

Jon Niermann, *Chairman*
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Bobby Janecka, *Commissioner*
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TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

August 9, 2021

Ms. Debbie Patterson
Reis Associates LLC
1123 Yale Street
Houston, TX 77008

Re: Municipal Setting Designation (MSD) Certificate for the Greenstreet Site, located at 1215 Main Street, Houston, Harris County, TX; Municipal Setting Designation (MSD) No. 424; Voluntary Cleanup Program (VCP) No. 2769; Customer No. CN604925305; Regulated Entity No. RN106989379

Dear Ms. Patterson:

The Texas Commission on Environmental Quality (TCEQ) received the above referenced Municipal Setting Designation (MSD) application on October 24, 2019 and additional information supporting this MSD application on March 12, 2020, December 21, 2020, April 27, 2021, and May 24, 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 Municipal Setting Designation Certification for your site. If you have any questions, please do not hesitate to contact me at (512) 239-2603 or via e-mail at Heather.Podlipny@tceq.texas.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Heather Podlipny".

Heather Podlipny, Project Manager
VCP-CA Section
Remediation Division

Enclosure: MSD Certificate

cc: Ms. Susan Litherland, SQ Environmental, LLC (via email)
Ms. Alma Jefferson, Waste Section Manager, TCEQ Regional 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, Beth Seaton, Deputy Director, Remediation Division, TCEQ, certify the Municipal Setting Designation (MSD) for MSD No. 424, 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 9th day of August, 2021

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

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

TRACT I

A TRACT OR PARCEL CONTAINING 1.1042 ACRES OR 48,097 SQUARE FEET OF LAND, SITUATED IN THE JAMES S. HOLMAN SURVEY, ABSTRACT NO. 323, HARRIS COUNTY, TEXAS, BEING OUT OF BLOCK 272, SOUTH SIDE BUFFALO BAYOU, AN UNRECORDED SUBDIVISION, HARRIS COUNTY, TEXAS, AND BEING THAT SAME CALLED 1.4728 ACRE TRACT CONVEYED TO HP FANNIN PROPERTIES, L.P. AS RECORDED IN H.C.C.F. NO. 20120376523, SAVE AND EXCEPT A CALLED 0.3681 ACRE TRACT CONVEYED TO HA HOTEL PARTNERS, L.P. AS RECORDED IN H.C.C.F. NO. 20140521317 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83) AND THE DOWNTOWN CENTERLINE REFERENCE ROD SYSTEM REVITALIZATION (CITY OF HOUSTON PUBLIC WORKS AND ENGINEERING DRAWING NO. 46402);

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COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF POLK AVENUE (WIDTH VARIES FROM THE ORIGINAL 80' RIGHT-OF-WAY) AND CRAWFORD STREET, FROM WHICH A FOUND 3/4" BRASS ROD (CITY OF HOUSTON REFERENCE ROD NO. 311) BEARS SOUTH 69 DEG. 32 MIN. 03 SEC. EAST - 0.20 FEET;

THENCE, NORTH 57 DEG. 08 MIN. 24 SEC. WEST ALONG THE CENTERLINE OF SAID POLK AVENUE, A DISTANCE OF 659.71 FEET TO THE INTERSECTION OF THE CENTERLINE OF SAID POLK AVENUE AND AUSTIN AVENUE, FROM WHICH A FOUND 3/4" BRASS ROD (CITY OF HOUSTON REFERENCE ROD NO. 43) BEARS SOUTH 20 DEG. 45 MIN. 48 SEC. EAST - 2.65 FEET;

THENCE, NORTH 57 DEG. 08 MIN. 24 SEC. WEST CONTINUING ALONG THE CENTERLINE OF SAID POLK AVENUE, A DISTANCE OF 1032.07 FEET;

THENCE, NORTH 32 DEG. 52 MIN. 00 SEC. EAST, A DISTANCE OF 40.00 FEET TO AN "X" CUT SET AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID POLK STREET, AND THE NORTHWESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF FANNIN STREET (WIDTH VARIES FROM THE ORIGINAL 80' RIGHT OF WAY) AND MARKING THE PLACE OF BEGINNING AND SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 57 DEG. 08 MIN. 24 SEC. WEST, ALONG SAID NORTHEASTERLY R.O.W LINE OF POLK AVENUE, A DISTANCE OF 252.37 FEET TO AN "X" CUT SET AT THE INTERSECTION OF THE SOUTHEASTERLY R.O.W. LINE OF MAIN STREET (90' R.O.W.) AND SAID NORTHEASTERLY R.O.W. LINE OF POLK AVENUE FOR THE WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

