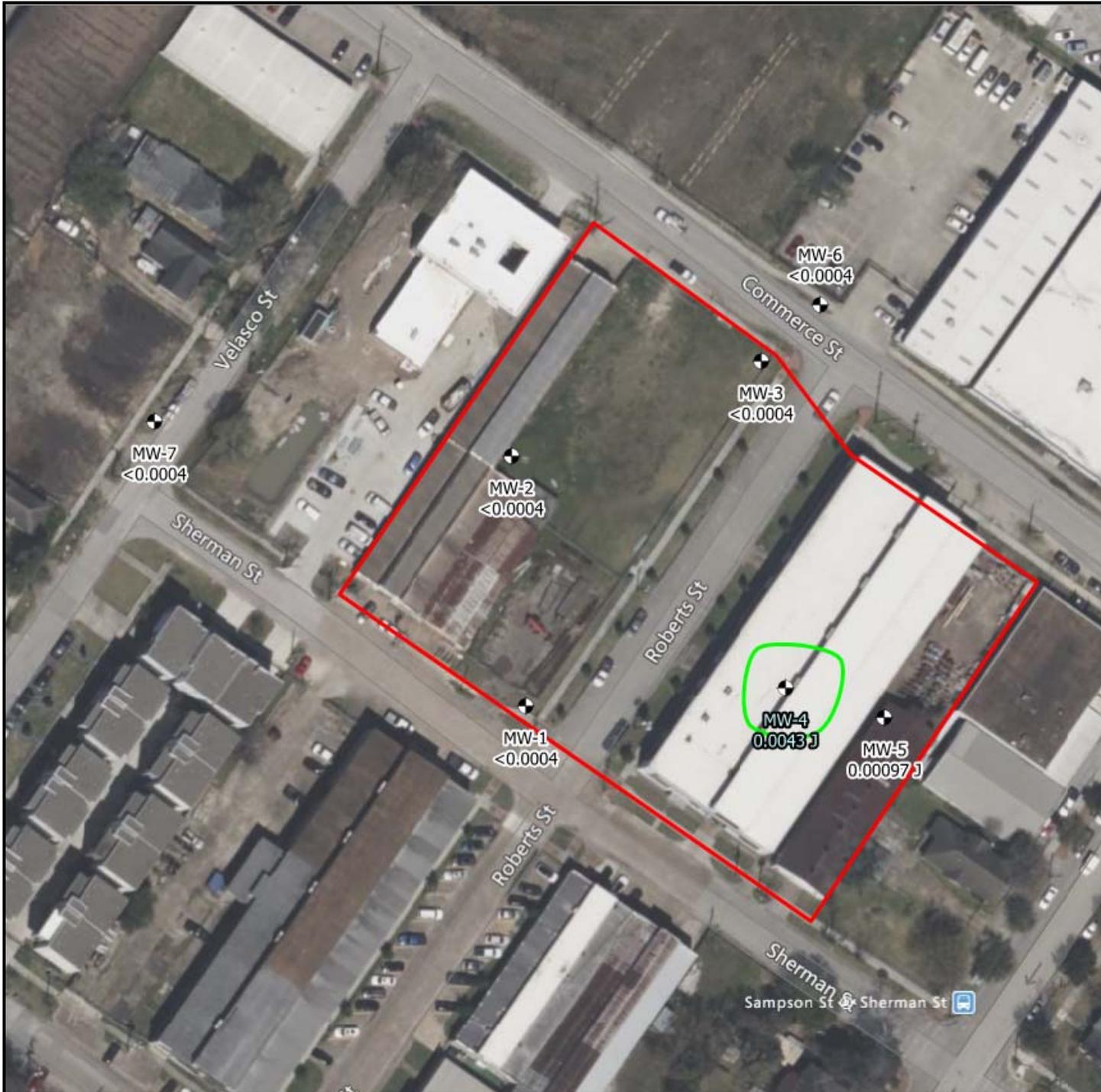


Approximate Scale (feet)

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

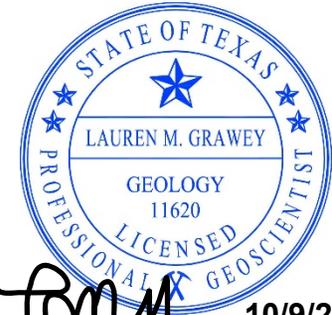
Cis-1,2-DCE Concentrations in Groundwater – July 2023

SITE: Roberts Industrial Center		PM: LMG
LOCATION: Roberts St, at Sherman Street Houston, TX, 77003		CHECKED: LMG
DETAILED: 9/20/2023	DESIGNED: SS	PROJECT NO: E19092-104
		FIGURE: C3c



LEGEND

- Proposed MSD Boundary
- Monitoring Well
- PCLE Zone



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10/9/2023



Approximate Scale (feet)

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

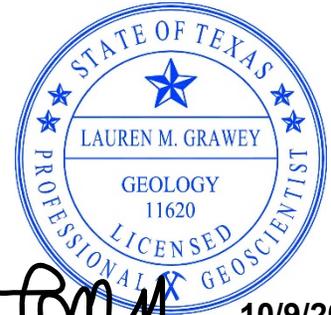
Vinyl Chloride Concentrations in Groundwater – July 2023

SITE: Roberts Industrial Center		PM: LMG
LOCATION: Roberts St, at Sherman Street Houston, TX, 77003		CHECKED: LMG
DETAILED: 9/20/2023	DESIGNED: SS	PROJECT NO: E19092-104
		FIGURE: C3d



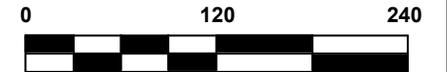
LEGEND

- Proposed MSD Boundary
- Monitoring Well
- PCLE Zone



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10/9/2023

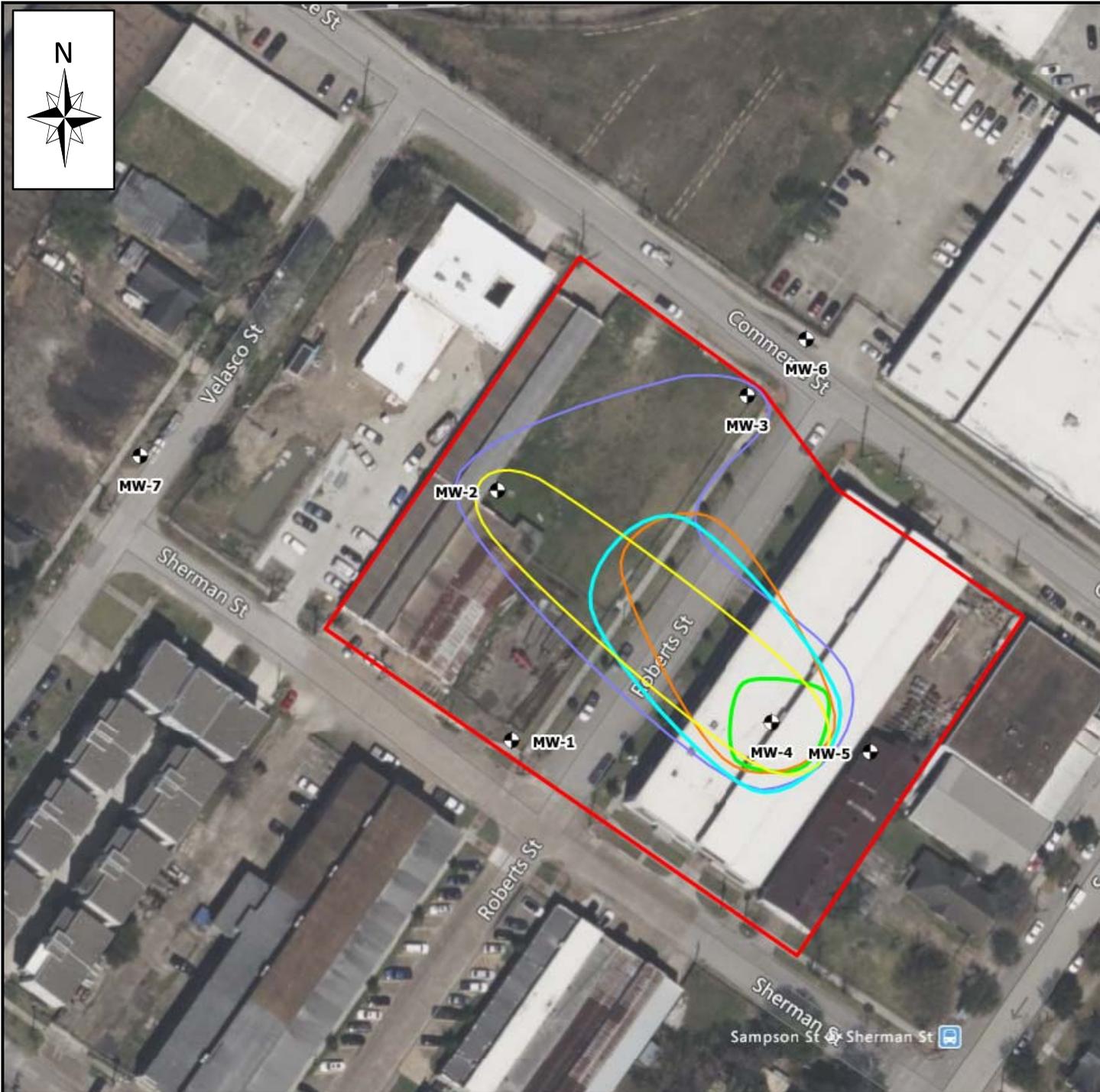


Approximate Scale (feet)

