

CITY OF HOUSTON



**HOUSTON PUBLIC WORKS
HOUSTON WATER DIVISION**

EXECUTIVE SUMMARY

The Executive Summary is presented on the following pages.



Environmental Engineering and Consulting Excellence Since 2001

City of Houston Municipal Setting Designation Application

Designated Property:

**±5.745-Acre Commercial Property
3511 West 12th Street
Houston, Harris County, Texas 77008
IHW SWR No. 38591**

Prepared for:

**Players I, Ltd.
5433 Westheimer Road, Suite 870
Houston, Texas 77056**

November 30, 2023

SKA Project No. 17021-0004

**SKA Consulting, L.P.
1888 Stebbins Drive, Suite 100
Houston, Texas 77043**

P: 713.266.6056 | F: 713.266.0996

skaconsulting.com

Texas Engineering Firm F-005009 • Texas Geoscience Firm 50011 • Texas Asbestos Consultancy 100525



CITY OF HOUSTON
MUNICIPAL SETTING DESIGNATION APPLICATION

Designated Property:

±5.745-ACRE COMMERCIAL PROPERTY
3511 WEST 12TH STREET
HOUSTON, HARRIS COUNTY, TEXAS 77008

SKA PROJECT NO. 17021-0004

Prepared for:

PLAYERS I, LTD.
5433 WESTHEIMER ROAD, SUITE 870
HOUSTON, TEXAS 77056

Submitted by:

SKA CONSULTING, L.P.
1888 STEBBINS DRIVE, SUITE 100
HOUSTON, TEXAS 77043

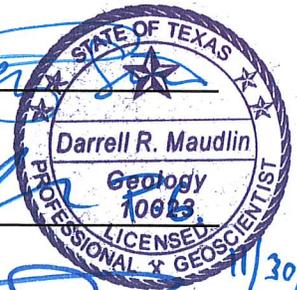
Prepared by:

COURTNEY R. SIMS
STAFF ENVIRONMENTAL SCIENTIST


Signature

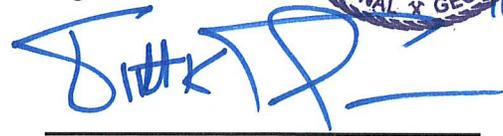
DARRELL R. MAUDLIN, P.G.
VICE PRESIDENT/SENIOR PROJECT MANAGER


Signature



Reviewed by:

SCOTT K. LEAFE
PRESIDENT/MANAGING PARTNER


Signature

NOVEMBER 30, 2023

TEXAS REGISTERED ENGINEERING FIRM NO. F-005009
TEXAS REGISTERED GEOSCIENCE FIRM NO. 50011
TEXAS ASBESTOS CONSULTANCY 100525

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Executive Summary

SKA Consulting, L.P. (SKA), on behalf of Players I, Ltd., has prepared this City of Houston (COH) Municipal Setting Designation (MSD) Application for approximately 5.745 acres of privately owned commercially developed land identified as the designated property. The designated property is located at 3511 West 12th Street in Houston, Harris County, Texas. Presently, the designated property is registered in the Texas Commission on Environmental Quality (TCEQ) Industrial Hazardous Waste (IHW) Corrective Action Program under Solid Waste Registration (SWR) No. 38591.

The approximately 5.745-acre designated property comprises two parcels owned by three entities: Players I, Ltd., Players II, Ltd., and 3535 West 12th, LLC. The IHW SWR property is further divided into two tracts of land (Tracts 1 and 2), which are described below.

- Tract 1 comprises ±5.491 acres of unoccupied commercial land developed with an approximately 99,457 square foot (sq-ft) commercial building on the central portion and an approximately 5,563 sq-ft office building on the southwest portion. The commercial building comprises an office area and a warehouse divided into six bays (Bays 1 through 6). A shipping/receiving office, break room, equipment room, and maintenance shops are located in the northern portions of Bays 2 through 5. The warehouse was formerly used for on-site commercial/industrial operations including welding equipment manufacturing and steel fabrication. However, the exact historical operations of most of the former tenants are unknown. Presently, the warehouse now stores vehicles, including automobiles, motorcycles, tow trucks, recreational vehicles (RVs), jet skis, and a boat. The office building is unoccupied and comprises several administrative offices, a lobby, and restrooms. An unused railroad spur traverses east-to-west through the southern part of the warehouse and extends outside of the building to the west but is no longer connected to a main railroad line.

A 1,400 sq-ft, free-standing, corrugated metal canopy is located on the eastern portion of the designated property. A similar 560 sq-ft canopy with three walls is situated on the southwest part of the designated property. The canopies are not in use. The remainder of Tract 1 comprises concrete- or asphalt-paved parking and driving areas, an unused laydown yard covered in bare soil and remnant asphalt, and landscaped areas. Players I, Ltd. has 75% ownership, and Players II, Ltd. has 25% ownership of Tract 1.

- Tract 2 comprises ±0.2537 acres of commercial land adjacently west of Tract 1. Tract 2 is developed with asphalt- or concrete-paved parking and driving areas used by the west-adjacent multi-tenant office building. Presently, 3535 West 12th, LLC has 100% ownership of Tract 2.

The designated property is bounded to the north by West 12th Street, followed by the Smart Living Heights residential apartment complex (3530 West 12th Street); to the south by an active Union Pacific Railroad (UPRR) right-of-way (ROW) and track, followed by the Timbergrove Trails Townhome Community; to the east by Seamist Drive, followed from north-to-south by vacant land and the Euro-MID, Inc. (a food importer) warehouse distribution facility (1110 Seamist Drive); and to the west by a four-story multi-tenant office building (3535 West 12th

Street). Properties in the vicinity of the designated property are predominantly mixed commercial, industrial, multi-family residential, single-family residential, and/or vacant.

No municipalities other than the COH have corporate limits within 0.5 miles of the boundary of the designated property. In addition, public drinking water is currently available to the designated property and properties located within a 0.5-mile radius surrounding the designated property by the COH public water supply system.

According to records obtained from Environmental Risk Information Services (ERIS), approximately 1,197 registered/permitted water wells are reportedly located within a 5-mile radius of the designated property. Of these, 22 are located within a 0.5-mile radius of the designated property, with eight being reportedly plugged or destroyed and one reportedly not drilled. Only seven water wells are located in the hydrogeologically downgradient direction from the designated property. However, based on their screened intervals, cementing data, and/or distances from the designated property, none of the seven downgradient water wells are affected or potentially affected by the documented groundwater impacts at the designated property. The remaining three water wells located within a 0.5-mile radius of the designated property are located crossgradient to upgradient of the designated property. Additionally, the groundwater impacts at the designated property are delineated in the directions of these crossgradient to upgradient water wells. As such, none of the three crossgradient to upgradient water wells are affected or potentially affected by the documented groundwater impacts at the designated property.

Of the approximately 1,197 registered/permitted water wells reportedly located within 5 miles of the designated property, approximately 53 are reportedly owned or operated by a retail public water utility (RPU). In addition, 8 of the 53 water wells located within 5 miles of the designated property are reportedly owned by a municipality other than the COH, specifically, the City of Spring Valley Village, the City of West University Place, and the Memorial Villages Water Authority.

The depth to the shallow groundwater bearing unit (GWBU) ranges from 20 to 30 feet below ground surface (ft-bgs). The only chemical of concern (COC) concentration detected in the uppermost GWBU exceeding its respective TCEQ Texas Risk Reduction Program (TRRP) Tier 1 Residential groundwater-ingestion ($^{GW}GW_{Ing}$) Protective Concentration Level (PCL) is the chlorinated compound 1,1-dichloroethene (1,1-DCE).

The 1,1-DCE PCL Exceedance (PCLE) Zone is fully delineated in all directions. The source of this containment plume is attributed to a likely historical release from an on-site oil/water separator on the east portion of Tract 1 of the designated property related to former industrial occupants. The only documented use of chlorinated solvents on the designated property is by Air Liquide, which listed waste chlorinated solvents from degreasing as a waste stream for SWR No. 38591. This SWR was listed as inactive by the TCEQ in 2005; however, SWR No. 38591 was reactivated in 2023 in relation to present IHW corrective action activities. No chlorinated solvents are currently used on the designated property, and the groundwater 1,1-DCE concentrations are decreasing in trend. Since no chlorinated solvents are currently used on the designated property and the 1,1-DCE release is from historical on-site activities, this decreasing 1,1-DCE concentration trend is expected to continue.

No COCs have been identified in soil and/or groundwater on the designated property at concentrations exceeding their applicable TRRP Tier 1 Residential Soil or Groundwater PCLs with an MSD in place.

The following Appendices, "A" through "Y," provide the requested documentation corresponding to the items in the attached COH MSD Application checklist. Supporting documentation for certain items is attached and included with the item's corresponding appendix.

Appendix A – Legal Property Description ---

A legal description and metes and bounds for the designated property are included in **Appendix A**. In addition, copies of the deeds for the privately owned parcels of the designated property are included in **Appendix A**.

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

SPECIAL WARRANTY DEED

STATE OF TEXAS

§

22-704388-MD

COUNTY OF HARRIS

§

(1.)

§

Players I, Ltd., a Texas limited partnership, as to a 75% undivided interest, and **Players II, Ltd.**, a Texas limited partnership as to a 25% undivided interest (collectively herein "Grantor"), in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and does GRANT, BARGAIN, SELL, AND CONVEY to **3535 W 12th LLC**, a Texas limited liability company ("Grantee"), the real property in Harris County, Texas, fully described in Exhibit A, and all improvements located on it, together with (a) any and all rights, titles, powers, privileges, easements, licenses, rights-of-way, and interests appurtenant to the land, and (b) any and all rights, titles, powers, privileges, easements, licenses, rights-of-way, and interests of Grantor, either at law or in equity, in possession or in expectancy, in and to any land lying in the streets, highways, roads, alleys, rights-of-way, or sidewalks, open or proposed, in front of, above, over, under, through, or adjoining the land, and in and to any strips or gores of real estate adjoining the real property (collectively, "Property").

This Special Warranty Deed and the conveyance above are executed by Grantor and accepted by Grantee subject to any and all restrictions, easements, mineral reservations, and other matters of record set forth on Exhibit B (collectively, "Permitted Exceptions"). This conveyance is also being made by Grantor and accepted by Grantee subject to taxes for the year 2022, the payment of which Grantee assumes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances to it in any way belonging, to Grantee, its successors, and its assigns forever, and Grantor binds itself, its successors, and its assigns to WARRANT AND FOREVER DEFEND all and singular the title to the Property to Grantee, its successors, and its assigns against any person lawfully claiming or to claim the same or any part of it by, through, or under Grantor, but not otherwise, subject to the Permitted Exceptions.

EXCEPT FOR THE SPECIAL WARRANTY OF TITLE IN THIS DEED, GRANTEE IS ACQUIRING THE PROPERTY AS IS, WITH ALL FAULTS AND DEFECTS AND WITHOUT ANY WRITTEN OR ORAL REPRESENTATIONS OR WARRANTIES, EXPRESS IMPLIED

RP-2022-525952

RP-2022-525952

OR ARISING BY OPERATION OF LAW, AND GRANTEE ACKNOWLEDGES AND AGREES THAT, EXCEPT FOR THE SPECIAL WARRANTY OF TITLE IN THIS DEED, GRANTOR HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS, OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT, OR FUTURE, OF, AS TO, CONCERNING, OR WITH RESPECT TO (A) THE NATURE, VALUE, QUALITY, OR CONDITION OF THE PROPERTY, INCLUDING BUT NOT LIMITED TO THE WATER, SOIL, AND GEOLOGY, OR THE PRESENCE OR ABSENCE OF ANY POLLUTANT, CONTAMINANT, HAZARDOUS SUBSTANCE, WASTE, OR GAS, OR SOLID WASTE ON OR ABOUT THE PROPERTY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES THAT GRANTEE MAY INTEND TO CONDUCT, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES, OR REGULATIONS OF ANY GOVERNMENTAL AUTHORITY OR BODY HAVING JURISDICTION, INCLUDING WITHOUT LIMITATION ENVIRONMENTAL LAWS, OR (E) THE HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY. GRANTEE ACKNOWLEDGES THAT, HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY, GRANTEE IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY OR ON BEHALF OF GRANTOR. GRANTEE FURTHER ACKNOWLEDGES THAT NO INDEPENDENT INVESTIGATION OR VERIFICATION HAS BEEN OR WILL BE MADE BY GRANTOR WITH RESPECT TO ANY INFORMATION SUPPLIED BY OR ON BEHALF OF GRANTOR CONCERNING THE PROPERTY, AND EXCEPT AS EXPRESSLY PROVIDED HEREIN, GRANTOR MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THAT INFORMATION, IT BEING INTENDED BY THE PARTIES THAT GRANTEE WILL VERIFY THE ACCURACY AND COMPLETENESS OF THAT INFORMATION ITSELF. FROM AND AFTER CLOSING, EXCEPT WITH RESPECT TO THE SPECIFIC REPRESENTATIONS AND WARRANTIES SET FORTH IN THIS DEED, GRANTEE WAIVES, RELEASES, DISCHARGES AND AGREES NOT TO SUE GRANTOR AND ITS AFFILIATES AND THEIR RESPECTIVE OWNERS, OFFICERS, PARTNERS, EMPLOYEES, AGENTS OR REPRESENTATIVES ("RELEASED PARTIES") FROM AND AGAINST ANY AND ALL CLAIMS, REMEDIES, ACTIONS, SUITS, LIABILITIES, COSTS AND EXPENSES (INCLUDING WITHOUT LIMITATION REASONABLE ATTORNEYS' AND PROFESSIONALS' FEES AND EXPENSES) ARISING FROM OR RELATED TO ANY NEGLIGENCE OR STRICT LIABILITY OF ANY OF THE RELEASED PARTIES, BUT NOT FROM THEIR GROSS NEGLIGENCE OR WILLFUL MISCONDUCT. GRANTEE ACKNOWLEDGES THAT THE DISCLAIMERS, AGREEMENTS, AND OTHER STATEMENTS IN THIS SECTION ARE AN INTEGRAL PORTION OF THIS DEED AND THAT GRANTOR WOULD NOT AGREE TO TRANSFER THE PROPERTY TO GRANTEE FOR THE CONSIDERATION WITHOUT THE DISCLAIMERS, AGREEMENTS, AND OTHER STATEMENTS IN THIS SECTION.

[Signature Pages to Follow]

EXECUTED to be effective as of the 26th day of October, 2022.

GRANTOR:

Players I, Ltd, a Texas limited partnership

By: Players, Inc., a Texas corporation,
Its sole General Partner

By: Ronny Hecht
Ronny Hecht, President

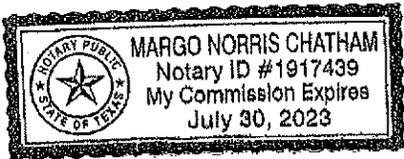
STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

This Deed was acknowledged before me on the 21 day of October, 2022, by Ronny Hecht, President of Players, Inc., a Texas corporation, sole General Partner of Players I, Ltd, a Texas limited partnership.

[Signature]
Notary Public in and for
State of Texas



RP-2022-525952

Players II, Ltd, a Texas limited partnership

By: Players, Inc., a Texas corporation,
Its sole General Partner

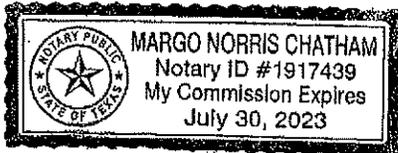
By: Ronny Hecht
Ronny Hecht, President

STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

This Deed was acknowledged before me on the 21st day of October,
2022, by Ronny Hecht, President of Players, Inc., a Texas corporation, sole General Partner of
Players II, Ltd, a Texas limited partnership.



[Signature]
Notary Public in and for
State of Texas

After recording, return to Grantee at Grantee's address:

3535 W 12th LLC
3315 W 12TH ST
HOUSTON, TX 77008

RP-2022-525952

Exhibit A

Being a tract of land containing 0.2537 acre (11,052 square feet), located in the John Reinerman Survey, Abstract Number 642, in Harris County, Texas; Said 0.2537 acre being out of a called 5.277 acre tract of land described as Tract 1 and recorded in the name of Joseph T. Ryerson & Son, Inc., in Harris County Clerk's File Number (H.C.C.F. No.) RP-2022-308201; Said 0.2537 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System of 1983, South Central Zone):

BEGINNING, at a 5/8-inch capped iron rod found at the northwest corner of said 5.277 acre tract and the herein described tract, same being the northeast corner of Unrestricted Reserve "A", of West Twelfth Business Park, a subdivision of record in Film Code (F.C.) No. 687345, of the Harris County Map Records (H.C.M.R.), on the south Right-of-Way (R.O.W.) line of West 12th Street (sixty feet wide per Volume 1871, Page 177, of the Harris County Deed Records (H.C.D.R.));

THENCE, North 87° 58' 07" East, with the north line of said 5.277 acre tract and with the south R.O.W. line of said West 12th Street, a distance of 28.86 feet to a 5/8-inch capped iron rod set for the northeast corner of the herein described tract, from which a one-inch iron pipe found at the northeast corner of said 5.277 acre tract, at the southwest intersection of said West 12th Street and Seamist Drive (formerly called Glenleigh Drive) (sixty feet wide per Volume 2022, Page 229, of the H.C.D.R.), bears North 87° 58' 07" East, a distance of 631.14 feet;

THENCE, South 02° 04' 44" East, through and across said 5.277 acre tract, a distance of 383.00 feet to a 5/8-inch capped iron rod set on the south line of said 5.277 acre tract and on the north line of a called 1.958 acre tract of land recorded in the name of the Texas and New Orleans Railroad, recorded in Volume 1656, Page 526, of the H.C.D.R., for the southeast corner of the herein described tract;

THENCE, South 87° 58' 07" West, with the south line of said 5.277 acre tract and with the north line of said 1.958 acre tract, a distance of 28.86 feet to a 5/8-inch capped iron rod found at the southwest corner of said 5.277 acre tract, for the southwest corner of the herein described tract;

THENCE, North 02° 04' 44" West, with the west line of said 5.277 acre tract and with the east line of said Unrestricted Reserve "A", a distance of 383.00 feet to the POINT OF BEGINNING and containing 0.2537 acre (11,052 square feet) of land.

RP-2022-525952

Exhibit B

The restrictive covenants recorded in Volume 2551, Page 325, Volume 3234, Page 728 and Volume 5564, Page 155, Real Property Records, Harris County, Texas

An interest in all of the oil, gas and other minerals reserved in instrument filed May 13, 1948, recorded in Volume 1768, Page 142, Deed Records of Harris County, Texas.

An interest in all of the oil, gas and other minerals reserved in instrument filed January 23, 1953, recorded in Volume 2551, Page 325, Deed Records of Harris County, Texas.

An Interest in all of the oil, gas and other minerals reserved in instrument filed October 16, 1956, recorded in Volume 3234, Page 728, Deed Records of Harris County, Texas.

Sanitary Sewer Easement to the City of Houston by instrument filed November 23, 1956, recorded in Volume 3253, Page 593, Deed Records of Harris County, Texas.

Location of and rights of the owners of the power poles and overhead utility lines along the east property line.

Rights or claims, if any, of adjoining property owner(s) in and to that portion of insured property, lying between fence and the east property line.

Location of and rights of the owners of the ditch across the southern portion of the property.

RP-2022-525952

RP-2022-525952

RP-2022-525952
Pages 7
10/26/2022 04:01 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-2022-311983

whether any geological fault or unsatisfactory soil condition exists on any portion of the Property, and (4) that all environmental conditions relating to the Property are acceptable to Grantee.

2. THE GRANTEE ACKNOWLEDGES THAT IT HAS INSPECTED THE PROPERTY PURSUANT TO THE TERMS OF THE PSA, AND THAT EXCEPT AS PROVIDED IN SECTION 11(a) OF THE PSA AND/OR THIS DEED AND/OR THE CLOSING DOCUMENTS DELIVERED BY GRANTOR TO GRANTEE IN CONNECTION WITH GRANTOR'S DELIVERY OF THIS DEED, THE GRANTOR IS CONVEYING THE PROPERTY TO THE GRANTEE "AS IS," "WHERE IS," AND "SUBJECT TO ALL FAULTS." WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, THE GRANTOR HEREBY EXPRESSLY DISCLAIMS AND NEGATES (AND THE GRANTEE HEREBY EXPRESSLY WAIVES) ANY COVENANT, REPRESENTATION OR WARRANTY, WHETHER EXPRESSED, IMPLIED OR ARISING AT COMMON LAW, BY STATUTE OR OTHERWISE, EXCEPT AS MAY EXPLICITLY BE SET FORTH IN SECTION 11(a) OF THE PSA AND/OR THIS DEED AND/OR THE DOCUMENTS DELIVERED BY GRANTOR TO GRANTEE IN CONNECTION WITH DELIVERY OF THIS DEED RELATING TO: (A) THE ACCURACY OR COMPLETENESS OF ANY DATA, INFORMATION OR RECORDS WHICH MAY HAVE BEEN COMPILED BY, OR FOR THE BENEFIT OF, THE GRANTOR RELATING TO THE OPERATION AND OWNERSHIP OF THE PROPERTY; (B) THE CONDITION OR QUALITY OF THE PROPERTY, INCLUDING (WITHOUT LIMITATION) LATENT DEFECTS; (C) THE COMPATIBILITY OR CONFORMITY OF THE ACCESSORIES OR ANY OTHER COMPONENT OF THE PROPERTY TO DESCRIPTIONS, MODELS OR SAMPLES OF MATERIALS; (D) THE FITNESS, HABITABILITY, MERCHANTABILITY OR SUITABILITY OF THE PROPERTY FOR ANY PARTICULAR PURPOSE; AND (E) INFRINGEMENT ON ANY INTELLECTUAL PROPERTY OR PROPRIETARY DATA OF ANY THIRD PARTY, OR TITLE TO THE PROPERTY OR ANY PART THEREOF, EXCEPT FOR SECTION 11(a) OF THE PSA AND/OR THE SPECIAL WARRANTY OF TITLE INCLUDED IN THIS DEED DELIVERED AND/OR THE CLOSING DOCUMENTS DELIVERED BY GRANTOR TO GRANTEE IN CONNECTION WITH GRANTOR'S DELIVERY OF THIS DEED.

[signature and acknowledgment follow]

IN WITNESS WHEREOF, Grantor has executed this instrument as of June 8, 2022, and has caused this instrument to be delivered and effective for all purposes as of June 13, 2022.

Joseph T. Ryerson & Son, Inc.,
a Delaware corporation,

By: Christopher Pavia
Name: Christopher Pavia
Title: Asst. Treasurer

STATE OF Illinois)
COUNTY OF Cook)

June 8, 2022

BEFORE ME, the undersigned authority, on this day personally appeared Christopher Pavia, the Asst. Treasurer of Joseph T. Ryerson & Son, Inc., a Delaware corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is the act of said entity.

