

CITY OF HOUSTON



PUBLIC WORKS AND ENGINEERING PLANNING & DEVELOPMENT DIVISION

The site consists of the Village Shops multi-tenant retail shopping center located at 12280-12288 Westheimer Road in Houston, Harris County, Texas. The affected property is located beneath and immediately downgradient of the former Ultra Fine Cleaners lease space, which is situated on the northwestern corner of the shopping center. According to historical sources reviewed during a 2019 Phase I Environmental Site Assessment, the former Ultra Fine Cleaners was in operation and had operated at the site since the mid-1980s and historically used chlorinated dry-cleaning solvent. Operations switched to petroleum-based solvent by as early as 2004 and operations reportedly consisted of a closed-loop system using the petroleum-based solvent DF-2000. Ultra Fine Cleaners vacated the lease space in December 2020.

Assessment Results

A November 2019, Limited Subsurface Investigation completed by Nova included the installation of three soil borings/temporary monitor wells (SB-1 through SB-3) located northeast, adjacent north, and adjacent west of the dry-cleaner lease space and two temporary sub-slab vapor sampling points (SS-1 and SS-2) adjacent to the dry cleaner machine and along the western wall of the dry-cleaner.

The soil borings were converted into temporary groundwater monitoring wells. One soil sample and one groundwater sample were collected from each soil boring/temporary monitor well and were analyzed for volatile organic compounds (VOCs).

Soil samples from the three borings did not contain VOCs above sample detection limits (SDLs). Groundwater samples collected from temporary monitor well SB-2 located north of the dry cleaner lease space contained chlorinated dry cleaner related compounds at concentrations above Texas Commission on Environmental Quality (TCEQ) Action Levels.

The sub-slab vapor samples collected from the two temporary sub-slab vapor sampling points (SS-1 and SS-2) were analyzed for VOCs. VOCs were identified in the sub-slab vapor samples at relatively minor concentrations well below applicable U.S. Environmental Protection Agency (USEPA) Vapor Intrusion Screening Levels (VISLs).

To evaluate and delineate the extent of affected groundwater identified in temporary monitor well SB-2, six groundwater monitoring wells (MW-1 through MW-6) have been installed and sampled by Terracon between June and October 2020. The affected chlorinated hydrocarbon groundwater is limited to groundwater at MW-2 completed adjacent to temporary monitor well SB-2 on the north side (hydrogeologically downgradient) of the former dry cleaner lease space. Groundwater samples from monitor well MW-2 have contained the chlorinated volatile organic compounds (cVOCs) tetrachloroethene (PCE), trichloroethene (TCE), cis-1,2-dichloroethene (cis-1,2-DCE), and vinyl chloride (VC) at concentrations above TRRP Tier 1 groundwater ingestion ($^{GW}GW_{Ing}$) PCLs. Groundwater samples from the other five monitor wells have not contained cVOCs above SDLs and/or TCEQ Action Levels.



Chromium was detected in unfiltered groundwater samples collected from MW-6 at concentrations slightly above the TRRP Tier 1 groundwater ingestion ($^{GW}_{Ing}$) PCL of 0.1 mg/L during the April 2021 and July 2021 sampling events. The concentrations detected are well below the non-ingestion PCL.

Groundwater gauging data from the six sampling events that were completed in June/July 2020, October 2020, January 2021, April 2021, and August 2021 indicate the site-specific groundwater flow direction at the site is towards the northeast. Downgradient monitor well MW-4 has not contained cVOCs or metals above SDLs during the sampling events.

Results of the sampling of the six site monitor wells indicate that the Affected Property Assessment (APA) to delineate the extent of affected groundwater is complete and groundwater monitoring document that the groundwater plume is stable in concentration and extent. Additionally, soil samples collected from soil borings completed by NOVA and Terracon have not been identified to contain VOCs above SDLs and sub-slab soil gas collected beneath the dry cleaner lease space by NOVA in 2019 did not contain cVOCs above USEPA VISLs.

Future Plans

Future plans for the designated property is to continue to utilize the property as a multi-tenant retail shopping center. The applicant's current plan for the designated property within the MSD boundary is to obtain regulatory closure through the TCEQ Voluntary Clean up Program (VCP). The property has been entered to the VCP and assigned VCP No. 3031. Upon approval of the MSD Ordinance by the City of Houston for this designated property, a TCEQ MSD Application will be completed and submitted to the TCEQ for approval. With a TCEQ MSD Certificate, the groundwater ingestion pathway is no longer applicable for this site. An Amended Affected Property Assessment Report (APAR) will then be prepared based on MSD applicable PCLs and submitted to the TCEQ to obtain a VCP Certificate of Completion.

APPENDIX A

APPENDIX A

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

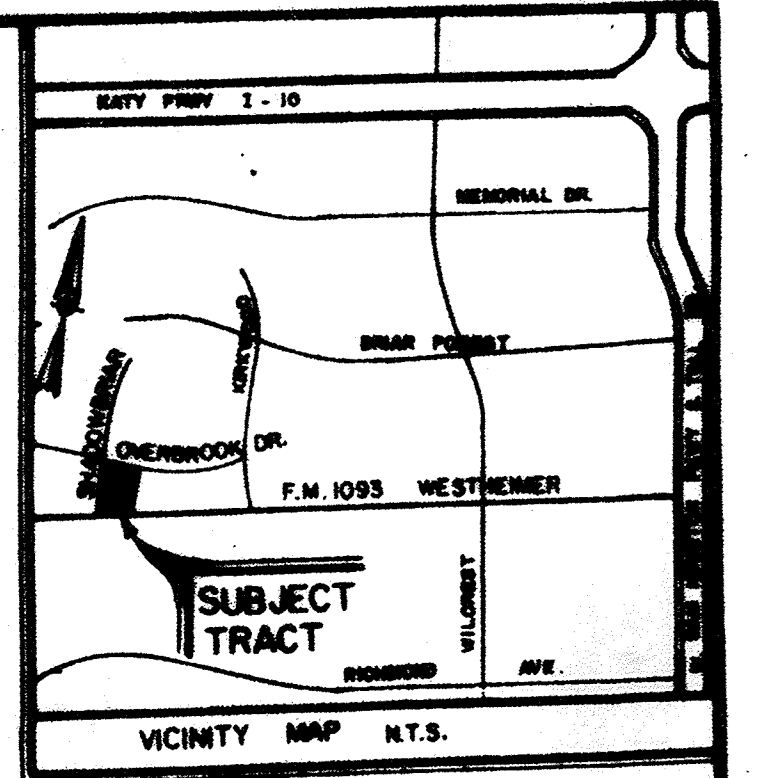
A legal description of the boundaries of the designated property and a copy of the deed are enclosed.

WILLIAM HARDIN SURVEY, A-24



SHADOWBRIAR DRIVE (60' R.O.W.)

Ch. = N02°52'08"E - 151.58'
 Δ = 05°47'33", R = 1500.00', L = 151.65'



METES AND BOUNDS DESCRIPTION
 5.1789 ACRES (225,592 SQUARE FEET)
 WILLIAM HARDIN SURVEY, ABSTRACT NUMBER 24
 HARRIS COUNTY, TEXAS

Being a tract or parcel containing 5.1789 acres (225,592 square feet) of land situated in the William Hardin Survey, Abstract Number 24, and being out of and a part of Reserve "A", Shadowbriar, Section Three (3), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 299, Page 90 of the Map Records of Harris County, Texas, being out of and a part of a 5.7151 acre tract of land conveyed to Galleria Plaza, L.L.C., Texas, as described in deed recorded under Harris County Clerk's File (H.C.C.F.) Number U747796; as described in deed recorded under Harris County Clerk's File (H.C.C.F.) Number U747796; as described in deed recorded under Harris County Clerk's File (H.C.C.F.) Number U747796; (Bearings are oriented to the bearing base reflected in the plat of said Shadowbriar Section Three):

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "Terra Surveying" found for the intersection of the north right-of-way (R.O.W.) line of Westheimer Road (F.M. 1093 - 120.00 feet wide) and the east R.O.W. line of Shadowbriar Drive (60.00 feet wide) at the southern end of a 10 foot setback, and being the most southerly southwest corner of said Reserve "A", and the herein described tract;

THENCE, North 45°01'39" West, along the said 10 foot setback, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "Terra Surveying" found for the northern end of said Reserve "A" and the herein described tract;

THENCE, North 00°01'39" West, along the aforementioned east R.O.W. line of Shadowbriar Drive, a distance of 313.87 feet to a 5/8-inch iron rod with plastic cap stamped "Terra Surveying" found for the beginning of a curve to the right;

THENCE, 151.65 feet along the arc of said curve to the right and following said east R.O.W. line, having a radius of 1500.00 feet, a central angle of 05°47'33", and a chord which bears North 02°52'08" East, 151.58 feet to a 5/8-inch iron rod with plastic cap stamped "Terra Surveying" set marking the southwest corner of a called 0.5363 acre tract described in deed recorded under Harris County Clerk's File (H.C.C.F.) Number V457022 and the most westerly northwest corner of the herein described tract;

THENCE, along the southerly and easterly lines of the aforesaid 0.5363 acre tract the following courses and distances:

South 89°08'43" East, a distance of 55.86 feet to an "X" in concrete set marking a point of curvature of a curve to the left;

Northeasterly, 55.25 feet along the arc of said curve to the left, having a radius of 1,122.10 feet, a central angle of 03°23'00", and a chord which bears North 89°09'47" East, 86.25 feet to a 5/8-inch iron rod with plastic cap stamped "Terra Surveying" set marking the point of compound curvature to the left;

Northeasterly, 62.35 feet along the arc of said curve to the left, having a radius of 89.51 feet, a central angle of 03°54'38", and a chord which bears North 65°06'22" East, 61.10 feet to a 5/8-inch iron rod with plastic cap stamped "Terra Surveying" set marking the point of compound curvature to the left;

Northeasterly, 23.59 feet along the arc of said curve to the left, having a radius of 27.18 feet, a central angle of 40°41'41", and a chord which bears North 20°17'14" East, 22.86 feet to a 5/8-inch iron rod with plastic cap stamped "Terra Surveying" set marking the end of said curve;

North 00°58'44" West, a distance of 66.88 feet to a 5/8-inch iron rod with plastic cap stamped "Terra Surveying" set in the curved south R.O.W. line of Overbrook Drive (60.00 feet wide), marking a point of curvature of a non-tangent curve to the left, the northeast corner of said 0.5363 acre tract and the most northerly northwest corner of the herein described tract;

THENCE, 245.91 feet along the arc of said curve to the left and said south R.O.W. line, having a radius of 3,030.00 feet, a central angle of 04°39'00", and a chord which bears South 77°06'58" East, 245.91 feet to a 5/8-inch iron rod with plastic cap stamped "Terra Surveying" found for the northeast corner of the herein described tract;

THENCE, South 00°00'38" East, a distance of 534.40 feet to a 5/8-inch iron rod with plastic cap stamped "Terra Surveying" found in the aforementioned north R.O.W. line of Westheimer Road and marking the southeast corner of the herein described tract;

THENCE, South 89°58'21" West, along said north R.O.W. line, a distance of 421.48 feet to the POINT OF BEGINNING and containing 5.1789 acres (225,592 square feet) of land.

(SAVE AND EXCEPT):

Being a tract or parcel containing 10,001 square feet of land situated in the William Hardin Survey, Abstract Number 24, Harris County, Texas, being out of Reserve "A", Shadowbriar, Section Three, as recorded in Volume 299, Page 90, Harris County Map Records (H.C.M.R.), Harris County, Texas, and being out of and a part of aforesaid 5.7151 acre tract being all that 10,000 square feet conveyed to Abdo J. Droubi and Sharon D. Droubi as described in deed recorded under H.C.C.F. Number W196931; said 10,001 square foot tract being more particularly described as follows (Bearings are oriented to the bearing base reflected in said plat of Shadowbriar, Section Three):

COMMENCING, for reference at a 5/8-inch iron rod with plastic cap stamped "Terra Surveying" found in the north R.O.W. line of Westheimer Road and marking the southwest corner of a called 304,919 square foot tract conveyed to Platinum Vally Company, LTD by deed recorded under H.C.C.F. Number N427823 and marking the southeast corner of said 5.7151 acre tract;

THENCE, South 89°58'21" West, along said north R.O.W. line, a distance of 14.11 feet to a point;

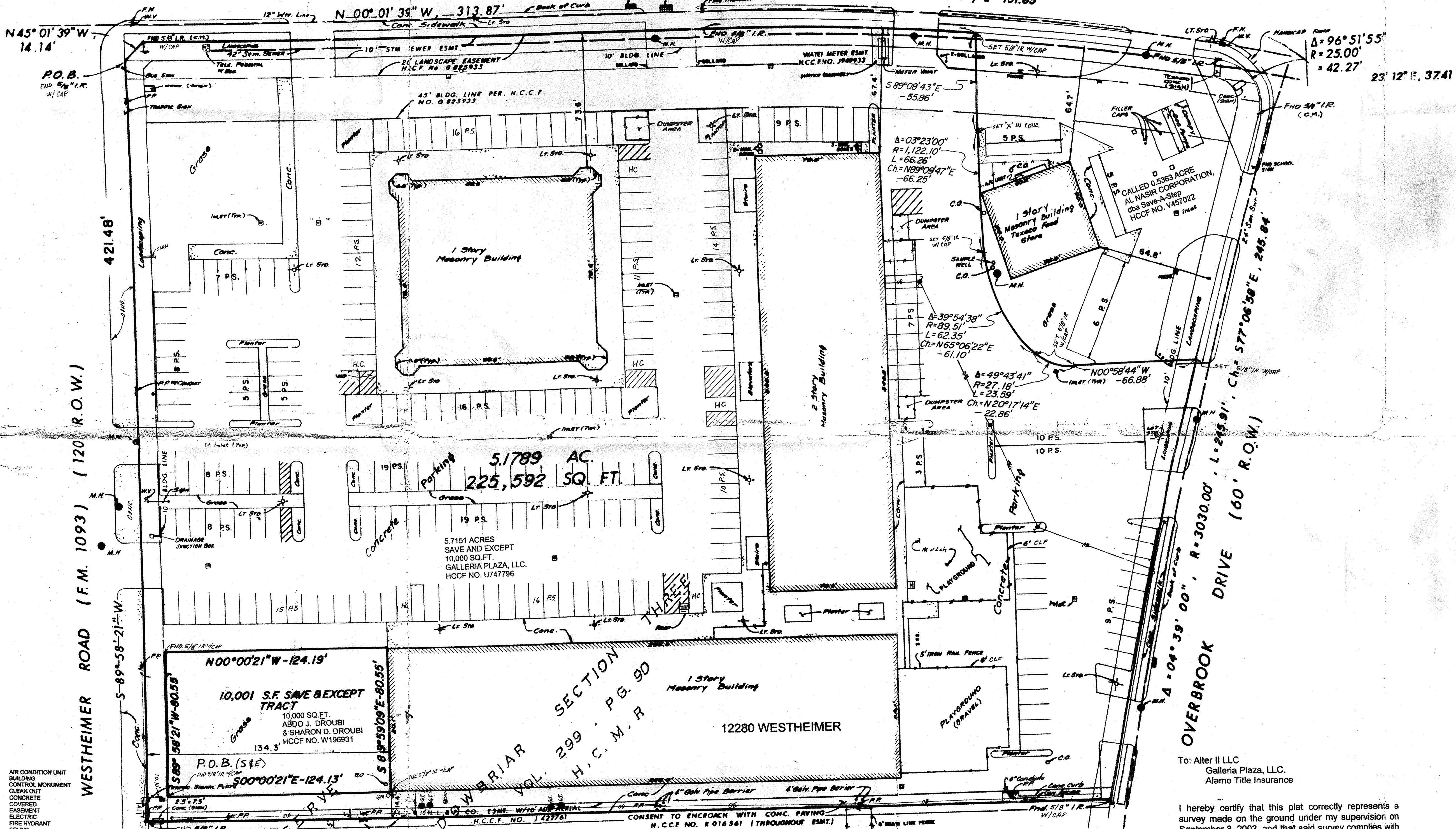
THENCE, North 00°00'21" West, departing said north R.O.W. line a distance of 10.10 feet to a 5/8-inch iron rod with plastic cap stamped "Terra Surveying" found marking the POINT OF BEGINNING and southeast corner of the herein described tract;

THENCE, South 89°58'21" West, a distance of 80.55 feet to the southwest corner of the herein described tract;

THENCE, North 00°00'21" West, a distance of 124.19 feet to the southwest corner of an existing building and for the northeast corner of the herein described tract;

THENCE, south 89°58'09" East, along the south wall of said building, at a distance of 80.11 feet passing the southwest corner of said building, in all a total distance of 80.55 feet to a 5/8-inch iron rod with plastic cap stamped "Terra Surveying" found marking the northeast corner of the herein described tract;

THENCE, South 00°00'21" East, a distance of 124.13 feet to the POINT OF BEGINNING and containing 10,001 square feet of land. This description is based on the Land Title Survey and plat made by Terra Surveying Company, Inc. dated October 20, 1986, updated September 8, 2003, TSC Project Number: 2595-9001-S.