HP 095-99-560 PH

THENCE, NORTH 32 DEG. 52 MIN. 00 SEC. EAST, ALONG SAID SOUTHEASTERLY R.O.W. LINE OF MAIN STREET, A DISTANCE OF 250.04 FEET TO AN "X" CUT SET AT THE INTERSECTION OF THE SOUTHWESTERLY R.O.W. LINE OF DALLAS AVENUE (WIDTH VARIES FROM THE ORIGINAL 80' R.O.W.) AND SAID SOUTHEASTERLY R.O.W. LINE OF MAIN STREET FOR THE NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 57 DEG. 08 MIN. 24 SEC. EAST, ALONG SAID SOUTHWESTERLY R.O.W. LINE OF DALLAS AVENUE, A DISTANCE OF 125.86 FEET TO AN "X" CUT SET MARKING A NORTHWESTERLY CORNER OF SAID 0.3681 ACRE TRACT AND THE MOST NORTHERLY EAST CORNER FOR THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 32 DEG. 53 MIN. 36 SEC. WEST, DEPARTING SAID SOUTHWESTERLY R.O.W. LINE OF DALLAS AVENUE, A DISTANCE OF 118.55 FEET TO AN "X" CUT SET FOR THE WESTERLY CORNER OF SAID 0.3681 ACRE TRACT AND AN INTERIOR CORNER FOR THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 57 DEG. 06 MIN. 24 SEC. EAST, A DISTANCE OF 126.59 FEET TO AN "X" CUT SET ON SAID NORTHWESTERLY R.O.W. LINE OF FANNIN STREET FOR THE EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 33 DEG. 29 MIN. 28 SEC. WEST, ALONG SAID NORTHWESTERLY R.O.W. LINE OF FANNIN STREET, A DISTANCE OF 2.62 FEET TO AN "X" CUT SET FOR AN ANGLE POINT;

THENCE, SOUTH 32 DEGREES 52 MINUTES 00 SECONDS WEST, A DISTANCE OF 128.80 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.1042 ACRES OR 48,097 SQUARE FEET OF LAND MORE OR LESS.

TRACT II

A TRACT OR PARCEL CONTAINING 1.0843 ACRES OR 47,233 SQUARE FEET OF LAND, SITUATED IN THE JAMES S. HOLMAN SURVEY, ABSTRACT NO. 323, HARRIS COUNTY, TEXAS, BEING OUT OF BLOCK 273, SOUTH SIDE BUFFALO BAYOU, AN UNRECORDED SUBDIVISION, HARRIS COUNTY, TEXAS, AND BEING THAT SAME CALLED 1.085 ACRE TRACT CONVEYED TO HP FANNIN PROPERTIES, L.P. AS RECORDED IN H.C.C.F. NO. 20120376523 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83) AND THE DOWNTOWN CENTERLINE REFERENCE ROD SYSTEM REVITALIZATION (CITY OF HOUSTON PUBLIC WORKS AND ENGINEERING DRAWING NO. 46402);

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF POLK AVENUE

HP 095-65-0377

(WIDTH VARIES FROM THE ORIGINAL 80' RIGHT-OF-WAY) AND CRAWFORD STREET, FROM WHICH A FOUND 3/4" BRASS ROD (CITY OF HOUSTON REFERENCE ROD NO. 311) BEARS SOUTH 69 DEG. 32 MIN. 03 SEC. EAST - 0.20 FEET;

THENCE, NORTH 57 DEG. 08 MIN. 24 SEC. WEST ALONG THE CENTERLINE OF SAID POLK AVENUE, A DISTANCE OF 659.71 FEET TO THE INTERSECTION OF THE CENTERLINE OF SAID POLK AVENUE AND AUSTIN AVENUE, FROM WHICH A FOUND 3/4" BRASS ROD (CITY OF HOUSTON REFERENCE ROD NO. 43) BEARS SOUTH 20 DEG. 45 MIN. 48 SEC. EAST - 2.65 FEET;

THENCE, NORTH 57 DEG. 08 MIN. 24 SEC. WEST CONTINUING ALONG THE CENTERLINE OF SAID POLK AVENUE, A DISTANCE OF 700.20 FEET;

THENCE, NORTH 32 DEG. 52 MIN. 00 SEC. EAST, A DISTANCE OF 40.00 FEET TO AN "X" CUT SET AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY (R.O.W.) LINE OF SAID POLK STREET, AND THE NORTHWESTERLY R.O.W. LINE OF SAN JACINTO STREET (80' R.O.W.) MARKING THE SOUTHERLY CORNER OF A CALLED 0.362 ACRE TRACT TO HP FANNIN PROPERTIES, L.P. AS RECORDED IN H.C.C.F. NO. 20120376523;

