City of Bellaire

PLANNING & ZONING COMMISSION
Thursday, December 14, 2023

Council Chamber	Regular Session	6:00 PM

FIRST FLOOR OF CITY HALL
7008 S. RICE AVENUE
BELLAIRE, TX 77401

Agenda

Chair

Mike Baker

Vice Chair	Commissioner	Commissioner
Jaime Perkins	Lee Hampton	John T. Klug
Commissioner	**Commissioner**	**Commissioner**
Cindy Preble	Jonathan Reichek	Christina Stone

REGULAR SESSION - 6:00 P.M.

I. Call to Order, Announcement of a Quorum, and Introduction to Meeting

II. Pledge to the Flag (US and Texas)

A. U.S. Pledge of Allegiance:

I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all.

B. Pledge to the Texas Flag:

Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

III. Approval of Minutes From Past Meeting(s)

A. Consideration and possible approval of the minutes of the Special Session of the Planning and Zoning Commission of the City of Bellaire held on Monday, November 13, 2023.
Planning _ Zoning Commission - Nov 13 2023 - Minutes - Pdf

IV. City Council Liaison Report

V. Reminder to Persons Desiring to Address the Commission

VI. General Public Comments

Persons at the meeting who have indicated their desire to be heard on matters of general interest to the Commission, by submitting the form provided shall have (3) three minutes each to present their comments. The Commission is not permitted to fully discuss, debate, or consider items that are not on the agenda. Questions presented to the Commission may be referred to staff.

VII. Current Business (Items for Discussion, Consideration, and/or Possible Action)

A. **Public Hearing**

Docket #: PDEV-2023-01: Notice of public hearing on an application filed by Page Southerland Page, Inc., on behalf of The Methodist Hospital, in accordance with Chapter 24, Planning and Zoning, Article VI, Amendatory Procedure, Section 24-604, Application for Planned Development Amendment, of the Code of Ordinances, of the City of Bellaire, Texas, for a planned development consisting of a three-story medical office and retail building with surface and underground parking on an approximately 3.19-acre site located at 5130 Bellaire Boulevard. The property is located within the Urban Village Downtown (UVD) Zoning District.

i. Presentation of the Public Hearing Process

ii. Presentation by the Applicant

iii. Staff Findings

iv. Public Comments

v. Response of the Applicant

vi. Questions from the Commission

vii. Invitation for Written Comments, if applicable

viii. Closure of the Public Hearing

Agenda Statement Report - Methodist Hospital

B. Consideration of and possible action on the Planning and Zoning Recommendation and Letter to City Council regarding amendments to Specific Use Permit S-88, to require the relocation of dumpsters or otherwise mitigate their impacts on adjacent residences, on the site of Bellaire High School, 5100 Maple Street, Bellaire, Texas, in the R-1 Residential Zoning District - Submitted by Travis Tanner, Director of Development Services.

Agenda Statement - Bellaire High School

VIII. Committee Reports

IX. Correspondence

X. Requests for New Business, Announcements and Comments

A. Staff liaison report on the status of projects previously addressed by the commission as well as projects for future meetings.

B. The Chair shall recognize any Commissioner who wishes to bring New Business to the attention of the Commission. Consideration of New Business shall be for the limited purpose of determining whether the matter is appropriate for inclusion on a future agenda of the Commission or referral to Staff for investigation.

XI. Adjournment

City of Bellaire

MINUTES

Planning & Zoning Commission - Nov 13 2023

Monday, November 13, 2023 @ 6:00 PM

Council Chamber

PRESENT: Michael Baker, John Klug, Jaime Perkins, Cindy Preble, Jonathan Reichek, and Christina Stone; **also present:** Nathan Wesely, Christian Somers, Monique Alejos, Latrice Chatman, and Travis Tanner

ABSENT: Lee Hampton

SPECIAL SESSION - 6:00 P.M.

I. Call to Order, Announcement of a Quorum, and Introduction to Meeting

Meeting called to order by Chair Baker at 6:00 pm.

II. Pledge to the Flag (US and Texas)

A. U.S. Pledge of Allegiance:

Led by Chair Baker.

B. Pledge to the Texas Flag:

Led by Chair Baker.

III. Approval of Minutes From Past Meeting(s)

Consideration and possible approval of the minutes of the Special Session of the Planning and Zoning Commission of the City of Bellaire held on Monday, October 23, 2023.

Motion:

Approval of the minutes of the Special Session of the Planning and Zoning Commission of the City of Bellaire held on Monday, October 23, 2023.

{Moved by Jonathan Reichek, Commissioner, and seconded by Christina Stone, Commissioner}

RESULT:	**ADOPTED.**
MOVER:	Jonathan Reichek, Commissioner
SECONDER:	Christina Stone, Commissioner
AYES:	Michael Baker, Chair, John Klug, Commissioner, Jaime Perkins, Vice Chair, Cindy Preble, Commissioner, Jonathan Reichek, Commissioner, and Christina Stone, Commissioner
ABSENT:	Lee Hampton, Commissioner

IV. City Council Liaison Report

Nathan Wesley stated there is a new application for Methodist and city council decided not to do a joint hearing, so they will probably be going through the approval process again.

V. Reminder to Persons Desiring to Address the Commission

VI. General Public Comments

There were no public comments.

VII. Current Business (Items for Discussion, Consideration, and/or Possible Action)

There was no new business.

VIII. Committee Reports

There were no committee reports.

IX. Correspondence

There was no correspondence.

X. Requests for New Business, Announcements and Comments

A. Staff liaison report on the status of projects previously addressed by the commission as well as projects for future meetings.

Travis Tanner: Methodist has revised a plan that is similar to what was presented before at the last joint meeting. There have been some updates but not any significant changes. The joint hearing on December 4th will be for Bellaire High School and the current placement of their dumpsters. There will be a discussion about how the special use permit could mitigate some of the impact on the surrounding residents. The lighting ordinance will go back to city council on December 18th. Chair Baker asked if this commission could take action or make recommendations in regard to the situation with Bellaire High School. Tanner stated that he would check the language on the agenda and make a request for that to be added.

Review and discuss future zoning process for 4301 Bissonnet Street (Pont Alba Apartments) and take action as necessary to direct staff. – Submitted by Travis Tanner, Director of Development Services. Tanner: Several people have reached about the future zoning of this property. There have been inquiries about obtaining a demolition permit for the property and questions by a contractor about re-platting the property. Commissioner Reichek stated that he wanted to rezone that property from its current multi-family zoning. Commissioner Stone stated that this may be premature to rezone just in case the owner has something in mind. Chair Baker stated that CMU would be more restrictive, but the commissioners agree that the area needs to be rezoned.

B. The Chair shall recognize any Commissioner who wishes to bring New Business to the attention of the Commission. Consideration of New Business shall be for the limited purpose of determining whether the matter is appropriate for inclusion on a future agenda of the Commission or referral to Staff for investigation.

XI. Adjournment

Meeting adjourned by Chair Baker at 6:15 pm.

. WORKSHOP

A. Call to Order, Announcement of a Quorum, and Introduction to Meeting

Workshop called to order by Chair Baker at 6:15 pm.

B. Comprehensive Plan Review Workshop

Presentation and discussion on the Land Use and Community Character chapters of the Comprehensive Plan and provide input and direction for the "Bellaire Tomorrow" phase of the Comprehensive Plan Review process. – Facilitated by Gary Mitchell, President of Kendig Keast Collaborative. Discussion topics: Feedback/edits on previous workshop items; review/discuss next set of FLUC map categories; Chapter 2 zoning actions based on updated plan. CenterPoint corridor along the railroad is located on the future land use map as an area that won't be developed because it's used for utilities. A fair amount of the UV-D area falls more into the CMU like standards due to the nearby major streets. Discussed the different lot sizes in Bellaire, their characteristics, and the types of housing in those areas. Chair Baker asked about combining the small lot residential and attached homes, suggests that it should be separated. Mitchell stated that he needed to look at the zoning specifics and districts to see if that can be done. Residential office mixed use was left alone due to all the mixed uses in the area. Discussed the Bellaire uptown business area (which would replace the urban transit district description) and its primary land uses. Commissioner Reichek stated that he liked the idea of the "urban farm" that was presented previously and would want to keep the zoning open so that project could happen. Chair Baker suggested that the uses be changed so that the market can tell us what a good fit would be. There was also a discussion of what could be removed from the list of uses in the UV-T (Bellaire Uptown Business Area). Zoning Update Priorities: rework urban village transit district, revise standards for urban village downtown and corridor mixed use, revisit standard for residential multi-family district, revise or eliminate the Mulberry Residential Estate District, consider eliminating the Larch Lane Development District, consider eliminating the Light Industrial District, update section 24-513a, add or revise any Chapter 24 definitions, address other recommendations and legal compliance issues. Tentative upcoming meeting dates for another workshop- December 11th or December 14th.

C. Adjournment

Workshop adjourned by Chair Baker at 7:30 pm.

AGENDA STATEMENT

City of Bellaire

MEETING: Planning and Zoning Commission – December 14, 2023
PREPARED BY: Monique Alejos, Development Review Coordinator
DEPARTMENT: Development Services

ITEM TITLE:

Docket # PDEV-2023-01: Notice of public hearing on an application filed by Page Southerland Page, Inc., on behalf of The Methodist Hospital, in accordance with Chapter 24, Planning and Zoning, Article VI, Amendatory Procedure, Section 24-604, Application for Planned Development Amendment, of the Code of Ordinances, of the City of Bellaire, Texas, for a planned development consisting of a three-story medical office and retail building with surface and underground parking on an approximately 3.19-acre site located at 5130 Bellaire Boulevard. The property is located within the Urban Village Downtown (UVD) Zoning District.

RECOMMENDATION:

This item is for public hearing only.

BACKGROUND/SUMMARY:

This proposed Planned Development had two public hearings before the Planning and Zoning Commission and the City Council, on March 9, 2023, and June 5, 2023, respectively. At the July 17, 2023, City Council meeting, City Council opted not to approve a Planned Development for The Methodist Hospital to construct a medical office building and retail/restaurant space, at 5130 Bellaire Boulevard, in the Urban Village-Downtown. However, direction was provided that the applicant could present a different design for the Planning and Zoning Commission and City Council to review in the future.

On September 28, 2023, there was a City Council and Planning and Zoning Commission Joint Workshop, requested by the applicant, to discuss future development alternatives for the site. After revising the design of the proposed planned development, The Methodist Hospital has submitted a new design for the proposed Planned Development to go through the City's Planned Development process.

Site Details

Property Owner: Weingarten Nostat, Inc.
Applicant: Page Southerland Page, Inc., on behalf of The Methodist Hospital
Location: 5130 Bellaire Boulevard, Bellaire, Texas 77401
Legal Description: Reserve A, Block 1, Amending Plat of Town of Bellaire, Block 35
Property Size: 3.19 acres

District Zoning

Current Zoning: Urban Village Downtown (UVD)
Comprehensive Plan: Urban Village

Property Description

The 3.19-acre property is located between Bellaire Boulevard. Bissonnet Street, South Rice Avenue and Fifth Street, with the majority of street frontage along Bellaire Boulevard and Bissonnet Street. The property has existing driveways from Bissonnet Street, Bellaire Boulevard, South Rice Avenue and Cedar Street, and a loading dock from Fifth Street.

Project Summary

This public hearing is for a Planned Development application to allow construction and operation of a three-story medical office and retail building with surface and underground parking at the former site of Randall's grocery store.

The site will be redeveloped with a three-story medical office and retail building on the eastern portion of the property, with surface level and underground parking containing a total of 454 stalls. The building will be approximately 100,000 square feet, with a maximum height of 55 feet, and will house two levels of doctor offices above a ground floor drop-off lobby and retail space. The main facade of the building will face west to the interior of the lot, but will have some visibility from Bellaire Blvd. and Bissonnet. The west side of the property will contain a surface parking lot, along with some green space in the central portion of the site. The overall proposed parking far exceeds the minimum number of parking spaces, although the code does not have a maximum number of parking spaces.

The proposed uses are "professional offices and services" and "general retail sales and services" in the three-story building.

The existing buildings, an unoccupied former grocery store and a small one-story commercial building currently occupied by a Subway Restaurant, will be demolished.

The proposed development will decrease the impervious coverage on the site from 93% to 88%. The current maximum lot coverage in the district is 90% of lot area.

Site Assessments

Traffic Impact Analysis: A traffic impact analysis was submitted by the applicant and is included in the application packet. Per the applicant's traffic engineer, there will not be an increase in traffic from the previous submittal.

Environmental Assessment Report: An environmental assessment report was provided by the applicant and is included as part of the application materials. No environmental concerns have been identified.

Notice Information

Property Owners within 500 feet: 60 letters mailed.
Notification letters mailed: November 29, 2023
Legal Notice published: November 28, 2023
Notification Signs Posted: November 29, 2023

Adjacent Zoning and Land Uses

East:
Current Zoning: Corridor Mixed Use and Urban Village Downtown
Current Land Use: Commercial/Retail – Chase Bank, Zoa, Walgreens, Wells Fargo Bank
North:
Current Zoning: Urban Village Downtown and PD-25
Current Land Use: Commercial/Retail – Petbar Boutique, Jimmy John's, Menchies Frozen Yogurt, HEB
South:
Current Zoning: Corridor Mixed Use
Current Land Use: Commercial/Retail/Mixed Use – Bank of America, Bellaire Town Center
West:
Current Zoning: Urban Village Downtown
Current Land Use: Commercial/Retail – Mr. C Watch Repair, MJ Jewelers, Beauty Shop Bellaire

CITY ATTORNEY REVIEW:

☐ **Yes** ☑ **No**

City of Bellaire

Docket # PDEV-2023-01
Methodist Medical Office and Retail Building
Planned Development Application

7008 South Rice Avenue, Bellaire, Texas 77401-4411
P 713.662.8222 | F 713.662.8212
www.bellairetx.gov

TABLE OF CONTENTS:

EXHIBIT A – PLANNED DEVELOPMENT APPLICATION……
A.1 – Letter of Application……
A.2 – Site Graphics……
A.3 – Civil and Traffic Impact Analysis……
A.4 – Applicant's Information……
A.5 – Legal Description of the Property……
A.6 – Statement of Ownership……
A.7 – Property Owners Required to be Notified……
A.8 – Affidavit of Sign Posting……
A.9 – Environmental Statement & Testing Reports……

EXHIBIT B – STAFF FINDINGS……
B.1 – Staff Findings Report……

EXHIBIT C – LEGAL NOTICE……
C.1 – Notice of Public Hearing……

EXHIBIT D – PUBLIC COMMENT……
D.1 – Public Comment Letters/Emails……

City of Bellaire

Docket # PDEV-2023-01
Methodist Medical Office and Retail Building
Planned Development Application

Exhibit B: Application

7008 South Rice Avenue, Bellaire, Texas 77401-4411
P 713.662.8222 | F 713.662.8212
www.bellairetx.gov

Exhibit A.1

TEL 713 871 8484
FAX 713 871 8440

Page Southerland Page, Inc.
1100 Louisiana Street, Suite One
Houston, Texas 77002
pagethink.com

Joan D. Albert
Principal

27 October, 2023

Ms. Monique Alejos
Development Review Coordinator
Development Services
Planning and Zoning Commission
City of Bellaire
7008 South Rice Avenue
Bellaire, Texas 77401

Re: Randall's Site at 5130 Bellaire Boulevard
Site Plan Review ±3.187 acres
Bellaire, Texas

Ms Alejos,

Page Southerland Page is working on a plan for redevelopment of the existing Randall's grocery store site located at 5130 Bellaire Boulevard. The 3.187-acre site is located at the northeastern corner of the intersection of Bellaire and Bissonnet. The irregular-shaped parcel is bounded by Cedar Street on the north, South Rice on the east, Bellaire Boulevard on the south, Fifth Street on the west and Bissonnet Street on the northwest. The project site is currently zoned Urban Village-Downtown (UVD).

The proposed project is intended to be developed and utilized by a single user; we would like to request rezoning of the property from UVD to Planned Development (PD) to permit a taller structure than UVD permits (currently 40' maximum).

The parcel's existing condition contains a single-story building that previously housed a grocery store (32,342 square feet, per assessor) and a smaller, secondary structure (1-story) that currently houses a retail sandwich shop (993 square feet, per assessor). The site includes surface parking areas and seven curb cuts to the surrounding streets. The existing site is 93% impervious cover.

The proposed project will include a medical office building (MOB)-approximate size of 85,000 gross square feet (gsf)- that incorporates a floor of retail space (approximately 15,000 gsf) on the ground floor. The redevelopment will meet the spirit and intent of the UVD district zoning by accommodating mixed-use functions upon the site (retail and professional office uses), and by providing green space between the parking areas that improves upon the current site condition. The parking requirements for the project will be accommodated within two different levels: a single-story of parking located below-grade and surface parking located at street-level. All existing site curb-cuts are anticipated to remain.

The site development strategy is:

- 3-story MOB (85,000 gsf) located on the eastern portion of the site, consisting of a drop-off lobby at the ground floor, and two floors of professional office space above this. The overall height of the MOB will be between 40'-50'; the 40' maximum height is currently approved under the UVD zoning, but any additional height will require approval under a PD application.

Page/

- The ground floor of the MOB will contain approximately 15,000 gsf of retail space that is suitable for a mix of restaurant and general retail space.
- A central, internal drive lane running from Bellaire Boulevard (on the south) to Bissonnet Street (on the north) provides drop-off access to the MOB and easy access to the ground-level site parking lots and the ramp that leads to the below-grade parking level.

The existing property lies within the 100-year floodplain. New development upon the site is required to be protected to the 500-year floodplain level + 2', and on-site detention will be required to comply with Harris County floodplain management regulations.

The changes requested from the current UV-D requirements are:

- **Building height**
  - UV-D limit is 40', requesting to raise it to 55' max.
- **Front-building Setback**
  - UV-D requires at least 50% of the front building façade of principal buildings to be at the front property line, with 0' of setback; requesting to locate the building in the central portion of the site, creating a setback of ~42' from Bellaire Boulevard.

More specific information required as part of the Planned Development application process is contained within the following attachments:

- PD application-site plan graphics
- PD application- appendices

Please contact me if you have any questions or need additional information.

Thank you,

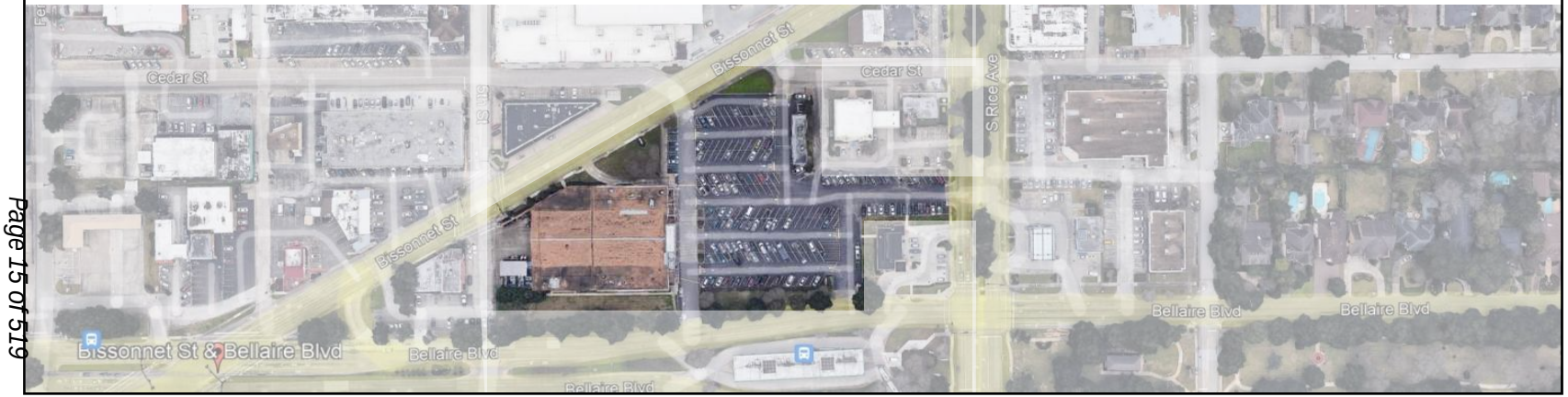
Joan Albert
Vice President

Exhibit A.2

Bellaire Site Design

Planning & Zoning Departmental Review

October 27, 2023- *revised 12/7/2023*



INTRODUCTION

Exhibit A.2

INTRODUCTION

Exhibit A.2

The previous design aesthetic is retained.
Based on additional city feedback, now the project addresses:

- **Integrated retail space**
- **Increased retail SF**
- **Eliminated parking garage**
- **Reduced office SF**

INTRODUCTION

Exhibit A.2

Houston Methodist is eager to become more involved in the community.

- **85 physicians and doctors, and 55 staff members live in Bellaire.**
- **Houston Methodist plans to offer more primary care, specialty care, and ancillary services to the Bellaire community in a convenient way.**

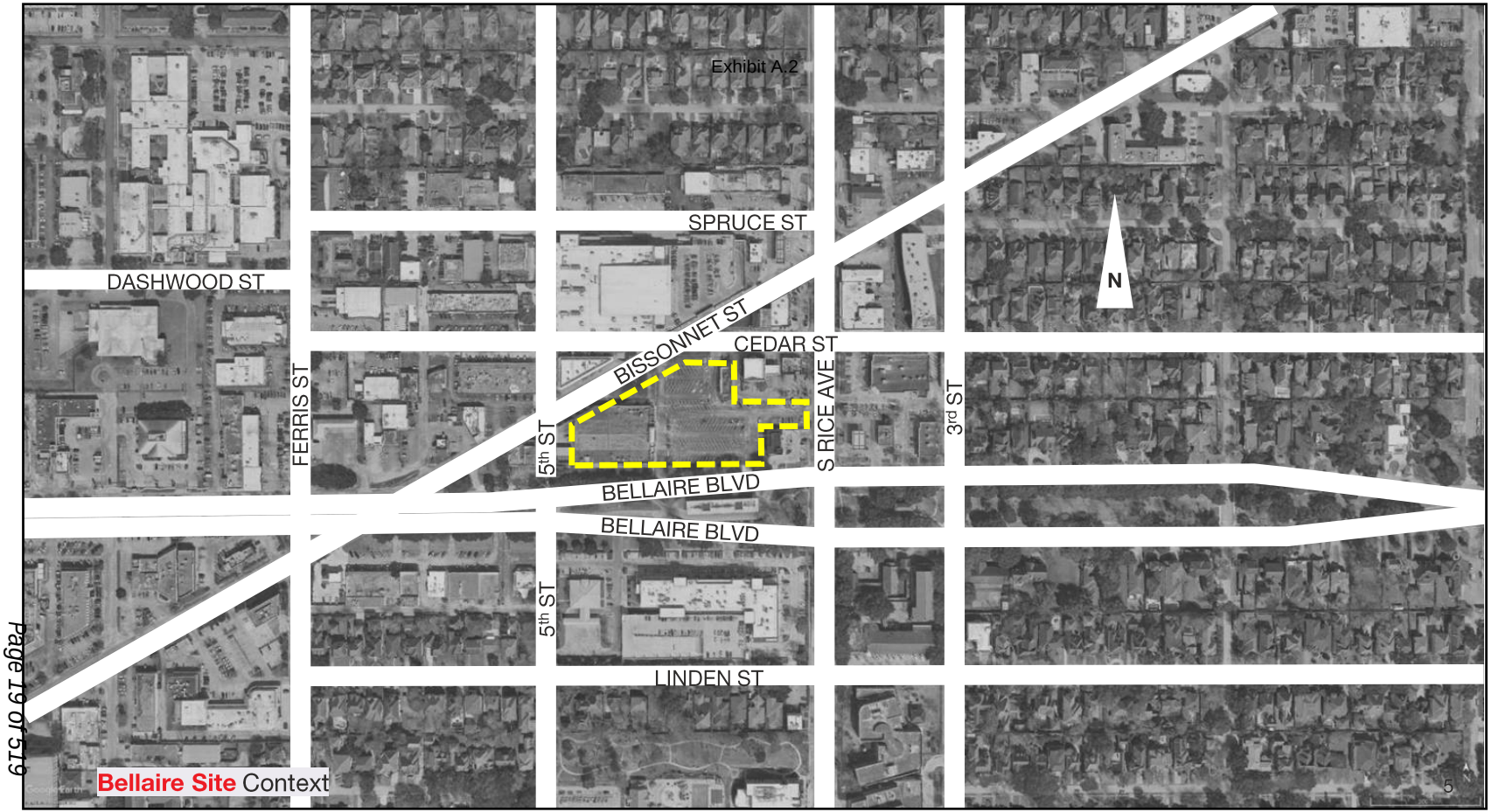
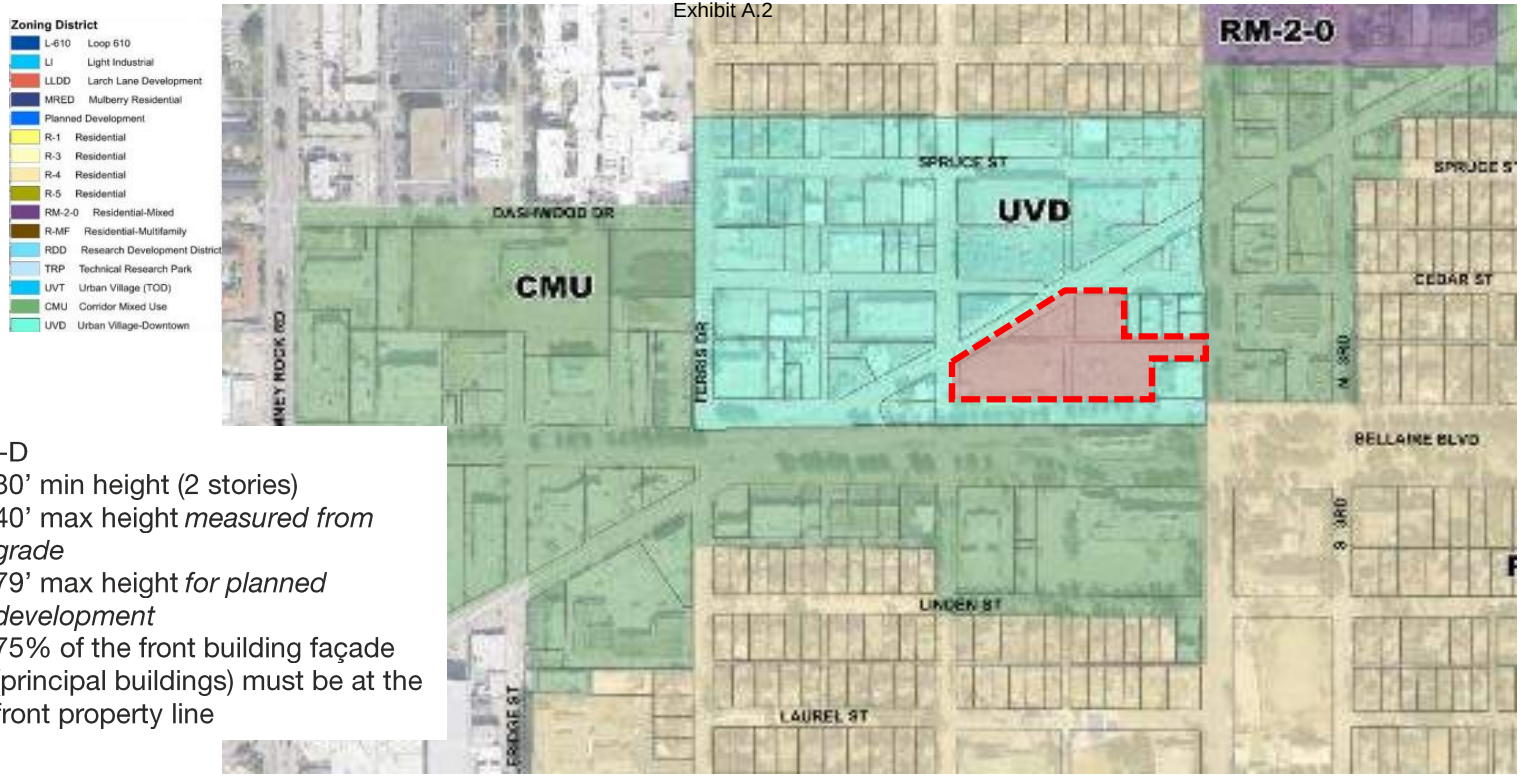


Exhibit A.2
SPRUCE ST
DASHWOOD ST
BISSONNET ST
CEDAR ST
FERRIS ST
5th ST
S RICE AVE
3rd ST
BELLAIRE BLVD
BELLAIRE BLVD
5th ST
LINDEN ST
N
Bellaire Site Context

Exhibit A.2



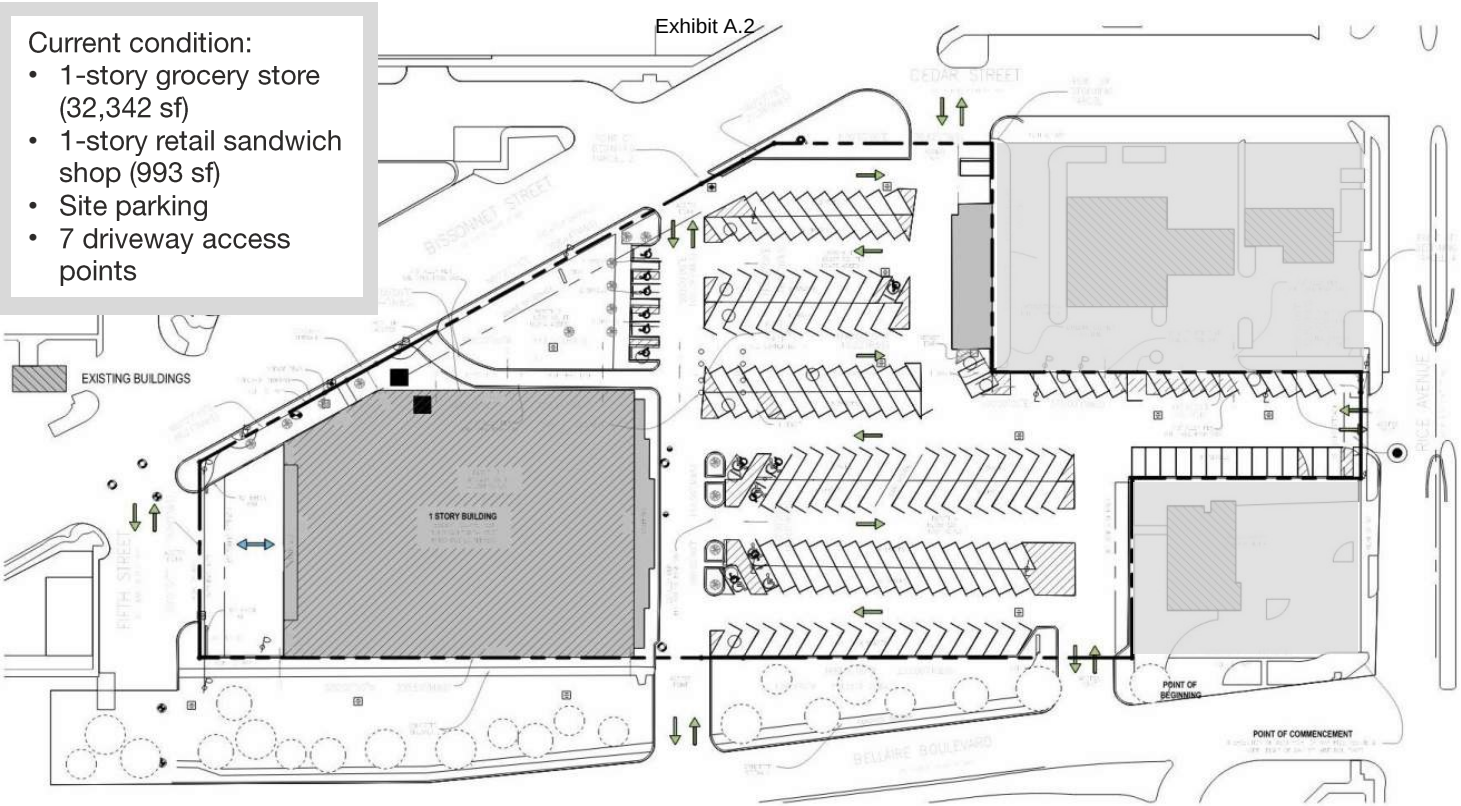
UV-D

- 30’ min height (2 stories)
- 40’ max height *measured from grade*
- 79’ max height *for planned development*
- 75% of the front building façade (principal buildings) must be at the front property line

Bellaire Site Current Zoning

Current condition:

- 1-story grocery store (32,342 sf)
- 1-story retail sandwich shop (993 sf)
- Site parking
- 7 driveway access points



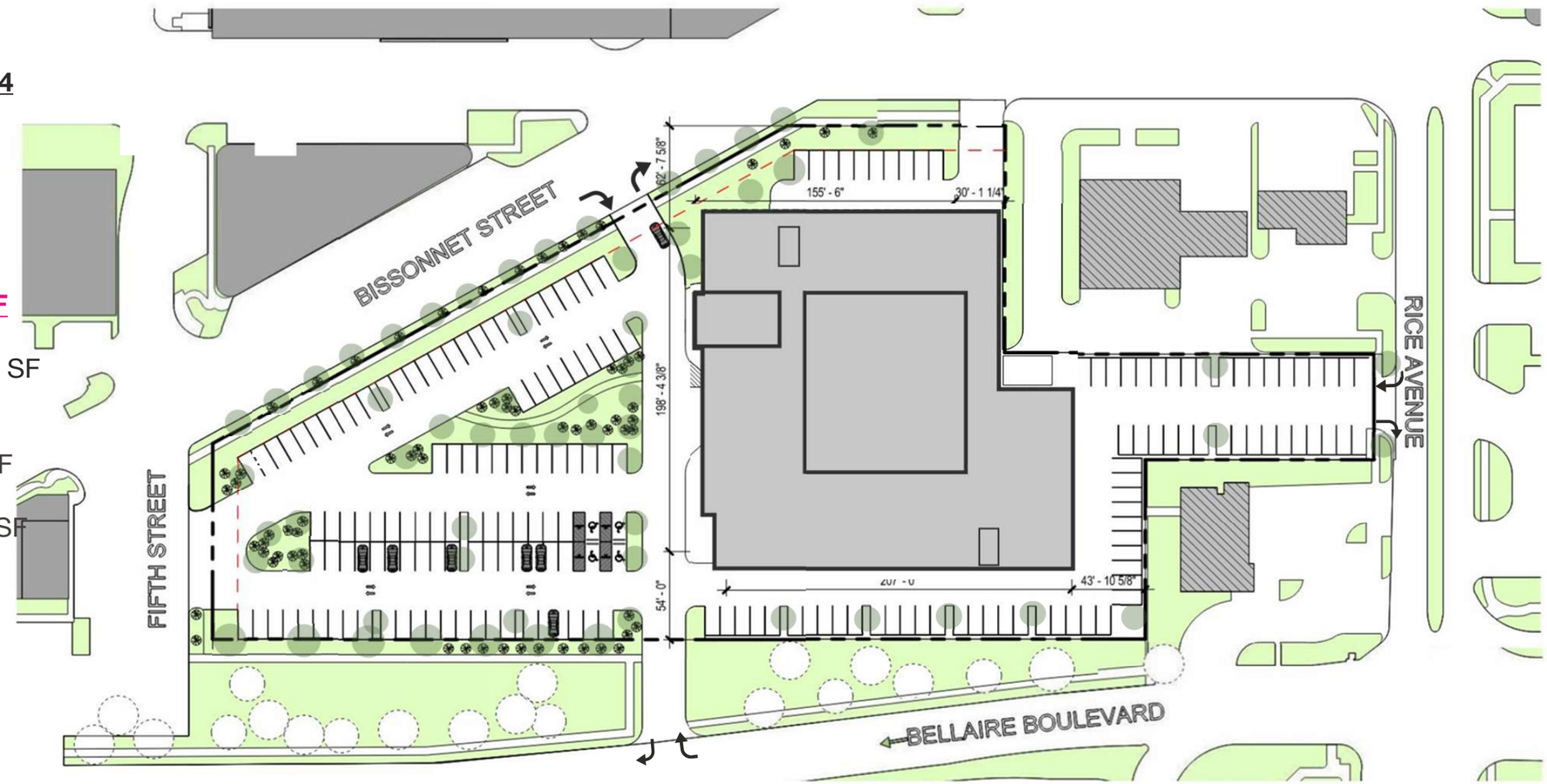
Bellaire Site Current Site

PARKING TOTAL: 454

MOB SF: 85,000 SF
L 1: 2,600 SF
L 2: 43,100 SF
L 3: 39,300 SF

RETAIL SF: 15,000 SF
Restaurants: 5,000 SF
General Retail: 10,000 SF

PERMEABLE
SURFACES: 16,800 SF
IMPERMEABLE
SURFACES: 122,015 SF



SCALE: 1" = 60'