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

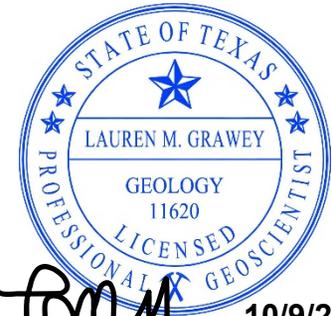
1,1-DCE Concentrations in Groundwater – July 2023

SITE: Roberts Industrial Center		PM: LMG
LOCATION: Roberts St, at Sherman Street Houston, TX, 77003		CHECKED: LMG
DETAILED: 9/20/2023	DESIGNED: SS	PROJECT NO: E19092-104
		FIGURE: C3e



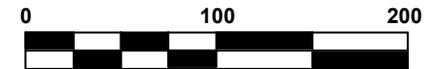
LEGEND

- Proposed MSD Boundary
- Monitoring Well
- PCLE Zone – PCE
- PCLE Zone – TCE
- PCLE Zone – cis-1,2-DCE
- PCLE Zone – VC
- PCLE Zone – 1,1-DCE



LMG

10/9/2023



Approximate Scale (feet)

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

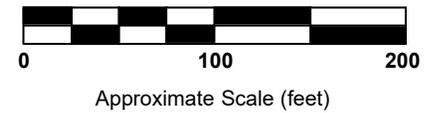
Combined PCLE Zone in Groundwater – July 2023

SITE: Roberts Industrial Center		PM: LMG
LOCATION: Roberts St, at Sherman Street Houston, TX, 77003		CHECKED: LMG
DETAILED: 9/20/2023	DESIGNED: SS	PROJECT NO: E19092-104
		FIGURE: C3f



LEGEND

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



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

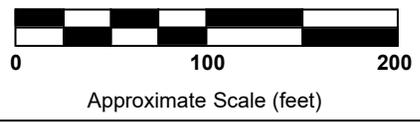
Soil Boring Location Map

SITE: Roberts Industrial Center		PM: LMG	
LOCATION: Roberts St, at Sherman Street Houston, TX, 77003		CHECKED: LMG	
DETAILED: 9/20/2023	DESIGNED: SS	PROJECT NO: E19092-104	FIGURE: C4



LEGEND

- Proposed MSD Boundary
- Monitoring Well



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

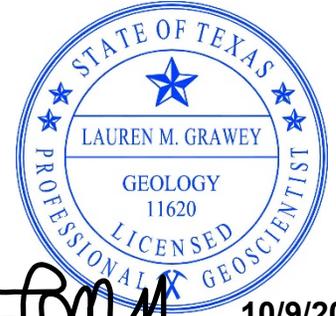
Groundwater Monitoring Well Location Map

SITE: Roberts Industrial Center		PM: LMG
LOCATION: Roberts St, at Sherman Street Houston, TX, 77003		CHECKED: LMG
DETAILED: 9/20/2023	DESIGNED: SS	PROJECT NO: E19092-104
		FIGURE: C5



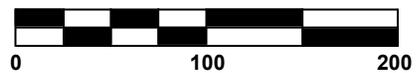
LEGEND

- Proposed MSD Boundary
- + Monitoring Well
- Groundwater Flow Direction
- Groundwater Contour Line



LMG

10/9/2023



Approximate Scale (feet)

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

Groundwater Gradient Map – July 2023

SITE: Roberts Industrial Center		PM: LMG
LOCATION: Roberts St, at Sherman Street Houston, TX, 77003		CHECKED: LMG
DETAILED: 9/20/2023	DESIGNED: SS	PROJECT NO: E19092-104
		FIGURE: C6

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 Exceedance (PCLE) Zone – A review of recent groundwater sampling data from the groundwater bearing unit indicates that the COCs that exceed the Tier 1 ^{GW}GW_{ing} PCLs are tetrachloroethene (PCE), trichloroethene (TCE), cis-1,2-dichloroethene (cis-1,2-DCE), vinyl chloride (VC), and 1,1-dichloroethane (1,1-DCE).

The PCLE zones are depicted on **Figure C3a** through **Figure C3e** and are discussed in more detail below. The area of affected groundwater was delineated horizontally in all directions and the plume is stable. The current overall PCLE zone is approximately 298-feet long by 192-ft wide (**Figure C3f**). A comparison of the groundwater sampling results with applicable non-ingestion PCLs (^{Air}GW_{Inh-v}) indicates that none of the groundwater samples reported any COC concentrations above an ^{Air}GW_{Inh-v} PCL. Therefore, based on the recent groundwater monitoring results, besides the ^{GW}GW_{ing} exceedances, there are no other protective concentration level exceedance zones within the proposed MSD boundary.

The first groundwater bearing unit is comprised of sand and is encountered at a depth of approximately 25- to 30-feet below ground surface (ft bgs) during drilling. The base of the first groundwater bearing unit is encountered at a depth of approximately 28- to 33-ft bgs and is underlain by a stiff sandy clay. The average static depth to groundwater in the monitoring wells is 7- to 10-ft bgs.

COC: Tetrachloroethene (PCE)	
Maximum Concentration from analytical data	3.6 mg/L (MW-4; April 2023)
Ingestion-Based PCL (Residential ^{GW} GW _{ing})	0.005 mg/L
Ingestion-Based PCLE Zone (approximate)	Length: 298 ft Width: 192 ft Vertical Extent: 25ft – 29ft below ground surface (bgs)
Non-Ingestion-Based PCL (^{Air} GW _{Inh-v})	500 mg/L
Non-Ingestion-Based PCLE Zone	NONE
Geochemical/ Physical Properties	
Molecular Weight	165.83
Specific Gravity	1.623
Solubility in Water	Insoluble
Groundwater Migration	along groundwater gradient

COC: Trichloroethene (TCE)	
Maximum Concentration from analytical data	0.18 mg/L (MW-4; October 2022)
Ingestion-Based PCL (Residential ^{GW} GW _{Ing})	0.005 mg/L
Ingestion-Based PCLE Zone (approximate)	Length: 200 ft Width: 100 ft Vertical Extent: 25ft – 29ft 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	131.39
Specific Gravity	1.463
Solubility in Water	soluble
Groundwater Migration	along groundwater gradient

COC: cis-1,2-dichloroethene (cis-1,2-DCE)	
Maximum Concentration from analytical data	0.15 mg/L (MW-4; October 2022)
Ingestion-Based PCL (Residential ^{GW} GW _{Ing})	0.07 mg/L
Ingestion-Based PCLE Zone (approximate)	Length: 200 ft Width: 100 ft Vertical Extent: 25ft – 29ft 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	96.946
Specific Gravity	1.26
Solubility in Water	Soluble @ 3.5 g/L @ 25°C
Groundwater Migration	along groundwater gradient

COC: Vinyl Chloride (VC)	
Maximum Concentration from analytical data	0.0044 mg/L (MW-4; October 2022)
Ingestion-Based PCL (Residential ^{GW} GW _{Ing})	0.002 mg/L
Ingestion-Based PCLE Zone (approximate)	Length: 75 ft Width: 75 ft Vertical Extent: 25ft – 29ft 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 (1,1-DCE)	
Maximum Concentration from analytical data	0.1 mg/L (MW-4; October 2022)
Ingestion-Based PCL (Residential ^{GW} GW _{Ing})	0.007 mg/L
Ingestion-Based PCLE Zone (approximate)	Length: 300 ft Width: 75 ft Vertical Extent: 25ft – 29ft below ground surface (bgs)
Non-Ingestion-Based PCL (^{Air} GW _{Inh-v})	1,700 mg/L
Non-Ingestion-Based PCLE Zone	NONE
<i>Geochemical/ Physical Properties</i>	
Molecular Weight	96.946
Specific Gravity	1.3
Solubility in Water	2500 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 exceedances.