5.1789 AC.
 225,592 SQ. FT.

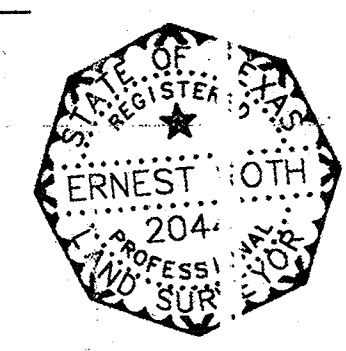
10,001 S.F. SAVE & EXCEPT TRACT
 10,000 SQ. FT.
 ABDO J. DROUBI & SHARON D. DROUBI
 HCCF NO. W196931

12280 WESTHEIMER
 CALLED 304,919 SQ.FT.
 PLATINUM VALLY COMPANY, LTD.
 H.C.C.F. NO. N427923

To: Alter II LLC
 Galleria Plaza, L.L.C.
 Alamo Title Insurance

I hereby certify that this plat correctly represents a survey made on the ground under my supervision on September 8, 2003, and that said survey complies with the current Texas Society of Professional Surveyors Standards for Land Surveys for a Category 1A, Condition II Survey.

Ernest Roth
 Registered Professional
 Land Surveyor
 Texas Registration No. 2044



- LEGEND
- A/C AIR CONDITION UNIT
- B/DG BUILDING
- C.M. CONTROL MONUMENT
- CO. CONCRETE
- COV. COVERED
- ESMT. EASEMENT
- ELEC. ELECTRIC
- FH FIRE HYDRANT
- FND. FOUND.
- GL. GAS LINE
- GI.P. GALVANIZED IRON PIPE
- 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
- HLP. HARRIS COUNTY LIGHTING AND POWER
- I.P. IRON PIPE
- I.R. IRON ROD
- L.T. LIGHT STANDARD
- M.H. MANHOLE
- P.S. PEDESTAL
- P.O.B. POINT OF BEGINNING
- PP. POWERPOLE
- R.O.W. RIGHT-OF-WAY
- SAN. SANITARY
- STM. STORM
- S.W.B.T. SOUTHWESTERN BELL TELEPHONE
- SWR. SEWER
- TELE. TELEPHONE
- TEMP. TEMPORARY
- TYP. TYPICAL
- VOL. VOLUME
- WTR. WATER
- WV. WATER VALVE
- (R) RECORD

This survey reflects boundary and easement information as per a commitment for title insurance issued by Alamo Title Insurance Company, G.F. Number 03-40101992, dated effective August 12, 2003; no additional research regarding the existence of easements or restrictions of record has been performed by Terra Surveying, Inc.

This tract lies in Zone "X" (unshaded), designated as "Areas outside the 100-year flood plain and the 500-year flood plain", as per the National Flood Insurance Program FIRM Community Panel Number 48201C0830 K, latest available published revision dated April 20, 2000.

Any future development of this tract is subject to requirements per City of Houston Ordinance Number 85-1878, having been preceded by Ordinance Number 99-262, which stipulates platting and setbacks constraints.

This tract is subject to the restrictive covenants of record in Volume 299, Page 90, H.C.M.R. and the following H.C.C.F. Numbers: G825933, G850029, J612719, K901466, S625482 and S623108.

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

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

REV. NO.	DESCRIPTION	DATE	APP.

A LAND TITLE SURVEY OF
5.1789 ACRES OUT OF
RESERVE "A", SHADOWBRIAR, SECTION 3
VOL. 299, PG. 90, H.C.M.R.
HARRIS COUNTY, TEXAS

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

DRAWN BY: D9S	SCALE: 1"=30'	KEY MAP: 489 S
REVIEWED BY:	DATE: 9-8-03	PROJECT NO: 2595-9001s 0366-8601s
APPROVED BY:	FIELD BOOK:	SHEET 1 OF 1

This Special Warranty Deed With Vendor's Lien and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described in Exhibit B hereto and incorporated herein by this reference (hereinafter referred to collectively as the "Permitted Exceptions").

GRANTEE ACKNOWLEDGES AND AGREES THAT EXCEPT FOR THOSE REPRESENTATIONS MADE IN THAT CERTAIN COMMERCIAL CONTRACT-IMPROVED PROPERTY DATED AS OF THE 14 OF JULY, 2009, AS AMENDED, BY AND BETWEEN GRANTOR AND OR THE GRANTEE'S ASSIGNEE UNDER SUCH CONTRACT (AS AMENDED, "CONTRACT"), WHICH EXPIRE TWELVE (12) MONTHS FROM THE DATE OF THIS DEED, GRANTOR HAS NOT MADE, AND GRANTOR HEREBY SPECIFICALLY DISCLAIMS, ANY WARRANTY, GUARANTY OR REPRESENTATION, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, OR CONCERNING (i) THE NATURE AND CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, AND THE SUITABILITY THEREOF AND OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY ELECT TO CONDUCT THEREON; (ii) EXCEPT FOR ANY WARRANTY OF TITLE CONTAINED HEREIN OR IN ANY OTHER DOCUMENTS EXECUTED IN CONNECTION HERewith, THE EXISTENCE, NATURE AND EXTENT OF ANY RIGHT-OF-WAY, LEASE, RIGHT TO POSSESSION OR USE, LIEN, ENCUMBRANCE, LICENSE, RESERVATION, CONDITION OR OTHER MATTER AFFECTING TITLE TO THE PROPERTY, AND (iii) THE COMPLIANCE OF THE PROPERTY OR ITS OPERATION WITH ANY LAWS, ORDINANCES (ZONING OR OTHERWISE) OR REGULATIONS OF ANY GOVERNMENTAL OR OTHER BODY. 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 BY GRANTOR. GRANTEE FURTHER ACKNOWLEDGES THAT ANY INFORMATION PROVIDED WITH RESPECT TO THE PROPERTY WAS OBTAINED FROM A VARIETY OF SOURCES AND GRANTOR (i) HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION AND (ii) MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, EXCEPT AS SET FORTH IN THE CONTRACT. GRANTEE ACKNOWLEDGES AND AGREES THAT AS A MATERIAL PART OF THE CONSIDERATION FOR THE EXECUTION AND DELIVERY OF THIS DEED, GRANTOR AND GRANTEE AGREE THE CONVEYANCE OF THE PROPERTY TO GRANTEE IS MADE BY GRANTOR AND IS TAKEN BY GRANTEE, ON AN "AS IS, WHERE IS, AND WITH ALL FAULTS" BASIS AND GRANTEE AGREES TO ACCEPT THE PROPERTY WITH ANY AND ALL LATENT AND

PATENT DEFECTS. GRANTEE EXPRESSLY ACKNOWLEDGES THAT, EXCEPT AS OTHERWISE SPECIFIED HEREIN OR IN ANY OTHER DOCUMENTS EXECUTED IN CONNECTION HERewith AND EXCEPT FOR THE WARRANTY OF TITLE CONTAINED HEREIN AND EXCEPT AS SET FORTH IN THE CONTRACT, GRANTOR MAKES NO WARRANTY OR REPRESENTATION OF ANY KIND, ORAL OR WRITTEN, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF CONDITION, HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE, WITH RESPECT TO THE PROPERTY.

FURTHER, AND WITHOUT IN ANY WAY LIMITING ANY OTHER PROVISION CONTAINED HEREIN OR IN ANY OTHER DOCUMENTS EXECUTED IN CONNECTION HERewith, EXCEPT AS OTHERWISE EXPRESSLY PROVIDED HEREIN OR AS SET FORTH IN THE CONTRACT, GRANTOR MAKES NO REPRESENTATION OR WARRANTY WITH RESPECT TO THE PRESENCE ON OR BENEATH THE PROPERTY (OR ANY PARCEL IN PROXIMITY THERETO) OF HAZARDOUS SUBSTANCES OR MATERIALS WHICH ARE CATEGORIZED AS HAZARDOUS OR TOXIC UNDER ANY LOCAL, STATE OR FEDERAL LAW, STATUTE, ORDINANCE, RULE OR REGULATION PERTAINING TO ENVIRONMENTAL OR SUBSTANCE REGULATION, CONTAMINATION, CLEANUP OR DISCLOSURE (HEREAFTER REFERRED TO AS THE "ENVIRONMENTAL CONDITION OF THE PROPERTY") AND SHALL HAVE NO LIABILITY TO GRANTEE THEREFORE. GRANTEE ACKNOWLEDGES THAT GRANTEE'S OPPORTUNITY FOR INSPECTION AND INVESTIGATION OF THE PROPERTY (AND OTHER PARCELS IN PROXIMITY THERETO) HAS BEEN ADEQUATE TO ENABLE GRANTEE TO MAKE GRANTEE'S OWN DETERMINATION WITH RESPECT TO THE PRESENCE ON OR BENEATH THE PROPERTY (AND OTHER PARCELS IN PROXIMITY THERETO) OF SUCH HAZARDOUS SUBSTANCES OR MATERIALS, AND EXCEPT AS OTHERWISE EXPRESSLY PROVIDED HEREIN OR IN ANY OTHER DOCUMENTS EXECUTED IN CONNECTION HERewith, GRANTEE ACCEPTS THE RISK OF THE PRESENCE OF ANY SUCH SUBSTANCES OR MATERIALS.

AS FURTHER CONSIDERATION FOR THIS CONVEYANCE, GRANTEE, FOR ITSELF, ITS HEIRS, LEGAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS, AS APPLICABLE, HEREBY RELEASES AND FOREVER DISCHARGES GRANTOR, ITS REPRESENTATIVES, SUCCESSORS, AND ASSIGNS FROM ANY AND ALL CLAIMS, DEMANDS, LIABILITIES (INCLUDING FINES AND CIVIL PENALTIES) AND CAUSES OF ACTION AT LAW OR IN EQUITY INCLUDING, WITHOUT LIMITATION, ANY STATUTORY CAUSES OF

ACTION, INCLUDING THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT OF 1980, AS AMENDED ("CERCLA"), THE RESOURCE CONSERVATION RECOVERY ACT OF 1976, AS AMENDED ("RCRA") AND THE TEXAS SOLID WASTE DISPOSAL ACT, AS AMENDED ("SWDA") FOR INJURY (INCLUDING DEATH), DESTRUCTION, LOSS OR DAMAGE OF ANY KIND OR CHARACTER TO THE PERSON OR PROPERTY OF GRANTEE (AND ANY SUBSEQUENT OWNER OF THE PROPERTY AS APPLICABLE) AND THE EMPLOYEES, AGENTS, SERVANTS, AND REPRESENTATIVES OF SUCH PARTIES, ARISING OUT OF OR IN RELATING TO THE ENVIRONMENTAL CONDITION OF THE PROPERTY.

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

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

Grantor's address is: 12280 Westheimer, Houston, Harris County, Texas 77077.

Grantee's address is: 9777 Harwin #303, Houston, TX 77036.

EXECUTED BY GRANTOR as of September 24, 2009.

GRANTOR:

Alter II, LLC, a California limited liability company

By: **Sole Member: DCA Family Trust u/t/a dated May 5, 2005**

By: _____
David L. Alter, co-Trustee of the
DCA Family Trust u/t/a dated May 5,
2005

Continental Terrace Joint Venture,
LLC, a California limited liability
company

By: **Managing Member: DCA Family Trust u/t/a dated May 5, 2005**

By: _____
David L. Alter, co-Trustee of the
DCA Family Trust u/t/a dated May 5,
2005

SLS Properties, LLC, a California
limited liability company

By: _____
Susan Lee Shaffer, Authorized Member

Treasure Principle, LLC, a California
limited liability company

By: Brian K Alter

Brian K Alter, Sole Member

1012

EXECUTED BY GRANTOR as of September 24th, 2009.

GRANTOR:

Alter II, LLC, a California limited liability company

By: **Sole Member: DCA Family Trust u/t/a dated May 5, 2005**

By: _____
David L. Alter, co-Trustee of the
DCA Family Trust u/t/a dated May 5,
2005

Continental Terrace Joint Venture,
LLC, a California limited liability
company

By: **Managing Member: DCA Family Trust
u/t/a dated May 5, 2005**

By: _____
David L. Alter, co-Trustee of the
DCA Family Trust u/t/a dated May 5,
2005

SLS Properties, LLC, a California
limited liability company

1012

By: *Susan Lee Shaffer, authorized member*

Susan Lee Shaffer, Authorized Member

Treasure Principle, LLC, a California
limited liability company

By: _____

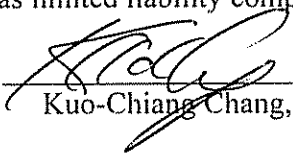
Brian K Alter, Sole Member

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EXECUTED BY GRANTEE as of Sep. 25, 2009.

GRANTEE:

MHK Realty of Texas, LLC, a
Texas limited liability company

By: 
Kuo-Chiang Chang, Manager

067-92-2459

Exhibit A

Description of Property

D

Being a tract or parcel containing 5.1789 acres (225,592 square feet) of land situated in the William Hardin Survey, Abstract Number 24, and being out of and a part of Reserve "A", SHADOWBRIAR, SECTION THREE (3), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 299, Page 00 of the Map Records of Harris County, Texas; being out of and a part of a 5.7151 acre tract of land conveyed to Galleria Plaza, LLC., as described in deed recorded under Harris County Clerk's File (H.C.C.F.) Number U747796; said 5.1789 acre tract being more particularly described by metes and bounds as follows (Bearings are oriented to the bearing base reflected in the plat of said Shadowbriar Section Three):

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "Terra Surveying" found for the intersection of the north right-of-way (R.O.W.) line of Westholmer Road (F.M. 1093 - 120.00 feet wide) and the east R.O.W. line of Shadowbriar Drive (60.00 feet wide) at the southerly end of a 10 foot cutback, and being the most southerly southwest corner of said Reserve "A", and the herein described tract;

THENCE, North 45°01'39" West, along the said 10 foot cutback, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "Terra Surveying" found for the northerly end of said 10 foot cutback, and being the most northerly southwest corner of said Reserve "A" and the herein described tract;

THENCE, North 00°01'39" West, along the aforementioned east R.O.W. line of Shadowbriar Drive, a distance of 313.87 feet to a 5/8-inch iron rod with plastic cap stamped "Terra Surveying" found for the beginning of a curve to the right;

THENCE, 151.65 feet along the arc of said curve to the right and following said east R.O.W. line, having a radius of 1500.00 feet, a central angle of 05°47'33", and a chord which bears North 02°52'08" East, 151.50 feet to a 5/8-inch iron rod with plastic cap stamped "Terra Surveying" set marking the southwest corner of a called 0.5363 acre tract described in deed recorded under Harris County Clerk's File (H.C.C.F.) Number V457022 and the most westerly northwest corner of the herein described tract;

THENCE, along the southerly and easterly lines of the aforesaid 0.5363 acre tract the following courses and distances:

South 09°08'43" East, a distance of 55.85 feet to an "X" in concrete set marking a point of curvature of a curve to the left;

Northeasterly, 66.25 feet along the arc of said curve to the left, having a radius of 1,122.10 feet, a central angle of 03°23'00", and a chord which bears North 09°09'47" East, 66.25 feet to a 5/8-inch iron rod with plastic cap stamped "Terra Surveying" set marking the point of compound curvature to the left;

Northeasterly, 62.35 feet along the arc of said curve to the left, having a radius of 89.51 feet, a central angle of 39°54'38", and a chord which bears North 65°06'22" East, 61.10 feet to a 5/8-inch iron rod with plastic cap stamped "Terra Surveying" set marking the point of compound curvature to the left;

Northeasterly, 23.59 feet along the arc of said curve to the left, having a radius of 27.10 feet, a central angle of 49°43'41", and a chord which bears North 20°17'14" East, 22.05 feet to a 5/8-inch iron rod with plastic cap stamped "Terra Surveying" set marking the end of said curve;

North 00°58'44" West, a distance of 66.88 feet to a 5/8-inch iron rod with plastic cap stamped "Terra Surveying" set in the curved south R.O.W. line of Overbrook Drive (60.00 feet wide), marking a point of curvature of a non-tangent curve to the left, the northeast corner of said 0.5363 acre tract and the most northerly northwest corner of the herein described tract;

Lawyers Title Insurance Corporation
Commitment For Title Insurance - T-7
Form 11-7-15A (Rev. 05-01-05)

Valid only if Schedules A, B and C are attached

THENCE, 245.91 feet along the arc of said curve to the left and said south R.O.W. line, having a radius of 3,030.00 feet, a central angle of 04°39'00", and a chord which bears South 77°06'50" East, 245.84 feet to a 5/8-inch iron rod with plastic cap stamped "Terra Surveying" found for the northeast corner of the herein described tract;

THENCE, South 00°00'30" East, a distance of 534.40 feet to a 5/8-inch iron rod with plastic cap stamped "Terra Surveying" found in the aforementioned north R.O.W. line of Westheimer Road and marking the southeast corner of the herein described tract;

THENCE, South 89°58'21" West, along said north R.O.W. line, a distance of 421.48 feet to the POINT OF BEGINNING and containing 5.1789 acres (225,692 square feet) of land.