[Signature]
Notary Public, State of Illinois



AFTER RECORDING, RETURN TO:
Ross, Banks, May, Cron & Cavin, P.C.
7700 San Felipe, Suite 550
Houston, TX 77063
Attn: Jim Lombardi

RP-2022-311983

EXHIBIT "A"

(LEGAL DESCRIPTION)

TRACT 1:

Being a part of a 136.919 acre tract out of the John Reinhardt Survey, Abstract No. 642, in Harris County, Texas, conveyed to Hugh Janney, by Lisa Shvit Holberg, et al, by Deed dated April 6, 1948, and recorded in Volume 1768, Page 142, of the Deed Records of Harris County, Texas, and also being the tract of land conveyed to Big Three Welding Equipment Company, a Texas corporation, by Nitrogen Oil Well Service Company, a Texas corporation, recorded in Volume 3234, Page 238, of the Deed Records of Harris County, Texas, being more fully described as follows:

BEGINNING at a 1 inch iron pipe found at the Southwest corner of the intersection of 12th Street and Seaman Street (formerly called Glenleigh Drive), being more fully described in Deed of Dedication from Hugh Janney to the Public, dated December 23, 1948, recorded in the Deed Records of Harris County, Texas, said 1 inch iron pipe marking the Northwest corner of this tract;

TRENCH along the West line of Seaman Street (formerly called Glenleigh Drive), S 00 deg. 31 min. 09 sec. W, a distance of 216.00 feet to the most Northerly South corner of this tract, said corner also being the Northwest corner of a 0.52 acre tract conveyed to Big Three Welding Equipment Company, a Texas corporation, by Deed recorded in Volume 5564, Page 152, of the Deed Records of Harris County, Texas;

TRENCH along the North line of said 0.52 acre tract, N 89 deg. 26 min. 00 sec. W, a distance of 150.00 feet to an interior corner of this tract, said corner also being the Northwest corner of said 0.52 acre tract;

TRENCH S 00 deg. 31 min. 09 sec. W, along the West line of said 0.52 acre tract, at a distance of 150.00 feet past the Southwest corner of said 0.52 acre tract, continuing in all a total distance of 167.00 feet to the intersection of the West line of this tract with the South line of a 17 foot easement conveyed to the M.K. & T. Railroad Company by Deed recorded in Volume 1605, Page 153, for the Southwest corner of this tract;

TRENCH along the South line of said railroad easement, N 89 deg. 26 min. 00 sec. W, a distance of 210.00 feet to the Southwest corner of this tract;

TRENCH N 00 deg. 31 min. 09 sec. E, parallel to and a distance of 660.00 feet from the West line of Seaman Street (formerly called Glenleigh Drive), a distance of 583.00 feet to the Northwest corner of this tract;

TRENCH S 89 deg. 26 min. 00 sec. E, along the South line of 12th Street, a distance of 660.00 feet to the **POINT OF BEGINNING** and containing 227,730.00 square feet or 5.227 acres.

RP-2022-311983

TRACT 2:

Being a part of a 115.919 acre tract out of the John Reiterman Survey, Abstract No. 647, in Harris County, Texas, conveyed to Hugh January, by Eda Stark Helberg, et al, by Deed dated April 6, 1942, and recorded in Volume 1768, Page 142, of the Deed Records of Harris County, Texas, and also being the tract of land conveyed to Big Three Welding Equipment Company, a Texas corporation, by Michigan Oil Well Service Company, a Texas corporation, recorded in Volume 5364, Page 153, of the Deed Records of Harris County, Texas, being more fully described as follows:

COMMENCING at a 1 inch iron pipe found at the Southwest corner of the intersection of 12th Street and Summit Street (formerly called Glenleigh Drive), being more fully described in Deed of Dedication from Hugh January to the Public, dated December 23, 1944, recorded in the Deed Records of Harris County, Texas;

THENCE along the West line of Summit Street (formerly called Glenleigh Drive), S 00 deg. 31 min. 09 sec. W, a distance of 216.00 feet to the **POINT OF BEGINNING** and the Northeast corner of this tract;

THENCE continuing along the West line of Summit Street (formerly called Glenleigh Drive), S 00 deg. 31 min. 09 sec. W, a distance of 150.00 feet to the intersection of the West line of Summit Street (formerly called Glenleigh Drive), with the North line of a 17 foot easement conveyed to the M.K. & T. Railroad Company by Deed recorded in Volume 1605, Page 153, for the Southwest corner of this tract;

THENCE along the North line of said railroad easement, N 89 deg. 25 min. 00 sec. W, a distance of 150.00 feet to the Southwest corner of this tract;

THENCE N 00 deg. 31 min. 09 sec. E, parallel to and a distance of 150.00 feet from the West line of Summit Street (formerly called Glenleigh Drive), a distance of 150.00 feet to the Northwest corner of this tract;

THENCE S 89 deg. 25 min. 00 sec. E, parallel to and a distance of 150.00 feet from the North line of said railroad easement, a distance of 150.00 feet to the **POINT OF BEGINNING** and containing 22,500.00 square feet or 0.517 acres.

RP-2022-311983

RP-2022-311983
Pages 6
06/15/2022 01:51 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$34.00

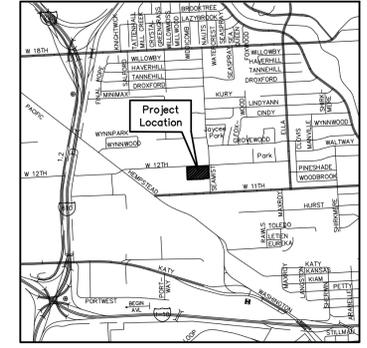
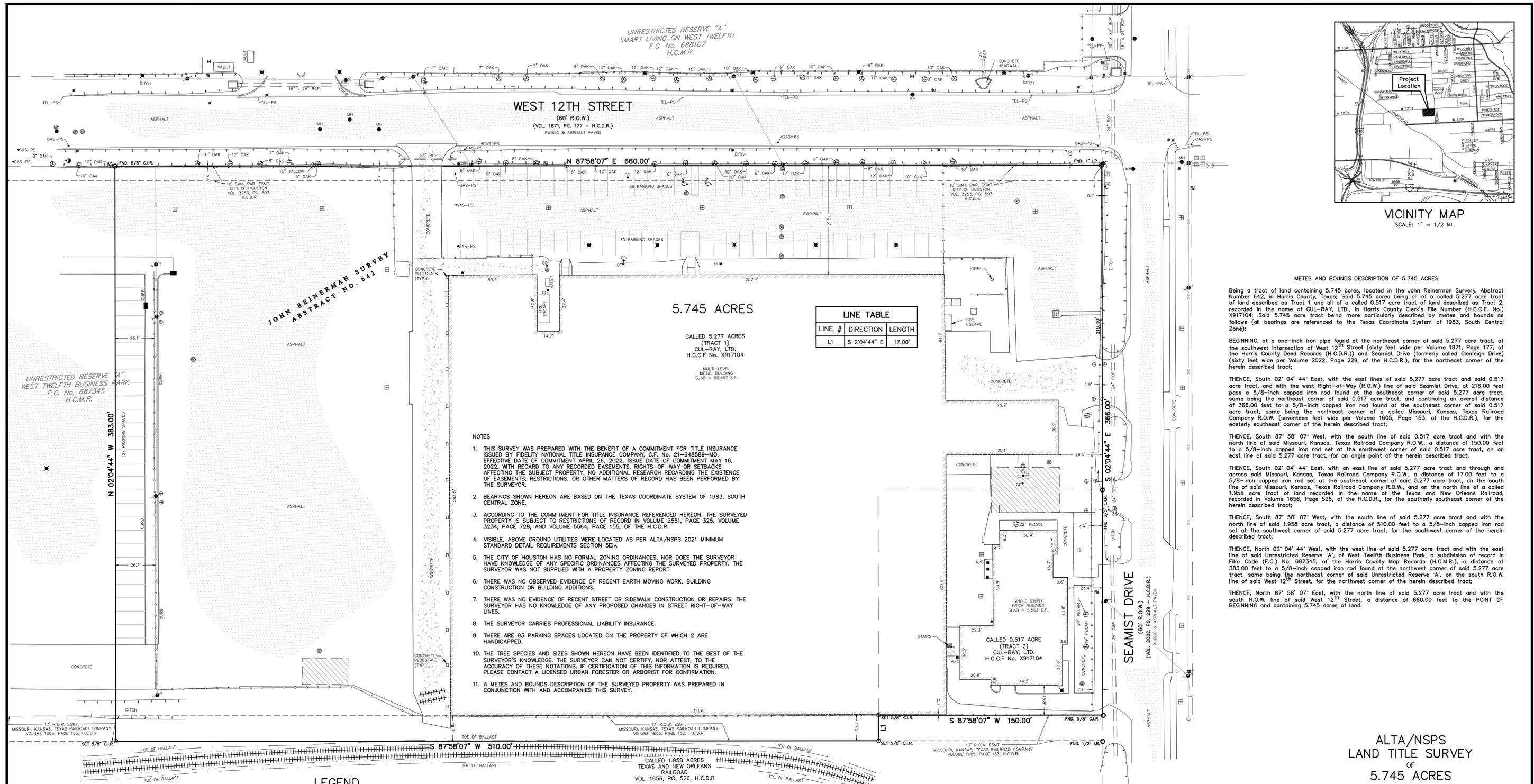
RECORDERS MEMORANDUM

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



VICINITY MAP
SCALE: 1" = 1/2 MI.

METES AND BOUNDS DESCRIPTION OF 5.745 ACRES

Being a tract of land containing 5.745 acres, located in the John Reinerman Survey, Abstract Number 642, in Harris County, Texas; Said 5.745 acres being all of a called 5.277 acre tract of land described as Tract 1 and all of a called 0.517 acre tract of land described as Tract 2, recorded in the name of CUL-RAY, LTD., in Harris County Clerk's File Number (H.C.C.F. No.) X917104; Said 5.745 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System of 1983, South Central Zone):

BEGINNING, at a one-inch iron pipe found at the northeast corner of said 5.277 acre tract, at the southwest intersection of West 12th Street (sixty feet wide per Volume 1871, Page 177, of the Harris County Deed Records (H.C.D.R.)) and Seamist Drive (formerly called Glenleigh Drive) (sixty feet wide per Volume 2022, Page 229, of the H.C.D.R.), for the northeast corner of the herein described tract;

THENCE, South 02° 04' 44" East, with the east line of said 5.277 acre tract and said 0.517 acre tract, and with the west Right-of-Way (R.O.W.) line of said Seamist Drive, at 216.00 feet to pass a 5/8-inch capped iron rod found at the southeast corner of said 5.277 acre tract, same being the northeast corner of said 0.517 acre tract, and continuing an overall distance of 366.00 feet to a 5/8-inch capped iron rod found at the southeast corner of said 0.517 acre tract, same being the northeast corner of a called Missouri, Kansas, Texas Railroad Company R.O.W. (seventeen feet wide per Volume 1605, Page 153, of the H.C.D.R.), for the easterly southeast corner of the herein described tract;

THENCE, South 87° 58' 07" West, with the south line of said 0.517 acre tract and with the north line of said Missouri, Kansas, Texas Railroad Company R.O.W., a distance of 150.00 feet to a 5/8-inch capped iron rod set at the southwest corner of said 0.517 acre tract, on an east line of said 5.277 acre tract, for an angle point of the herein described tract;

THENCE, South 02° 04' 44" East, with an east line of said 5.277 acre tract and through and across said Missouri, Kansas, Texas Railroad Company R.O.W., a distance of 17.00 feet to a 5/8-inch capped iron rod set at the southeast corner of said 5.277 acre tract, on the south line of said Missouri, Kansas, Texas Railroad Company R.O.W., and on the north line of a called 1.958 acre tract of land recorded in the name of the Texas and New Orleans Railroad, recorded in Volume 1656, Page 526, of the H.C.D.R., for the southerly southeast corner of the herein described tract;

THENCE, South 87° 58' 07" West, with the south line of said 5.277 acre tract and with the north line of said 1.958 acre tract, a distance of 510.00 feet to a 5/8-inch capped iron rod set at the southwest corner of said 5.277 acre tract, for the southwest corner of the herein described tract;

THENCE, North 02° 04' 44" West, with the west line of said 5.277 acre tract and with the east line of said Unrestricted Reserve "A", of West Twelfth Business Park, a subdivision of record in Film Code (F.C.) No. 687345, of the Harris County Map Records (H.C.M.R.), a distance of 383.00 feet to a 5/8-inch capped iron rod found at the northwest corner of said 5.277 acre tract, same being the northeast corner of said Unrestricted Reserve "A", on the south R.O.W. line of said West 12th Street, for the northwest corner of the herein described tract;

THENCE, North 87° 58' 07" East, with the north line of said 5.277 acre tract and with the south R.O.W. line of said West 12th Street, a distance of 660.00 feet to the POINT OF BEGINNING and containing 5.745 acres of land.

- NOTES
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, C.F. No. 21-648589-MO, EFFECTIVE DATE OF COMMITMENT APRIL 26, 2022, ISSUE DATE OF COMMITMENT MAY 16, 2022, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
 - BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
 - ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE REFERENCED HEREON, THE SURVEYED PROPERTY IS SUBJECT TO RESTRICTIONS OF RECORD IN VOLUME 2591, PAGE 325, VOLUME 3234, PAGE 728, AND VOLUME 5564, PAGE 155, OF THE H.C.D.R.
 - VISIBLE, ABOVE GROUND UTILITIES WERE LOCATED AS PER ALTA/NSPS 2021 MINIMUM STANDARD DETAIL REQUIREMENTS SECTION SEW.
 - THE CITY OF HOUSTON HAS NO FORMAL ZONING ORDINANCES, NOR DOES THE SURVEYOR HAVE KNOWLEDGE OF ANY SPECIFIC ORDINANCES AFFECTING THE SURVEYED PROPERTY. THE SURVEYOR WAS NOT SUPPLIED WITH A PROPERTY ZONING REPORT.
 - THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
 - THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. THE SURVEYOR HAS NO KNOWLEDGE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.
 - THE SURVEYOR CARRIES PROFESSIONAL LIABILITY INSURANCE.
 - THERE ARE 93 PARKING SPACES LOCATED ON THE PROPERTY OF WHICH 2 ARE HANDICAPPED.
 - THE TREE SPECIES AND SIZES SHOWN HEREON HAVE BEEN IDENTIFIED TO THE BEST OF THE SURVEYOR'S KNOWLEDGE. THE SURVEYOR CAN NOT CERTIFY, NOR ATTEST, TO THE ACCURACY OF THESE NOTATIONS. IF CERTIFICATION OF THIS INFORMATION IS REQUIRED, PLEASE CONTACT A LICENSED URBAN FORESTER OR ARBORIST FOR CONFIRMATION.
 - A METES AND BOUNDS DESCRIPTION OF THE SURVEYED PROPERTY WAS PREPARED IN CONJUNCTION WITH AND ACCOMPANIES THIS SURVEY.

SCHEDULE "B", ITEM 10 EXCEPTION NOTES:

10(h)-17' R.O.W. EASEMENT, MISSOURI-KANSAS-TEXAS RAILROAD COMPANY OF TEXAS, VOLUME 1605, PAGE 153, H.C.D.R., AFFECTS SURVEYED PROPERTY, PLOTTED HEREON

10(i)-10' SANITARY SEWER EASEMENT, VOLUME 3253, PAGE 593, H.C.D.R., AFFECTS SURVEYED PROPERTY, PLOTTED HEREON

*ONLY THOSE ITEMS LISTED IN SCHEDULE "B" OF THE COMMITMENT FOR TITLE INSURANCE REFERENCED HEREON AND RELISTED ABOVE WERE CONSIDERED IN PREPARATION OF THIS SURVEY.

PLAYERS I, LTD.; CUL-RAY, LTD.; JOSEPH T. RYERSON & SONS, INC., A DELAWARE CORPORATION; AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 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, 6(a), 7(a)(b1), 8, 9, 13, 14 AND 16-18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 25, 2022.

DATED THIS 3RD DAY OF JUNE, 2022.

CHRIS RHODES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO.: 6532

ALTA/NSPS
LAND TITLE SURVEY
OF
5.745 ACRES

BEING
ALL OF A CALLED 5.277 ACRE TRACT
OF LAND DESCRIBED AS TRACT 1 AND
ALL OF A CALLED 0.517 ACRE TRACT
OF LAND DESCRIBED AS TRACT 2,
RECORDED IN THE NAME OF CUL-RAY,
LTD., IN H.C.C.F. No. X917104

IN THE
JOHN REINERMAN SURVEY
ABSTRACT NO. 642
HARRIS COUNTY, TEXAS

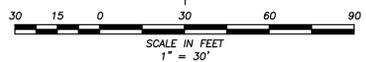
ABBREVIATIONS

- ESMT. = EASEMENT
- F.C. = FILM CODE
- H.C.C.F. = HARRIS COUNTY CLERK'S FILE
- H.C.D.R. = HARRIS COUNTY DEED RECORDS
- H.C.M.R. = HARRIS COUNTY MAP RECORDS
- No. = NUMBER
- P.G. = PAGE
- R.O.W. = RIGHT OF WAY
- SAN. SWR. = SANITARY SEWER
- STM. SWR. = STORM SEWER
- VOL. = VOLUME
- P.O.B. = POINT OF BEGINNING
- GAS-PS = GAS LINE PAINT STRIPE
- TEL-PS = TELEPHONE LINE PAINT STRIPE
- FND. = FOUND
- I.R. = IRON ROD
- C.I.R. = CAPPED IRON ROD
- I.P. = IRON PIPE
- A/C = AIR CONDITIONING UNIT

LEGEND

- AREA INLET
- BB INLET
- MANHOLE
- SAMPLE WELL
- GREASE TRAP
- CLEAN OUT
- BOLLARD
- POWER POLE
- DOWN GUY
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- STREET SIGN
- AREA LIGHT
- TELEPHONE ENCLOSURE
- TELEPHONE CABLE MARKER
- GAS METER
- GAS VALVE
- ELECTRIC BOX
- TOP OF BANK
- CHAIN LINK FENCE
- WROUGHT IRON FENCE
- OVERHEAD ELECTRIC LINE
- OVERHANG/COVERED AREA
- CONCRETE
- ASPHALT

FLOOD STATEMENT: THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480296, DATED JUNE 9, 2014, INDICATES THAT THIS TRACT IS WITHIN ZONE "X" UNSHADOWED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON MAP AND PANEL NO. 480296EM. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE ABOVE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



DATE:	6/03/2022
SCALE:	1" = 30'
BOOK NO.:	
DRAWN BY:	MS
CHECKED BY:	CR
PROJECT NO.:	CS 22095
DRAWING NO.:	1 OF 1

10590 WESTOFFICE DRIVE, SUITE #100
HOUSTON, TEXAS 77042
OFFICE: (713) 839-9181

10/13/2020
Email: michael@civl-surr.net



Appendix B – Property Use

The following is a description of the current land use and, to the extent known, the anticipated uses of the designated property and surrounding properties located within 500 feet of the designated property boundary.

Current and Anticipated Land Use of the Designated Property

The approximately 5.745-acre designated property comprises two parcels owned by three entities: Players I, Ltd., Players II, Ltd., and 3535 West 12th, LLC. The IHW SWR property is further divided into two tracts of land (Tracts 1 and 2), which are described below.

- Tract 1 comprises ±5.491 acres of unoccupied commercial land developed with an approximately 99,457 square foot (sq-ft) commercial building on the central portion and an approximately 5,563 sq-ft office building on the southwest portion. The commercial building comprises an office area and a warehouse divided into six bays (Bays 1 through 6). A shipping/receiving office, break room, equipment room, and maintenance shops are located in the northern portions of Bays 2 through 5. The warehouse was formerly used for on-site commercial/industrial operations including welding equipment manufacturing and steel fabrication. However, the exact historical operations of most of the former tenants are unknown. Presently, the warehouse stores vehicles, including automobiles, motorcycles, tow trucks, recreational vehicles (RVs), jet skis, and a boat. The office building is unoccupied and comprises several administrative offices, a lobby, and restrooms. An unused railroad spur traverses east-to-west through the southern part of the warehouse and extends outside of the building to the west but is no longer connected to a main railroad line.

A 1,400 sq-ft, free-standing, corrugated metal canopy is located on the eastern portion of the designated property. A similar 560 sq-ft canopy with three walls is situated on the southwest part of the designated property. The canopies are not in use. The remainder of Tract 1 comprises concrete- or asphalt-paved parking and driving areas, an unused laydown yard covered in bare soil and remnant asphalt, and landscaped areas. Players I, Ltd. has 75% ownership, and Players II, Ltd. has 25% ownership of Tract 1.

- Tract 2 comprises ±0.2537 acres of commercial land adjacently west of Tract 1. Tract 2 is developed with asphalt- or concrete-paved parking and driving areas used by the west-adjacent multi-tenant office building. Presently, 3535 West 12th, LLC has 100% ownership of Tract 2.

The future use of the designated property is unknown and may remain commercial or be redeveloped for residential use. A boundary survey and metes and bounds descriptions of the designated property are included in **Appendix A**.

According to the United States Geological Survey (USGS) Houston Heights 7.5-minute topographic quadrangle map of the area, the approximate elevation of the designated property is 65 feet above mean sea level (AMSL) (see **Figure C.1**). The topography of the designated property is relatively flat (i.e., no significant slope direction or grade). Moreover, there are no significant topographic features located on or near the designated property that affect chemical

of concern (COC) distribution on the designated property. The closest surface water body to the designated property is White Oak Bayou, a freshwater stream located approximately 4,920 feet northeast of the designated property.

The designated property is located in the Whiteoak Bayou-Buffalo Bayou Watershed. According to the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Map (FIRM) No. 48201C0665M (dated June 9, 2014), the designated property is classified as Zone X (unshaded) and is determined by FEMA to be outside the 0.2% annual chance floodplains. A watershed map and a FEMA floodplain map of the area containing the designated property are included as **Figures C.2** and **C.3**, respectively.

According to groundwater level measurements collected by SKA for the designated property in June, September, and December 2022 and March 2023, the groundwater flow direction at the designated property generally varies between south-southeast to south-southwest with a hydraulic gradient ranging from approximately 0.0012 to 0.0016 feet per foot (ft/ft). Groundwater gradient maps for the designated property are included in **Figures C.6A** through **C.6D**.

Current and Anticipated Land Use of the Surrounding Properties

Properties in the vicinity of the designated property are mixed industrial, residential, commercial, and vacant land. The designated property is bounded to the north by West 12th Street, followed by the Smart Living Heights residential apartment complex (3530 West 12th Street); to the south by an active Union Pacific Railroad (UPRR) right-of-way (ROW) and track, followed by the Timbergrove Trails Townhome Community; to the east by Seamist Drive, followed from north-to-south by vacant land and the Euro-MID, Inc. (a food importer) warehouse distribution facility (1110 Seamist Drive); and to the west by a four-story multi-tenant office building (3535 West 12th Street).