Bellaire Site Site Plan

Parking Calculations-
Individual Functions

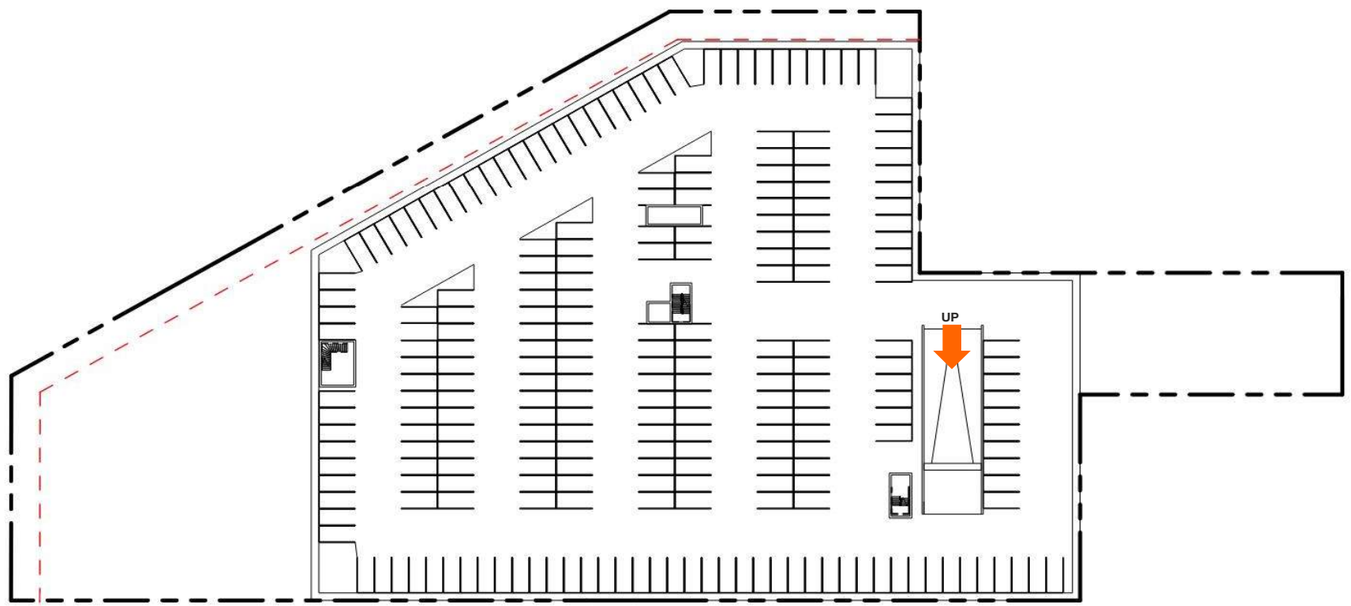
	MOB + ground floor retail
MOB Building Area	85,000
Restaurant Building Area	5,000
General Retail Area	10,000
Parking R'qmts	*3.5 spaces per 1,000 sf of MOB GFA; 10 spaces per 1,000 restaurant GFA; 4 spaces per 1,000 general retail GFA*
MOB parking r'qd	298
Restaurant parking r'qd	50
General Retail parking r'qd	40
Total # Parking Spaces R'qd:	388

Exhibit A.2

Shared Parking Analysis

MOB w/ ground floor retail						
Use	Weekday			Weekend		
	Night (12:00 a.m. to 6:00 a.m.)	Day (6:00 a.m. to 6:00 p.m.)	Evening (6:00 p.m. to 12:00 a.m.)	Day (6:00 a.m. to 6:00 p.m.)	Evening (6:00 p.m. to 12:00 a.m.)	*Total Spaces*
Residential	-	-	-	-	-	*0*
Office	15	298	30	30	15	*298*
Retail/	2	28	36	40	28	*40*
Commercial Lodging	-	-	-	-	-	*0*
Restaurant	5	25	50	25	50	*50*
Commercial	-	-	-	-	-	*0*
All Others	-	-	-	-	-	*0*
Total	22	351	116	95	93	

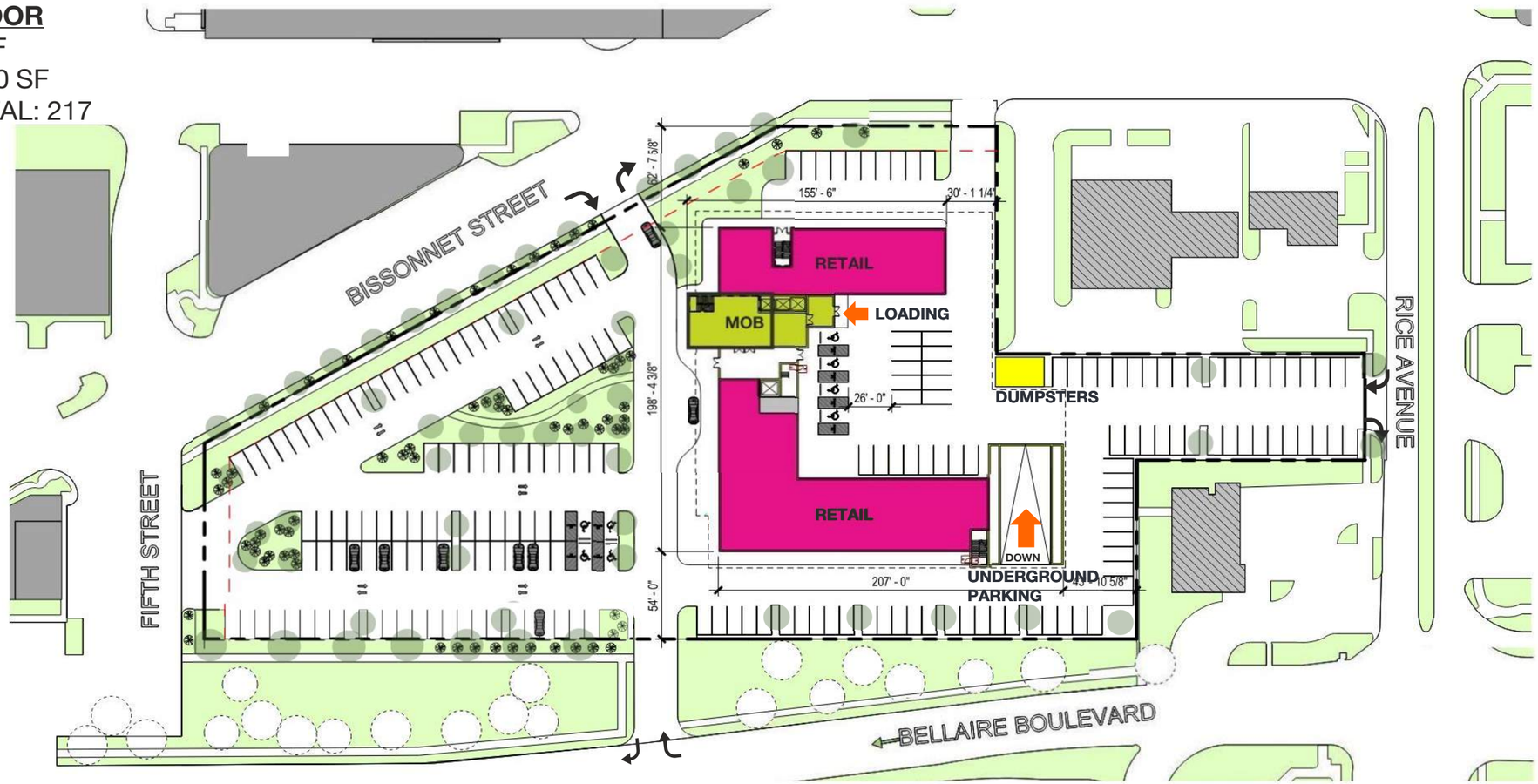
BASEMENT
PARKING TOTAL: 240



SCALE: 1” = 60’

Bellaire Site *Basement Level Plan*

GROUND FLOOR
MOB: 2,600 SF
RETAIL: 15,000 SF
PARKING TOTAL: 217



SCALE: 1" = 60'

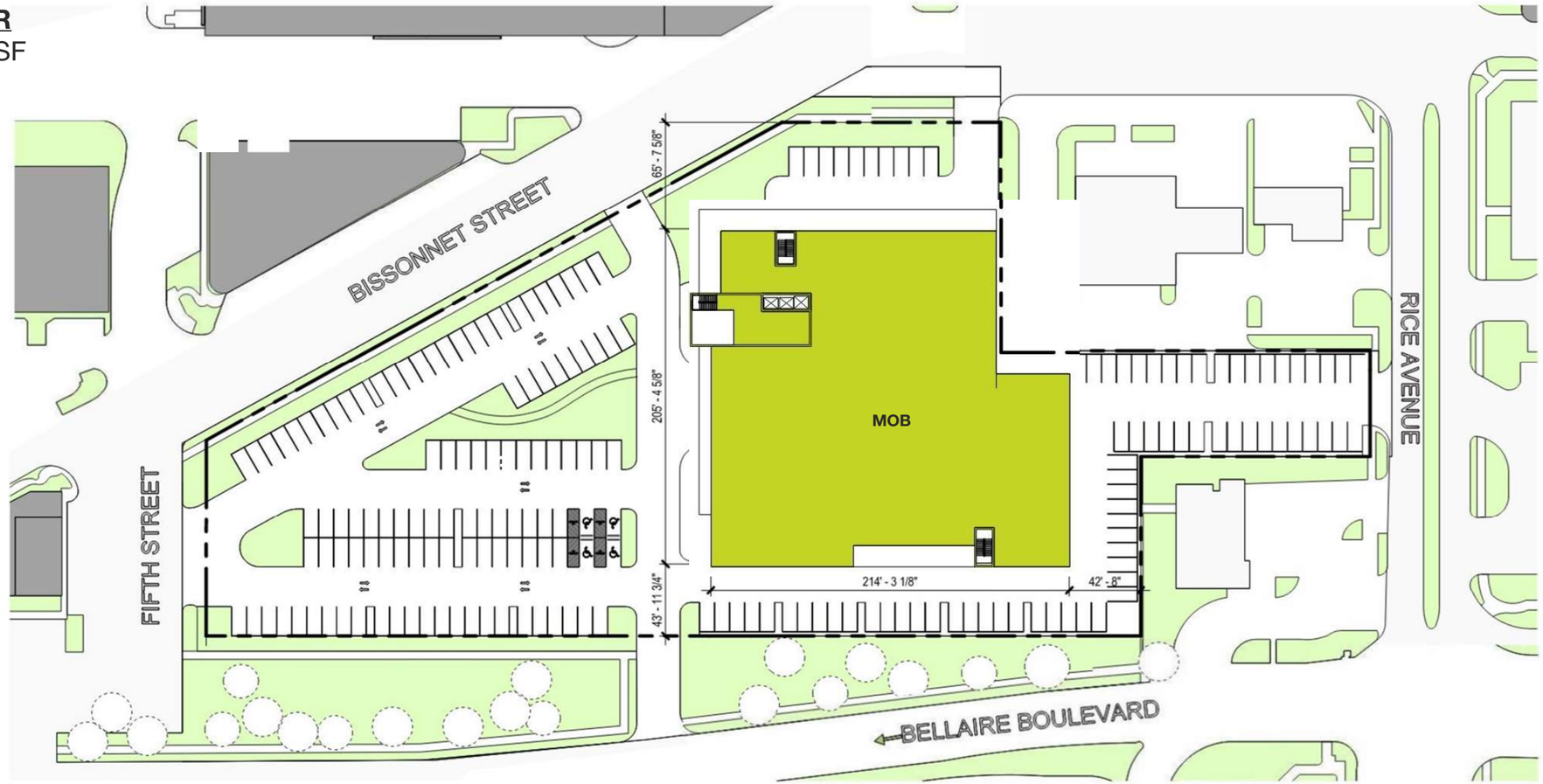
Bellaire Site *Ground Floor Plan*

SECOND FLOOR
MOB: 43,100 SF

SCALE: 1" = 60'

Bellaire Site *Second Floor Plan*

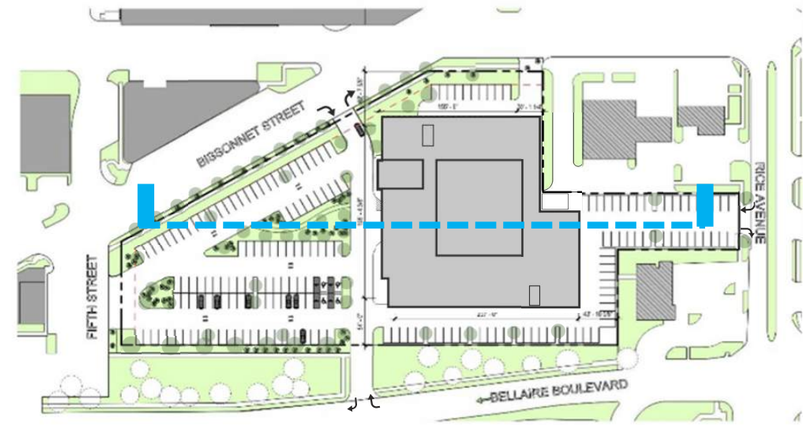
THIRD FLOOR
MOB: 39,300 SF

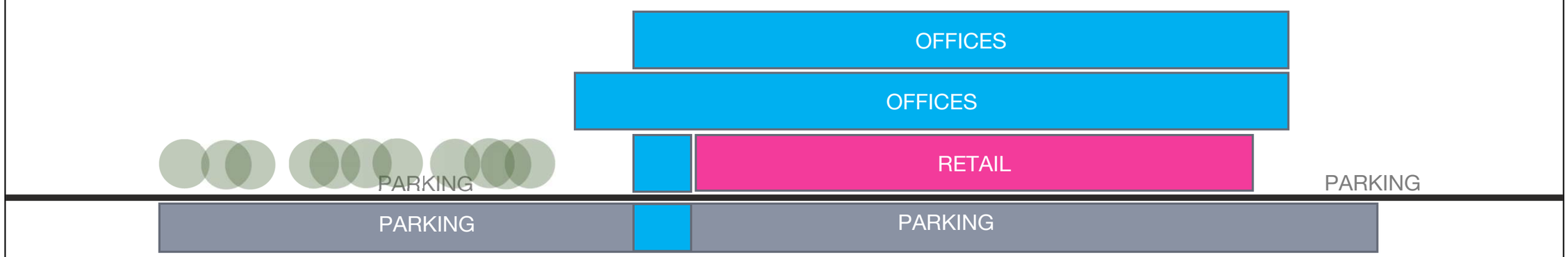


SCALE: 1" = 60'

Bellaire Site *Third Floor Plan*

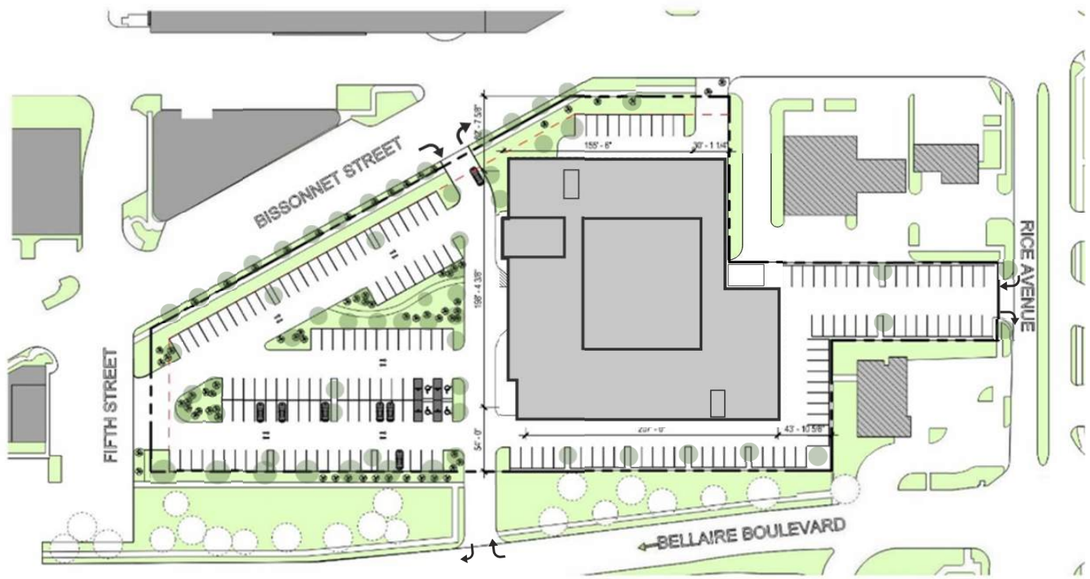
Exhibit A.2





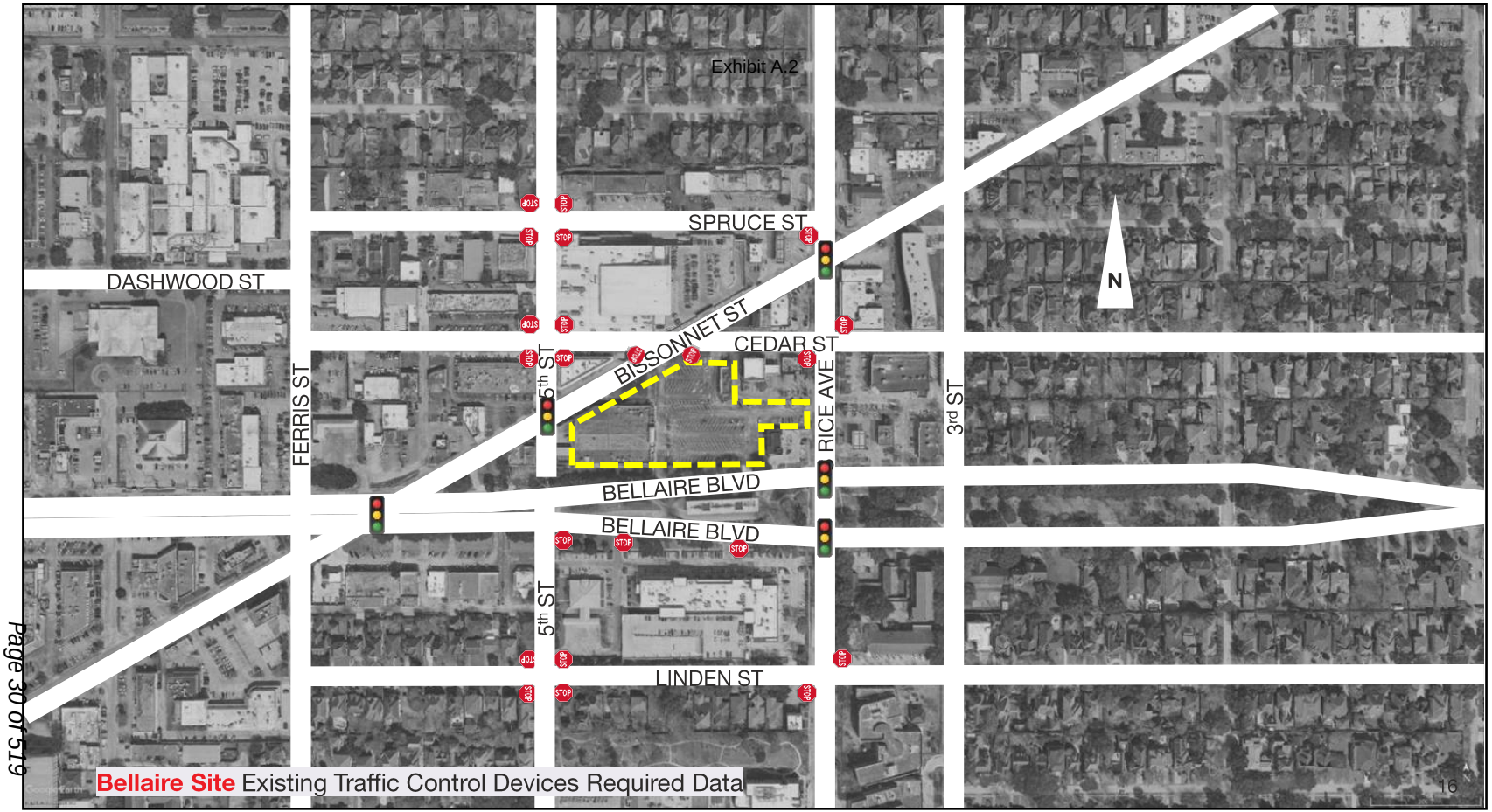
Bellaire Site Site Section Diagram

Exhibit A.2



MOB + ground floor retail *85,000 GSF MOB + 15,000 GSF retail*	
Site Area (acres)	3.187
Site Area (sq ft)	138,815
Building Height	3 stories
MOB Building Area (gsf)	85,000
General Retail (gsf)	15,000
Parking Area (gsf)	N/A
Total Development	100,000
FAR Ratio	0.72
Landscape Area/ permeable cover (sf)	16,800
Impervious site coverage (sf)	122,015
Impervious site cover %	0.88

Bellaire Site FAR calculations



Bellaire Site Existing Traffic Control Devices Required Data

TRAFFIC STUDY SUMMARY

- **New MOB will not create reduced levels of service at any of the surrounding intersections around the site studied.**
- **Walter P Moore recommends a right turn in/out at both ends of the access drive that connects Bissonnet & Bellaire.**

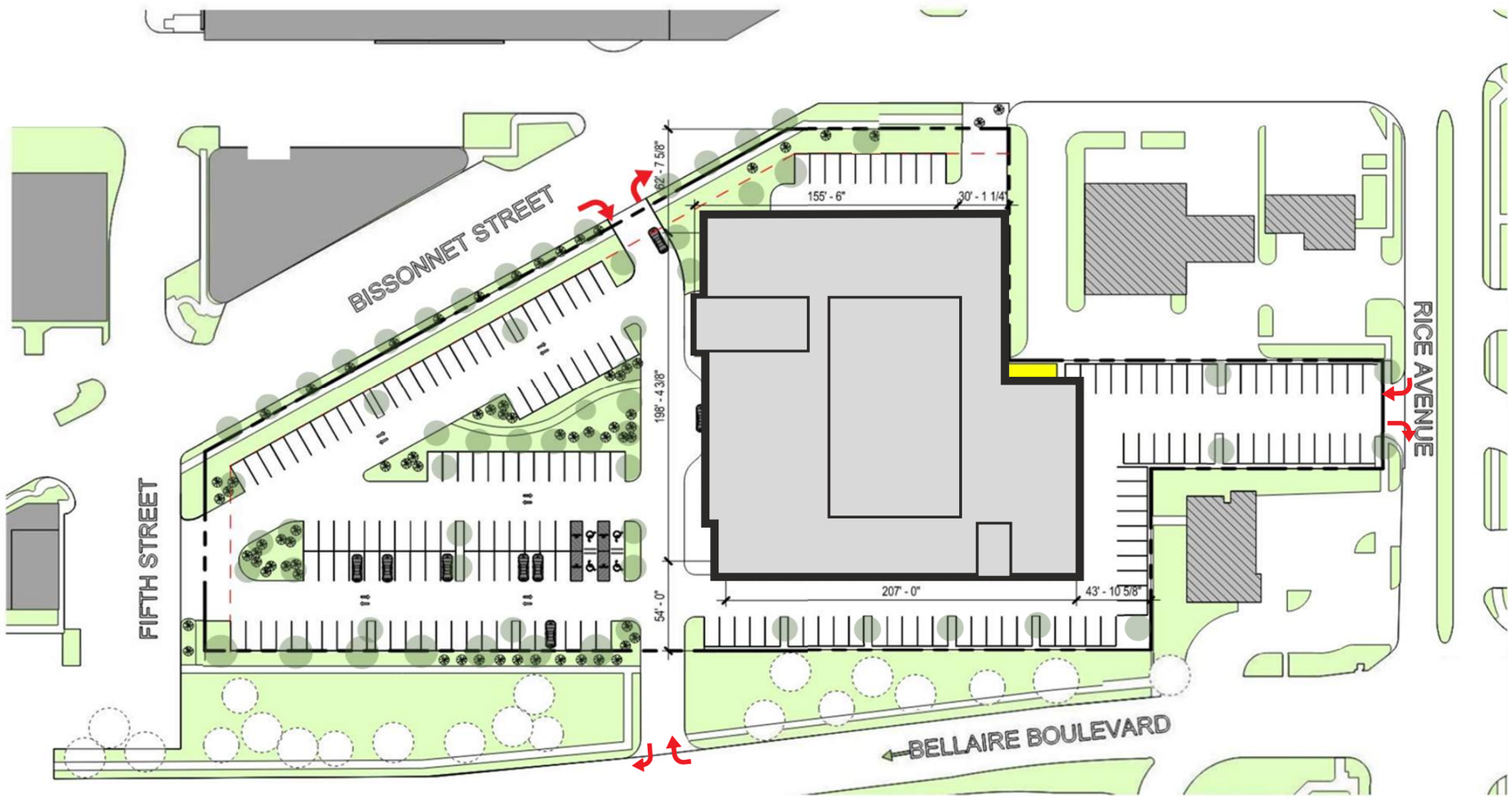
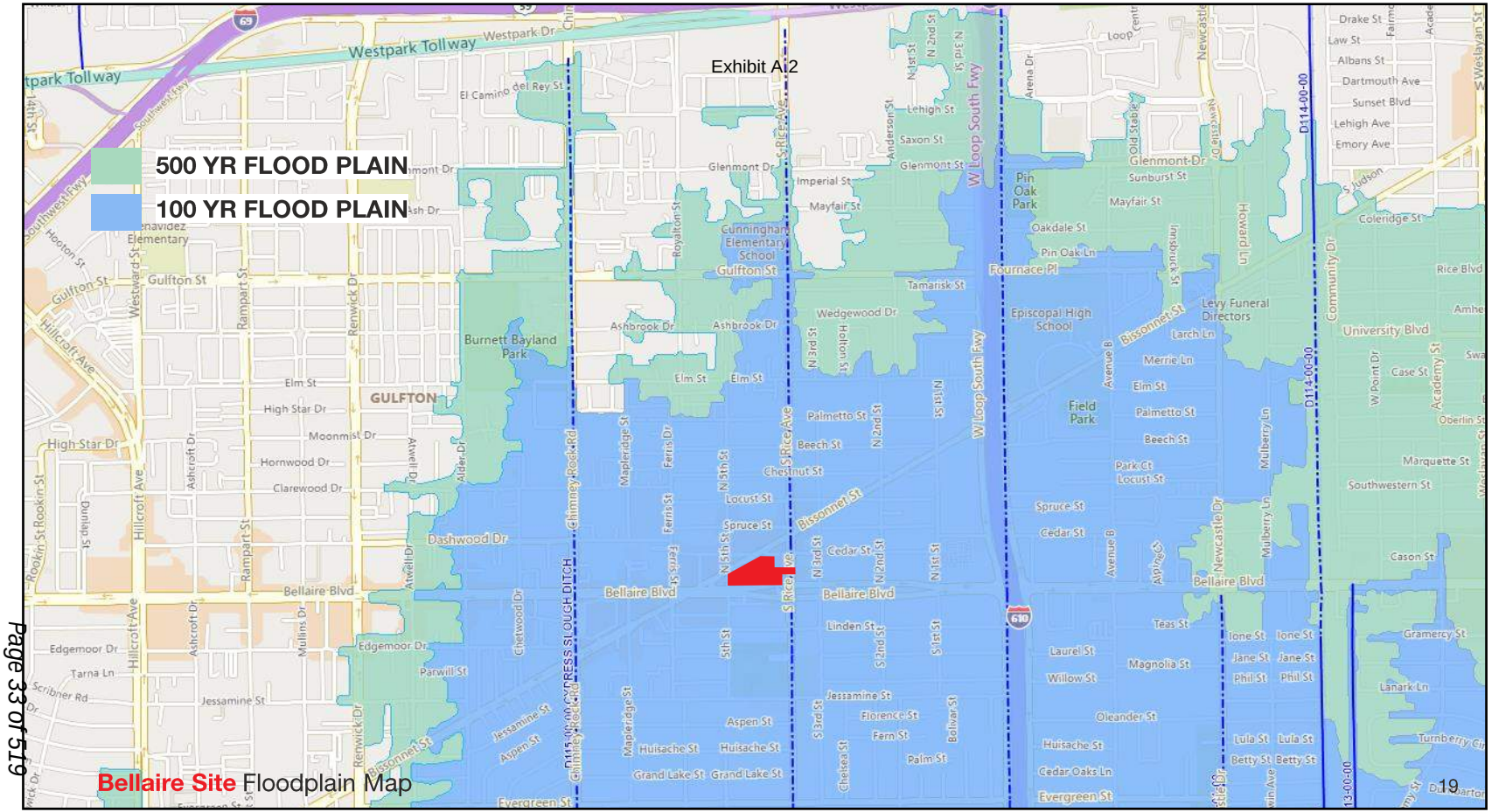


Exhibit A.2

Bellaire Site Traffic Analysis Suggested Improvements



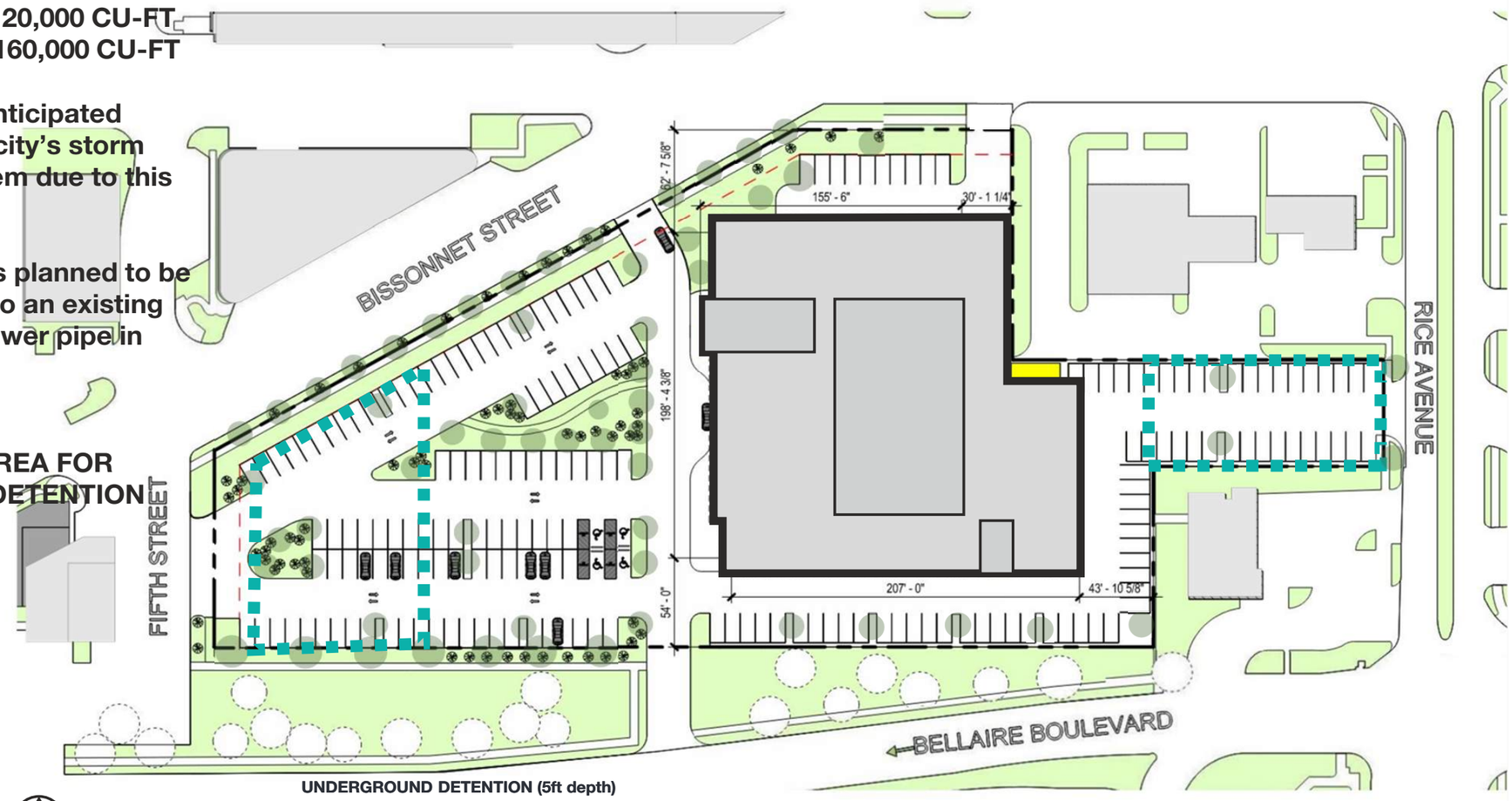
Bellaire Site Floodplain Map

DETENTION: 120,000 CU-FT
MITIGATION: 160,000 CU-FT

-There is no anticipated impact to the city's storm drainage system due to this development

-Stormwater is planned to be discharged into an existing 54 IN storm sewer pipe in Bellaire Blvd.