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

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

Table E1
Summary of Volatile Organic Compounds in Soil
Roberts Industrial Center
3301, 3303, 3215 3217 Sherman St, 3210 Commerce St, Houston, TX 77003
VCP No. 3269

Sample ID	Depth	Date	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Isopropylbenzene	Naphthalene	n-Propylbenzene	Benzene	Toluene	Ethylbenzene	Xylenes, Total	Methyl tert-butyl ether	Tetrachloroethene	Trichloroethene	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Vinyl chloride	1,1-Dichloroethene	Acetone
	(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
Residential	Soil _{Comb} ^{Tot}		1600	1500	4300	220	2200	120	5900	6400	6000	800	710	18	140	590	3.7	2300	66000
Residential	Soil _{ing} ^{GW}		33	36	350	31	45	0.026	8.2	7.6	120	0.62	0.05	0.034	0.25	0.49	0.022	0.05	43
TMW-1	8-10	8/5/2021	<0.001	<0.0008	<0.0009	<0.0008	<0.0009	<0.0005	<0.0006	<0.0007	<0.001	<0.0005	<0.0007	<0.0006	<0.0008	<0.0005	<0.0008	<0.0005	<0.002
	13-15	8/5/2021	<0.00093	<0.00074	0.037	<0.00074	<0.00083	<0.00046	<0.00056	<0.00065	<0.00093	<0.00046	<0.00065	<0.00056	<0.00074	<0.00046	<0.00074	<0.00046	<0.0019
TMW-2	8-10	8/5/2021	<0.00096	<0.00076	<0.00086	<0.00076	<0.00086	<0.00048	<0.00057	<0.00067	<0.00096	<0.00048	<0.00067	<0.00057	<0.00076	<0.00048	<0.00076	<0.00048	<0.0019
	13-15	8/5/2021	<0.00092	<0.00074	<0.00083	<0.00074	<0.00083	<0.00046	<0.00055	<0.00065	<0.00092	<0.00046	<0.00065	<0.00055	<0.00074	<0.00046	<0.00074	<0.00046	<0.0018
TMW-3	8-10	8/6/2021	<0.00093	<0.00075	<0.00084	<0.00075	<0.00084	<0.00047	<0.00056	<0.00065	<0.00093	<0.00047	<0.00065	<0.00056	<0.00075	<0.00047	<0.00075	<0.00047	<0.0019
	13-15	8/6/2021	<0.00095	<0.00076	<0.00085	<0.00076	<0.00085	<0.00047	<0.00057	<0.00066	<0.00095	<0.00047	<0.00066	<0.00057	<0.00076	<0.00047	<0.00076	<0.00047	<0.0019
TMW-4	8-10	8/5/2021	<0.00092	<0.00073	<0.00082	<0.00073	<0.00082	<0.00046	<0.00055	<0.00064	<0.00092	<0.00046	<0.00064	<0.00055	<0.00073	<0.00046	<0.00073	<0.00046	<0.0018
	13-15	8/5/2021	<0.0009	<0.00072	<0.00081	<0.00072	<0.00081	<0.00045	<0.00054	<0.00063	<0.0009	<0.00045	<0.00063	<0.00054	<0.00072	<0.00045	<0.00072	<0.00045	<0.0018
TMW-5	8-10	8/6/2021	<0.001	<0.00084	<0.00094	<0.00084	<0.00094	<0.00052	<0.00063	<0.00073	<0.001	<0.00052	<0.00073	<0.00063	<0.00084	<0.00052	<0.00084	<0.00052	<0.0021
	13-15	8/6/2021	<0.0009	<0.00072	<0.00081	<0.00072	<0.00081	<0.00045	<0.00054	<0.00063	<0.0009	<0.00045	<0.00063	<0.00054	<0.00072	<0.00045	<0.00072	<0.00045	<0.0018
TMW-6	8-10	8/6/2021	<0.0012	<0.00098	<0.0011	<0.00098	<0.0011	<0.00061	<0.00073	<0.00085	<0.0012	<0.00061	<0.00085	<0.00073	<0.00098	<0.00061	<0.00098	<0.00061	<0.0024
	13-15	8/6/2021	<0.00089	<0.00072	<0.00081	<0.00072	<0.00081	<0.00045	<0.00054	<0.00063	<0.00089	<0.00045	<0.00063	<0.00054	<0.00072	<0.00045	<0.00072	<0.00045	<0.0018
TMW-7	8-10	8/6/2021	<0.00098	<0.00079	<0.00088	<0.00079	<0.00088	<0.00049	<0.00059	<0.00069	<0.00098	<0.00049	<0.00069	<0.00059	<0.00079	<0.00049	<0.00079	<0.00049	<0.002
	13-15	8/6/2021	<0.00088	<0.0007	<0.00079	<0.0007	<0.00079	<0.00044	<0.00053	<0.00062	<0.00088	<0.00044	<0.00062	<0.00053	<0.0007	<0.00044	<0.0007	<0.00044	<0.0018
TMW-8	8-10	8/5/2021	<0.00089	<0.00071	<0.0008	<0.00071	<0.0008	<0.00044	<0.00053	<0.00062	<0.00089	<0.00044	<0.00062	<0.00053	<0.00071	<0.00044	<0.00071	<0.00044	<0.0018
	13-15	8/5/2021	<0.0011	<0.00087	<0.00098	<0.00087	<0.00098	<0.00055	<0.00065	<0.00076	<0.0011	<0.00055	<0.00076	<0.00065	<0.00087	<0.00055	<0.00087	<0.00055	<0.0022
TMW-9	8-10	8/5/2021	<0.001	<0.00081	<0.00092	<0.00081	<0.00092	<0.00051	<0.00061	<0.00071	<0.001	<0.00051	<0.00071	<0.00061	<0.00081	<0.00051	<0.00081	<0.00051	<0.002
	13-15	8/6/2021	<0.001	<0.00082	<0.00092	0.0029 J	<0.00092	<0.00051	<0.00061	<0.00071	<0.001	<0.00051	<0.00071	<0.00061	<0.00082	<0.00051	<0.00082	<0.00051	<0.002
TMW-10	8-10	8/6/2021	<0.0011	<0.00084	<0.00095	<0.00084	<0.00095	<0.00053	<0.00063	<0.00074	<0.0011	<0.00053	<0.00074	<0.00063	<0.00084	<0.00053	<0.00084	<0.00053	<0.0021
	13-15	8/6/2021	<0.00087	<0.0007	<0.00079	<0.0007	<0.00079	<0.00044	<0.00052	<0.00061	<0.00087	<0.00044	<0.00061	<0.00052	<0.0007	<0.00044	<0.0007	<0.00044	<0.0017
TMW-11	4-6	9/1/2021	<0.00093	<0.00074	<0.00084	<0.00074	<0.00084	<0.00047	<0.00056	<0.00065	<0.00093	<0.00047	<0.00065	<0.00056	<0.00074	<0.00047	<0.00074	<0.00047	<0.0019
	8-10	9/1/2021	<0.001	<0.0008	<0.0009	<0.0008	<0.0009	<0.0005	<0.0006	<0.0007	<0.001	<0.0005	<0.0007	<0.0006	<0.0008	<0.0005	<0.0008	<0.0005	<0.002
TMW-12	2-4	9/1/2021	<0.00092	<0.00073	<0.00082	<0.00073	<0.00082	<0.00046	<0.00055	<0.00064	<0.00092	<0.00046	<0.00064	<0.00055	<0.00073	<0.00046	<0.00073	<0.00046	<0.0018
	8-10	9/1/2021	<0.00092	<0.00074	<0.00083	<0.00074	<0.00083	<0.00046	<0.00055	<0.00064	<0.00092	<0.00046	<0.00064	<0.00055	<0.00074	<0.00046	<0.00074	<0.00046	<0.0018
TMW-13	2-4	9/1/2021	1.1	<0.00077	0.64	0.5	0.6	<0.00048	<0.00058	<0.00067	0.004 J	<0.00048	<0.00067	<0.00058	<0.00077	<0.00048	<0.00077	<0.00048	<0.0019
	12-14	9/1/2021	<0.00089	<0.00071	<0.0008	<0.00071	<0.0008	<0.00045	<0.00054	<0.00063	<0.00089	<0.00045	<0.00063	<0.00054	<0.00071	<0.00045	<0.00071	<0.00045	<0.0018
MW-1	9-10	4/11/2022	<0.00094	<0.00075	<0.00084	<0.00075	<0.00084	<0.00047	<0.00056	<0.00066	<0.00094	<0.00047	<0.00066	<0.00056	<0.00075	<0.00047	<0.00075	<0.00047	<0.0019
MW-3	9-10	4/11/2022	<0.00092	<0.00074	<0.00083	<0.00074	<0.00083	<0.00046	<0.00055	<0.00065	<0.00092	<0.00046	<0.00065	<0.00055	<0.00074	<0.00046	<0.00074	<0.00046	<0.0018
MW-4	4-5	4/13/2022	<0.00078	<0.00063	<0.0007	<0.00063	<0.0007	<0.00039	<0.00047	<0.00055	<0.00078	<0.00039	<0.00055	<0.00047	<0.00063	<0.00039	<0.00063	<0.00039	<0.0016

Table E1
Summary of Volatile Organic Compounds in Soil
Roberts Industrial Center
3301, 3303, 3215 3217 Sherman St, 3210 Commerce St, Houston, TX 77003
VCP No. 3269

