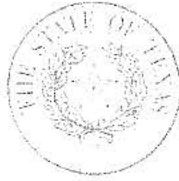


Bryan W. Shaw, Ph.D., P.E., *Chairman*
Toby Baker, *Commissioner*
Zak Covar, *Commissioner*
Richard A. Hyde, P.E., *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

June 16, 2015

Mr. Jeffrey Sullivan, Co-President
Sullivan Asset Management, Inc.


[REDACTED]
P.O. Box 151373
Dallas, Texas 75315-1373

Re: Municipal Setting Designation (MSD) Certificate for Sullivan Asset Management, Inc., Triple Dynamics, 1031 South Haskell Avenue, 4215 and 4220 Gurley Avenue and 1100 South Pacific Avenue, Dallas, Dallas County, Texas; Customer No. CN604071860; Regulated Entity No. RN106225675

Dear Mr. Sullivan:

The Texas Commission on Environmental Quality (TCEQ) received the above referenced Municipal Setting Designation (MSD) application on August 22, 2014 and additional information supporting this MSD application on May 19, 2015. Based on our review, the application contains the required information as outlined in Texas Health and Safety Code (THSC) §361.804. Enclosed is the Municipal Setting Designation Certification for your site. If you have any questions, please do not hesitate to contact me at (512) 239-3737 or via e-mail (Joanna.Manning@tceq.texas.gov).

Sincerely,


Joanna Manning, Project Manager
VCP-CA Section
Remediation Division

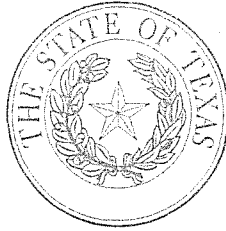
JAM/jdm

cc: Mr. Frank Clark, P.E., P.G., W&M Environmental Group, LLC, [REDACTED]
[REDACTED]

Mr. Sam Barrett, Waste Section Manager, TCEQ Dallas/Fort Worth Region
Office, R-4

Enclosure: MSD Certificate

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



MUNICIPAL SETTINGS DESIGNATION CERTIFICATE

As provided for in §361.807, Subchapter W, Texas Health and Safety Code (Solid Waste Disposal Act):

I, Beth Seaton, Director, Remediation Division, TCEQ, certify the Municipal Setting Designation (MSD) for MSD No. 268, in the City of Dallas, for the tract of land described in Exhibit "A". The eligibility requirements of Texas Health and Safety Code §361.803 are satisfied as attested to by the affidavit in Exhibit "B", provided pursuant to Texas Health and Safety Code §361.804(b)(2)(D). This certificate shall continue in effect so long as the ordinance or restrictive covenant required by Texas Health and Safety Code §361.8065 remains in effect.

Any person addressing environmental impacts for a property located in the certified municipal setting designation shall complete any necessary investigation and response action requirements in accordance with Texas Health and Safety Code §361.808, in conjunction with the applicable Texas Commission on Environmental Quality environmental remediation regulation, as modified by Texas Health and Safety Code §361.808.

EXECUTED this the 12th day of June, 2015

Beth Seaton

Beth Seaton, Director
Remediation Division
Texas Commission on Environmental Quality

MUNICIPAL SETTING DESIGNATION SURVEY

J.M. BROWDER'S PROVIDENCE ADDITION

CITY OF DALLAS BLOCK NO. 26/1268 & 27/1269, DALLAS COUNTY, TEXAS

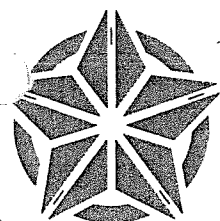
Being a 337,317 square feet (7.74 acre) tract of land situated in City of Dallas Block No. 27/1269 and 26/1268, being all of Lots 1 through 26, Block 27/1269 of the J.M. Browder's Providence Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 150, Page 402 of the Map Records of Dallas County, Texas, being that same tract of land conveyed to Sutton Steele & Steele, Inc. a corporation by deed recorded in Volume 75159, Page 2342 of the Deed Records of Dallas County, Texas, together with all of Lot 7-A, Block 26/1268 of the Sullivan's Subdivision DR.J.M. Browder's Providence Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 73245, Page 864 of the Map Records of Dallas County, Texas, together with Certificate of Correction recorded in Volume 73249, Page 737 of the Deed Records of Dallas County, Texas, being that same tract of land conveyed to Sutton Steele & Steele by deeds recorded in Volume 69195, Page 463 and conveyed to Triple/S Dynamic by deed recorded in Volume 73141, Page 1117 and to Sutton Steele & Steele by deed recorded in Volume 73182, Page 1330 of the Deed Records of Dallas County, Texas together with the adjoining portions of East Grand Avenue (50 foot public right-of-way), Fletcher Avenue (50 foot public right-of-way), Gurley Avenue (50 foot public right-of-way), S. Haskell Avenue (variable width public right-of-way) and Pacific Avenue (25 foot public right-of-way), and all together being more particularly described by metes and bounds as follows:

Beginning at a 1 inch iron pipe found for corner at the intersection of the Southeast right-of-way line of said East Grand Avenue and the Southwest right-of-way line of said Pacific Avenue, said point being in the Northeast line of a tract of land conveyed to Dallas Area Rapid Transit (D.A.R.T.) by deed recorded in Volume 88083, Page 4905 of the Deed Records of Dallas County, Texas, same being the South corner of herein described tract;

Thence North 73 Degrees 26 Minutes 29 Seconds West, along the Southwest right-of-way line of said Pacific Avenue and along the Northeast line of said D.A.R.T. tract, a distance of 756.00 feet to a point for corner at the intersection of the Southwest right-of-way line of said Pacific Avenue and the Northwest right-of-way line of said Gurley Avenue, said point being the most southerly West corner of herein described tract;

Thence North 16 Degrees 33 Minutes 31 Seconds East, departing the Southwest right-of-way line of said Pacific Avenue, along the Northwest right-of-way line or said Gurley Avenue, a distance of 25.00 feet to a 5/8 inch iron rod found for corner at the intersection of the Northeast right-of-way line of said Pacific Avenue and the Northwest right-of-way line of said Gurley Avenue, said point being the South corner of said Lot 7-A, Block 26/1268;

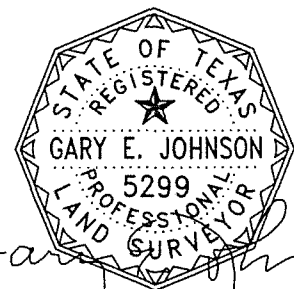
Thence North 73 Degrees 26 Minutes 29 Seconds West, continuing along the Northeast line of said D.A.R.T. tract and along the Southwest line of said Lot 7-A, a distance of 233.85 feet to a point for corner, said point being the West corner of a 20 foot alley, same being the South corner of a tract of land conveyed to State Fair of Texas by deed recorded in Volume 2001126, Page 910 of the Deed Records of Dallas County, Texas and being the most northerly West corner of herein described tract;



TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com

JOB NO: 1200138-1
DATE: 02/28/2012
SCALE: 1"=120'
PAGE 1 OF 3



MUNICIPAL SETTING DESIGNATION SURVEY
J.M. BROWDER'S PROVIDENCE ADDITION
CITY OF DALLAS BLOCK NO. 26/1268 & 27/1269, DALLAS COUNTY, TEXAS

Thence North 16 Degrees 33 Minutes 31 Seconds East, along the Northwest right-of-way line of said alley, a distance of 306.29 feet to a point for corner in the Northeast right-of-way line of said S. Haskell Avenue and in the Southwest line of Block 23/1267 of said J.M. Browder's Providence Addition, said point being the North corner of herein described tract;

Thence South 73 Degrees 16 Minutes 48 Seconds East, along the Northeast right-of-way line of said S. Haskell Avenue, a distance of 5.40 feet to a point for corner;

Thence North 85 Degrees 24 Minutes 51 Seconds East, continuing along the North right-of-way line of said S. Haskell Avenue, a distance of 298.55 feet to a 1/2 inch iron rod found for corner at the intersection of the North right-of-way line of said S. Haskell Avenue and the Southeast right-of-way line of said Gurley Avenue;

Thence South 16 Degrees 33 Minutes 31 Seconds West, along the Southeast right-of-way line of said Gurley Avenue, a distance of 107.97 feet to a 1/2 inch iron rod found for corner at the intersection of the Southeast right-of-way line of said Gurley Avenue and the Northeast right-of-way line of said Fletcher Avenue, said point being the West corner of Block 24/1269 of said J.M. Browder's Providence Addition;

