

Jon Niermann, *Chairman*  
Emily Lindley, *Commissioner*  
Toby Baker, *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

April 16, 2019

Mr. James Gaddy, Senior Vice President and Managing Director  
Core5 Trade Center at Valwood LLC  
1230 Peachtree Street NE, Suite 3560  
Atlanta, Georgia 30309

Re: Municipal Setting Designation (MSD) Certificate for Core5 Trade Center at Valwood LLC,  
Beltline Luna Site, located at 1515 College Avenue, Carrollton, Dallas County, TX; MSD  
No. 409; Customer No. CN605351725; Regulated Entity No. RN109749176

Dear Mr. Gaddy:

The Texas Commission on Environmental Quality (TCEQ) received the above referenced Municipal Setting Designation (MSD) application on December 14, 2018 and additional information supporting this MSD application on March 12, 2019. 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) 239-11747 or via e-mail (Anthony.McGlown@tceq.texas.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Anthony McGlown".

Anthony McGlown, Project Manager  
VCP-CA Section  
Remediation Division

ABM/jdm

cc: Mr. Kent Belaire, Half Associates (PDF via e-mail)  
Ms. Erin Gorman, Waste Section Manager, TCEQ Ft. Worth/Dallas Regional Office, R-4  
Mr. John Slavich, Guida Slavich & Flores, PC, 5956 Sherry Ln., Ste. 1000 Dallas, TX 75225

Enclosure: MSD Certificate

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



MUNICIPAL SETTING 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. 409, in the City of Carrollton, 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 10<sup>th</sup> day of April, 2019

Beth Seaton

Beth Seaton, Director  
Remediation Division  
Texas Commission on Environmental Quality







# Exhibit B

## Municipal Setting Designation

### Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared James Gaddy, as an authorized representative of Core5 Trade Center at Valwood LLC, 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.

*James Gaddy*  
Signature

Date: December 5, 2018

James Gaddy  
Printed Name

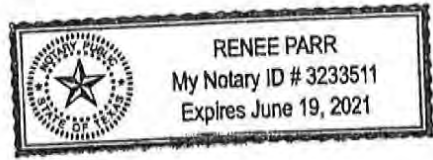
Sr. Vice President and Managing Director  
Title

Sr. Vice President and Managing Director  
Title

Sr. Vice President and Managing Director  
Title

STATE OF Texas

COUNTY OF Dallas



SUBSCRIBED AND SWORN before me on this the 5th day of December 2018, to which witness my hand and seal of office.

*Renee Parr*  
Notary Public in and for the State of Texas