POTENTIAL AREA FOR MITIGATION/DETENTION



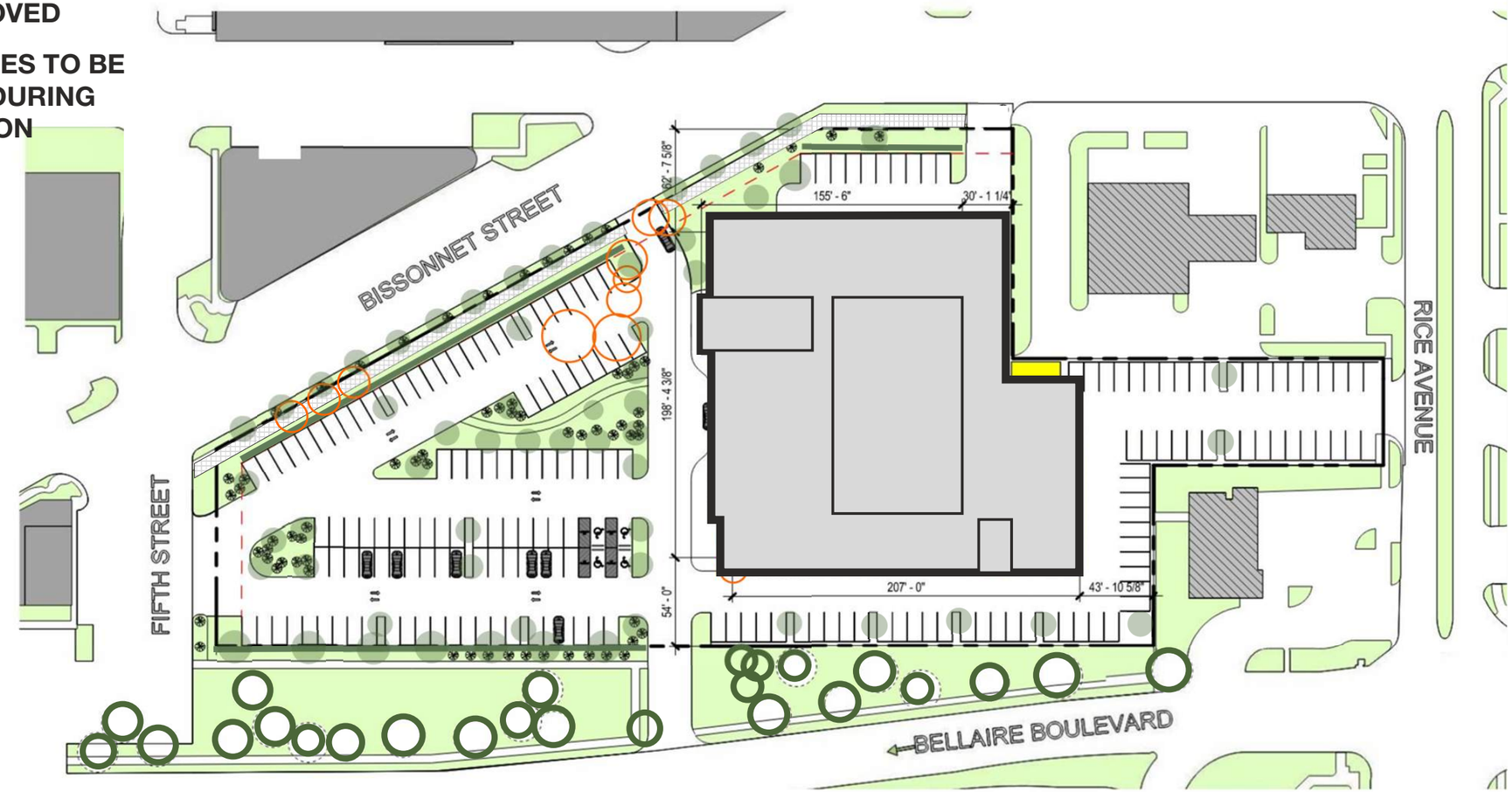
SCALE: 1" = 60'

Bellaire Site Flood Mitigation

Exhibit A.2

EXISTING TREES TO BE MOVED/REMOVED

EXISTING TREES TO BE PROTECTED DURING CONSTRUCTION

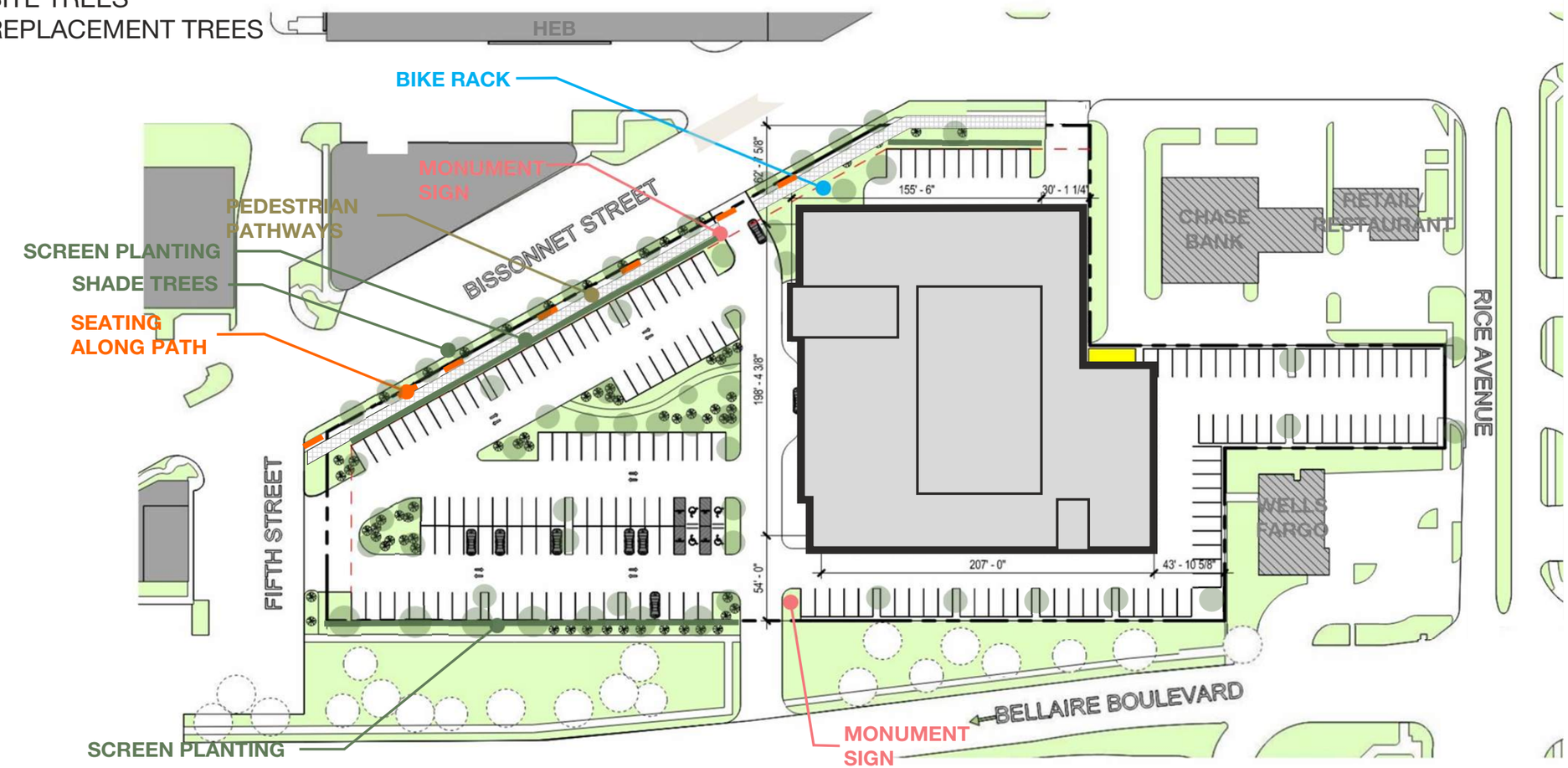


SCALE: 1" = 60'

Bellaire Site Tree Disposition Plan

Exhibit A.2

NEW TREES
-16 SITE TREES
-14 REPLACEMENT TREES

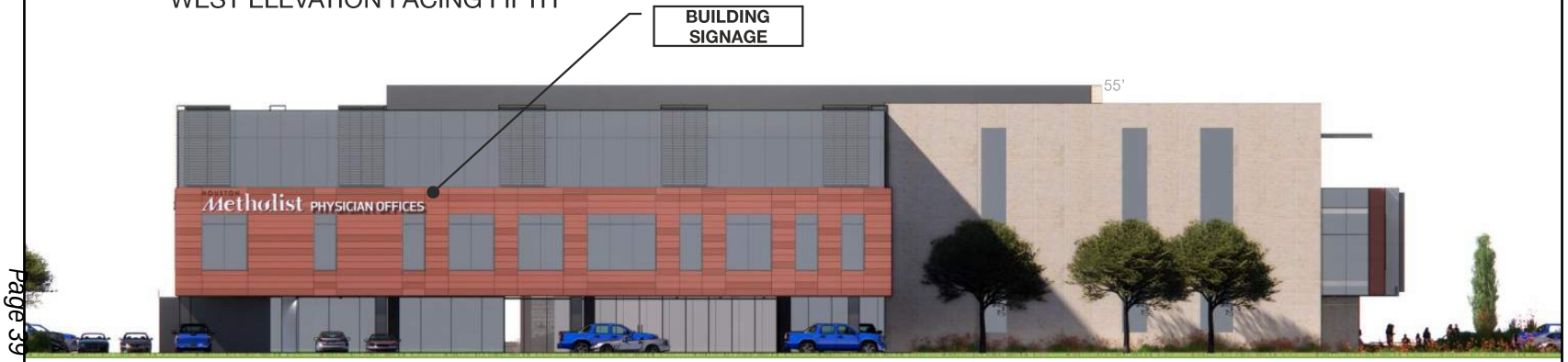


Bellaire Site Landscape Plan

Bellaire Site Rendered Site Plan

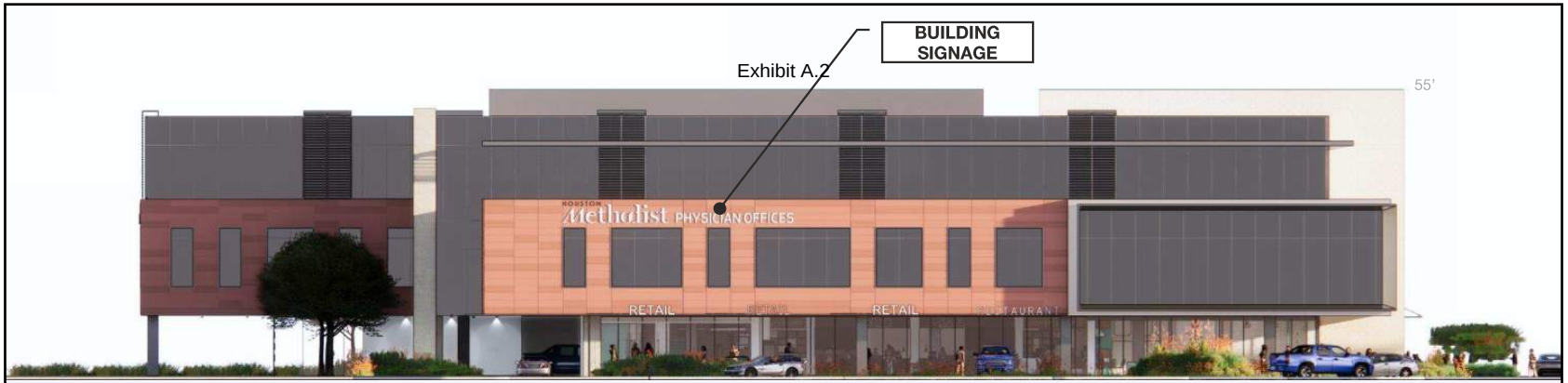
Bellaire Site Aerial View

WEST ELEVATION FACING FIFTH



EAST ELEVATION FACING RICE AVENUE

Bellaire Site MOB Building Elevations



NORTH ELEVATION FACING CEDAR STREET

SOUTH ELEVATION FACING BELLAIRE BOULEVARD

Bellaire Site MOB Building Elevations

Exhibit A.2

Bellaire Site Retail Buildings – view of outdoor plaza

Exhibit A.2

Bellaire Site MOB Building – West façade from Bissonnet

Exhibit A.2

Bellaire Site MOB Building – North façade view

Exhibit A.2

Bellaire Site MOB Building – West façade from Bellaire

Exhibit A.2

Bellaire Site Retail view

Exhibit A.2

Bellaire Site Retail view

Exhibit A.2

Bellaire Site Potential Community Activities

Page/

Other supporting information
Civil & Traffic information

Houston Methodist Hospital MOB Bellaire
Houston, Texas

CIVIL ENGINEERING

EXISTING CONDITIONS

The Houston Methodist Hospital Medical Office Building (MOB) Bellaire development is to be located at the southwest corner of Rice Ave and Bissonnet St in the City of Bellaire in Texas and is bounded by the following streets:

1. Bissonnet St on the north
2. S Rice Ave on the east
3. Bellaire Blvd on the south
4. 5th St on the west

The current site is 3.2 acres and consists of a surface parking lot and a grocery store and quick serve restaurant. Existing grocery store is vacant, and restaurant is currently occupied. The existing site has impervious cover over about 75% of the site area. Existing trees and landscaping along Bellaire Boulevard are expected to remain. All existing private utilities are expected to be removed during this scope of work at this time.

PROPOSED CONDITIONS

Site Plan
The preliminary plan for the development includes a 85,000 sf 3-story medical office building with parking garage and 3 retail spaces with a combined square footage of 15,000 sf and concrete surface parking lot. Sidewalks, ramps and crosswalks will be ADA compliant. Total number of parking spots to be provided and a breakdown has been provided in the site plan sketch below. The drive adjacent to the MOB will be designed as a fire lane to meet fire access and hose lay requirements of the fire marshal's office.

Utility (Water and Wastewater) Impact
Based on the proposed site plan land uses and building square footage a maximum total service units for the site is estimated to be 50 service units, which is equal to 12,500 gallons per day. The anticipated water and sewer flow for this development were discussed with city staff and the city has stated that there is enough capacity to provide service to this proposed development. Points of connection will be determined after review of existing utility service and main locations and with further coordination with the City. Water meter sized to accommodate the anticipated flows will be provided as required by the City. Fire hydrants and other fire apparatus, backflow preventor, Post Indicator Valve (PIV) will be provided as required by the City.

Storm Drainage and Floodplain Mitigation
This site is located within the mapped zone AE floodplain based on the FEMA FIRM map number 48201C0855L dated 06/18/2007 with a calculated base flood elevation (100-year) of 55 ft and a 500-year flood elevation of 56 ft. Stormwater is planned to be discharged into an existing 54-inch storm sewer pipe in Bellaire Boulevard. Size and location of existing public storm sewer is based on city utility block map as provided by the City of Bellaire engineers. Based on the City of Bellaire regulations for development within the floodplain including required detention and zero net fill there is no anticipated impact to the city's storm drainage system due to this development. Based on the current site plan approximately 2.75 ac-ft (120,000 cu-ft) of detention is anticipated to be required, reducing post developed rainfall runoff to existing conditions. Finished floor elevations will be elevated above

the 500-year flood water elevation in accordance with city requirements and the required fill to achieve elevating the buildings will be mitigated by an equivalent quantity of cut. The average surface elevation based on GIS data is approximately 55 ft. Based on current site plan an estimate of 160,000 cu-ft of cut volume is anticipated to be required to mitigate the required fill to bring the proposed building finished floor elevation above the 500-year flood elevation. Mitigation volume may change as a result of site changes and with additional information from a site topographical survey.

Franchise Utilities

Additional utilities required to support the site will be necessary including gas, electric and telecommunications. The project civil engineer will not provide the design of the franchise utilities but will help in coordination with franchise utility owners and routing of the utility services through the site. Connection locations and service routing will be completed with site plan design.

Storm Water Quality

Storm water quality features will be provided as required by the city. Design of storm water quality infrastructure will be completed during the site design.

713.630.7300 main

October 26, 2023

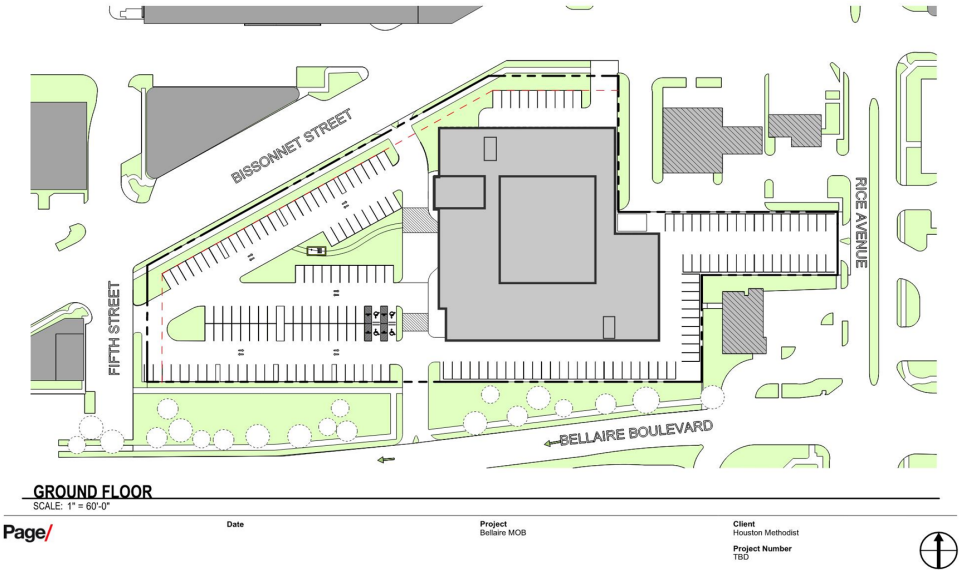
Mr. Anthony Wright, RA, LEED AP
Associate Principal
Page
1111 Louisiana Street, 27th Floor
Houston, TX 77002

RE: Houston Methodist Bellaire Medical Office Building
Walter P Moore Project: M03-22071-00

Dear Anthony:

We have reviewed our previously approved Traffic Impact Analysis for the Houston Methodist Bellaire Medical Office Building, dated April 4, 2023, including the follow-up summary of responses to comments, dated April 6, 2023, and have prepared the following update based on the revised development plan.

The initial TIA was based on a development with 93,000 SF of medical office building and 10,000 SF of retail. The development plan has since been revised to include a program of 85,000 SF of medical office building and 15,000 SF of retail. Please see the revised site plan below.



To determine if updated intersection analysis was necessary, we compared the number of trips being generated from the original program to the number of trips being generated by the revised program. It should be noted that it was assumed in the TIA that the site was vacant, however it was previously occupied by a grocery store. Had the grocery store still been in operation, based on standard trip generation rates, it would have generated 99 trips in the AM peak hour and 295 trips in the PM peak hour.

1301 McKinney, Suite 1100 · Houston, Texas 77010

As can be seen in the following table, the revised development plan results in fewer total trips being generated during the weekday and the AM peak hour. The only increase was during the PM peak hour with an increase of 2 total vehicles.

Trip Generation Land Use	ITE Code	Size	Unit	Weekday	A.M. Peak			P.M. Peak		
				Total	Total	Enter	Exit	Total	Enter	Exit
April 2023 Plan										
MOB 1+2+3	720	93	1000 sqft	3,348	**288**	**228**	**61**	**366**	**110**	**256**
Retail	822	10	1000 sqft	545	**24**	**14**	**10**	**66**	**33**	**33**
Total				**3,893**	**312**	**242**	**70**	**432**	**143**	**289**
October 2023 Plan										
MOB 1+2+3	720	85	1000 sqft	3,060	**264**	**208**	**55**	**335**	**101**	**235**
Retail	822	15	1000 sqft	817	**36**	**22**	**14**	**99**	**50**	**50**
Total				**3,877**	**300**	**230**	**70**	**434**	**150**	**284**
Difference *(Oct. 2023 Plan - April 2023 Plan)*				***-16***	***-13***	***-12***	***0***	***2***	***7***	***-5***

Based on the trip generation comparison indicating minimal changes, we believe the results of the initial TIA are still valid and applicable and new intersection analysis is not needed. Even with the revised development plan, the proposed development is expected to have no impacts to the operations of the surrounding intersections that were included in the TIA study area.

Sincerely,

Walter P. Moore and Associates, Inc.

Yubrani E. Pinch, P.E.
Associate

Walter P. Moore and Associates, Inc.
TBPE Firm Registration No. 1856

STATE OF TEXAS
YUBRANI E. PINCH
130163
LICENSED
PROFESSIONAL ENGINEER

10/26/2023

713.630.7300 main

HMH MOB Bellaire TIA

Thursday, April 06, 2023

Walter P Moore prepared a traffic report regarding the Houston Methodist Hospital Medical Office Building Bellaire in Bellaire, Texas. This memorandum is to inform City of Bellaire responses to the comments provided on March 9, 2023 regarding the completeness TIA. The project is located on the west side of South Rice Avenue between Bellaire Boulevard and Bissonnet Street. The existing site is occupied by a vacant grocery store.

The following are responses to the comments provided:

1. The TIA states that all intersections will operate at LOS C or better in the AM And PM peak hours for all scenarios.
    a. The southbound approach of Cedar at Bissonnet Street operates at LOS F in the PM peak hour in existing conditions and will remain LOS F in the full build scenario.
    WPM Response: The southbound approach at Cedar/Bissonnet is expected to operate at LOS C in full build conditions due to the proposed Driveway 1 configuration of right-in/right-out.
    b. The southbound approach of Cedar and the northbound approach of Driveway 1 is projected to operate at LOS F in the AM peak hour in the full build scenario.
    WPM Response: The southbound approach at Cedar/Bissonnet is expected to operate at LOS C in full build conditions due to the proposed Driveway 1 configuration of right-in/right-out.

2. Driveway 2 on Cedar Street is proposed as full access. This driveway is not in an ideal location. Confirmation should be provided that this driveway only serves a few parking spacings, deliveries, and will not connect to the parking garage.
    WPM Response: Driveway 2 will connect to one parking garage level as shown in the revised TIA Figure 5. Cedar/Driveway 2 at Bissonnet is an existing congested area. The proposed development's intent is to not add more congestion; therefore, this driveway is proposed to be a right-in, right-out driveway. The driveway will be enforced by installing pavement markings and signage at the driveway and on the westbound direction on Cedar to prevent left turns in.

3. Driveway 1 on Bissonnet Street is proposed to be right-in/right-out. Clarification should be provided on how this will be enforced.
    WPM Response: The right-in, right-out lane assignment will be enforced by installing pavement markings and signage at the driveway, and by installing an island at the driveway. Construction drawings will show this proposed improvement.

4. The approach of Driveway 1 to Bissonnet Street appears to be located at a potential congestion point. Clarification should be provided on how this area will operate.
   WPM Response: Cedar at Bissonnet is an existing congested area. The proposed development's intent is to not add more congestion; therefore, Driveway 1 to Bissonnet Street is proposed to be a right-in, right-out driveway deterring vehicles from crossing from Cedar and westbound left from Bissonnet.

5. A northbound left turn lane is recommended on South Rice Avenue at Driveway 3. Consideration should be given to closing this median opening and provide Driveway 3 as a right-in/right-out given the multiple existing driveways in the area and the short median length to the signal at Bellaire Boulevard.
   WPM Response: the revised TIA will include closing the median along S Rice at Driveway 3. The initial analysis showed that there was no impact on the LOS at the study intersections due to this revised trip distribution as well as minimal impact on the 95th queues (less than 1 vehicle).

Walter P Moore is revising the Traffic Impact Analysis based on the comments and responses above as trip assignments are expected to change based on the proposed driveways right-in, right-out lane assignments.

Yubrani E. Pinch, PE, PTOE
Walter P Moore
1301 McKinney, Suite 1100, Houston, Texas 77010
713.394.5629 p / ypinch@walterpmoore.com / www.walterpmoore.com

Exhibit A.3

Prepared for Houston Methodist

Traffic Impact Analysis

February 6, 2023

Houston Methodist Bellaire Medical Office Building

M03-22071-00

Bellaire, Texas

Interim Review Only
Document Incomplete:
Not intended for permit or construction
Engineer: Thomas Duncan, PE, PTOE
P.E. Serial No. 98353
Date: February 3, 2023
Walter P. Moore and Associates, Inc.
TBPE Firm Registration No. 1856

M03-22071-00

Walter P. Moore and Associates, Inc.
1301 McKinney, Suite 1100
Houston, Texas 77010

CONTENTS

EXECUTIVE SUMMARY 1
Site Location and Analysis Area 1
Development Description 1
Conclusion 1
Recommendations 1
INTRODUCTION 2
AREA CONDITIONS 2
Roadways 2
Intersections 3
Volumes 3
PLANNED DEVELOPMENT 3
Site Development 3
Site Access 3
STUDY METHODOLOGY 4
Traffic Scenarios 4
Growth Rate 5
PROJECTED CONDITIONS 5
Trip Generation 5
Trip Distribution 6
TRAFFIC CAPACITY ANALYSIS 7
Existing Conditions (2023) 8
Background Conditions (2024) 8
Proposed Conditions (2024) 9
Level of Service Comparison 12
Queue Analysis 12
MITIGATION ANALYSIS 13
Left Turn Lane Analysis 13
CONCLUSIONS AND RECOMMENDATIONS 14
REFERENCES 15

APPENDIX:

TAB ONE:	Existing Traffic Volumes
TAB TWO:	Existing Conditions Capacity Analysis (2023)
TAB THREE:	Background Conditions Capacity Analysis (2024)
TAB FOUR:	Proposed Conditions Capacity Analysis (2024)

LIST OF FIGURES

FIGURE 1: Site Location Map

FIGURE 2: Existing Lane Configurations

FIGURE 3: Existing Volumes AM Peak Hour (2023)

FIGURE 4: Existing Volumes PM Peak Hour (2023)

FIGURE 5: Proposed Site Layout

FIGURE 6: AM Peak Hour Site Generated Trips (2024)

FIGURE 7: PM Peak Hour Site Generated Trips (2024)

FIGURE 8: Proposed Trip Distribution

FIGURE 9: Background Volumes (2024) AM Peak Hour

FIGURE 10: Background Volumes (2024) PM Peak Hour

FIGURE 11: Proposed Volumes (2024) AM Peak Hour

FIGURE 12: Proposed Volumes (2024) PM Peak Hour

LIST OF TABLES

Table 1: Traffic Volumes Analyzed per Scenario 5

Table 2: Trip Generation Equations 6

Table 3: Trip Generation Volumes 6

Table 4: Level of Service Criteria for Signalized Intersections 7

Table 5: Level of Service Criteria for Unsignalized Intersections 8

Table 6: AM Peak Hour Level of Service Comparison 10

Table 7: PM Peak Hour Level of Service Comparison 11

Table 8: Queue Analysis 12

Exhibit A.3

EXECUTIVE SUMMARY

As requested by Houston Methodist, Walter P Moore conducted a traffic impact analysis to analyze the potential traffic impacts of the proposed Medical Office Building in Bellaire, TX.

SITE LOCATION AND ANALYSIS AREA

The proposed HM Bellaire Medical Office Building is located on an existing abandoned grocery store site located at the intersection of Rive Avenue at Bellaire Boulevard. The site is bordered by the Rice Avenue located to the east, 5th Street located to the west, Bissonnet Street located to the north, and Bellaire Boulevard to the south.

DEVELOPMENT DESCRIPTION

The proposed development consists of three Medical Office Buildings totaling 93,000 square feet and a 10,000 square feet retail building. Access to the proposed development will come from a total of five existing driveways.

CONCLUSION

The scenarios that were analyzed as part of this TIA include the AM and PM peak hours for 2023 Existing Conditions, 2024 Background and the 2024 Proposed. The study found that all study intersections perform at Level of Service C or better in both AM and PM peak hours.

RECOMMENDATIONS

Based on the analysis, the proposed development is expected to have no impacts to the operations of the study intersections. Based on a site circulation standpoint, the following is recommended:

- Driveway 1 at Bissonnet is recommended to be a right-in, right-out driveway
- Install a northbound left turn lane at the intersection of S Rice at Driveway 3

INTRODUCTION

As requested by Houston Methodist (HM), Walter P Moore conducted a traffic impact analysis for the proposed Bellaire Medical Office Building (MOB) and Retail located at the northwest corner of Rice Avenue and Bellaire Boulevard in Bellaire, TX. Access to the proposed development will come from two driveways from Bissonnet Street to the north, one driveway from Bellaire Boulevard from the south, one driveway from Rice Avenue to the east and one driveway on 5th Street to the west. The purpose of the study was to determine the potential impacts to traffic operations in the area related to the proposed redevelopment. Transportation and site improvements to mitigate impacts were investigated, if necessary.

AREA CONDITIONS

The proposed HM Bellaire Medical Office Building is located on an existing abandoned grocery store site located at the intersection of Rive Avenue at Bellaire Boulevard. The site is bordered by the Rice Avenue located to the east, 5th Street located to the west, Bissonnet Street located to the north, and Bellaire Boulevard to the south.

A site location map showing the general location of the proposed development is provided in **Figure 1**.

ROADWAYS

The primary roadways in the study area are described in the following paragraphs.

Rice Avenue is a north-south four-lane boulevard section with a landscaped median. The posted speed limit on Rice Avenue is 35 mph.

5th Street is a north-south two-lane local roadway. The street dead-ends just south of Bissonnet Street and the posted speed limit is 35 mph.

Bissonnet Street a five-lane east-west major thoroughfare with two travel lanes in each direction and a continues left turn lane. The posted speed limit is 35 mph.

Exhibit A.3

Walter P. Moore and Associates, Inc.
1301 McKinney, Suite 1100
Houston, Texas 77010

713.630.7300

HM BELLAIRE TIA

NO.	DATE	REVISION

PROJECT NO. M03-22071-00		
DESIGNED BY WPM	REVIEWED BY YEP	DRAWN BY DPC
ORIGINAL ISSUE SCHEMATIC DESIGN		DATE Feb 2023

SITE LOCATION MAP

FIGURE 1

Copyright © WALTER P MOORE AND ASSOCIATES, INC.

Bellaire Boulevard a six-lane east-west boulevard thoroughfare with three travel lanes in each direction and a landscaped median. The posted speed limit is 35 mph.

INTERSECTIONS

There are eight existing intersections that were analyzed as part of this study. The existing lane configurations can be seen in **Figure 2**. The intersections include:

1. Cedar at 5th (all way stop)
2. Bissonnet at Cedar/Driveway 1 (two way stop control)
3. S Rice at Bissonnet (signalized)
4. S Rice at WB Bellaire (signalized)
5. S Rice at EB Bellaire (signalized)
6. Bissonnet at 5th Street (signalized)
7. Bellaire at Driveway 4 (two way stop control)
8. Bissonnet at Cedar (signalized)

VOLUMES

Turning movement counts were collected at the intersections in the study area on Thursday, January 12, 2013. Data was collected from 7:00-9:00 AM and 4:00-6:00 PM. The analysis showed that the AM peak hour occurred from 7:00-8:00 AM and the PM peak hour from 5:00-6:00 PM. **Figures 3** and **4** illustrate the existing AM peak hour and PM peak hour volumes at each intersection. Existing traffic counts are found under **TAB ONE.**

PLANNED DEVELOPMENT

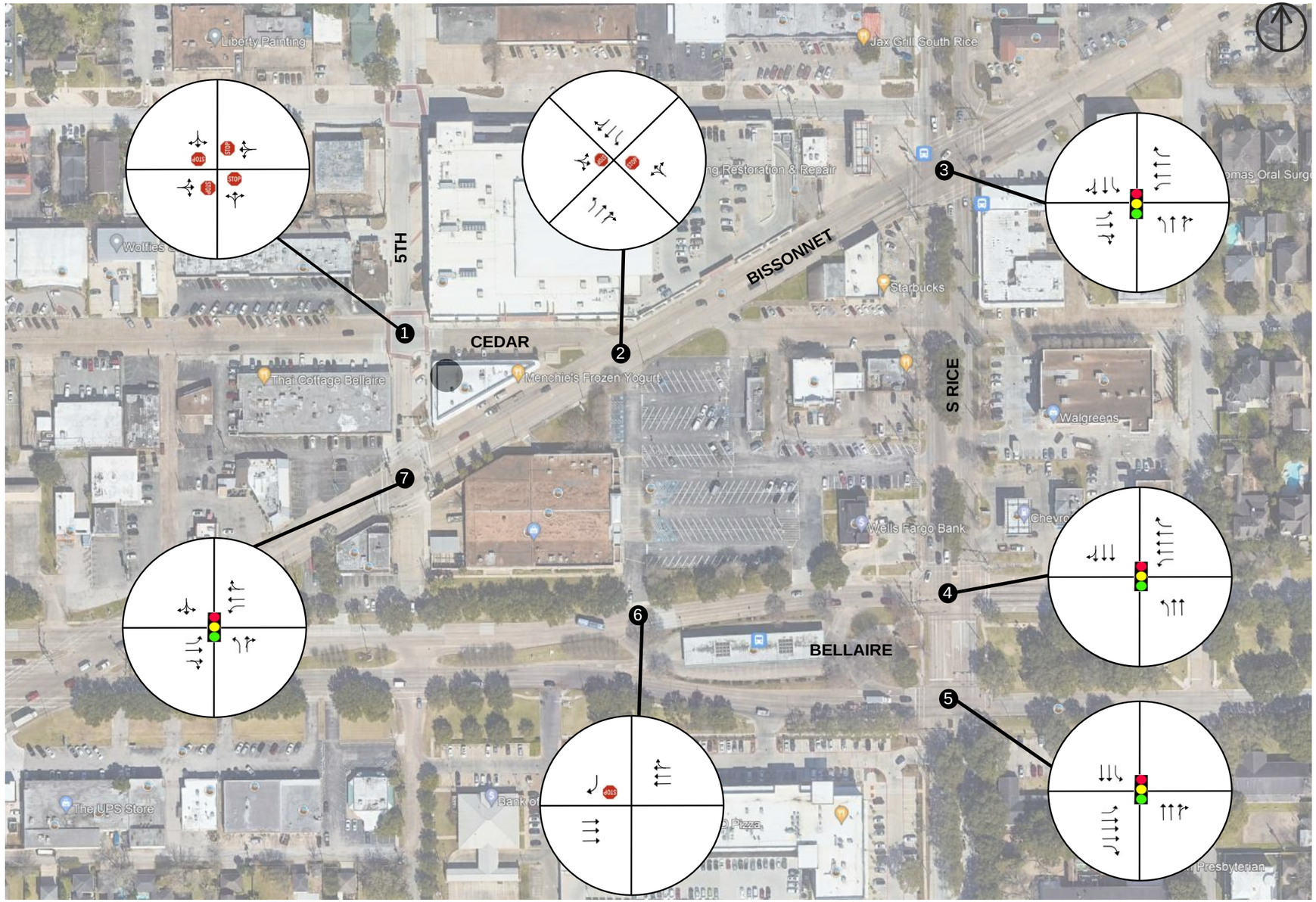
SITE DEVELOPMENT

The proposed development will be developed is anticipated to open in 2024. The proposed development will consist of a new 93,200 square feet medical office building, three stand-alone retail buildings totaling 10,000 square feet and a total of 369 parking spaces.

