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TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

June 15, 2023

Mr. Bill Nabors, Manager
CDAB III, LP
13760 Noel Road, Ste. 500
Dallas, Texas 75240

Re: Municipal Setting Designation (MSD) Certificate for CDAB III, LP, Former Maximus Coffee Facility, located at 3900 Harrisburg Blvd., Houston, Harris County, TX; MSD No. 483; Customer No. CN605591924; Regulated Entity No. RN100214931

Dear Mr. Nabors:

The Texas Commission on Environmental Quality (TCEQ) received the above-referenced MSD application on March 11, 2022 and additional information supporting this MSD application on September 20, 2022; January 5, 2023; and April 4, 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) 239-2238 or via e-mail (aaron.correll@tceq.texas.gov).

Sincerely,

A handwritten signature in cursive script that reads "Aaron Correll".

Aaron Correll, P.G., Project Manager
VCP-CA Section
Remediation Division

Enclosure: MSD Certificate No. 483

cc: Samantha Litherland, P.E., Project Engineer, SQ Environmental, LLC (via e-mail)
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, Monica I. Harris, Deputy Director, Remediation Division, TCEQ, certify the Municipal Setting Designation (MSD) for MSD No. 483, 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 13th day of June, 2023

Monica I. Harris

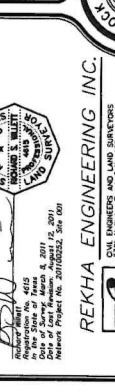
Monica I. Harris, P.G., Deputy Director
Remediation Division
Texas Commission on Environmental Quality

- 5a) Surveyor never returned for (1) title, granted to the City of Houston in 1856, recorded in Volume 300, Page 514, of the Deed Records of Harris County, Texas...

(THE LEGAL DESCRIPTION DOES NOT MATHEMATICALLY CHECK)
Site 4 (2000 Westwood Blvd.) and Site 5 (1000 Willy Street)
A tract of land...

A 1374 sq. ft. 584-03 survey (06/03) of part of the block (1) and being a part of the survey, Part of Lot 7, Block 7, Survey 10, as shown on the plat therefor, recorded in the Deed Records of Harris County, Texas...

- 1. The Surveyor has not determined the subject property.
2. All zoning and other applicable ordinances in recorded zoning maps are hereby acknowledged by the Surveyor.
3. The Surveyor has been reviewed with the following information:
a. All zoning and other applicable ordinances in recorded zoning maps are hereby acknowledged by the Surveyor.



10' Right-of-Way along Willy Street

10' Right-of-Way along Willy Street

10' Right-of-Way along Willy Street

Alta/ACSM Land Title Survey
Project No. 2017000323, Site 001
SEC of Willy Street, Houston, TX
SUZUKI JOHN TITLE COMPANY, INC. 2720000468
PLAT AND RECORDING DATE OF JULY 13, 2017

This is to certify that this survey was performed in accordance with the rules and regulations of the State of Texas. The Surveyor is not liable for any error or omission in this survey.

Surveyor's Certification
The CAD, R. J., of the State of Texas, and the Surveyor, R. J., certify that this survey was performed in accordance with the rules and regulations of the State of Texas.

Network Project No. 2017000323, Site 001
SHEET 1 OF 2



REKHA ENGINEERING INC.
3301 HOLLISTER STE. 180
HOUSTON, TEXAS 77040
(713) 939-7886
Fax: (713) 939-7888
www.rekhaengineering.com

Exhibit B
Municipal Setting Designation
Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared William M. Nabors, as an authorized representative of CDAB III, LP, 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.

William M. Nabors
Signature

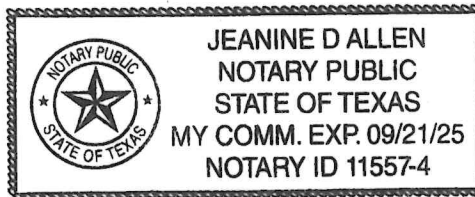
Date: 3/7/2022

William M. Nabors
Printed Name

Manager
Title

STATE OF Texas

COUNTY OF Dallas



SUBSCRIBED AND SWORN before me on this the 7th day of March 2022, to which witness my hand and seal of office.

Jeanine D Allen
Notary Public in and for the State of Texas