Sample ID	Depth	Date	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Isopropylbenzene	Naphthalene	n-Propylbenzene	Benzene	Toluene	Ethylbenzene	Xylenes, Total	Methyl tert-butyl ether	Tetrachloroethene	Trichloroethene	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Vinyl chloride	1,1-Dichloroethene	Acetone
	(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
Residential	Tot Soil _{Comb}		1600	1500	4300	220	2200	120	5900	6400	6000	800	710	18	140	590	3.7	2300	66000
Residential	GW Soil _{Ing}		33	36	350	31	45	0.026	8.2	7.6	120	0.62	0.05	0.034	0.25	0.49	0.022	0.05	43
SB-1	2-4	9/1/2021	0.11	0.013	0.16	<0.00098	0.056	<0.00062	0.0084	0.0072	0.015	<0.00062	<0.00086	<0.00074	<0.00098	<0.00062	<0.00098	<0.00062	0.31
SB-2	2-4	9/1/2021	<0.00097	<0.00077	<0.00087	<0.00077	<0.00087	<0.00048	<0.00058	<0.00068	<0.00097	<0.00048	<0.00068	<0.00058	<0.00077	<0.00048	<0.00077	<0.00048	<0.0019
SB-3	4-5	4/11/2022	<0.001	<0.0008	<0.0009	<0.0008	<0.0009	<0.0005	<0.0006	<0.0007	<0.001	<0.0005	<0.0007	<0.0006	<0.0008	<0.0005	<0.0008	<0.0005	<0.002
SB-4	4-5	4/11/2022	<0.00097	<0.00078	<0.00088	<0.00078	<0.00088	<0.00049	<0.00058	<0.00068	<0.00097	<0.00049	<0.00068	<0.00058	<0.00078	<0.00049	<0.00078	<0.00049	<0.0019
SB-5	4-5	4/11/2022	<0.00086	<0.00068	<0.00077	<0.00068	<0.00077	<0.00043	<0.00051	<0.0006	<0.00086	<0.00043	<0.0006	<0.00051	<0.00068	<0.00043	<0.00068	<0.00043	<0.0017
SB-6	4-5	4/11/2022	<0.0011	<0.00086	<0.00097	<0.00086	<0.00097	<0.00054	<0.00064	<0.00075	<0.0011	<0.00054	<0.00075	<0.00064	<0.00086	<0.00054	<0.00086	<0.00054	<0.0021
SB-7	4-5	4/11/2022	<0.00098	<0.00079	<0.00088	<0.00079	<0.00088	<0.00049	<0.00059	<0.00069	<0.00098	<0.00049	<0.00069	<0.00059	<0.00079	<0.00049	<0.00079	<0.00049	<0.002
SB-8	4-5	4/11/2022	<0.00098	<0.00079	<0.00088	<0.00079	<0.00088	<0.00049	<0.00059	<0.00069	<0.00098	<0.00049	<0.00069	<0.00059	<0.00079	<0.00049	<0.00079	<0.00049	<0.002
SB-9	4-5	4/11/2022	<0.001	<0.00081	<0.00091	<0.00081	<0.00091	<0.0005	<0.00061	<0.00071	<0.001	<0.0005	<0.00071	<0.00061	<0.00081	<0.0005	<0.00081	<0.0005	<0.002
SB-10	4-5	4/11/2022	<0.001	<0.00083	<0.00093	<0.00083	<0.00093	<0.00052	<0.00062	<0.00072	<0.001	<0.00052	<0.00072	<0.00062	<0.00083	<0.00052	<0.00083	<0.00052	<0.0021
SB-11	4-5	4/11/2022	<0.00093	<0.00074	<0.00084	<0.00074	<0.00084	<0.00046	<0.00056	<0.00065	<0.00093	<0.00046	<0.00065	<0.00056	<0.00074	<0.00046	<0.00074	<0.00046	0.13
SB-12	4-5	4/11/2022	<0.0009	<0.00072	0.0063	0.061	0.012	<0.00045	<0.00054	0.04	0.001 J	<0.00045	<0.00063	<0.00054	0.0076	<0.00045	<0.00072	<0.00045	0.096
SB-13	4-5	4/11/2022	<0.0011	<0.00092	<0.001	<0.00092	<0.001	<0.00057	<0.00069	<0.0008	<0.0011	<0.00057	<0.0008	<0.00069	<0.00092	<0.00057	<0.00092	<0.00057	0.096
SB-14	9-10	4/11/2022	<0.00091	<0.00073	<0.00082	<0.00073	<0.00082	<0.00046	0.001 J	<0.00064	<0.00091	<0.00046	<0.00064	<0.00055	<0.00073	<0.00046	<0.00073	<0.00046	<0.0018
SB-15	4-5	4/13/2022	<0.00094	<0.00075	<0.00085	0.0097	<0.00085	<0.00047	<0.00057	<0.00066	<0.00094	<0.00047	<0.00066	<0.00057	<0.00075	<0.00047	<0.00075	<0.00047	0.08
SB-16	4-5	4/11/2022	<0.00097	<0.00078	<0.00087	<0.00078	<0.00087	<0.00049	<0.00058	<0.00068	<0.00097	<0.00049	<0.00068	<0.00058	<0.00078	<0.00049	<0.00078	<0.00049	0.072
SB-17	4-5	4/11/2022	<0.00096	<0.00077	<0.00086	<0.00077	<0.00086	<0.00048	<0.00057	<0.00067	<0.00096	<0.00048	<0.00067	<0.00057	<0.00077	<0.00048	<0.00077	<0.00048	<0.0019
SB-18	4-5	4/11/2022	<0.00083	<0.00067	<0.00075	<0.00067	<0.00075	<0.00042	<0.0005	<0.00058	<0.00083	<0.00042	<0.00058	<0.0005	<0.00067	<0.00042	<0.00067	<0.00042	0.087

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
PCL: Protective Concentration Level (updated as of May 2023)

Table E2
Summary of Total Petroleum Hydrocarbons in Soil
Roberts Industrial Center
3301, 3303, 3215 3217 Sherman St, 3210 Commerce St, Houston, TX 77003
VCP No. 3269

Sample ID	Depth	Date	C ₆ to C ₁₂	>C ₁₂ to C ₂₈	>C ₂₈ to C ₃₅	C ₆ to C ₃₅ (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	8-10	8/5/2021	<7.3	<9.6	<9.6	<7.3
	13-15	8/5/2021	270	190	26 J	486
TMW-2	8-10	8/5/2021	<7.4	<9.7	<9.7	<7.4
	13-15	8/5/2021	<7.3	<9.6	<9.6	<7.3
TMW-3	8-10	8/6/2021	<6.6	<8.7	<8.7	<6.6
	13-15	8/6/2021	<7.6	<10	<10	<7.6
TMW-4	8-10	8/5/2021	<7.3	<9.6	<9.6	<7.3
	13-15	8/5/2021	<7.2	<9.5	<9.5	<7.2
TMW-5	8-10	8/6/2021	<7.6	<10	<10	<7.6
	13-15	8/6/2021	<6.6	<8.7	<8.7	<6.6
TMW-6	8-10	8/6/2021	<7.3	<9.7	<9.7	<7.3
	13-15	8/6/2021	<6.4	<8.4	<8.4	<6.4
TMW-7	8-10	8/6/2021	<7.2	<9.5	<9.5	<7.2
	13-15	8/6/2021	<6.6	<8.7	<8.7	<6.6
TMW-8	8-10	8/5/2021	<7.9	<10	<10	<7.9
	13-15	8/5/2021	<7	<9.3	<9.3	<7
TMW-9	8-10	8/5/2021	<7.2	300	46 J	346
	13-15	8/6/2021	<15	1300	240	1540
TMW-10	8-10	8/6/2021	<7	<9.2	<9.2	<7
	13-15	8/6/2021	<6.5	<8.6	<8.6	<6.5
TMW-11	4-6	9/1/2021	<7.1	<9.3	<9.3	<7.1
	8-10	9/1/2021	<7.5	<9.9	<9.9	<7.5
TMW-12	2-4	9/1/2021	<7.3	<9.6	<9.6	<7.3
	8-10	9/1/2021	<7	<9.3	<9.3	<7
TMW-13	2-4	9/1/2021	1100	8300	3400	12800
	12-14	9/1/2021	<7	<9.2	<9.2	<7
MW-1	9-10	4/11/2022	<6.6	<8.7	<8.7	<6.6
MW-3	9-10	4/11/2022	<6.9	<9.1	<9.1	<6.9
MW-4	4-5	4/13/2022	<6.9	<9.1	<9.1	<6.9
SB-1	2-4	9/1/2021	<6.5	19 J	82	101
SB-2	2-4	9/1/2021	<7.9	210	160	370
SB-3	4-5	4/11/2022	<7.6	<10	<10	<7.6
SB-4	4-5	4/11/2022	<7.6	<10	<10	<7.6
SB-5	4-5	4/11/2022	<6.8	<9	<9	<6.8

Table E2
Summary of Total Petroleum Hydrocarbons in Soil
Roberts Industrial Center
3301, 3303, 3215 3217 Sherman St, 3210 Commerce St, Houston, TX 77003
VCP No. 3269

