

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Kelly Keel, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

February 1, 2024

Ms. Michelle Stayrook, Sole Member
Univar Solutions
6000 Parkwood Place
Dublin, Ohio 43016

Re: Municipal Setting Designation (MSD) Certificate for Univar Solutions USA Site, located at 8425 Market Street, Houston, Harris County, TX; MSD No. 510; Solid Waste Registration No. 36395; Customer No. CN600471346; Regulated Entity No. RN100579424

Dear Ms. Stayrook:

The Texas Commission on Environmental Quality (TCEQ) received the above-referenced MSD application on April 28, 2023 and additional information supporting this MSD application on August 21, 2023 and October 6, 2023. 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) 239-1107 or via email at kirk.coulter@tceq.texas.gov.

Sincerely,

A handwritten signature in blue ink that reads "Kirk Coulter".

Kirk Coulter P.G., Project Manager
VCP-CA Section
Remediation Division

Enclosure: MSD No. 510 Certificate

cc: Mr. Amol Keskar, Arcadis U.S., Inc. (via email)
Ms. Karina Rocha, Waste Section Manager, TCEQ Region 12 Office, Houston

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, Merrie Smith, P.G., Assistant Deputy Director, Remediation Division, TCEQ, certify the Municipal Setting Designation (MSD) for MSD No. 510, 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 1st day of February, 2024

A handwritten signature in black ink, appearing to read "Merrie Smith", written over a horizontal line.

Merrie Smith, P.G., Assistant Deputy Director
Remediation Division
Texas Commission on Environmental Quality

20070182773
03/27/2007 RP3 \$32.00

8425 Market Street Road, Houston, TX

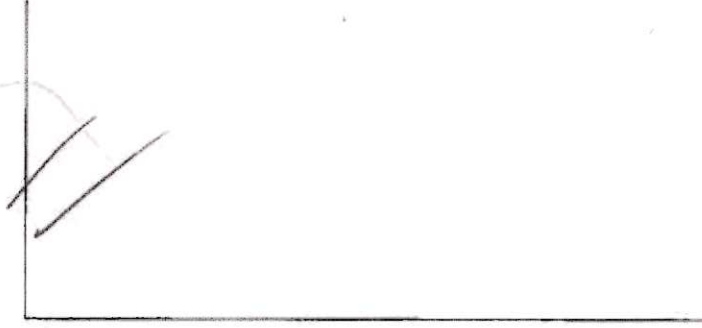
D. JONIAK-DIX

WD
S

GENERAL WARRANTY DEED

PREPARED IN CHICAGO, ILLINOIS BY
AND AFTER RECORDING RETURN TO:

THOMAS L. HEFTY, ESQ.
MCDERMOTT, WILL & EMERY LLP
227 WEST MONROE STREET
CHICAGO, ILLINOIS 60606



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

Date: Effective as of 12:01 AM, January 1, 2007

Grantor: CHEMCENTRAL CORPORATION, an Illinois corporation, successor by merger to Texas Solvents & Chemicals Company

Grantor's Mailing Address:
7050 West 71st Street, Bedford Park, Illinois 60638

Grantee: CHEMCENTRAL INTERNATIONAL SERVICES CORPORATION,
an Illinois corporation

lll

Grantee's Mailing Address:
7050 West 71st Street, Bedford Park, Illinois 60638. Mail Tax Notices to Chemcentral International Services Corporation, attention Tax Department, 8425 Market Street Road, Houston, Texas 77029-2419.

Consideration:
Ten and No/100 U.S. Dollars (\$10.00) and other good and valuable consideration, in hand paid.

Property (including any improvements):
The real property described on Exhibit "A" attached hereto and made a part hereof, together with Grantor's right, title and interest in and to all improvements located thereon, commonly known as 8425 Market Street Road, Houston, Texas 7702-2419.

Reservations from Conveyance:
None.

TNB 2697-A

RECEIVED

8425 Market Street Road, Houston, TX

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; taxes for 2006, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes; and acts of Grantee and those acting by, through and under Grantee.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

* * *

[Signatures on following page.]

8425 Market Street Road, Houston, TX

This General Warranty Deed is executed as of the date set forth above.

CHEMCENTRAL CORPORATION, an Illinois corporation

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By: John R Yanney
Name: John R. Yanney
Title: President and Chief Executive Officer

By: Samuel W. Ach
Name: Samuel W. Ach
Title: Secretary

STATE OF ILLINOIS)

COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 23rd day of February, 2007 by John R. Yanney, as President and Chief Executive Officer and Samuel W. Ach, as Secretary, of CHEMCENTRAL Corporation, an Illinois corporation, on behalf of such corporation.