SAVE and EXCEPT:

Being a tract or parcel containing 10,001 square feet of land situated in the William Hardin Survey, Abstract Number 24, Harris County, Texas; being out of Reserve "A", Shadowbriar, Section Three as recorded in Volume 299, Page 90, Harris County Map Records (H.C.M.R.), Harris County, Texas, and being out of and a part of aforesaid 5.7151 acre tract; being all that 10,000 square feet conveyed to Abdo J. Droubi and Sharon D. Droubi as described in deed recorded under H.C.C.F. Number W196931; said 10,001 square foot tract being more particularly described as follows (bearings are oriented to the bearing base reflected in said plat of Shadowbriar, Section Three):

COMMENCING, for reference at a 5/8-inch iron rod with plastic cap stamped "Terra Surveying" found in the north R.O.W. line of Westheimer Road and marking the southwest corner of a called 304,919 square foot tract conveyed to Platinum Vally Company, LTD by deed recorded under H.C.C.F. Number N427923 and marking the southeast corner of said 5.7151 acre tract;

THENCE, South 89°58'21" West, along said north R O W line, a distance of 14.11 feet to a point;

THENCE, North 00°00'21" West, departing said north R.O.W. line a distance of 10.10 feet to a 5/8-inch iron rod with plastic cap stamped "Terra Surveying" found marking the POINT OF BEGINNING and southeast corner of the herein described tract;

THENCE, South 89°58'21" West, a distance of 80.55 feet to a 5/8-inch iron rod with plastic cap stamped "Terra Surveying" found marking the southwest corner of the herein described tract;

THENCE, North 00°00'21" West, a distance of 124.19 feet to the southwest corner of an existing building and for the northwest corner of the herein described tract;

THENCE, South 89°59'09" East, along the south wall of said building, at a distance of 80.11 feet passing the southeast corner of said building, in all a total distance of 80.55 feet to a 5/8-inch iron rod with plastic cap stamped "Terra Surveying" found marking the northeast corner of the herein described tract;

THENCE, South 00°00'21" East, a distance of 124.13 feet to the POINT OF BEGINNING and containing 10,001 square feet of land

Exhibit B

Permitted Exceptions from Title Commitment

(Below numbering is from the Title Commitment)

5. Vendor's Lien retained in Deed, executed by Shadowbriar Houston Partner L.P., a Delaware limited partnership to Alter II, LLC, a California Limited Liability Company, as to an undivided 17.5373% interest; Continental Terrace Joint Venture, LLC, a California Limited Liability Company, as to an undivided 67.7411% interest; Brian K. Alter and Susan L. Shaffer, as Co-Trustees of the Harold L. Alter Revocable Living Trust, created under that trust agreement dated November 7, 1997, as to an undivided 14.7216% interest, dated November 11, 2003, filed November 18, 2003, recorded under Harris County Clerk's File No. X197860 of the Real Property Records of HARRIS County, Texas, securing Citibank, FSB in the payment of one note in the principal sum of Three Million Seven Hundred Seventy Thousand and 00/100 (\$3,770,000.00), due and payable and bearing interest as therein provided; said Note being additionally secured by Deed of Trust to Robert A. Rosenthal, Trustee, recorded under Harris County X197861 and correction filed for record under Harris County Clerk's File No. Y362578, all of the Real Property Records of HARRIS County, Texas; and all the terms, conditions and stipulations contained therein, including, but not limited to, any additional indebtedness, if any, secured by said instrument.

Additionally secured by Absolute Assignment of Rents and Landlord's Interest in Leases dated November 10, 2003, recorded under Harris County Clerk's File No. X197863 and correction filed for record under Harris County Clerk's File No. Y362581 of the Real Property Records of HARRIS County, Texas.

Additional secured by ASSIGNMENT AND ASSUMPTION AGREEMENT effective April 1, 2005 by and between SLS PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY ("New Borrower"), BRIAN K. ALTER, CO-TRUSTEE OF THE HAROLD L. ALTER REVOCABLE LIVING TRUST DATED NOVEMBER 7, 1997 AND SUSAN L. SHAFFER, CO-TRUSTEE OF THE HAROLD L. ALTER REVOCALBE LIVING TRUST DATED NOVEMBER 7, 1997 ("Original Borrower"), and CITIBANK, FSB ("Lender") file for record on April 22, 2005 and recorded under Harris County

Clerk's File No. Y413600 of the Real Property Records of HARRIS County, Texas.

Additional secured by ASSIGNMENT AND ASSUMPTION AGREEMENT effective April 1, 2005 by and between TREASURE PRINCIPLE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY ("New Borrower"), BRIAN K. ALTER, CO-TRUSTEE OF THE HAROLD L. ALTER REVOCABLE LIVING TRUST DATED NOVEMBER 7, 1997 AND SUSAN L. SHAFFER, CO-TRUSTEE OF THE HAROLD L. ALTER REVOCALBE LIVING TRUST DATED NOVEMBER 7, 1997 ("Original Borrower"), and CITIBANK, FSB ("Lender") file for record on May 24, 2005 and recorded under Harris County Clerk's File No. Y488885 of the Real Property Records of HARRIS County, Texas.

- 10 a. The following, all according to plat recorded in Volume 299, Page 90, of the Map Records of HARRIS County, Texas:

Building set back line being ten feet (10') in width adjacent to the south, north, and west property lines,

Storm sewer easement being ten feet (10') in width adjacent to the west property line, along Shadowbriar Drive,

Drainage Easement fifteen feet (15') in width on each side of the center line of all natural drainage courses.

- 10 b. Right of way and easement for electric distribution facilities, located adjacent to the east property line, granted to Houston Lighting & Power Company, being an easement of five feet (5') wide, being the west one-half (W1/2) of a ten (10) feet wide easement, together with an aerial easement ten (10) feet wide, beginning at a plane of sixteen (16) feet above the ground extending upward, located west of and adjoining said five (5) feet wide easement as shown by a crosshatched area on Sketch No. W-84-033 attached to Easement filed for record on March 22, 1984 and recorded under Harris County Clerk's File No. J422761.

Consent to Encroachment executed April 4, 1985 by Houston Lighting & Power Company, as filed for record on May 13, 1985 and recorded under Harris County Clerk's File No. K016561.

- 10 c. Water meter easement, being adjacent to the west property line, granted to the City of Houston, as described in the Easement Deed executed December 12, 1984, filed for record on March 26, 1985 and recorded under Harris County Clerk's File No. J949933.

- 10 d. The following as set out in the instruments filed for record under Harris County Clerk's File Numbers G825933, G850029, J612719, and K901466, all of the Real Property Records of HARRIS County, Texas:

Landscape easement being twenty feet (20') in width along the west property line,

Building set back lines for fences or walls along the west property line being forty five feet (45') in width,

Building set back line for office buildings along the west property line and the north property line being fifty feet (50') in width.

- 10 e. Restricted Covenants Parking and Easement Agreement file for record under Harris County Clerk's File No. S623108 and Restatement of Restrictive Covenants Parking and Easement Agreement entered into February 1, 2004, by and between ALTER II, LLC, a California limited liability company, CONTINENTAL TERRACE JOINT VENTURE, LLC, a California limited liability company, TREASURE PRINCIPLE, LLC, a California limited liability company, SLS PROPERTIES, LLC, a California limited liability company, and ABDO J. DROUBI, SHARON D. DROUBI, and DROUBI'S BAKERY & DELI, INC., a Texas corporation, joined by Al-Nasir Corporation, a Texas corporation, d/b/a Save-A-Step, as filed for record under Harris County Clerk's File Numbers Y589441 and Z086371, all of the Real Property Records of HARRIS County, Texas.
- 10 f. Approval of Location of Alcohol Premises made and entered into by and between Emporio Brazilian Café, Inc., a Texas corporation ("Operator") and the City of Houston, Texas as described by instruments filed for record under Harris County Clerk's File Numbers Y213805 and 20080574749, all of the Real Property Records of HARRIS County, Texas.
- 10 g. Reservation of one-thirty second ($1/32^{\text{nd}}$) non-participating royalty interest in and to all oil, gas, and other minerals in Deed executed by Wilfred E. Loggins and wife, Hazel V. Loggins, to R.O. Herzog, dated September 6, 1950, recorded in Volume 2152, Page 32, Deed Records, of the Real Property Records of HARRIS County, Texas. Title to said interest not checked subsequent to date of aforesaid instrument.
- 10 h. Reservation of one-thirty second ($1/32^{\text{nd}}$) non-participating royalty interest in and to all oil, gas, and other minerals in Deed executed by Wilfred E. Loggins and wife, Hazel V. Loggins, to R.O. Herzog, dated April 3, 1951, recorded in Volume 2272, Page 559, Deed Records, of the Real Property Records of HARRIS County, Texas. Title to said interest not checked subsequent to date of aforesaid instrument.

10. i. The unrecorded tenants leases that are being assigned to and assumed by the Grantee pursuant to that certain instrument of the same date entitled *Assignment and Assumption of Leases*.
- 10 j. Lease to Enterprises Leasing Company of Houston as cited in SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT dated June 16, 2008 and filed for record under Harris County Clerk's File No. 20080371428.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Sacramento

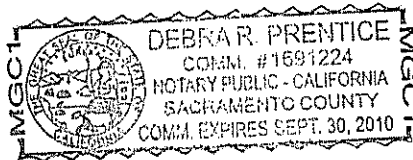
On September 24, 2009 before me, Debra R. Prentice, notary public, personally
appeared David L. Alter

who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the
entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Debra R. Prentice
Debra R. Prentice



Description of Attached Document

Title or Type of Document Spec. Warranty Deed w/ Assumption
d Vendor Lien
Document Date: 9-24-09 Number of Pages: 12

Signer(s) Other Than Named Above _____

Capacity(ies) Claimed by Signer _____

Signer's Name _____

- Individual
- Corporate Officer (Title(s): _____)
- Partner Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

457-2-2457

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Sacramento

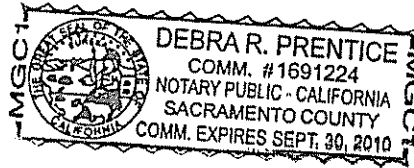
On September 24, 2009 before me, Debra R. Prentice, notary public, personally
appeared David L. Alter

who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
(he/she/they) executed the same in (his/her/their) authorized capacity(ies), and that by
(his/her/their) signature(s) on the instrument the person(s), or the
entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Debra R. Prentice
Debra R. Prentice



Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above _____

Capacity(ies) Claimed by Signer

Signer's Name _____

- Individual
- Corporate Officer (Title(s): _____)
- Partner Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

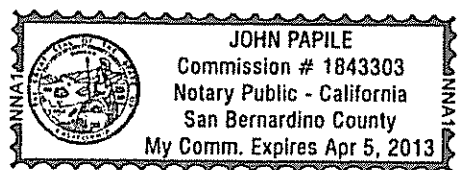
State of California

County of SAN BERNARDINO

On SEPT 24, 2009 before me, JOHN PAPILE, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared BRIAN K. ALTER
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document

Description of Attached Document

Title or Type of Document: SPECIAL WARRANTY DEED WITH ASSUMPTION AND VENDOR'S LIEN

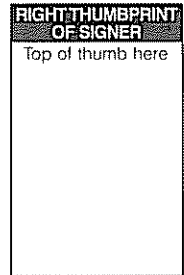
Document Date: SEPTEMBER 24, 2009 Number of Pages: 12

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: BRIAN K. ALTER

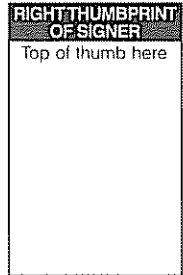
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

ACKNOWLEDGMENTS

State of California)
County of Orange County

On 9.24.09 before me, Kim Hunkle, a Notary Public, personally appeared
Susan Lee Shaffer

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the state of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Kim Hunkle (Seal)



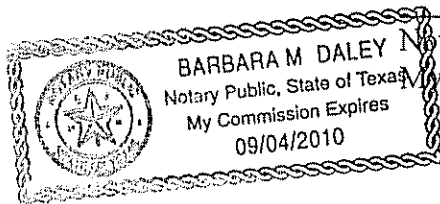
2009-09-24 10:00 AM

STATE OF TEXAS §

COUNTY OF HARRIS §

Before me, BARBARA M. DALEY, on this day personally appeared Kuo-Chiang Chang, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that Kuo-Chiang Chang executed the same as the act of M H K Realty of Texas LLC, a Texas limited liability company, as its Manager, for the purposes and consideration therein expressed.

Given under my hand and seal of office this 25 day of September, 2009.



Notary Public, State of Texas
My commission expires: _____

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time 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 the number Sequence on the date and at time stamped herein by me, and was duly RECORDED in the Official Public Records of Real Property of Harris County Texas on

OCT - 1 2009



Crystal L. Keyman
COUNTY CLERK
HARRIS COUNTY, TEXAS

Crystal L. Keyman
COUNTY CLERK
HARRIS COUNTY, TEXAS

2009 OCT -1 PM 1:36

FILED

143-23-330

APPENDIX B

APPENDIX B

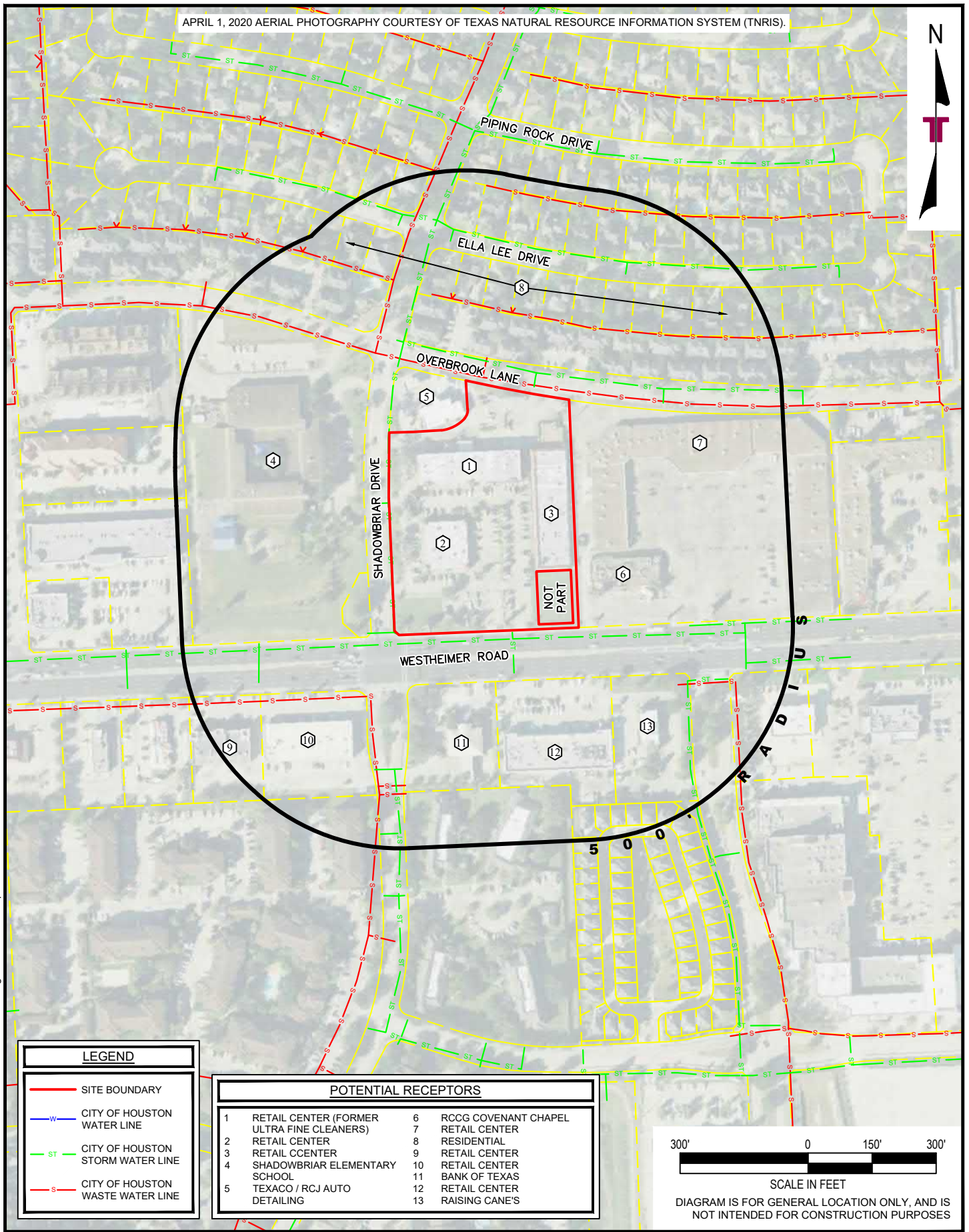
A description of the current use, and, to the extent know, the anticipated use(s), of the designated property and properties within 500 feet of the boundary of the designated property.

The site consists of the Village Shops multi-tenant retail shopping center located at 12280-12288 Westheimer Road in Houston, Harris County, Texas. Ultra Fine Cleaners vacated the lease space in December 2020 and the space is presently vacant. The remaining tenant spaces are occupied by various retail shops, restaurants, and a child day care center.

Adjacent properties and properties within 500 feet of the designated property are residential and commercial.