Sample ID	Depth	Date	C ₆ to C ₁₂	>C ₁₂ to C ₂₈	>C ₂₈ to C ₃₅	C ₆ to C ₃₅ (Total)
	(ft)		mg/kg	mg/kg	mg/kg	mg/kg
Residential	Tot Soil _{Comb}		1600	2300	2300	
Residential	GW Soil _{Ing}		65	200	200	
SB-6	4-5	4/11/2022	<7.1	<9.3	<9.3	<7.1
SB-7	4-5	4/11/2022	<7.6	<10	<10	<7.6
SB-8	4-5	4/11/2022	280	<8.8	<8.8	280
SB-8R	4-5	7/15/2022	<9.6	<13	<13	<9.6
SB-9	4-5	4/11/2022	<6.7	<8.9	<8.9	<6.7
SB-10	4-5	4/11/2022	<14	<18	<18	<14
SB-11	4-5	4/11/2022	<7.2	<9.4	<9.4	<7.2
SB-12	4-5	4/11/2022	<6.9	<9.1	<9.1	<6.9
SB-13	4-5	4/11/2022	<7.1	<9.4	<9.4	<7.1
SB-14	9-10	4/11/2022	<6.5	<8.6	<8.6	<6.5
SB-15	4-5	4/13/2022	<6.8	<9	<9	<6.8
SB-16	4-5	4/11/2022	<7.2	<9.5	<9.5	<7.2
SB-17	4-5	4/11/2022	<6.5	<8.6	<8.6	<6.5
SB-18	4-5	4/11/2022	<7.2	<9.5	<9.5	<7.2

Notes: Exceeds TRRP Tier 1 Tot Soil_{Comb} PCL

Exceeds TRRP Tier 1 GW Soil_{Ing} PCL

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

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

PCL: Protective Concentration Level (updated as of May 2023)

Table E3
Summary of RCRA Metals in Soil
Roberts Industrial Center
3301, 3303, 3215 3217 Sherman St, 3210 Commerce St, Houston, TX 77003
VCP No. 3269

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	
TMW-1	0-2	8/5/2021	3.58	86.5	0.0977 J	12.4	28.3	0.0271	0.733	0.04 J
TMW-2	0-2	8/5/2021	2.62	174	<0.0318	12.1	10.9	0.00938	1.07	0.0258 J
TMW-3	0-2	8/6/2021	2.43	213	0.0563 J	17.7	17.5	0.0349	1.28	0.0393 J
TMW-4	0-2	8/5/2021	2.02	212	0.0403 J	22.3	14.8	0.0138	1.23	0.0514 J
TMW-5	0-2	8/6/2021	2.52	154	0.0536 J	18.6	15.4	0.0578	1.3	0.0502 J
TMW-6	0-2	8/6/2021	4.4	86.5	0.0464 J	13	13.3	0.0334	0.784	0.042 J
TMW-7	0-2	8/6/2021	2.91	145	0.0608 J	20.6	11.5	0.0171	0.706	0.0277 J
TMW-8	0-2	8/5/2021	2.63	252	0.443 J	15.5	50.6	0.286	0.871	0.0575 J
TMW-9	5-6	8/5/2021	2.35	161	0.0436 J	18.2	16.2	0.015	0.832	0.0311 J
TMW-10	0-2	8/6/2021	6.28	193	0.0395 J	23.1	27.7	0.0172	1.3	0.0443 J
TMW-11	0-2	9/1/2021	2.25	155	0.0507 J	21.2	18.3	0.00828	0.411 J	0.0807 J
TMW-12	0-2	9/1/2021	2.53	124	<0.0331	23.6	10.5	0.0122	0.326 J	0.0754 J
TMW-13	0-2	9/1/2021	4.62	176	0.509 J	29	103	0.108	0.281 J	0.123 J
SB-3	0-2	4/11/2022	3.55	126	0.0637 J	13.9	28.4	0.00926	0.977	0.0405 J
SB-4	0-2	4/11/2022	4.77	135	0.144 J	23.7	185	0.18	0.675	0.147 J
SB-5	0-2	4/11/2022	5.97	227	0.677	16.1	342	0.283	0.415 J	0.197 J
SB-6	0-2	4/11/2022	5.53	98.2	<0.0316	14.8	15.4	0.00496	0.726	0.0318 J
SB-7	0-2	4/11/2022	3.87	132	0.141 J	16.6	26.8	0.0767	0.74	0.0571 J
SB-8	0-2	4/11/2022	5.33	104	0.0589 J	23.3	19.2	0.0389	1.11	0.104 J
SB-10	4-5	4/11/2022	2.21	172	<0.0318	19.1	11.9	0.0435	0.865	0.0423 J
SB-11	0-2	4/11/2022	3.36	196	0.653	16.1	71.6	0.217	0.697	0.151 J

Table E3
Summary of RCRA Metals in Soil
Roberts Industrial Center
3301, 3303, 3215 3217 Sherman St, 3210 Commerce St, Houston, TX 77003
VCP No. 3269

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	
SB-12	0-2	4/11/2022	2.9	205	0.339 J	16.1	68.4	0.0963	0.592 J	0.159 J
SB-13	0-2	4/11/2022	4.02	411	0.208 J	17	34.6	0.149	0.542 J	0.0496 J
SB-14	0-2	4/11/2022	1.6	209	0.0539 J	11.6	11	0.0205	0.786	0.0546 J
SB-15	0-2	4/13/2022	2.27	180	0.356 J	16.9	59.6	0.0924	0.62	0.0918 J
SB-16	0-2	4/11/2022	2.94	190	0.495 J	15.5	64.3	0.322	0.612	0.102 J
SB-17	0-2	4/11/2022	2.29	74.7	0.0771 J	8.72	29.2	0.051	0.658	0.052 J
SB-18	0-2	4/11/2022	4.42	165	0.197 J	11.5	55.3	0.0408	0.62 J	0.111 J
SS-1	0-2	8/5/2021	1.54	147	0.0856 J	19.3	23.1	0.0369	0.662	0.0558 J
SS-2	0-2	8/5/2021	2.68	136	0.0711 J	12.2	34.4	0.117	0.873	0.0479 J
SS-3	0-2	8/6/2021	4.25	177	0.803	12.9	224	1.32	0.724	0.298 J
SS-4	0-2	8/6/2021	2.71	38	0.521	8.36	40.3	1.39	0.369 J	0.239 J

Notes:

Exceeds TRRP Tier 1 ^{GW}Soil_{Ing} PCL

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

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

PCL: Protective Concentration Level (updated as of May 2023)

Table E4
Summary of Volatile Organic Compounds in Groundwater
Roberts Industrial Center
3301, 3303, 3215 3217 Sherman St, 3210 Commerce St, Houston, TX 77003
VCP No. 3269