THENCE, NORTH 57 DEG. 08 MIN. 24 SEC. WEST, ALONG SAID NORTHEASTERLY R.O.W. LINE OF POLK STREET, A DISTANCE OF 125.93 FEET TO AN "X" CUT SET MARKING THE WESTERLY CORNER OF SAID 0.362 ACRE TRACT AND THE SOUTHERLY CORNER AND PLACE OF BEGINNING FOR THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 57 DEG. 08 MIN. 24 SEC. WEST, CONTINUING WITH SAID NORTHEASTERLY R.O.W. LINE OF POLK STREET, A DISTANCE OF 125.93 FEET TO AN "X" CUT SET AT THE INTERSECTION OF THE SOUTHEASTERLY R.O.W. LINE OF FANNIN STREET (WIDTH VARIES FROM THE ORIGINAL 80' R.O.W.) AND THE NORTHEASTERLY R.O.W. LINE OF SAID POLK STREET FOR THE WESTERLY CORNER OF SAID 1.085 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 32 DEG. 52 MIN. 00 SEC. EAST, ALONG SAID SOUTHEASTERLY R.O.W. LINE OF FANNIN STREET, A DISTANCE OF 250.04 FEET TO AN "X" CUT SET AT THE INTERSECTION OF THE SOUTHWESTERLY R.O.W. LINE OF DALLAS AVENUE (WIDTH VARIES FROM THE ORIGINAL 80' R.O.W.) AND SAID SOUTHEASTERLY R.O.W. LINE OF FANNIN STREET FOR THE NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 57 DEG. 08 MIN. 24 SEC. EAST, ALONG SAID SOUTHWESTERLY R.O.W. LINE OF DALLAS AVENUE, A DISTANCE OF 251.87 FEET TO AN "X" CUT SET AT THE INTERSECTION OF THE NORTHWESTERLY R.O.W. LINE OF SAID SAN JACINTO STREET AND THE SOUTHWESTERLY R.O.W. OF SAID DALLAS AVENUE FOR THE EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

RP 095-65-0328

THENCE, SOUTH 32 DEG. 52 MIN. 00 SEC. WEST, ALONG SAID NORTHWESTERLY R.O.W. LINE OF SAN JACINTO STREET, A DISTANCE OF 125.02 FEET TO AN "X" CUT SET FOR THE EASTERLY CORNER OF SAID 0.362 ACRE TRACT AND THE MOST EASTERLY SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 57 DEG. 08 MIN. 24 SEC. WEST, A DISTANCE OF 125.93 FEET TO THE NORTHERLY CORNER OF SAID 0.362 ACRE TRACT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 32 DEGREES 52 MINUTES 00 SECONDS WEST, A DISTANCE OF 125.02 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.0843 ACRES OR 47,233 SQUARE FEET OF LAND

TRACT III

A TRACT OR PARCEL CONTAINING 1.4558 ACRES OR 63,413 SQUARE FEET OF LAND, SITUATED IN THE JAMES S. HOLMAN SURVEY, ABSTRACT NO. 323, HARRIS COUNTY, TEXAS, BEING ALL OF BLOCK 274, SOUTH SIDE BUFFALO BAYOU, AN UNRECORDED SUBDIVISION, HARRIS COUNTY, TEXAS, AND BEING THAT SAME CALLED 1.4563 ACRE TRACT CONVEYED TO HP FANNIN PROPERTIES, L.P. AS RECORDED IN H.C.C.F. NO. 20120376523 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83) AND THE DOWNTOWN CENTERLINE REFERENCE ROD SYSTEM REVITALIZATION (CITY OF HOUSTON PUBLIC WORKS AND ENGINEERING DRAWING NO. 46402);

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF POLK AVENUE (WIDTH VARIES FROM THE ORIGINAL 80' RIGHT-OF-WAY) AND CRAWFORD STREET, FROM WHICH A FOUND 3/4" BRASS ROD (CITY OF HOUSTON REFERENCE ROD NO. 311) BEARS SOUTH 69 DEG. 32 MIN. 03 SEC. EAST - 0.20 FEET;

THENCE, NORTH 57 DEG. 08 MIN. 24 SEC. WEST ALONG THE CENTERLINE OF SAID POLK AVENUE, A DISTANCE OF 659.71 FEET TO THE INTERSECTION OF THE CENTERLINE OF SAID POLK AVENUE AND AUSTIN AVENUE, FROM WHICH A FOUND 3/4" BRASS ROD (CITY OF HOUSTON REFERENCE ROD NO. 43) BEARS SOUTH 20 DEG. 45 MIN. 48 SEC. EAST - 2.65 FEET;