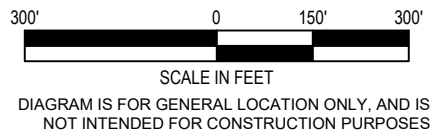
The properties within 500 feet of the designated property include:

North:	Texaco / RCJ Auto Detailing Residential
South:	Retail Centers Bank of Texas Raising Canes
East:	RCCG Covenant Chapel Retail Center
West:	Shadowbriar Elementary School



LEGEND	
	SITE BOUNDARY
	CITY OF HOUSTON WATER LINE
	CITY OF HOUSTON STORM WATER LINE
	CITY OF HOUSTON WASTE WATER LINE

POTENTIAL RECEPTORS	
1	RETAIL CENTER (FORMER ULTRA FINE CLEANERS)
2	RETAIL CENTER
3	RETAIL CENTER
4	SHADOWBRIAR ELEMENTARY SCHOOL
5	TEXACO / RCJ AUTO DETAILING
6	RCCG COVENANT CHAPEL
7	RETAIL CENTER
8	RESIDENTIAL
9	RETAIL CENTER
10	RETAIL CENTER
11	BANK OF TEXAS
12	RETAIL CENTER
13	RAISING CANE'S



N:\ENV\2020\Drafting\92207429\MSD 2022-02 COH\92207429 Site Plan.dwg : Potential Receptors

Project Mngr:	EWJ	Project No.	92207429
Drawn By:	REW	Scale:	1" = 300'
Checked By:	JAC	File No.	COH MSD
Approved By:	EWJ	Date:	02/28/2022

11555 CLAY ROAD, SUITE. 100 HOUSTON, TX 77043
 PH. (713) 690-8989 FAX. (713) 690-8787

Potential Receptor Map
 Former Ultra Fine Cleaners
 12880 - 12288 Westheimer Road
 Houston, Texas

APPENDIX

B

APPENDIX C

APPENDIX C

3. A site map showing.

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

Attached Exhibits

Appendix B - Site Plan with 500' Radius

Exhibit 1A - Site Plan

Exhibit 1B - Site Vicinity Map

Exhibit 1C - Detected Area of Groundwater Contamination

Exhibit 1D - Sample Location Map

Exhibit 1E - Groundwater Potentiometric Surface Map - October 15, 2020

Exhibit 1F - Groundwater Potentiometric Surface Map - January 14, 2021

Exhibit 1G - Groundwater Potentiometric Surface Map - April 22, 2021

Exhibit 1H - Groundwater Potentiometric Surface Map - July 15, 2021

Exhibit 1I - Dissolved COC Distribution Map

Exhibit 1I-1 Groundwater COC Concentration Map - Tetrachloroethene - July 15, 2021

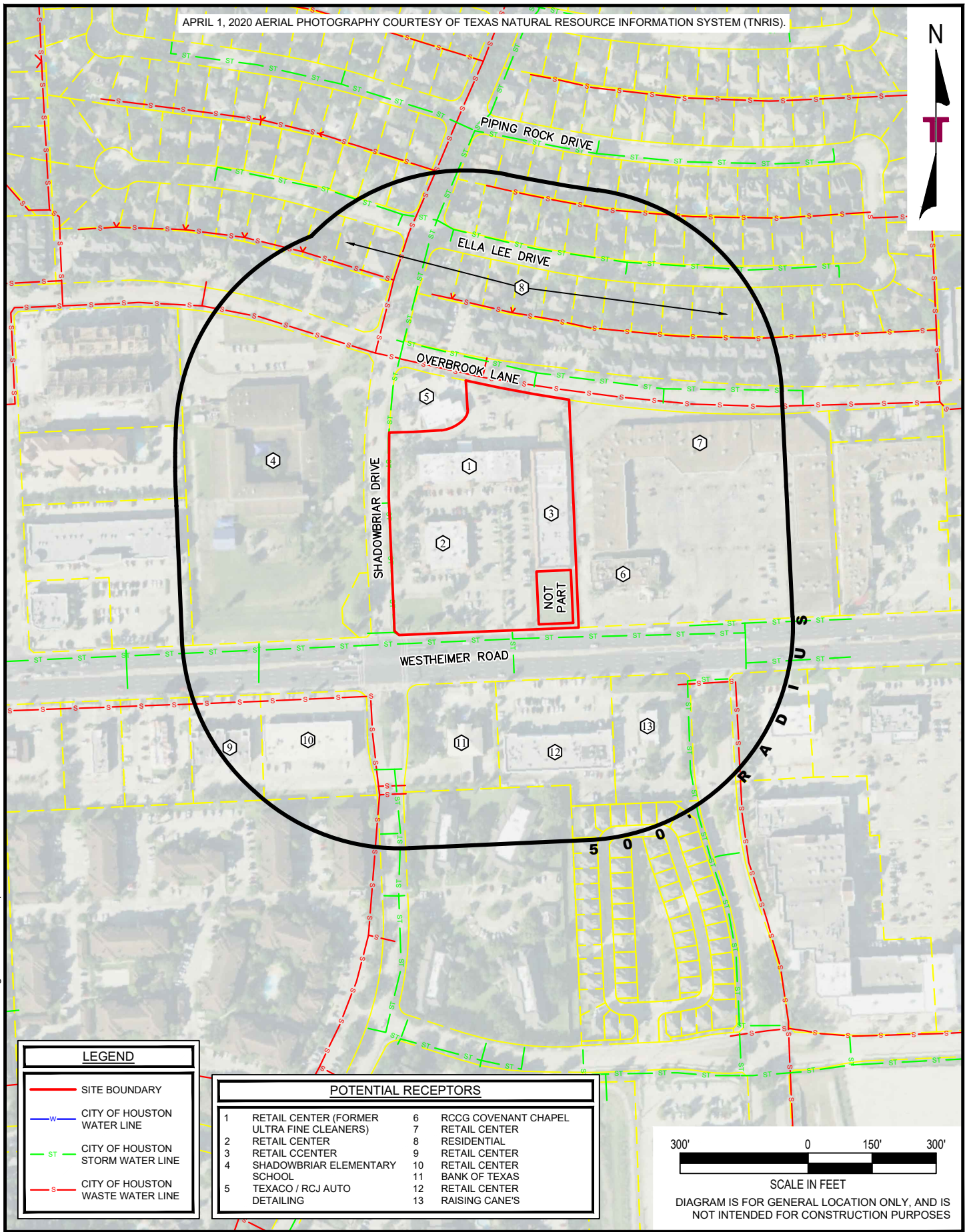
Exhibit 1I-2 Groundwater COC Concentration Map - Trichloroethene - July 15, 2021

Exhibit 1I-3 Groundwater COC Concentration Map - cis-1,2-Dichloroethene - July 15, 2021

Exhibit 1I-4 Groundwater COC Concentration Map - Vinyl Chloride - July 15, 2021

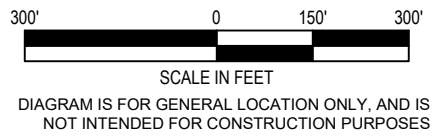
Exhibit 1I-5 Chromium Concentrations and PCLE Zone

Exhibit 1J - Groundwater PCLE Zone



LEGEND	
	SITE BOUNDARY
	CITY OF HOUSTON WATER LINE
	CITY OF HOUSTON STORM WATER LINE
	CITY OF HOUSTON WASTE WATER LINE

POTENTIAL RECEPTORS			
1	RETAIL CENTER (FORMER ULTRA FINE CLEANERS)	6	RCCG COVENANT CHAPEL
2	RETAIL CENTER	7	RETAIL CENTER
3	RETAIL CENTER	8	RESIDENTIAL
4	SHADOWBRIAR ELEMENTARY SCHOOL	9	RETAIL CENTER
5	TEXACO / RCJ AUTO DETAILING	10	RETAIL CENTER
		11	BANK OF TEXAS
		12	RETAIL CENTER
		13	RAISING CANE'S



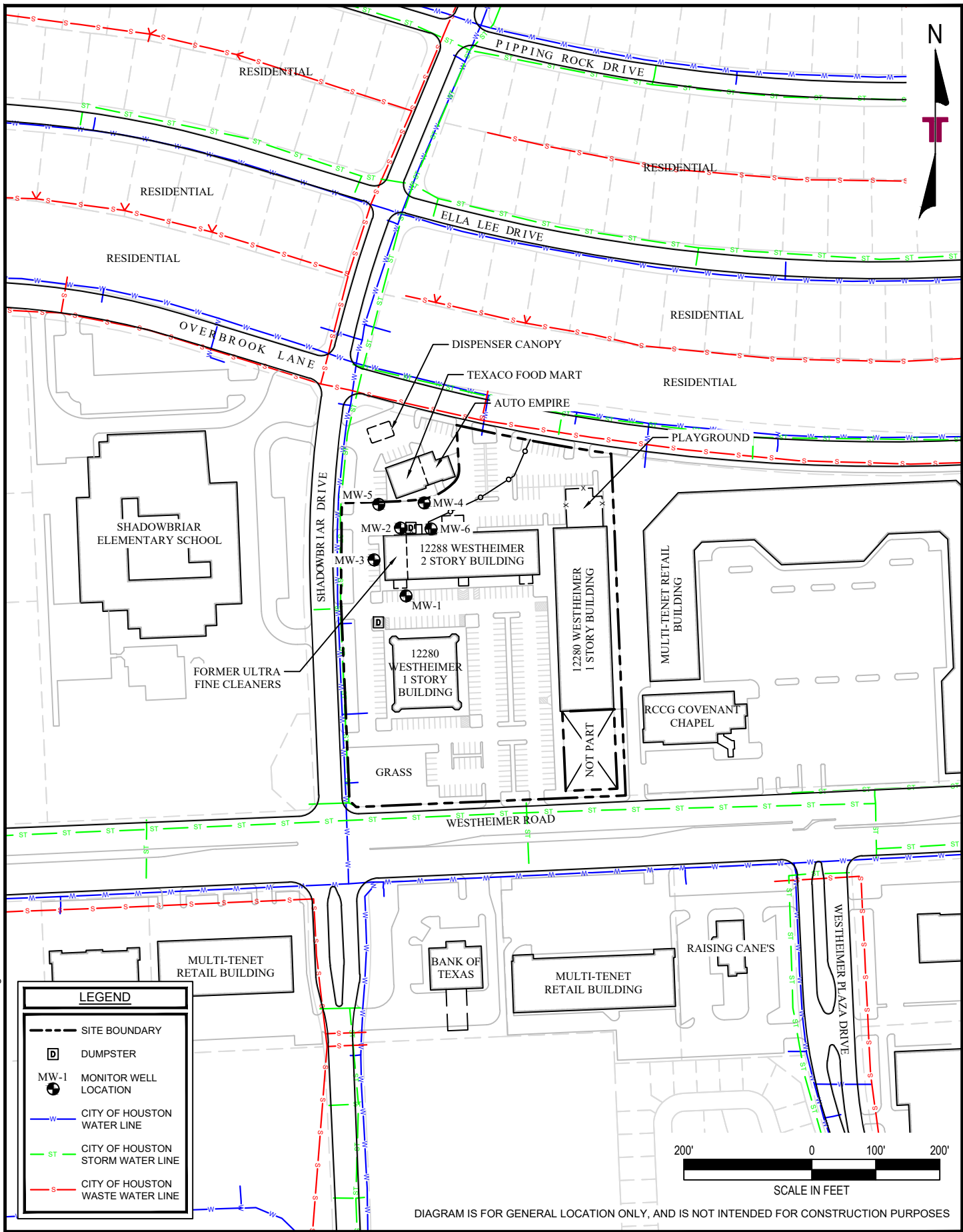
N:\ENV\2020\Drafting\92207429\MSD 2022-02 COH\92207429 Site Plan.dwg : Potential Receptors

Project Mngr:	EWJ	Project No.	92207429
Drawn By:	REW	Scale:	1" = 300'
Checked By:	JAC	File No.	COH MSD
Approved By:	EWJ	Date:	02/28/2022

11555 CLAY ROAD, SUITE. 100 HOUSTON, TX 77043
PH. (713) 690-8989 FAX. (713) 690-8787

Site Plan with 500' Radius
Former Ultra Fine Cleaners
12880 - 12288 Westheimer Road
Houston, Texas

APPENDIX
B



N:\ENV\2020\Drafting\92207429\MSD 2022-02 COH\92207429 Site Plan.dwg : Site Plan

Project Mngr:	EWJ	Project No.	92207429
Drawn By:	REW	Scale:	1" = 200'
Checked By:	JAC	File No.	COH MSD
Approved By:	EWJ	Date:	02/28/2022

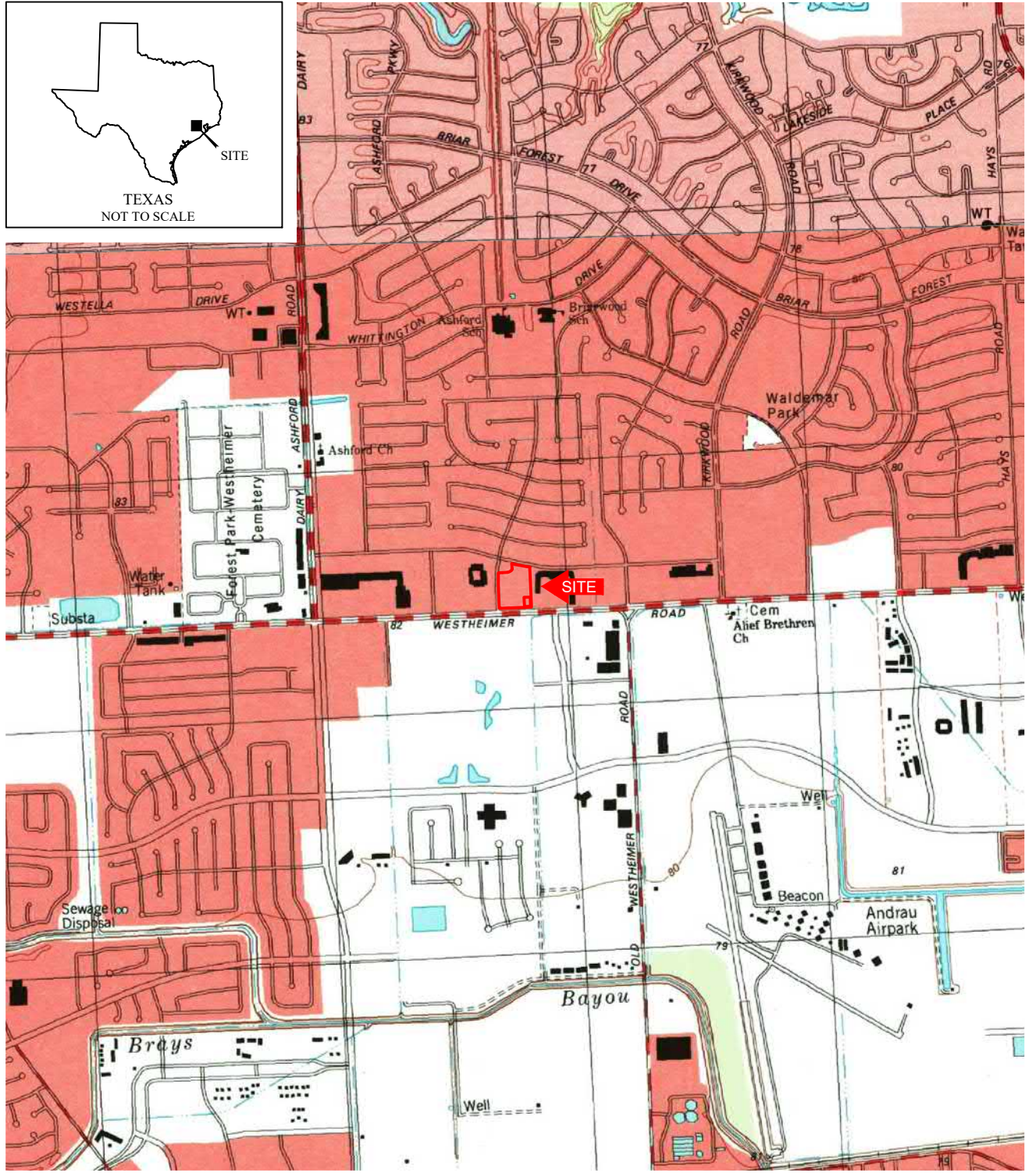
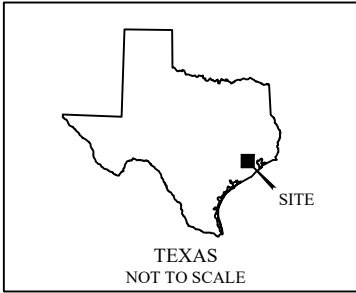
11555 CLAY ROAD, SUITE. 100 HOUSTON, TX 77043
 PH. (713) 690-8989 FAX. (713) 690-8787

Site Plan

Former Ultra Fine Cleaners
 12880 - 12288 Westheimer Road
 Houston, Texas

EXHIBIT

1A



USGS TOPOGRAPHIC QUADRANGLE MAP
Alief, Texas



Revised: 1995

APPROXIMATE SCALE 1" = 2000'