Thence South 73 Degrees 26 Minutes 29 Seconds East, along the Northeast right-of-way line of said Fletcher Avenue, a distance of 406.00 feet to a point for corner;

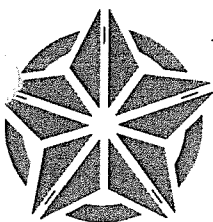
Thence North 16 Degrees 33 Minutes 31 Seconds East, a distance of 3.00 feet to a point for corner, said point being the West corner of Lot 22-A, Block 24/1270 of the D.E. Barton Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 85084, Page 2639 of the Map Records of Dallas County, Texas;

Thence South 73 Degrees 26 Minutes 29 Seconds East, continuing along the Northeast right-of-way line of said Fletcher Avenue, a distance of 150.00 feet to a point for corner, said point being the South corner of said Lot 22-A;

Thence South 16 Degrees 33 Minutes 31 Seconds West, a distance of 3.00 feet to a point for corner;

Thence South 73 Degrees 26 Minutes 29 Seconds East, continuing along the Northeast right-of-way line of said Fletcher Avenue, a distance of 150.00 feet to a point for corner at the intersection of the Northeast right-of-way line of said Fletcher Avenue and the Southeast right-of-way line of said East Grand Avenue, said point being the East corner of herein described tract;

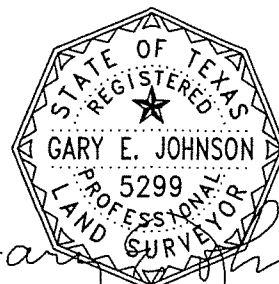
Thence South 16 Degrees 33 Minutes 31 Seconds West, along the Southeast right-of-way line of said East Grand Avenue, a distance of 331.00 feet to the POINT OF BEGINNING and containing 337,317 square feet or 7.74 acres of land.



TEXAS HERITAGE
SURVEYING, LLC

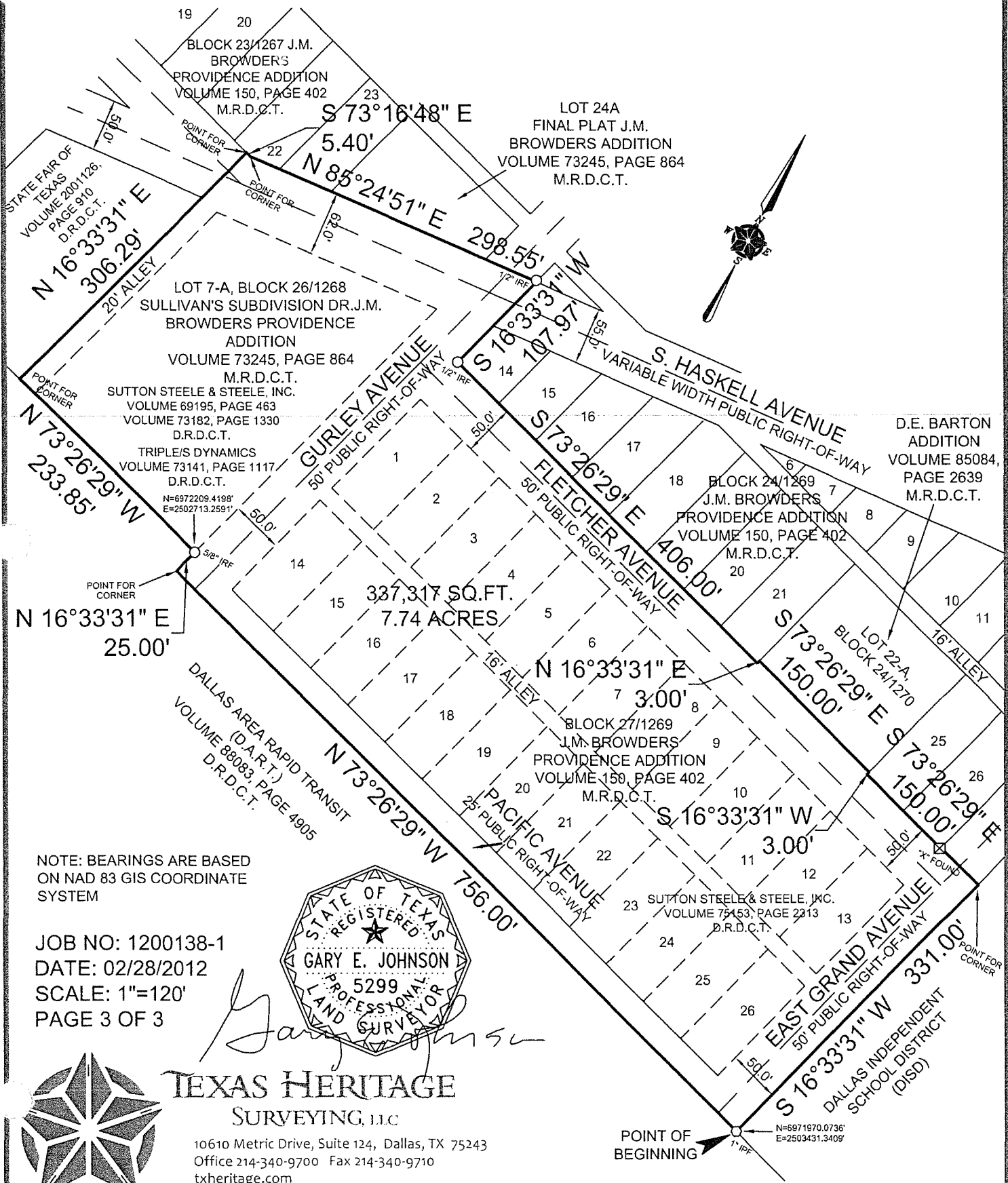
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com