THENCE, NORTH 57 DEG. 08 MIN. 24 SEC. WEST CONTINUING ALONG THE CENTERLINE OF SAID POLK AVENUE, A DISTANCE OF 370.33 FEET;

THENCE, NORTH 32 DEG. 52 MIN. 00 SEC. EAST, A DISTANCE OF 40.00 FEET TO AN "X" CUT SET AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY (R.O.W.) LINE OF SAID POLK STREET AND THE NORTHWESTERLY R.O.W. LINE OF CAROLINE STREET (WIDTH VARIES FROM THE ORIGINAL 80' R.O.W.) FOR THE

HP 095-65-0379

SOUTHERLY CORNER OF SAID 1.4563 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 57 DEG. 08 MIN. 24 SEC. WEST, ALONG SAID NORTHEASTERLY R.O.W. LINE OF POLK STREET, A DISTANCE OF 249.87 FEET TO AN "X" CUT SET AT THE INTERSECTION OF SAID NORTHEASTERLY R.O.W. LINE OF POLK STREET AND THE SOUTHEASTERLY R.O.W. LINE OF SAN JACINTO STREET (80' R.O.W.) FOR THE WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 32 DEG. 52 MIN. 00 SEC. EAST, ALONG SAID SOUTHEASTERLY R.O.W. LINE OF SAN JACINTO STREET, A DISTANCE OF 250.04 FEET TO AN "X" CUT SET AT THE INTERSECTION OF SAID SOUTHEASTERLY R.O.W. LINE OF SAN JACINTO STREET AND THE SOUTHWESTERLY R.O.W. LINE OF DALLAS AVENUE (WIDTH VARIES FROM THE ORIGINAL 80' R.O.W.) FOR THE NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 57 DEG. 08 MIN. 24 SEC. EAST, ALONG SAID SOUTHWESTERLY R.O.W. LINE OF DALLAS AVENUE, A DISTANCE OF 152.82 FEET TO AN "X" CUT SET FOR AN ANGLE POINT;

THENCE, NORTH 32 DEG. 52 MIN. 00 SEC. EAST, A DISTANCE OF 4.49 FEET TO AN "X" CUT SET FOR AN ANGLE POINT;

THENCE, SOUTH 57 DEG. 09 MIN. 58 SEC. EAST, CONTINUING WITH SAID SOUTHWESTERLY R.O.W. LINE OF DALLAS AVENUE, A DISTANCE OF 101.80 FEET TO AN "X" CUT SET AT THE INTERSECTION OF SAID SOUTHWESTERLY R.O.W. LINE OF DALLAS AVENUE AND THE NORTHWESTERLY R.O.W. LINE OF SAID CAROLINE STREET FOR THE EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 32 DEG. 52 MIN. 00 SEC. WEST, ALONG SAID NORTHWESTERLY R.O.W. LINE OF CAROLINE STREET, A DISTANCE OF 104.56 FEET TO AN "X" CUT SET FOR AN ANGLE POINT;

THENCE, NORTH 57 DEG. 08 MIN. 24 SEC. WEST, A DISTANCE OF 4.75 FEET TO AN "X" CUT SET FOR AN ANGLE POINT;

THENCE, SOUTH 32 DEGREES 52 MINUTES 00 SECONDS WEST, A DISTANCE OF 150.02 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.4558 ACRES OR 63,413 SQUARE FEET OF LAND MORE OR LESS.

TRACT IV

A TRACT OR PARCEL CONTAINING 0.3614 ACRES OR 15,744 SQUARE FEET OF LAND, SITUATED IN THE JAMES S. HOLMAN SURVEY, ABSTRACT NO. 323, HARRIS

HP 095-65-0380

COUNTY, TEXAS, BEING OUT OF BLOCK 273, SOUTH SIDE BUFFALO BAYOU, AN UNRECORDED SUBDIVISION, HARRIS COUNTY, TEXAS, AND BEING THAT SAME CALLED 0.362 ACRE TRACT CONVEYED TO HP FANNIN PROPERTIES, L.P. AS RECORDED IN H.C.C.F. NO. 20120376523 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83) AND THE DOWNTOWN CENTERLINE REFERENCE ROD SYSTEM REVITALIZATION (CITY OF HOUSTON PUBLIC WORKS AND ENGINEERING DRAWING NO. 46402);

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF POLK AVENUE (WIDTH VARIES FROM THE ORIGINAL 80' RIGHT-OF-WAY) AND CRAWFORD STREET, FROM WHICH A FOUND 3/4" BRASS ROD (CITY OF HOUSTON REFERENCE ROD NO. 311) BEARS SOUTH 69 DEG. 32 MIN. 03 SEC. EAST - 0.20 FEET;