Prepared By: REW

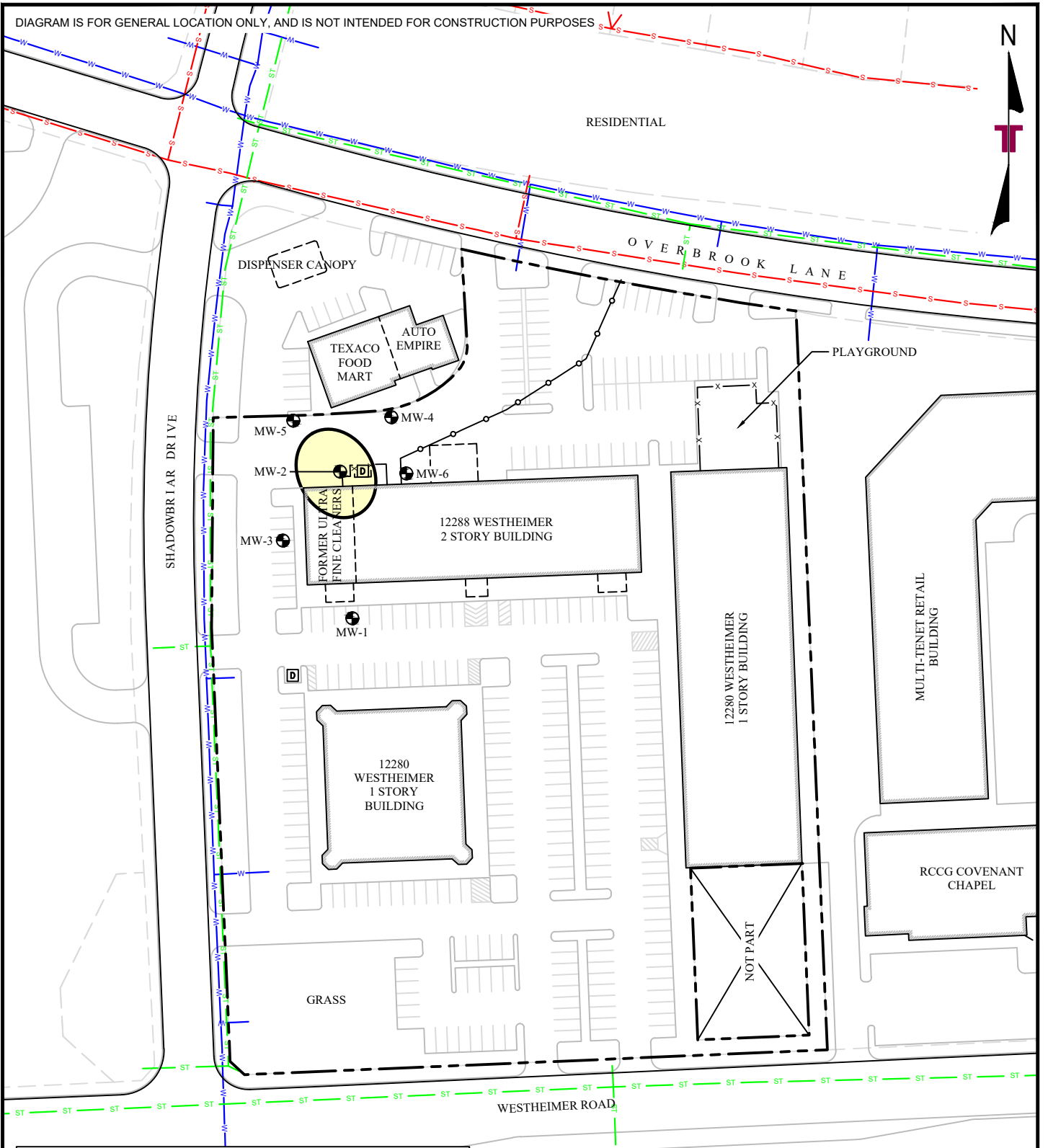
Approved By: JAC

Former Ultra Fine Cleaners
12880 - 12288 Westheimer Road
Houston, Texas

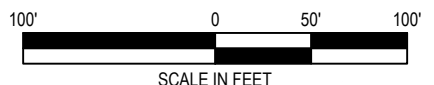
TERRACON PROJECT NO. 92207429

EXHIBIT 1B:
SITE VICINITY MAP

DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES



LEGEND	
	SITE BOUNDARY
	DUMPSTER
	MONITOR WELL LOCATION
	GROUNDWATER PCLE ZONE (DASHED WHERE INFERRED)
	CITY OF HOUSTON WATER LINE
	CITY OF HOUSTON STORM WATER LINE
	CITY OF HOUSTON WASTE WATER LINE



N:\ENV\2020\Drafting\192207429\MSD 2022-02 COH\192207429 Site Plan.dwg : Detected Area

Project Mngr:	EWJ	Project No.	92207429
Drawn By:	REW	Scale:	1" = 100'
Checked By:	JAC	File No.	COH MSD
Approved By:	EWJ	Date:	02/28/2022

11555 CLAY ROAD, SUITE. 100 HOUSTON, TX 77043
 PH. (713) 690-8989 FAX. (713) 690-8787

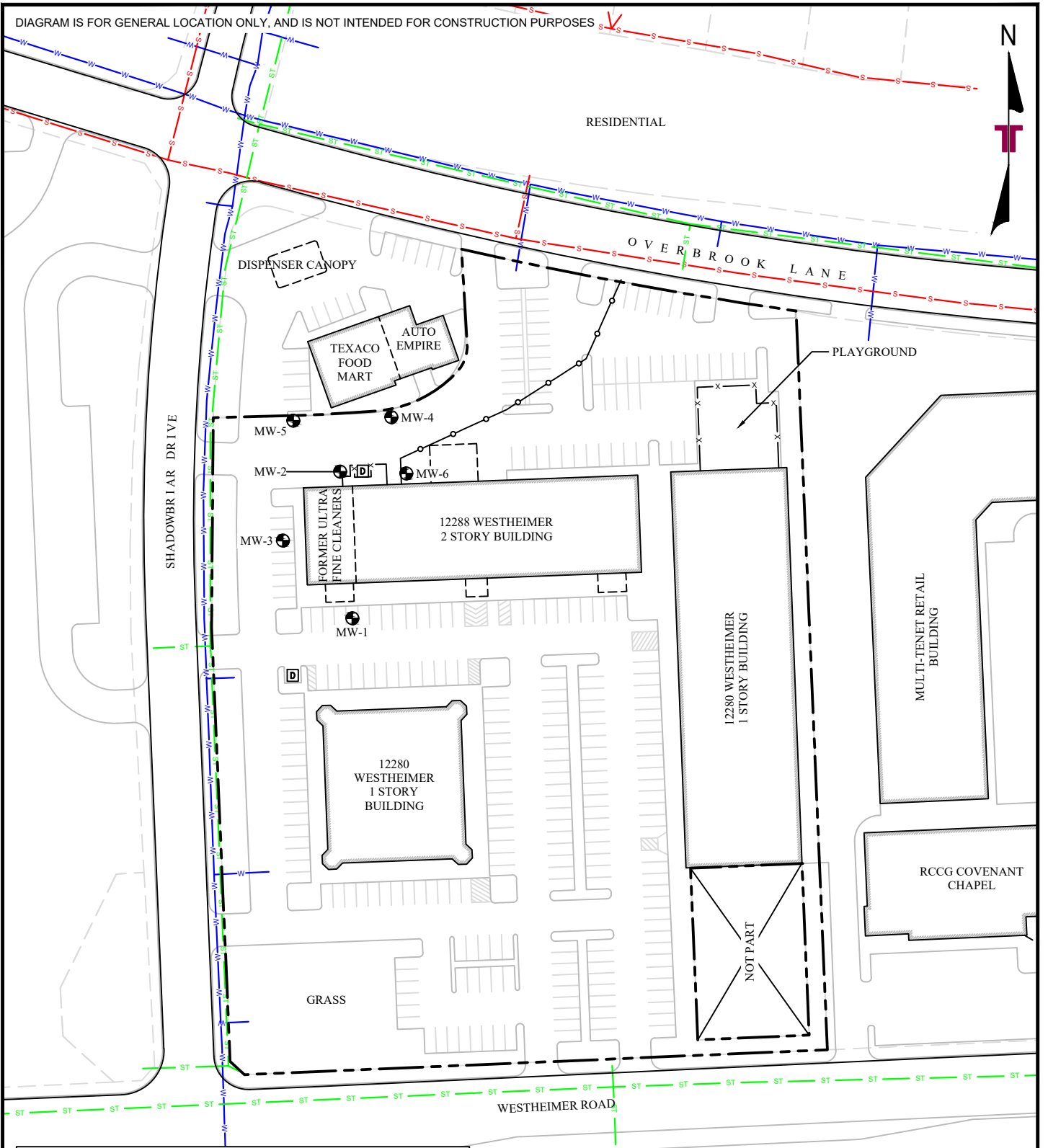
Detected Area of Groundwater Contamination

Former Ultra Fine Cleaners
 12880 - 12288 Westheimer Road
 Houston, Texas

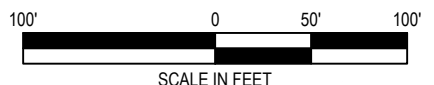
EXHIBIT

1C

DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES



LEGEND	
	SITE BOUNDARY
	DUMPSTER
	MONITOR WELL LOCATION
	CITY OF HOUSTON WATER LINE
	CITY OF HOUSTON STORM WATER LINE
	CITY OF HOUSTON WASTE WATER LINE



N:\ENV\2020\Drafting\92207429\MSD 2022-02 COH\92207429 Site Plan.dwg : Sample Locations

Project Mngr:	EWJ	Project No.	92207429
Drawn By:	REW	Scale:	1" = 100'
Checked By:	JAC	File No.	COH MSD
Approved By:	EWJ	Date:	02/28/2022

11555 CLAY ROAD, SUITE. 100 HOUSTON, TX 77043
 PH. (713) 690-8989 FAX. (713) 690-8787

Sample Location Map

Former Ultra Fine Cleaners
 12880 - 12288 Westheimer Road
 Houston, Texas

EXHIBIT

1D

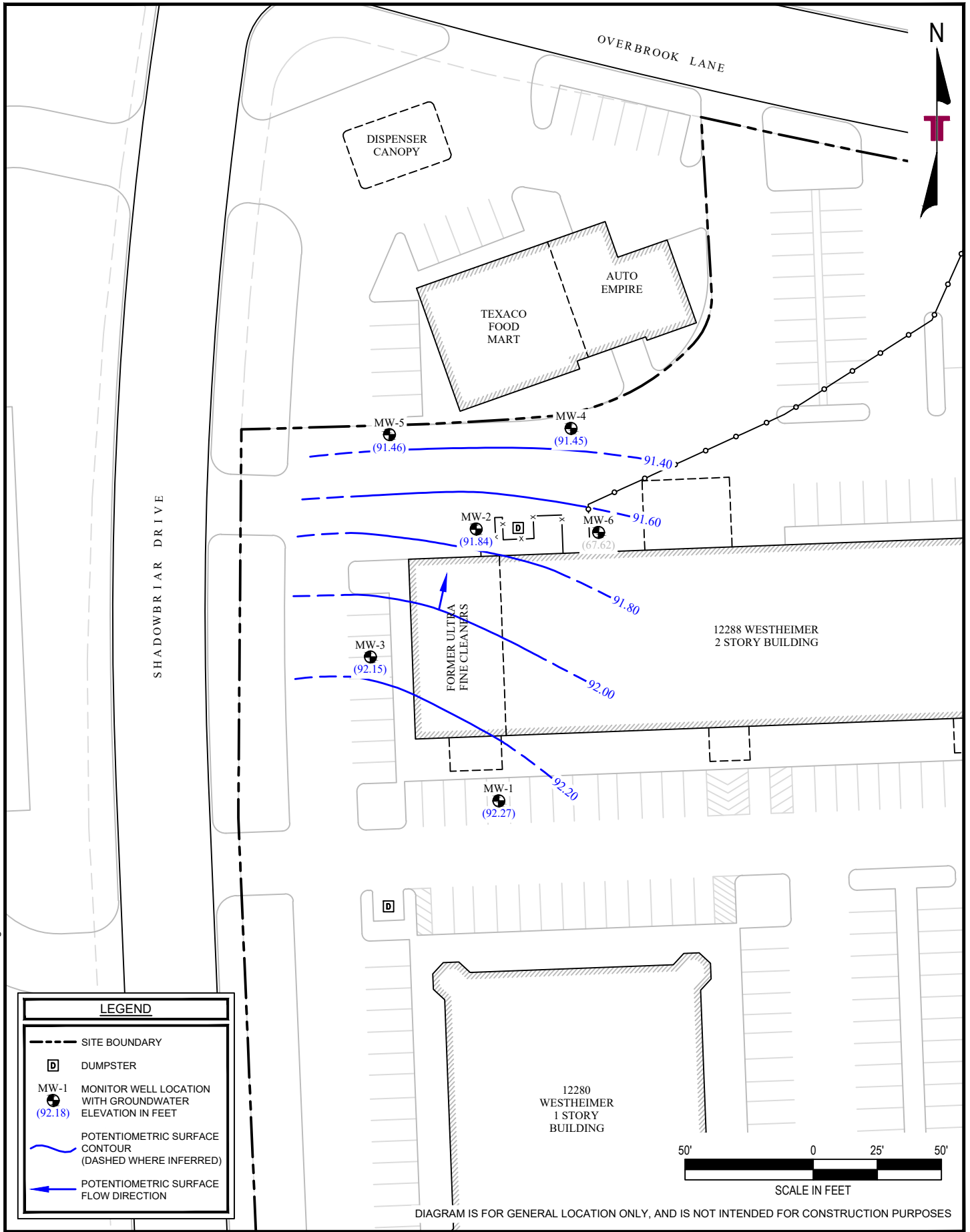


DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

N:\ENV\2020\Drafting\92207429\MSD 2022-02 COH\92207429 GFSM 2020-10-15.dwg : HAND

Project Mngr:	EWJ	Project No.	92207429
Drawn By:	REW	Scale:	1" = 50'
Checked By:	JAC	File No.	COH MSD
Approved By:	EWJ	Date:	02/28/2022

11555 CLAY ROAD, SUITE. 100 HOUSTON, TX 77043
 PH. (713) 690-8989 FAX. (713) 690-8787

Groundwater Potentiometric Surface Map - October 15, 2020

Former Ultra Fine Cleaners
 12880 - 12288 Westheimer Road
 Houston, Texas

EXHIBIT

1E

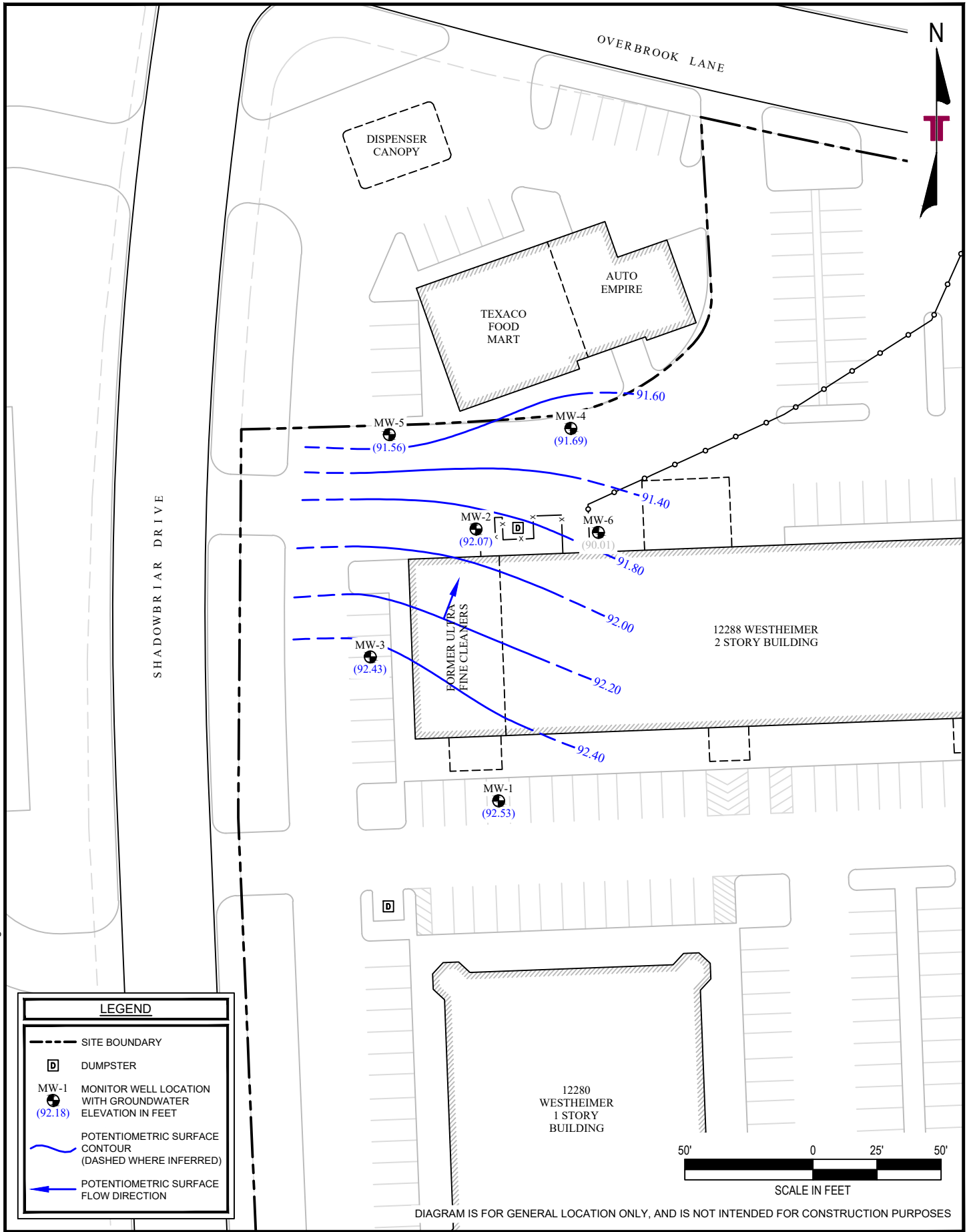


DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

N:\ENV\2020\Drafting\92207429\MSD 2022-02 COH\92207429.GPSM 2021-01-14.dwg : HAND

Project Mngr:	EWJ	Project No.	92207429
Drawn By:	REW	Scale:	1" = 50'
Checked By:	JAC	File No.	COH MSD
Approved By:	EWJ	Date:	02/28/2022

11555 CLAY ROAD, SUITE. 100 HOUSTON, TX 77043
PH. (713) 690-8989 FAX. (713) 690-8787

Groundwater Potentiometric Surface Map - January 14, 2021

Former Ultra Fine Cleaners
12880 - 12288 Westheimer Road
Houston, Texas

EXHIBIT

1F

N:\ENV\2020\Drafting\92207429\MSD 2022-02 COH\92207429_GFSM 2021-04-22.dwg : HAND