SITE ACCESS

The proposed HM Bellaire Medical Office Building will include two driveways from Bissonnet Street to the north, one driveway from Bellaire Boulevard from the south, one driveway from

Exhibit A.3



walter p moore

Walter P. Moore and Associates, Inc.
1301 McKinney, Suite 1100
Houston, Texas 77010

713.630.7300

HM BELLAIRE TIA

NO.	DATE	REVISION

PROJECT NO.
M03-22071-00

DESIGNED BY	REVIEWED BY	DRAWN BY
WPM	YEP	DPC

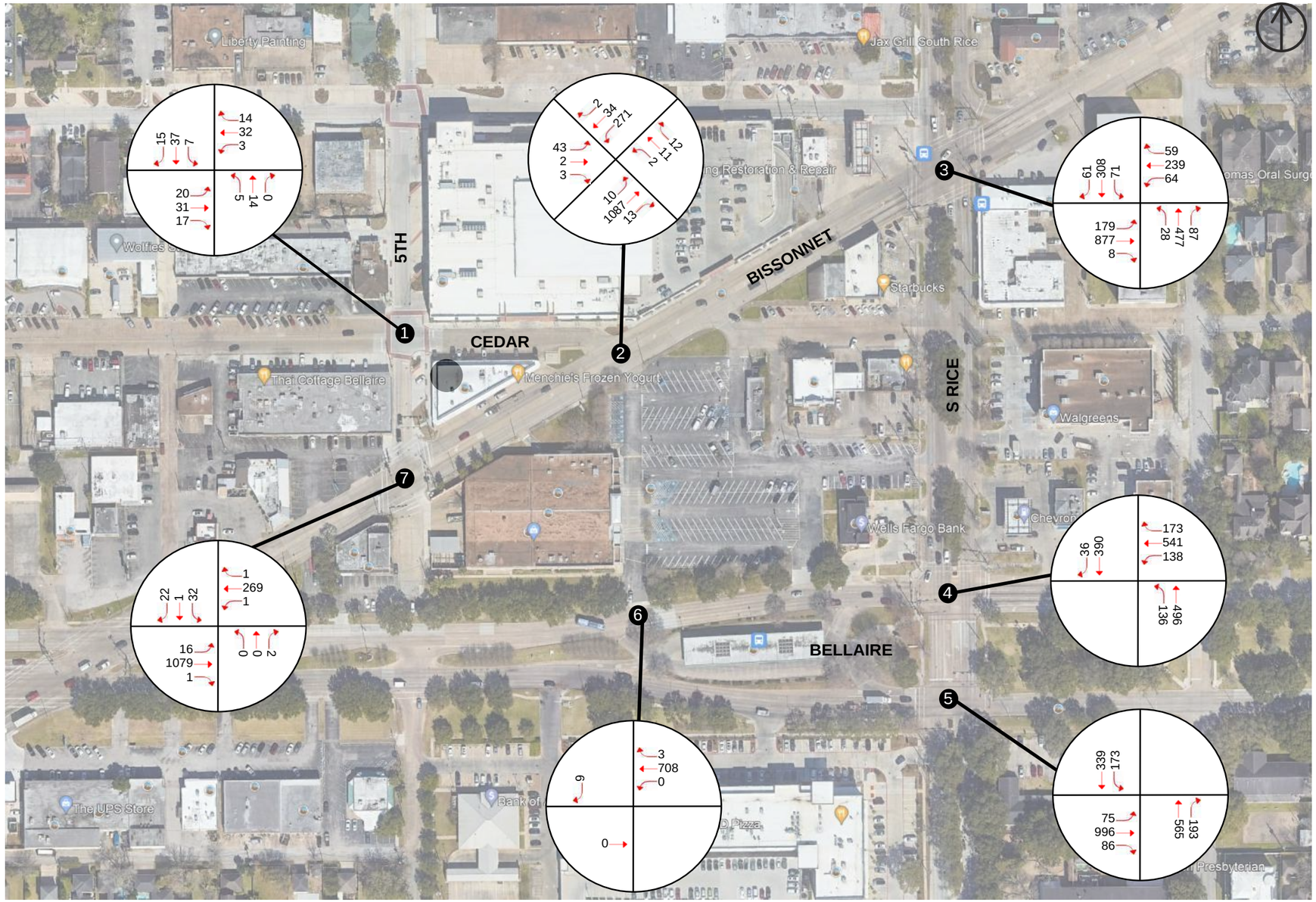
ORIGINAL ISSUE	DATE
SCHEMATIC DESIGN	Feb 2023

EXISTING LANE CONFIGURATION

FIGURE 2

Copyright © WALTER P MOORE AND ASSOCIATES, INC.

Exhibit A.3



walter p moore

Walter P. Moore and Associates, Inc.
1301 McKinney, Suite 1100
Houston, Texas 77010

713.630.7300

HM BELLAIRE TIA

NO.	DATE	REVISION

PROJECT NO.
M03-22071-00

DESIGNED BY	REVIEWED BY	DRAWN BY
WPM	YEP	DPC

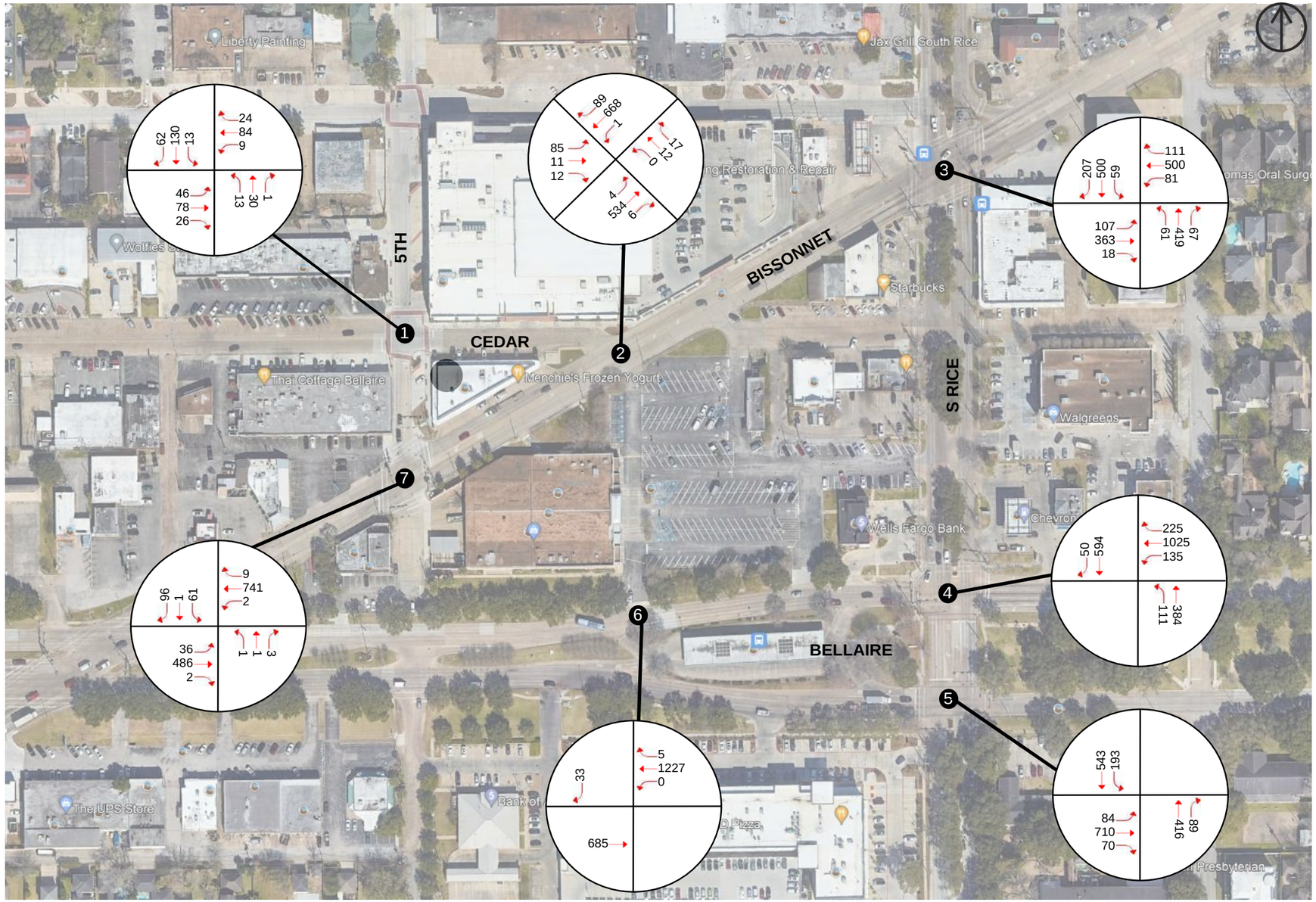
ORIGINAL ISSUE	DATE
SCHEMATIC DESIGN	Feb 2023

EXISTING VOLUMES
AM PEAK 2023

FIGURE 3

Copyright © WALTER P MOORE AND ASSOCIATES, INC.

Exhibit A.3



walter p moore

Walter P. Moore and Associates, Inc.
1301 McKinney, Suite 1100
Houston, Texas 77010

713.630.7300

HM BELLAIRE TIA

NO.	DATE	REVISION

PROJECT NO.		
M03-22071-00		
DESIGNED BY	REVIEWED BY	DRAWN BY
WPM	YEP	DPC
ORIGINAL ISSUE		DATE
SCHEMATIC DESIGN		Feb 2023

EXISTING VOLUMES
PM PEAK 2023

FIGURE 4

Copyright © WALTER P MOORE AND ASSOCIATES, INC.

Rice Avenue to the east and one driveway on Fifth Street to the west. All proposed driveways will be two way stop controlled. The project site plan is provided in **Figure 5**. Access to the proposed development will come from a combination of existing and proposed driveways as listed below:

1. Bissonnet at Cedar/Driveway 1 (existing, City ROW) – Proposed to be a right-in, right-out driveway. This driveway will connect to the parking garage under the proposed MOB.
2. Bissonnet at Driveway 2 (existing, City ROW) – Proposed to be a full access driveway; however, it only serves a few parking spaces and will not connect to the proposed parking garage. Only deliveries and minor traffic is expected in this driveway; therefore, it was not analyzed as part of the capacity analysis
3. S Rice at Driveway 3 (existing, City ROW) – Proposed to be a full access driveway. This driveway will connect to the parking garage under the proposed MOB.
4. Bellaire at Driveway 4 (existing, City ROW) – Proposed to be a right-in, right-out driveway. This driveway will connect to the parking garage under the proposed MOB.
5. 5th Street at Driveway 5 (existing, City ROW) – Proposed to be a full access driveway. This driveway will connect to the parking garage under the proposed MOB. 5th St dead ends south of Driveway 5.

STUDY METHODOLOGY

TRAFFIC SCENARIOS

The following traffic scenarios will be analyzed for both peak hours in this study:

- **Existing 2023 Conditions**: Analysis of the existing traffic conditions, utilizing the collected.
- **Background 2024 Conditions:** Analysis of the existing traffic conditions grown using traffic growth rate of 1%.
- **Proposed 2024 Conditions:** Analysis of the existing traffic conditions, with background traffic and the added site generated trips from the development of the HM Medical Office Building and retail space.

walter p moore

Walter P. Moore and Associates, Inc.
1301 McKinney, Suite 1100
Houston, Texas 77010

713.630.7300

PARKING TOTAL: 369
MOB
ADA SPOTS: 8
RETAIL
ADA SPOTS: 2

L 1: 6,600 SF
L 2: 35,700 SF
L 3: 50,900 SF

RETAIL SF: 10,000 SF
BLDG 1: 5,000 SF
BLDG 2: 3,000 SF
BLDG 3: 1,900 SF

PERMEABLE SURFACES: 38,680 SF
GREEN SPACE: 16,880 SF
SIDEWALKS: 11,140 SF
SURFACE PARKING: 15,800 SF

SCALE: 1" = 60'

HM BELLAIRE TIA

NO.	DATE	REVISION

PROJECT NO.		
M03-22071-00		
DESIGNED BY	REVIEWED BY	DRAWN BY
WPM	YEP	DPC
ORIGINAL ISSUE		DATE
SCHEMATIC DESIGN		Feb 2023

PROPOSED SITE PLAN

FIGURE 5

Copyright © WALTER P MOORE AND ASSOCIATES, INC.

Table 1 depicts the traffic volume analyzed per scenario.

Table 1: Traffic Volumes Analyzed per Scenario

Conditions and Year	Traffic Volumes Analyzed
Existing 2023	• 2023 counts
Background 2024	• 2023 counts • Background traffic growth 1%
Proposed 2024	• 2023 counts • Background traffic growth • Build-out trip generation

GROWTH RATE

To project future traffic conditions, the existing traffic counts were forecasted for the future scenarios. Using historical traffic counts it was determined that the growth rate per year would be 1% per year.

PROJECTED CONDITIONS

TRIP GENERATION

To complete a Traffic Impact Analysis for the proposed development, the number of trips expected to be generated by the planned facilities must be determined. The number of trips generated by the development during an average weekday, and for weekday peak hours, is based on the land use type and size of the building. Standard rates for Medical Office (Land Use 720 – Medical-Dental Office Building) and Commercial Retail (Land Use 822 – Strip Retail Plaza), from the Institute of Transportation Engineers (ITE) publication, *Trip Generation, 9th edition,* were used to determine the amount of traffic generated by the development. The average rates, graph, regression equation were used to estimate trips generated during the Weekday, AM Peak Hour, and PM Peak Hour in accordance with Traffic Impact Study Guidelines. The trip generation equations and/or average trip generation rates for Land Use A, Land Use B, and Land Use C together with the directional distribution are presented in **Table 2**.

Table 2: Trip Generation Equations

ITE Land Use		Weekday		AM Peak Hour		PM Peak Hour	
Medical-Dental Office Building (720)	Weighted Average Rate	36		3.1		3.93	
	Directional Distribution	Enter	Exit	Enter	Exit	Enter	Exit
		50%	50%	79%	21%	30%	70%
Strip Retail Plaza (822)	Weighted Average Rate	54.45		2.36		6.59	
	Directional Distribution	Enter	Exit	Enter	Exit	Enter	Exit
		50%	50%	60%	40%	50%	50%

Table 3 shows a summary of the trips generated by the proposed development land uses.

Figures 6 and **7** illustrate the proposed site generated trips**.**

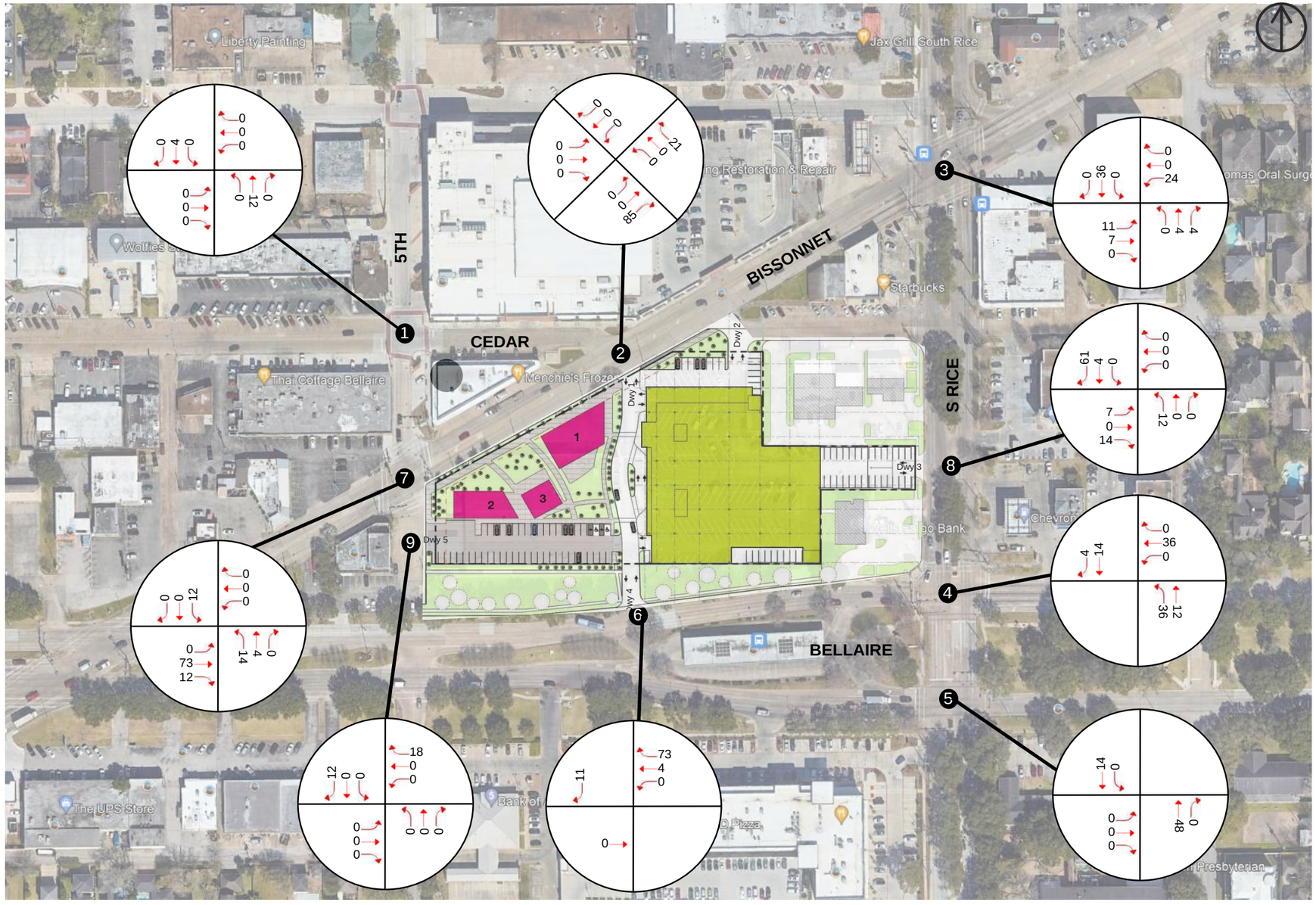
Table 3: Trip Generation Volumes

Development[1]	Size (sqft)[1]	Weekday Traffic (VPD)	Trip Generation (vehicles per hour)					
			Weekday Peak Hour					
			AM			PM		
			Total	Enter	Exit	Total	Enter	Exit
Medical-Dental Office Building (720)	93,000	3,344	288	228	60	366	110	256
Strip Retail Plaza (822)	10,000	545	24	14	10	66	33	33
Total Trip Generation		**3,889**	**312**	**242**	**70**	**432**	**143**	**289**

[1]Information Provided by Owner

TRIP DISTRIBUTION

After determining the number of trips generated by the proposed development, the trips were distributed among roadways accessing the site using a combination of existing and expected travel patterns. This process involves examining the roadways and the expected travel patterns between the site and other trip ends, based on available routes in the study area. All traffic assignments were made over the most reasonable routes for each direction. **Figures 6** and **7** illustrate site generated trips AM and PM peak hours in 2024. **Figure 8** illustrates the proposed trip distribution for the development.



walter p moore

Walter P. Moore and Associates, Inc.
1301 McKinney, Suite 1100
Houston, Texas 77010

713.630.7300

HM BELLAIRE TIA

NO.	DATE	REVISION

PROJECT NO.
M03-22071-00

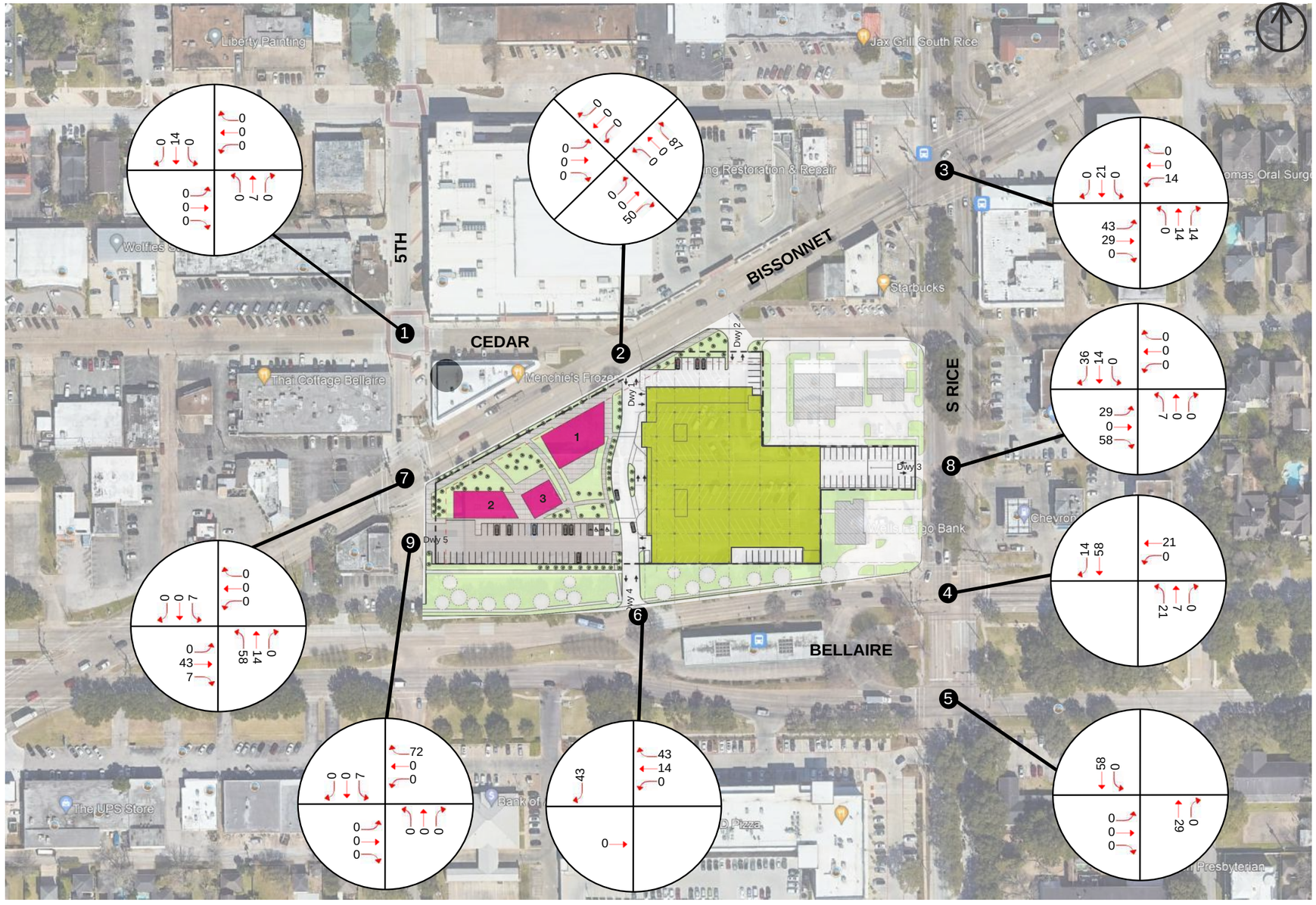
DESIGNED BY	REVIEWED BY	DRAWN BY
WPM	YEP	DPC

ORIGINAL ISSUE	DATE
SCHEMATIC DESIGN	Feb 2023

AM PEAK SITE
GENERATED TRIPS 2024

FIGURE 6

Copyright © WALTER P MOORE AND ASSOCIATES, INC.



walter p moore

Walter P. Moore and Associates, Inc.
1301 McKinney, Suite 1100
Houston, Texas 77010

713.630.7300

HM BELLAIRE TIA

NO.	DATE	REVISION

PROJECT NO. M03-22071-00

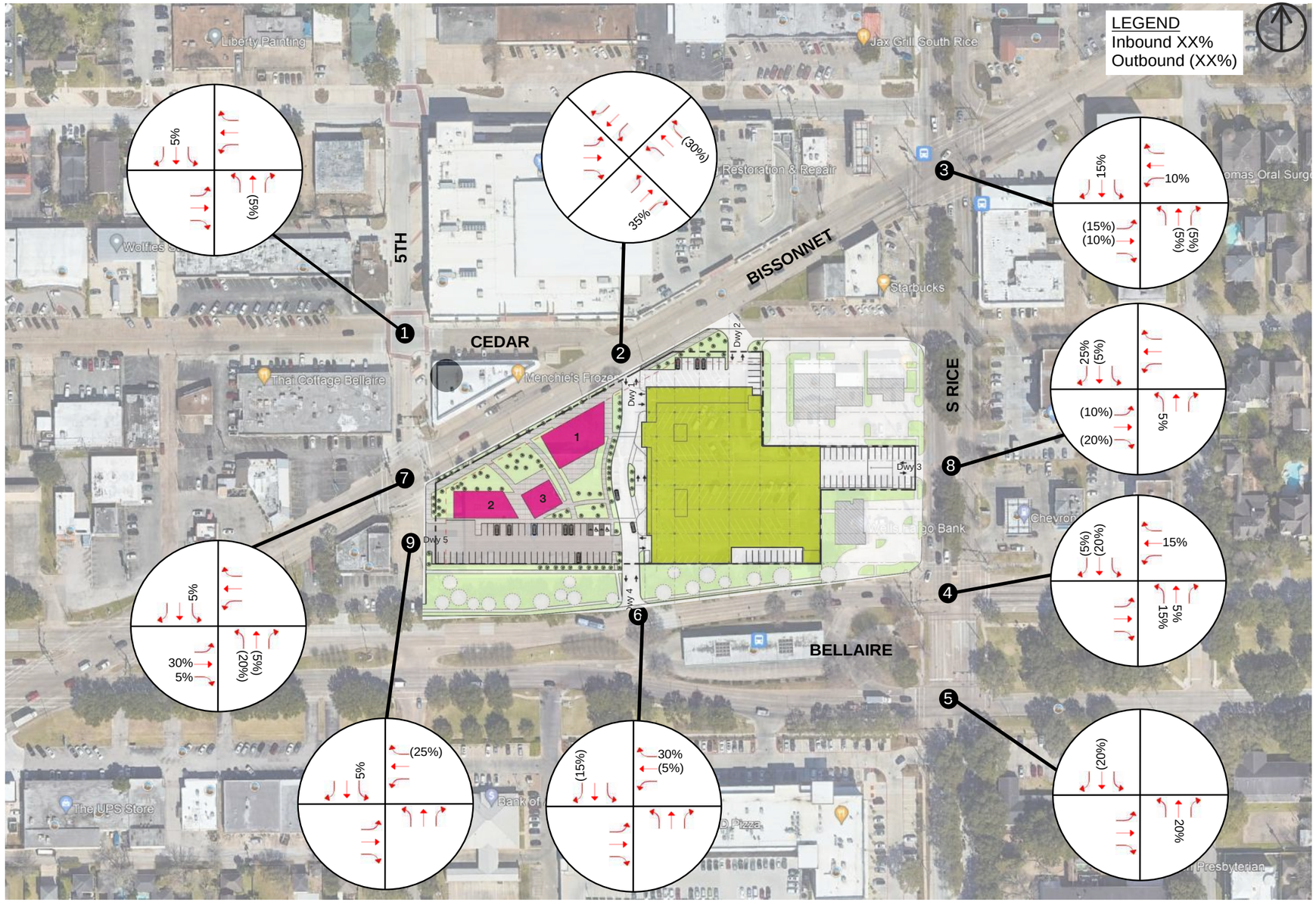
DESIGNED BY	REVIEWED BY	DRAWN BY
WPM	YEP	DPC

ORIGINAL ISSUE	DATE
SCHEMATIC DESIGN	Feb 2023

PM PEAK SITE GENERATED TRIPS 2024

FIGURE 7

Copyright © WALTER P MOORE AND ASSOCIATES, INC.



walter p moore

Walter P. Moore and Associates, Inc.
1301 McKinney, Suite 1100
Houston, Texas 77010

713.630.7300

HM BELLAIRE TIA

NO.	DATE	REVISION

PROJECT NO.
M03-22071-00

DESIGNED BY	REVIEWED BY	DRAWN BY
WPM	YEP	DPC

ORIGINAL ISSUE	DATE
SCHEMATIC DESIGN	Feb 2023

PROPOSED TRIP DISTRBUTION

FIGURE 8

Copyright © WALTER P MOORE AND ASSOCIATES, INC.

TRAFFIC CAPACITY ANALYSIS

After developing the projected turning movement volumes for the AM and PM peak hours, capacity analyses were performed for existing conditions, background conditions, and proposed conditions. Intersection operations were analyzed using *Synchro 10.0,* software developed to automate procedures found in the *Highway Capacity Manual*. Results of the existing and proposed conditions analyses were compared to determine the impact of the proposed redevelopment on the surrounding roadways.

Results of the capacity analyses are reported in standard level of service (LOS) format, with the most favorable conditions being designated as LOS A and the poorest conditions indicated by LOS F. Intersection level of service is based on the amount of delay that each vehicle encounters at a given intersection. The level of service criteria for signalized intersections, along with a brief description of the conditions experienced for each level of service grade, can be seen in **Table 4**. The level of service criteria for unsignalized intersections can be seen in **Table 5.**

Table 4: Level of Service Criteria for Signalized Intersections

Level of Service	Stopped Delay (seconds/vehicle)	Description
A	≤ 10	At a single intersection most vehicles do not stop at all. When linked with other signals, vehicles progress through intersections without stopping.
B	> 10 and ≤ 20	At a single intersection some vehicles stop before getting a green signal. When linked with other signals, some cars may have to stop but most progress through the intersection without stopping.
C	> 20 and ≤ 35	At a single intersection, a significant number of vehicles must stop and wait for a green signal. Some vehicles may have to wait through one full signal cycle before being able to move through the intersection.
D	> 35 and ≤ 55	At this level, congestion is noticeable. Many vehicles have to stop while waiting for a green signal. A noticeable number of vehicles have to wait through one full cycle before being able to continue through the intersection.
E	> 55 and ≤ 80	At this level, almost all vehicles have to wait through one or more full signal cycles before moving through the intersection. When linked with other signals, progression is slow.
F	> 80	At this level, the number of vehicles entering the intersection exceeds its capacity. Vehicles have to wait through multiple full signal cycles before moving through the intersection.

Table 5: Level of Service Criteria for Unsignalized Intersections

Level of Service	Avg. Total Delay (seconds/vehicle)	Description
A	≤ 10	At most, one vehicle is waiting to move through the intersection when the driver reaches the stop sign. Most often, the driver pulls up to the stop sign and is immediately free to proceed through the intersection.
B	> 10 and ≤ 15	When the driver reaches the intersection, one or two vehicles are in front of him. Once those vehicles proceed through the intersection, the driver is able to continue without opposition.
C	> 15 and ≤ 25	At this level, several vehicles may be in front of the driver at a two-way stop-controlled intersection. At an all-way stop-controlled intersection, there may be two or more vehicles at each approach that the driver has to wait for before getting his turn.
D	> 25 and ≤ 35	At this level, there are at least four vehicles in front of the driver and several vehicles at the other approaches. Also, for two-way stop-controlled conditions, the volume of traffic on the uncontrolled street may be high.
E	> 35 and ≤ 50	When the driver reaches the intersection, there are between five and eight vehicles in front of him and many vehicles at the other approaches that must also proceed through the intersection before the driver may continue.
F	> 50	At this level, the driver must wait for eight to ten cars at his approach to move through the intersection along with at least five vehicles at the other approaches. This level can also occur at two-way stop-controlled intersections when the uncontrolled street has such a high volume that no gaps are available in the traffic stream for the vehicles at the cross street to continue.

Transportation agencies generally consider operations at or above LOS C to be acceptable. In more dense areas, operations at or above LOS D may also be considered acceptable during peak traffic hours.

EXISTING CONDITIONS (2023)

For the analysis of existing conditions, existing traffic count data along with optimized traffic signal timings and cycle lengths. Existing AM peak hour and PM peak hour volumes can be seen in **Figures 3** and **4**. Existing conditions capacity analyses can be found under **TAB TWO**.

BACKGROUND CONDITIONS (2024)

For the analysis of background conditions, traffic volumes for 2024, along with optimized traffic signal timings and cycle lengths, were used. Adjacent volumes from surrounding developments and their proposed mitigation improvements were also included in the background conditions.

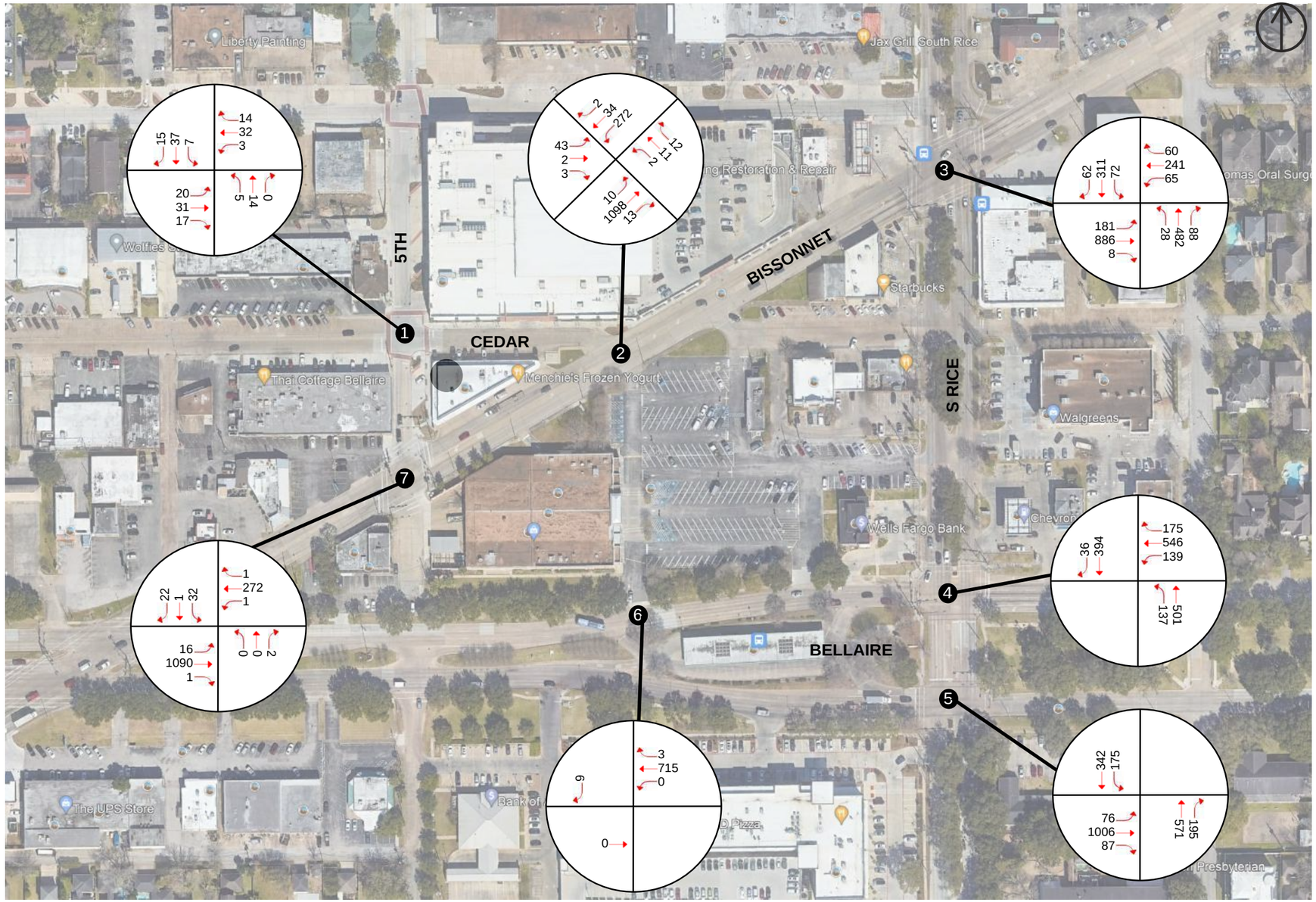
Background AM peak hour and PM peak hour volumes can be seen in **Figures 9** and **10**. Background conditions capacity analyses for 20XX can be found under **TAB THREE**.