Mary C O'Malley
Notary Public in and for State of Illinois

Name printed: Mary C O'Malley
My Commission Expires: 8/11/2010

PP 041-7-1521

8425 Market Street Road, Houston, TX

Exhibit A
Legal Description

TRACT 1:

4.316 acres of land out of part of Lot Twenty-two (22) Glendale Addition, an addition in Harris County, Texas, and being more particularly described as follows:



BEGINNING at the intersection of the North line of Market Street Road with the East line of the Missouri Pacific right-of-way;

THENCE North along said right-of-way 416.75 feet to a point for corner;

THENCE East a distance of 417.69 feet to a point for corner;

THENCE South a distance of 483.53 feet to the North line of Market Street Road;

THENCE in a Westerly direction along the North line of Market Street Road to the place of beginning and containing approximately 4.316 acres;

as shown by plat shown of record in Volume 72, Page 7 of the Deed Records of Harris County, Texas.

TRACT 2:

BEING 0.9482 acres of land more or less, located in the Central Part of Block 22 of Glendale Addition, being a subdivision of 902.32 acres in the John Brown League located about 5 miles East of the City of Houston on the North side of Buffalo Bayou in Harris County, Texas, said 0.9482 acre tract being out of a called 1.3525 acre tract;

SAVE AND EXCEPT a Right-of-Way Easement to Harris County over and across the South 20.00 feet as reflected by instrument of record in Volume 1235, Page 87 and Volume 1260, Page 9 of the Deed Records of Harris County, Texas; SAVE AND EXCEPT those tracts listed on Exhibit(s) "A", "C" and "D" and all property East of the West line of property described on Exhibit "A", as reflected by instrument filed under Harris County Clerk's File Number(s) N-144745; said 0.9482 acres of land being more particularly described by metes and bounds as follows:

COMMENCING at a 2 inch iron pipe found at the intersection of the East Right-of-Way line of Alleen Street and the North Right-of-Way line of Market Street (120.00 feet wide) for the Southwest corner of Lot 22 of Glendale Addition;

THENCE South 80 deg. 55 min. 00 sec. East, a distance of 423.83 feet (Called 423.00 feet) to a 5/8 inch iron rod set for the Southwest corner and PLACE OF BEGINNING of the herein described tract;

THENCE North, along the East line of the Chemcentral/Houston Residue 5.9678 acre Tract as recorded in C.F. No. E-941932, a distance of 462.15 feet (Called 463.28 feet) to a 5/8 inch iron rod set for the Northwest corner of the herein described tract;

THENCE North 89 deg. 52 min. 00 sec. East (Called East), along the South line of the Vantage Properties, Inc. Tract, a distance of 51.48 feet to a 5/8 inch iron rod set for the most Northerly Northeast corner of the herein described tract;

THENCE South along the West line of a Save and Except Lease Tract as recorded in C.F. No. N-144745, a distance of 40.00 feet to a 5/8 inch iron rod set for an inner corner;

2251-1522

8425 Market Street Road, Houston, TX

THENCE North 89 deg. 52 min. 00 sec. East, a distance of 32.46 feet to a 5/8 inch iron rod set for a cut-back corner;

THENCE South 26 deg. 33 min. 54 sec. East, a distance of 16.87 feet (Called 17.84 feet) to a 5/8 inch iron rod set for the end of said cut-back corner;

THENCE South, along the West line of a Save and Except 12 Foot Road Easement as recorded in C.F. No. N-144745, a distance of 421.88 feet to a 5/8 inch iron rod set for the Southeast corner of the herein described tract;

THENCE North 80 deg. 55 min. 00 sec. West, a distance of 92.65 feet to the PLACE OF BEGINNING.

Street Address: 8425 Market Street Road, Houston, Texas

Tax Parcel No.: 015-129-000-0022

* * *

[End of Exhibit A]

HP 041-2-1523

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 the time stamped below by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas on

MAR 27 2007



Beverly L. Kayman
COUNTY CLERK
HARRIS COUNTY, TEXAS

Beverly L. Kayman
COUNTY CLERK
HARRIS COUNTY, TEXAS

2007 MAR 27 PM 2:53

FILED

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 blockouts additions and changes were present at the time the instrument was filed and recorded.

Exhibit B

Municipal Setting Designation

Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared Michelle Stayrook, as an authorized representative of Univar Solutions, 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.

Michelle Stayrook
Signature

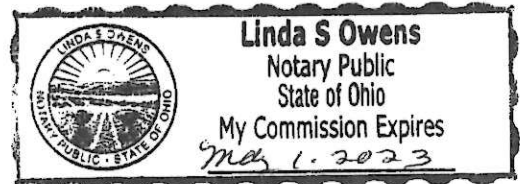
Date: April 18, 2023

Michelle Stayrook
Printed Name

Remediation Manager
Title

STATE OF Ohio
COUNTY OF Franklin

STATE OF Ohio
COUNTY OF Franklin



SUBSCRIBED AND SWORN before me on this the 18 day of April 2023, to which witness my hand and seal of office.

Linda S. Owens
Notary Public in and for the State of Ohio