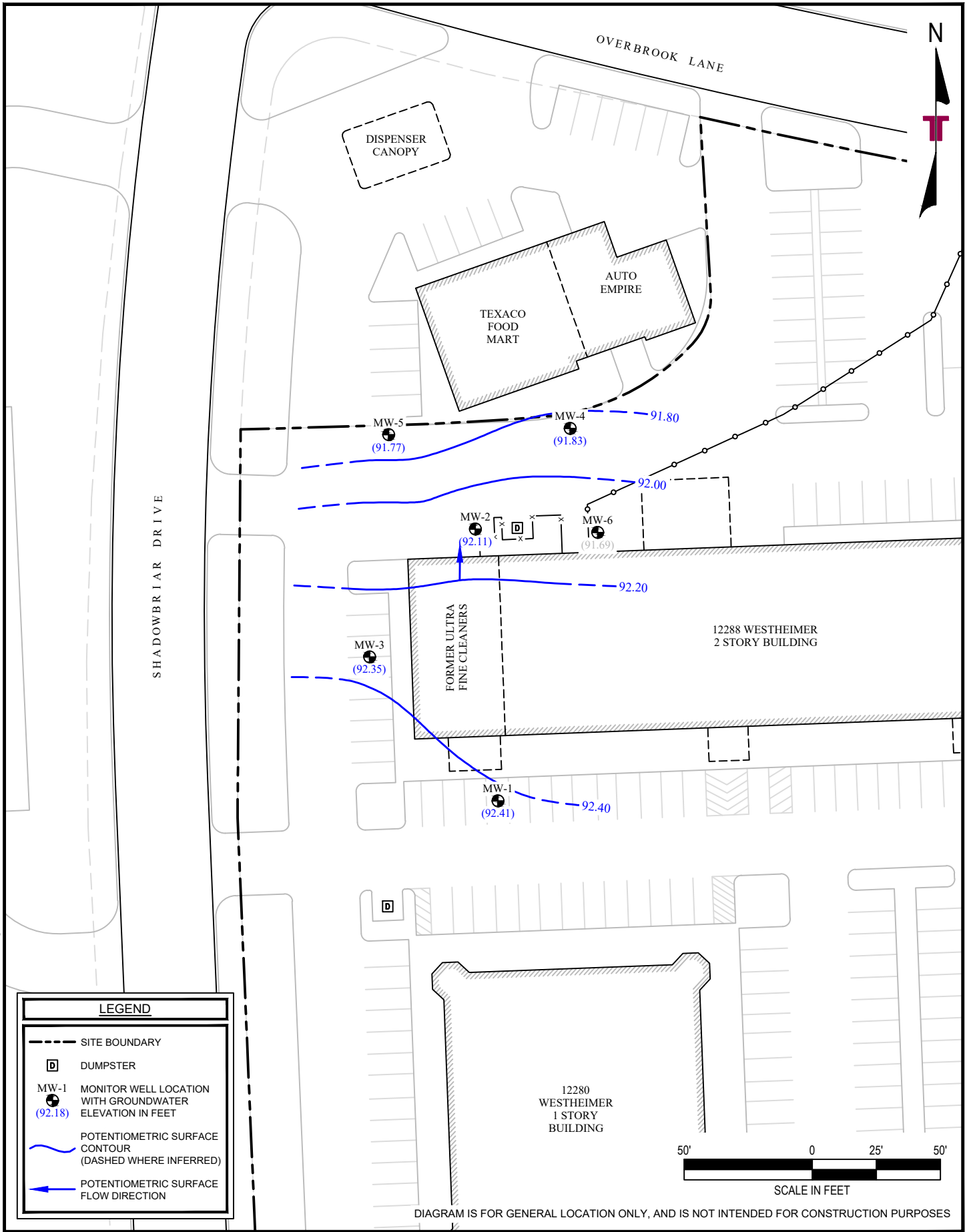


DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Project Mngr:	EWJ	Project No.	92207429
Drawn By:	REW	Scale:	1" = 50'
Checked By:	JAC	File No.	COH MSD
Approved By:	EWJ	Date:	02/28/2022

11555 CLAY ROAD, SUITE. 100 HOUSTON, TX 77043
PH. (713) 690-8989 FAX. (713) 690-8787

Groundwater Potentiometric Surface Map - April 22, 2021

Former Ultra Fine Cleaners
12880 - 12288 Westheimer Road
Houston, Texas

EXHIBIT

1G

N:\ENV\2020\Drafting\92207429\MSD 2022-02 COH\92207429.GPSM 2021-07-15.dwg : HAND

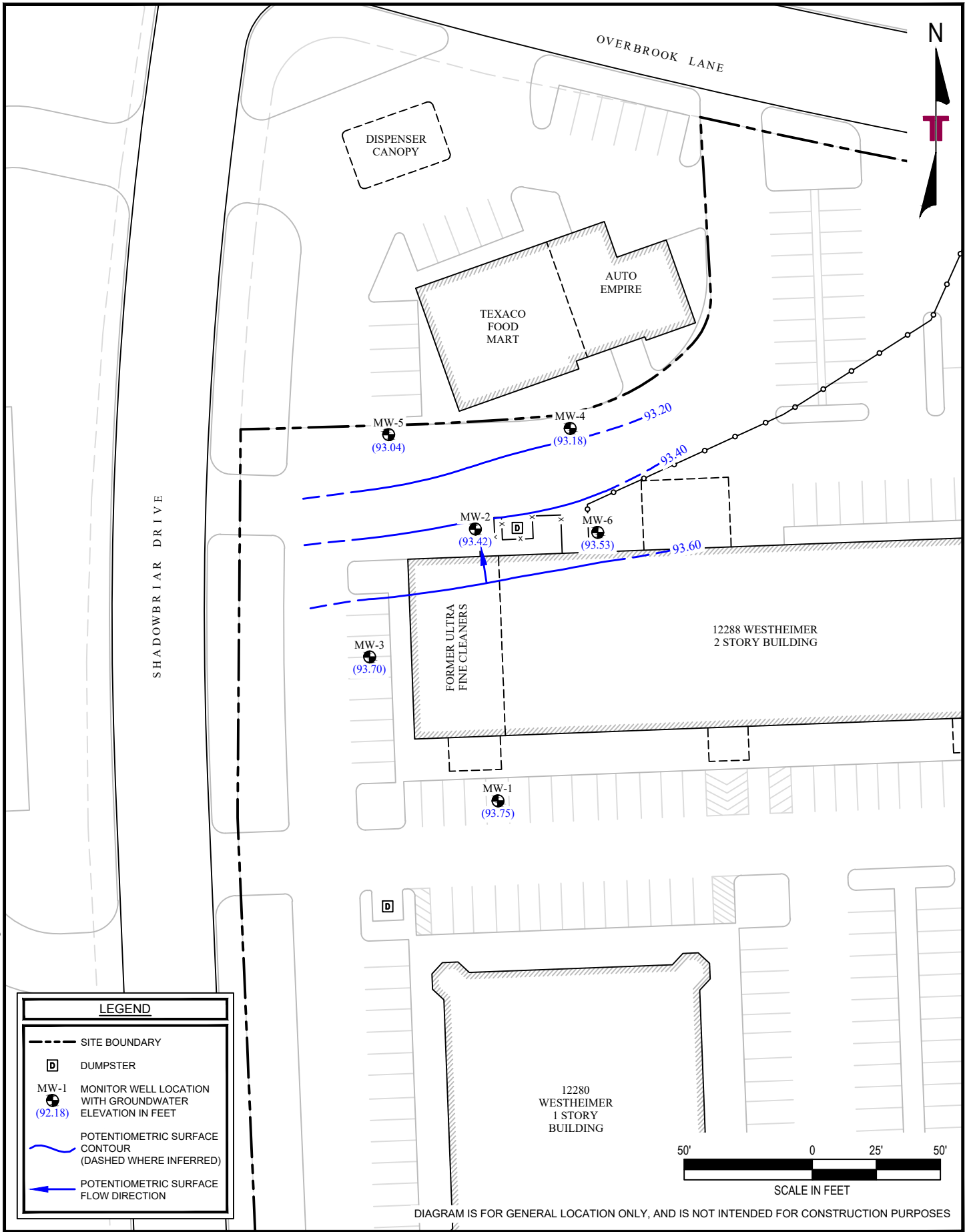


DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Project Mngr:	EWJ	Project No.	92207429
Drawn By:	REW	Scale:	1" = 50'
Checked By:	JAC	File No.	COH MSD
Approved By:	EWJ	Date:	02/28/2022

terracon

11555 CLAY ROAD, SUITE. 100 HOUSTON, TX 77043
 PH. (713) 690-8989 FAX. (713) 690-8787

Groundwater Potentiometric Surface Map - July 15, 2021

Former Ultra Fine Cleaners
 12880 - 12288 Westheimer Road
 Houston, Texas

EXHIBIT

1H

N:\ENV2020\Drafting\92207429\MSD 2022-02_COH\92207429_COCS GW 2021-07.dwg - Groundwater COCs



MW-5				
DATE	10-15-2020	1-14-2021	4-22-2021	7-15-2021
PCE	0.0037	0.0023	0.0015	0.0023
TCE	0.0018	0.0012	0.0013	0.0014
1,1-DCA	<0.00020	<0.00020	<0.00020	<0.00020
1,1-DCE	<0.00020	<0.00020	<0.00020	<0.00020
C-1,2-DCE	0.0032	0.0023	0.0022	0.0025
VC	<0.00020	<0.00020	<0.00020	<0.00020
BENZENE	<0.00020	<0.00020	<0.00020	<0.00020
ACETONE	<SDL	<SDL	<0.0020	<0.0020
TOLUENE	<SDL	<SDL	<0.00020	<0.00020
T-1,2-DCE	<SDL	<SDL	<0.00020	<0.00020
OTHER VOCs	<SDLs	<SDLs	<SDLs	<SDLs

MW-2						
DATE	6-16-2020	7-23-2020	10-15-2020	1-14-2021	4-22-2021	7-15-2021
PCE	1.3	1.7	0.3	0.57	0.41	0.25
TCE	0.25	0.33	0.19	0.20	0.23	0.20
1,1-DCA	0.00058 J	<0.0010	<0.0010	0.00071 J	0.0091	0.00054 J
1,1-DCE	0.0058	0.013	0.0041 J	0.0085	0.0091	0.0064
C-1,2-DCE	1.1	1.0	2.4	1.9	1.7	1.5
VC	0.088	0.10	0.074	0.078	0.084	0.054
BENZENE	0.00027 J	<0.0010	<0.0010	<0.0020	<0.0010	<0.00020
ACETONE	<SDL	<SDL	<SDL	<SDL	0.022	<0.0020
TOLUENE	<SDL	<SDL	<SDL	<SDL	0.0017 J	<0.00020
T-1,2-DCE	<SDL	<SDL	<SDL	<SDL	0.017 J	0.0076
OTHER VOCs	<SDLs	<SDLs	<SDLs	<SDLs	<SDLs	<SDLs

MW-4					
DATE	7-23-2020	10-15-2020	1-14-2021	4-22-2021	7-15-2021
PCE	<0.00030	<0.00030	<0.00030	<0.00030	<0.00030
TCE	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020
1,1-DCA	<0.0002	<0.00020	<0.00020	<0.00020	<0.00020
1,1-DCE	<0.0002	<0.00020	<0.00020	<0.00020	<0.00020
C-1,2-DCE	<0.0002	<0.00020	<0.00020	<0.00020	<0.00020
VC	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020
BENZENE	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020
ACETONE	<SDL	<SDL	<SDL	<0.0020	<0.0020
TOLUENE	<SDL	<SDL	<SDL	<0.00020	<0.00020
T-1,2-DCE	<SDL	<SDL	<SDL	<0.00020	<0.00020
OTHER VOCs	<SDLs	<SDLs	<SDLs	<SDLs	<SDLs

MW-3					
DATE	6-16-2020	10-15-2020	1-14-2021	4-22-2021	7-15-2021
PCE	0.00057 J	<0.00030	<0.00030	<0.00030	<0.00030
TCE	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020
1,1-DCA	<0.0002	<0.00020	<0.00020	<0.00020	<0.00020
1,1-DCE	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020
C-1,2-DCE	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020
VC	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020
BENZENE	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020
ACETONE	<SDL	<SDL	<SDL	<0.0020	<0.0020
TOLUENE	<SDL	<SDL	<SDL	<0.00020	<0.00020
T-1,2-DCE	<SDL	<SDL	<SDL	<0.00020	<0.00020
OTHER VOCs	<SDLs	<SDLs	<SDLs	<SDLs	<SDLs

MW-6				
DATE	10-15-2020	1-14-2021	4-22-2021	7-15-2021
PCE	<0.00030	<0.00030	<0.00030	<0.00030
TCE	<0.00020	<0.00020	<0.00020	<0.00020
1,1-DCA	<0.00020	<0.00020	<0.00020	<0.00020
1,1-DCE	<0.00020	<0.00020	<0.00020	<0.00020
C-1,2-DCE	<0.00020	<0.00020	<0.00020	<0.00020
VC	<0.00020	<0.00020	<0.00020	<0.00020
BENZENE	<0.00020	<0.00020	<0.00020	<0.00020
ACETONE	<SDL	<SDL	<0.0020	0.0055
TOLUENE	<SDL	<SDL	<0.00020	<0.00020
T-1,2-DCE	<SDL	<SDL	<0.00020	<0.00020
OTHER VOCs	<SDLs	<SDLs	<SDLs	<SDLs

MW-1					
DATE	6-16-2020	10-15-2020	1-14-2021	4-22-2021	7-15-2021
PCE	<0.00030	<0.00030	<0.00030	<0.00030	<0.00030
TCE	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020
1,1-DCA	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020
1,1-DCE	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020
C-1,2-DCE	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020
VC	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020
BENZENE	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020
ACETONE	<SDL	<SDL	<SDL	<0.0020	<0.0020
TOLUENE	<SDL	<SDL	<SDL	<0.00020	<0.00020
T-1,2-DCE	<SDL	<SDL	<SDL	<0.00020	<0.00020
OTHER VOCs	<SDLs	<SDLs	<SDLs	<SDLs	<SDLs

LEGEND

ALL CONCENTRATIONS ARE IN MILLIGRAMS PER LITER (mg/l). CONCENTRATIONS IN **BOLD** EXCEEDED THE TCEQ TRRP TIER 1 CRITICAL PCL. J = THE DETECTED CONCENTRATION IS BETWEEN THE SAMPLE DETECTION LIMIT AND THE METHOD QUANTITATION LIMIT. VOCs = VOLATILE ORGANIC COMPOUNDS. <SDLs = ALL COCs ARE BELOW SAMPLE DETECTION LIMITS. PCE = TETRACHLOROETHENE. TCE = TRICHLOROETHENE. 1,1-DCA = 1,1-DICHLOROETHANE. 1,1-DCE = 1,1-DICHLOROETHENE. C-1,2-DCE = CIS-1,2-DICHLOROETHENE. T-1,2-DCE = TRANS-1,2-DICHLOROETHENE. VC = VINYL CHLORIDE.

LEGEND

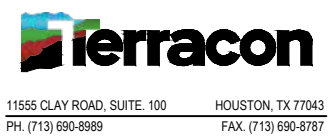
--- SITE BOUNDARY

☐ DUMPSTER

● MW-1 MONITOR WELL LOCATION

Project Mgr: EWJ
 Drawn By: REW
 Checked By: JAC
 Approved By: EWJ

Project No. 92207429
 Scale: 1" = 100'
 File No. COH MSD
 Date: 02/28/2022



Dissolved COC Distribution Map

Former Ultra Fine Cleaners
 12880 - 12288 Westheimer Road
 Houston, Texas

EXHIBIT 11

DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES



CONCENTRATION LEGEND

ALL CONCENTRATIONS ARE IN MILLIGRAMS PER LITER (mg/l). CONCENTRATIONS IN **BOLD** EXCEEDED THE TCEQ TRRP TIER 1 CRITICAL PCL OF **0.005** mg/l FOR TETRACHLOROETHENE (PCE).

SHADOWBRIAR DRIVE

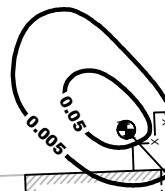
OVERBROOK LANE

DISPENSER CANOPY

TEXACO FOOD MART
AUTO EMPIRE

MW-5
(0.0023)

MW-4
(<0.00030)



MW-6
(<0.00030)

MW-2
(0.25)

MW-3
(<0.00030)

FORMER ULTRA FINE CLEANERS

12288 WESTHEIMER
2 STORY BUILDING

MW-1
(<0.00030)

12280 WESTHEIMER
1 STORY BUILDING



LEGEND

--- SITE BOUNDARY

☐ DUMPSTER

MW-1 MONITOR WELL LOCATION WITH TETRACHLOROETHENE CONCENTRATION IN mg/l (##.###)

○ TETRACHLOROETHENE PCE ZONE (DASHED WHERE INFERRED)

DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

N:\ENV\2020\Drafting\92207429\MSD 2022-02 COH\92207429 COCs GW 2021-07.dwg : GW PCLE PCE

Project Mngr:	EWJ	Project No.	92207429
Drawn By:	REW	Scale:	1" = 50'
Checked By:	JAC	File No.	COH MSD
Approved By:	EWJ	Date:	02/28/2022

11555 CLAY ROAD, SUITE. 100 HOUSTON, TX 77043
PH. (713) 690-8989 FAX. (713) 690-8787

Groundwater COC Concentration Map - Tetrachloroethene - July 15, 2021

Former Ultra Fine Cleaners
12880 - 12288 Westheimer Road
Houston, Texas

EXHIBIT

11-1



CONCENTRATION LEGEND

ALL CONCENTRATIONS ARE IN MILLIGRAMS PER LITER (mg/l). CONCENTRATIONS IN **BOLD** EXCEEDED THE TCEQ TRRP TIER 1 CRITICAL PCL OF **0.005** mg/l FOR TRICHLOROETHENE (TCE).