Sample ID	Date	Benzene	Toluene	Ethylbenzene	Xylenes, Total	Methyl tert-butyl ether	sec-Butylbenzene	tert-Butylbenzene	Tetrachloroethene	Trichloroethene	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Vinyl chloride	1,1-Dichloroethane	1,1-Dichloroethene	Chloromethane
		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}	0.005	1	0.7	10	0.24	0.98	0.98	0.005	0.005	0.07	0.1	0.002	4.9	0.007	0.07
Residential	^{Air} GW _{Inh-V}	180	64000	30000	10000	4000			500	24	1200	770	3.8	43000	1700	36
TMW-1	8/5/2021	<0.0006	<0.0005	<0.0005	<0.0005	<0.0006	0.0033 J	0.00069 J	0.0021 J	<0.0005	<0.0006	<0.0004	<0.0004	<0.0004	<0.0005	<0.0005
TMW-2	8/5/2021	<0.0006	<0.0005	<0.0005	<0.0005	<0.0006	<0.0006	<0.0006	<0.0006	<0.0005	<0.0006	<0.0004	<0.0004	<0.0004	<0.0005	<0.0005
TMW-3	8/6/2021	<0.0006	<0.0005	<0.0005	<0.0005	<0.0006	<0.0006	<0.0006	<0.0006	<0.0005	<0.0006	<0.0004	<0.0004	<0.0004	<0.0005	<0.0005
TMW-4	8/5/2021	<0.0006	<0.0005	<0.0005	<0.0005	<0.0006	<0.0006	<0.0006	<0.0006	<0.0005	<0.0006	<0.0004	<0.0004	<0.0004	<0.0005	<0.0005
TMW-5	8/6/2021	<0.0006	<0.0005	<0.0005	<0.0005	<0.0006	<0.0006	<0.0006	<0.0006	<0.0005	<0.0006	<0.0004	<0.0004	<0.0004	<0.0005	<0.0005
TMW-6	8/6/2021	<0.0006	<0.0005	<0.0005	<0.0005	0.0011 J	<0.0006	<0.0006	0.21	0.0026 J	0.0011 J	<0.0004	<0.0004	<0.0004	0.011	0.0009 J
TMW-7	8/6/2021	<0.0006	<0.0005	<0.0005	<0.0005	<0.0006	<0.0006	<0.0006	0.095	0.0088	0.0052	<0.0004	<0.0004	<0.0004	0.005 J	<0.0005
TMW-8	8/5/2021	<0.0006	<0.0005	<0.0005	<0.0005	<0.0006	<0.0006	<0.0006	0.6	0.026	0.026	0.00046 J	0.0016 J	0.0015 J	0.039	<0.0005
TMW-9	8/5/2021	<0.0006	<0.0005	<0.0005	<0.0005	<0.0006	<0.0006	<0.0006	<0.0006	<0.0005	<0.0006	<0.0004	<0.0004	0.00089 J	<0.0005	<0.0005
TMW-10	8/6/2021	<0.0006	<0.0005	<0.0005	<0.0005	<0.0006	<0.0006	<0.0006	<0.0006	<0.0005	<0.0006	<0.0004	<0.0004	<0.0004	<0.0005	<0.0005
TMW-11	9/1/2021	<0.0006	<0.0005	<0.0005	<0.0005	<0.0006	<0.0006	<0.0006	<0.0006	<0.0005	<0.0006	<0.0004	<0.0004	<0.0004	0.00065 J	<0.0005
TMW-12	9/1/2021	<0.0006	<0.0005	<0.0005	<0.0005	<0.0006	<0.0006	<0.0006	<0.0006	<0.0005	<0.0006	<0.0004	<0.0004	0.00077 J	<0.0005	<0.0005
TMW-13	9/1/2021	<0.0006	<0.0005	<0.0005	<0.0005	<0.0006	<0.0006	<0.0006	<0.0006	<0.0005	<0.0006	<0.0004	<0.0004	<0.0004	0.00078 J	<0.0005
MW-1	4/19/2022	<0.0006	<0.0005	<0.0005	<0.0005	<0.0006	<0.0006	<0.0006	<0.0006	<0.0005	<0.0006	<0.0004	<0.0004	<0.0004	<0.0005	<0.0005
	7/12/2022	<0.0006	<0.0005	<0.0005	<0.0005	<0.0006	<0.0006	<0.0006	<0.0006	<0.0005	<0.0006	<0.0004	<0.0004	<0.0004	<0.0005	<0.0005
	10/18/2022	<0.0006	<0.0005	<0.0005	<0.0005	<0.0006	<0.0006	<0.0006	<0.0006	<0.0005	<0.0006	<0.0004	<0.0004	<0.0004	<0.0005	<0.0005
	4/26/2023	-	-	-	-	-	-	-	<0.0006	<0.0005	<0.0006	<0.0004	<0.0004	-	<0.0005	-
	7/20/2023	-	-	-	-	-	-	-	<0.0006	<0.0005	<0.0006	<0.0004	<0.0004	-	<0.0005	-
MW-2	4/19/2022	<0.0006	<0.0005	<0.0005	<0.0005	0.0013 J	<0.0006	<0.0006	0.075	0.0011 J	<0.0006	<0.0004	<0.0004	<0.0004	0.0042 J	<0.0005
	7/12/2022	<0.0006	<0.0005	<0.0005	<0.0005	0.0016 J	<0.0006	<0.0006	0.12	0.0022 J	0.0032 J	<0.0004	<0.0004	<0.0004	<0.0005	<0.0005
	10/18/2022	<0.0006	<0.0005	<0.0005	<0.0005	0.0019 J	<0.0006	<0.0006	0.13	0.0015 J	0.0012 J	<0.0004	<0.0004	<0.0004	0.0074	<0.0005
	4/26/2023	-	-	-	-	-	-	-	0.16	0.0024 J	0.0067	<0.0004	<0.0004	-	0.0083	-
	7/20/2023	-	-	-	-	-	-	-	0.16	0.0023 J	0.0041 J	<0.0004	<0.0004	-	0.0071	-
MW-3	4/19/2022	<0.0006	<0.0005	<0.0005	<0.0005	<0.0006	<0.0006	<0.0006	0.0034 J	<0.0005	<0.0006	<0.0004	<0.0004	<0.0004	<0.0005	<0.0005
	7/12/2022	<0.0006	<0.0005	<0.0005	<0.0005	<0.0006	<0.0006	<0.0006	0.014	<0.0005	0.00078 J	<0.0004	<0.0004	<0.0004	0.00088 J	<0.0005
	10/18/2022	<0.0006	<0.0005	<0.0005	<0.0005	<0.0006	<0.0006	<0.0006	0.018	0.0014 J	0.0017 J	<0.0004	<0.0004	<0.0004	0.0015 J	<0.0005
	4/26/2023	-	-	-	-	-	-	-	0.014	0.0018 J	0.0012 J	<0.0004	<0.0004	-	0.00083 J	-
	7/20/2023	-	-	-	-	-	-	-	0.012	0.0021 J	0.0011 J	<0.0004	<0.0004	-	0.00082 J	-

Table E4
Summary of Volatile Organic Compounds in Groundwater
Roberts Industrial Center
3301, 3303, 3215 3217 Sherman St, 3210 Commerce St, Houston, TX 77003
VCP No. 3269

Sample ID	Date	Benzene	Toluene	Ethylbenzene	Xylenes, Total	Methyl tert-butyl ether	sec-Butylbenzene	tert-Butylbenzene	Tetrachloroethene	Trichloroethene	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Vinyl chloride	1,1-Dichloroethane	1,1-Dichloroethene	Chloromethane
		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}	0.005	1	0.7	10	0.24	0.98	0.98	0.005	0.005	0.07	0.1	0.002	4.9	0.007	0.07
Residential	^{Air} GW _{Inh-V}	180	64000	30000	10000	4000			500	24	1200	770	3.8	43000	1700	36
MW-4	4/19/2022	<0.0006	<0.0005	<0.0005	<0.0005	<0.0006	<0.0006	<0.0006	2	0.12	0.094	0.002 J	0.0038	0.0029 J	0.055	<0.0005
	7/12/2022	<0.006	<0.005	<0.005	<0.005	<0.006	<0.006	<0.006	1.8	0.11	0.09	<0.004	<0.004	<0.004	<0.005	<0.005
	10/18/2022	<0.0006	<0.0005	<0.0005	<0.0005	<0.0006	<0.0006	<0.0006	3.1	0.18	0.15	0.003 J	0.0044	0.0047 J	0.1	<0.0005
	4/26/2023	-	-	-	-	-	-	-	3.6	0.14	0.11	<0.004	<0.004	-	0.072	-
	7/20/2023	-	-	-	-	-	-	-	2.5	0.14	0.1	0.002 J	0.0043 J	-	0.071	-
MW-5	4/19/2022	<0.0006	<0.0005	<0.0005	<0.0005	<0.0006	<0.0006	<0.0006	<0.0006	<0.0005	<0.0006	<0.0004	<0.0004	<0.0004	0.001 J	<0.0005
	7/12/2022	<0.0006	<0.0005	<0.0005	<0.0005	<0.0006	<0.0006	<0.0006	<0.0006	<0.0005	<0.0006	<0.0004	0.0011 J	<0.0004	0.0017 J	<0.0005
	10/18/2022	<0.0006	<0.0005	<0.0005	<0.0005	<0.0006	<0.0006	<0.0006	<0.0006	<0.0005	<0.0006	<0.0004	0.00053 J	<0.0004	0.0038 J	<0.0005
	4/26/2023	-	-	-	-	-	-	-	<0.0006	<0.0005	<0.0006	<0.0004	0.00077 J	-	0.0018 J	-
	7/20/2023	-	-	-	-	-	-	-	<0.0006	<0.0005	<0.0006	<0.0004	0.00097 J	-	0.0018 J	-
MW-6	7/20/2023	-	-	-	-	-	-	-	<0.0006	<0.0005	<0.0006	<0.0004	<0.0004	-	<0.0005	-
MW-7	7/20/2023	-	-	-	-	-	-	-	<0.0006	<0.0005	<0.0006	<0.0004	<0.0004	-	<0.0005	-

Notes:

 Exceeds TRRP Tier 1 ^{GW}GW_{Ing} PCL

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

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

PCL: Protective Concentration Level (updated as of May 2023)

Table E5
Summary of Total Petroleum Hydrocarbons in Groundwater
Roberts Industrial Center
3301, 3303, 3215 3217 Sherman St, 3210 Commerce St, Hou, TX 77003
VCP No. 3269

