

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



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

September 20, 2021

Mr. Matt Perelman, Co-President and Treasurer  
GSCP Realty LLC  
21801 S Western Ave  
Torrance, California 90501

(via email)

Re: Municipal Setting Designation (MSD) Certificate for MAACO Store 2092, located at 1808 Jacquelyn Drive, Houston, Harris County, Texas; Municipal Setting Designation (MSD) No. 454; Voluntary Cleanup Program (VCP) No. 2823; Customer No. CN605151727; Regulated Entity No. RN100697978

Dear Mr. Perelman:

The Texas Commission on Environmental Quality (TCEQ) received the above referenced MSD application on May 19, 2021. Based on our review, the application contains the required information as outlined in Texas Health and Safety Code (THSC) §361.804. Enclosed is the MSD Certification for your site. If you have any questions, please do not hesitate to contact me at (512) 239-1747 or via e-mail ([Rohan.Jayasuriya@tceq.texas.gov](mailto:Rohan.Jayasuriya@tceq.texas.gov)).

Sincerely,

A handwritten signature in blue ink, appearing to read "Rohan Jayasuriya".

Rohan Jayasuriya, Project Manager  
VCP-CA Section  
Remediation Division

Enclosure: MSD Certificate

cc: Ms. Alma Jefferson, Waste Section Manager, TCEQ Houston Regional Office, R-12 (PDF via e-mail)  
Mr. Paul Rodusky, The Vertex Companies, Inc. (PDF via e-mail)

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, Deputy Director, Remediation Division, TCEQ, certify the Municipal Setting Designation (MSD) for MSD No. 454, in the City of Houston, 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 20<sup>th</sup> day of September, 2021

\_\_\_\_\_  
Beth Seaton, Deputy Director  
Remediation Division  
Texas Commission on Environmental Quality

ADDRESS : 1808 JACQUELYN DRIVE  
HOUSTON, TEXAS 77055

CLIENT : STINSON LEONARD STREET LLP

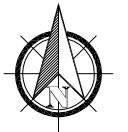
BUYER : GSCP REALTY, LLC

A STANDARD LAND SURVEY OF

Exhibit A Page 1 of 1

TRACT 2 (0.4315 ACRES≈18,798 SQUARE FEET) BEING A PORTION OF LOT 7 AND LOT 8, IN BLOCK 5 OF HILLENDAHL ACRES, IN HARRIS COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 18, PAGE 17, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS SHOWN HEREON

(BEARINGS BASED ON METES AND BOUNDS)



SCALE: 1"=30'