SHADOWBRIAR DRIVE

OVERBROOK LANE

DISPENSER CANOPY

TEXACO FOOD MART
AUTO EMPIRE

MW-5
(0.0014)

MW-4
(**<0.00020**)

0.005
0.05

MW-6
(**<0.00020**)

MW-2
(**0.20**)

12288 WESTHEIMER
2 STORY BUILDING

MW-3
(**<0.00020**)

FORMER ULTRA
FINE CLEANERS

MW-1
(**<0.00020**)

12280
WESTHEIMER
1 STORY
BUILDING



LEGEND

--- SITE BOUNDARY

☐ DUMPSTER

MW-1 MONITOR WELL LOCATION WITH TRICHLOROETHENE CONCENTRATION IN mg/l (##.##)

○ TRICHLOROETHENE PCLE ZONE (DASHED WHERE INFERRED)

DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

N:\ENV\2020\Drafting\92207429\MSD 2022-02 COH\92207429 COCs GW 2021-07.dwg : GW PCLE TCE

Project Mngr:	EWJ	Project No.	92207429
Drawn By:	REW	Scale:	1" = 50'
Checked By:	JAC	File No.	COH MSD
Approved By:	EWJ	Date:	02/28/2022

11555 CLAY ROAD, SUITE. 100 HOUSTON, TX 77043
PH. (713) 690-8989 FAX. (713) 690-8787

Groundwater COC Concentration Map - Trichloroethene - July 15, 2021

Former Ultra Fine Cleaners
12880 - 12288 Westheimer Road
Houston, Texas

EXHIBIT

11-2

N



OVERBROOK LANE

CONCENTRATION LEGEND

ALL CONCENTRATIONS ARE IN MILLIGRAMS PER LITER (mg/l).
 CONCENTRATIONS IN **BOLD** EXCEEDED THE TCEQ TRRP TIER 1 CRITICAL PCL OF **0.07** mg/l FOR CIS-1,2-DICHLOROETHENE (C-1,2-DCE).

DISPENSER CANOPY

TEXACO FOOD MART

AUTO EMPIRE

SHADOWBRIAR DRIVE

MW-5 (0.0025)

MW-4 (<0.00020)

0.07

0.07

MW-6 (<0.00020)

MW-2 (1.5)

MW-3 (<0.00020)

12288 WESTHEIMER 2 STORY BUILDING

FORMER ULTRA FINE CLEANERS

MW-1 (<0.00020)



12280 WESTHEIMER 1 STORY BUILDING



LEGEND

--- SITE BOUNDARY

☐ DUMPSTER

MW-1 MONITOR WELL LOCATION WITH CIS-1,2-DICHLOROETHENE CONCENTRATION IN mg/l (##.##)

○ CIS-1,2-DICHLOROETHENE PCL ZONE (DASHED WHERE INFERRED)

DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

N:\ENV\2020\Drafting\92207429\MSD 2022-02 COH\92207429 COCs GW 2021-07.dwg : GW PCLE C12DCE

Project Mngr: EWJ

Drawn By: REW

Checked By: JAC

Approved By: EWJ

Project No. 92207429

Scale: 1" = 50'

File No. COH MSD

Date: 02/28/2022

11555 CLAY ROAD, SUITE. 100 HOUSTON, TX 77043

PH. (713) 690-8989 FAX. (713) 690-8787

Groundwater COC Concentration Map - cis-1,2-Dichloroethene - July 15, 2021

Former Ultra Fine Cleaners
 12880 - 12288 Westheimer Road
 Houston, Texas

EXHIBIT

11-3



CONCENTRATION LEGEND
 ALL CONCENTRATIONS ARE IN MILLIGRAMS PER LITER (mg/l).
 CONCENTRATIONS IN **BOLD** EXCEEDED THE TCEQ TRRP TIER 1 CRITICAL PCL OF **0.002** mg/l FOR VINYL CHLORIDE (VC).

SHADOWBRIAR DRIVE

OVERBROOK LANE

DISPENSER CANOPY

TEXACO FOOD MART
 AUTO EMPIRE

MW-5
 (<0.00020)

MW-4
 (<0.00020)

0.002
0.02

MW-6
 (<0.00020)

MW-2
 (**0.054**)

12288 WESTHEIMER
 2 STORY BUILDING

MW-3
 (<0.00020)

FORMER ULTRA
 FINE CLEANERS

MW-1
 (<0.00020)

12280
 WESTHEIMER
 1 STORY
 BUILDING



LEGEND

--- SITE BOUNDARY

☐ DUMPSTER

MW-1 MONITOR WELL LOCATION WITH VINYL CHLORIDE CONCENTRATION IN mg/l (##.##)

○ VINYL CHLORIDE PCLE ZONE (DASHED WHERE INFERRED)

DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

N:\ENV\2020\Drafting\92207429\MSD 2022-02 COH\92207429 COCs GW 2021-07.dwg : GW PCLE VC

Project Mngr:	EWJ	Project No.	92207429
Drawn By:	REW	Scale:	1" = 50'
Checked By:	JAC	File No.	COH MSD
Approved By:	EWJ	Date:	02/28/2022

11555 CLAY ROAD, SUITE. 100 HOUSTON, TX 77043
 PH. (713) 690-8989 FAX. (713) 690-8787

Groundwater COC Concentration Map - Vinyl Chloride - July 15, 2021

Former Ultra Fine Cleaners
 12880 - 12288 Westheimer Road
 Houston, Texas

EXHIBIT

11-4



CONCENTRATION LEGEND

ALL CONCENTRATIONS ARE IN MILLIGRAMS PER LITER (mg/l).
 CONCENTRATIONS IN **BOLD** EXCEED THE TCEQ TRRP TIER 1 CRITICAL PCL OF **0.1** mg/l FOR CHROMIUM.
 J = THE DETECTED CONCENTRATION IS BETWEEN THE SAMPLE DETECTION LIMIT AND THE METHOD QUANTITATION LIMIT

SHADOWBRIAR DRIVE

OVERBROOK LANE

DISPENSER CANOPY

TEXACO FOOD MART
 AUTO EMPIRE

MW-5
 (0.000840 J)

MW-4
 (0.00171 J)

MW-2
 (0.00216 J)

MW-6
(0.152)

MW-3
 (0.0058)

FORMER ULTRA FINE CLEANERS

12288 WESTHEIMER
 2 STORY BUILDING

MW-1
 (0.000575 J)

12280 WESTHEIMER
 1 STORY BUILDING

LEGEND

--- SITE BOUNDARY

☐ DUMPSTER

MW-1
 (###.###) MONITOR WELL LOCATION WITH CHROMIUM CONCENTRATION IN mg/l

○ CHROMIUM PCLE ZONE (DASHED WHERE INFERRED)



DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

N:\ENV\2020\Drafting\92207429\MSD 2022-02 COH\92207429 COCs GW 2021-07.dwg : GW PCLE Chrome

Project Mngr:	EWJ	Project No.	92207429
Drawn By:	REW	Scale:	1" = 50'
Checked By:	JAC	File No.	COH MSD
Approved By:	EWJ	Date:	02/28/2022

11555 CLAY ROAD, SUITE. 100 HOUSTON, TX 77043
 PH. (713) 690-8989 FAX. (713) 690-8787

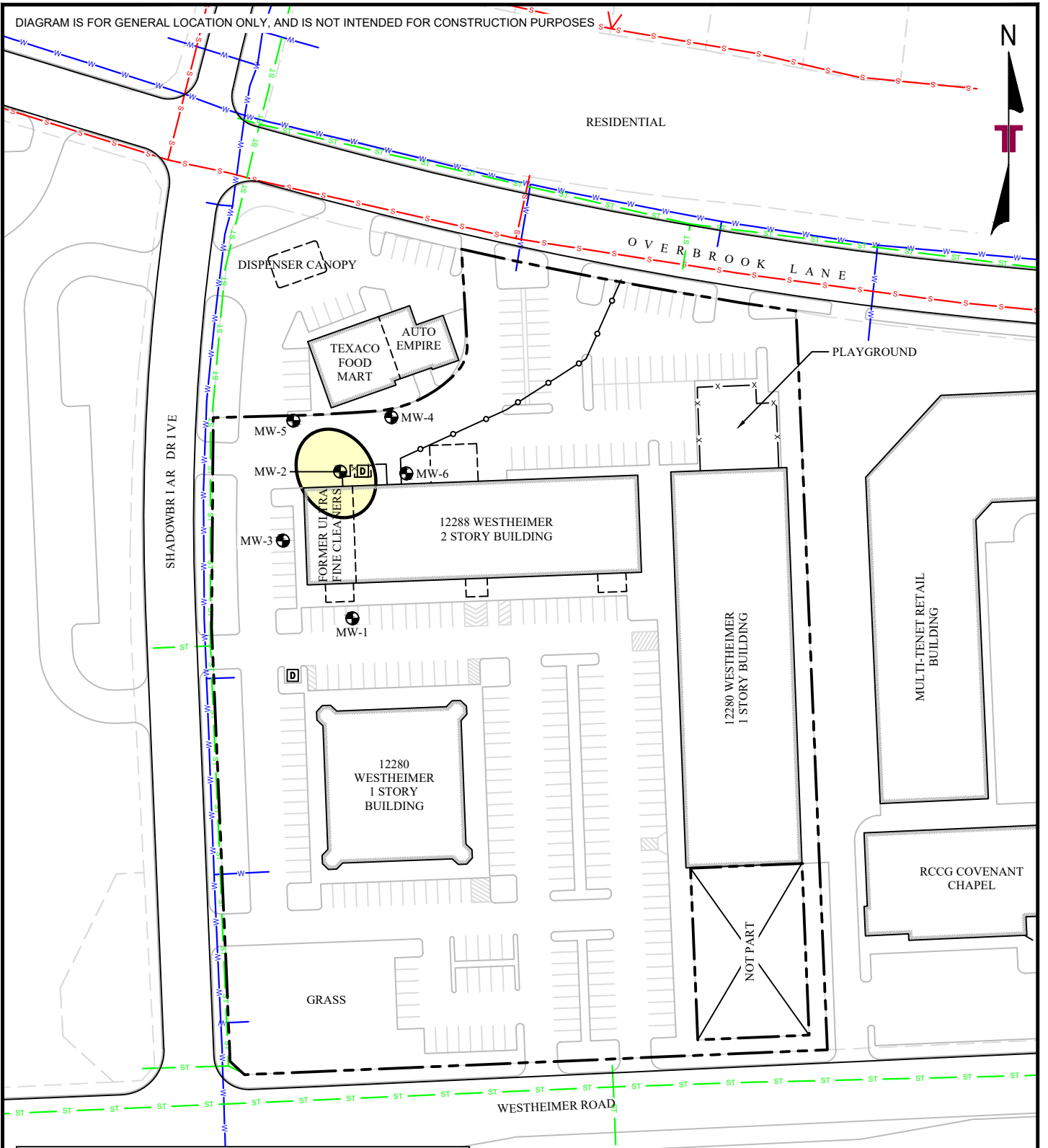
Groundwater COC Concentration Map - Chromium - July 15, 2021

Former Ultra Fine Cleaners
 12880 - 12288 Westheimer Road
 Houston, Texas

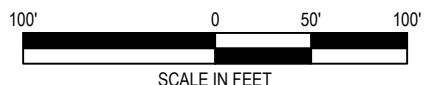
EXHIBIT

11-5

DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES



LEGEND	
	SITE BOUNDARY
	DUMPSTER
	MONITOR WELL LOCATION
	GROUNDWATER PCLE ZONE (DASHED WHERE INFERRED)
	CITY OF HOUSTON WATER LINE
	CITY OF HOUSTON STORM WATER LINE
	CITY OF HOUSTON WASTE WATER LINE



N:\ENV\2020\Drafting\92207429\MSD 2022-02 COH\92207429 Site Plan.dwg : Layout1

Project Mngr:	EWJ	Project No.	92207429
Drawn By:	REW	Scale:	1" = 100'
Checked By:	JAC	File No.	COH MSD
Approved By:	EWJ	Date:	02/28/2022

11555 CLAY ROAD, SUITE. 100 HOUSTON, TX 77043
 PH. (713) 690-8989 FAX. (713) 690-8787

Groundwater PCLE Zone
 Former Ultra Fine Cleaners
 12880 - 12288 Westheimer Road
 Houston, Texas

EXHIBIT
 1J

APPENDIX D

APPENDIX D

4. Provide for each contaminant of concern within the designated groundwater:

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

Based on the environmental investigations completed at the designated property, seven COCs have been identified in groundwater on at least one groundwater sampling at concentrations above the ingestion PCL. The COCs include chlorinated hydrocarbons, and chromium. The chlorinated hydrocarbon appear to exist down-gradient of the location of the former Ultra Fine Drycleaner lease space in monitor well MW-2, which appears to exist at elevated concentrations in the center of the petroleum hydrocarbons PCL exceedance (PCLE) zone as a consequence of the natural degradation of the chlorinated hydrocarbons. Chromium was also identified above the ingestion PCL, but only monitor well MW-6.

The concentrations of COCs identified in the groundwater in the designated property are below the applicable non-ingestion PCLs ($^{Air}W_{ing-v}$).

- a. A description of the ingestion protective concentration level exceedance zone and the non-ingestion protective concentration level exceedance zone, including a specification of the horizontal area and the minimum and maximum depth below ground surface.

Results of groundwater assessment activities with data collected from the six permanent monitor wells (MW-1 through MW-6), have identified a chlorinated hydrocarbon PCLE zone. The PCLE zone is limited to groundwater at MW-2 completed on the north side (hydrogeologically downgradient) of the former dry cleaner lease space. Groundwater samples from monitor well MW-2 have contained the chlorinated volatile organic compounds (cVOCs) tetrachloroethene (PCE), trichloroethene (TCE), cis-1,2-dichloroethene (cis-1,2-DCE), and vinyl chloride (VC) at concentrations above TRRP Tier 1 groundwater ingestion ($^{GW}GW_{ing}$) PCLs. Groundwater samples from the other five monitor wells have not contained cVOCs above SDLs and/or TCEQ Action Levels during the six sampling events that were completed in June/July 2020, October 2020, January 2021, April 2021, and August 2021. The chlorinated hydrocarbon PCLE zone is shown in Exhibits 11-1 through 11-4 in Appendix C, respectively. Groundwater is approximately 30 to 33 feet below grade and the total depths of the monitor wells are 40 feet.

Groundwater gauging data from the six sampling events indicate the site-specific groundwater flow direction at the site is towards the northeast. Downgradient monitor well MW-4 has not contained cVOCs above SDLs during the sampling events.

Chromium was detected in unfiltered groundwater samples collected from MW-6 at concentrations slightly above the TRRP Tier 1 groundwater ingestion (^{GW}GW_{ing}) PCLs of 0.1 mg/L during the April 2021 and July 2021 sampling events. The detected concentrations are well below the non-ingestion PCL.

- b. The level of contamination, the ingestion protective concentration level, and the non-ingestion protective concentration level, all expressed as mg/L units.*

Table 1 in Appendix E list the maximum concentration of each COC in groundwater. Only groundwater contained COCs that have exceeded a critical Tier 1 PCL during at least one sampling event, no PCLs for soil were exceeded.

- c. Its basic geochemical properties (e.g., whether the contaminant of concern migrates with groundwater, floats or is soluble in water.)*

A description of each COC in groundwater defined by a PCLE zone or exceeded a critical PCL during at least one groundwater sampling event, along with its basic geochemical properties is presented in Appendix D.

APPENDIX D

TABLE 1: COCs EXCEEDING INGESTION PCLS IN GROUNDWATER

Former Ultra Fine Cleaners
12280-12288 Westheimer Road
Houston, Harris County, Texas
Project Number 92207429

(all concentrations are in milligrams per liter unless otherwise noted)

COC: Chromium		
Maximum Concentration Detected	0.191	
Ingestion-Based PCL (Residential ^{GW} GW _{Ing})	0.1	
Ingestion-Based PCLE Zone: 2021	Length (ft):	50
	Width (ft):	50
	Maximum depth (ft):	30
Non-Ingestion-Based PCL (^{Air} GW _{Inh-v})	NA	
Non-Ingestion-Based PCLE Zone	None	
Geochemical/Physical Properties		
Molecular Weight:	51.9 g/mol	
Specific Gravity:	7.2	
Solubility in Water:	0.00%	

Solubility in Water:	0.006%
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COC: Tetrachloroethene		
Maximum Concentration Detected	1.7	
Ingestion-Based PCL (Residential ^{GW} GW _{Ing})	0.005	
Ingestion-Based PCLE Zone: 2021	Length (ft):	55
	Width (ft):	55
	Maximum depth (ft):	40
Non-Ingestion-Based PCL (^{Air} GW _{Inh-v})	500	
Non-Ingestion-Based PCLE Zone	None	
Geochemical/Physical Properties		
Molecular Weight:	165.8g/mol	
Specific Gravity:	1.62	
Solubility in Water:	0.02%	

COC: Trichloroethene		
Maximum Concentration Detected	0.33	
Ingestion-Based PCL (Residential ^{GW} GW _{Ing})	0.005	
Ingestion-Based PCLE Zone: 2014/2015	Length (ft):	30
	Width (ft):	30
	Maximum depth (ft):	40
Non-Ingestion-Based PCL (^{Air} GW _{Inh-v})	24	
Non-Ingestion-Based PCLE Zone	None	
Geochemical/Physical Properties		
Molecular Weight:	131.4 g/mol	
Specific Gravity:	1.46	
Solubility in Water:	0.1%	

APPENDIX D

TABLE 1: COCs EXCEEDING INGESTION PCLS IN GROUNDWATER

Former Ultra Fine Cleaners
12280-12288 Westheimer Road
Houston, Harris County, Texas
Project Number 92207429

(all concentrations are in milligrams per liter unless otherwise noted)

COC: cis-1,2-Dichloroethene		
Maximum Concentration Detected		2.4
Ingestion-Based PCL (Residential ^{GW} GW _{Ing})		0.07
Ingestion-Based PCLE Zone: 2006	Length (ft):	50
	Width (ft):	50
	Maximum depth (ft):	40
Non-Ingestion-Based PCL (^{Air} GW _{Inh-v})		1,200
Non-Ingestion-Based PCLE Zone		None
Geochemical/Physical Properties		
Molecular Weight:	96.9 g/mol	
Specific Gravity:	1.27	
Solubility in Water:	0.4%	
COC: Vinyl chloride		
Maximum Concentration Detected		0.10
Ingestion-Based PCL (Residential ^{GW} GW _{Ing})		0.002
Ingestion-Based PCLE Zone: 2006	Length (ft):	30
	Width (ft):	30
	Maximum depth (ft):	40
Non-Ingestion-Based PCL (^{Air} GW _{Inh-v})		3.8
Non-Ingestion-Based PCLE Zone		None
Geochemical/Physical Properties		
Molecular Weight:	62.5 g/mol	
Specific Gravity:	0.9106 g/cm ³	
Solubility in Water:	0.25%	

APPENDIX E

APPENDIX E

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

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

Table 1 in Appendix E lists the maximum concentration of each COC in groundwater. Only groundwater contained COCs that have exceeded a critical Tier 1 PCL during at least one sampling event. The table indicates the critical protective concentration levels without the MSD and the exceedances.