THENCE, NORTH 57 DEG. 08 MIN. 24 SEC. WEST ALONG THE CENTERLINE OF SAID POLK AVENUE, A DISTANCE OF 659.71 FEET TO THE INTERSECTION OF THE CENTERLINE OF SAID POLK AVENUE AND AUSTIN AVENUE, FROM WHICH A FOUND 3/4" BRASS ROD (CITY OF HOUSTON REFERENCE ROD NO. 43) BEARS SOUTH 20 DEG. 45 MIN. 48 SEC. EAST - 2.65 FEET;

THENCE, NORTH 57 DEG. 08 MIN. 24 SEC. WEST CONTINUING ALONG THE CENTERLINE OF SAID POLK AVENUE, A DISTANCE OF 700.20 FEET;

THENCE, NORTH 32 DEG. 52 MIN. 00 SEC. EAST, A DISTANCE OF 40.00 FEET TO AN "X" CUT SET AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY (R.O.W.) LINE OF SAID POLK STREET, AND THE NORTHWESTERLY R.O.W. LINE OF SAN JACINTO STREET (80' R.O.W.) MARKING THE SOUTHERLY CORNER AND PLACE OF BEGINNING FOR THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 57 DEG. 08 MIN. 24 SEC. WEST, CONTINUING WITH SAID NORTHEASTERLY R.O.W. LINE OF POLK STREET, A DISTANCE OF 125.93 FEET TO AN "X" CUT SET FOR THE SOUTHERLY CORNER OF A CALLED 1.085 ACRE TRACT TO HP FANNIN PROPERTIES, L.P. AS RECORDED IN H.C.C.F. NO. 20120376523 AND THE WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 32 DEG. 52 MIN. 00 SEC. EAST, DEPARTING SAID NORTHEASTERLY R.O.W. LINE, A DISTANCE OF 125.02 FEET TO THE NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 57 DEG. 08 MIN. 24 SEC. EAST, A DISTANCE OF 125.93 FEET TO AN "X" CUT SET ON THE NORTHWESTERLY R.O.W. LINE OF SAID SAN JACINTO STREET FOR THE EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 32 DEGREES 52 MINUTES 00 SECONDS WEST, A DISTANCE OF 125.02 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.3614 ACRES OR

HP 095650891

15,744 SQUARE FEET OF LAND MORE OR LESS.

TRACT V

A TRACT OR PARCEL CONTAINING 1.4847 ACRES OR 64,672 SQUARE FEET OF LAND, SITUATED IN THE JAMES S. HOLMAN SURVEY, ABSTRACT NO. 323, HARRIS COUNTY, TEXAS, BEING ALL OF BLOCK 295, SOUTH SIDE BUFFALO BAYOU, AN UNRECORDED SUBDIVISION, HARRIS COUNTY, TEXAS, AND A STRIP OF LAND 6.3 FEET WIDE OUT OF POLK AVENUE AND BEING THAT SAME CALLED 1.4857 ACRE TRACT CONVEYED TO HP FANNIN PROPERTIES, L.P. AS RECORDED IN H.C.C.F. NO. 20120579018, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83) AND THE DOWNTOWN CENTERLINE REFERENCE ROD SYSTEM REVITALIZATION (CITY OF HOUSTON PUBLIC WORKS AND ENGINEERING DRAWING NO. 46402);

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF POLK AVENUE (WIDTH VARIES FROM THE ORIGINAL 80' RIGHT-OF-WAY) AND CRAWFORD STREET, FROM WHICH A FOUND 3/4" BRASS ROD (CITY OF HOUSTON REFERENCE ROD NO. 311) BEARS SOUTH 69 DEG. 32 MIN. 03 SEC. EAST - 0.20 FEET;

THENCE, NORTH 57 DEG. 08 MIN. 24 SEC. WEST ALONG THE CENTERLINE OF SAID POLK AVENUE, A DISTANCE OF 659.71 FEET TO THE INTERSECTION OF THE CENTERLINE OF SAID POLK AVENUE AND AUSTIN AVENUE, FROM WHICH A FOUND 3/4" BRASS ROD (CITY OF HOUSTON REFERENCE ROD NO. 43) BEARS SOUTH 20 DEG. 45 MIN. 48 SEC. EAST - 2.65 FEET;

THENCE, NORTH 57 DEG. 08 MIN. 24 SEC. WEST CONTINUING ALONG THE CENTERLINE OF SAID POLK AVENUE, A DISTANCE OF 1032.07 FEET;