A field receptor survey was performed by SKA on June 7, 2023, to identify potential sensitive receptors within 500 feet of the designated property. During the receptor survey, no hospitals, nursing homes, schools, daycare centers, or churches were observed within 500 feet of the designated property. As such, no sensitive receptors are located within 500 feet of the designated property. A map detailing the land use of the surrounding properties within 500 feet of the designated property is presented in **Figure C.4**. The future land use in the area of the designated property is anticipated to remain mixed commercial and residential.

Water Wells

According to records obtained from Environmental Risk Information Services (ERIS), approximately 1,197 registered/permitted water wells are reportedly located within a 5-mile radius of the designated property. Of these, 22 are reportedly located within a 0.5-mile radius of the designated property. Some of the water well listings within a 0.5-mile radius of the designated property are duplicates of the same water well, leaving only 19 water wells located within a 0.5-mile radius of the designated property. Of these 19 water wells, eight are reportedly plugged or destroyed, and one was reportedly not drilled. Of the remaining ten water wells, seven are located in the hydrogeologically downgradient direction from the designated property. The available details regarding the seven downgradient water wells (Map ID Nos. 2B, 4, 8A, 8B, 8C, 11,12, and 13A in the ERIS Half-Mile MSD Report) located within a 0.5-mile radius of the designated property are summarized below.

- One private drinking water well (Map ID No. 2B) was identified approximately 1,500 feet southwest of the designated property. This private drinking water well is screened between 160 to 180 feet below ground surface (ft-bgs), 255 to 285 ft-bgs, 345 to 360 ft-bgs, 370-400 ft-bgs, and is cemented between 0 and 15 ft-bgs. The uppermost GWBU in the area of the designated property is identified between 20 and 30 ft-bgs; as such, this private drinking water well is not producing from or connected to the affected shallow GWBU.
- One private drinking water well (Map ID No. 4) was identified approximately 1,590 feet south of the designated property. This private drinking water well is screened between 28 and 38 ft-bgs and is cemented between 0 to 5 ft-bgs; as such, this private drinking water well could produce from the affected shallow GWBU.
- Three industrial water wells (Map ID Nos. 8A, 8B, and 8C) were identified approximately 1,950 feet south of the designated property. The three industrial water wells are screened between 410 to 430 ft-bgs, 345 to 360 ft-bgs, and 233 to 248 ft-bgs, respectively; 8A is cemented between 0 to 405 ft-bgs, and 8C is cemented between 0 to 233 ft-bgs. As such, these three industrial water wells are not producing from the affected shallow GWBU.
- One private drinking water well (Map ID No. 11) was identified approximately 1,900 feet southwest of the designated property. This private drinking water well is screened and cemented between unknown depths; as such, it is unknown whether this private drinking water well is producing from or connected to the affected shallow GWBU.
- One industrial water well (Map ID No. 12) was identified approximately 2,300 feet south of the designated property. This industrial water well is screened between 310 and 320 ft-bgs and is cemented between an unknown depth; as such, this private drinking water well is not producing from or connected to the affected shallow GWBU.
- One irrigation water well (Map ID No. 13A) was identified approximately 2,630 feet south-southwest of the designated property. This irrigation water well is screened and cemented between unknown depths; as such, it is unknown whether this irrigation water well is producing from or connected to the affected shallow GWBU.

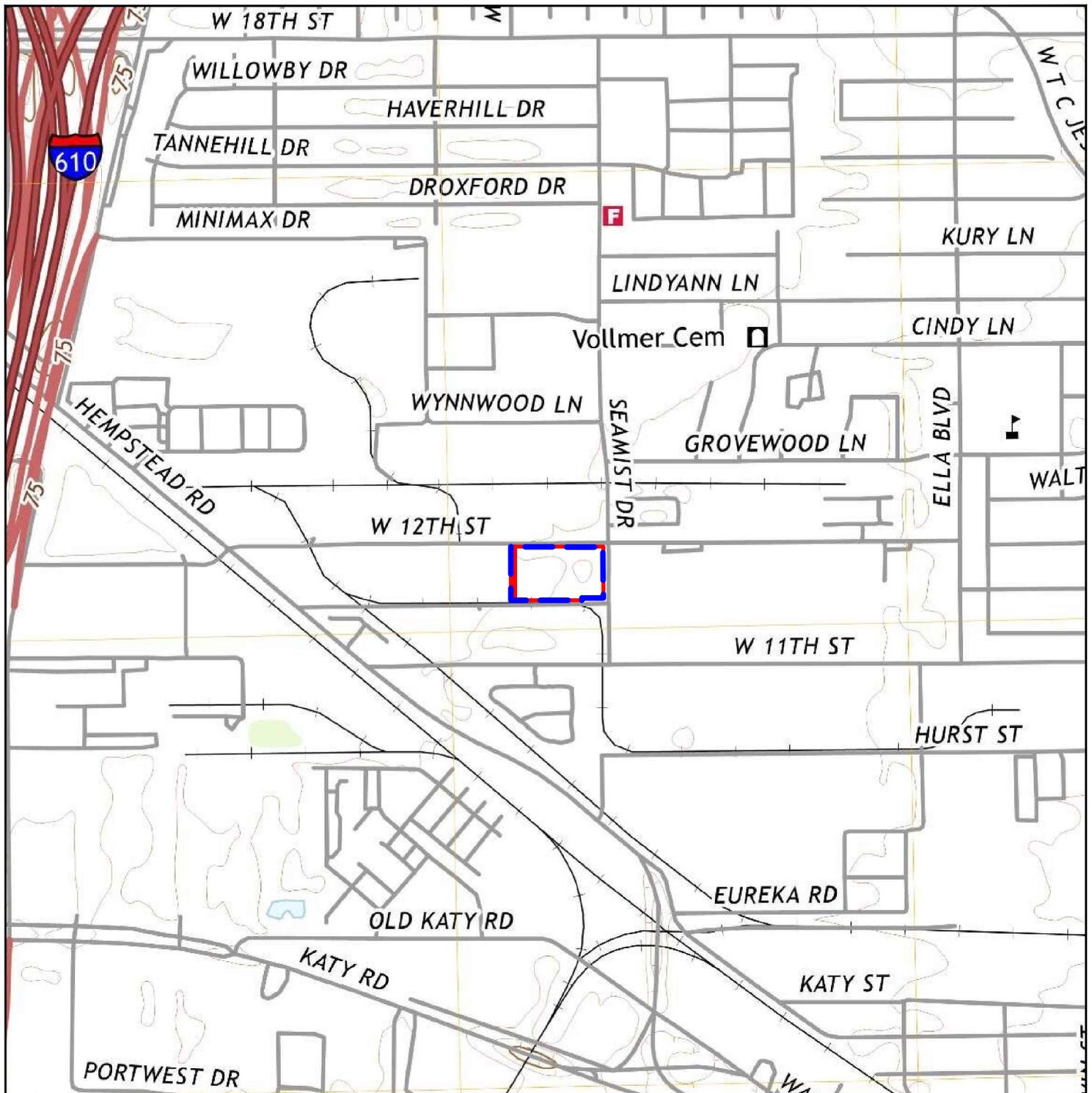
Based on their distances from the designated property and/or the lateral delineation of the contaminant plume in all directions at the designated property, the downgradient water wells listed above are not affected or potentially affected by the documented groundwater impacts at the designated property.

The remaining three water wells located within a 0.5-mile radius of the designated property are located hydrogeologically crossgradient to upgradient of the designated property. The groundwater impacts of the designated property are delineated in the directions of these crossgradient to upgradient water wells. As such, these three water wells are not affected or potentially affected by the documented groundwater impacts at the designated property.

Appendix C – Site Maps

The following figures are included in **Appendix C**:

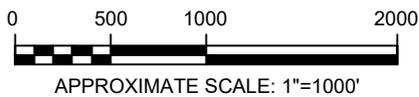
- Figure C.1 Site Location Map
- Figure C.2 Watershed Map
- Figure C.3 Floodplain Map
- Figure C.4 Potential Receptors Map
- Figure C.5 Sample Location Map
- Figure C.6A Groundwater Gradient Map – June 6, 2022
- Figure C.6B Groundwater Gradient Map – September 27, 2022
- Figure C.6C Groundwater Gradient Map – December 12, 2022
- Figure C.6D Groundwater Gradient Map – March 21, 2023
- Figure C.7 Groundwater COC Concentration Map



LEGEND

- SUBJECT PROPERTY BOUNDARY
- DESIGNATED PROPERTY BOUNDARY

REFERENCE:
 USGS 7.5-MINUTE TOPOGRAPHIC QUADRANGLE
 HOUSTON HEIGHTS, TEXAS 2022



NOTE:
 1. THE ORIGINAL VERSION OF THIS DRAWING IS IN COLOR. BLACK AND WHITE COPIES
 MAY NOT ACCURATELY DEPICT CERTAIN INFORMATION.



SKA CONSULTING, L.P.
 1888 STEBBINS DRIVE, SUITE 100
 HOUSTON, TX 77043

Texas Registered Engineering Firm F-005009
 Texas Registered Geoscience Firm 50011

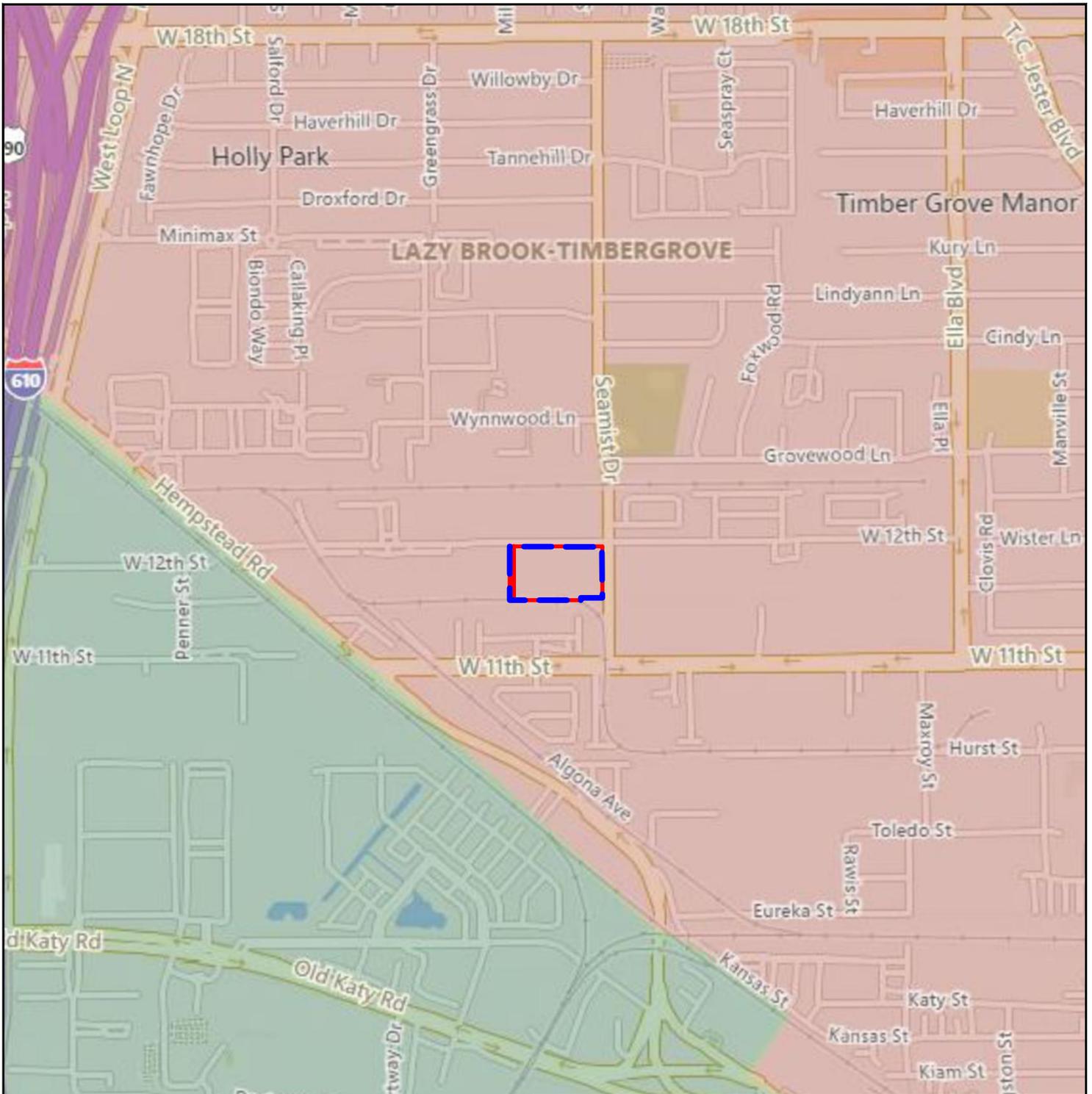
SITE LOCATION MAP

MUNICIPAL SETTING DESIGNATION APPLICATION
 ±5.745-ACRE COMMERCIAL PROPERTY
 3511 WEST 12TH STREET
 HOUSTON, HARRIS COUNTY, TEXAS 77008
 IHW SWR No. 38591

FIGURE
C.1



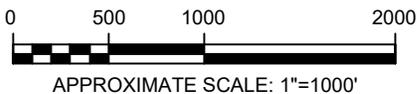
DATE: NOVEMBER 2023	JOB NO: 17021-0004	SCALE: AS SHOWN
1 FIRST REVISION	DRAWN BY: CLK	
2 SECOND REVISION	CHECKED BY: CRS	
3 THIRD REVISION	APPROVED BY: DRM	



LEGEND

-  WHITE OAK BAYOU WATERSHED
-  SUBJECT PROPERTY BOUNDARY
-  DESIGNATED PROPERTY BOUNDARY

REFERENCE: HARRIS COUNTY FLOOD CONTROL DISTRICT FLOOD EDUCATION MAPPING TOOL. WATERSHED MAP 2023



NOTE:
1. THE ORIGINAL VERSION OF THIS DRAWING IS IN COLOR. BLACK AND WHITE COPIES MAY NOT ACCURATELY DEPICT CERTAIN INFORMATION.



SKA CONSULTING, L.P.
1888 STEBBINS DRIVE, SUITE 100
HOUSTON, TX 77043

Texas Registered Engineering Firm F-005009
Texas Registered Geoscience Firm 50011

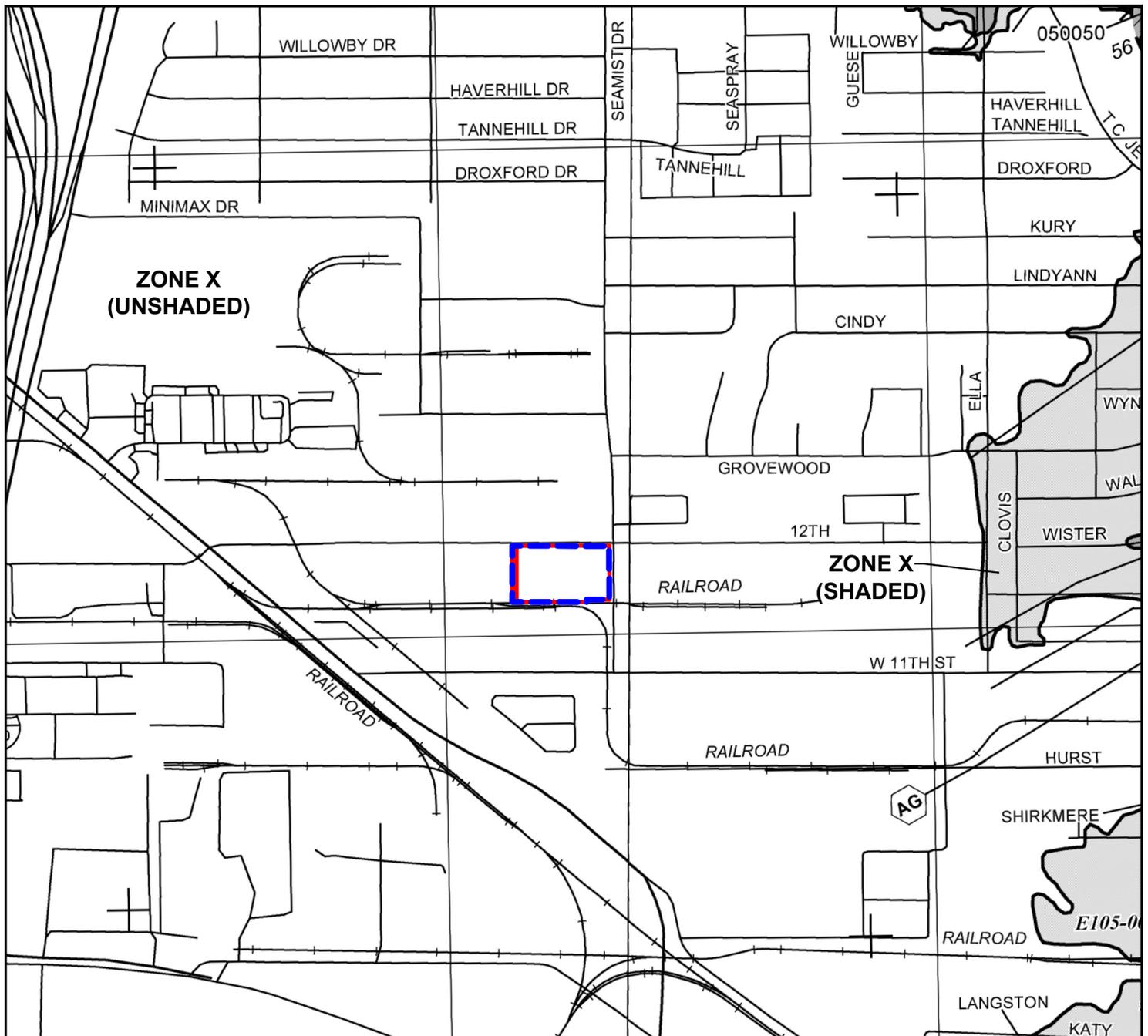
WATERSHED MAP

MUNICIPAL SETTING DESIGNATION APPLICATION
±5.745-ACRE COMMERCIAL PROPERTY
3511 WEST 12TH STREET
HOUSTON, HARRIS COUNTY, TEXAS 77008
IHW SWR No. 38591

FIGURE
C.2



DATE: NOVEMBER 2023	JOB NO: 17021-0004	SCALE: AS SHOWN
1 FIRST REVISION	DRAWN BY: CLK	
2 SECOND REVISION	CHECKED BY: CRS	
3 THIRD REVISION	APPROVED BY: DRM	



LEGEND

- SUBJECT PROPERTY BOUNDARY
- - - - DESIGNATED PROPERTY BOUNDARY

EXPLANATION:

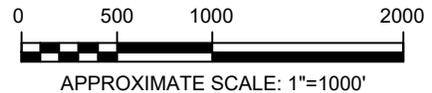
Zone X (Shaded) - Areas determined to be within the 0.2% annual chance floodplain; areas of 1% annual chance flood with average depths of less than 1-foot or with drainage areas less than 1-square mile; and areas protected by levees from 1% annual chance flood.

Zone X (Unshaded) - Areas determined to be outside the 0.2% annual chance floodplain.

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
 HARRIS COUNTY, TEXAS
 MAP No.: 48201C0665M (JUNE 9, 2014)
 48201C0670M (JUNE 9, 2014)

NOTES:

1. THE ORIGINAL VERSION OF THIS DRAWING IS IN COLOR. BLACK AND WHITE COPIES MAY NOT ACCURATELY DEPICT CERTAIN INFORMATION.