Sample ID	Date	C ₆ to C ₁₂	>C ₁₂ to C ₂₈	>C ₂₈ to C ₃₅	C ₆ to C ₃₅ (Total)
		mg/L	mg/L	mg/L	mg/L
Residential	^{GW} GW _{ing}	0.98	0.98	0.98	
TMW-1	8/5/2021	<0.2	<0.2	<0.2	<0.2
TMW-2	8/5/2021	<0.2	<0.2	<0.2	<0.2
TMW-3	8/6/2021	<0.2	<0.2	<0.2	<0.2
TMW-4	8/5/2021	<0.21	<0.21	<0.21	<0.21
TMW-5	8/6/2021	<0.2	<0.2	<0.2	<0.2
TMW-6	8/6/2021	<0.2	<0.2	<0.2	<0.2
TMW-7	8/6/2021	<0.19	<0.19	<0.19	<0.19
TMW-8	8/5/2021	<0.2	<0.2	<0.2	<0.2
TMW-9	8/5/2021	<0.19	<0.19	<0.19	<0.19
TMW-10	8/6/2021	<0.21	<0.21	<0.21	<0.21
TMW-11	9/1/2021	<0.19	<0.19	<0.19	<0.19
TMW-12	9/1/2021	<0.19	<0.19	<0.19	<0.19
TMW-13	9/1/2021	<0.2	<0.2	<0.2	<0.2
MW-1	4/19/2022	<0.2	<0.2	<0.2	<0.2
	7/12/2022	<0.2	<0.2	<0.2	<0.2
	10/18/2022	<0.2	<0.2	<0.2	<0.2
MW-2	4/19/2022	<0.19	<0.19	<0.19	<0.19
	7/12/2022	<0.19	<0.19	<0.19	<0.19
	10/18/2022	<0.2	<0.2	<0.2	<0.2
MW-3	4/19/2022	<0.2	<0.2	<0.2	<0.2
	7/12/2022	<0.2	<0.2	<0.2	<0.2
	10/18/2022	<0.19	<0.19	<0.19	<0.19
MW-4	4/19/2022	0.8	<0.2	<0.2	0.8
	7/12/2022	0.5	<0.2	<0.2	0.5
	10/18/2022	0.54	0.35 J	<0.19	0.89
MW-5	4/19/2022	<0.2	<0.2	<0.2	<0.2
	7/12/2022	<0.2	<0.2	<0.2	<0.2
	10/18/2022	<0.2	<0.2	<0.2	<0.2

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
PCL: Protective Concentration Level (updated as of May 2023)

Table E6
Summary of RCRA Metals in Groundwater
Roberts Industrial Center
3301, 3303, 3215 3217 Sherman St, 3210 Commerce St, Hou, TX 77003
VCP No. 3269

Sample ID	Date	Arsenic	Barium	Cadmium	Chromium	Lead	Mercury	Selenium	Silver
		mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L
Residential	^{GW} GW _{ing}	0.01	2	0.005	0.1	0.015	0.002	0.05	0.12
MW-1	4/19/2022	0.000755 J	0.282	<0.0002	0.000563 J	<0.0006	0.000045 J	<0.0011	<0.0002
MW-2	4/19/2022	0.000949 J	0.101	<0.0002	0.00327 J	<0.0006	<0.00003	<0.0011	<0.0002
MW-3	4/19/2022	0.000785 J	0.037	<0.0002	<0.0004	<0.0006	<0.00003	<0.0011	<0.0002
MW-4	4/19/2022	0.000611 J	0.495	<0.0002	0.000691 J	<0.0006	0.000052 J	<0.0011	<0.0002
MW-5	4/19/2022	0.000891 J	0.131	<0.0002	<0.0004	<0.0006	0.000052 J	<0.0011	<0.0002

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
PCL: Protective Concentration Level (updated as of May 2023)

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.*

Based on limited historical off-site data, as well as groundwater data collected on-site, the groundwater plume most likely does not extend onto the surrounding properties. However, the plume may be comingled at the western property boundary with the chlorinated solvent plume on the adjacent property, which was enrolled into the VCP as VCP No. 3021.

The adjacent property owner is listed in the Harris County Appraisal District as ALT-H Partners LLC. No interactions have occurred with this property owner.

Appendix G

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

The exact source of the chlorinated solvent plume is unknown, but is believed to be historic operations conducted on the subject property. The source area appears to originate in the warehouse addressed at 3301 Sherman Street. The current tenants do not use chlorinated solvents in their onsite processes.

The current property owners, WKM 4, LLC, WKM 3, LLC, and WKM 2, LLC, are taking financial responsibility for the environmental cleanup of these properties.

Onsite groundwater monitoring began in April 2022 and reports that three monitoring wells (MW-2, MW-3, and MW-4) currently exceed a ^{GW}GW_{Ing} PCL for one or more chlorinated VOCs. Overall, the concentrations are stable in these three monitoring wells. The plume is laterally delineated in all directions. A Mann-Kendall analysis was conducted on the concentration trends. The discussion below summarizes the Mann-Kendall analysis.

Mann-Kendall Test for Statistical Trend

InControl Technologies conducted a statistical trend analysis to determine if chemicals of concern were increasing, decreasing, or remaining stable over time. The primary chemicals of concern include tetrachloroethene, trichloroethene, cis-1,2-dichloroethene, vinyl chloride, and 1,1-dichloroethene. 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_0) and accept the alternative hypothesis (H_a), where:

- H_0 : No monotonic trend
- H_a : 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, \dots, 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 $x_2 - x_1, x_3 - x_1, \dots, x_n - x_1, x_3 - x_2, x_4 - x_2, \dots, x_n - x_2, \dots, x_n - x_{n-2}, x_n - x_{n-1}$.
3. Let $\text{sgn}(x_j - x_k)$ 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:

$$\text{sgn}(x_j - x_k) = \begin{cases} 1 & \text{if } x_j - x_k > 0 \\ 0 & \text{if } x_j - x_k = 0 \\ -1 & \text{if } x_j - x_k < 0 \end{cases}$$

4. Compute the statistic $S = \sum_{k=1}^{n-1} \sum_{j=k+1}^n \text{sgn}(x_j - x_k)$ 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:

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

Where g is the number of tied groups and t_p is the number of observations in the p^{th} group. When there are ties in the data due to equal values or non-detects, $\text{Var}(S)$ 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:

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

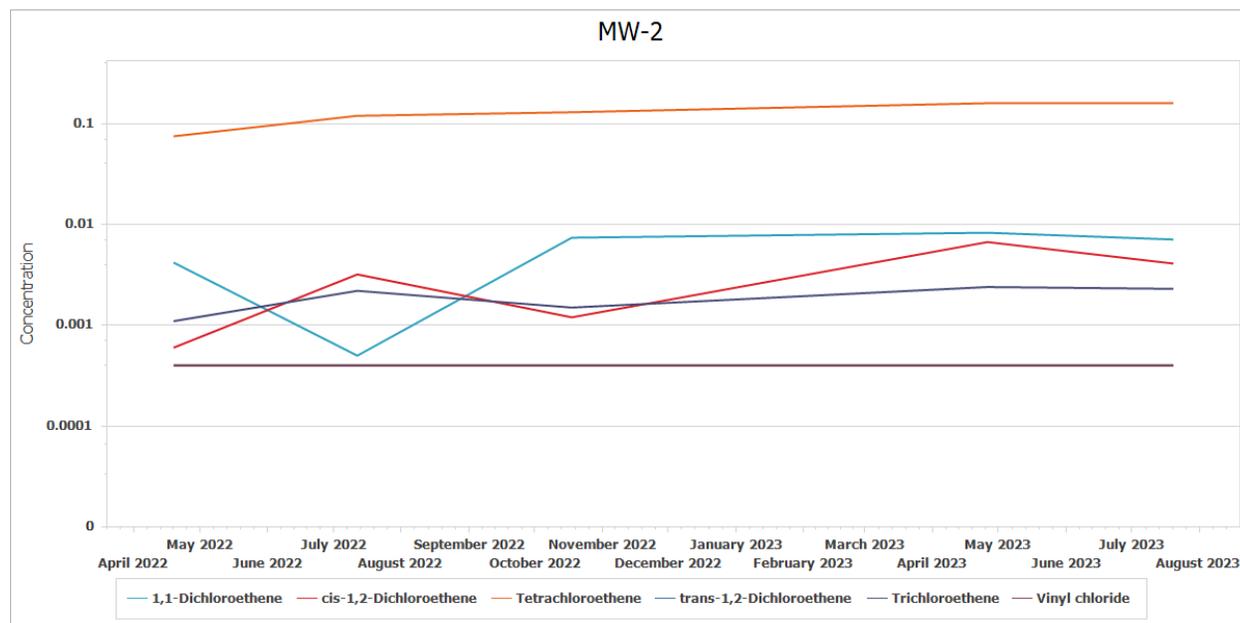
A positive (negative) value of Z_{MK} indicates that the data tend to increase (decrease) with time. To determine if a trend exists at the Type I error rate α , where $0 < \alpha < 0.5$. (Note that α is the tolerable probability that the Mann Kendall test will falsely reject the null hypothesis.), then the H_0 is rejected, and the H_a 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 H_0 hypothesis (no monotonic trend) is rejected in favor of the H_a 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 chemical of concern 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.

Well ID: MW-2

Several compounds exceeded the Tier 1 Residential PCL for groundwater ingestion during the monitoring history for MW-2. 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 in 2022.