THENCE, SOUTH 32 DEG. 52 MIN. 00 SEC. WEST, A DISTANCE OF 33.70 FEET TO THE EASTERLY CORNER AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY (R.O.W.) LINE OF SAID POLK STREET, AND THE NORTHWESTERLY R.O.W. LINE OF FANNIN STREET (WIDTH VARIES FROM THE ORIGINAL 80' R.O.W.); FROM WHICH A BUILDING CORNER BEARS FOR REFERENCE NORTH 29 DEG. 39 MIN. 32 SEC. EAST, 0.41 FEET;

THENCE, SOUTH 32 DEG. 52 MIN. 00 SEC. WEST, ALONG SAID NORTHWESTERLY R.O.W. LINE OF FANNIN STREET A DISTANCE OF 256.27 FEET TO AN "X" CUT SET AT THE INTERSECTION OF SAID NORTHWESTERLY R.O.W. LINE OF FANNIN STREET AND THE NORTHEASTERLY R.O.W. LINE OF CLAY AVENUE (80' R.O.W.) FOR THE SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 57 DEG. 08 MIN. 24 SEC. WEST, ALONG SAID NORTHEASTERLY

2025-09-24 11:05:00 AM

R.O.W. LINE OF CLAY AVENUE, A DISTANCE OF 252.37 FEET TO AN "X" CUT SET AT THE INTERSECTION OF SAID NORTHEASTERLY R.O.W. LINE OF CLAY AVENUE AND THE SOUTHEASTERLY R.O.W. LINE OF MAIN STREET (90' R.O.W.) FOR THE WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 32 DEG. 52 MIN. 00 SEC. EAST, ALONG SAID SOUTHEASTERLY R.O.W. LINE OF MAIN STREET, A DISTANCE OF 256.27 FEET TO A POINT AT THE INTERSECTION OF SAID SOUTHEASTERLY R.O.W. LINE OF MAIN STREET AND SAID SOUTHWESTERLY R.O.W. LINE OF POLK STREET FOR THE NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT; FROM WHICH A BUILDING CORNER BEARS FOR REFERENCE NORTH 32 DEG. 20 MIN. 37 SEC. EAST, 0.31 FEET

THENCE, SOUTH 57 DEGREES 08 MINUTES 24 SECONDS EAST, A DISTANCE OF 252.37 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.4847 ACRES OR 64,672 SQUARE FEET OF LAND MORE OR LESS.

TRACT VI

The right to construct, use, occupy, operate, maintain and repair certain improvements granted by City of Houston, Texas Ordinance No. 2007-152 (hereinafter "Permit VI"), filed for record under Harris County Clerk's File No. 20070068573, in, over and across the Land described in the Permit together with fee simple title to the improvements described in the Permit and located within the boundaries of the Land described in said Permit VI.

TRACT VII

The right to construct, use, occupy, operate, maintain and repair one pedestrian bridge footing granted by the City of Houston Encroachment Permit No. 51511041 (hereinafter "Permit VII"), filed for record under Harris County Clerk's File No. 20070706549, in, over and across the Land described in the Permit together with fee simple title to the improvements described in the Permit and located within the boundaries of the Land described in said Permit VII.

TRACT VIII

The right to construct, use, occupy, operate, maintain and repair a 17' by 31' by 16' deep grease trap vault granted by the City of Houston Encroachment Permit No. 51511099 (hereinafter "Permit VIII"), filed for record under Harris County Clerk's File No. 20080414493, in, over and across the Land described in the Permit together with fee simple title to the improvements described in the Permit and located within the boundaries of the Land described in said Permit VIII.

TRACT IX

The right to use and occupy certain improvements granted by the City of Houston Encroachment Permit Nos. 51511013, 51511014, and 51511015 (hereinafter "Permit IX"), as evidenced by Assignment and Assumption of Permits filed for record under Harris County Clerk's File No. 20120376526, in, over and across the Land described in the Permit together with fee simple title to the improvements described in the Permit and located within the boundaries of the Land described in said Permit IX.

TRACT X

The right to construct, use, occupy, operate, maintain and repair pedestrian crosswalk pavers granted by the City of Houston Encroachment Permit Nos. 51511547 and 51511548 (hereinafter "Permit X"), as evidenced by City of Houston Permit for Use and Occupancy of Public Street Right of Way filed for record under Harris County Clerk's File No. 20130386256, in, over and across the Land described in the Permit together with fee simple title to the improvements described in the Permit and located within the boundaries of the Land described in said Permit X.