SKA CONSULTING, L.P.
 1888 STEBBINS DRIVE, SUITE 100
 HOUSTON, TX 77043

Texas Registered Engineering Firm F-005009
 Texas Registered Geoscience Firm 50011

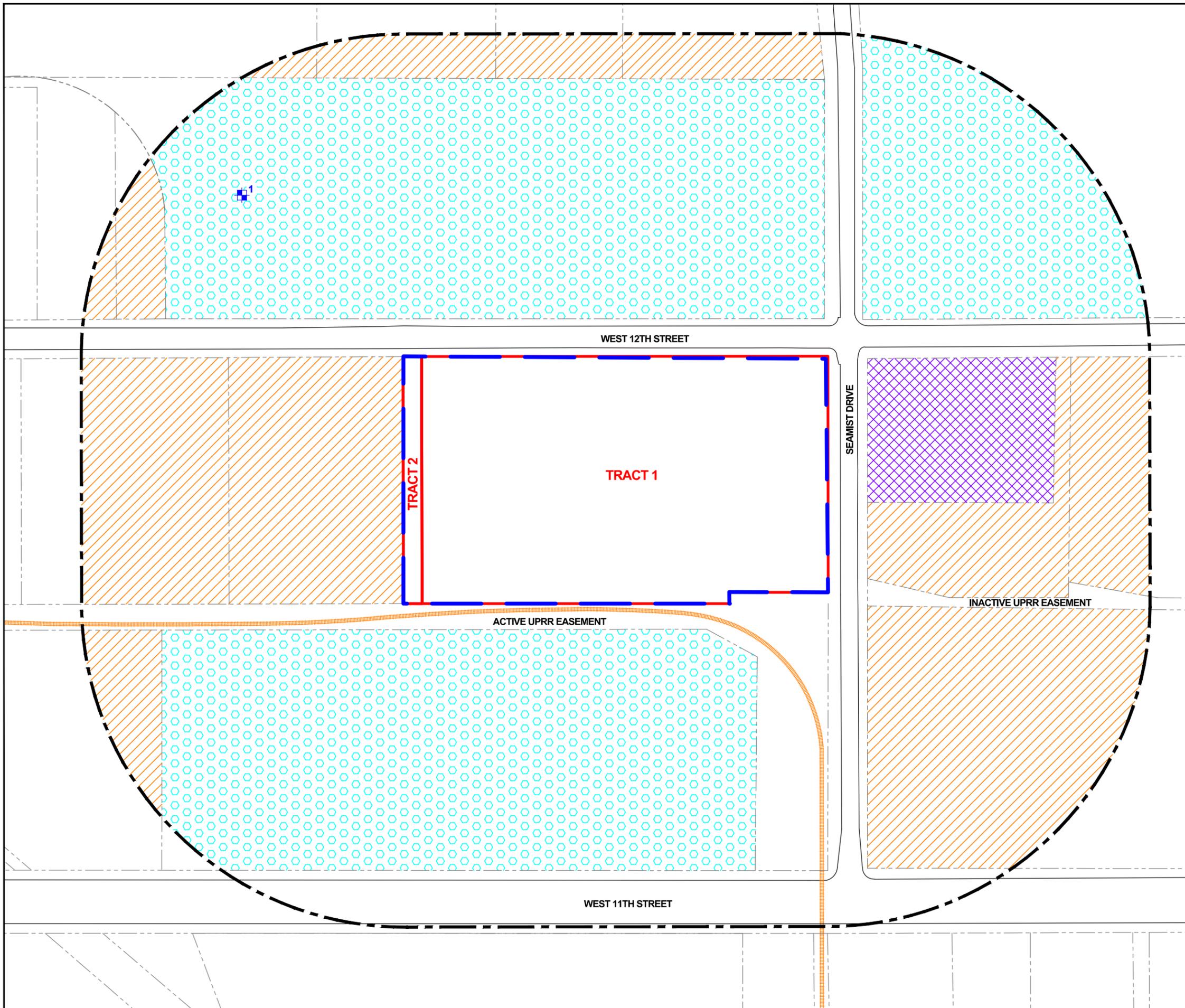
FEMA FLOOD INSURANCE MAP

FIGURE
C.3

MUNICIPAL SETTING DESIGNATION APPLICATION
 ±5.745-ACRE COMMERCIAL PROPERTY
 3511 WEST 12TH STREET
 HOUSTON, HARRIS COUNTY, TEXAS 77008
 IHW SWR No. 38591

DATE: NOVEMBER 2023	JOB NO: 17021-0004	SCALE: AS SHOWN
1 FIRST REVISION	DRAWN BY: CLK	
2 SECOND REVISION	CHECKED BY: CRS	
3 THIRD REVISION	APPROVED BY: DRM	





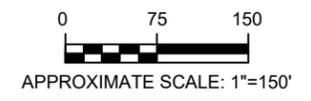
LEGEND

- SUBJECT PROPERTY BOUNDARY
- DESIGNATED PROPERTY BOUNDARY
- LOT BOUNDARY
- 500-FOOT RADIUS
- RAILROAD TRACK
- INDUSTRIAL WATER WELL LOCATION

ABBREVIATION:
 - "UPRR" REPRESENTS UNION PACIFIC RAILROAD

PARCEL LAND USE

- COMMERCIAL/INDUSTRIAL
- RESIDENTIAL
- VACANT



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 1888 STEBBINS DRIVE, SUITE 100
 HOUSTON, TX 77043
 Texas Registered Engineering Firm F-005009
 Texas Registered Geoscience Firm 50011

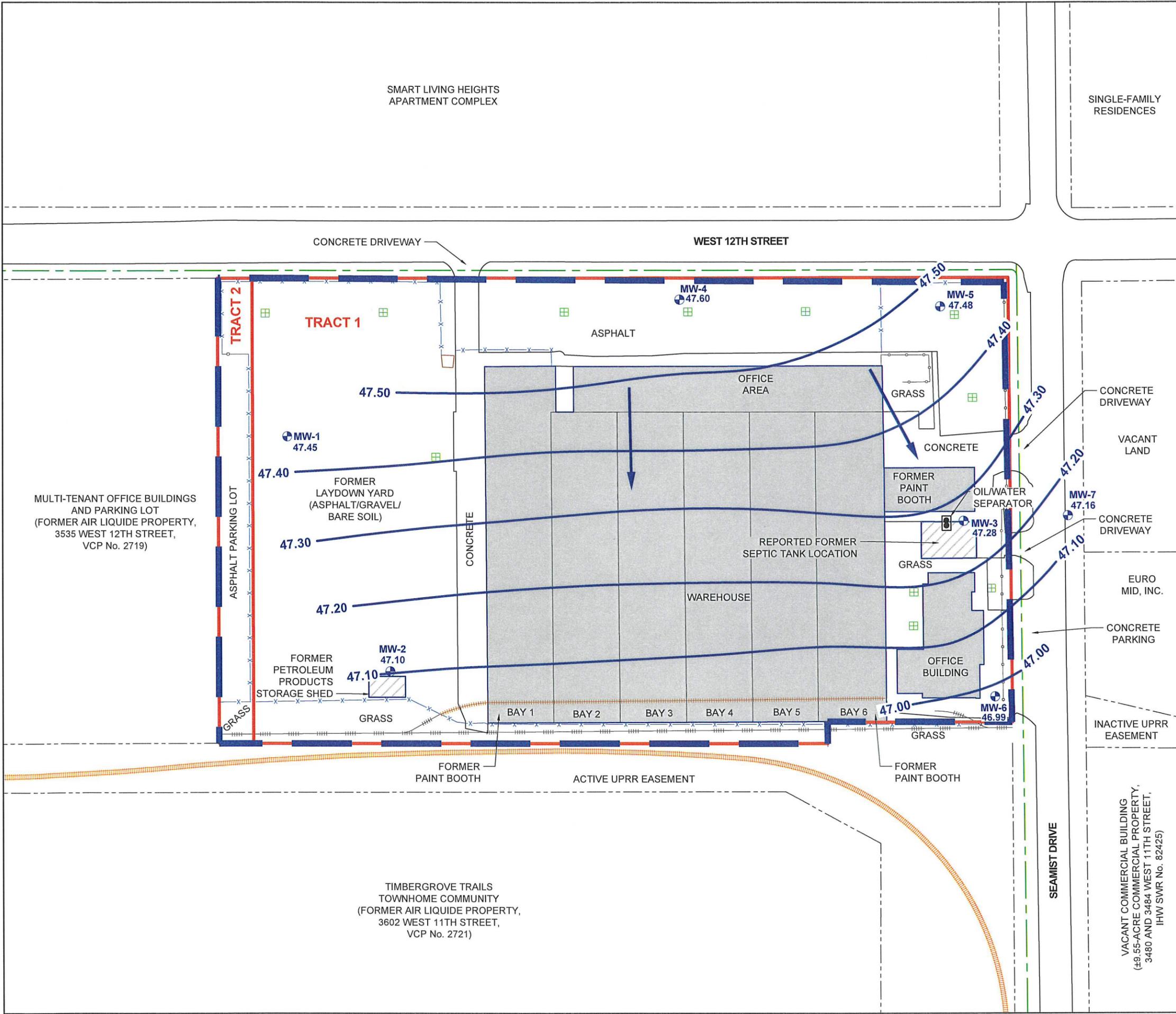
POTENTIAL RECEPTORS MAP

MUNICIPAL SETTING DESIGNATION APPLICATION
 ±5.745-ACRE COMMERCIAL PROPERTY
 3511 WEST 12TH STREET
 HOUSTON, HARRIS COUNTY, TEXAS 77008
 IHW SWR No. 38591

DATE: NOVEMBER 2023	JOB NO: 17021-0004	SCALE: AS SHOWN
1 FIRST REVISION	DRAWN BY: CLK	
2 SECOND REVISION	CHECKED BY: CRS	
3 THIRD REVISION	APPROVED BY: DRM	

FIGURE
C.4





LEGEND

- SUBJECT PROPERTY BOUNDARY
- DESIGNATED PROPERTY BOUNDARY
- - - LOT BOUNDARY
- ON-SITE BUILDING
- CANOPY
- RAILROAD TRACK
- EXISTING RAILROAD SPUR
- FORMER RAILROAD SPUR
- CHAIN-LINK FENCE
- WROUGHT-IRON FENCE
- EARTHEN DRAINAGE DITCH
- STORMWATER DROP INLET
- 47.48 GROUNDWATER ELEVATION (FEET)
- ~ GROUNDWATER CONTOUR (FEET)
- GROUNDWATER FLOW DIRECTION

GROUNDWATER GRADIENT: 0.0015 FEET PER FOOT (FT/FT) SOUTH

ABBREVIATIONS:

- "IHW" REPRESENTS INDUSTRIAL AND HAZARDOUS WASTE
- "SWR" REPRESENTS SOLID WASTE REGISTRATION
- "VCP" REPRESENTS VOLUNTARY CLEANUP PROGRAM
- "UPRR" REPRESENTS UNION PACIFIC RAILROAD

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APPROXIMATE SCALE: 1"=80'

11/30/23

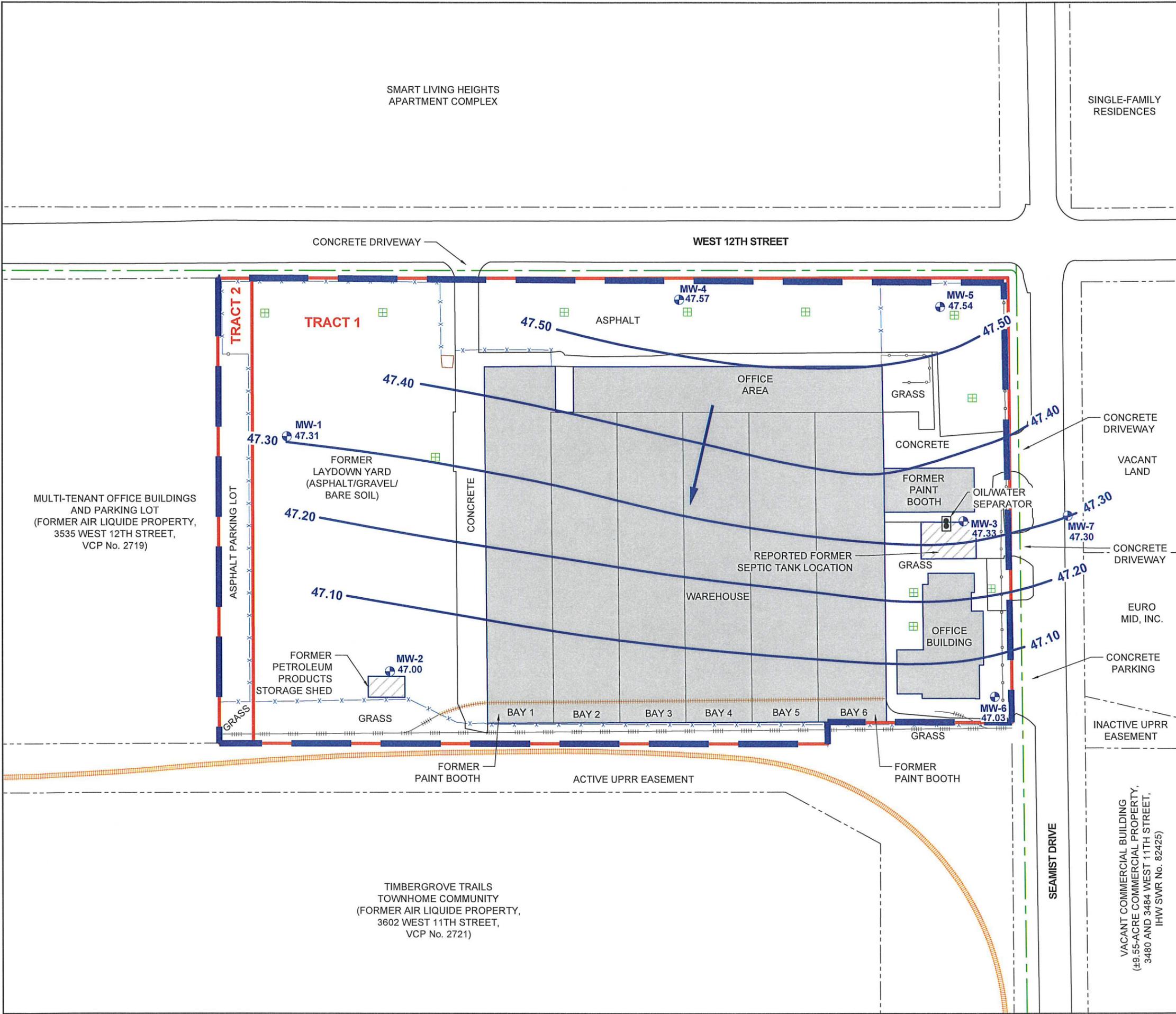
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 HOUSTON, TX 77043
 Texas Registered Engineering Firm F-005009
 Texas Registered Geoscience Firm 50011

**GROUNDWATER GRADIENT MAP
 (SEPTEMBER 27, 2022)**

MUNICIPAL SETTING DESIGNATION APPLICATION
 ±5.745-ACRE COMMERCIAL PROPERTY
 3511 WEST 12TH STREET
 HOUSTON, HARRIS COUNTY, TEXAS 77008
 IHW SWR No. 38591

DATE: NOVEMBER 2023		JOB NO: 17021-0004		SCALE: AS SHOWN	
1	FIRST REVISION	DRAWN BY:	CLK		
2	SECOND REVISION	CHECKED BY:	CRS		
3	THIRD REVISION	APPROVED BY:	DRM		

FIGURE
C.6B



LEGEND

- SUBJECT PROPERTY BOUNDARY
- DESIGNATED PROPERTY BOUNDARY
- - - LOT BOUNDARY
- ON-SITE BUILDING
- CANOPY
- RAILROAD TRACK
- EXISTING RAILROAD SPUR
- FORMER RAILROAD SPUR
- CHAIN-LINK FENCE
- WROUGHT-IRON FENCE
- EARTHEN DRAINAGE DITCH
- STORMWATER DROP INLET
- 47.54 GROUNDWATER ELEVATION (FEET)
- ~ GROUNDWATER CONTOUR (FEET)
- GROUNDWATER FLOW DIRECTION

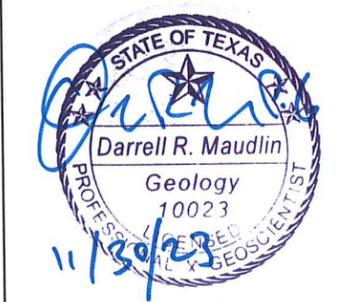
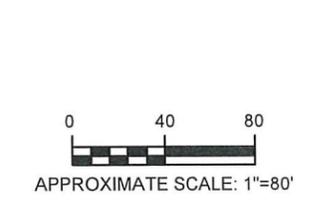
GROUNDWATER GRADIENT: 0.0015 FEET PER FOOT (FT/FT) SOUTH-SOUTHWEST

ABBREVIATIONS:

- "IHW" REPRESENTS INDUSTRIAL AND HAZARDOUS WASTE
- "SWR" REPRESENTS SOLID WASTE REGISTRATION
- "VCP" REPRESENTS VOLUNTARY CLEANUP PROGRAM
- "UPRR" REPRESENTS UNION PACIFIC RAILROAD

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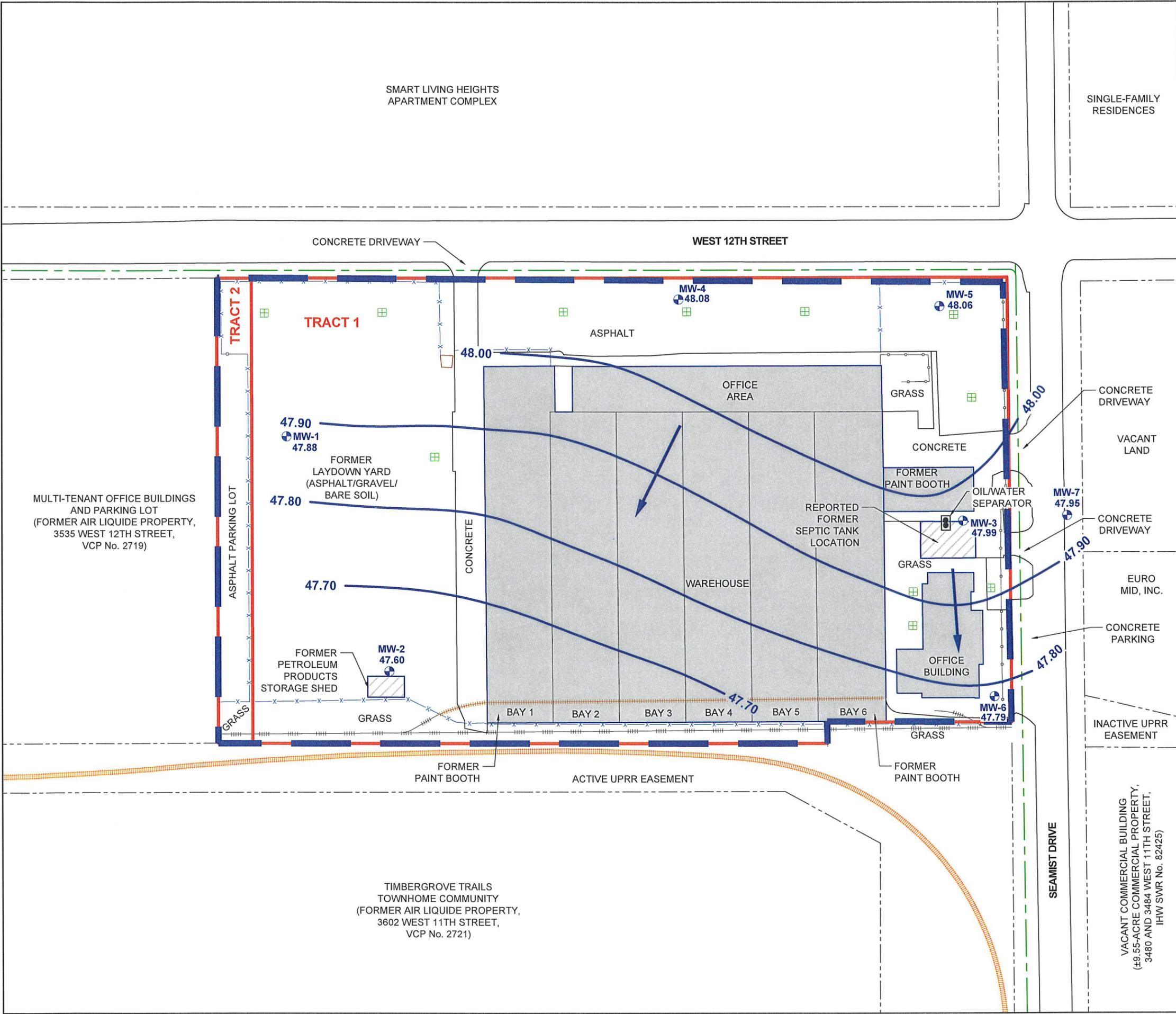
**GROUNDWATER GRADIENT MAP
 (DECEMBER 12, 2022)**

FIGURE
C.6C

MUNICIPAL SETTING DESIGNATION APPLICATION
 ±5.745-ACRE COMMERCIAL PROPERTY
 3511 WEST 12TH STREET
 HOUSTON, HARRIS COUNTY, TEXAS 77008
 IHW SWR No. 38591

DATE: NOVEMBER 2023	JOB NO: 17021-0004	SCALE: AS SHOWN
1 FIRST REVISION	DRAWN BY: CLK	
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LEGEND

- SUBJECT PROPERTY BOUNDARY
- DESIGNATED PROPERTY BOUNDARY
- - - - LOT BOUNDARY
- ON-SITE BUILDING
- CANOPY
- RAILROAD TRACK
- EXISTING RAILROAD SPUR
- FORMER RAILROAD SPUR
- CHAIN-LINK FENCE
- WROUGHT-IRON FENCE
- EARTHEN DRAINAGE DITCH
- STORMWATER DROP INLET
- 48.01 GROUNDWATER ELEVATION (FEET)
- ~ GROUNDWATER CONTOUR (FEET)
- GROUNDWATER FLOW DIRECTION

GROUNDWATER GRADIENT: 0.0012 FEET PER FOOT (FT/FT) SOUTH-SOUTHWEST

ABBREVIATIONS:

- "IHW" REPRESENTS INDUSTRIAL AND HAZARDOUS WASTE
- "SWR" REPRESENTS SOLID WASTE REGISTRATION
- "VCP" REPRESENTS VOLUNTARY CLEANUP PROGRAM
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APPROXIMATE SCALE: 1"=80'

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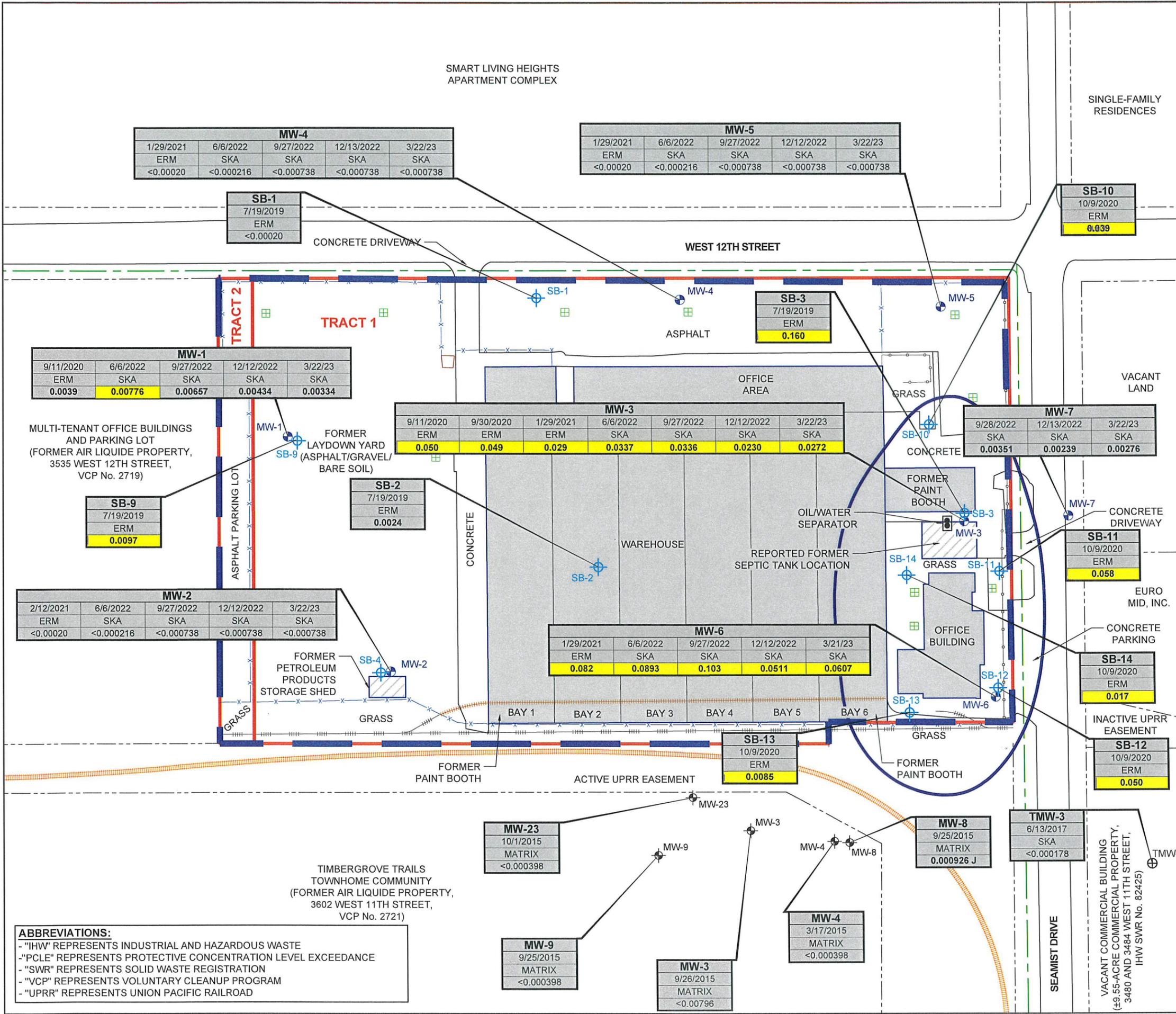
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Texas Registered Engineering Firm F-005009
Texas Registered Geoscience Firm 50011

FIGURE C.6D

GROUNDWATER GRADIENT MAP (MARCH 21, 2023)

MUNICIPAL SETTING DESIGNATION APPLICATION
±5.745-ACRE COMMERCIAL PROPERTY
3511 WEST 12TH STREET
HOUSTON, HARRIS COUNTY, TEXAS 77008
IHW SWR No. 38591

DATE: NOVEMBER 2023	JOB NO: 17021-0004	SCALE: AS SHOWN
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LEGEND

- SUBJECT PROPERTY BOUNDARY
- DESIGNATED PROPERTY BOUNDARY
- LOT BOUNDARY
- ON-SITE BUILDING
- CANOPY
- RAILROAD TRACK
- EXISTING RAILROAD SPUR
- FORMER RAILROAD SPUR
- CHAIN-LINK FENCE
- WROUGHT-IRON FENCE
- EARTHEN DRAINAGE DITCH
- STORMWATER DROP INLET
- PERMANENT MONITORING WELL LOCATION
- FORMER TEMPORARY MONITORING WELL LOCATION
- FORMER AIR LIQUIDE PROPERTY (VCP No. 2721) MONITORING WELL LOCATION
- FORMER ±9.55-ACRE COMMERCIAL PROPERTY TEMPORARY MONITORING WELL LOCATION
- 1,1-DICHLOROETHENE PCLE ZONE

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- "mg/L" REPRESENTS MILLIGRAMS PER LITER.
- "*" INDICATES THE ANALYTE WAS NOT DETECTED AT OR ABOVE THE SPECIFIED LABORATORY SAMPLE DETECTION LIMIT (SDL).
- CONCENTRATIONS IN BOLD MEET OR EXCEED THE LABORATORY SDL.
- "J" INDICATES THE CONCENTRATION IS AN ESTIMATED VALUE.
- CONCENTRATIONS HIGHLIGHTED YELLOW EXCEED THEIR APPLICABLE RESIDENTIAL ASSESSMENT LEVEL (RAL).