PROPOSED CONDITIONS (2024)

For the analysis of the proposed conditions, the proposed traffic volumes along with current traffic signal timings obtained from the City were used. Proposed AM peak hour and PM peak hour LOS can be seen in **Figures 11** and **12**. Proposed conditions capacity analyses can be found under **TAB FOUR**.

A comparison of existing, background, and proposed AM and PM peak hour level of service and delay can be found in **Table 6** and **Table 7**.

Exhibit A.3



walter p moore

Walter P. Moore and Associates, Inc.
1301 McKinney, Suite 1100
Houston, Texas 77010

713.630.7300

HM BELLAIRE TIA

NO.	DATE	REVISION

PROJECT NO. M03-22071-00

DESIGNED BY	REVIEWED BY	DRAWN BY
WPM	YEP	DPC

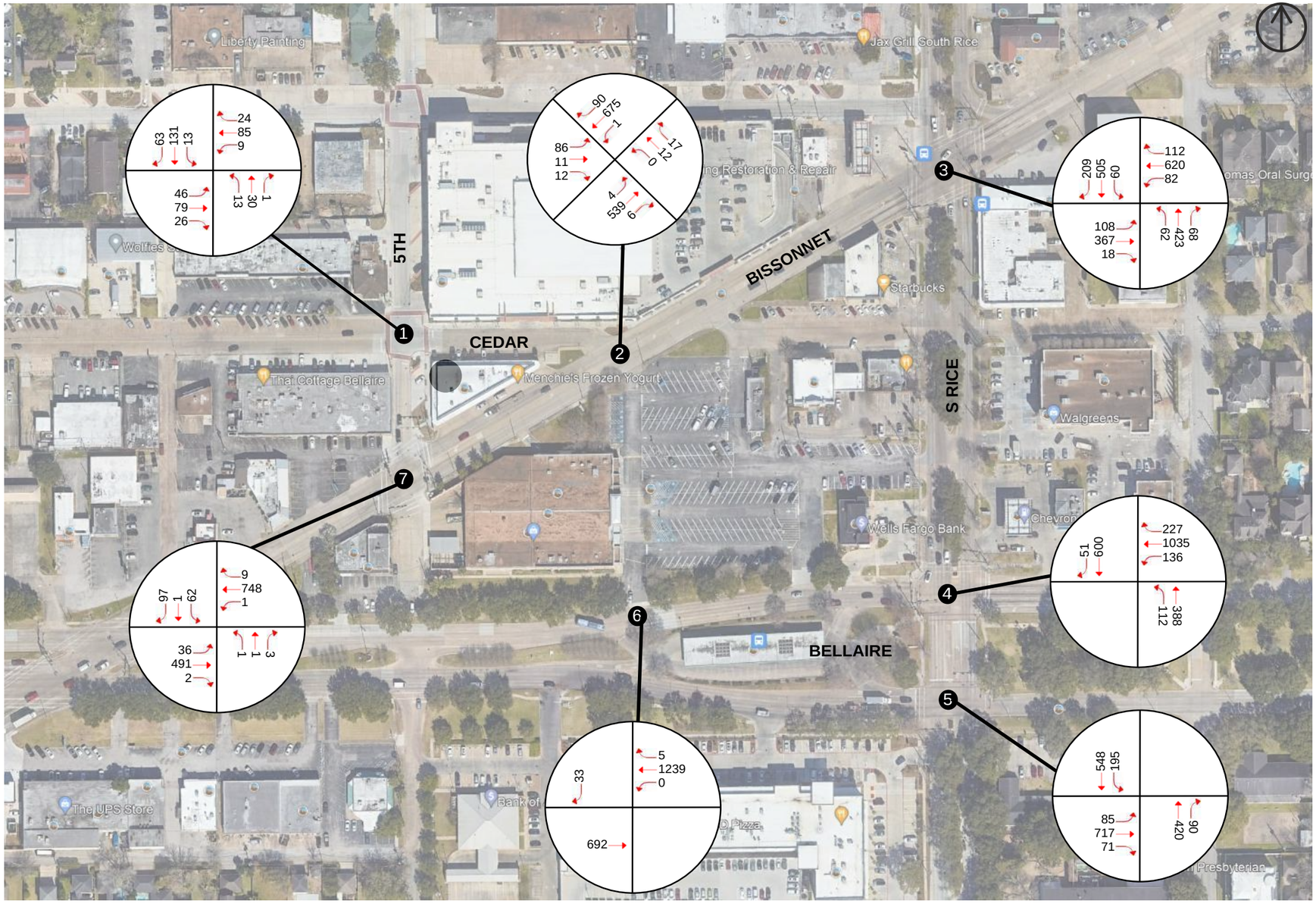
ORIGINAL ISSUE	DATE
SCHEMATIC DESIGN	Feb 2023

BACKGROUND VOLUMES AM PEAK 2024

FIGURE 9

Copyright © WALTER P MOORE AND ASSOCIATES, INC.

Exhibit A.3



walter p moore

Walter P. Moore and Associates, Inc.
1301 McKinney, Suite 1100
Houston, Texas 77010

713.630.7300

HM BELLAIRE TIA

NO.	DATE	REVISION

PROJECT NO.
M03-22071-00

DESIGNED BY	REVIEWED BY	DRAWN BY
WPM	YEP	DPC

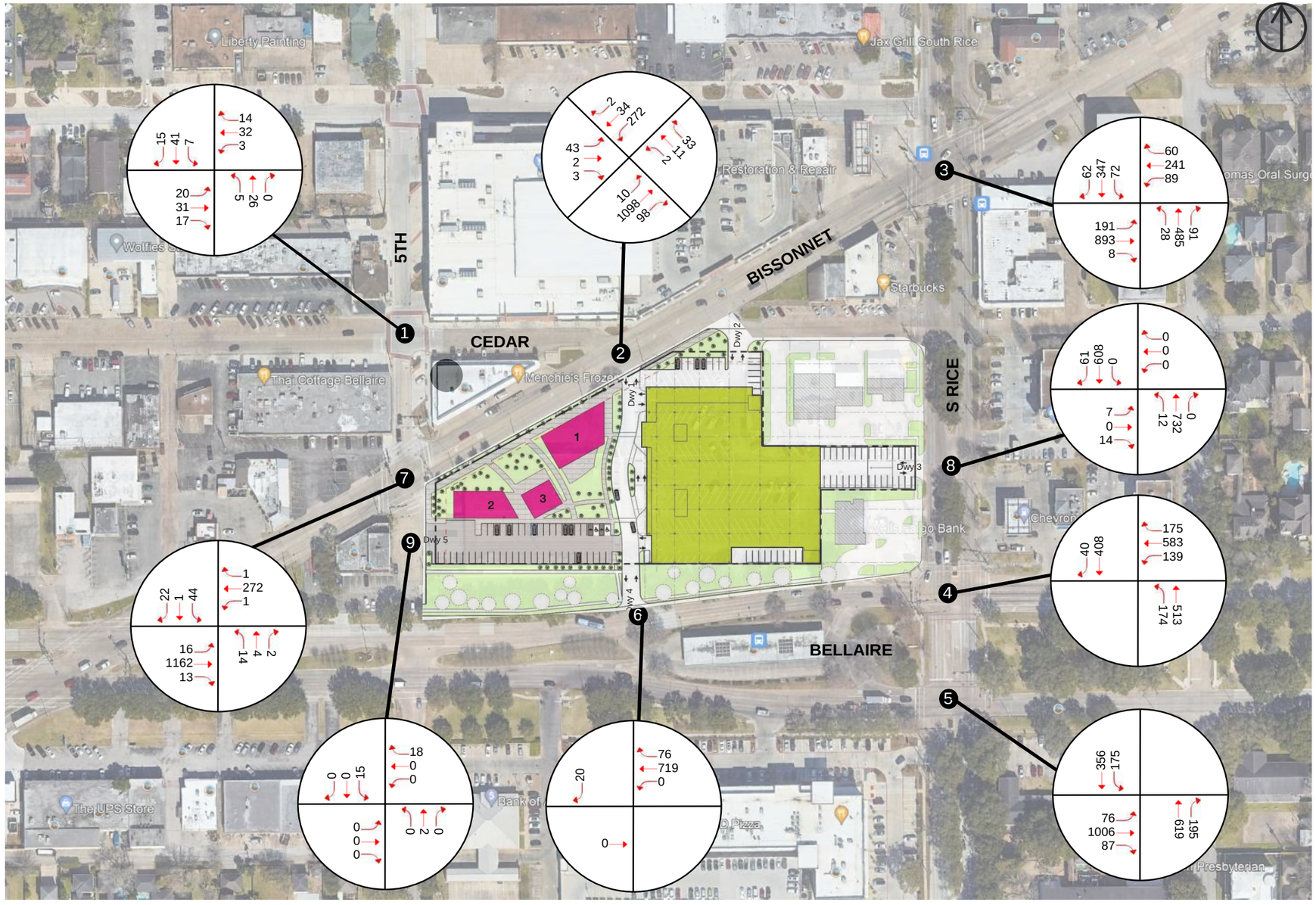
ORIGINAL ISSUE	DATE
SCHEMATIC DESIGN	Feb 2023

BACKGROUND VOLUMES PM PEAK 2024

FIGURE 10

Copyright © WALTER P MOORE AND ASSOCIATES, INC.

Exhibit A.3



walter p moore

Walter P. Moore and Associates, Inc.
1301 McKinney, Suite 1100
Houston, Texas 77010

713.630.7300

HM BELLAIRE TIA

NO.	DATE	REVISION

PROJECT NO. M03-22071-00

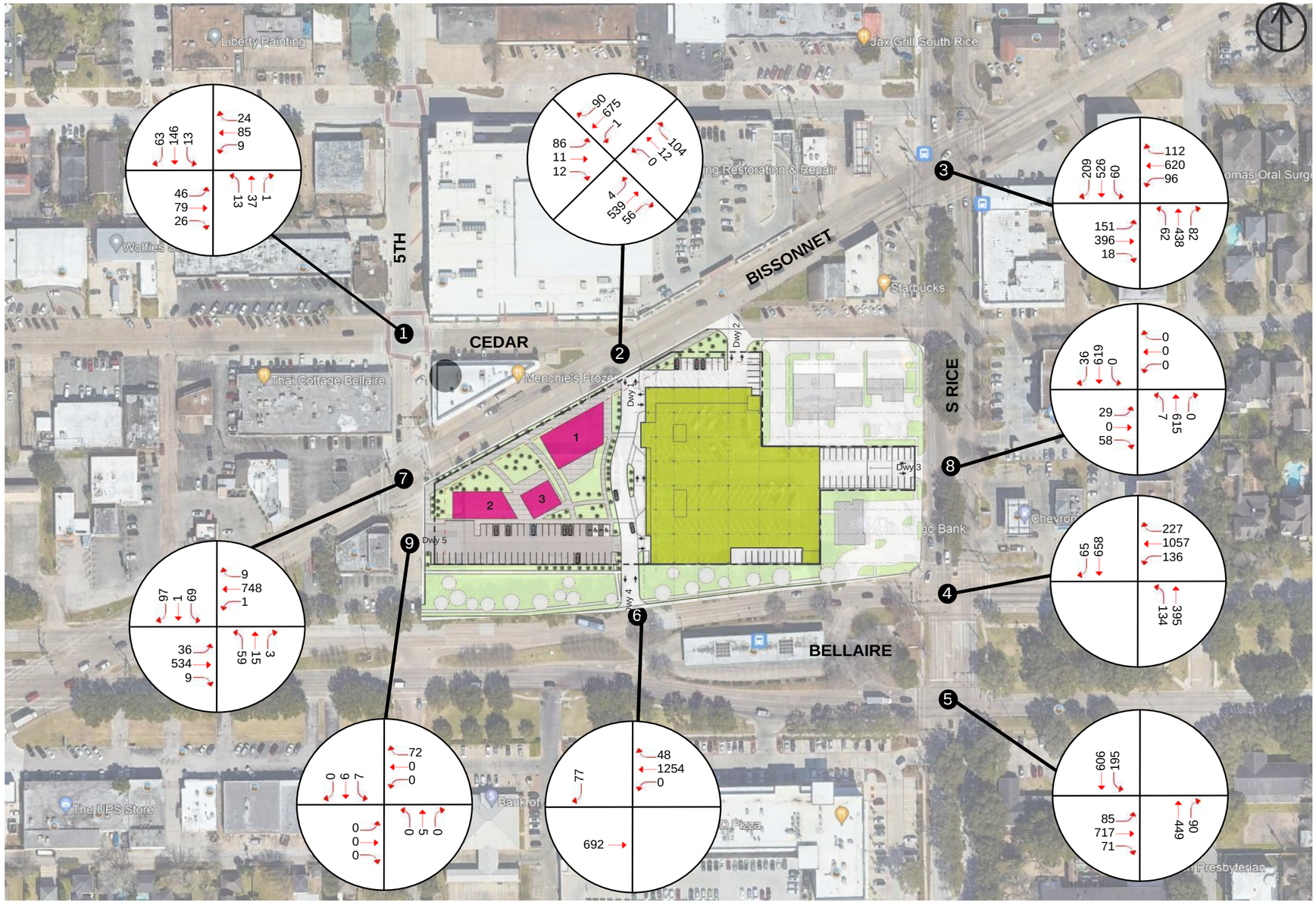
DESIGNED BY	REVIEWED BY	DRAWN BY
WPM	YEP	DPC

ORIGINAL ISSUE	DATE
SCHEMATIC DESIGN	Feb 2023

PROPOSED VOLUMES
AM PEAK 2024

FIGURE 11

Copyright © WALTER P MOORE AND ASSOCIATES, INC.



walter p moore

Walter P. Moore and Associates, Inc.
1301 McKinney, Suite 1100
Houston, Texas 77010

713.630.7300

HM BELLAIRE TIA

NO.	DATE	REVISION

PROJECT NO.
M03-22071-00

DESIGNED BY	REVIEWED BY	DRAWN BY
WPM	YEP	DPC

ORIGINAL ISSUE	DATE
SCHEMATIC DESIGN	Feb 2023

PROPOSED VOLUMES
PM PEAK 2024

FIGURE 12

Copyright © WALTER P MOORE AND ASSOCIATES, INC.

Table 6: AM Peak Hour Level of Service Comparison

No.	Intersection Name	Type of Intersection	Existing AM 2023		Background AM 2024		Proposed AM 2024	
			Intersection LOS	Intersection delay (sec/veh)	Intersection LOS	Intersection delay (sec/veh)	Intersection LOS	Intersection delay (sec/veh)
1	Cedar at 5th	All-way stop	A	7.4	A	7.4	A	7.5
2	Bissonnet at Cedar/Dwy 1	Two-way stop	A	1.5	A	1.5	B	14.9
3	Bissonnet at S Rice	Signalized	C	18.6	B	18.6	B	19.2
4	S Rice at WB Bellaire*	Signalized	A	9.6	A	9.6	B	10.3
5	S Rice at EB Bellaire*	Signalized	A	14.4	A	14.4	B	15.2
6	Bellaire at Dwy 4	Two-way stop	A	0.2	A	0.2	A	0.3
7	Bissonnet at 5th	Signalized	B	17.5	B	17.5	B	20.0
8	S Rice at Dwy 3	Two-way stop	NA		NA		A	0.3
9	5th at Dwy 5	Two-way stop	NA		NA		A	7.4

Legend:

LOS A, B, C or D
LOS E
LOS F
* Uses Synchro delay for diamond interchanges

Table 7: PM Peak Hour Level of Service Comparison

No.	Intersection Name	Type of Intersection	Existing PM 2023		Background PM 2024		Proposed PM 2024	
			Intersection LOS	Intersection delay (sec/veh)	Intersection LOS	Intersection delay (sec/veh)	Intersection LOS	Intersection delay (sec/veh)
1	Cedar at 5th	All-way stop	A	8.9	A	9.0	A	9.2
2	Bissonnet at Cedar/Dwy 1	Two-way stop	A	4.2	A	4.4	A	6.2
3	Bissonnet at S Rice	Signalized	B	18.5	B	18.6	B	19.8
4	S Rice at WB Bellaire*	Signalized	B	13.2	B	13.4	B	14.3
5	S Rice at EB Bellaire*	Signalized	A	12.1	A	12.2	A	12.6
6	Bellaire at Dwy 4	Two-way stop	A	0.4	A	0.4	A	1.1
7	Bissonnet at 5th	Signalized	B	14.3	B	14.3	B	14.2
8	S Rice at Dwy 3	Two-way stop	NA		NA		A	1.2
9	5th at Dwy 5	Two-way stop	NA		NA		A	7.4

Legend:

LOS A, B, C or D
LOS E
LOS F
* Uses Synchro delay for diamond interchanges

LEVEL OF SERVICE COMPARISON

As can be seen in the previous table, most intersections are minimally impacted by the additional site traffic under proposed conditions in each scenario. As per most Traffic Impact Analysis Guidelines, intersections are considered deficient when they fall to LOS of E or F. The following is a summary of findings at the impacted intersections that are operating at the deficient levels based on the analysis conducted as part of this traffic impact analysis:

AM Peak Hour

- All intersections in the AM Peak Hour operate at LOS C or better for all scenarios

PM Peak Hour

- All intersections in the AM Peak Hour operate at LOS C or better for all scenarios

QUEUE ANALYSIS

A queue analysis was performed for the proposed access points of the development. The proposed access points along the development show minimum or no significant queue.

The maximum queue lengths (95th percentile) were calculated using *Synchro 11.0*. In this study, the maximum queue length is defined as the queue length which has a 5% probability of being exceeded in the proposed analysis. The roadway internal to the site have enough capacity to support the projected queue; therefore, no additional storage space. **Table 8** shows a summary of the queue lengths in the study area.

Table 8: Queue Analysis

Intersection	Movement	Available Storage Capacity (ft)	Queue Length (Proposed 2026) (ft)	
			AM Peak Hour	PM Peak Hour
Bissonnet at Dwy 1	NBR	110	65	25
S Rice at Dwy 3	EBL	125	5	25
Bellaire at Dwy 4	SBR	80	2.5	25
5th at Dwy 5	WBR	260	2.5	25

MITIGATION ANALYSIS

All study intersections and proposed driveways perform at level of service C or better in all conditions. Transportation and site improvements to mitigate impacts were investigated. T**he proposed Houston Methodist Bellaire MOB development does not deteriorate any of the study intersections LOS performance beyond background conditions**.

LEFT TURN LANE ANALYSIS

A left turn lane warrant analysis was performed for the northbound left turn movement at the intersection of S Rice at Driveway 3 using proposed 2024 traffic volumes as shown in **Image 1** below. From the warrant analysis, a left turn lane is warranted at the intersection. The left turn lane storage should meet the City of Bellaire minimum requirements and final design will be developed later and is not part of this study; however, a high level diagrammatic is shown in **Image 2**.

Image 1: Left Turn Warrant

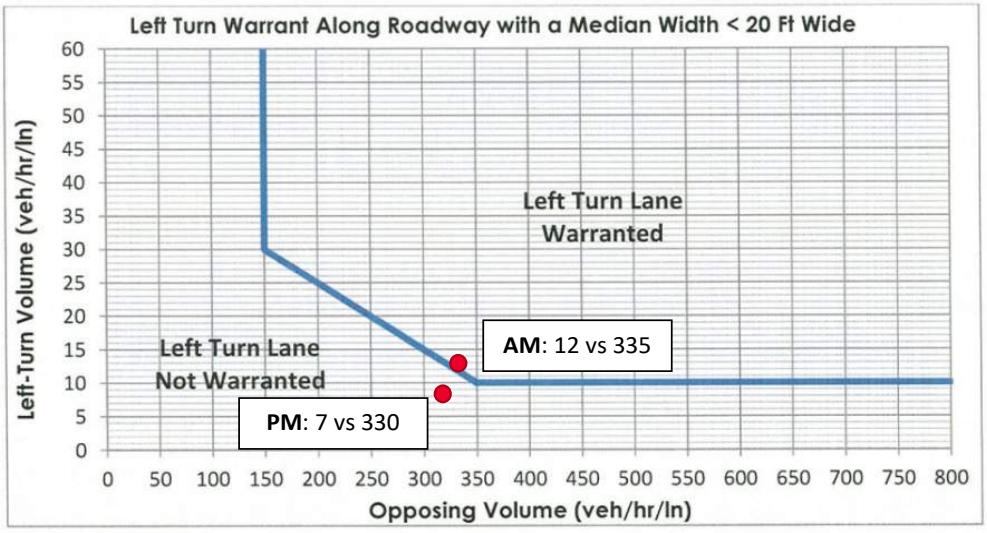


Image 2: NB Left Turn Lane Schematic at S Rice and Driveway 3

CONCLUSIONS AND RECOMMENDATIONS

As requested by Houston Methodist (HM), Walter P Moore conducted a traffic impact analysis for the proposed Bellaire Medical Office Building (MOB) and Retail located at the northwest corner of Rice Avenue and Bellaire Boulevard in Bellaire, TX. The purpose of the study was to determine the potential impacts to traffic operations in the area related to the proposed redevelopment. Transportation and site improvements to mitigate impacts were investigated, if necessary.

- The study found that all intersections in the AM and PM peak hours operate at LOS C or better for all scenarios
- Driveway 1 at Bissonnet is proposed to be a right-in, right-out driveway controlled by a stop sign
- A northbound left turn lane is recommended at the intersection of S Rice and Driveway 3

REFERENCES

Trip Generation Manual, 10th Edition. Institute of Transportation Engineers, Washington, D.C., 2020.

TxDOT Statewide Planning Map
https://www.txdot.gov/apps/statewide_mapping/statewideplanningmap.html

Exhibit A.3

Tab One

Existing Traffic Volumes

Exhibit A.3

Count Location:	Cedar at 5th
Count Date:	Thursday, January 12, 2023
Weather Conditions:	
Road Surface Condition:	
Names of Counters:	CJH

A.M. PEAK PERIOD																						
Time	Eastbound					Westbound					Northbound					Southbound					Vehicle Total
	Cedar					Cedar					5th					5th					
	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	
7:00	2	9	2	0		0	12	1	0		0	3	0	0		1	5	3	0		38
7:15	5	9	0	0		0	11	4	0		1	1	0	0		3	8	3	0		45
7:30	3	7	8	0		1	15	4	0		0	1	0	0		1	9	1	0		50
7:45	4	5	1	0		0	5	5	0		0	4	0	0		0	3	2	0		29
8:00	4	11	2	0		1	4	1	0		3	2	0	0		3	14	8	0		53
8:15	9	8	6	0		1	8	4	0		2	7	0	0		3	11	4	0		63
8:30	10	12	5	0		1	8	3	0		2	2	0	0		3	12	5	0		63
8:45	5	6	7	0		0	10	2	0		0	4	0	0		2	13	7	0		56

P.M. PEAK PERIOD																						
Time	Eastbound					Westbound					Northbound					Southbound					Vehicle Total
	Cedar					Cedar					5th					5th					
	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	
16:00	7	17	12	0		2	15	5	0		5	4	2	0		2	22	12	0		105
16:15	13	13	10	0		3	26	7	0		4	5	0	0		1	17	11	0		110
16:30	16	20	15	1		2	15	5	0		4	4	1	0		4	19	12	0		118
16:45	13	17	8	0		7	22	2	0		3	8	1	0		8	21	16	0		126
17:00	13	18	9	0		2	17	5	0		2	11	0	0		2	32	17	0		128
17:15	10	16	5	0		4	23	7	0		5	8	0	0		2	31	16	0		127
17:30	14	26	8	0		1	18	7	0		3	3	1	0		3	30	8	0		122
17:45	9	18	4	0		2	26	5	0		3	8	0	0		6	37	21	0		139

A.M. Peak Hour
7:30 - 8:30

P.M. Peak Hour
17:00 - 18:00

A.M. Peak Hour	Eastbound					Westbound					Northbound					Southbound					Vehicle Total
	Cedar					Cedar					5th					5th					
	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	
7:30	3	7	8	0	0	1	15	4	0	0	0	1	0	0	0	1	9	1	0	0	50
7:45	4	5	1	0	0	0	5	5	0	0	0	4	0	0	0	0	3	2	0	0	29
8:00	4	11	2	0	0	1	4	1	0	0	3	2	0	0	0	3	14	8	0	0	53
8:15	9	8	6	0	0	1	8	4	0	0	2	7	0	0	0	3	11	4	0	0	63
TOTAL	20	31	17	0	0	3	32	14	0	0	5	14	0	0	0	7	37	15	0	0	195
Ped Conflicts	0		0			0		0			0		0			0		0			0

P.M. Peak Hour	Eastbound					Westbound					Northbound					Southbound					Vehicle Total
	Cedar					Cedar					5th					5th					
	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	
17:00	13	18	9	0	0	2	17	5	0	0	2	11	0	0	0	2	32	17	0	0	128
17:15	10	16	5	0	0	4	23	7	0	0	5	8	0	0	0	2	31	16	0	0	127
17:30	14	26	8	0	0	1	18	7	0	0	3	3	1	0	0	3	30	8	0	0	122
17:45	9	18	4	0	0	2	26	5	0	0	3	8	0	0	0	6	37	21	0	0	139
TOTAL	46	78	26	0	0	9	84	24	0	0	13	30	1	0	0	13	130	62	0	0	516
Ped Conflicts	0		0			0		0			0		0			0		0			0

Exhibit A.3

Count Location:	2. Bissonnet at Commercial Dwy/Cedar
Count Date:	Thursday, January 12, 2023
Weather Conditions:	
Road Surface Condition:	
Names of Counters:	CJH

A.M. PEAK PERIOD

Time	Eastbound Bissonnet					Westbound Bissonnet					Northbound Commercial Dwy					Southbound Cedar St					Vehicle Total
	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	
7:00	2	142	1	0		0	33	17	0		0	1	3	0		9	2	0	0		210
7:15	2	218	4	0		0	51	13	0		0	1	2	0		13	0	2	0		306
7:30	2	314	3	0		0	54	11	0		0	5	4	0		10	0	0	0		403
7:45	4	265	2	0		0	82	9	0		1	0	3	0		9	0	1	0		376
8:00	4	266	4	0	1	0	72	6	2	2	1	4	4	0		12	1	1	0	1	377
8:15	0	242	4	0		1	61	8	0		0	2	1	0		12	1	1	0		333
8:30	0	213	5	0		0	96	11	0		0	4	1	0		15	4	3	0		352
8:45	0	180	2	0		0	75	12	0		0	1	2	0		8	1	0	0		281

P.M. PEAK PERIOD

Time	Eastbound Bissonnet					Westbound Bissonnet					Northbound Commercial Dwy					Southbound Cedar St					Vehicle Total
	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	
16:00	5	127	1	0		0	136	16	0		1	1	3	0		26	7	2	0		325
16:15	2	128	5	0		0	205	26	0		2	1	4	0		15	0	0	0		388
16:30	3	173	3	0		0	153	16	0		2	5	7	0		22	0	0	0		384
16:45	0	153	0	0		0	134	23	0		0	1	2	0		28	1	0	0		342
17:00	3	131	2	0		1	148	21	0		0	2	5	0		23	1	1	0		338
17:15	0	150	0	0		0	168	21	0		0	3	7	0		16	1	5	0		371
17:30	0	131	3	0		0	171	22	0		0	5	2	0		27	3	5	0		369
17:45	1	122	1	0		0	181	25	0		0	2	3	0		19	6	1	0		361

A.M. Peak Hour		
7:30	-	8:30

P.M. Peak Hour		
17:00	-	18:00

A.M. Peak Hour	Eastbound Bissonnet					Westbound Bissonnet					Northbound Commercial Dwy					Southbound Cedar St					Vehicle Total
	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	
7:30	2	314	3	0	0	0	54	11	0	0	0	5	4	0	0	10	0	0	0	0	403
7:45	4	265	2	0	0	0	82	9	0	0	1	0	3	0	0	9	0	1	0	0	376
8:00	4	266	4	0	1	0	72	6	2	2	1	4	4	0	0	12	1	1	0	1	377
8:15	0	242	4	0	0	1	61	8	0	0	0	2	1	0	0	12	1	1	0	0	333
TOTAL	10	1087	13	0	1	1	269	34	2	2	2	11	12	0	0	43	2	3	0	1	1489
Ped Conflicts	2		1			2		3			1		2			3		2			8

P.M. Peak Hour	Eastbound Bissonnet					Westbound Bissonnet					Northbound Commercial Dwy					Southbound Cedar St					Vehicle Total
	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	
17:00	3	131	2	0	0	1	148	21	0	0	0	2	5	0	0	23	1	1	0	0	338
17:15	0	150	0	0	0	0	168	21	0	0	0	3	7	0	0	16	1	5	0	0	371
17:30	0	131	3	0	0	0	171	22	0	0	0	5	2	0	0	27	3	5	0	0	369
17:45	1	122	1	0	0	0	181	25	0	0	0	2	3	0	0	19	6	1	0	0	361
TOTAL	4	534	6	0	0	1	668	89	0	0	0	12	17	0	0	85	11	12	0	0	1439
Ped Conflicts	0		0			0		0			0		0			0		0			0

Exhibit A.3

Count Location:	3. Bissonnet at S Rice
Count Date:	Thursday, January 12, 2023
Weather Conditions:	
Road Surface Condition:	
Names of Counters:	CJH

A.M. PEAK PERIOD																						
Time	Eastbound					Westbound					Northbound					Southbound					Vehicle Total
	Bissonnet					Bissonnet					S Rice					S Rice					
	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	
7:00	19	131	1	0		8	41	8	0		7	39	10	0		8	54	12	0		338
7:15	20	185	0	0		11	30	12	0		13	80	14	0		17	81	18	0		481
7:30	52	249	0	0		13	59	16	0		7	105	23	0		13	62	17	0		616
7:45	43	213	2	0		13	61	12	0		5	132	27	1		24	86	13	0		632
8:00	45	213	1	0		21	72	17	0		7	116	15	0		20	74	13	0		614
8:15	39	202	5	0		17	47	14	0		8	124	22	0		14	86	18	0		596
8:30	34	167	5	0		12	91	15	0		7	107	19	0		16	57	29	1		560
8:45	32	136	1	0		8	70	5	0		8	88	10	0		16	53	14	0		441

P.M. PEAK PERIOD																						
Time	Eastbound					Westbound					Northbound					Southbound					Vehicle Total
	Bissonnet					Bissonnet					S Rice					S Rice					
	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	
16:00	20	89	4	0		23	152	17	0	1	8	69	14	1	1	22	106	29	1		555
16:15	22	97	6	0		16	160	19	0		10	99	23	0		14	87	54	1		608
16:30	33	111	5	0		18	125	29	0		12	91	21	0		13	102	44	1		605
16:45	38	98	2	0		14	110	38	0	1	15	87	19	0	1	26	111	57	1		616
17:00	26	106	6	0		15	164	32	0		18	101	13	0		20	126	49	3		679
17:15	33	94	5	0		17	152	34	0		6	129	22	1		14	122	59	0		688
17:30	23	92	5	0		27	177	23	0		19	95	15	0		12	118	49	1		656
17:45	25	71	2	0		22	121	22	0		15	94	17	2		9	134	50	0		584

A.M. Peak Hour
7:30 - 8:30

P.M. Peak Hour
17:00 - 18:00

A.M. Peak Hour	Eastbound					Westbound					Northbound					Southbound					Vehicle Total
	Bissonnet					Bissonnet					S Rice					S Rice					
	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	
7:30	52	249	0	0	0	13	59	16	0	0	7	105	23	0	0	13	62	17	0	0	616
7:45	43	213	2	0	0	13	61	12	0	0	5	132	27	1	0	24	86	13	0	0	632
8:00	45	213	1	0	0	21	72	17	0	0	7	116	15	0	0	20	74	13	0	0	614
8:15	39	202	5	0	0	17	47	14	0	0	8	124	22	0	0	14	86	18	0	0	596
TOTAL	179	877	8	0	0	64	239	59	0	0	27	477	87	1	0	71	308	61	0	0	2458
Ped Conflicts	0		0			0		0			0		0			0		0			0

P.M. Peak Hour	Eastbound					Westbound					Northbound					Southbound					Vehicle Total
	Bissonnet					Bissonnet					S Rice					S Rice					
	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	
17:00	26	106	6	0	0	15	164	32	0	0	18	101	13	0	0	20	126	49	3	0	679
17:15	33	94	5	0	0	17	152	34	0	0	6	129	22	1	0	14	122	59	0	0	688
17:30	23	92	5	0	0	27	177	23	0	0	19	95	15	0	0	12	118	49	1	0	656
17:45	25	71	2	0	0	22	121	22	0	0	15	94	17	2	0	9	134	50	0	0	584
TOTAL	107	363	18	0	0	81	614	111	0	0	58	419	67	3	0	55	500	207	4	0	2607
Ped Conflicts	0		0			0		0			0		0			0		0			0

Exhibit A.3

Count Location:	4. WB Bellaire at S Rice
Count Date:	Thursday, January 12, 2023
Weather Conditions:	
Road Surface Condition:	
Names of Counters:	CJH