JOB NO: 1200138-1
DATE: 02/28/2012
SCALE: 1"=120'
PAGE 2 OF 3



Gary E. Johnson

MUNICIPAL SETTING DESIGNATION SURVEY
J.M. BROWDER'S PROVIDENCE ADDITION
CITY OF DALLAS BLOCK NO. 26/1268 & 27/1269, DALLAS COUNTY, TEXAS



NOTE: BEARINGS ARE BASED ON NAD 83 GIS COORDINATE SYSTEM

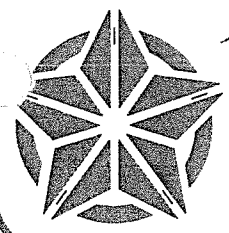
JOB NO: 1200138-1
DATE: 02/28/2012
SCALE: 1"=120'
PAGE 3 OF 3



Gary E. Johnson

TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com



POINT OF BEGINNING
N=6971970.0736
E=2503431.3409

Exhibit B

Municipal Setting Designation

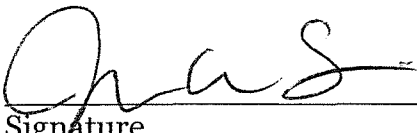
Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared Jeffrey Sullivan, as an authorized representative of Sullivan Asset Management, Inc., known to me to be the person whose name is subscribed below who being by me first duly sworn, upon their oath, stated as follows:

I am over the age of 18 and legally competent to make this affidavit. I have personal knowledge of the facts stated herein.

I affirmatively state that (place an X in all applicable blanks)

- The MSD eligibility criteria of THSC Section 361.803 are satisfied.
- True and accurate copies of all documents demonstrating that the MSD eligibility criteria provided by THSC 361.803 have been satisfied and are included with the application.
- A true and accurate copy of a legal description of the proposed MSD property is included with the application.
- Notice has been provided in accordance with THSC 361.805.
- A copy of an ordinance or restrictive covenant and any required resolutions are provided in this application or will be provided before the executive director certifies this application.


Signature

Date: May 20, 2014

Jeffrey Sullivan

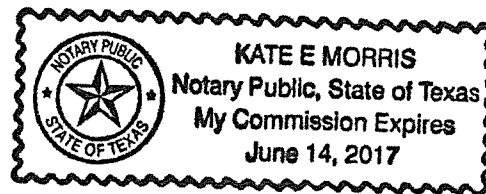
Printed Name

Co-President, Sullivan Asset Management, Inc.

Title

STATE OF Texas

COUNTY OF Dallas



SUBSCRIBED AND SWORN before me on this the 20th day of May 2014, to which witness my hand and seal of office.

Kate E Morris

Notary Public in and for the State of Texas