0 40 80
APPROXIMATE SCALE: 1"=80'

STATE OF TEXAS
Geology
10023
PROFESSIONAL & GEOSCIENTIST
Darrell R. Maudlin
11/29/23

ska SKA CONSULTING, L.P.
1888 STEBBINS DRIVE, SUITE 100
HOUSTON, TX 77043
Texas Registered Engineering Firm F-005009
Texas Registered Geoscience Firm 50011

GROUNDWATER COC CONCENTRATION MAP (1,1-DICHLOROETHENE)

MUNICIPAL SETTING DESIGNATION APPLICATION
±5.745-ACRE COMMERCIAL PROPERTY
3511 WEST 12TH STREET
HOUSTON, HARRIS COUNTY, TEXAS 77008
IHW SWR No. 38591

DATE: NOVEMBER 2023 JOB NO: 17021-0004 SCALE: AS SHOWN

1 FIRST REVISION	DRAWN BY: CLK
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3 THIRD REVISION	APPROVED BY: DRM

FIGURE C.7

ABBREVIATIONS:

- "IHW" REPRESENTS INDUSTRIAL AND HAZARDOUS WASTE
- "PCLE" REPRESENTS PROTECTIVE CONCENTRATION LEVEL EXCEEDANCE
- "SWR" REPRESENTS SOLID WASTE REGISTRATION
- "VCP" REPRESENTS VOLUNTARY CLEANUP PROGRAM
- "UPRR" REPRESENTS UNION PACIFIC RAILROAD

Appendix D – COCs in Designated Groundwater

A summary of the COCs currently present in the groundwater of the designated property follows. Maps showing the current concentrations of COCs in the shallow GWBU are provided in **Appendix C**, and summary tables of all groundwater sampling and analysis results obtained for the designated property are provided as **Table G.2** in **Appendix G**.

Ingestion PCLE Zones in Designated Groundwater

COCs detected in the uppermost GWBU on the designated property include the following:

- Volatile organic compounds (VOCs) – specifically, acetone, benzene, chloroform, 1,1-DCA, 1,1-DCE, cis-1,2-dichloroethene (cis-1,2-DCE), ethylbenzene, methylcyclohexane, methyl tert-butyl ether (MTBE), trichloroethene (TCE), vinyl chloride, m,p-xylene, and total xylenes
- Semi-volatile organic compounds (SVOCs) – specifically, acetophenone, anthracene, benzo(a)pyrene, 1,1'-biphenyl, bis(2-ethylhexyl)phthalate, caprolactam, dibenzofuran, diethyl phthalate, di-n-butyl phthalate, di-n-octyl phthalate, fluoranthene, fluorene, 2-methylnaphthalene, naphthalene, phenanthrene, phenol, and pyrene

The only COC concentration detected in the uppermost GWBU at the designated property exceeding its TRRP Tier 1 Residential ^{GW}GW_{ing} PCL was 1,1-DCE.

Further discussions regarding the TRRP groundwater ingestion PCLE zone follow. The locations of the groundwater PCLE zone are shown in **Figure C.7** in **Appendix C**.

1,1-DCE PCLE Zone

The 1,1-DCE PCLE zone in the uppermost GWBU encompasses monitoring wells MW-3 and MW-6 only. The maximum concentration of 1,1-DCE identified in groundwater on the designated property was detected in a groundwater sample collected from monitoring well SB-3_GW in July 2019, which exhibited a 1,1-DCE concentration of 0.160 milligrams per liter (mg/L), exceeding its TRRP Tier 1 Residential ^{GW}GW_{ing} PCL of 0.007 mg/L. The 1,1-DCE PCLE zone encompasses approximately 40,000 square feet.

Due to elevated 1,1-DCE concentrations in groundwater, SKA collected a sub-slab vapor sample within the on-site office building on the southwest portion of Tract 1 of the designated property. The laboratory analytical results revealed that chlorinated volatiles in groundwater do not pose a significant risk for vapor intrusion at the designated property. The vapor sample locations are shown in **Figure C.5**, and the details of the vapor intrusion assessment were presented in an Affected Property Assessment Report (APAR) submitted to the TCEQ in July 2023.

COC Chemical Properties

The chlorinated solvent, 1,1-DCE, detected in the uppermost GWBU at the designated property, is based on the ethene molecular structure (two doubled-bounded carbon atoms). The 1,1-DCE is present in the groundwater in the dissolved phase, and no direct evidence of non-aqueous phase liquid (NAPL) has been observed or detected. Indeed, due to its high density, chlorinated solvent NAPL is considered a dense non-aqueous phase liquid (DNAPL). Typically, dissolved-phase COCs preferentially migrate with groundwater flow. However, DNAPL-phase COCs tend

to migrate vertically and “sink” in GWBUs and can migrate along the dip of geologic contacts, possibly counter to groundwater flow. The monitoring wells installed at the designated property fully penetrate the shallow GWBU, but DNAPL has not been observed in any of the monitoring wells located at the designated property.

Non-Ingestion PCLE Zone in Designated Groundwater

As previously discussed, the only COC detected in the shallow GWBU that currently exceeds its applicable TRRP Tier 1 Residential ^{GW}GW_{ing} PCLs is 1,1-DCE. This COC does not exceed its applicable TRRP non-ingestion groundwater PCL (i.e., TRRP Tier 1 Residential inhalation of volatiles from groundwater [^{Air}GW_{inh-v}] PCL for a 0.5-acre source area), as discussed below.

- No detectable concentrations of 1,1-DCE identified in groundwater at the designated property exceed its applicable non-ingestion PCL of 1,700 mg/L. As such, a 1,1-DCE non-ingestion PCLE zone has not been identified on the designated property.

Appendix E – Summary of Soil and Groundwater Data

This appendix summarizes the results of the affected property assessment conducted at the designated property.

Summary of Soil Analytical Results

Between July 2019 and September 2022, a total of nine soil borings (SB-5, SB-6, SB-7, and SB-15 through SB-20) and three temporary monitoring wells (SB-2, SB-3, and SB-4) were installed as part of soil assessment activities at the designated property.

A total of 14 soil samples have been collected from the designated property and analyzed in the testing laboratory for various COCs, including VOCs, SVOCs, total petroleum hydrocarbons (TPH), TPH speciation, Resource Conservation and Recovery Act (RCRA) 8 metals, and/or polychlorinated biphenyls (PCBs). The results of soil assessment activities indicated a 2-methylnaphthalene concentration in temporary monitoring well soil sample SB-2 (12-13 ft-bgs) and TPH concentrations in the C₁₂ to C₂₈ and/or C₂₈ to C₃₅ carbon ranges in soil samples SB-17 (5.5-6.5 ft-bgs), SB-17 (9-10 ft-bgs), and SB-20 (1-2 ft-bgs) exceeding their applicable TRRP Tier 1 Residential soil-to-groundwater ingestion (^{GW}Soil_{Ing}) PCLs. Slightly elevated lead concentrations were also identified in soil borings SB-4 (7-8 ft-bgs) and SB-20 (1-2 ft-bgs), exceeding the TRRP Texas-Specific Soil Background Concentration (i.e., its critical TRRP residential PCL) of 15 milligrams per kilogram (mg/kg).

Per TCEQ RG-366/TRRP-22, dated April 2013, SKA determined site-specific TRRP Tier 3 Residential ^{GW}Soil_{Ing} PCLs for lead and 2-methylnaphthalene to ensure concentrations of the COCs were protective of groundwater. The Tier 3 PCLs are based on the Synthetic Precipitation Leaching Procedure (SPLP) laboratory testing results. Based on the SPLP results, the TRRP Tier 3 Residential ^{GW}Soil_{Ing} PCLs for lead and 2-methylnaphthalene were determined to be 40.9 mg/kg and 26 mg/kg, respectively, and are used as the residential assessment levels (RALs) for lead and 2-methylnaphthalene in surface and subsurface soils at the designated property. None of the detected lead and 2-methylnaphthalene concentrations in soil exceed their applicable RALs.

For the TPH C₁₂ to C₂₈ and/or C₂₈ to C₃₅ carbon ranges exceeding their applicable TRRP Tier 1 Residential ^{GW}Soil_{Ing} PCLs, SKA calculated site-specific TRRP Tier 1 Residential TPH-mixture (TPH_{Mix}) PCLs for soils at the designated property. The TRRP Tier 1 Residential TPH_{Mix} Soil PCLs were calculated based on TPH speciation (TX Method 1006) data for soil sample SB-17 (9-10 ft-bgs) using the TCEQ TRRP Tier 1 TPH PCL Calculator (Version 3.0, dated February 2020). Based on the TPH speciation data, the specific TPH mixtures detected in soil at the subject property are protective of groundwater; therefore, a TPH_{mix} ^{GW}Soil_{Ing} PCL was not calculated. Consequently, the RAL for total TPH in surface soil is based on the TRRP combined soil ingestion, dermal contact, inhalation of volatiles and particulates, and ingestion of aboveground and below-ground vegetables (^{Tot}Soil_{Comb}) surface soil pathway PCL, which was calculated to be 10,800 mg/kg. The detected total TPH concentrations in surface soil are well below its applicable site-specific RAL of 10,800 mg/kg. Moreover, the RAL for total TPH in subsurface soil is based on the TRRP soil vapor inhalation (^{Air}Soil_{Inh-v}) pathway PCL, which was calculated to be 30,300 mg/kg. Based on all detected surface soil TPH concentrations being below the site-specific RALs without an MSD in place, no subsurface soil samples were collected and analyzed from the subject property.

A summary of maximum COC concentrations identified in soil on the designated property compared to both their TRRP Tier 1 ^{GW}Soil_{Ing} and ^{Tot}Soil_{Comb} PCLs, as well as the Tier 3 Residential ^{GW}Soil_{Ing} PCLs for lead and 2-methylnaphthalene, and the TPH_{Mix} PCLs, is included in **Table E.1**.

Summary of Groundwater Analytical Results

Between July 2019 and January 2023, a total of ten temporary monitoring wells (SB-1 through SB-4 and SB-9 through SB-14), six on-site permanent monitoring wells (MW-1 through MW-6), and one off-site permanent monitoring well (MW-7) were installed as part of groundwater assessment activities for the designated property.

Multiple groundwater monitoring events have been conducted for the designated property between July 2019 and March 2023, and the groundwater samples have been analyzed in the testing laboratory for various COCs, including VOCs, SVOCs, TPH, and lead. Elevated 1,1-DCE concentrations were initially identified in 2019 in temporary monitoring wells SB-3 and SB-9 installed on the southeast and west portions of the subject property. These temporary monitoring wells were later replaced with permanent monitoring wells. The results of subsequent groundwater assessment activities performed on the designated property in March 2023 indicate that 1,1-DCE only exceeds its applicable TRRP Tier 1 Residential ^{GW}GW_{Ing} PCL in permanent monitoring wells MW-3 and MW-6. Indeed, the elevated 1,1-DCE groundwater plume encompasses monitoring wells MW-3 and MW-6 only, located adjacent to and hydrogeologically downgradient of a sole on-site oil/water separator on the east portion of the designated property.

A summary of maximum COC concentrations identified in groundwater on the designated property compared to both their ^{GW}GW_{Ing} and ^{Air}GW_{Inh-v} PCLs is included in **Table E.2**.

**TABLE E.1
SUMMARY OF MAXIMUM SOIL CONCENTRATIONS
CITY OF HOUSTON MUNICIPAL SETTING DESIGNATION APPLICATION
±5.745-ACRE COMMERCIAL PROPERTY
3511 WEST 12TH STREET
HOUSTON, HARRIS COUNTY, TEXAS 77008
IHW SWR NO. 38591**

CHEMICALS OF CONCERN	MAXIMUM SOIL CONCENTRATION				CRITICAL TRRP TIER 1 RESIDENTIAL SOIL PCLs	
	Sample Name	Sample Depth (ft-bgs)	Sample Date	Detected Concentration (mg/kg)	Ingestion PCL (Without MSD)	Non-Ingestion PCL (With MSD)
					^{GW} Soil _{ing} (mg/kg)	^{Tot} Soil _{comb} (mg/kg)
Acenaphthene	SB-2	12-13	7/18/2019	24	240	3,000
Acenaphthylene	SB-2	12-13	7/18/2019	70	410	3,800
Acetone (2-propanone)	DUP-01 (SB-2)	7-8	7/17/2019	0.061	43	66000
Anthracene	SB-2	12-13	7/18/2019	1.8	6,900	18,000
Arsenic	SB-20	1-2	9/26/2022	3.33 J	5.0	24
Barium	SB-19	1-2	9/26/2022	154	440	8,100
Benz(a)anthracene	SB-4	7-8	7/18/2019	2.3	130	41
Benzene	SB-17	5.5-6.5	9/26/2022	0.0123	0.026	120
Benzo(a)pyrene	SB-4	7-8	7/18/2019	2.9	7.6	4.1
Benzo(b)fluoranthene	SB-4	7-8	7/18/2019	3.9	440	42
Benzo(g,h,i)perylene	SB-4	7-8	7/18/2019	1.9	46,000	1,800
Benzo(k)fluoranthene	SB-4	7-8	7/18/2019	1.4	4,500	420
1,1-Biphenyl	SB-2	12-13	7/18/2019	2.1	2,500	12,000
Bis (2-ethyl-hexyl) phthalate	SB-2	7-8	7/17/2019	0.22	160	43
n-Butylbenzene	SB-17	5.5-6.5	9/26/2022	0.0393	150	3,300
sec-Butylbenzene	SB-17	5.5-6.5	9/26/2022	0.0339	85	3,300
Cadmium	SB-4	7-8	7/18/2019	0.324 J	1.5	52
Carbazole	SB-4	7-8	7/18/2019	0.43	4.6	230
Carbon disulfide	SB-4	7-8	7/18/2019	0.016	14	4,600
Chromium	SB-17	5.5-6.5	9/26/2022	22.9	2,400	33,000
Chrysene	SB-4	7-8	7/18/2019	2.3	11,000	4,100
Cyclohexane	SB-2	12-13	7/18/2019	0.18	5,900	75,000
Dibenz(a,h)anthracene	SB-4	7-8	7/18/2019	0.5	15	4.0
Dibenzofuran	SB-2	12-13	7/18/2019	1.5	33	270
1,1-Dichloroethane	SB-17	5.5-6.5	9/26/2022	0.00951	18	11,000
1,1-Dichloroethene	SB-17	5.5-6.5	9/26/2022	0.0428	0.050	2,300
Di-n-butyl phthalate	SB-7	1-2	7/17/2019	0.0048 J	3,300	6,200
Di-n-octyl phthalate	SB-4	7-8	7/18/2019	0.12	810,000	640
Ethyl benzene	SB-17	5.5-6.5	9/26/2022	0.481	7.6	6,400
Fluoranthene	SB-4	7-8	7/18/2019	5.9	1,900	2,300
Fluorene	SB-4	7-8	7/18/2019	0.56	300	2,300
Hexachlorobenzene	SB-5	11-12	7/19/2019	0.0082	1.1	1.1
Indeno(1,2,3-cd)pyrene	SB-4	7-8	7/18/2019	2.0	1,300	42
Isopropylbenzene	SB-2	12-13	7/18/2019	0.071	350	4,300
p-Isopropyltoluene	SB-17	5.5-6.5	9/26/2022	0.0509	230	8,200
Lead	SB-4	7-8	7/18/2019	40.9	3.0	500
SPLP Lead	SFI-SB-2*	7-8	9/30/2020	0.00339 J	--	--
Mercury	SB-20	1-2	9/26/2022	0.0601	2.1	8.3
Methyl cyclohexane	SB-2	12-13	7/18/2019	3.6	16,000	41,000
Methyl ethyl ketone (2-butanone)	SB-17	5.5-6.5	9/26/2022	0.0102 J	29	40,000
2-Methylnaphthalene	SB-2	12-13	7/18/2019	26	17	250
SPLP 2-Methylnaphthalene	SB-15*	12-13	10/9/2020	0.023	--	--
Naphthalene	SB-2	12-13	7/18/2019	5.6	31	220
Phenanthrene	SB-4	7-8	7/18/2019	3.7	420	1,700
Polychlorinated biphenyls (PCBs)	SB-20	1-2	9/26/2022	0.0312 J	11	1.1
n-Propylbenzene	SB-17	5.5-6.5	9/26/2022	0.113	45	2,200
Pyrene	SB-2	12-13	7/18/2019	6.2	1,100	1,700
Selenium	SB-16	3-4	9/26/2022	0.649 J	2.3	310
Silver	SB-4	7-8	7/18/2019	0.0466 J	0.48	97
Total TPH (C ₆ -C ₃₅)	SB-20	1-2	9/26/2022	1,880	--	--
1,2,4-Trimethylbenzene	SB-17	5.5-6.5	9/26/2022	2.47	33	1,600
1,3,5-Trimethylbenzene	SB-17	5.5-6.5	9/26/2022	0.0150	36	1,500
Vinyl chloride	SB-17	5.5-6.5	9/26/2022	0.00391 J	0.022	3.7
m,p-Xylene	SB-2	12-13	7/18/2019	7.3	110	8,900
o-Xylene	SB-4	7-8	7/18/2019	0.0020 J	71	48,000
Total Xylenes	SB-2	12-13	7/18/2019	7.3	120	6,000

NOTES:

"--" indicates not applicable.

"ft-bgs" represents feet below ground surface.

"mg/kg" represents milligrams per kilogram.

"IHW" represents Industrial Hazardous Waste

"SWR" represents Solid Waste Registration.

"TCEQ" represents Texas Commission on Environmental Quality.

"TRRP" represents Texas Risk Reduction Program.

"PCL" represents Protective Concentration Level.

Only analytes with at least one sample with a concentration above the laboratory Sample Detection Limit (SDL) shown on this table.

"J" Indicates that the target analyte was positively identified above the SDL but below the Method Quantitation Limit (MQL).

Concentrations highlighted yellow exceed the critical TRRP Tier 1 Residential Soil PCL (ingestion PCL) without an MSD in place but do not exceed the critical TRRP Tier 1 Residential Soil PCL (non-ingestion PCL) with an MSD in place.

Concentrations highlighted pink exceed the critical TRRP Tier 1 Residential Soil PCL (non-ingestion PCL) with an MSD in place.

TCEQ TRRP Tier 1 Residential Soil PCLs (30 Texas Administrative Code [TAC] 350) Table 1: Tier 1 Residential Soil PCLs, dated May 10, 2023.

" SFI-SB-2* " indicates sample SFI-SB-2 (7-8 ft-bgs) was collected from the same location and sample interval as SB-4 (7-8 ft-bgs).

" SB-15* " indicates sample SB-15 (12-13 ft-bgs) was collected from the same location and sample interval as SB-2 (12-13 ft-bgs).

TABLE E.2
SUMMARY OF MAXIMUM GROUNDWATER CONCENTRATIONS
CITY OF HOUSTON MUNICIPAL SETTING DESIGNATION APPLICATION
±5.745-ACRE COMMERCIAL PROPERTY
3511 WEST 12TH STREET
HOUSTON, HARRIS COUNTY, TEXAS 77008
IHW SWR NO. 38591

CHEMICALS OF CONCERN	MAXIMUM GROUNDWATER CONCENTRATION			CRITICAL TRRP TIER 1 RESIDENTIAL GROUNDWATER PCLs	
	Sample Name	Sample Date	Detected Concentration (mg/L)	Ingestion PCL (Without MSD)	Non-Ingestion PCL (With MSD)
				^{GW} GW _{ing} (mg/L)	^{Air} GW _{inh-V} (mg/L)
Acetone	MW-1	3/22/2023	0.00737 J	22	1,000,000
Acetophenone	SB-9_GW	7/19/2019	0.00012 J	2.4	--
Anthracene	DUP-01 (SB-2_GW)	7/19/2019	0.000023 J	7.3	--
Benzene	SB-9_GW	7/19/2019	0.00058 J	0.0050	180
Benzo(a)pyrene	SB-3_GW	7/19/2019	0.000038 J	0.0002	29
1,1' -Biphenyl	SB-2_GW	7/19/2019	0.000087 J	12	--
Bis(2-ethylhexyl)phthalate	SB-3_GW	7/19/2019	0.00026 J	0.006	--
Caprolactam	SB-9_GW	7/19/2019	0.00068	12	--
Chloroform	SB-3_GW	7/19/2019	0.00047 J	0.24	20
Dibenzofuran	DUP-01 (SB-2_GW)	7/19/2019	0.00011	0.098	--
1,1-Dichloroethane	MW-6	9/27/2022	0.0168	4.9	43,000
1,1-Dichloroethene	SB-3_GW	7/19/2019	0.160	0.0070	1,700
cis-1,2-Dichloroethene	SB-9_GW	7/19/2019	0.0025	0.070	1,200
Diethyl phthalate	SB-9_GW	7/19/2019	0.0053	20	--
Di-n-butyl phthalate	SB-9_GW	7/19/2019	0.00026 J	2.4	--
Di-n-octyl phthalate	SB-9_GW	7/19/2019	0.00032 J	0.24	--
Ethylbenzene	SB-2_GW	7/19/2019	0.00044	0.70	30,000
Fluoranthene	SB-3_GW	7/19/2019	0.000056 J	0.98	--
Fluorene	SB-2_GW	7/19/2019	0.000048 J	0.98	--
Methylcyclohexane	SB-2_GW	7/19/2019	0.0037	120	1,400
2-Methylnaphthalene	DUP-01 (SB-2_GW)	7/19/2019	0.0023	0.098	--
Methyl tert-butyl ether	MW-3	9/27/2022	0.00793	0.24	4,000
Naphthalene	DUP-01 (SB-2_GW)	7/19/2019	0.0017	0.49	320
Phenanthrene	SB-2_GW	7/19/2019	0.000048 J	0.73	--
Phenol	SB-9_GW	7/19/2019	0.00032 J	7.3	160,000
Pyrene	SB-3_GW	7/19/2019	0.000049 J	0.73	--
Trichloroethene	SB-3_GW	7/19/2019	0.00089 J	0.0050	24
Vinyl chloride	SB-9_GW	7/19/2019	0.0015	0.0020	3.8
m,p-Xylene	SB-2_GW	7/19/2019	0.0019 J	10	9,400
Total Xylenes	SB-2_GW	7/19/2019	0.0019	10	10,000

NOTES:

--" indicates not applicable.