A.M. PEAK PERIOD																					
Time	Eastbound					Westbound					Northbound					Southbound					Vehicle Total
	na					WB Bellaire					S Rice					S Rice					
	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	
7:00	0	0	0	0		19	138	31	0		16	38	0	0		0	64	7	0		313
7:15	0	0	0	0		17	119	40	0		32	87	0	0		0	79	4	0		378
7:30	0	0	0	0		21	136	46	0		28	118	0	0	1	0	92	8	0		449
7:45	0	0	0	0		23	139	40	0		33	129	0	0		0	86	7	0		457
8:00	0	0	0	0		50	151	40	0		43	123	0	0		0	104	11	0		522
8:15	0	0	0	0		44	115	47	0		32	126	0	0		0	108	10	0		482
8:30	0	0	0	0		29	142	38	0		25	99	0	0		0	88	13	0		434
8:45	0	0	0	0		29	149	40	0		34	67	0	0		0	74	11	0		404

P.M. PEAK PERIOD																					
Time	Eastbound					Westbound					Northbound					Southbound					Vehicle Total
	na					WB Bellaire					S Rice					S Rice					
	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	
16:00	0	0	0	0		29	255	45	0		22	77	0	0		0	135	12	0		575
16:15	0	0	0	0		34	259	42	0		54	115	0	0		0	119	17	0		640
16:30	0	0	0	0		42	272	55	0		39	91	0	0		0	127	5	0	1	631
16:45	0	0	0	0		41	232	57	0		34	87	0	0		0	145	16	0		612
17:00	0	0	0	0		36	281	69	0		27	99	0	0		0	135	13	0		660
17:15	0	0	0	0		39	240	54	0		31	97	0	0		0	150	13	0		624
17:30	0	0	0	0		28	269	48	0		27	101	0	0		0	154	9	0		636
17:45	0	0	0	0		32	235	54	0		26	87	0	0		0	155	15	0		604

A.M. Peak Hour
7:30 - 8:30

P.M. Peak Hour
17:00 - 18:00

A.M. Peak Hour	Eastbound					Westbound					Northbound					Southbound					Vehicle Total
	na					WB Bellaire					S Rice					S Rice					
	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	
7:30	0	0	0	0	0	21	136	46	0	0	28	118	0	0	1	0	92	8	0	0	449
7:45	0	0	0	0	0	23	139	40	0	0	33	129	0	0	0	0	86	7	0	0	457
8:00	0	0	0	0	0	50	151	40	0	0	43	123	0	0	0	0	104	11	0	0	522
8:15	0	0	0	0	0	44	115	47	0	0	32	126	0	0	0	0	108	10	0	0	482
TOTAL	0	0	0	0	0	138	541	173	0	0	136	496	0	0	1	0	390	36	0	0	1910
Ped Conflicts	0		1			1		0			1		1			0		0			2

P.M. Peak Hour	Eastbound					Westbound					Northbound					Southbound					Vehicle Total
	na					WB Bellaire					S Rice					S Rice					
	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	
17:00	0	0	0	0	0	36	281	69	0	0	27	99	0	0	0	0	135	13	0	0	660
17:15	0	0	0	0	0	39	240	54	0	0	31	97	0	0	0	0	150	13	0	0	624
17:30	0	0	0	0	0	28	269	48	0	0	27	101	0	0	0	0	154	9	0	0	636
17:45	0	0	0	0	0	32	235	54	0	0	26	87	0	0	0	0	155	15	0	0	604
TOTAL	0	0	0	0	0	135	1025	225	0	0	111	384	0	0	0	0	594	50	0	0	2524
Ped Conflicts	0		0			0		0			0		0			0		0			0

Exhibit A.3

Count Location:	5. EB Bellaire at S Rice
Count Date:	Thursday, January 12, 2023
Weather Conditions:	
Road Surface Condition:	
Names of Counters:	CJH

A.M. PEAK PERIOD																					
Time	Eastbound					Westbound					Northbound					Southbound					Vehicle Total
	EB Bellaire					0					S Rice					S Rice					
	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	
7:00	7	186	20	0		0	0	0	0		0	41	21	0		21	50	0	0		346
7:15	11	214	13	0		0	0	0	0		0	83	30	0		57	52	0	0		460
7:30	20	265	13	0		0	0	0	0		0	138	63	0		42	50	0	0		591
7:45	18	274	13	0		0	0	0	0		0	134	45	0		53	61	0	0		598
8:00	14	229	22	0		0	0	0	0		0	173	47	0		35	115	0	0		635
8:15	23	228	38	0	1	0	0	0	0		0	120	38	0		43	113	0	0		603
8:30	11	206	21	0		0	0	0	0		0	138	53	0		52	68	0	0		549
8:45	15	241	10	0		0	0	0	0		0	81	35	0		32	58	0	0		472

P.M. PEAK PERIOD																					
Time	Eastbound					Westbound					Northbound					Southbound					Vehicle Total
	EB Bellaire					0					S Rice					S Rice					
	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	
16:00	22	187	19	0		0	0	0	0		0	81	20	0		55	115	0	0		499
16:15	27	181	20	0		0	0	0	0		0	126	30	0		57	119	0	0		560
16:30	17	204	14	0		0	0	0	0		0	126	34	1		50	95	0	0		541
16:45	21	167	12	0		0	0	0	0		0	91	23	0		56	114	0	0		484
17:00	27	186	23	0		0	0	0	0		0	107	26	0		56	120	0	0		545
17:15	22	152	15	0		0	0	0	0		0	102	20	0		53	127	0	0		491
17:30	16	211	18	0		0	0	0	0		0	111	26	0		50	143	0	0		575
17:45	19	161	14	0		0	0	0	0		0	96	17	0		34	153	0	0		494

A.M. Peak Hour		
7:30	-	8:30

P.M. Peak Hour		
17:00	-	18:00

A.M. Peak Hour	Eastbound					Westbound					Northbound					Southbound					Vehicle Total
	EB Bellaire					0					S Rice					S Rice					
	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	
7:30	20	265	13	0	0	0	0	0	0	0	0	138	63	0	0	42	50	0	0	0	591
7:45	18	274	13	0	0	0	0	0	0	0	0	134	45	0	0	53	61	0	0	0	598
8:00	14	229	22	0	0	0	0	0	0	0	0	173	47	0	0	35	115	0	0	0	635
8:15	23	228	38	0	1	0	0	0	0	0	0	120	38	0	0	43	113	0	0	0	603
TOTAL	75	996	86	0	1	0	0	0	0	0	0	565	193	0	0	173	339	0	0	0	2427
Ped Conflicts	1		1			0		0			1		0			0		1			2

P.M. Peak Hour	Eastbound					Westbound					Northbound					Southbound					Vehicle Total
	EB Bellaire					0					S Rice					S Rice					
	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	
17:00	27	186	23	0	0	0	0	0	0	0	0	107	26	0	0	56	120	0	0	0	545
17:15	22	152	15	0	0	0	0	0	0	0	0	102	20	0	0	53	127	0	0	0	491
17:30	16	211	18	0	0	0	0	0	0	0	0	111	26	0	0	50	143	0	0	0	575
17:45	19	161	14	0	0	0	0	0	0	0	0	96	17	0	0	34	153	0	0	0	494
TOTAL	84	710	70	0	0	0	0	0	0	0	0	416	89	0	0	193	543	0	0	0	2105
Ped Conflicts	0		0			0		0			0		0			0		0			0

Exhibit A.3

Count Location:	6. Bellaire at Access Rd
Count Date:	Thursday, January 12, 2023
Weather Conditions:	
Road Surface Condition:	
Names of Counters:	CJH

A.M. PEAK PERIOD																						
Time	Eastbound					Westbound					Northbound					Southbound					Vehicle Total
	Bellaire					Bellaire					0					Access Rd					
	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	
7:00	0	178	0	0		0	151	0	0		0	0	0			0	0	2	0		331
7:15	0	214	0	0		0	155	1	0		0	0	0			0	0	1	0		371
7:30	0	246	0	0		0	162	1	0		0	0	0			0	0	2	0		411
7:45	0	263	0	0		0	170	0	0		0	0	0			0	0	3	0		436
8:00	0	233	0	0		0	200	2	0		0	0	0			0	0	0	0		435
8:15	0	255	0	0		0	176	0	0		0	0	0			0	0	4	0		435
8:30	0	191	0	0		0	176	0	0		0	0	0			0	0	1	0		368
8:45	0	217	0	0		0	180	1	0		0	0	0			0	0	3	0		401

P.M. PEAK PERIOD																						
Time	Eastbound					Westbound					Northbound					Southbound					Vehicle Total
	Bellaire					Bellaire					0					Access Rd					
	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	
16:00	0	192	0	0		0	247	0	1		0	0	0			0	0	5	0		445
16:15	0	193	0	0		0	322	0	0		0	0	0			0	0	5	0		520
16:30	0	168	0	0		0	286	1	1		0	0	0			0	0	4	0		460
16:45	0	179	0	0		0	295	1	0		0	0	0			0	0	6	0		481
17:00	0	177	0	0		0	264	1	0		0	0	0			0	0	7	0		449
17:15	0	167	0	0		0	338	1	0		0	0	0			0	0	7	0		513
17:30	0	174	0	0		0	274	1	0		0	0	0			0	0	7	0		456
17:45	0	167	0	0		0	351	2	0		0	0	0			0	0	12	0		532

A.M. Peak Hour		
7:30	-	8:30

P.M. Peak Hour		
17:00	-	18:00

A.M. Peak Hour	Eastbound					Westbound					Northbound					Southbound					Vehicle Total
	Bellaire					Bellaire					0					Access Rd					
	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	
7:30	0	246	0	0	0	0	162	1	0	0	0	0	0	0	0	0	0	2	0	0	411
7:45	0	263	0	0	0	0	170	0	0	0	0	0	0	0	0	0	0	3	0	0	436
8:00	0	233	0	0	0	0	200	2	0	0	0	0	0	0	0	0	0	0	0	0	435
8:15	0	255	0	0	0	0	176	0	0	0	0	0	0	0	0	0	0	4	0	0	435
TOTAL	0	997	0	0	0	0	708	3	0	0	0	0	0	0	0	0	0	9	0	0	1717
Ped Conflicts	0		0			0		0			0		0			0		0			0

P.M. Peak Hour	Eastbound					Westbound					Northbound					Southbound					Vehicle Total
	Bellaire					Bellaire					0					Access Rd					
	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	
17:00	0	177	0	0	0	0	264	1	0	0	0	0	0	0	0	0	0	7	0	0	449
17:15	0	167	0	0	0	0	338	1	0	0	0	0	0	0	0	0	0	7	0	0	513
17:30	0	174	0	0	0	0	274	1	0	0	0	0	0	0	0	0	0	7	0	0	456
17:45	0	167	0	0	0	0	351	2	0	0	0	0	0	0	0	0	0	12	0	0	532
TOTAL	0	685	0	0	0	0	1227	5	0	0	0	0	0	0	0	0	0	33	0	0	1950
Ped Conflicts	0		0			0		0			0		0			0		0			0

Exhibit A.3

Count Location:	7. Bissonnet at 5th
Count Date:	Thursday, January 12, 2023
Weather Conditions:	
Road Surface Condition:	
Names of Counters:	CJH

A.M. PEAK PERIOD																						
Time	Eastbound					Westbound					Northbound					Southbound					Vehicle Total
	Bissonnet					Bissonnet					5th					5th					
	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	
7:00	3	133	0	0		0	32	0	0		0	0	0	0		4	0	3	0		175
7:15	2	228	0	0		0	52	0	0		0	0	0	0		7	0	4	0		293
7:30	1	296	0	0		0	54	1	0		0	0	0	0		10	1	4	0		367
7:45	4	274	0	0		0	76	0	0		0	0	0	0		3	0	2	0		359
8:00	2	268	0	1		1	76	0	0		0	0	1	0		5	0	10	0		364
8:15	8	241	1	0		0	63	0	0		0	0	1	0		14	0	6	0		334
8:30	3	205	0	0		0	102	1	0		0	0	1	0		8	1	8	0		329
8:45	1	177	1	0		0	69	1	0		0	0	1	0		10	1	9	0		270

P.M. PEAK PERIOD																						
Time	Eastbound					Westbound					Northbound					Southbound					Vehicle Total
	Bissonnet					Bissonnet					5th					5th					
	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	
16:00	6	114	0	0		0	146	1	0		1	0	1	0		20	0	17	0		306
16:15	8	127	0	0		1	200	2	0		0	0	0	0		15	0	17	0		370
16:30	6	152	3	0		0	181	2	0		0	0	2	0		15	0	21	0		382
16:45	8	145	1	0		0	154	0	0		1	0	1	0		21	0	18	0		349
17:00	10	110	0	0		1	176	4	1		0	0	1	0		16	0	21	0		340
17:15	9	137	2	0		0	188	1	0		0	1	1	0		21	1	21	0		382
17:30	7	117	0	0		0	204	2	0		1	0	1	0		12	0	23	0		367
17:45	10	122	0	0		0	173	2	0		0	0	0	0		12	0	31	0		350

A.M. Peak Hour
7:30 - 8:30

P.M. Peak Hour
17:00 - 18:00

A.M. Peak Hour	Eastbound					Westbound					Northbound					Southbound					Vehicle Total
	Bissonnet					Bissonnet					5th					5th					
	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	
7:30	1	296	0	0	0	0	54	1	0	0	0	0	0	0	0	10	1	4	0	0	367
7:45	4	274	0	0	0	0	76	0	0	0	0	0	0	0	0	3	0	2	0	0	359
8:00	2	268	0	1	0	1	76	0	0	0	0	0	1	0	0	5	0	10	0	0	364
8:15	8	241	1	0	0	0	63	0	0	0	0	0	1	0	0	14	0	6	0	0	334
TOTAL	15	1079	1	1	0	1	269	1	0	0	0	0	2	0	0	32	1	22	0	0	1424
Ped Conflicts	0		0			0		0			0		0			0		0			0

P.M. Peak Hour	Eastbound					Westbound					Northbound					Southbound					Vehicle Total
	Bissonnet					Bissonnet					5th					5th					
	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	Left	Thru	Right	U	Peds	
17:00	10	110	0	0	0	1	176	4	1	0	0	0	1	0	0	16	0	21	0	0	340
17:15	9	137	2	0	0	0	188	1	0	0	0	1	1	0	0	21	1	21	0	0	382
17:30	7	117	0	0	0	0	204	2	0	0	1	0	1	0	0	12	0	23	0	0	367
17:45	10	122	0	0	0	0	173	2	0	0	0	0	0	0	0	12	0	31	0	0	350
TOTAL	36	486	2	0	0	1	741	9	1	0	1	1	3	0	0	61	1	96	0	0	1439
Ped Conflicts	0		0			0		0			0		0			0		0			0

Tab Two

Existing Conditions Capacity Analysis

Intersection	
Intersection Delay, s/veh	7.4
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	20	31	17	3	32	14	5	14	0	7	37	15
Future Vol, veh/h	20	31	17	3	32	14	5	14	0	7	37	15
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	22	34	18	3	35	15	5	15	0	8	40	16
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7.5	7.3	7.4	7.4
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	26%	29%	6%	12%
Vol Thru, %	74%	46%	65%	63%
Vol Right, %	0%	25%	29%	25%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	19	68	49	59
LT Vol	5	20	3	7
Through Vol	14	31	32	37
RT Vol	0	17	14	15
Lane Flow Rate	21	74	53	64
Geometry Grp	1	1	1	1
Degree of Util (X)	0.024	0.083	0.059	0.072
Departure Headway (Hd)	4.257	4.03	3.978	4.04
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	832	883	893	879
Service Time	2.327	2.081	2.034	2.101
HCM Lane V/C Ratio	0.025	0.084	0.059	0.073
HCM Control Delay	7.4	7.5	7.3	7.4
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.1	0.3	0.2	0.2

Intersection	
Int Delay, s/veh	1.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	1087	13	3	269	34	2	11	12	43	2	3
Future Vol, veh/h	10	1087	13	3	269	34	2	11	12	43	2	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	0	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	11	1182	14	3	292	37	2	12	13	47	2	3

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	329	0	0	1196	0	0	1364	1546	598	936	1535	165
Stage 1	-	-	-	-	-	-	1211	1211	-	317	317	-
Stage 2	-	-	-	-	-	-	153	335	-	619	1218	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	1227	-	-	579	-	-	106	113	445	220	115	850
Stage 1	-	-	-	-	-	-	193	253	-	669	653	-
Stage 2	-	-	-	-	-	-	834	641	-	443	251	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1227	-	-	579	-	-	103	111	445	194	113	850
Mov Cap-2 Maneuver	-	-	-	-	-	-	103	111	-	194	113	-
Stage 1	-	-	-	-	-	-	191	251	-	663	650	-
Stage 2	-	-	-	-	-	-	824	638	-	406	249	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0.1	29.8	29.6
HCM LOS			D	D

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	172	1227	-	-	579	-	-	198
HCM Lane V/C Ratio	0.158	0.009	-	-	0.006	-	-	0.264
HCM Control Delay (s)	29.8	8	-	-	11.3	-	-	29.6
HCM Lane LOS	D	A	-	-	B	-	-	D
HCM 95th %tile Q(veh)	0.5	0	-	-	0	-	-	1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	179	877	8	64	239	59	28	477	87	71	308	61
Future Volume (veh/h)	179	877	8	64	239	59	28	477	87	71	308	61
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	185	904	8	66	246	0	29	492	90	73	318	63
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	583	1247	11	299	1069		351	706	128	297	777	152
Arrive On Green	0.10	0.35	0.35	0.06	0.30	0.00	0.03	0.24	0.24	0.06	0.26	0.26
Sat Flow, veh/h	1781	3610	32	1781	3554	1585	1781	3002	546	1781	2963	580
Grp Volume(v), veh/h	185	445	467	66	246	0	29	290	292	73	189	192
Grp Sat Flow(s),veh/h/ln	1781	1777	1865	1781	1777	1585	1781	1777	1772	1781	1777	1766
Q Serve(g_s), s	4.1	12.9	12.9	1.5	3.1	0.0	0.7	8.8	8.9	1.8	5.2	5.3
Cycle Q Clear(g_c), s	4.1	12.9	12.9	1.5	3.1	0.0	0.7	8.8	8.9	1.8	5.2	5.3
Prop In Lane	1.00		0.02	1.00		1.00	1.00		0.31	1.00		0.33
Lane Grp Cap(c), veh/h	583	614	644	299	1069		351	418	417	297	466	463
V/C Ratio(X)	0.32	0.73	0.73	0.22	0.23		0.08	0.69	0.70	0.25	0.41	0.41
Avail Cap(c_a), veh/h	696	1007	1057	395	1821		460	766	764	388	796	792
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	11.8	16.9	16.9	13.7	15.5	0.0	16.3	20.7	20.7	16.1	18.0	18.1
Incr Delay (d2), s/veh	0.3	1.6	1.6	0.4	0.1	0.0	0.1	2.1	2.2	0.4	0.6	0.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.4	4.8	5.0	0.5	1.1	0.0	0.3	3.5	3.6	0.7	2.0	2.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	12.1	18.5	18.5	14.1	15.6	0.0	16.4	22.8	22.9	16.5	18.6	18.7
LnGrp LOS	B	B	B	B	B		B	C	C	B	B	B
Approach Vol, veh/h		1097			312			611			454	
Approach Delay, s/veh		17.4			15.3			22.5			18.3	
Approach LOS		B			B			C			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	8.0	18.4	7.8	24.9	6.4	20.0	10.4	22.3
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	6.5	25.5	6.5	33.5	5.5	26.5	9.7	30.3
Max Q Clear Time (g_c+I1), s	3.8	10.9	3.5	14.9	2.7	7.3	6.1	5.1
Green Ext Time (p_c), s	0.0	3.0	0.0	5.5	0.0	2.0	0.2	1.5

Intersection Summary	
HCM 6th Ctrl Delay	18.6
HCM 6th LOS	B

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

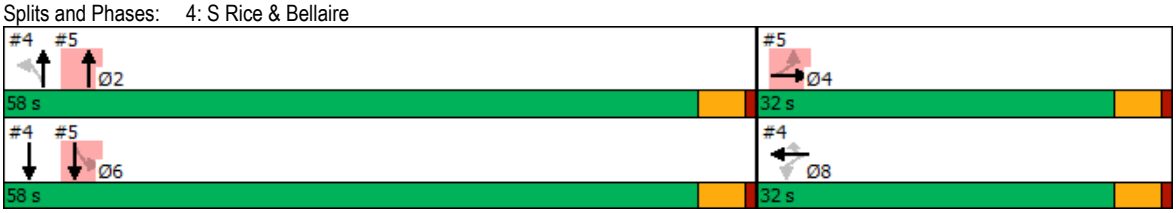
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	0	0	138	541	173	136	496	0	0	390	36
Future Volume (vph)	0	0	0	138	541	173	136	496	0	0	390	36
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	100		80	0		0	0		0
Storage Lanes	0		0	1		1	1		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	0.91	1.00	1.00	0.95	1.00	1.00	0.91	0.91
Frt						0.850					0.987	
Flt Protected				0.950			0.950					
Satd. Flow (prot)	0	0	0	1770	5085	1583	1770	3539	0	0	5019	0
Flt Permitted				0.950			0.473					
Satd. Flow (perm)	0	0	0	1770	5085	1583	881	3539	0	0	5019	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)						190					30	
Link Speed (mph)		35			35			35			35	
Link Distance (ft)		331			555			125			290	
Travel Time (s)		6.4			10.8			2.4			5.6	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Adj. Flow (vph)	0	0	0	152	595	190	149	545	0	0	429	40
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	0	0	152	595	190	149	545	0	0	469	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors				1	2	1	1	2			2	
Detector Template				Left	Thru	Right	Left	Thru			Thru	
Leading Detector (ft)				20	100	20	20	100			100	
Trailing Detector (ft)				0	0	0	0	0			0	
Detector 1 Position(ft)				0	0	0	0	0			0	
Detector 1 Size(ft)				20	6	20	20	6			6	
Detector 1 Type				Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex			Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)				0.0	0.0	0.0	0.0	0.0			0.0	
Detector 1 Queue (s)				0.0	0.0	0.0	0.0	0.0			0.0	
Detector 1 Delay (s)				0.0	0.0	0.0	0.0	0.0			0.0	
Detector 2 Position(ft)					94			94			94	
Detector 2 Size(ft)					6			6			6	
Detector 2 Type					Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)					0.0			0.0			0.0	
Turn Type				Perm	NA	Perm	Perm	NA			NA	
Protected Phases					8			2			6	
Permitted Phases				8		8	2					

Lane Group	Ø4
Lane Configurations	
Traffic Volume (vph)	
Future Volume (vph)	
Ideal Flow (vphpl)	
Storage Length (ft)	
Storage Lanes	
Taper Length (ft)	
Lane Util. Factor	
Frt	
Flt Protected	
Satd. Flow (prot)	
Flt Permitted	
Satd. Flow (perm)	
Right Turn on Red	
Satd. Flow (RTOR)	
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	
Adj. Flow (vph)	
Shared Lane Traffic (%)	
Lane Group Flow (vph)	
Enter Blocked Intersection	
Lane Alignment	
Median Width(ft)	
Link Offset(ft)	
Crosswalk Width(ft)	
Two way Left Turn Lane	
Headway Factor	
Turning Speed (mph)	
Number of Detectors	
Detector Template	
Leading Detector (ft)	
Trailing Detector (ft)	
Detector 1 Position(ft)	
Detector 1 Size(ft)	
Detector 1 Type	
Detector 1 Channel	
Detector 1 Extend (s)	
Detector 1 Queue (s)	
Detector 1 Delay (s)	
Detector 2 Position(ft)	
Detector 2 Size(ft)	
Detector 2 Type	
Detector 2 Channel	
Detector 2 Extend (s)	
Turn Type	
Protected Phases	4
Permitted Phases	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase				8	8	8	2	2			6	
Switch Phase												
Minimum Initial (s)				5.0	5.0	5.0	5.0	5.0			5.0	
Minimum Split (s)				22.5	22.5	22.5	22.5	22.5			22.5	
Total Split (s)				32.0	32.0	32.0	58.0	58.0			58.0	
Total Split (%)				35.6%	35.6%	35.6%	64.4%	64.4%			64.4%	
Maximum Green (s)				27.5	27.5	27.5	53.5	53.5			53.5	
Yellow Time (s)				3.5	3.5	3.5	3.5	3.5			3.5	
All-Red Time (s)				1.0	1.0	1.0	1.0	1.0			1.0	
Lost Time Adjust (s)				0.0	0.0	0.0	0.0	0.0			0.0	
Total Lost Time (s)				4.5	4.5	4.5	4.5	4.5			4.5	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)				3.0	3.0	3.0	3.0	3.0			3.0	
Recall Mode				None	None	None	Min	Min			Min	
Walk Time (s)				7.0	7.0	7.0	7.0	7.0			7.0	
Flash Dont Walk (s)				11.0	11.0	11.0	11.0	11.0			11.0	
Pedestrian Calls (#/hr)				0	0	0	0	0			0	
Act Effct Green (s)				21.8	21.8	21.8	26.7	26.7			26.7	
Actuated g/C Ratio				0.37	0.37	0.37	0.46	0.46			0.46	
v/c Ratio				0.23	0.31	0.27	0.37	0.34			0.20	
Control Delay				17.2	15.5	4.6	7.1	4.4			8.7	
Queue Delay				0.0	0.0	0.0	0.1	0.0			0.0	
Total Delay				17.3	15.5	4.6	7.2	4.4			8.7	
LOS				B	B	A	A	A			A	
Approach Delay					13.6			5.0			8.7	
Approach LOS					B			A			A	

Intersection Summary	
Area Type: Other	
Cycle Length: 90	
Actuated Cycle Length: 58.5	
Natural Cycle: 45	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.65	
Intersection Signal Delay: 9.6	Intersection LOS: A
Intersection Capacity Utilization 66.4%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 4: S Rice & Bellaire



Lane Group	Ø4
Detector Phase	
Switch Phase	
Minimum Initial (s)	5.0
Minimum Split (s)	22.5
Total Split (s)	32.0
Total Split (%)	36%
Maximum Green (s)	27.5
Yellow Time (s)	3.5
All-Red Time (s)	1.0
Lost Time Adjust (s)	
Total Lost Time (s)	
Lead/Lag	
Lead-Lag Optimize?	
Vehicle Extension (s)	3.0
Recall Mode	None
Walk Time (s)	7.0
Flash Dont Walk (s)	11.0
Pedestrian Calls (#/hr)	0
Act Effct Green (s)	
Actuated g/C Ratio	
v/c Ratio	
Control Delay	
Queue Delay	
Total Delay	
LOS	
Approach Delay	
Approach LOS	

Intersection Summary

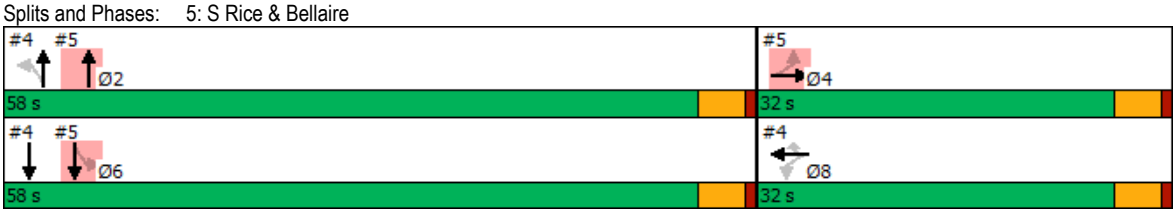
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	75	996	86	0	0	0	0	565	193	173	339	0
Future Volume (vph)	75	996	86	0	0	0	0	565	193	173	339	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	100		0	0		0	0		0	0		0
Storage Lanes	1		0	0		0	0		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.91	0.91	1.00	1.00	1.00	1.00	0.91	0.91	1.00	0.95	1.00
Frt		0.988						0.962				
Flt Protected	0.950									0.950		
Satd. Flow (prot)	1770	5024	0	0	0	0	0	4892	0	1770	3539	0
Flt Permitted	0.950									0.323		
Satd. Flow (perm)	1770	5024	0	0	0	0	0	4892	0	602	3539	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		16						10				
Link Speed (mph)		35			35			35			35	
Link Distance (ft)		515			747			369			125	
Travel Time (s)		10.0			14.6			7.2			2.4	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Adj. Flow (vph)	78	1038	90	0	0	0	0	589	201	180	353	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	78	1128	0	0	0	0	0	790	0	180	353	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2						2		1	2	
Detector Template	Left	Thru						Thru		Left	Thru	
Leading Detector (ft)	20	100						100		20	100	
Trailing Detector (ft)	0	0						0		0	0	
Detector 1 Position(ft)	0	0						0		0	0	
Detector 1 Size(ft)	20	6						6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex						Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0						0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0						0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0						0.0		0.0	0.0	
Detector 2 Position(ft)		94						94			94	
Detector 2 Size(ft)		6						6			6	
Detector 2 Type		Cl+Ex						Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0						0.0			0.0	
Turn Type	Perm	NA						NA		Perm	NA	
Protected Phases		4						2			6	
Permitted Phases	4									6		

Lane Group	Ø8
Lane Configurations	
Traffic Volume (vph)	
Future Volume (vph)	
Ideal Flow (vphpl)	
Storage Length (ft)	
Storage Lanes	
Taper Length (ft)	
Lane Util. Factor	
Frt	
Flt Protected	
Satd. Flow (prot)	
Flt Permitted	
Satd. Flow (perm)	
Right Turn on Red	
Satd. Flow (RTOR)	
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	
Adj. Flow (vph)	
Shared Lane Traffic (%)	
Lane Group Flow (vph)	
Enter Blocked Intersection	
Lane Alignment	
Median Width(ft)	
Link Offset(ft)	
Crosswalk Width(ft)	
Two way Left Turn Lane	
Headway Factor	
Turning Speed (mph)	
Number of Detectors	
Detector Template	
Leading Detector (ft)	
Trailing Detector (ft)	
Detector 1 Position(ft)	
Detector 1 Size(ft)	
Detector 1 Type	
Detector 1 Channel	
Detector 1 Extend (s)	
Detector 1 Queue (s)	
Detector 1 Delay (s)	
Detector 2 Position(ft)	
Detector 2 Size(ft)	
Detector 2 Type	
Detector 2 Channel	
Detector 2 Extend (s)	
Turn Type	
Protected Phases	8
Permitted Phases	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	4	4						2		6	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0						5.0		5.0	5.0	
Minimum Split (s)	22.5	22.5						22.5		22.5	22.5	
Total Split (s)	32.0	32.0						58.0		58.0	58.0	
Total Split (%)	35.6%	35.6%						64.4%		64.4%	64.4%	
Maximum Green (s)	27.5	27.5						53.5		53.5	53.5	
Yellow Time (s)	3.5	3.5						3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0						1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0						0.0		0.0	0.0	
Total Lost Time (s)	4.5	4.5						4.5		4.5	4.5	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0						3.0		3.0	3.0	
Recall Mode	None	None						Min		Min	Min	
Walk Time (s)	7.0	7.0						7.0		7.0	7.0	
Flash Dont Walk (s)	11.0	11.0						11.0		11.0	11.0	
Pedestrian Calls (#/hr)	0	0						0		0	0	
Act Effct Green (s)	21.8	21.8						26.7		26.7	26.7	
Actuated g/C Ratio	0.37	0.37						0.46		0.46	0.46	
v/c Ratio	0.12	0.60						0.35		0.65	0.22	
Control Delay	16.4	18.0						10.1		23.8	7.0	
Queue Delay	0.0	0.0						0.0		0.0	0.0	
Total Delay	16.5	18.0						10.1		23.8	7.1	
LOS	B	B						B		C	A	
Approach Delay		17.9						10.1			12.7	
Approach LOS		B						B			B	

Intersection Summary	
Area Type: Other	
Cycle Length: 90	
Actuated Cycle Length: 58.5	
Natural Cycle: 45	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.65	
Intersection Signal Delay: 14.4	Intersection LOS: B
Intersection Capacity Utilization 66.4%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 5: S Rice & Bellaire



Lane Group	Ø8
Detector Phase	
Switch Phase	
Minimum Initial (s)	5.0
Minimum Split (s)	22.5
Total Split (s)	32.0
Total Split (%)	36%
Maximum Green (s)	27.5
Yellow Time (s)	3.5
All-Red Time (s)	1.0
Lost Time Adjust (s)	
Total Lost Time (s)	
Lead/Lag	
Lead-Lag Optimize?	
Vehicle Extension (s)	3.0
Recall Mode	None
Walk Time (s)	7.0
Flash Dont Walk (s)	11.0
Pedestrian Calls (#/hr)	0
Act Effct Green (s)	
Actuated g/C Ratio	
v/c Ratio	
Control Delay	
Queue Delay	
Total Delay	
LOS	
Approach Delay	
Approach LOS	

Intersection Summary

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	708	3	0	9
Future Vol, veh/h	0	0	708	3	0	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	1	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	770	3	0	10

Major/Minor	Major2		Minor2	
Conflicting Flow All	-	0	-	387
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Critical Hdwy	-	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	-	-	-	3.92
Pot Cap-1 Maneuver	-	-	0	522
Stage 1	-	-	0	-
Stage 2	-	-	0	-
Platoon blocked, %	-	-		
Mov Cap-1 Maneuver	-	-	-	522
Mov Cap-2 Maneuver	-	-	-	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-

Approach	WB	SB
HCM Control Delay, s	0	12
HCM LOS		B

Minor Lane/Major Mvmt	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	522
HCM Lane V/C Ratio	-	-	0.019
HCM Control Delay (s)	-	-	12
HCM Lane LOS	-	-	B
HCM 95th %tile Q(veh)	-	-	0.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	16	1079	1	1	269	1	0	0	2	32	1	22
Future Volume (veh/h)	16	1079	1	1	269	1	0	0	2	32	1	22
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	17	1173	1	1	292	1	0	0	2	35	1	24
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	527	1450	1	194	1375	5	0	0	544	609	16	544
Arrive On Green	0.02	0.40	0.40	0.00	0.38	0.38	0.00	0.00	0.34	0.34	0.34	0.34
Sat Flow, veh/h	1781	3644	3	1781	3633	12	0	0	1585	1381	45	1585
Grp Volume(v), veh/h	17	572	602	1	143	150	0	0	2	36	0	24
Grp Sat Flow(s),veh/h/ln	1781	1777	1870	1781	1777	1868	0	0	1585	1426	0	1585
Q Serve(g_s), s	0.3	15.0	15.0	0.0	2.8	2.9	0.0	0.0	0.0	0.8	0.0	0.5
Cycle Q Clear(g_c), s	0.3	15.0	15.0	0.0	2.8	2.9	0.0	0.0	0.0	0.9	0.0	0.5
Prop In Lane	1.00		0.00	1.00		0.01	0.00		1.00	0.97		1.00
Lane Grp Cap(c), veh/h	527	707	744	194	672	707	0	0	544	625	0	544
V/C Ratio(X)	0.03	0.81	0.81	0.01	0.21	0.21	0.00	0.00	0.00	0.06	0.00	0.04
Avail Cap(c_a), veh/h	659	796	838	361	796	837	0	0	544	625	0	544
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	0.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	9.6	14.0	14.0	11.9	11.0	11.0	0.0	0.0	11.3	11.6	0.0	11.5
Incr Delay (d2), s/veh	0.0	5.6	5.4	0.0	0.2	0.1	0.0	0.0	0.0	0.2	0.0	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	6.1	6.3	0.0	1.0	1.0	0.0	0.0	0.0	0.3	0.0	0.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	9.7	19.7	19.4	12.0	11.2	11.2	0.0	0.0	11.3	11.8	0.0	11.6
LnGrp LOS	A	B	B	B	B	B	A	A	B	B	A	B
Approach Vol, veh/h		1191			294			2			60	
Approach Delay, s/veh		19.4			11.2			11.3			11.7	
Approach LOS		B			B			B			B	