Soil has not been identified to contain tested volatile organic compounds (VOCs) or total petroleum hydrocarbons (TPH) at concentrations exceeding the Tier 1 PCLs.

APPENDIX E

TABLE 1: MAXIMUM GROUNDWATER CONCENTRATIONS

Former Ultra Fine Cleaners
12280-12288 Westheimer Road
Houston, Harris County, Texas

(all concentrations are in milligrams per liter)

Contaminants of Concern (COCs)	Ingestion-Based PCL	Non-Ingestion-Based PCL	Sample ID	Sample Date	Maxium COC Concentrations (mg/l)
	^{GW} Soil _{ing} (without MSD)	^{Air} GW _{Inh-V} (with MSD)			
Chromium	0.1	-	MW-6	04/22/21	0.191
Tetrachloroethene	0.005	500	MW-2	07/23/20	1.7
Trichloroethene	0.005	24	MW-2	07/23/20	0.33
1,1-Dichloroethene	0.007	1,700	MW-2	07/23/20	0.013
cis-1,2-Dichloroethene	0.07	1,200	MW-2	10/15/20	2.4
Vinyl chloride	0.002	3.8	MW-2	07/23/20	0.10

Notes:

1. Shaded concentrations represent the critical protective concentration levels without the MSD
2. Shaded and **bolded** concentrations represent the *exceedence* of critical protective concentration levels without the MSD

APPENDIX F

APPENDIX F

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

The plume does not extend off-site; therefore, no communications with off-site property owners are necessary.

APPENDIX G

APPENDIX G

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

The chlorinated hydrocarbon and chromium plume at the designated property is stable and fully delineated. Concentrations of the COCs (PCE, TCE, cis-1,2-DCE, VC, and chromium) detected during the period of the groundwater monitoring program are stable or decreasing. The concentrations of COCs within the groundwater plume are all well below non-ingestion PCLs and will not pose a risk to human health once the MSD has been established removing groundwater ingestion pathway

The groundwater analytical data from the groundwater monitoring program are summarized in Tables 2-1 and 2-2 in Appendix G.

Appendix G

Table 1

Soil Analytical Results

Former Ultra Fine Cleaners
12280-12288 Westheimer Road
Houston, Harris County, Texas
Project Number 92207429

Sample Number	Sample Depth	Sample Date	VOCs (EPA 8260C)
MW-1	12-14	06/11/20	<SDLs
	27-29	06/11/20	<SDLs
MW-2	11-13	06/11/20	<SDLs
	26-28	06/11/20	<SDLs
MW-3	10-12	06/12/20	<SDLs
	26-28	06/12/20	<SDLs
MW-4	12-13	07/20/20	<SDLs
	24-25	07/20/20	<SDLs
MW-5	11-13	10/07/20	<SDLs
	26-28	10/07/20	<SDLs
MW-6	10-12	10/08/20	<SDLs
	26-28	10/08/20	<SDLs

Notes

- VOCs - Volatile organic compounds
TCEQ - Texas Commission on Environmental Quality
EPA - Environmental Protection Agency
SDLs - Sample Detection Limits
< - not detected at concentrations above the indicated SDL

**Appendix G
TABLE 2-1
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS**

Former Ultra Fine Cleaners
12280-12288 Westheimer Road
Houston, Harris County, Texas
Project Number 92207429

(all concentrations are in milligrams per liter)

Sample Number	Sample Date	VOCs (EPA 8260C)										
		Tetrachloroethene	Trichloroethene	1,1-Dichloroethane	1,1-Dichloroethene	cis-1,2-Dichloroethene	Vinyl chloride	Benzene	Acetone	Toluene	trans-1,2-Dichloroethene	Other VOCs
TRRP Tier 1 PCL		0.005	0.005	4.9	0.007	0.07	0.002	0.005	22	1	0.1	Varies
Air GW Inh-V PCL		500	24	250	1,700	1,200	3.8	180	1,000,000	64,000	770	Varies
MW-1	06/16/20	<0.00030	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020	<SDL	<SDL	<SDL	<SDLs
	10/15/20	<0.00030	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020	<SDL	<SDL	<SDL	<SDLs
	01/14/21	<0.00030	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020	<SDL	<SDL	<SDL	<SDLs
	04/22/21	<0.00030	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020	<0.0020	<0.00020	<0.00020	<SDLs
	07/15/21	<0.00030	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020	<0.0020	<0.00020	<0.00020	<SDLs
MW-2	06/16/20	1.3	0.25	0.00058 J	0.0058	1.1	0.088	0.00027 J	<SDL	<SDL	<SDL	<SDLs
	07/23/20	1.7	0.33	<0.0010	0.013	1.0	0.10	<0.0010	<SDL	<SDL	<SDL	<SDLs
	10/15/20	0.3	0.19	<0.0010	0.0041 J	2.4	0.074	<0.0010	<SDL	<SDL	<SDL	<SDLs
	01/14/21	0.57	0.20	0.00071 J	0.0085	1.9	0.078	<0.0020	<SDL	<SDL	<SDL	<SDLs
	04/22/21	0.41	0.23	0.0091	0.0091	1.7	0.084	<0.0010	0.022	0.0017 J	0.017 J	<SDLs
07/15/21	0.25	0.20	0.00054 J	0.0064	1.5	0.054	<0.00020	<0.0020	<0.00020	0.0076	<SDLs	
MW-3	06/16/20	0.00057 J	<0.00020	<0.0002	<0.00020	<0.00020	<0.00020	<0.00020	<SDL	<SDL	<SDL	<SDLs
	10/15/20	<0.00030	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020	<SDL	<SDL	<SDL	<SDLs
	01/14/21	<0.00030	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020	<SDL	<SDL	<SDL	<SDLs
	04/22/21	<0.00030	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020	<0.0020	<0.00020	<0.00020	<SDLs
	07/15/21	<0.00030	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020	<0.0020	<0.00020	<0.00020	<SDLs
MW-4	07/23/20	<0.00030	<0.00020	<0.0002	<0.0002	<0.0002	<0.00020	<0.00020	<SDL	<SDL	<SDL	<SDLs
	10/15/20	<0.00030	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020	<SDL	<SDL	<SDL	<SDLs
	01/14/21	<0.00030	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020	<SDL	<SDL	<SDL	<SDLs
	04/22/21	<0.00030	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020	<0.0020	<0.00020	<0.00020	<SDLs
	07/15/21	<0.00030	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020	<0.0020	<0.00020	<0.00020	<SDLs
MW-5	10/15/20	0.0037	0.0018	<0.00020	<0.00020	0.0032	<0.00020	<0.00020	<SDL	<SDL	<SDL	<SDLs
	01/14/21	0.0023	0.0012	<0.00020	<0.00020	0.0023	<0.00020	<0.00020	<SDL	<SDL	<SDL	<SDLs
	04/22/21	0.0015	0.0013	<0.00020	<0.00020	0.0022	<0.00020	<0.00020	<0.0020	<0.00020	<0.00020	<SDLs
	07/15/21	0.0023	0.0014	<0.00020	<0.00020	0.0025	<0.00020	<0.00020	<0.0020	<0.00020	<0.00020	<SDLs
MW-6	10/15/20	<0.00030	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020	<SDL	<SDL	<SDL	<SDLs
	01/14/21	<0.00030	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020	<SDL	<SDL	<SDL	<SDLs
	04/22/21	<0.00030	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020	<0.0020	<0.00020	<0.00020	<SDLs
	07/15/21	<0.00030	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020	0.0055	<0.00020	<0.00020	<SDLs

Note: Highlighted values exceed TRRP Tier 1 Critical PCL

- VOCs - Volatile organic compounds
- TCEQ - Texas Commission on Environmental Quality
- EPA - Environmental Protection Agency
- SDL - Sample Detection Limit
- < - not detected at concentrations above the indicated SDL
- J - the detected concentration is between the sample detection limit and the method quantitation limit
- PCL - Protective Concentration Level
- TRRP - Texas Risk Reduction Program
- TRRP Tier 1 PCL - Tier 1 critical PCL for a 0.5 acre source area residential or commercial property as indicated

APPENDIX G
TABLE 2-2
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS (RCRA Metals)

Former Ultra Fine Cleaners
12280-12288 Westheimer Road
Houston, Harris County, Texas
Project Number 92207429

(all concentrations are in milligrams per liter)

Sample Number	Sample Date	Metals (EPA 6020A/7470A)							
		Arsenic	Barium	Cadmium	Chromium	Lead	Selenium	Silver	Mercury
TRRP Tier 1 PCL		0.01	2	0.005	0.1	0.015	0.05	0.12	0.002
MW-1	04/22/21	0.00124 J	0.0502	<0.000200	0.00141 J	<0.000600	<0.00110	<0.000200	<0.0000300
	07/15/21	0.00122 J	0.04	<0.000200	0.000575 J	<0.000600	<0.00110	<0.000200	0.000122 J
MW-2	04/22/21	0.00168	0.0639	<0.000200	<0.000400	<0.000600	<0.00110	<0.000200	0.0000420 J
	07/15/21	0.00132 J	0.0608	<0.000200	0.00216 J	0.000772 J	<0.00110	<0.000200	0.000118 J
MW-3	04/22/21	0.00314	0.118	<0.000200	0.00459	<0.000600	<0.00110	<0.000200	0.0000490 J
	07/15/21	0.00296	0.11	<0.000200	0.0058	0.000733 J	<0.00110	<0.000200	0.0000360 J
MW-4	04/22/21	0.00182 J	0.245	<0.000200	0.0317	<0.000600	<0.00110	<0.000200	0.000703
	07/15/21	0.00169 J	0.127	<0.000200	0.00171 J	<0.000600	<0.00110	<0.000200	0.000119 J
MW-5	04/22/21	0.00603	0.177	<0.000200	0.000812 J	<0.000600	<0.00110	<0.000200	0.0000440 J
	07/15/21	0.00434	0.135	<0.000200	0.000840 J	<0.000600	<0.00110	<0.000200	0.000163 J
MW-6	04/22/21	0.00122 J	0.359	<0.000200	0.191	<0.000600	<0.00110	<0.000200	0.0000480 J
	07/15/21	0.000672 J	0.297	<0.000200	0.152	<0.000600	<0.00110	<0.000200	0.000105 J

Note: Highlighted values exceed TRRP Tier 1 Critical PCL

- VOCs - Volatile organic compounds
- TCEQ - Texas Commission on Environmental Quality
- EPA - Environmental Protection Agency
- SDL - Sample Detection Limit
- < - not detected at concentrations above the indicated SDL
- J - the detected concentration is between the sample detection limit and the method quantitation limit
- PCL - Protective Concentration Level
- TRRP - Texas Risk Reduction Program
- TRRP Tier 1 PCL - Tier 1 critical PCL for a 0.5 acre source area residential or commercial property as indicated

**APPENDIX G
TABLE 3**

SUMMARY OF GROUNDWATER LEVEL MEASUREMENTS

Former Ultra Fine Cleaners
12280-12288 Westheimer Road
Houston, Harris County, Texas
Project Number 92207429

Monitoring Well Number	Date Measured	Top of Casing Elevation* (feet)	Depth to Groundwater (ft)	Groundwater Elevation* (feet)
MW-1	06/16/20	99.56	7.38	92.18
	06/23/20		7.07	92.49
	07/08/20		6.95	92.61
	07/23/20		7.23	92.33
	10/15/20		7.29	92.27
	01/14/21		7.03	92.53
	04/22/21		7.03	92.53
	07/15/21		5.81	93.75
MW-2	06/16/20	100.00	8.36	91.64
	06/23/20		7.99	92.01
	07/08/20		7.88	92.12
	07/23/20		8.19	91.81
	10/15/20		8.16	91.84
	01/14/21		7.93	92.07
	04/22/21		7.93	92.07
	07/15/21		6.58	93.42
MW-3	06/16/20	99.76	7.36	92.40
	06/23/20		7.38	92.38
	07/08/20		7.25	92.51
	07/23/20		7.51	92.25
	10/15/20		7.61	92.15
	01/14/21		7.33	92.43
	04/22/21		7.33	92.43
	07/15/21		6.06	93.70
MW-4	07/23/20	99.47	8.08	91.39
	10/15/20		8.02	91.45
	01/14/21		7.78	91.69
	04/22/21		7.78	91.69
	07/15/21		6.29	93.18
MW-5	10/15/20	99.81	8.35	91.46
	01/14/21		8.25	91.56
	04/22/21		8.25	91.56
	07/15/21		6.77	93.04
MW-6	10/15/20	99.84	32.22	67.62
	01/14/21		9.83	90.01
	04/22/21		9.83	90.01
	07/15/21		6.31	93.53

* - set to a site datum of 100.00 feet for top of casing of monitor well MW-2

TOC - top of casing

APPENDIX G
TABLE 4
GROUNDWATER GEOCHEMICAL DATA SUMMARY

Former Ultra Fine Cleaners
12280-12288 Westheimer Road
Houston, Harris County, Texas
Project Number 92207429

Monitor Well	Date	pH (pH Units)	Conductivity (mS/cm)	Temperatur (°C)	Dissolved Oxygen (%)	Dissolved Oxygen (mg/L)	Oxidation Reduction Potential (ORP)
MW-1	06/16/20	6.83	5.41	30.2	4.1	0.3	-50.3
	10/15/20	6.70	7.17	23.1	3.7	0.31	63.8
	01/14/21	6.84	4.94	18.8	8.5	0.78	-167.9
	04/22/21	6.74	6.30	20.4	7.4	0.67	199.9
	07/15/21	6.76	6.55	27.0	8.1	0.63	85.5
MW-2	06/16/20	6.77	5.91	30.9	41.6	3.05	135.4
	07/23/20	6.83	5.49	29.8	6.3	0.47	174.1
	10/15/20	6.78	6.84	23.8	1.9	0.16	21.1
	01/14/21	6.82	5.06	22.0	7.5	0.65	24.0
	04/22/21	6.70	6.30	22.5	6.7	0.40	237.6
	07/15/21	6.89	7.32	35.2	10.0	0.68	86.5
MW-3	06/16/20	9.12	5.050	29.40	4.4	0.35	-236.1
	10/15/20	7.95	6.07	22.5	2.2	0.19	-113.5
	01/14/21	7.10	4.18	18.5	8.2	0.78	-42.9
	04/22/21	3.97	5.34	19.6	6.2	0.56	220.1
	07/15/21	6.96	3.99	27.7	8.7	0.68	4.7
MW-4	07/23/20	12.37	6.09	28.8	23.6	1.76	-72.0
	10/15/20	12.02	6.31	23.6	12.9	1.19	-53.2
	01/14/21	12.03	3.61	21.6	15.4	1.34	-61.5
	04/22/21	6.74	4.23	21.5	8.5	0.75	243.7
	07/15/21	7.80	4.49	28.5	9.6	0.74	80.0
MW-5	10/15/20	7.05	4.14	24.6	24.5	2.06	144.4
	01/14/21	7.26	3.04	22.1	5.3	0.46	-114.8
	04/22/21	3.99	3.87	23.7	4.0	0.33	131.9
	07/15/21	6.97	3.87	28.1	7.5	0.59	-2.4
MW-6	10/15/20	7.1	3.13	21.7	31.2	3.01	106.7
	01/14/21	7.05	3.02	21.1	26.9	2.35	50.6
	04/22/21	6.10	3.53	21.2	9.5	0.83	248.0
	07/15/21	6.89	7.32	35.2	10.0	0.68	86.5

APPENDIX H

APPENDIX H

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

Based on the results of the groundwater samples collected to date at the designated property, PCE, TCE, cis-1,2-DCE, and VC, and chromium in groundwater will exceed the residential assessment levels without the MSD. See Tables 2-1 and 2-2, Appendix G for supporting data.

Based on the results of the soil samples collected to date at the designated property, elevated concentrations of COCs have not been identified in soil and detected concentrations do not exceed the residential assessment levels without the MSD. See Table 1, Appendix G for supporting data.