"mg/L" represents milligrams per liter.

"IHW" represents Industrial Hazardous Waste

"SWR" represents Solid Waste Registration.

"TCEQ" represents Texas Commission on Environmental Quality.

"TRRP" represents Texas Risk Reduction Program.

"PCL" represents Protective Concentration Level.

Only analytes with at least one sample with a concentration above the laboratory Sample Detection Limit (SDL) shown on this table.

"J" Indicates that the target analyte was positively identified above the SDL but below the Method Quantitation Limit (MQL).

Concentrations highlighted yellow exceed the critical TRRP Tier 1 Residential Groundwater PCL (ingestion PCL) without an MSD in place but do not exceed the critical TRRP Tier 1 Residential Groundwater PCL (non-ingestion PCL) with an MSD in place.

Concentrations highlighted pink exceed the critical TRRP Tier 1 Residential Groundwater PCL (non-ingestion PCL) with an MSD in place.

TCEQ TRRP Tier 1 Residential Groundwater PCLs (30 Texas Administrative Code [TAC] 350) Table 3: Tier 1 Residential and Commercial/Industrial Groundwater PCLs, dated May 10, 2023.

Appendix F – Off-Site Impacted Property Owners

COCs in groundwater at the designated property may have migrated to the off-site properties listed in **Table F.1** at concentrations exceeding their applicable TRRP Tier 1 Residential ^{GW}GW_{ing} PCLs. Notifications have been sent to the owner of each listed property in accordance with 30 Texas Administrative Code (TAC) §350.55.

TABLE F.1
OFF-SITE PROPERTY OWNER NOTIFICATIONS
CITY OF HOUSTON MUNICIPAL SETTINGS DESIGNATION APPLICATION
±5.745-ACRE COMMERCIAL PROPERTY
3511 WEST 12TH STREET
HOUSTON, HARRIS COUNTY, TEXAS 77008
IHW SWR NO. 38591

HCAD ID	Property Address	Owner Name	Property Owner Address	City	State	Zip Code
0440820000650	0 HEMPSTEAD ROAD	SOUTHERN PACIFIC RAILROAD COMPANY	1400 DOUGLAS STREET STOP 1640	OMAHA	NEBRASKA	68179-1001
0440820000475	0 WEST 11TH STREET	UNION PACIFIC RAILROAD COMPANY	1400 DOUGLAS STREET STOP 1640	OMAHA	NEBRASKA	68179-1001

Notes:

"IHW" represents Industrial Hazardous Waste

"SWR" represents Solid Waste Registration.

"HCAD" represents Harris County Appraisal District.

"ROW" represents right-of-way.

The information presented in the table above was obtained from the publicly-available HCAD Parcel Viewer (arcweb.hcad.org/parcelviewer/).

Appendix G – Plume Stability

The following sections provide discussions regarding the extent of any soil plumes and the extent and stability of the groundwater contaminant plumes within the designated property.

Soil Plumes

Based on the soil assessment results, a soil plume (i.e., PCLE zone) does not exist on the designated property. A summary of all soil analytical results for the designated property is included in **Table G.1**.

Groundwater Plumes – Delineation and Sources

Based on the groundwater assessment results, only concentrations of the chlorinated solvent 1,1-DCE currently exceed its applicable TRRP Tier 1 Residential ^{GW}GW_{ing} PCLs. The groundwater contaminant plume identified at the designated property is described in detail below.

1,1-DCE Plume

As previously discussed in **Appendix D**, the 1,1-DCE PCLE zone in the uppermost GWBU encompasses monitoring wells MW-3 and MW-6 on Tract 1 and into the Seamist Drive ROW adjoining Tract 1 to the east. The source of the 1,1-DCE in groundwater is attributed to a likely historical release from the on-site oil/water separator related to former industrial occupants on the east portion of Tract 1.

The 1,1-DCE groundwater contaminant plume is fully delineated, including in the hydrogeologically crossgradient to downgradient directions by an off-site temporary monitoring well installed as part of prior assessment activities at the ±9.55-Acre Commercial Property IHW CorrAct site (IHW SWR No. 82425) at 3480 and 3484 West 11th Street, about 60 feet east of the designated property. Moreover, the 1,1-DCE groundwater contaminant plume is delineated in the downgradient direction by several off-site monitoring wells installed as part of prior assessment activities at the Former Air Liquide Facility Voluntary Cleanup Program (VCP) site (VCP No. 2721) at 3602 West 11th Street, about 40 feet south of the designated property. The 1,1-DCE concentrations are decreasing in trend. Since no chlorinated solvents are currently used on the designated property and the 1,1-DCE release is from historical on-site activities, this decreasing 1,1-DCE concentration trend is expected to continue.

All other COCs in groundwater were detected at concentrations below their respective TRRP RALs. A summary of all groundwater analytical results for the designated property is included in **Table G.2**.

Groundwater Plumes – Stability

A stable groundwater PCLE zone plume provides evidence that natural conditions are effectively controlling the extent of COCs and that expansion of the groundwater plume over time is unlikely to occur. The natural processes that are primarily responsible for achieving a stable groundwater plume involve biodegradation by native microorganisms, adsorption of COCs to soil particles, and dispersion of the COCs through groundwater flow. Collectively, these processes are referred to as natural attenuation.

TCEQ regulatory guidance recommends demonstrating a stable groundwater plume using a lines-of-evidence approach (RG-366/TRRP-33, revised September 2010). The lines-of-evidence approach is employed to document that natural attenuation is occurring at a rate that is sufficient to effectively control the migration of COCs in groundwater, resulting in protective conditions once the institutional control (i.e., the COH MSD Ordinance and TCEQ MSD Certificate) is in place. The lines of evidence which can be used include:

1. Primary lines of evidence (PLOE): Relies on historical groundwater data to demonstrate a stable or decreasing trend of COC concentrations over time and with distance away from the source area.
2. Secondary lines of evidence (SLOE): Uses hydrogeologic or chemical indicators to document the occurrence of natural attenuation processes. Examples include the presence of daughter products to indicate active degradation of the parent compound, ratios of parent compounds to daughter products to evaluate the extent of degradation, geochemistry data to demonstrate that appropriate subsurface conditions exist, and groundwater flow rate calculations for assessing plume migration potential.
3. Other lines of evidence (OLOE): Most often consist of predictive modeling studies and laboratory or field studies to further demonstrate an understanding of the natural attenuation processes occurring at the designated property and their effectiveness at controlling PCLE zone migration and decreasing COC concentrations.

The extent to which the various lines of evidence are evaluated at a site, or whether the analysis proceeds beyond the primary lines of evidence, depends on the project objectives and the extent of available data. For the 1,1-DCE groundwater plume beneath the designated property, SKA evaluated primary and/or secondary lines of evidence using the groundwater monitoring data generated from 2019 to 2023.

PLOE

A graph of 1,1-DCE concentrations over time in groundwater samples from monitoring wells MW-3 and MW-6 is included as **Graph G.1**. The graph illustrates the generally decreasing 1,1-DCE concentrations in these wells. This COC concentration trend confirms that 1,1-DCE is being naturally attenuated in groundwater.

SLOE

A summary of average pH and temperature over time in groundwater samples from monitoring wells MW-3 and MW-6 is included in **Table G.3**.

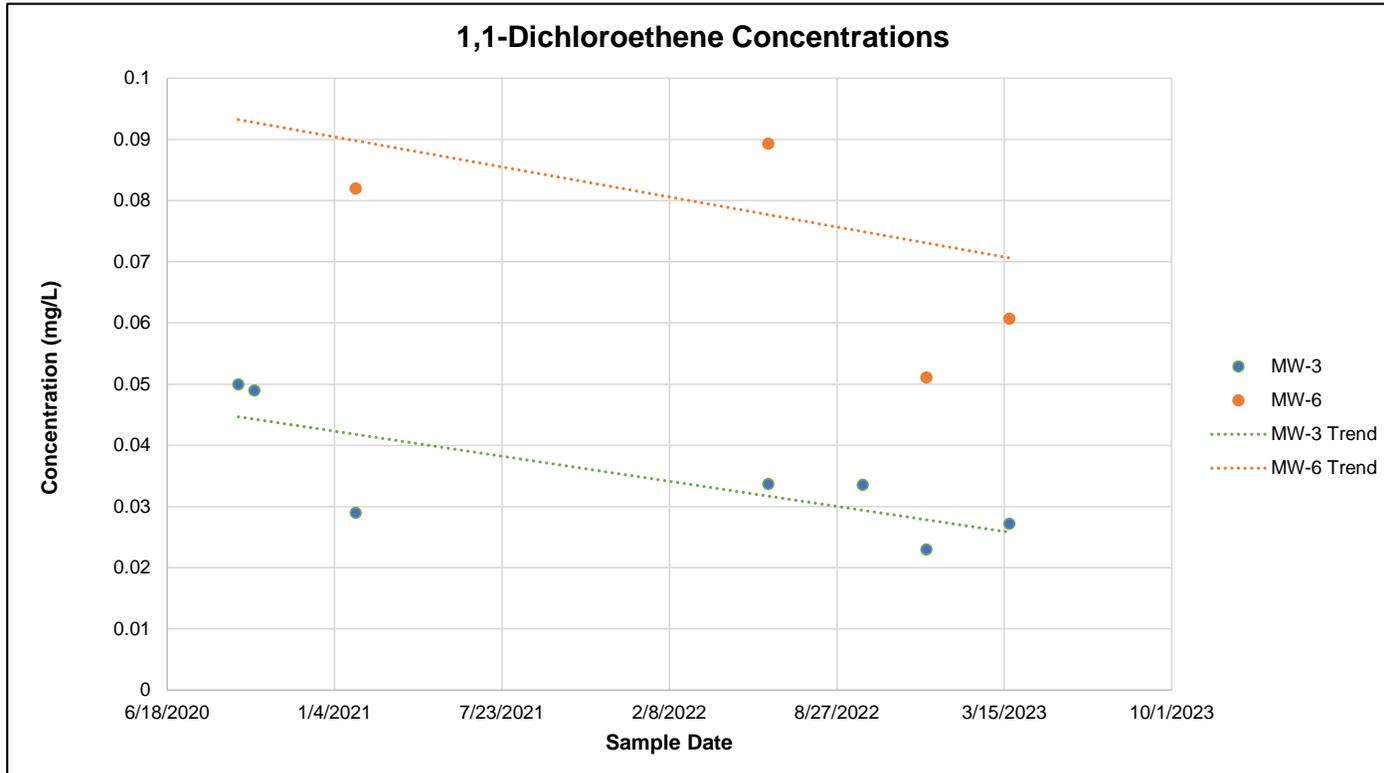
A pH between 6.0 and 8.5 is generally required for the complete reductive dechlorination of chlorinated ethenes to innocuous products (such as ethane, ethene, or carbon dioxide) to occur. Groundwater with a pH outside of these parameters allows for only slow or incomplete dechlorination, with no reductive dechlorination occurring when pH is less than 5.0 or greater than 10.0. Groundwater sampling data for pH indicate that the average pH levels are well within the required pH range of 6.0 to 8.5 for complete reductive dechlorination to occur within the area of the 1,1-DCE plume, as shown in **Table G.3**.

At temperatures greater than 20 degrees Celsius (°C), biochemical processes are accelerated, including reductive dechlorination. Groundwater sampling temperature data for MW-3 and MW-

6 indicate the groundwater temperature on the designated property is greater than 20 °C. Therefore, the groundwater temperature within the area of the 1,1-DCE plume is above the necessary temperature for accelerated reductive dechlorination to occur (**Table G.3**).

Based on the presented SLOEs, the observed biodegradation processes are expected to continue to reduce COC concentrations in groundwater over time.

GRAPH G.1
CITY OF HOUSTON MUNICIPAL SETTING DESIGNATION APPLICATION
±5.745-ACRE COMMERCIAL PROPERTY
3511 WEST 12TH STREET
HOUSTON, HARRIS COUNTY, TEXAS 77008
IHW SWR NO. 38591



Notes:
 "mg/L" represents milligrams per liter.
 "IHW" represents Industrial Hazardous Waste
 "SWR" represents Solid Waste Registration.

**TABLE G.1
SUMMARY OF SOIL ANALYTICAL RESULTS - VOCs
CITY OF HOUSTON MUNICIPAL SETTING DESIGNATION APPLICATION
±5.745-ACRE COMMERCIAL PROPERTY
3511 WEST 12TH STREET
HOUSTON, HARRIS COUNTY, TEXAS 77008
IHW SWR NO. 38591**

Sample Name	Sample Depth (ft-bgs)	Sample Date	VOLATILE ORGANIC COMPOUNDS (VOCs)																				
			Acetone	Benzene	n-Butylbenzene	sec-Butylbenzene	Carbon disulfide	Cyclohexane	1,1-Dichloroethane	1,1-Dichloroethene	Ethylbenzene	Isopropylbenzene	p-Isopropyltoluene	Methylcyclohexane	Methyl ethyl ketone (2-Butanone)	Naphthalene	n-Propylbenzene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Vinyl chloride	m,p-Xylene	o-Xylene	Xylenes, Total
			Method 8260C mg/kg	Method 8260C mg/kg	Method 8260C mg/kg	Method 8260C mg/kg	Method 8260C mg/kg	Method 8260C mg/kg	Method 8260C mg/kg	Method 8260C mg/kg	Method 8260C mg/kg	Method 8260C mg/kg	Method 8260C mg/kg	Method 8260C mg/kg	Method 8260C mg/kg	Method 8260C mg/kg	Method 8260C mg/kg	Method 8260C mg/kg	Method 8260C mg/kg	Method 8260C mg/kg	Method 8260C mg/kg	Method 8260C mg/kg	Method 8260C mg/kg
TEMPORARY MONITORING WELLS (ENVIRONMENTAL RESOURCES MANAGEMENT, INC. [ERM])																							
SB-2	7-8	7/17/2019	0.045	<0.00058	-	-	<0.00070	<0.0012	<0.00058	<0.00058	0.013	0.0040 J	-	0.059	<0.0015	-	-	-	-	<0.00093	0.096	<0.0012	0.096
	12-13	7/18/2019	0.043	<0.00046	-	-	<0.00055	0.18	<0.00046	<0.00046	0.15	0.071	-	3.6	<0.0012	-	-	-	-	<0.00074	7.3	<0.052	7.3
DUP-01 (SB-2)	7-8	7/17/2019	0.061	<0.00059	-	-	<0.00070	0.019	<0.00059	<0.00059	0.020	0.0049 J	-	0.079	<0.0015	-	-	-	-	<0.00094	0.14	<0.0012	0.14
SB-3	6-7	7/18/2019	<0.0016	<0.00039	-	-	<0.00047	<0.00078	<0.00039	<0.00039	<0.00055	<0.00070	-	<0.00078	<0.0010	-	-	-	-	<0.00063	<0.0013	<0.00078	<0.00078
SB-4	1-2	7/18/2019	0.047	<0.00051	-	-	<0.00061	<0.0010	<0.00051	<0.00051	<0.00071	<0.00091	-	<0.0010	<0.0013	-	-	-	-	<0.00081	<0.0016	<0.0010	<0.0010
	7-8	7/18/2019	0.051	<0.00049	-	-	0.016	<0.00099	<0.00049	<0.00049	0.00073 J	<0.00089	-	<0.00099	<0.0013	-	-	-	-	<0.00079	0.0030 J	0.0020 J	0.0050
SOIL BORINGS (ERM)																							
SB-5	11-12	7/19/2019	<0.0020	<0.00049	-	-	<0.00059	<0.00098	<0.00049	<0.00049	<0.00069	<0.00088	-	<0.00098	<0.0013	-	-	-	-	<0.00078	<0.0016	<0.00098	<0.00098
SB-6	2-3	7/17/2019	0.019	<0.00046	-	-	0.0044 J	<0.00091	<0.00046	<0.00046	<0.00064	<0.00082	-	<0.00091	<0.0012	-	-	-	-	<0.00073	<0.0015	<0.00091	<0.00091
SB-7	1-2	7/17/2019	<0.0025	<0.00063	-	-	<0.00075	<0.0013	<0.00063	<0.00063	<0.00088	<0.0011	-	<0.0013	<0.0016	-	-	-	-	<0.0010	<0.0020	<0.0013	<0.0013
SOIL BORINGS (SKA CONSULTING, L.P. [SKA])																							
SB-16	3-4	9/26/2022	<0.0283	<0.00124	<0.00296	<0.00289	-	-	<0.00276	<0.00300	<0.00112	<0.00284	<0.00275	-	<0.00950	<0.00338	<0.00274	<0.00266	<0.00279	<0.00312	-	<0.00152	<0.00152
SB-17	5.5-6.5	9/26/2022	0.0465 J	0.0123	0.0393	0.0339	-	-	0.00951	0.0428	0.481	0.0544	0.0509	-	0.0102 J	1.48	0.113	2.47	0.0150	0.00391 J	-	<0.000901	0.148
SB-18	1.5-2.5	9/26/2022	<0.0136	<0.000597	<0.00142	<0.00139	-	-	<0.00133	<0.00145	<0.000542	<0.00137	<0.00132	-	<0.00458	<0.00205	<0.00132	<0.00128	<0.00135	<0.00150	-	<0.000733	<0.000733
SB-19	1-2	9/26/2022	<0.0129	<0.000563	<0.00134	<0.00131	-	-	<0.00126	<0.00137	<0.000511	<0.00129	<0.00125	-	<0.00432	<0.00154	<0.00124	<0.00121	<0.00127	<0.00142	-	<0.000692	<0.000692
SB-20	1-2	9/26/2022	0.0206 J	<0.000712	<0.00170	<0.00166	-	-	<0.00159	<0.00173	<0.000646	<0.00163	<0.00158	-	<0.00546	<0.00445	<0.00157	<0.00153	<0.00160	<0.00179	-	<0.000874	<0.000874
REGULATORY STANDARDS																							
TCEQ TRRP Tier 1 Residential ^{GW} Soil _{mg} PCLs (0.5-Acre Source Area)			43	0.026	150	85	14	5,900	18	0.050	7.6	350	230	16,000	29	31	45	33	36	0.022	110	71	120
TCEQ TRRP Tier 1 Residential ^{Tot} Soil _{Comb} PCLs (0.5-Acre Source Area)			66,000	120	3,300	3,300	4,600	75,000	11,000	2,300	6,400	4,300	8,200	41,000	40,000	220	2,200	1,600	1,500	3.7	8,900	48,000	6,000

Notes:
 "-" indicates not analyzed.
 "ft-bgs" represents feet below ground surface.
 "mg/kg" represents milligrams per kilograms.
 "IHW" represents Industrial Hazardous Waste
 "SWR" represents Solid Waste Registration.
 "TCEQ" represents Texas Commission on Environmental Quality.
 "TRRP" represents Texas Risk Reduction Program.
 Only VOC analytes with at least one sample with a concentration above the laboratory Sample Detection Limit (SDL) shown on this table.
 "<" indicates the analyte was not detected at or above the specified laboratory SDL.
 Concentrations in bold were detected at or above the laboratory SDL.
 "J" indicates the detected concentration is an estimated value above the laboratory SDL but below the Method Quantitation Limit (MQL).
 TCEQ TRRP Tier 1 Residential Soil Protective Concentration Levels (PCLs) (30 Texas Administrative Code [TAC] Chapter 350, Table 1: Tier 1 Residential Soil PCLs, dated May 10, 2023).