Timer - Assigned Phs		2	3	4		6	7	8
Phs Duration (G+Y+Rc), s		22.5	4.6	25.4		22.5	5.6	24.3
Change Period (Y+Rc), s		4.5	4.5	4.5		4.5	4.5	4.5
Max Green Setting (Gmax), s		18.0	5.0	23.5		18.0	5.0	23.5
Max Q Clear Time (g_c+I1), s		2.0	2.0	17.0		2.9	2.3	4.9
Green Ext Time (p_c), s		0.0	0.0	3.9		0.1	0.0	1.5

Intersection Summary	
HCM 6th Ctrl Delay	17.5
HCM 6th LOS	B

Intersection	
Intersection Delay, s/veh	8.9
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	46	78	26	9	84	24	13	30	1	13	130	62
Future Vol, veh/h	46	78	26	9	84	24	13	30	1	13	130	62
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	49	84	28	10	90	26	14	32	1	14	140	67
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	8.9	8.6	8.3	9.3
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	30%	31%	8%	6%
Vol Thru, %	68%	52%	72%	63%
Vol Right, %	2%	17%	21%	30%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	44	150	117	205
LT Vol	13	46	9	13
Through Vol	30	78	84	130
RT Vol	1	26	24	62
Lane Flow Rate	47	161	126	220
Geometry Grp	1	1	1	1
Degree of Util (X)	0.065	0.209	0.162	0.276
Departure Headway (Hd)	4.922	4.669	4.648	4.501
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	725	766	770	798
Service Time	2.967	2.709	2.69	2.535
HCM Lane V/C Ratio	0.065	0.21	0.164	0.276
HCM Control Delay	8.3	8.9	8.6	9.3
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.2	0.8	0.6	1.1

Intersection	
Int Delay, s/veh	4.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	534	6	1	668	89	0	12	17	85	11	12
Future Vol, veh/h	4	534	6	1	668	89	0	12	17	85	11	12
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	0	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	551	6	1	689	92	0	12	18	88	11	12

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	781	0	0	557	0	0	914	1345	279	1027	1302	391
Stage 1	-	-	-	-	-	-	562	562	-	737	737	-
Stage 2	-	-	-	-	-	-	352	783	-	290	565	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	832	-	-	1010	-	-	228	150	718	189	160	608
Stage 1	-	-	-	-	-	-	479	508	-	376	423	-
Stage 2	-	-	-	-	-	-	638	403	-	694	506	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	832	-	-	1010	-	-	210	149	718	172	159	608
Mov Cap-2 Maneuver	-	-	-	-	-	-	210	149	-	172	159	-
Stage 1	-	-	-	-	-	-	477	505	-	374	423	-
Stage 2	-	-	-	-	-	-	608	403	-	657	503	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0	19.5	50.2
HCM LOS			C	F

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	278	832	-	-	1010	-	-	185
HCM Lane V/C Ratio	0.108	0.005	-	-	0.001	-	-	0.602
HCM Control Delay (s)	19.5	9.3	-	-	8.6	-	-	50.2
HCM Lane LOS	C	A	-	-	A	-	-	F
HCM 95th %tile Q(veh)	0.4	0	-	-	0	-	-	3.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	107	363	18	81	614	111	61	419	67	59	500	207
Future Volume (veh/h)	107	363	18	81	614	111	61	419	67	59	500	207
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	113	382	19	85	646	0	64	441	71	62	526	218
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	329	931	46	413	932		301	929	149	385	740	306
Arrive On Green	0.07	0.27	0.27	0.06	0.26	0.00	0.06	0.30	0.30	0.05	0.30	0.30
Sat Flow, veh/h	1781	3446	171	1781	3554	1585	1781	3068	491	1781	2452	1012
Grp Volume(v), veh/h	113	196	205	85	646	0	64	254	258	62	381	363
Grp Sat Flow(s),veh/h/ln	1781	1777	1840	1781	1777	1585	1781	1777	1782	1781	1777	1688
Q Serve(g_s), s	2.6	5.3	5.3	2.0	9.6	0.0	1.4	6.8	6.9	1.4	11.1	11.2
Cycle Q Clear(g_c), s	2.6	5.3	5.3	2.0	9.6	0.0	1.4	6.8	6.9	1.4	11.1	11.2
Prop In Lane	1.00		0.09	1.00		1.00	1.00		0.28	1.00		0.60
Lane Grp Cap(c), veh/h	329	480	497	413	932		301	538	540	385	536	510
V/C Ratio(X)	0.34	0.41	0.41	0.21	0.69		0.21	0.47	0.48	0.16	0.71	0.71
Avail Cap(c_a), veh/h	430	838	867	498	1615		401	990	993	456	960	912
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	14.7	17.5	17.5	14.1	19.4	0.0	13.7	16.5	16.6	13.0	18.1	18.1
Incr Delay (d2), s/veh	0.6	0.6	0.5	0.2	0.9	0.0	0.3	0.6	0.7	0.2	1.7	1.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.0	2.0	2.1	0.7	3.6	0.0	0.5	2.5	2.6	0.5	4.2	4.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	15.3	18.0	18.0	14.4	20.3	0.0	14.0	17.2	17.2	13.1	19.8	20.0
LnGrp LOS	B	B	B	B	C		B	B	B	B	B	B
Approach Vol, veh/h		514			731			576			806	
Approach Delay, s/veh		17.4			19.6			16.9			19.4	
Approach LOS		B			B			B			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	7.7	22.2	8.2	20.3	7.7	22.1	8.7	19.8
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	5.5	32.5	6.5	27.5	6.5	31.5	7.5	26.5
Max Q Clear Time (g_c+I1), s	3.4	8.9	4.0	7.3	3.4	13.2	4.6	11.6
Green Ext Time (p_c), s	0.0	3.0	0.0	2.2	0.0	4.4	0.1	3.7

Intersection Summary	
HCM 6th Ctrl Delay	18.5
HCM 6th LOS	B

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

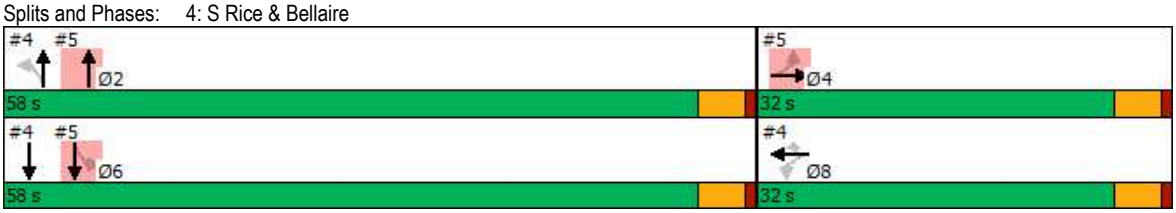
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	0	0	135	1025	225	111	384	0	0	594	50
Future Volume (vph)	0	0	0	135	1025	225	111	384	0	0	594	50
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	100		80	0		0	0		0
Storage Lanes	0		0	1		1	1		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	0.91	1.00	1.00	0.95	1.00	1.00	0.91	0.91
Frt						0.850					0.988	
Flt Protected				0.950			0.950					
Satd. Flow (prot)	0	0	0	1770	5085	1583	1770	3539	0	0	5024	0
Flt Permitted				0.950			0.378					
Satd. Flow (perm)	0	0	0	1770	5085	1583	704	3539	0	0	5024	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)						145					9	
Link Speed (mph)		35			35			35			35	
Link Distance (ft)		331			555			125			290	
Travel Time (s)		6.4			10.8			2.4			5.6	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Adj. Flow (vph)	0	0	0	141	1068	234	116	400	0	0	619	52
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	0	0	141	1068	234	116	400	0	0	671	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors				1	2	1	1	2			2	
Detector Template				Left	Thru	Right	Left	Thru			Thru	
Leading Detector (ft)				20	100	20	20	100			100	
Trailing Detector (ft)				0	0	0	0	0			0	
Detector 1 Position(ft)				0	0	0	0	0			0	
Detector 1 Size(ft)				20	6	20	20	6			6	
Detector 1 Type				Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex			Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)				0.0	0.0	0.0	0.0	0.0			0.0	
Detector 1 Queue (s)				0.0	0.0	0.0	0.0	0.0			0.0	
Detector 1 Delay (s)				0.0	0.0	0.0	0.0	0.0			0.0	
Detector 2 Position(ft)					94			94			94	
Detector 2 Size(ft)					6			6			6	
Detector 2 Type					Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)					0.0			0.0			0.0	
Turn Type				Perm	NA	Perm	Perm	NA			NA	
Protected Phases					8			2			6	
Permitted Phases				8		8	2					

Lane Group	Ø4
Lane Configurations	
Traffic Volume (vph)	
Future Volume (vph)	
Ideal Flow (vphpl)	
Storage Length (ft)	
Storage Lanes	
Taper Length (ft)	
Lane Util. Factor	
Frt	
Flt Protected	
Satd. Flow (prot)	
Flt Permitted	
Satd. Flow (perm)	
Right Turn on Red	
Satd. Flow (RTOR)	
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	
Adj. Flow (vph)	
Shared Lane Traffic (%)	
Lane Group Flow (vph)	
Enter Blocked Intersection	
Lane Alignment	
Median Width(ft)	
Link Offset(ft)	
Crosswalk Width(ft)	
Two way Left Turn Lane	
Headway Factor	
Turning Speed (mph)	
Number of Detectors	
Detector Template	
Leading Detector (ft)	
Trailing Detector (ft)	
Detector 1 Position(ft)	
Detector 1 Size(ft)	
Detector 1 Type	
Detector 1 Channel	
Detector 1 Extend (s)	
Detector 1 Queue (s)	
Detector 1 Delay (s)	
Detector 2 Position(ft)	
Detector 2 Size(ft)	
Detector 2 Type	
Detector 2 Channel	
Detector 2 Extend (s)	
Turn Type	
Protected Phases	4
Permitted Phases	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase				8	8	8	2	2			6	
Switch Phase												
Minimum Initial (s)				5.0	5.0	5.0	5.0	5.0			5.0	
Minimum Split (s)				22.5	22.5	22.5	22.5	22.5			22.5	
Total Split (s)				32.0	32.0	32.0	58.0	58.0			58.0	
Total Split (%)				35.6%	35.6%	35.6%	64.4%	64.4%			64.4%	
Maximum Green (s)				27.5	27.5	27.5	53.5	53.5			53.5	
Yellow Time (s)				3.5	3.5	3.5	3.5	3.5			3.5	
All-Red Time (s)				1.0	1.0	1.0	1.0	1.0			1.0	
Lost Time Adjust (s)				0.0	0.0	0.0	0.0	0.0			0.0	
Total Lost Time (s)				4.5	4.5	4.5	4.5	4.5			4.5	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)				3.0	3.0	3.0	3.0	3.0			3.0	
Recall Mode				None	None	None	Min	Min			Min	
Walk Time (s)				7.0	7.0	7.0	7.0	7.0			7.0	
Flash Dont Walk (s)				11.0	11.0	11.0	11.0	11.0			11.0	
Pedestrian Calls (#/hr)				0	0	0	0	0			0	
Act Effct Green (s)				22.8	22.8	22.8	28.8	28.8			28.8	
Actuated g/C Ratio				0.37	0.37	0.37	0.47	0.47			0.47	
v/c Ratio				0.21	0.57	0.35	0.35	0.24			0.29	
Control Delay				18.1	18.8	9.5	9.5	5.4			9.8	
Queue Delay				0.1	0.0	0.0	0.2	0.0			0.0	
Total Delay				18.3	18.8	9.5	9.7	5.5			9.8	
LOS				B	B	A	A	A			A	
Approach Delay					17.2			6.4			9.8	
Approach LOS					B			A			A	

Intersection Summary	
Area Type: Other	
Cycle Length: 90	
Actuated Cycle Length: 61.6	
Natural Cycle: 45	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.57	
Intersection Signal Delay: 13.2	Intersection LOS: B
Intersection Capacity Utilization 68.7%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 4: S Rice & Bellaire



Lane Group	Ø4
Detector Phase	
Switch Phase	
Minimum Initial (s)	5.0
Minimum Split (s)	22.5
Total Split (s)	32.0
Total Split (%)	36%
Maximum Green (s)	27.5
Yellow Time (s)	3.5
All-Red Time (s)	1.0
Lost Time Adjust (s)	
Total Lost Time (s)	
Lead/Lag	
Lead-Lag Optimize?	
Vehicle Extension (s)	3.0
Recall Mode	None
Walk Time (s)	7.0
Flash Dont Walk (s)	11.0
Pedestrian Calls (#/hr)	0
Act Effct Green (s)	
Actuated g/C Ratio	
v/c Ratio	
Control Delay	
Queue Delay	
Total Delay	
LOS	
Approach Delay	
Approach LOS	

Intersection Summary

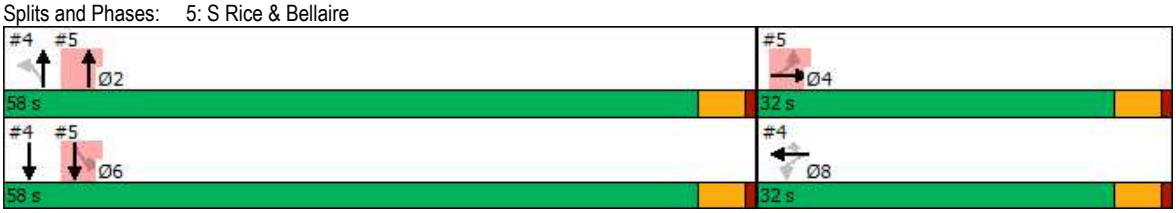
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	84	710	70	0	0	0	0	416	89	193	543	0
Future Volume (vph)	84	710	70	0	0	0	0	416	89	193	543	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	100		0	0		0	0		0	0		0
Storage Lanes	1		0	0		0	0		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.91	0.91	1.00	1.00	1.00	1.00	0.91	0.91	1.00	0.95	1.00
Frt		0.987						0.973				
Flt Protected	0.950									0.950		
Satd. Flow (prot)	1770	5019	0	0	0	0	0	4948	0	1770	3539	0
Flt Permitted	0.950									0.436		
Satd. Flow (perm)	1770	5019	0	0	0	0	0	4948	0	812	3539	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		19						36				
Link Speed (mph)		35			35			35			35	
Link Distance (ft)		515			747			369			125	
Travel Time (s)		10.0			14.6			7.2			2.4	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	91	772	76	0	0	0	0	452	97	210	590	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	91	848	0	0	0	0	0	549	0	210	590	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2						2		1	2	
Detector Template	Left	Thru						Thru		Left	Thru	
Leading Detector (ft)	20	100						100		20	100	
Trailing Detector (ft)	0	0						0		0	0	
Detector 1 Position(ft)	0	0						0		0	0	
Detector 1 Size(ft)	20	6						6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex						Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0						0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0						0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0						0.0		0.0	0.0	
Detector 2 Position(ft)		94						94			94	
Detector 2 Size(ft)		6						6			6	
Detector 2 Type		Cl+Ex						Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0						0.0			0.0	
Turn Type	Perm	NA						NA		Perm	NA	
Protected Phases		4						2			6	
Permitted Phases	4									6		

Lane Group	Ø8
Lane Configurations	
Traffic Volume (vph)	
Future Volume (vph)	
Ideal Flow (vphpl)	
Storage Length (ft)	
Storage Lanes	
Taper Length (ft)	
Lane Util. Factor	
Frt	
Flt Protected	
Satd. Flow (prot)	
Flt Permitted	
Satd. Flow (perm)	
Right Turn on Red	
Satd. Flow (RTOR)	
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	
Adj. Flow (vph)	
Shared Lane Traffic (%)	
Lane Group Flow (vph)	
Enter Blocked Intersection	
Lane Alignment	
Median Width(ft)	
Link Offset(ft)	
Crosswalk Width(ft)	
Two way Left Turn Lane	
Headway Factor	
Turning Speed (mph)	
Number of Detectors	
Detector Template	
Leading Detector (ft)	
Trailing Detector (ft)	
Detector 1 Position(ft)	
Detector 1 Size(ft)	
Detector 1 Type	
Detector 1 Channel	
Detector 1 Extend (s)	
Detector 1 Queue (s)	
Detector 1 Delay (s)	
Detector 2 Position(ft)	
Detector 2 Size(ft)	
Detector 2 Type	
Detector 2 Channel	
Detector 2 Extend (s)	
Turn Type	
Protected Phases	8
Permitted Phases	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	4	4						2		6	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0						5.0		5.0	5.0	
Minimum Split (s)	22.5	22.5						22.5		22.5	22.5	
Total Split (s)	32.0	32.0						58.0		58.0	58.0	
Total Split (%)	35.6%	35.6%						64.4%		64.4%	64.4%	
Maximum Green (s)	27.5	27.5						53.5		53.5	53.5	
Yellow Time (s)	3.5	3.5						3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0						1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0						0.0		0.0	0.0	
Total Lost Time (s)	4.5	4.5						4.5		4.5	4.5	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0						3.0		3.0	3.0	
Recall Mode	None	None						Min		Min	Min	
Walk Time (s)	7.0	7.0						7.0		7.0	7.0	
Flash Dont Walk (s)	11.0	11.0						11.0		11.0	11.0	
Pedestrian Calls (#/hr)	0	0						0		0	0	
Act Effct Green (s)	22.8	22.8						28.8		28.8	28.8	
Actuated g/C Ratio	0.37	0.37						0.47		0.47	0.47	
v/c Ratio	0.14	0.45						0.24		0.56	0.36	
Control Delay	17.5	17.2						8.9		14.0	6.1	
Queue Delay	0.0	0.0						0.0		0.1	0.0	
Total Delay	17.6	17.2						8.9		14.0	6.2	
LOS	B	B						A		B	A	
Approach Delay		17.2						8.9			8.2	
Approach LOS		B						A			A	

Intersection Summary	
Area Type: Other	
Cycle Length: 90	
Actuated Cycle Length: 61.6	
Natural Cycle: 45	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.57	
Intersection Signal Delay: 12.1	Intersection LOS: B
Intersection Capacity Utilization 68.7%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 5: S Rice & Bellaire



Lane Group	Ø8
Detector Phase	
Switch Phase	
Minimum Initial (s)	5.0
Minimum Split (s)	22.5
Total Split (s)	32.0
Total Split (%)	36%
Maximum Green (s)	27.5
Yellow Time (s)	3.5
All-Red Time (s)	1.0
Lost Time Adjust (s)	
Total Lost Time (s)	
Lead/Lag	
Lead-Lag Optimize?	
Vehicle Extension (s)	3.0
Recall Mode	None
Walk Time (s)	7.0
Flash Dont Walk (s)	11.0
Pedestrian Calls (#/hr)	0
Act Effct Green (s)	
Actuated g/C Ratio	
v/c Ratio	
Control Delay	
Queue Delay	
Total Delay	
LOS	
Approach Delay	
Approach LOS	

Intersection Summary

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	1227	5	0	33
Future Vol, veh/h	0	0	1227	5	0	33
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	1	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	1334	5	0	36

Major/Minor	Major2		Minor2	
Conflicting Flow All	-	0	-	670
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Critical Hdwy	-	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	-	-	-	3.92
Pot Cap-1 Maneuver	-	-	0	343
Stage 1	-	-	0	-
Stage 2	-	-	0	-
Platoon blocked, %	-	-		
Mov Cap-1 Maneuver	-	-	-	343
Mov Cap-2 Maneuver	-	-	-	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-

Approach	WB	SB
HCM Control Delay, s	0	16.7
HCM LOS		C

Minor Lane/Major Mvmt	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	343
HCM Lane V/C Ratio	-	-	0.105
HCM Control Delay (s)	-	-	16.7
HCM Lane LOS	-	-	C
HCM 95th %tile Q(veh)	-	-	0.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	36	486	2	3	741	9	1	1	3	61	1	96
Future Volume (veh/h)	36	486	2	3	741	9	1	1	3	61	1	96
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	39	528	2	3	805	10	1	1	3	66	1	104
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	302	1288	5	368	1139	14	158	166	354	657	9	581
Arrive On Green	0.04	0.35	0.35	0.00	0.32	0.32	0.37	0.37	0.37	0.37	0.37	0.37
Sat Flow, veh/h	1781	3631	14	1781	3595	45	192	452	966	1395	24	1585
Grp Volume(v), veh/h	39	258	272	3	398	417	5	0	0	67	0	104
Grp Sat Flow(s),veh/h/ln	1781	1777	1868	1781	1777	1862	1610	0	0	1420	0	1585
Q Serve(g_s), s	0.7	5.4	5.4	0.1	9.7	9.7	0.0	0.0	0.0	1.4	0.0	2.2
Cycle Q Clear(g_c), s	0.7	5.4	5.4	0.1	9.7	9.7	0.1	0.0	0.0	1.5	0.0	2.2
Prop In Lane	1.00		0.01	1.00		0.02	0.20		0.60	0.99		1.00
Lane Grp Cap(c), veh/h	302	630	663	368	563	590	678	0	0	666	0	581
V/C Ratio(X)	0.13	0.41	0.41	0.01	0.71	0.71	0.01	0.00	0.00	0.10	0.00	0.18
Avail Cap(c_a), veh/h	408	850	893	542	850	891	678	0	0	666	0	581
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	11.3	12.0	12.0	11.5	14.8	14.8	9.9	0.0	0.0	10.3	0.0	10.6
Incr Delay (d2), s/veh	0.2	0.4	0.4	0.0	1.6	1.6	0.0	0.0	0.0	0.3	0.0	0.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	1.8	1.9	0.0	3.4	3.6	0.0	0.0	0.0	0.4	0.0	0.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	11.5	12.4	12.4	11.5	16.4	16.3	9.9	0.0	0.0	10.6	0.0	11.2
LnGrp LOS	B	B	B	B	B	B	A	A	A	B	A	B
Approach Vol, veh/h		569			818			5			171	
Approach Delay, s/veh		12.3			16.4			9.9			11.0	
Approach LOS		B			B			A			B	

Timer - Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		22.5	4.7	21.9		22.5	6.6	20.1				
Change Period (Y+Rc), s		4.5	4.5	4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		18.0	5.0	23.5		18.0	5.0	23.5				
Max Q Clear Time (g_c+I1), s		2.1	2.1	7.4		4.2	2.7	11.7				
Green Ext Time (p_c), s		0.0	0.0	2.7		0.5	0.0	3.9				

Intersection Summary	
HCM 6th Ctrl Delay	14.3
HCM 6th LOS	B

Tab Three

Background Conditions Capacity Analysis

Intersection	
Intersection Delay, s/veh	7.4
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	20	31	17	3	32	14	5	14	0	7	37	15
Future Vol, veh/h	20	31	17	3	32	14	5	14	0	7	37	15
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	22	34	18	3	35	15	5	15	0	8	40	16
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7.5	7.3	7.4	7.4
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	26%	29%	6%	12%
Vol Thru, %	74%	46%	65%	63%
Vol Right, %	0%	25%	29%	25%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	19	68	49	59
LT Vol	5	20	3	7
Through Vol	14	31	32	37
RT Vol	0	17	14	15
Lane Flow Rate	21	74	53	64
Geometry Grp	1	1	1	1
Degree of Util (X)	0.024	0.083	0.059	0.072
Departure Headway (Hd)	4.257	4.03	3.978	4.04
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	832	883	893	879
Service Time	2.327	2.081	2.034	2.101
HCM Lane V/C Ratio	0.025	0.084	0.059	0.073
HCM Control Delay	7.4	7.5	7.3	7.4
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.1	0.3	0.2	0.2

Intersection	
Int Delay, s/veh	1.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	1087	13	3	269	34	2	11	12	43	2	3
Future Vol, veh/h	10	1087	13	3	269	34	2	11	12	43	2	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	0	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	11	1182	14	3	292	37	2	12	13	47	2	3

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	329	0	0	1196	0	0	1364	1546	598	936	1535	165
Stage 1	-	-	-	-	-	-	1211	1211	-	317	317	-
Stage 2	-	-	-	-	-	-	153	335	-	619	1218	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	1227	-	-	579	-	-	106	113	445	220	115	850
Stage 1	-	-	-	-	-	-	193	253	-	669	653	-
Stage 2	-	-	-	-	-	-	834	641	-	443	251	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1227	-	-	579	-	-	103	111	445	194	113	850
Mov Cap-2 Maneuver	-	-	-	-	-	-	103	111	-	194	113	-
Stage 1	-	-	-	-	-	-	191	251	-	663	650	-
Stage 2	-	-	-	-	-	-	824	638	-	406	249	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0.1	29.8	29.6
HCM LOS			D	D

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	172	1227	-	-	579	-	-	198
HCM Lane V/C Ratio	0.158	0.009	-	-	0.006	-	-	0.264
HCM Control Delay (s)	29.8	8	-	-	11.3	-	-	29.6
HCM Lane LOS	D	A	-	-	B	-	-	D
HCM 95th %tile Q(veh)	0.5	0	-	-	0	-	-	1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	179	877	8	64	239	59	28	477	87	71	308	61
Future Volume (veh/h)	179	877	8	64	239	59	28	477	87	71	308	61
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	185	904	8	66	246	0	29	492	90	73	318	63
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	583	1247	11	299	1069		351	706	128	297	777	152
Arrive On Green	0.10	0.35	0.35	0.06	0.30	0.00	0.03	0.24	0.24	0.06	0.26	0.26
Sat Flow, veh/h	1781	3610	32	1781	3554	1585	1781	3002	546	1781	2963	580
Grp Volume(v), veh/h	185	445	467	66	246	0	29	290	292	73	189	192
Grp Sat Flow(s),veh/h/ln	1781	1777	1865	1781	1777	1585	1781	1777	1772	1781	1777	1766
Q Serve(g_s), s	4.1	12.9	12.9	1.5	3.1	0.0	0.7	8.8	8.9	1.8	5.2	5.3
Cycle Q Clear(g_c), s	4.1	12.9	12.9	1.5	3.1	0.0	0.7	8.8	8.9	1.8	5.2	5.3
Prop In Lane	1.00		0.02	1.00		1.00	1.00		0.31	1.00		0.33
Lane Grp Cap(c), veh/h	583	614	644	299	1069		351	418	417	297	466	463
V/C Ratio(X)	0.32	0.73	0.73	0.22	0.23		0.08	0.69	0.70	0.25	0.41	0.41
Avail Cap(c_a), veh/h	696	1007	1057	395	1821		460	766	764	388	796	792
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	11.8	16.9	16.9	13.7	15.5	0.0	16.3	20.7	20.7	16.1	18.0	18.1
Incr Delay (d2), s/veh	0.3	1.6	1.6	0.4	0.1	0.0	0.1	2.1	2.2	0.4	0.6	0.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.4	4.8	5.0	0.5	1.1	0.0	0.3	3.5	3.6	0.7	2.0	2.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	12.1	18.5	18.5	14.1	15.6	0.0	16.4	22.8	22.9	16.5	18.6	18.7
LnGrp LOS	B	B	B	B	B		B	C	C	B	B	B
Approach Vol, veh/h		1097			312			611			454	
Approach Delay, s/veh		17.4			15.3			22.5			18.3	
Approach LOS		B			B			C			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	8.0	18.4	7.8	24.9	6.4	20.0	10.4	22.3
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	6.5	25.5	6.5	33.5	5.5	26.5	9.7	30.3
Max Q Clear Time (g_c+I1), s	3.8	10.9	3.5	14.9	2.7	7.3	6.1	5.1
Green Ext Time (p_c), s	0.0	3.0	0.0	5.5	0.0	2.0	0.2	1.5

Intersection Summary	
HCM 6th Ctrl Delay	18.6
HCM 6th LOS	B

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

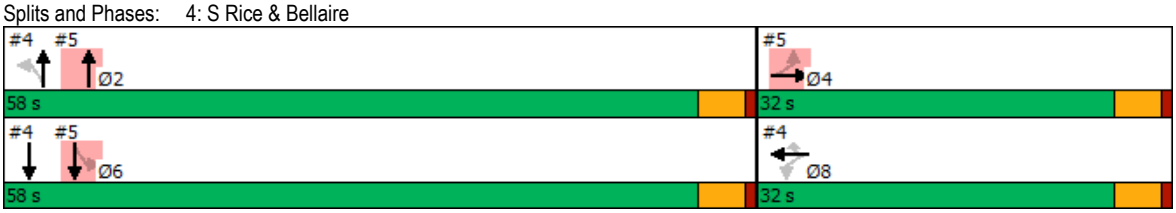
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	0	0	138	541	173	136	496	0	0	390	36
Future Volume (vph)	0	0	0	138	541	173	136	496	0	0	390	36
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	100		80	0		0	0		0
Storage Lanes	0		0	1		1	1		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	0.91	1.00	1.00	0.95	1.00	1.00	0.91	0.91
Frt						0.850					0.987	
Flt Protected				0.950			0.950					
Satd. Flow (prot)	0	0	0	1770	5085	1583	1770	3539	0	0	5019	0
Flt Permitted				0.950			0.473					
Satd. Flow (perm)	0	0	0	1770	5085	1583	881	3539	0	0	5019	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)						190					30	
Link Speed (mph)		35			35			35			35	
Link Distance (ft)		331			555			125			290	
Travel Time (s)		6.4			10.8			2.4			5.6	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Adj. Flow (vph)	0	0	0	152	595	190	149	545	0	0	429	40
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	0	0	152	595	190	149	545	0	0	469	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors				1	2	1	1	2			2	
Detector Template				Left	Thru	Right	Left	Thru			Thru	
Leading Detector (ft)				20	100	20	20	100			100	
Trailing Detector (ft)				0	0	0	0	0			0	
Detector 1 Position(ft)				0	0	0	0	0			0	
Detector 1 Size(ft)				20	6	20	20	6			6	
Detector 1 Type				Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex			Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)				0.0	0.0	0.0	0.0	0.0			0.0	
Detector 1 Queue (s)				0.0	0.0	0.0	0.0	0.0			0.0	
Detector 1 Delay (s)				0.0	0.0	0.0	0.0	0.0			0.0	
Detector 2 Position(ft)					94			94			94	
Detector 2 Size(ft)					6			6			6	
Detector 2 Type					Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)					0.0			0.0			0.0	
Turn Type				Perm	NA	Perm	Perm	NA			NA	
Protected Phases					8			2			6	
Permitted Phases				8		8	2					

Lane Group	Ø4
Lane Configurations	
Traffic Volume (vph)	
Future Volume (vph)	
Ideal Flow (vphpl)	
Storage Length (ft)	
Storage Lanes	
Taper Length (ft)	
Lane Util. Factor	
Frt	
Flt Protected	
Satd. Flow (prot)	
Flt Permitted	
Satd. Flow (perm)	
Right Turn on Red	
Satd. Flow (RTOR)	
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	
Adj. Flow (vph)	
Shared Lane Traffic (%)	
Lane Group Flow (vph)	
Enter Blocked Intersection	
Lane Alignment	
Median Width(ft)	
Link Offset(ft)	
Crosswalk Width(ft)	
Two way Left Turn Lane	
Headway Factor	
Turning Speed (mph)	
Number of Detectors	
Detector Template	
Leading Detector (ft)	
Trailing Detector (ft)	
Detector 1 Position(ft)	
Detector 1 Size(ft)	
Detector 1 Type	
Detector 1 Channel	
Detector 1 Extend (s)	
Detector 1 Queue (s)	
Detector 1 Delay (s)	
Detector 2 Position(ft)	
Detector 2 Size(ft)	
Detector 2 Type	
Detector 2 Channel	
Detector 2 Extend (s)	
Turn Type	
Protected Phases	4
Permitted Phases	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase				8	8	8	2	2			6	
Switch Phase												
Minimum Initial (s)				5.0	5.0	5.0	5.0	5.0			5.0	
Minimum Split (s)				22.5	22.5	22.5	22.5	22.5			22.5	
Total Split (s)				32.0	32.0	32.0	58.0	58.0			58.0	
Total Split (%)				35.6%	35.6%	35.6%	64.4%	64.4%			64.4%	
Maximum Green (s)				27.5	27.5	27.5	53.5	53.5			53.5	
Yellow Time (s)				3.5	3.5	3.5	3.5	3.5			3.5	
All-Red Time (s)				1.0	1.0	1.0	1.0	1.0			1.0	
Lost Time Adjust (s)				0.0	0.0	0.0	0.0	0.0			0.0	
Total Lost Time (s)				4.5	4.5	4.5	4.5	4.5			4.5	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)				3.0	3.0	3.0	3.0	3.0			3.0	
Recall Mode				None	None	None	Min	Min			Min	
Walk Time (s)				7.0	7.0	7.0	7.0	7.0			7.0	
Flash Dont Walk (s)				11.0	11.0	11.0	11.0	11.0			11.0	
Pedestrian Calls (#/hr)				0	0	0	0	0			0	
Act Effct Green (s)				21.8	21.8	21.8	26.7	26.7			26.7	
Actuated g/C Ratio				0.37	0.37	0.37	0.46	0.46			0.46	
v/c Ratio				0.23	0.31	0.27	0.37	0.34			0.20	
Control Delay				17.2	15.5	4.6	7.1	4.4			8.7	
Queue Delay				0.0	0.0	0.0	0.1	0.0			0.0	
Total Delay				17.3	15.5	4.6	7.2	4.4			8.7	
LOS				B	B	A	A	A			A	
Approach Delay					13.6			5.0			8.7	
Approach LOS					B			A			A	

Intersection Summary	
Area Type: Other	
Cycle Length: 90	
Actuated Cycle Length: 58.5	
Natural Cycle: 45	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.65	
Intersection Signal Delay: 9.6	Intersection LOS: A
Intersection Capacity Utilization 66.4%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 4: S Rice & Bellaire