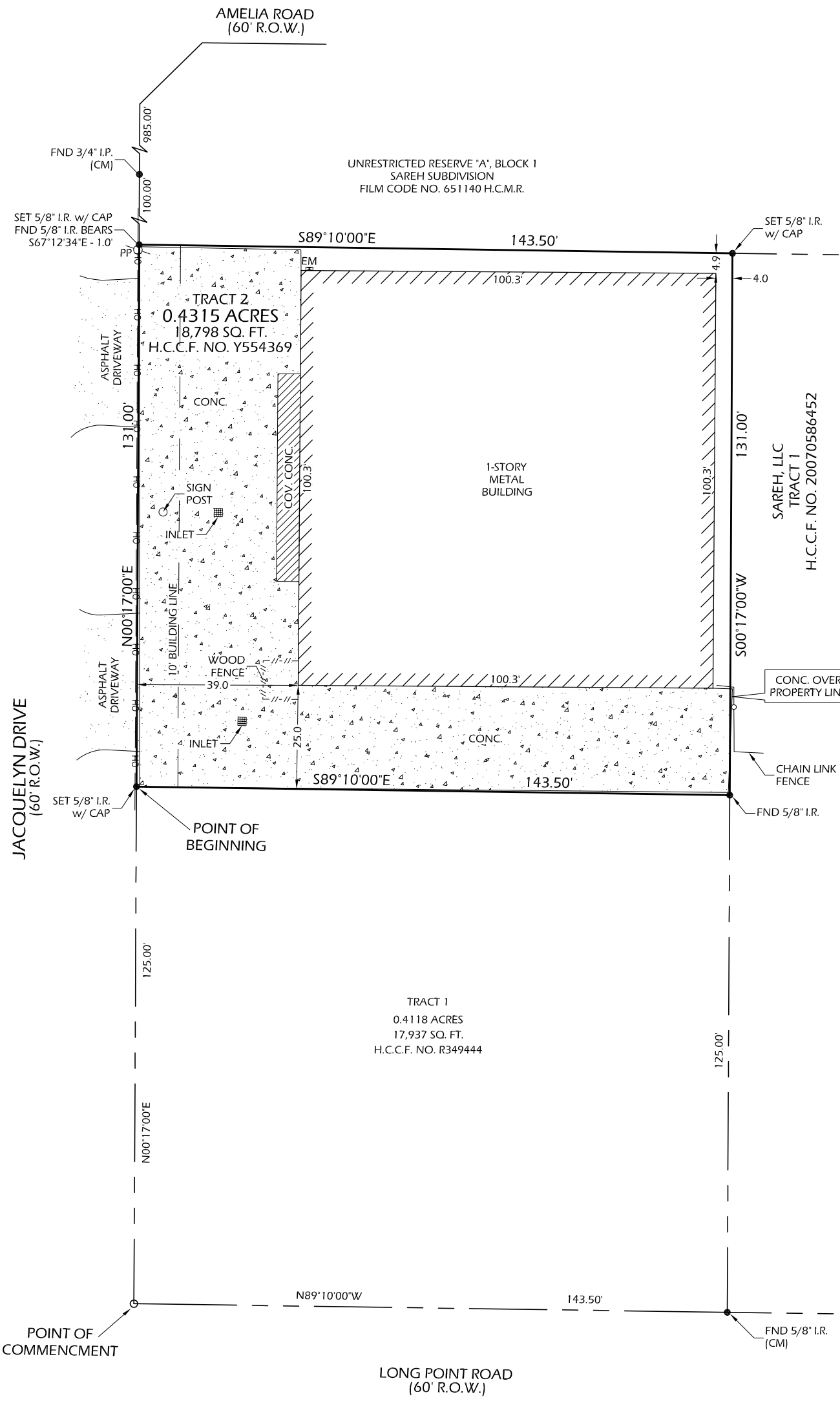


EXHIBIT "A"

DESCRIPTION OF AN 18,798 SQUARE FOOT (0.4316 ACRE) TRACT OF LAND OUT OF LOTS 7 AND 8, BLOCK 5 OF HILLENDAHL ACRES AS RECORDED IN VOL. 18, PAGE 17, HARRIS COUNTY MAP RECORDS, HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS,

COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY OF LONG POINT ROAD (60' FT/W) AND THE EAST RIGHT OF WAY OF JACQUELYN DRIVE (60' R/W),

THENCE, N 00° 17' 00" E, ALONG THE EAST RIGHT OF WAY OF JACQUELYN DRIVE, A DISTANCE OF 125.00 FEET TO A SET 5/8" IRON ROD WITH CAP FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED,

THENCE, N 00° 17' 00" E, CONTINUING ALONG THE EAST RIGHT OF WAY OF JACQUELYN DRIVE, A DISTANCE OF 131.00 FEET TO A 5/8" IRON ROD SET FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED,

THENCE, S89° 21' 00" E, A DISTANCE OF 143.50 FEET TO A 5/8" IRON ROD SET FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED,

THENCE, S00° 17' 00" W, A DISTANCE OF 131.00 FEET TO A FOUND 5/8" IRON ROD AND THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED,

THENCE, N 89° 21' 00" W, A DISTANCE OF 143.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.4316 ACRE.

- NOTES:
1. SURVEYOR HAS NOT ABSTRACTED PROPERTY. SURVEY IS BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN HEREON ARE AS IDENTIFIED BY GF. NO NCS-757962-KCTY OF FIRST AMERICAN TITLE INSURANCE COMPANY.
  2. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
  3. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
  4. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
  5. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

- SITE SUBJECT TO:
1. A 10' FOOT BUILDING SETBACK LINE ALONG THE FRONT (AS TO LOT 7) PROPERTY LINE AS SET FORTH ON THE RECORDED PLAT AND DEDICATION.
  2. THE PROPERTY COVERED HEREIN IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS OF ORDINANCE #1999-262, OF THE CITY OF HOUSTON, PASSED MARCH 24, 1999, AND AMENDMENTS, PERTAINING TO THE PLATTING AND REPLATTING OF REAL PROPERTY AND THE ESTABLISHMENT OF BUILDING SET BACK LINES ALONG MAJOR THOROUGHFARES WITHIN SUCH BOUNDARIES.

DATE: 12-30-2015

REVISION: 01-08-2016 (TITLE)

DRAWN BY: DP/EJL

APPROVED BY: DWG

PROJECT NO: GL-2630

LEGEND:  
H.C.M.R. - HARRIS COUNTY MAP RECORD  
H.C.D.R. - HARRIS COUNTY DEED RECORD  
H.C.C.F. - HARRIS COUNTY CLERK FILE  
R.O.W. - RIGHT OF WAY  
CM - CONTROL MONUMENT  
I.R./I.P. - IRON ROD/IRON PIPE  
PP - POWER POLE  
OH - OVERHEAD UTILITY LINES

*Daniel W. Goodale*

I HEREBY CERTIFY TO FIRST AMERICAN TITLE INSURANCE COMPANY AND GSCP REALTY, LLC, THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.



FLOOD INFORMATION  
PROPERTY "IS NOT" IN THE 100 YEAR FLOOD ZONE, THIS PROPERTY LIES IN ZONE "X" ACCORDING TO F.I.R.M. MAP NO. 48201C0665M DATED 06-09-2014.

BY GRAPHIC PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.



GREENLEAF LAND SURVEYS, LLC  
10900 NORTHWEST FWY  
SUITE # 129  
HOUSTON, TEXAS 77092



DIR: 832-668-5003 FAX: 832-553-7210  
FIRM # 10193977  
orders@gllsurveys.com  
www.greenleaflandsurveys.com

# Exhibit B

## Municipal Setting Designation

### Affidavit of Eligibility

X BEFORE ME, the undersigned authority, on this day personally appeared Jordan Garay, as an authorized representative of GSCP Realty, 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.

X [Signature]  
Signature

Date: 5/4/21

Jordan Garay  
Printed Name

Principal  
Title

STATE OF NEW JERSEY

COUNTY OF MIDDLESEX

SUBSCRIBED AND SWORN before me on this the 4<sup>th</sup> day of May 2021, to which witness my hand and seal of office.

[Signature]  
Notary Public in and for the State of NEW JERSEY