TABLE G.1
SUMMARY OF SOIL ANALYTICAL RESULTS - SVOCs (A-C)
CITY OF HOUSTON MUNICIPAL SETTING DESIGNATION APPLICATION
±5.745-ACRE COMMERCIAL PROPERTY
3511 WEST 12TH STREET
HOUSTON, HARRIS COUNTY, TEXAS 77008
IHW SWR NO. 38591

Sample Name	Sample Depth (ft-bgs)	Sample Date	SEMI-VOLATILE ORGANIC COMPOUNDS (SVOCs)											
			Acenaphthene	Acenaphthylene	Anthracene	Benz(a)anthracene	Benzo(a)pyrene	Benzo(b)fluoranthene	Benzo(g,h,i)perylene	Benzo(k)fluoranthene	1,1'-Biphenyl	Bis(2-ethylhexyl)phthalate	Carbazole	Chrysene
			Method 8270D mg/kg	Method 8270D mg/kg	Method 8270D mg/kg	Method 8270D mg/kg	Method 8270D mg/kg	Method 8270D mg/kg	Method 8270D mg/kg	Method 8270D mg/kg	Method 8270D mg/kg	Method 8270D mg/kg	Method 8270D mg/kg	Method 8270D mg/kg
TEMPORARY MONITORING WELLS (ENVIRONMENTAL RESOURCES MANAGEMENT, INC. [ERM])														
SB-2	7-8	7/17/2019	<0.00057	<0.0011	0.0025 J	<0.0018	<0.0011	<0.0014	<0.00080	<0.0010	0.023	0.022	<0.0014	<0.00091
	12-13	7/18/2019	24	70	1.8	<0.34	<0.22	<0.26	<0.15	<0.19	2.1	<0.37	<0.26	<0.17
DUP-01 (SB-2)	7-8	7/17/2019	<0.0056	<0.011	<0.0056	<0.018	<0.011	<0.013	<0.0078	<0.010	0.063 J	<0.019	<0.013	<0.0089
SB-3	6-7	7/18/2019	<0.00055	<0.0011	<0.00055	<0.0018	<0.0011	<0.0013	<0.00078	<0.0010	<0.0019	0.015	<0.0013	<0.00089
SB-4	1-2	7/18/2019	0.20	<0.011	0.55	1.4	1.7	2.2	1.2	0.97	<0.019	<0.019	0.25	1.3
	7-8	7/18/2019	0.39	<0.012	1.1	2.3	2.9	3.9	1.9	1.4	<0.020	<0.020	0.43	2.3
SOIL BORINGS (ERM)														
SB-5	11-12	7/19/2019	<0.00056	0.044	<0.00056	<0.0018	<0.0011	<0.0013	<0.00078	<0.0010	0.0051 J	<0.0019	<0.0013	<0.00089
SB-6	2-3	7/17/2019	<0.00061	<0.0012	<0.00061	<0.0019	<0.0012	<0.0015	<0.00085	<0.0011	<0.0021	0.016	<0.0015	<0.00097
SB-7	1-2	7/17/2019	<0.00058	<0.0012	<0.00058	<0.0019	<0.0012	<0.0014	<0.00081	<0.0010	<0.0020	0.018	0.0029 J	<0.00093
SOIL BORINGS (SKA CONSULTING, L.P. [SKA])														
SB-16	3-4	9/26/2022	<0.0184	<0.0176	<0.0164	<0.0167	<0.0205	<0.0150	<0.0183	<0.0230	-	<0.198	-	<0.0197
SB-17	5.5-6.5	9/26/2022	<0.0194	<0.0185	<0.0173	<0.0176	<0.0216	<0.0158	<0.0193	<0.0243	-	<0.209	-	<0.0207
SB-18	1.5-2.5	9/26/2022	<0.00291	<0.00315	<0.00298	<0.00269	<0.00307	<0.00345	<0.00332	<0.00334	-	-	-	<0.00232
SB-19	1-2	9/26/2022	<0.00261	0.0118	0.0126	0.00682	0.00748	0.0134	0.0147	0.00424	-	-	-	0.00963
SB-20	1-2	9/26/2022	<0.0578	<0.0626	0.0734 J	0.193	0.184	0.232	0.116	<0.0664	-	-	-	0.190
REGULATORY STANDARDS														
TCEQ TRRP Tier 1 Residential ^{GW} Soil _{mg} PCLs (0.5-Acre Source Area)			240	410	6,900	130	7.6	440	46,000	4,500	2,500	160	4.6	11,000
TCEQ TRRP Tier 1 Residential ^{To} Soil _{Comb} PCLs (0.5-Acre Source Area)			3,000	3,800	18,000	41	4.1	42	1,800	420	12,000	43	230	4,100

Notes:

- "-" indicates not analyzed.
- "ft-bgs" represents feet below ground surface.
- "mg/kg" represents milligrams per kilograms.
- "IHW" represents Industrial Hazardous Waste
- "SWR" represents Solid Waste Registration.
- "TCEQ" represents Texas Commission on Environmental Quality.
- "TRRP" represents Texas Risk Reduction Program.
- Only SVOC analytes with at least one sample with a concentration above the laboratory Sample Detection Limit (SDL) shown on this table.
- "<" indicates the analyte was not detected at or above the specified laboratory SDL.
- Concentrations in bold were detected at or above the laboratory SDL.
- "J" indicates the detected concentration is an estimated value above the laboratory SDL but below the Method Quantitation Limit (MQL).
- TCEQ TRRP Tier 1 Residential Soil Protective Concentration Levels (PCLs) (30 Texas Administrative Code [TAC] Chapter 350, Table 1: Tier 1 Residential Soil PCLs, dated May 10, 2023).

**TABLE G.1
SUMMARY OF SOIL ANALYTICAL RESULTS - SVOCs (D-2)
CITY OF HOUSTON MUNICIPAL SETTING DESIGNATION APPLICATION
±5.745-ACRE COMMERCIAL PROPERTY
3511 WEST 12TH STREET
HOUSTON, HARRIS COUNTY, TEXAS 77008
IHW SWR NO. 38591**

Sample Name	Sample Depth (ft-bgs)	Sample Date	SEMI-VOLATILE ORGANIC COMPOUNDS (SVOCs)												
			Dibenz(a,h)anthracene	Dibenzofuran	Di-n-butyl phthalate	Di-n-octyl phthalate	Fluoranthene	Fluorene	Hexachlorobenzene	Indeno(1,2,3-cd)pyrene	2-Methylnaphthalene	SPLP 2-Methylnaphthalene	Naphthalene	Phenanthrene	Pyrene
			Method 8270D mg/kg	Method 8270D mg/kg	Method 8270D mg/kg	Method 8270D mg/kg	Method 8270D mg/kg	Method 8270D mg/kg	Method 8270D mg/kg	Method 8270D mg/kg	Method 8270D mg/kg	Method 8270D mg/kg	Method 8270D mg/L	Method 8270D mg/kg	Method 8270D mg/kg
TEMPORARY MONITORING WELLS (ENVIRONMENTAL RESOURCES MANAGEMENT, INC. [ERM])															
SB-2	7-8	7/17/2019	<0.0018	0.016	<0.0014	<0.0010	<0.0013	0.012	<0.0010	<0.00091	0.088	-	0.013	0.021	<0.00069
	12-13	7/18/2019	<0.34	1.5	<0.26	<0.19	2.6	<0.24	<0.19	<0.17	26	-	5.6	2.8	6.2
DUP-01 (SB-2)	7-8	7/17/2019	<0.018	0.050	<0.013	<0.010	<0.012	<0.012	<0.010	<0.0089	0.32	-	0.057	0.053	<0.0067
SB-3	6-7	7/18/2019	<0.0018	<0.00078	<0.0013	0.015	<0.0012	<0.0012	<0.0010	<0.00089	<0.00055	-	<0.00066	<0.0017	<0.00066
SB-4	1-2	7/18/2019	0.29	0.11	<0.013	<0.010	2.8	0.25	<0.010	1.2	<0.0056	-	0.024 J	1.9	2.9
	7-8	7/18/2019	0.50	0.24	<0.014	0.12	5.9	0.56	<0.011	2.0	0.029 J	-	0.048	3.7	4.2
SOIL BORINGS (ERM)															
SB-5	11-12	7/19/2019	<0.0018	<0.00078	0.0020 J	<0.0010	0.038	0.0024 J	0.0082	<0.00089	0.0046	-	0.074	0.057	0.096
SB-6	2-3	7/17/2019	<0.0019	<0.00085	<0.0015	<0.0011	<0.0013	<0.0013	<0.0011	<0.00097	<0.00061	-	<0.00073	<0.0018	<0.00073
SB-7	1-2	7/17/2019	<0.0019	<0.00081	0.0048 J	<0.0010	0.0022 J	<0.0013	<0.0010	<0.00093	<0.00058	-	0.0029 J	<0.0017	0.0024 J
SB-15 *	12-13	10/9/2020	-	-	-	-	-	-	-	-	-	0.023	-	-	-
SOIL BORINGS (SKA CONSULTING, L.P. [SKA])															
SB-16	3-4	9/26/2022	<0.0151	<0.0184	<0.0191	<0.0158	<0.0175	<0.0165	<0.0193	<0.0160	<0.0537	-	0.0186	<0.0197	0.0174
SB-17	5.5-6.5	9/26/2022	<0.0159	<0.0194	<0.0201	<0.0167	<0.0184	<0.0174	<0.0203	<0.0168	0.290	-	0.0820 J	0.0304 J	<0.0183
SB-18	1.5-2.5	9/26/2022	<0.00334	<0.00293	-	-	<0.00293	<0.00294	-	<0.00316	-	-	<0.00301	<0.00294	<0.00297
SB-19	1-2	9/26/2022	<0.00300	<0.00263	-	-	0.0106	<0.00263	-	0.00981	-	-	<0.00270	0.00507	0.00739
SB-20	1-2	9/26/2022	<0.0664	<0.0582	-	-	0.481	<0.0584	-	0.105	-	-	<0.0598	0.183	0.302
REGULATORY STANDARDS															
TCEQ TRRP Tier 1 Residential ^{GW} Soil _{ing} PCLs (0.5-Acre Source Area)			15	33	3,300	810,000	1,900	300	1.1	1,300	17	--	31	420	1,100
TCEQ TRRP Tier 3 Residential ^{GW} Soil _{ing} PCL			--	--	--	--	--	--	--	--	26	--	--	--	--
TCEQ TRRP Tier 1 Residential ^{Tot} Soil _{comb} PCLs (0.5-Acre Source Area)			4.0	270	6,200	640	2,300	2,300	1.1	42	250	--	220	1,700	1,700
TCEQ TRRP Tier 1 Residential ^{GW} GW _{ing} PCL			--	--	--	--	--	--	--	--	--	0.098	--	--	--

Notes:

- *- indicates not analyzed.
- "ft-bgs" represents feet below ground surface.
- "mg/kg" represents milligrams per kilograms.
- "mg/L" represents milligrams per liter.
- "SPLP" represents Synthetic Precipitation Leaching Procedure.
- "IHW" represents Industrial Hazardous Waste
- "SWR" represents Solid Waste Registration.
- "TCEQ" represents Texas Commission on Environmental Quality.
- "TRRP" represents Texas Risk Reduction Program.
- Only SVOC analytes with at least one sample with a concentration above the laboratory Sample Detection Limit (SDL) shown on this table.
- "<" indicates the analyte was not detected at or above the specified laboratory SDL.
- Concentrations in bold were detected at or above the laboratory SDL.
- "J" indicates the detected concentration is an estimated value above the laboratory SDL but below the Method Quantitation Limit (MQL).
- TCEQ TRRP Tier 1 Residential Soil Protective Concentration Levels (PCLs) (30 Texas Administrative Code [TAC] Chapter 350, Table 1: Tier 1 Residential Soil PCLs, dated May 10, 2023).
- TCEQ TRRP Tier 1 Residential Groundwater PCLs (30 TAC Chapter 350, Table 3: Tier 1 Groundwater PCLs - Residential and Commercial/Industrial, dated May 10, 2023).
- TCEQ TRRP Tier 3 Residential Soil PCL determined per TCEQ Regulatory Guidance (RG)-366/TRRP-22, *Tiered Development of Human Health PCLs (revised April 2013)*.
- ** * indicates sample SB-15 (12-13 ft-bgs) was collected from the same location and sample interval as SB-2 (12-13 ft-bgs).

TABLE G.1
SUMMARY OF SOIL ANALYTICAL RESULTS - TPH & TPH SPECIATION
CITY OF HOUSTON MUNICIPAL SETTING DESIGNATION APPLICATION
±5.745-ACRE COMMERCIAL PROPERTY
3511 WEST 12TH STREET
HOUSTON, HARRIS COUNTY, TEXAS 77008
IHW SWR NO. 38591

Sample Name	Sample Depth (ft-bgs)	Sample Date	TOTAL PETROLEUM HYDROCARBONS (TPH)				TPH SPECIATION													
			C ₆ -C ₁₂	>C ₁₂ -C ₂₈	>C ₂₈ -C ₃₅	Total TPH (C ₆ -C ₃₅)	ALIPHATICS							AROMATICS						
							C ₆	C ₈ to C ₉	C ₉ to C ₁₀	C ₁₀ to C ₁₂	C ₁₂ to C ₁₆	C ₁₆ to C ₂₁	C ₂₁ to C ₃₅	C ₇ to C ₈	C ₈ to C ₁₀	C ₁₀ to C ₁₂	C ₁₂ to C ₁₆	C ₁₆ to C ₂₁	C ₂₁ to C ₃₅	
TX Method 1005 mg/kg	TX Method 1005 mg/kg	TX Method 1005 mg/kg	TX Method 1005 mg/kg	TX Method 1006 mg/kg	TX Method 1006 mg/kg	TX Method 1006 mg/kg	TX Method 1006 mg/kg	TX Method 1006 mg/kg	TX Method 1006 mg/kg	TX Method 1006 mg/kg	TX Method 1006 mg/kg	TX Method 1006 mg/kg	TX Method 1006 mg/kg	TX Method 1006 mg/kg	TX Method 1006 mg/kg	TX Method 1006 mg/kg	TX Method 1006 mg/kg	TX Method 1006 mg/kg		
SOIL BORINGS (SKA CONSULTING, L. P. [SKA])																				
SB-16	3-4	9/26/2022	<20.1	62.3	<20.1	62.3	-	-	-	-	-	-	-	-	-	-	-	-	-	
SB-17	5.5-6.5	9/26/2022	39.5 J	740	80.9	860	27.0 J	<23.4	29.3 J	47.4	402	595	595	<23.4	<23.4	<23.4	84.3	111	117	
	9-10	9/26/2022	28.2 J	452	54.6 J	535	<27.7	<27.7	<27.7	<27.7	430	147	224	<27.7	<27.7	<27.7	45.3 J	49.5 J	91.7	
SB-18	1.5-2.5	9/26/2022	<19.1	<19.1	<19.1	<19.1	-	-	-	-	-	-	-	-	-	-	-	-	-	
SB-19	1-2	9/26/2022	<16.5	<16.5	<16.5	<16.5	-	-	-	-	-	-	-	-	-	-	-	-	-	
SB-20	1-2	9/26/2022	<42.1	1,600	279	1,880	26.1 J	<25.0	<25.0	<25.0	265	501	769	<25.0	<25.0	<25.0	52.9	142	206	
	2-3	9/26/2022	<20.5	<20.5	<20.5	<20.5	-	-	-	-	-	-	-	-	-	-	-	-	-	
REGULATORY STANDARDS																				
TCEQ TRRP Tier 1 Residential ^{GW} Soil _{ing} PCLs (0.5-Acre Source Area)			65	200	200	--	170	420	3,600	25,000	490,000	1,000,000	1,000,000	20	65	100	200	470	3,700	
TCEQ TRRP Tier 1 Residential ^{Tot} Soil _{comb} PCLs (0.5-Acre Source Area)			1,600	2,300	2,300	--	4,800	4,800	4,000	3,600	4,300	130,000	130,000	6,400	1,600	1,900	2,300	2,000	2,000	
TCEQ TRRP Tier 1 Residential TPH-Mixture (TPH _{Mix}) ^{GW} Soil _{ing} PCL (0.5-Acre Source Area)			--	--	--	NA	--	--	--	--	--	--	--	--	--	--	--	--	--	
TCEQ TRRP Tier 1 Residential TPH _{Mix} ^{Tot} Soil _{comb} PCL (0.5-Acre Source Area)			--	--	--	10,800	--	--	--	--	--	--	--	--	--	--	--	--	--	

Notes:

- "-" indicates not analyzed.
- " indicates not applicable.
- "ft-bgs" represents feet below ground surface.
- "mg/kg" represents milligrams per kilogram.
- "IHW" represents Industrial Hazardous Waste
- "SWR" represents Solid Waste Registration.
- "TCEQ" represents Texas Commission on Environmental Quality.
- "TRRP" represents Texas Risk Reduction Program.
- "<" indicates the analyte was not detected at or above the specified laboratory Sample Detection Limit (SDL).
- Concentrations in bold were detected at or above the laboratory SDL.
- "J" indicates the detected concentration is an estimated value above the laboratory SDL but below the Method Quantitation Limit (MQL).
- TCEQ TRRP Tier 1 Residential Soil Protective Concentration Levels (PCLs) (30 Texas Administrative Code [TAC] Chapter 350, Table 1: Tier 1 Residential Soil PCLs, dated May 10, 2023).
- "NA" indicates not applicable; the individual TPH carbon ranges are already protective of groundwater.
- Site-specific TCEQ TRRP Tier 1 Residential TPH_{Mix} Soil PCLs calculated using TCEQ TRRP Tier 1 TPH PCL Calculator (Version 3.0, February 2020) and TCEQ Regulatory Guidance (RG)-366/TRRP-27: *Development of Human Health PCLs for TPH Mixtures (January 2010)*.

**TABLE G.1
SUMMARY OF SOIL ANALYTICAL RESULTS - METALS & PCBs
CITY OF HOUSTON MUNICIPAL SETTING DESIGNATION APPLICATION
±5.745-ACRE COMMERCIAL PROPERTY
3511 WEST 12TH STREET
HOUSTON, HARRIS COUNTY, TEXAS 77008
IHW SWR NO. 38591**

Sample Name	Sample Depth (ft-bgs)	Sample Date	RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) 8 METALS									PCBs
			Arsenic	Barium	Cadmium	Chromium	Lead	SPLP Lead	Mercury	Selenium	Silver	PCB-1254
			Method 6020A mg/kg	Method 6020A mg/kg	Method 6020A mg/kg	Method 6020A mg/kg	Method 6020A mg/kg	Method 6020 mg/L	Method 7471A mg/kg	Method 6020A mg/kg	Method 6020A mg/kg	Method 8082A mg/kg
TEMPORARY MONITORING WELLS (ENVIRONMENTAL RESOURCES MANAGEMENT, INC. [ERM])												
SB-2	7-8	7/17/2019	3.22	69.4	<0.0295	10.6	11.8	-	0.00722	0.647	0.0243 J	-
	12-13	7/18/2019	0.897	65.6	<0.0283	2.50	4.24	-	0.00126 J	0.203 J	<0.0157	-
DUP-01 (SB-2)	7-8	7/17/2019	1.28	108	<0.0292	8.32	5.76	-	0.00176 J	0.245 J	<0.0162	-
SB-4	1-2	7/18/2019	0.936	20.1	0.0502 J	4.01	11.3	-	0.0143	0.198 J	<0.0154	-
	7-8	7/18/2019	1.22	31.9	0.324 J	8.43	40.9	-	0.0201	0.337 J	0.0466 J	-
SOIL BORING (ERM)												
SFI-SB-2 *	7-8	9/30/2020	-	-	-	-	-	0.00339 J	-	-	-	-
SOIL BORINGS (SKA CONSULTING, L. P. [SKA])												
SB-16	3-4	9/26/2022	3.14 J	83.8	<0.191	14.4	8.95	-	0.0134 J	0.649 J	<0.170	-
SB-17	5.5-6.5	9/26/2022	2.05 J	95.6	<0.195	22.9	9.19	-	0.0213 J	0.619 J	<0.173	-
SB-18	1.5-2.5	9/26/2022	2.78 J	107	<0.191	8.06	6.64	-	<0.00950	<0.329	<0.170	<0.00652
SB-19	1-2	9/26/2022	1.53 J	154	<0.181	10.4	9.89	-	<0.00968	0.438 J	<0.161	<0.00587
SB-20	1-2	9/26/2022	3.33 J	98.0	<0.187	11.3	21.5	-	0.0601	0.557 J	<0.166	0.0312 J
	2-3	9/26/2022	-	-	-	-	13.8	-	-	-	-	-
REGULATORY STANDARDS												
Texas-Specific Background Concentrations (30 TAC §350.51(m))			5.9	300	--	30	15	--	0.04	0.3	--	--
TCEQ TRRP Tier 1 Residential ^{GW} Soil _{Ing} PCLs (0.5-Acre Source Area)			5.0	440	1.5	2,400	3.0	--	2.1	2.3	0.48	11
TCEQ TRRP Tier 3 Residential ^{GW} Soil _{Ing} PCLs			--	--	--	--	40.9	--	--	--	--	--
TCEQ TRRP Tier 1 Residential ^{Tot} Soil _{Comb} PCLs (0.5-Acre Source Area)			24	8,100	52	33,000	500	--	8.3	310	97	1.1
TCEQ TRRP Tier 1 Residential ^{GW} GW _{Ing} PCL			--	--	--	--	--	0.015	--	--	--	--

Notes:

- "-" indicates not analyzed.
- "--" indicates not applicable.
- "ft-bgs" represents feet below ground surface.
- "mg/kg" represents milligrams per kilograms.
- "mg/L" represents milligrams per liter.
- "IHW" represents Industrial Hazardous Waste
- "SWR" represents Solid Waste Registration.
- "SPLP" represents Synthetic Precipitation Leaching Procedure.
- "TCEQ" represents Texas Commission on Environmental Quality.
- "TRRP" represents Texas Risk Reduction Program.
- Only polychlorinated biphenyl (PCB) mixtures with at least one sample with a concentration above the laboratory Sample Detection Limit (SDL) shown on this table.
- "<" indicates the analyte was not detected at or above the specified laboratory SDL.
- "J" indicates the detected concentration is an estimated value above the laboratory SDL but below the Method Quantitation Limit (MQL).
- Concentrations in bold were detected at or above the laboratory SDL.
- TCEQ TRRP Tier 1 Residential Soil Protective Concentration Levels (PCLs) (30 Texas Administrative Code [TAC] Chapter 350, Table 1: Tier 1 Residential Soil PCLs, dated May 10, 2023).
- TCEQ TRRP Tier 1 Residential Groundwater PCLs (30 TAC Chapter 350, Table 3: Tier 1 Groundwater PCLs - Residential and Commercial/Industrial, dated May 10, 2023).
- TCEQ TRRP Tier 3 Residential Soil PCL determined per TCEQ Regulatory Guidance (RG)-366/TRRP-22, *Tiered Development of Human Health PCLs (revised April 2013)*.
- ** indicates sample SFI-SB-2 (7-8 ft-bgs) was collected from the same location and sample interval as SB-4 (7-8 ft-bgs).