TRACT XI

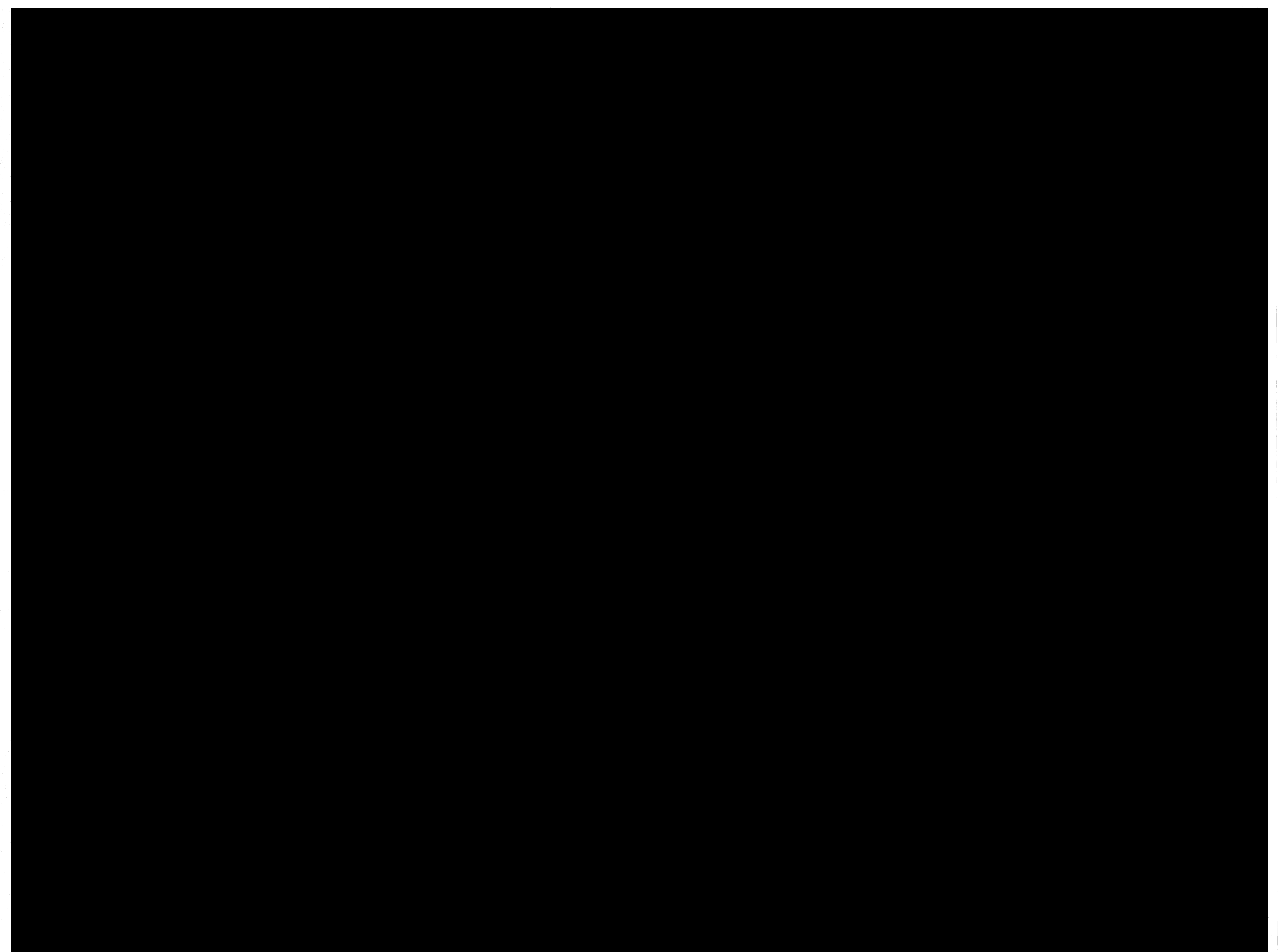
The right to construct, use, occupy, operate, maintain and repair footings granted by the City of Houston Encroachment Permit No. 51511535 (hereinafter "Permit XI"), as evidenced by City of Houston Permit for Use and Occupancy of Public Street Right of Way filed for record under Harris County Clerk's File No. 20130386257, in, over and across the Land described in the Permit together with fee simple title to the improvements described in the Permit and located within the boundaries of the Land described in said Permit XI.

TRACT XII

The right to construct, use, occupy, operate, maintain and repair a patio and canopy granted by the City of Houston Encroachment Permit No. 51511751 (hereinafter "Permit XII"), as evidenced by City of Houston Permit for Use and Occupancy of Public Street Right of Way filed for record under Harris County Clerk's File No. 20150371010, in, over and across the Land described in the Permit together with fee simple title to the improvements described in the Permit and located within the boundaries of the Land described in said Permit XII.