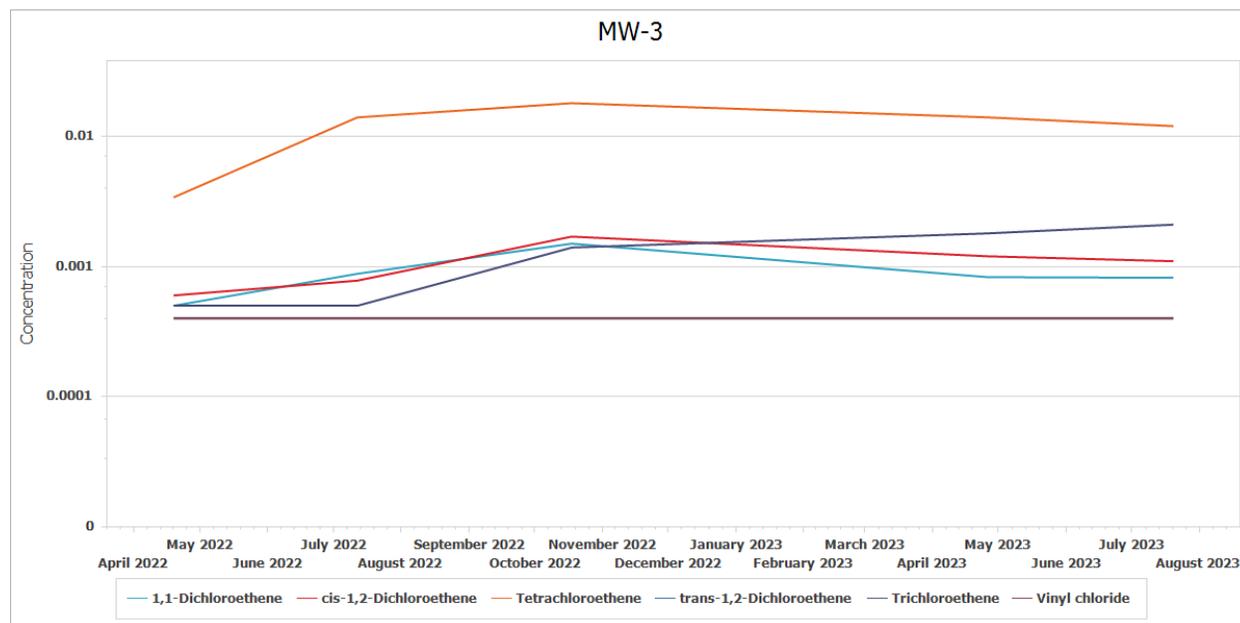


Parameter	Trend	Count	S	S Variance	S Prob	Z Value
1,1-Dichloroethene	No Trend	5	4	16.6667	23.12	0.7348
cis-1,2-Dichloroethene	No Trend	5	6	16.6667	11.03	1.2247
Tetrachloroethene	Increasing	5	9	15.6667	2.16	2.0212
trans-1,2-Dichloroethene	No Trend	5	0	0.0000	50.00	0.0000
Trichloroethene	No Trend	5	6	16.6667	11.03	1.2247
Vinyl chloride	No Trend	5	0	0.0000	50.00	0.0000

The concentrations of 1,1-DCE, cis-1,2-DCE, trans-1,2-DCE, TCE, and VC all report no trend in concentration. PCE reports an increasing trend. However, over the last four sampling events, the concentrations have fluctuated only marginally. PCE and 1,1-DCE were the only compounds that reported concentrations above their respective Tier 1 Residential ^{GW}GW_{ing} PCLs. This well is laterally delineated by MW-7, MW-3, and MW-1.

Well ID: MW-3

One compound has exceeded a Tier 1 Residential PCL for groundwater ingestion during the monitoring history for MW-3. 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 in 2022.

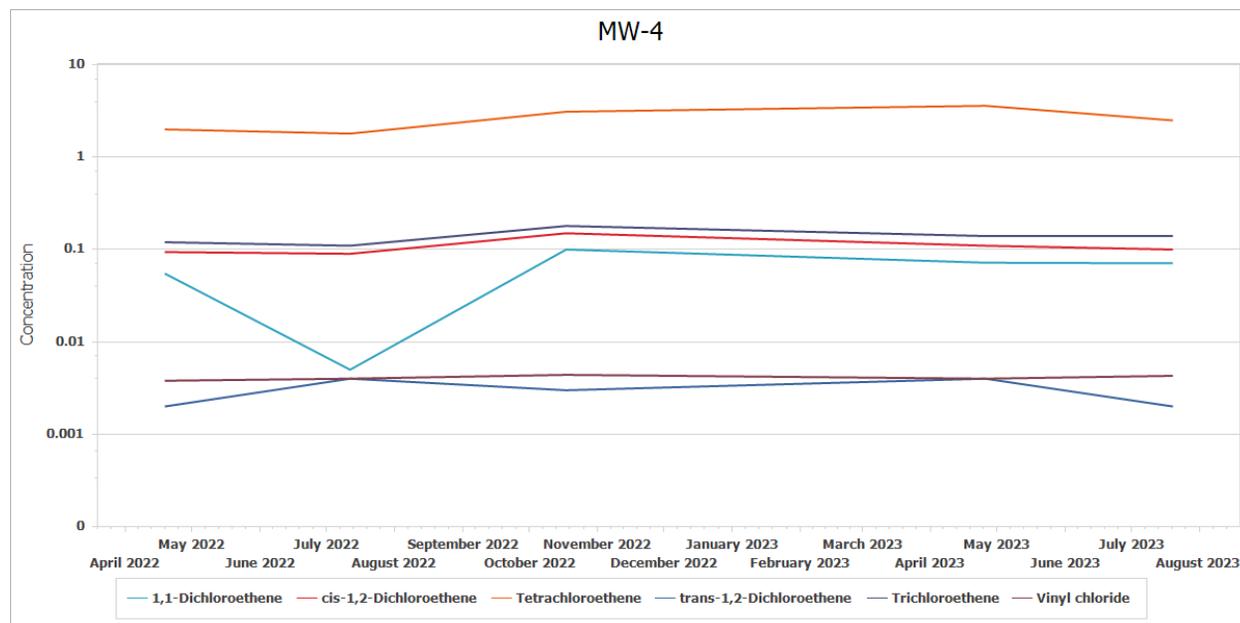


Parameter	Trend	Count	S	S Variance	S Prob	Z Value
1,1-Dichloroethene	No Trend	5	0	16.6667	50.00	0.0000
cis-1,2-Dichloroethene	No Trend	5	4	16.6667	23.12	0.7348
Tetrachloroethene	No Trend	5	1	15.6667	50.00	0.0000
trans-1,2-Dichloroethene	No Trend	5	0	0.0000	50.00	0.0000
Trichloroethene	Increasing	5	9	15.6667	2.16	2.0212
Vinyl chloride	No Trend	5	0	0.0000	50.00	0.0000

The concentrations of 1,1-DCE, cis-1,2-DCE, PCE, trans-1,2-DCE, and VC all report no trend in concentration. TCE reports an increasing trend. However, over the last four sampling events, the concentrations have continued to fluctuate marginally. Over the past three sampling events, the concentrations of TCE have shown a steady decrease. TCE was the only compound that reported concentrations above a Tier 1 Residential ^{GW}GW_{ing} PCL. This well is laterally delineated by MW-5, MW-6, and MW-7.

Well ID: MW-4

Several compounds exceeded the Tier 1 Residential PCL for groundwater ingestion during the monitoring history for MW-4. This monitoring well is the source area well. 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 in 2022.



Parameter	Trend	Count	S	S Variance	S Prob	Z Value
1,1-Dichloroethene	No Trend	5	2	16.6667	40.32	0.2449
cis-1,2-Dichloroethene	No Trend	5	2	16.6667	40.32	0.2449
Tetrachloroethene	No Trend	5	4	16.6667	23.12	0.7348
trans-1,2-Dichloroethene	No Trend	5	0	14.6667	50.00	0.0000
Trichloroethene	No Trend	5	3	15.6667	30.67	0.5053
Vinyl chloride	No Trend	5	5	15.6667	15.61	1.0106

None of the COCs report any trend in concentration. The concentrations show an overall stable trend. PCE, TCE, cis-1,2-DCE, VC, and 1,1-DCE report concentrations above a Tier 1 Residential ^{GW}GW_{Ing} PCL. This well is laterally delineated by MW-1 and MW-5.

Conclusions

In all groundwater monitoring wells, the trend is generally stable for all chemicals of concern for the subject property. Therefore, InControl Technologies has concluded that the overall plume is stable.

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**, several VOCs (tetrachloroethene, trichloroethene, cis-1,2-dichloroethene, vinyl chloride, and 1,1-dichloroethene) are reported at concentrations that exceed the TRRP residential assessment levels without a municipal setting designation (^{GW}GW_{Ing}) (**Figure C3a through Figure C3e, Table E4**). A review of the most recent groundwater sampling data (July 2023) within the proposed MSD boundary confirms these findings.

Off the Designated Property

The area of impacted groundwater was delineated to the residential assessment level on the subject property for all VOCs (**Figure C3f**).