**TABLE G.2
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS - VOCs
CITY OF HOUSTON MUNICIPAL SETTING DESIGNATION APPLICATION
±5.745-ACRE COMMERCIAL PROPERTY
3511 WEST 12TH STREET
HOUSTON, HARRIS COUNTY, TEXAS 77008
IHW SWR NO. 38591**

Sample Name	Sample Date	Sampler	VOLATILE ORGANIC COMPOUNDS (VOCs)												
			Acetone	Benzene	Chloroform	1,1-Dichloroethane	1,1-Dichloroethene	cis-1,2-Dichloroethene	Ethylbenzene	Methylcyclohexane	Methyl tert-butyl ether (MTBE)	Trichloroethene	Vinyl chloride	m,p-Xylene	Xylenes, Total
			Method 8260C mg/L	Method 8260C mg/L	Method 8260C mg/L	Method 8260C mg/L	Method 8260C mg/L	Method 8260C mg/L	Method 8260C mg/L	Method 8260C mg/L	Method 8260C mg/L	Method 8260C mg/L	Method 8260C mg/L	Method 8260C mg/L	Method 8260C mg/L
TEMPORARY MONITORING WELLS (ENVIRONMENTAL RESOURCES MANAGEMENT, INC. [ERM])															
SB-1_GW	07/19/19	ERM	<0.0020	<0.0020	<0.0020	<0.0020	<0.0020	<0.0020	<0.0030	<0.0030	<0.0020	<0.0020	<0.0020	<0.0050	<0.0030
SB-2_GW	07/19/19	ERM	<0.0020	0.00055 J	<0.0020	0.0010	0.0024	<0.0020	0.00044 J	0.0037	<0.0020	<0.0020	<0.0020	0.0019 J	0.0019
DUP-01 (SB-2_GW)	07/19/19	ERM	<0.0020	0.00054 J	<0.0020	0.0012	0.0032	<0.0020	0.00035 J	0.0035	<0.0020	<0.0020	<0.0020	<0.0050	<0.0030
SB-3_GW	07/19/19	ERM	<0.0020	<0.0020	0.00047 J	0.021	0.160	<0.0020	<0.0030	<0.0030	0.0045	0.00089 J	0.00071 J	<0.0050	<0.0030
SB-9_GW	07/19/19	ERM	<0.0020	0.00058 J	<0.0020	0.0026	0.0097	0.0025	<0.0030	<0.0030	<0.0020	<0.0020	0.0015	<0.0050	<0.0030
SB-10_GW	10/09/20	ERM	-	-	-	-	0.039	-	-	-	-	-	-	-	-
SB-11_GW	10/09/20	ERM	-	-	-	-	0.058	-	-	-	-	-	-	-	-
SB-12_GW	10/09/20	ERM	-	-	-	-	0.050	-	-	-	-	-	-	-	-
SB-13_GW	10/09/20	ERM	-	-	-	-	0.0085	-	-	-	-	-	-	-	-
SB-14_GW	10/09/20	ERM	-	-	-	-	0.017	-	-	-	-	-	-	-	-
MONITORING WELLS															
MW-1	09/11/20	ERM	-	-	-	-	0.0039	-	-	-	-	-	-	-	-
	06/06/22	SKA	<0.0123	<0.000214	<0.000259	<0.000244	0.00776	0.00169	<0.000515	-	<0.000571	<0.000424	<0.000234	-	<0.000330
	09/27/22	SKA	<0.00119	<0.000533	<0.000643	0.00111	0.00657	0.00155	<0.000411	-	<0.00139	<0.000791	<0.000638	-	<0.00124
	12/12/22	SKA	<0.00119	<0.000533	<0.000643	<0.000635	0.00434	0.00110	<0.000411	-	<0.00139	<0.000791	<0.000638	-	<0.00124
MW-2	03/22/23	SKA	0.00737 J	<0.000533	<0.000643	<0.000635	0.00334	0.000881 J	<0.000411	-	<0.00139	<0.000791	<0.000638	-	<0.00124
	02/12/21	ERM	-	-	-	-	<0.00020	-	-	-	-	-	-	-	-
	06/06/22	SKA	<0.0123	<0.000214	<0.000259	<0.000244	<0.000216	<0.000174	<0.000515	-	<0.000571	<0.000424	<0.000234	-	<0.000330
	09/27/22	SKA	<0.00119	<0.000533	<0.000643	<0.000635	<0.000738	<0.000714	<0.000411	-	<0.00139	<0.000791	<0.000638	-	<0.00124
MW-3	12/12/22	SKA	<0.00119	<0.000533	<0.000643	<0.000635	<0.000738	<0.000714	<0.000411	-	<0.00139	<0.000791	<0.000638	-	<0.00124
	03/22/23	SKA	<0.00119	<0.000533	<0.000643	<0.000635	<0.000738	<0.000714	<0.000411	-	<0.00139	<0.000791	<0.000638	-	<0.00124
	09/11/20	ERM	-	-	-	-	0.050	-	-	-	-	-	-	-	-
	09/30/20	ERM	-	-	-	-	0.049	-	-	-	-	-	-	-	-
MW-4	01/29/21	ERM	-	-	-	-	0.029	-	-	-	-	-	-	-	-
	06/06/22	SKA	<0.0123	<0.000214	<0.000259	0.00526	0.0337	<0.000174	<0.000515	-	0.00621	<0.000424	<0.000234	-	<0.000330
	09/27/22	SKA	<0.00119	<0.000533	<0.000643	0.00477	0.0336	<0.000714	<0.000411	-	0.00793	<0.000791	<0.000638	-	<0.00124
	12/12/22	SKA	<0.00119	<0.000533	<0.000643	0.00307	0.0230	<0.000714	<0.000411	-	0.00671	<0.000791	<0.000638	-	<0.00124
MW-5	03/21/23	SKA	<0.00119	<0.000533	<0.000643	0.00379	0.0272	<0.000714	<0.000411	-	0.00760	<0.000791	<0.000638	-	<0.00124
	01/29/21	ERM	-	-	-	-	<0.00020	-	-	-	-	-	-	-	-
	06/06/22	SKA	<0.0123	<0.000214	<0.000259	<0.000244	<0.000216	<0.000174	<0.000515	-	<0.000571	<0.000424	<0.000234	-	<0.000330
	09/27/22	SKA	<0.00119	<0.000533	<0.000643	<0.000635	<0.000738	<0.000714	<0.000411	-	<0.00139	<0.000791	<0.000638	-	<0.00124
MW-6	12/12/22	SKA	<0.00119	<0.000533	<0.000643	<0.000635	<0.000738	<0.000714	<0.000411	-	<0.00139	<0.000791	<0.000638	-	<0.00124
	03/21/23	SKA	<0.00119	<0.000533	<0.000643	<0.000635	<0.000738	<0.000714	<0.000411	-	<0.00139	<0.000791	<0.000638	-	<0.00124
	01/29/21	ERM	-	-	-	-	0.082	-	-	-	-	-	-	-	-
	06/06/22	SKA	<0.0123	<0.000214	0.000399 J	0.0147	0.0893	<0.000174	<0.000515	-	<0.000571	0.00125 J	<0.000234	-	<0.000330
MW-7	09/27/22	SKA	<0.00119	<0.000533	<0.000643	0.0168	0.103	<0.000714	<0.000411	-	<0.00139	0.00121 J	<0.000638	-	<0.00124
	12/12/22	SKA	<0.00119	<0.000533	<0.000643	0.00907	0.0511	<0.000714	<0.000411	-	<0.00139	<0.000791	<0.000638	-	<0.00124
	03/21/23	SKA	<0.00119	<0.000533	<0.000643	0.0120	0.0607	<0.000714	<0.000411	-	<0.00139	0.000819 J	<0.000638	-	<0.00124
	09/28/22	SKA	<0.00119	<0.000533	<0.000643	<0.000635	0.00351	<0.000714	<0.000411	-	<0.00139	<0.000791	<0.000638	-	<0.00124
MW-7	12/13/22	SKA	<0.00119	<0.000533	<0.000643	<0.000635	0.00239	<0.000714	<0.000411	-	<0.00139	<0.000791	<0.000638	-	<0.00124
	03/22/23	SKA	<0.00119	<0.000533	<0.000643	<0.000635	0.00276	<0.000714	<0.000411	-	<0.00139	<0.000791	<0.000638	-	<0.00124

**TABLE G.2
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS - VOCs
CITY OF HOUSTON MUNICIPAL SETTING DESIGNATION APPLICATION
±5.745-ACRE COMMERCIAL PROPERTY
3511 WEST 12TH STREET
HOUSTON, HARRIS COUNTY, TEXAS 77008
IHW SWR NO. 38591**

Sample Name	Sample Date	Sampler	VOLATILE ORGANIC COMPOUNDS (VOCs)												
			Acetone	Benzene	Chloroform	1,1-Dichloroethane	1,1-Dichloroethene	cis-1,2-Dichloroethene	Ethylbenzene	Methylcyclohexane	Methyl tert-butyl ether (MTBE)	Trichloroethene	Vinyl chloride	m,p-Xylene	Xylenes, Total
			Method 8260C mg/L	Method 8260C mg/L	Method 8260C mg/L	Method 8260C mg/L	Method 8260C mg/L	Method 8260C mg/L	Method 8260C mg/L	Method 8260C mg/L	Method 8260C mg/L	Method 8260C mg/L	Method 8260C mg/L	Method 8260C mg/L	Method 8260C mg/L
REGULATORY STANDARDS															
TCEQ TRRP Tier 1 Residential ^{GW} PCLs			22	0.0050	0.24	4.9	0.0070	0.070	0.70	120	0.24	0.0050	0.0020	10	10
TCEQ TRRP Tier 1 Residential ^{Air} ^{GW} _{Inh-v} PCLs (0.5-Acre Source Area)			1,000,000	180	20	43,000	1,700	1,200	30,000	1,400	4,000	24	3.8	9,400	10,000
OFF-SITE MONITORING WELLS - FORMER AIR LIQUIDE PROPERTY (3602 WEST 12TH STREET, VCP NO. 2721)															
MW-3	09/26/15	Matrix	--	--	--	--	<0.00796	--	--	--	--	--	--	--	--
MW-4	03/17/15	Matrix	--	--	--	--	<0.000398	--	--	--	--	--	--	--	--
MW-8	09/25/15	Matrix	--	--	--	--	0.000926 J	--	--	--	--	--	--	--	--
MW-9	09/25/15	Matrix	--	--	--	--	<0.000398	--	--	--	--	--	--	--	--
MW-23	10/01/15	Matrix	--	--	--	--	<0.000398	--	--	--	--	--	--	--	--
OFF-SITE TEMPORARY MONITORING WELL - ±9.55-ACRE COMMERCIAL PROPERTY (3480 & 3484 WEST 11TH STREET, IHW SWR NO. 82425)															
TMW-3	06/13/17	SKA	--	--	--	--	<0.000178	--	--	--	--	--	--	--	--
REGULATORY STANDARDS															
TCEQ TRRP Tier 1 Residential ^{GW} PCLs			22	0.0050	0.24	4.9	0.0070	0.070	0.70	120	0.24	0.0050	0.0020	10	10
TCEQ TRRP Tier 1 Residential ^{Air} ^{GW} _{Inh-v} PCLs (0.5-Acre Source Area)			1,000,000	180	20	43,000	1,700	1,200	30,000	1,400	4,000	24	3.8	9,400	10,000

Notes:

- "-" indicates not analyzed.
- " indicates not applicable.
- "mg/L" represents milligrams per liter.
- "IHW" represents Industrial Hazardous Waste
- "SWR" represents Solid Waste Registration.
- "TCEQ" represents Texas Commission on Environmental Quality.
- "TRRP" represents Texas Risk Reduction Program.
- Only VOC analytes with at least one sample with a concentration above the laboratory Sample Detection Limit (SDL) shown on this table.
- "<" indicates the analyte was not detected at or above the specified laboratory SDL.
- Concentrations in bold were detected at or above the laboratory SDL.
- "J" indicates the detected concentration is an estimated value above the SDL but below the Method Quantitation Limit (MQL).
- Concentrations highlighted yellow exceed the applicable Residential Assessment Level (RAL) for the specified analyte.
- TCEQ TRRP Tier 1 Residential Groundwater Protective Concentration Levels (PCLs) (30 Texas Administrative Code [TAC] §350, Table 3: Tier 1 Groundwater PCLs - Residential and Commercial/Industrial, dated May 10, 2023).

**TABLE G.2
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS - SVOCs
CITY OF HOUSTON MUNICIPAL SETTING DESIGNATION APPLICATION
±5.745-ACRE COMMERCIAL PROPERTY
3511 WEST 12TH STREET
HOUSTON, HARRIS COUNTY, TEXAS 77008
IHW SWR NO. 38591**

Sample Name	Sample Date	Sampler	SEMI-VOLATILE ORGANIC COMPOUNDS (SVOCs)																
			Acetophenone	Anthracene	Benzo(a)pyrene	1,1'-Biphenyl	Bis(2-ethylhexyl)phthalate	Caprolactam	Dibenzofuran	Diethyl phthalate	Di-n-butyl phthalate	Di-n-octyl phthalate	Fluoranthene	Fluorene	2-Methylnaphthalene	Naphthalene	Phenanthrene	Phenol	Pyrene
			Method 8270D mg/L	Method 8270D mg/L	Method 8270D mg/L	Method 8270D mg/L	Method 8270D mg/L	Method 8270D mg/L	Method 8270D mg/L	Method 8270D mg/L	Method 8270D mg/L	Method 8270D mg/L	Method 8270D mg/L	Method 8270D mg/L	Method 8270D mg/L	Method 8270D mg/L	Method 8270D mg/L	Method 8270D mg/L	Method 8270D mg/L
TEMPORARY MONITORING WELLS (ENVIRONMENTAL RESOURCES MANAGEMENT, INC. [ERM])																			
SB-1_GW	07/19/19	ERM	<0.000025	<0.000015	<0.000021	<0.000025	<0.000039	<0.000047	<0.000021	0.0026	0.000088 J	0.000099 J	<0.000010	<0.000031	<0.000020	0.000077 J	<0.000022	0.000063 J	<0.000020
SB-2_GW	07/19/19	ERM	<0.000024	<0.000014	<0.000020	0.000087 J	<0.000038	<0.000046	0.000086 J	0.00019 J	0.000064 J	0.00013 J	<0.000010	0.000048 J	0.0021	0.0015	0.000048 J	0.00020 J	<0.000019
DUP-01 (SB-2_GW)	07/19/19	ERM	<0.000025	0.000023 J	<0.000021	0.000067 J	<0.000039	<0.000047	0.00011	0.00015 J	0.000074 J	<0.000021	<0.000010	<0.000031	0.0023	0.0017	0.000040 J	<0.000036	<0.000020
SB-3_GW	07/19/19	ERM	0.00011 J	<0.000021	0.000038 J	<0.000035	0.00026 J	<0.000066	<0.000029	0.00022 J	0.000089 J	0.000057 J	0.000056 J	<0.000044	<0.000028	0.000090 J	0.000036 J	<0.000051	0.000049 J
SB-9_GW	07/19/19	ERM	0.00012 J	<0.000027	<0.000039	<0.000047	0.00018 J	0.00068	<0.000039	0.0053	0.00026 J	0.00032 J	<0.000020	<0.000059	<0.000037	0.00019 J	<0.000041	0.00032 J	<0.000037
REGULATORY STANDARDS																			
TCEQ TRRP Tier 1 Residential ^{GW} PCLs			2.4	7.3	0.0002	12	0.006	12	0.098	20	2.4	0.24	0.98	0.98	0.098	0.49	0.73	7.3	0.73
TCEQ TRRP Tier 1 Residential ^{Air} GW _{Inh-V} PCLs (0.5-Acre Source Area)			--	--	29	--	--	--	--	--	--	--	--	--	--	320	--	160,000	--

Notes:
 "--" indicates not applicable.
 "mg/L" represents milligrams per liter.
 "IHW" represents Industrial Hazardous Waste
 "SWR" represents Solid Waste Registration.
 "TCEQ" represents Texas Commission on Environmental Quality.
 "TRRP" represents Texas Risk Reduction Program.
 Only SVOC analytes with at least one sample with a concentration above the laboratory Sample Detection Limit (SDL) shown on this table.
 "<" indicates the analyte was not detected at or above the specified laboratory SDL.
 Concentrations in bold were detected at or above the laboratory SDL.
 "J" indicates the detected concentration is an estimated value above the laboratory SDL but below the Method Quantitation Limit (MQL).
 Concentrations highlighted yellow exceed the applicable Residential Assessment Level (RAL) for the specified analyte.
 TCEQ TRRP Tier 1 Residential Groundwater Protective Concentration Levels (PCLs) (30 Texas Administrative Code [TAC] §350, Table 3: Tier 1 Groundwater PCLs - Residential and Commercial/Industrial, dated May 10, 2023).

**TABLE G.2
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS - TPH
CITY OF HOUSTON MUNICIPAL SETTING DESIGNATION APPLICATION
±5.745-ACRE COMMERCIAL PROPERTY
3511 WEST 12TH STREET
HOUSTON, HARRIS COUNTY, TEXAS 77008
IHW SWR NO. 38591**

Sample Name	Sample Date	Sampler	TOTAL PETROLEUM HYDROCARBONS (TPH)			
			C6 to C12	>C12 to C28	>C28 to C35	Total TPH (C6 to C35)
			TX Method 1005 mg/L	TX Method 1005 mg/L	TX Method 1005 mg/L	TX Method 1005 mg/L
PERMANENT MONITORING WELLS						
MW-1	06/06/22	SKA	<0.851	<0.830	<0.830	<0.851
	09/27/22	SKA	<0.840	<0.819	<0.819	<0.840
	12/12/22	SKA	<0.765	<0.746	<0.746	<0.765
	03/22/23	SKA	<0.830	<0.809	<0.809	<0.830
MW-2	06/06/22	SKA	<0.846	<0.825	<0.825	<0.846
	09/27/22	SKA	<0.958	<0.935	<0.935	<0.958
	12/12/22	SKA	<0.843	<0.822	<0.822	<0.843
	03/22/23	SKA	<0.846	<0.825	<0.825	<0.846
MW-3	06/06/22	SKA	<0.851	<0.830	<0.830	<0.851
	09/27/22	SKA	<0.900	<0.878	<0.878	<0.900
	12/12/22	SKA	<0.827	<0.807	<0.807	<0.827
	03/21/23	SKA	<0.897	<0.875	<0.875	<0.897
MW-4	06/06/22	SKA	<0.846	<0.825	<0.825	<0.846
	09/27/22	SKA	<0.848	<0.827	<0.827	<0.848
	12/13/22	SKA	<0.835	<0.814	<0.814	<0.835
	03/22/23	SKA	<0.840	<0.819	<0.819	<0.840
MW-5	06/06/22	SKA	<0.835	<0.814	<0.814	<0.835
	09/27/22	SKA	<0.859	<0.838	<0.838	<0.859
	12/12/22	SKA	<0.790	<0.771	<0.771	<0.790
	03/21/23	SKA	<0.876	<0.854	<0.854	<0.876
MW-6	06/06/22	SKA	<0.835	<0.814	<0.814	<0.835
	09/27/22	SKA	<0.916	<0.893	<0.893	<0.916
	12/12/22	SKA	<0.854	<0.832	<0.832	<0.854
	03/21/23	SKA	<0.795	<0.775	<0.775	<0.795
MW-7	09/28/22	SKA	<0.843	<0.822	<0.822	<0.843
	12/13/22	SKA	<0.846	<0.825	<0.825	<0.846
	03/22/23	SKA	<0.835	<0.814	<0.814	<0.835
REGULATORY STANDARDS						
TCEQ TRRP Tier 1 Residential ^{GW} GW _{ing} PCLs			0.98	0.98	0.98	0.98
TCEQ TRRP Tier 1 Residential ^{Air} GW _{inh-v} PCLs (0.5-Acre Source Area)			1,800	7,500	7,500	7,500

Notes:

"mg/L" represents milligrams per liter.
 "IHW" represents Industrial Hazardous Waste
 "SWR" represents Solid Waste Registration.
 "TCEQ" represents Texas Commission on Environmental Quality.
 "TRRP" represents Texas Risk Reduction Program.
 "<" indicates the analyte was not detected at or above the specified laboratory Sample Detection Limit (SDL).
 TCEQ TRRP Tier 1 Residential Groundwater Protective Concentration Levels (PCLs) (30 Texas Administrative Code [TAC] §350, Table 3: Tier 1 Groundwater PCLs - Residential and Commercial/Industrial, dated May 10, 2023).

TABLE G.2
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS - LEAD
CITY OF HOUSTON MUNICIPAL SETTING DESIGNATION APPLICATION
±5.745-ACRE COMMERCIAL PROPERTY
3511 WEST 12TH STREET
HOUSTON, HARRIS COUNTY, TEXAS 77008
IHW SWR NO. 38591

Sample Name	Sample Date	Sampler	LEAD
			Lead
			Method 6020A mg/L
<i>PERMANENT MONITORING WELL (ENVIRONMENTAL RESOURCES MANAGEMENT, INC. [ERM])</i>			
MW-2	09/11/20	ERM	<0.000600
<i>REGULATORY STANDARDS</i>			
TCEQ TRRP Tier 1 Residential ^{GW} GW _{Ing} PCLs			0.015
TCEQ TRRP Tier 1 Residential ^{Air} GW _{Inh-v} PCLs (0.5-Acre Source Area)			--

Notes:

"--" represents not applicable.

"mg/L" represents milligrams per liter.

"IHW" represents Industrial Hazardous Waste

"SWR" represents Solid Waste Registration.

"TCEQ" represents Texas Commission on Environmental Quality.

"TRRP" represents Texas Risk Reduction Program.

"<" indicates the analyte was not detected at or above the specified laboratory Sample Detection Limit (SDL).

TCEQ TRRP Tier 1 Residential Groundwater Protective Concentration Levels (PCLs) (30 Texas

Administrative Code [TAC] §350, Table 3: Tier 1 Groundwater PCLs - Residential and

Commercial/Industrial, dated May 10, 2023).

TABLE G.3
GROUNDWATER GEOTECHNICAL PARAMETERS - pH & TEMPERATURE
CITY OF HOUSTON MUNICIPAL SETTING DESIGNATION APPLICATION
±5.745-ACRE COMMERCIAL PROPERTY
3511 WEST 12TH STREET
HOUSTON, HARRIS COUNTY, TEXAS 77008
IHW SWR NO. 38591

Monitoring Well	Sample Date	Average pH	Average Temperature (°C)
MW-1	6/6/2022	6.34	27.90
	9/27/2022	6.54	29.93
	12/12/2022	6.66	26.53
	3/22/2023	6.46	24.00
MW-2	6/6/2022	6.45	26.38
	9/27/2022	6.68	27.81
	12/12/2022	6.63	25.48
	3/22/2023	6.72	22.64
MW-3	6/6/2022	6.74	24.90
	9/27/2022	6.83	26.22
	12/12/2022	6.87	25.28
	3/21/2023	7.36	23.14
MW-4	6/6/2022	6.70	25.89
	9/27/2022	6.87	27.14
	12/13/2022	6.93	26.62
	3/22/2023	6.77	24.64
MW-5	6/6/2022	6.42	26.33
	9/27/2022	6.67	29.04
	12/12/2022	6.82	26.24
	3/21/2023	6.33	23.94
MW-6	6/6/2022	6.72	23.99
	9/27/2022	6.87	25.01
	12/12/2022	6.99	24.34
	3/21/2023	6.81	22.98
MW-7	9/27/2022	7.34	25.20
	12/13/2022	7.29	25.12
	3/22/2023	7.02	23.34

Notes:

"C" represents degrees Celsius.

"IHW" represents Industrial Hazardous Waste

"SWR" represents Solid Waste Registration.

Appendix H – Contamination Exceedance Without MSD

The RALs for COCs in soil are generally the TRRP Tier 1 or (calculated, site-specific) Tier 2 Residential ^{GW}Soil_{Ing} PCLs for a 0.5-acre source area unless a TRRP Tier 2 Residential ^{GW}Soil_{Ing} PCL was calculated and is greater than its applicable TRRP Tier 1 Residential ^{Tot}Soil_{Comb} PCL for a 0.5-acre source area. As such, the lower (i.e., more conservative) TRRP Tier 1 Residential PCL for a 0.5-acre source area is considered the RAL. The RALs for COCs in groundwater are the TRRP Tier 1 Residential ^{GW}GW_{Ing} PCLs.

Based on soil and groundwater assessment activities conducted to date for the designated property, exceedances of the applicable RALs without an MSD are limited to the following:

- Uppermost GWBU: 1,1-DCE