RP 095-65-0384







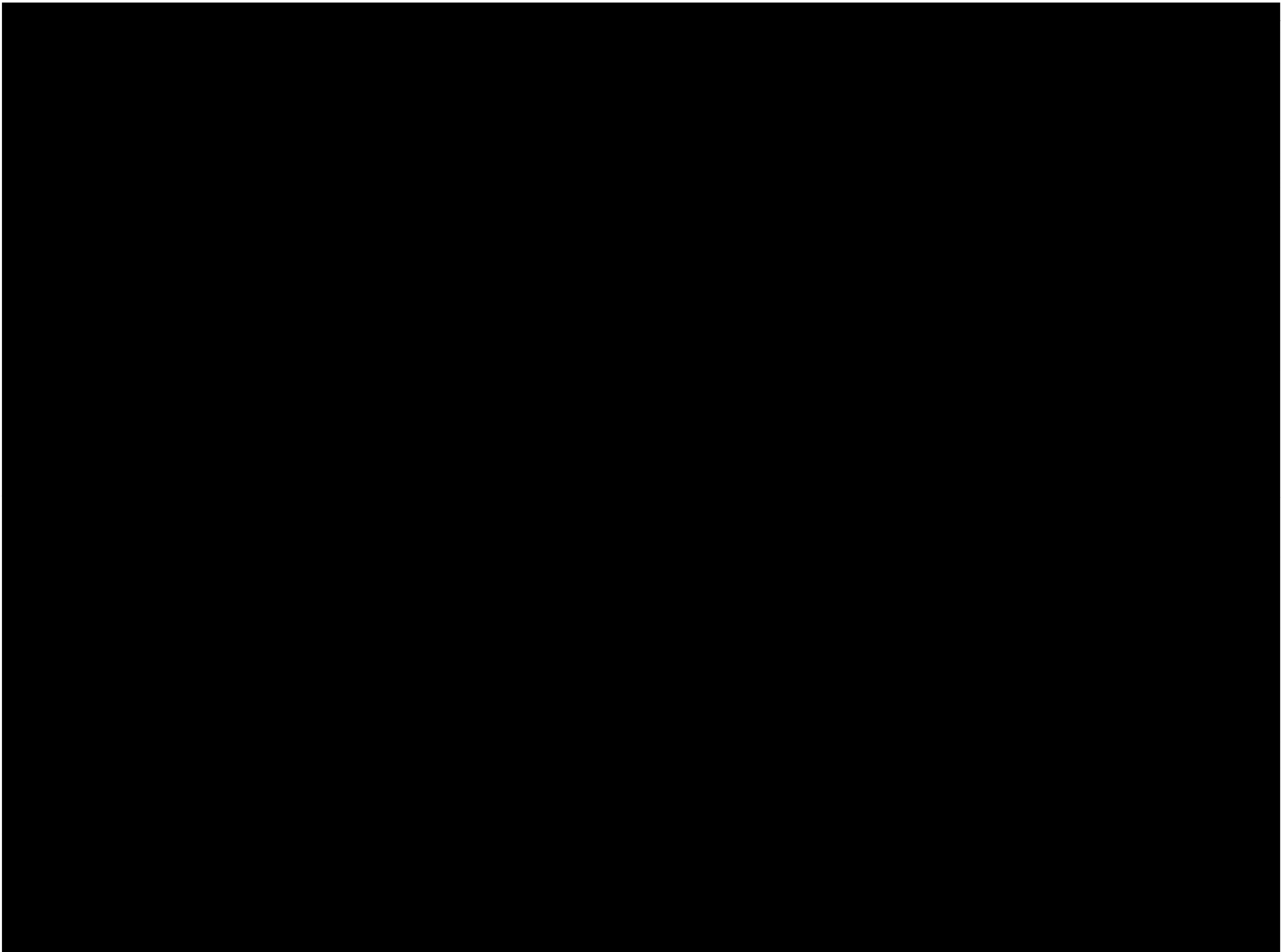


Exhibit B

Municipal Setting Designation

Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared Fernando Urrutia, as an authorized representative of LVA4 Houston GreenStreet, L.P., 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.

Fernando Urrutia
Signature

Date: 10/17/2019

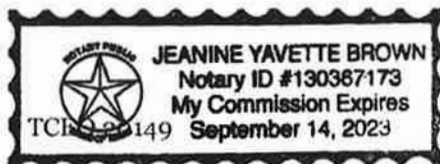
Fernando Urrutia
Printed Name

Vice President, Asset Management
Title

STATE OF Texas

COUNTY OF Harris

SUBSCRIBED AND SWORN before me on this the 17th day of October 2019, to which witness my hand and seal of office.



Jeanine Yvette Brown
Notary Public in and for the State of Texas