Lane Group	Ø4
Detector Phase	
Switch Phase	
Minimum Initial (s)	5.0
Minimum Split (s)	22.5
Total Split (s)	32.0
Total Split (%)	36%
Maximum Green (s)	27.5
Yellow Time (s)	3.5
All-Red Time (s)	1.0
Lost Time Adjust (s)	
Total Lost Time (s)	
Lead/Lag	
Lead-Lag Optimize?	
Vehicle Extension (s)	3.0
Recall Mode	None
Walk Time (s)	7.0
Flash Dont Walk (s)	11.0
Pedestrian Calls (#/hr)	0
Act Effct Green (s)	
Actuated g/C Ratio	
v/c Ratio	
Control Delay	
Queue Delay	
Total Delay	
LOS	
Approach Delay	
Approach LOS	

Intersection Summary

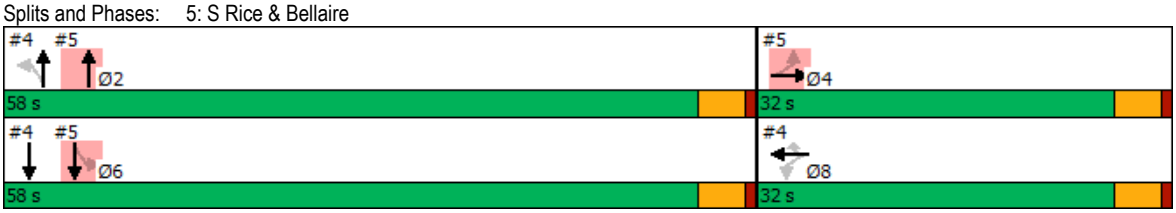
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	75	996	86	0	0	0	0	565	193	173	339	0
Future Volume (vph)	75	996	86	0	0	0	0	565	193	173	339	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	100		0	0		0	0		0	0		0
Storage Lanes	1		0	0		0	0		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.91	0.91	1.00	1.00	1.00	1.00	0.91	0.91	1.00	0.95	1.00
Frt		0.988						0.962				
Flt Protected	0.950									0.950		
Satd. Flow (prot)	1770	5024	0	0	0	0	0	4892	0	1770	3539	0
Flt Permitted	0.950									0.323		
Satd. Flow (perm)	1770	5024	0	0	0	0	0	4892	0	602	3539	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		16						10				
Link Speed (mph)		35			35			35			35	
Link Distance (ft)		515			747			369			125	
Travel Time (s)		10.0			14.6			7.2			2.4	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Adj. Flow (vph)	78	1038	90	0	0	0	0	589	201	180	353	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	78	1128	0	0	0	0	0	790	0	180	353	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2						2		1	2	
Detector Template	Left	Thru						Thru		Left	Thru	
Leading Detector (ft)	20	100						100		20	100	
Trailing Detector (ft)	0	0						0		0	0	
Detector 1 Position(ft)	0	0						0		0	0	
Detector 1 Size(ft)	20	6						6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex						Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0						0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0						0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0						0.0		0.0	0.0	
Detector 2 Position(ft)		94						94			94	
Detector 2 Size(ft)		6						6			6	
Detector 2 Type		Cl+Ex						Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0						0.0			0.0	
Turn Type	Perm	NA						NA		Perm	NA	
Protected Phases		4						2			6	
Permitted Phases	4									6		

Lane Group	Ø8
Lane Configurations	
Traffic Volume (vph)	
Future Volume (vph)	
Ideal Flow (vphpl)	
Storage Length (ft)	
Storage Lanes	
Taper Length (ft)	
Lane Util. Factor	
Frt	
Flt Protected	
Satd. Flow (prot)	
Flt Permitted	
Satd. Flow (perm)	
Right Turn on Red	
Satd. Flow (RTOR)	
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	
Adj. Flow (vph)	
Shared Lane Traffic (%)	
Lane Group Flow (vph)	
Enter Blocked Intersection	
Lane Alignment	
Median Width(ft)	
Link Offset(ft)	
Crosswalk Width(ft)	
Two way Left Turn Lane	
Headway Factor	
Turning Speed (mph)	
Number of Detectors	
Detector Template	
Leading Detector (ft)	
Trailing Detector (ft)	
Detector 1 Position(ft)	
Detector 1 Size(ft)	
Detector 1 Type	
Detector 1 Channel	
Detector 1 Extend (s)	
Detector 1 Queue (s)	
Detector 1 Delay (s)	
Detector 2 Position(ft)	
Detector 2 Size(ft)	
Detector 2 Type	
Detector 2 Channel	
Detector 2 Extend (s)	
Turn Type	
Protected Phases	8
Permitted Phases	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	4	4						2		6	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0						5.0		5.0	5.0	
Minimum Split (s)	22.5	22.5						22.5		22.5	22.5	
Total Split (s)	32.0	32.0						58.0		58.0	58.0	
Total Split (%)	35.6%	35.6%						64.4%		64.4%	64.4%	
Maximum Green (s)	27.5	27.5						53.5		53.5	53.5	
Yellow Time (s)	3.5	3.5						3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0						1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0						0.0		0.0	0.0	
Total Lost Time (s)	4.5	4.5						4.5		4.5	4.5	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0						3.0		3.0	3.0	
Recall Mode	None	None						Min		Min	Min	
Walk Time (s)	7.0	7.0						7.0		7.0	7.0	
Flash Dont Walk (s)	11.0	11.0						11.0		11.0	11.0	
Pedestrian Calls (#/hr)	0	0						0		0	0	
Act Effct Green (s)	21.8	21.8						26.7		26.7	26.7	
Actuated g/C Ratio	0.37	0.37						0.46		0.46	0.46	
v/c Ratio	0.12	0.60						0.35		0.65	0.22	
Control Delay	16.4	18.0						10.1		23.8	7.0	
Queue Delay	0.0	0.0						0.0		0.0	0.0	
Total Delay	16.5	18.0						10.1		23.8	7.1	
LOS	B	B						B		C	A	
Approach Delay		17.9						10.1			12.7	
Approach LOS		B						B			B	

Intersection Summary	
Area Type: Other	
Cycle Length: 90	
Actuated Cycle Length: 58.5	
Natural Cycle: 45	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.65	
Intersection Signal Delay: 14.4	Intersection LOS: B
Intersection Capacity Utilization 66.4%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 5: S Rice & Bellaire



Lane Group	Ø8
Detector Phase	
Switch Phase	
Minimum Initial (s)	5.0
Minimum Split (s)	22.5
Total Split (s)	32.0
Total Split (%)	36%
Maximum Green (s)	27.5
Yellow Time (s)	3.5
All-Red Time (s)	1.0
Lost Time Adjust (s)	
Total Lost Time (s)	
Lead/Lag	
Lead-Lag Optimize?	
Vehicle Extension (s)	3.0
Recall Mode	None
Walk Time (s)	7.0
Flash Dont Walk (s)	11.0
Pedestrian Calls (#/hr)	0
Act Effct Green (s)	
Actuated g/C Ratio	
v/c Ratio	
Control Delay	
Queue Delay	
Total Delay	
LOS	
Approach Delay	
Approach LOS	

Intersection Summary

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	708	3	0	9
Future Vol, veh/h	0	0	708	3	0	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	1	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	770	3	0	10

Major/Minor	Major2		Minor2	
Conflicting Flow All	-	0	-	387
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Critical Hdwy	-	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	-	-	-	3.92
Pot Cap-1 Maneuver	-	-	0	522
Stage 1	-	-	0	-
Stage 2	-	-	0	-
Platoon blocked, %	-	-		
Mov Cap-1 Maneuver	-	-	-	522
Mov Cap-2 Maneuver	-	-	-	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-

Approach	WB	SB
HCM Control Delay, s	0	12
HCM LOS		B

Minor Lane/Major Mvmt	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	522
HCM Lane V/C Ratio	-	-	0.019
HCM Control Delay (s)	-	-	12
HCM Lane LOS	-	-	B
HCM 95th %tile Q(veh)	-	-	0.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	16	1079	1	1	269	1	0	0	2	32	1	22
Future Volume (veh/h)	16	1079	1	1	269	1	0	0	2	32	1	22
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	17	1173	1	1	292	1	0	0	2	35	1	24
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	527	1450	1	194	1375	5	0	0	544	609	16	544
Arrive On Green	0.02	0.40	0.40	0.00	0.38	0.38	0.00	0.00	0.34	0.34	0.34	0.34
Sat Flow, veh/h	1781	3644	3	1781	3633	12	0	0	1585	1381	45	1585
Grp Volume(v), veh/h	17	572	602	1	143	150	0	0	2	36	0	24
Grp Sat Flow(s),veh/h/ln	1781	1777	1870	1781	1777	1868	0	0	1585	1426	0	1585
Q Serve(g_s), s	0.3	15.0	15.0	0.0	2.8	2.9	0.0	0.0	0.0	0.8	0.0	0.5
Cycle Q Clear(g_c), s	0.3	15.0	15.0	0.0	2.8	2.9	0.0	0.0	0.0	0.9	0.0	0.5
Prop In Lane	1.00		0.00	1.00		0.01	0.00		1.00	0.97		1.00
Lane Grp Cap(c), veh/h	527	707	744	194	672	707	0	0	544	625	0	544
V/C Ratio(X)	0.03	0.81	0.81	0.01	0.21	0.21	0.00	0.00	0.00	0.06	0.00	0.04
Avail Cap(c_a), veh/h	659	796	838	361	796	837	0	0	544	625	0	544
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	0.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	9.6	14.0	14.0	11.9	11.0	11.0	0.0	0.0	11.3	11.6	0.0	11.5
Incr Delay (d2), s/veh	0.0	5.6	5.4	0.0	0.2	0.1	0.0	0.0	0.0	0.2	0.0	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	6.1	6.3	0.0	1.0	1.0	0.0	0.0	0.0	0.3	0.0	0.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	9.7	19.7	19.4	12.0	11.2	11.2	0.0	0.0	11.3	11.8	0.0	11.6
LnGrp LOS	A	B	B	B	B	B	A	A	B	B	A	B
Approach Vol, veh/h		1191			294			2			60	
Approach Delay, s/veh		19.4			11.2			11.3			11.7	
Approach LOS		B			B			B			B	

Timer - Assigned Phs		2	3	4		6	7	8
Phs Duration (G+Y+Rc), s		22.5	4.6	25.4		22.5	5.6	24.3
Change Period (Y+Rc), s		4.5	4.5	4.5		4.5	4.5	4.5
Max Green Setting (Gmax), s		18.0	5.0	23.5		18.0	5.0	23.5
Max Q Clear Time (g_c+I1), s		2.0	2.0	17.0		2.9	2.3	4.9
Green Ext Time (p_c), s		0.0	0.0	3.9		0.1	0.0	1.5

Intersection Summary	
HCM 6th Ctrl Delay	17.5
HCM 6th LOS	B

Intersection	
Intersection Delay, s/veh	9
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	46	78	26	9	84	24	13	30	1	13	130	62
Future Vol, veh/h	46	78	26	9	84	24	13	30	1	13	130	62
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	50	85	28	10	91	26	14	33	1	14	141	67
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	9	8.6	8.3	9.3
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	30%	31%	8%	6%
Vol Thru, %	68%	52%	72%	63%
Vol Right, %	2%	17%	21%	30%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	44	150	117	205
LT Vol	13	46	9	13
Through Vol	30	78	84	130
RT Vol	1	26	24	62
Lane Flow Rate	48	163	127	223
Geometry Grp	1	1	1	1
Degree of Util (X)	0.065	0.212	0.164	0.279
Departure Headway (Hd)	4.931	4.677	4.658	4.507
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	723	766	767	795
Service Time	2.981	2.717	2.699	2.544
HCM Lane V/C Ratio	0.066	0.213	0.166	0.281
HCM Control Delay	8.3	9	8.6	9.3
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.2	0.8	0.6	1.1

Intersection	
Int Delay, s/veh	4.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	534	6	1	668	89	0	12	17	85	11	12
Future Vol, veh/h	4	534	6	1	668	89	0	12	17	85	11	12
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	0	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	556	6	1	696	93	0	12	18	89	11	12

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	789	0	0	562	0	0	923	1358	281	1037	1315	395
Stage 1	-	-	-	-	-	-	567	567	-	745	745	-
Stage 2	-	-	-	-	-	-	356	791	-	292	570	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	827	-	-	1005	-	-	225	148	716	185	157	604
Stage 1	-	-	-	-	-	-	476	505	-	372	419	-
Stage 2	-	-	-	-	-	-	634	399	-	692	504	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	827	-	-	1005	-	-	207	147	716	168	156	604
Mov Cap-2 Maneuver	-	-	-	-	-	-	207	147	-	168	156	-
Stage 1	-	-	-	-	-	-	474	502	-	370	419	-
Stage 2	-	-	-	-	-	-	603	399	-	655	501	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0	19.7	52.9
HCM LOS			C	F

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	275	827	-	-	1005	-	-	181
HCM Lane V/C Ratio	0.11	0.005	-	-	0.001	-	-	0.621
HCM Control Delay (s)	19.7	9.4	-	-	8.6	-	-	52.9
HCM Lane LOS	C	A	-	-	A	-	-	F
HCM 95th %tile Q(veh)	0.4	0	-	-	0	-	-	3.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	107	363	18	81	614	111	61	419	67	59	500	207
Future Volume (veh/h)	107	363	18	81	614	111	61	419	67	59	500	207
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	114	386	19	86	653	0	65	445	71	63	532	220
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	325	929	46	411	931		300	938	149	385	747	308
Arrive On Green	0.07	0.27	0.27	0.06	0.26	0.00	0.06	0.31	0.31	0.05	0.30	0.30
Sat Flow, veh/h	1781	3448	169	1781	3554	1585	1781	3072	487	1781	2454	1011
Grp Volume(v), veh/h	114	198	207	86	653	0	65	256	260	63	385	367
Grp Sat Flow(s),veh/h/ln	1781	1777	1840	1781	1777	1585	1781	1777	1783	1781	1777	1688
Q Serve(g_s), s	2.7	5.4	5.4	2.0	9.8	0.0	1.4	6.9	7.0	1.4	11.3	11.4
Cycle Q Clear(g_c), s	2.7	5.4	5.4	2.0	9.8	0.0	1.4	6.9	7.0	1.4	11.3	11.4
Prop In Lane	1.00		0.09	1.00		1.00	1.00		0.27	1.00		0.60
Lane Grp Cap(c), veh/h	325	479	496	411	931		300	542	544	385	541	514
V/C Ratio(X)	0.35	0.41	0.42	0.21	0.70		0.22	0.47	0.48	0.16	0.71	0.72
Avail Cap(c_a), veh/h	455	844	874	481	1542		386	983	986	455	965	917
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	14.9	17.6	17.7	14.2	19.6	0.0	13.7	16.6	16.6	13.0	18.2	18.2
Incr Delay (d2), s/veh	0.6	0.6	0.6	0.3	1.0	0.0	0.4	0.6	0.7	0.2	1.8	1.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.0	2.0	2.1	0.7	3.7	0.0	0.5	2.6	2.6	0.5	4.3	4.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	15.5	18.2	18.2	14.5	20.6	0.0	14.1	17.2	17.3	13.2	19.9	20.0
LnGrp LOS	B	B	B	B	C		B	B	B	B	B	C
Approach Vol, veh/h		519			739			581			815	
Approach Delay, s/veh		17.6			19.9			16.9			19.4	
Approach LOS		B			B			B			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	7.7	22.4	8.3	20.3	7.8	22.4	8.7	19.9
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	5.5	32.5	6.1	27.9	6.1	31.9	8.5	25.5
Max Q Clear Time (g_c+I1), s	3.4	9.0	4.0	7.4	3.4	13.4	4.7	11.8
Green Ext Time (p_c), s	0.0	3.0	0.0	2.2	0.0	4.5	0.1	3.6

Intersection Summary	
HCM 6th Ctrl Delay	18.6
HCM 6th LOS	B

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

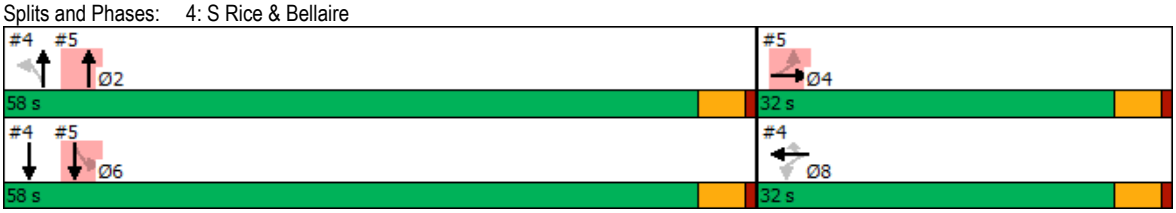
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	0	0	135	1025	225	111	384	0	0	594	50
Future Volume (vph)	0	0	0	135	1025	225	111	384	0	0	594	50
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	100		80	0		0	0		0
Storage Lanes	0		0	1		1	1		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	0.91	1.00	1.00	0.95	1.00	1.00	0.91	0.91
Frt						0.850					0.988	
Flt Protected				0.950			0.950					
Satd. Flow (prot)	0	0	0	1770	5085	1583	1770	3539	0	0	5024	0
Flt Permitted				0.950			0.374					
Satd. Flow (perm)	0	0	0	1770	5085	1583	697	3539	0	0	5024	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)						145					8	
Link Speed (mph)		35			35			35			35	
Link Distance (ft)		331			555			125			290	
Travel Time (s)		6.4			10.8			2.4			5.6	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Growth Factor	101%	101%	101%	101%	101%	101%	101%	101%	101%	101%	101%	101%
Adj. Flow (vph)	0	0	0	142	1078	237	117	404	0	0	625	53
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	0	0	142	1078	237	117	404	0	0	678	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors				1	2	1	1	2			2	
Detector Template				Left	Thru	Right	Left	Thru			Thru	
Leading Detector (ft)				20	100	20	20	100			100	
Trailing Detector (ft)				0	0	0	0	0			0	
Detector 1 Position(ft)				0	0	0	0	0			0	
Detector 1 Size(ft)				20	6	20	20	6			6	
Detector 1 Type				Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex			Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)				0.0	0.0	0.0	0.0	0.0			0.0	
Detector 1 Queue (s)				0.0	0.0	0.0	0.0	0.0			0.0	
Detector 1 Delay (s)				0.0	0.0	0.0	0.0	0.0			0.0	
Detector 2 Position(ft)					94			94			94	
Detector 2 Size(ft)					6			6			6	
Detector 2 Type					Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)					0.0			0.0			0.0	
Turn Type				Perm	NA	Perm	Perm	NA			NA	
Protected Phases					8			2			6	

Lane Group	Ø4
Lane Configurations	
Traffic Volume (vph)	
Future Volume (vph)	
Ideal Flow (vphpl)	
Storage Length (ft)	
Storage Lanes	
Taper Length (ft)	
Lane Util. Factor	
Frt	
Flt Protected	
Satd. Flow (prot)	
Flt Permitted	
Satd. Flow (perm)	
Right Turn on Red	
Satd. Flow (RTOR)	
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	
Growth Factor	
Adj. Flow (vph)	
Shared Lane Traffic (%)	
Lane Group Flow (vph)	
Enter Blocked Intersection	
Lane Alignment	
Median Width(ft)	
Link Offset(ft)	
Crosswalk Width(ft)	
Two way Left Turn Lane	
Headway Factor	
Turning Speed (mph)	
Number of Detectors	
Detector Template	
Leading Detector (ft)	
Trailing Detector (ft)	
Detector 1 Position(ft)	
Detector 1 Size(ft)	
Detector 1 Type	
Detector 1 Channel	
Detector 1 Extend (s)	
Detector 1 Queue (s)	
Detector 1 Delay (s)	
Detector 2 Position(ft)	
Detector 2 Size(ft)	
Detector 2 Type	
Detector 2 Channel	
Detector 2 Extend (s)	
Turn Type	
Protected Phases	4

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases				8		8	2					
Detector Phase				8	8	8	2	2			6	
Switch Phase												
Minimum Initial (s)				5.0	5.0	5.0	5.0	5.0			5.0	
Minimum Split (s)				22.5	22.5	22.5	22.5	22.5			22.5	
Total Split (s)				32.0	32.0	32.0	58.0	58.0			58.0	
Total Split (%)				35.6%	35.6%	35.6%	64.4%	64.4%			64.4%	
Maximum Green (s)				27.5	27.5	27.5	53.5	53.5			53.5	
Yellow Time (s)				3.5	3.5	3.5	3.5	3.5			3.5	
All-Red Time (s)				1.0	1.0	1.0	1.0	1.0			1.0	
Lost Time Adjust (s)				0.0	0.0	0.0	0.0	0.0			0.0	
Total Lost Time (s)				4.5	4.5	4.5	4.5	4.5			4.5	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)				3.0	3.0	3.0	3.0	3.0			3.0	
Recall Mode				None	None	None	Min	Min			Min	
Walk Time (s)				7.0	7.0	7.0	7.0	7.0			7.0	
Flash Dont Walk (s)				11.0	11.0	11.0	11.0	11.0			11.0	
Pedestrian Calls (#/hr)				0	0	0	0	0			0	
Act Effct Green (s)				23.0	23.0	23.0	29.1	29.1			29.1	
Actuated g/C Ratio				0.37	0.37	0.37	0.47	0.47			0.47	
v/c Ratio				0.22	0.57	0.35	0.36	0.24			0.29	
Control Delay				18.4	19.1	9.8	9.7	5.4			9.8	
Queue Delay				0.2	0.0	0.0	0.2	0.0			0.0	
Total Delay				18.5	19.1	9.8	9.8	5.4			9.8	
LOS				B	B	A	A	A			A	
Approach Delay					17.5			6.4			9.8	
Approach LOS					B			A			A	

Intersection Summary	
Area Type: Other	
Cycle Length: 90	
Actuated Cycle Length: 62.1	
Natural Cycle: 45	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.57	
Intersection Signal Delay: 13.4	Intersection LOS: B
Intersection Capacity Utilization 69.3%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 4: S Rice & Bellaire



Lane Group	Ø4
Permitted Phases	
Detector Phase	
Switch Phase	
Minimum Initial (s)	5.0
Minimum Split (s)	22.5
Total Split (s)	32.0
Total Split (%)	36%
Maximum Green (s)	27.5
Yellow Time (s)	3.5
All-Red Time (s)	1.0
Lost Time Adjust (s)	
Total Lost Time (s)	
Lead/Lag	
Lead-Lag Optimize?	
Vehicle Extension (s)	3.0
Recall Mode	None
Walk Time (s)	7.0
Flash Dont Walk (s)	11.0
Pedestrian Calls (#/hr)	0
Act Effct Green (s)	
Actuated g/C Ratio	
v/c Ratio	
Control Delay	
Queue Delay	
Total Delay	
LOS	
Approach Delay	
Approach LOS	

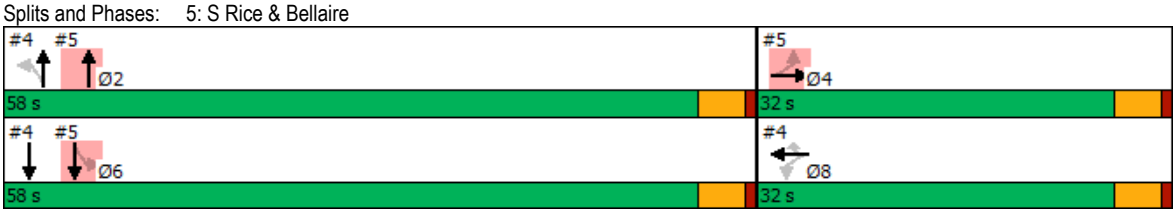
Intersection Summary

Lane Group	Ø8
Lane Configurations	
Traffic Volume (vph)	
Future Volume (vph)	
Ideal Flow (vphpl)	
Storage Length (ft)	
Storage Lanes	
Taper Length (ft)	
Lane Util. Factor	
Frt	
Flt Protected	
Satd. Flow (prot)	
Flt Permitted	
Satd. Flow (perm)	
Right Turn on Red	
Satd. Flow (RTOR)	
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	
Growth Factor	
Adj. Flow (vph)	
Shared Lane Traffic (%)	
Lane Group Flow (vph)	
Enter Blocked Intersection	
Lane Alignment	
Median Width(ft)	
Link Offset(ft)	
Crosswalk Width(ft)	
Two way Left Turn Lane	
Headway Factor	
Turning Speed (mph)	
Number of Detectors	
Detector Template	
Leading Detector (ft)	
Trailing Detector (ft)	
Detector 1 Position(ft)	
Detector 1 Size(ft)	
Detector 1 Type	
Detector 1 Channel	
Detector 1 Extend (s)	
Detector 1 Queue (s)	
Detector 1 Delay (s)	
Detector 2 Position(ft)	
Detector 2 Size(ft)	
Detector 2 Type	
Detector 2 Channel	
Detector 2 Extend (s)	
Turn Type	
Protected Phases	8

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	4									6		
Detector Phase	4	4						2		6	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0						5.0		5.0	5.0	
Minimum Split (s)	22.5	22.5						22.5		22.5	22.5	
Total Split (s)	32.0	32.0						58.0		58.0	58.0	
Total Split (%)	35.6%	35.6%						64.4%		64.4%	64.4%	
Maximum Green (s)	27.5	27.5						53.5		53.5	53.5	
Yellow Time (s)	3.5	3.5						3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0						1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0						0.0		0.0	0.0	
Total Lost Time (s)	4.5	4.5						4.5		4.5	4.5	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0						3.0		3.0	3.0	
Recall Mode	None	None						Min		Min	Min	
Walk Time (s)	7.0	7.0						7.0		7.0	7.0	
Flash Dont Walk (s)	11.0	11.0						11.0		11.0	11.0	
Pedestrian Calls (#/hr)	0	0						0		0	0	
Act Effct Green (s)	23.0	23.0						29.1		29.1	29.1	
Actuated g/C Ratio	0.37	0.37						0.47		0.47	0.47	
v/c Ratio	0.14	0.46						0.24		0.56	0.36	
Control Delay	17.8	17.4						9.0		14.1	6.1	
Queue Delay	0.0	0.0						0.0		0.1	0.0	
Total Delay	17.8	17.4						9.0		14.2	6.2	
LOS	B	B						A		B	A	
Approach Delay		17.5						9.0			8.3	
Approach LOS		B						A			A	

Intersection Summary	
Area Type: Other	
Cycle Length: 90	
Actuated Cycle Length: 62.1	
Natural Cycle: 45	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.57	
Intersection Signal Delay: 12.2	Intersection LOS: B
Intersection Capacity Utilization 69.3%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 5: S Rice & Bellaire



Lane Group	Ø8
Permitted Phases	
Detector Phase	
Switch Phase	
Minimum Initial (s)	5.0
Minimum Split (s)	22.5
Total Split (s)	32.0
Total Split (%)	36%
Maximum Green (s)	27.5
Yellow Time (s)	3.5
All-Red Time (s)	1.0
Lost Time Adjust (s)	
Total Lost Time (s)	
Lead/Lag	
Lead-Lag Optimize?	
Vehicle Extension (s)	3.0
Recall Mode	None
Walk Time (s)	7.0
Flash Dont Walk (s)	11.0
Pedestrian Calls (#/hr)	0
Act Effct Green (s)	
Actuated g/C Ratio	
v/c Ratio	
Control Delay	
Queue Delay	
Total Delay	
LOS	
Approach Delay	
Approach LOS	

Intersection Summary

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	1227	5	0	33
Future Vol, veh/h	0	0	1227	5	0	33
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	1	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	1347	5	0	36

Major/Minor	Major2		Minor2	
Conflicting Flow All	-	0	-	676
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Critical Hdwy	-	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	-	-	-	3.92
Pot Cap-1 Maneuver	-	-	0	339
Stage 1	-	-	0	-
Stage 2	-	-	0	-
Platoon blocked, %	-	-		
Mov Cap-1 Maneuver	-	-	-	339
Mov Cap-2 Maneuver	-	-	-	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-

Approach	WB	SB
HCM Control Delay, s	0	16.9
HCM LOS		C

Minor Lane/Major Mvmt	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	339
HCM Lane V/C Ratio	-	-	0.107
HCM Control Delay (s)	-	-	16.9
HCM Lane LOS	-	-	C
HCM 95th %tile Q(veh)	-	-	0.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	36	486	2	2	741	9	1	1	3	61	1	96
Future Volume (veh/h)	36	486	2	2	741	9	1	1	3	61	1	96
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	40	534	2	2	813	10	1	1	3	67	1	105
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	302	1303	5	366	1146	14	158	165	352	654	9	578
Arrive On Green	0.04	0.36	0.36	0.00	0.32	0.32	0.36	0.36	0.36	0.36	0.36	0.36
Sat Flow, veh/h	1781	3631	14	1781	3595	44	192	452	966	1396	24	1585
Grp Volume(v), veh/h	40	261	275	2	402	421	5	0	0	68	0	105
Grp Sat Flow(s),veh/h/ln	1781	1777	1868	1781	1777	1862	1610	0	0	1420	0	1585
Q Serve(g_s), s	0.7	5.5	5.5	0.0	9.8	9.8	0.0	0.0	0.0	1.5	0.0	2.2
Cycle Q Clear(g_c), s	0.7	5.5	5.5	0.0	9.8	9.8	0.1	0.0	0.0	1.6	0.0	2.2
Prop In Lane	1.00		0.01	1.00		0.02	0.20		0.60	0.99		1.00
Lane Grp Cap(c), veh/h	302	637	670	366	566	594	675	0	0	663	0	578
V/C Ratio(X)	0.13	0.41	0.41	0.01	0.71	0.71	0.01	0.00	0.00	0.10	0.00	0.18
Avail Cap(c_a), veh/h	406	846	890	542	846	887	675	0	0	663	0	578
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	11.3	11.9	11.9	11.5	14.8	14.8	10.0	0.0	0.0	10.4	0.0	10.7
Incr Delay (d2), s/veh	0.2	0.4	0.4	0.0	1.7	1.6	0.0	0.0	0.0	0.3	0.0	0.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	1.8	1.9	0.0	3.5	3.7	0.0	0.0	0.0	0.5	0.0	0.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	11.5	12.3	12.3	11.5	16.5	16.4	10.0	0.0	0.0	10.7	0.0	11.3
LnGrp LOS	B	B	B	B	B	B	A	A	A	B	A	B
Approach Vol, veh/h		576			825			5			173	
Approach Delay, s/veh		12.3			16.4			10.0			11.1	
Approach LOS		B			B			A			B	

Timer - Assigned Phs		2	3	4		6	7	8
Phs Duration (G+Y+Rc), s		22.5	4.6	22.2		22.5	6.6	20.2
Change Period (Y+Rc), s		4.5	4.5	4.5		4.5	4.5	4.5
Max Green Setting (Gmax), s		18.0	5.0	23.5		18.0	5.0	23.5
Max Q Clear Time (g_c+I1), s		2.1	2.0	7.5		4.2	2.7	11.8
Green Ext Time (p_c), s		0.0	0.0	2.8		0.5	0.0	3.9

Intersection Summary	
HCM 6th Ctrl Delay	14.3
HCM 6th LOS	B

Tab Four

Proposed Condition Capacity Analysis

Intersection	
Intersection Delay, s/veh	7.5
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	20	31	17	3	32	14	5	26	0	7	41	15
Future Vol, veh/h	20	31	17	3	32	14	5	26	0	7	41	15
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	22	34	18	3	35	15	5	28	0	8	45	16
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7.5	7.3	7.5	7.5
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	16%	29%	6%	11%
Vol Thru, %	84%	46%	65%	65%
Vol Right, %	0%	25%	29%	24%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	31	68	49	63
LT Vol	5	20	3	7
Through Vol	26	31	32	41
RT Vol	0	17	14	15
Lane Flow Rate	34	74	53	68
Geometry Grp	1	1	1	1
Degree of Util (X)	0.04	0.083	0.059	0.077
Departure Headway (Hd)	4.24	4.061	4.009	4.059
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	836	874	884	874
Service Time	2.311	2.122	2.075	2.124
HCM Lane V/C Ratio	0.041	0.085	0.06	0.078
HCM Control Delay	7.5	7.5	7.3	7.5
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.1	0.3	0.2	0.2

Intersection	
Int Delay, s/veh	14.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	1098	98	272	34	2	2	11	33	43	2	3
Future Vol, veh/h	10	1098	98	272	34	2	2	11	33	43	2	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	0	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	11	1193	107	296	37	2	2	12	36	47	2	3

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	39	0	0	1300	0	0	1881	1900	650	1255	1952	20
Stage 1	-	-	-	-	-	-	1269	1269	-	630	630	-
Stage 2	-	-	-	-	-	-	612	631	-	625	1322	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	1569	-	-	529	-	-	44	68	412	128	63	1053
Stage 1	-	-	-	-	-	-	178	238	-	436	473	-
Stage 2	-	-	-	-	-	-	447	473	-	439	224	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1569	-	-	529	-	-	23	30	412	~ 46	28	1053
Mov Cap-2 Maneuver	-	-	-	-	-	-	23	30	-	~ 46	28	-
Stage 1	-	-	-	-	-	-	177	236	-	433	208	-
Stage 2	-	-	-	-	-	-	194	208	-	378	222	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	17.7	93.5	292.1
HCM LOS			F	F

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	86	1569	-	-	529	-	-	48
HCM Lane V/C Ratio	0.581	0.007	-	-	0.559	-	-	1.087
HCM Control Delay (s)	93.5	7.3	-	-	20.1	-	-	292.1
HCM Lane LOS	F	A	-	-	C	-	-	F
HCM 95th %tile Q(veh)	2.6	0	-	-	3.4	-	-	4.7

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	191	893	8	89	241	60	28	485	91	72	347	62
Future Volume (veh/h)	191	893	8	89	241	60	28	485	91	72	347	62
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	197	921	8	92	248	0	29	500	94	74	358	64
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	592	1248	11	307	1085		331	702	131	289	789	140
Arrive On Green	0.11	0.35	0.35	0.06	0.31	0.00	0.03	0.23	0.23	0.06	0.26	0.26
Sat Flow, veh/h	1781	3610	31	1781	3554	1585	1781	2988	559	1781	3017	534
Grp Volume(v), veh/h	197	453	476	92	248	0	29	296	298	74	209	213
Grp Sat Flow(s),veh/h/ln	1781	1777	1865	1781	1777	1585	1781	1777	1770	1781	1777	1774
Q Serve(g_s), s	4.5	13.6	13.6	2.1	3.2	0.0	0.7	9.3	9.4	1.9	6.0	6.1
Cycle Q Clear(g_c), s	4.5	13.6	13.6	2.1	3.2	0.0	0.7	9.3	9.4	1.9	6.0	6.1
Prop In Lane	1.00		0.02	1.00		1.00	1.00		0.32	1.00		0.30
Lane Grp Cap(c), veh/h	592	614	645	307	1085		331	417	416	289	465	464
V/C Ratio(X)	0.33	0.74	0.74	0.30	0.23		0.09	0.71	0.72	0.26	0.45	0.46
Avail Cap(c_a), veh/h	695	950	997	449	1835		423	707	704	375	748	747
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	12.0	17.5	17.5	13.9	15.8	0.0	16.8	21.4	21.4	16.6	18.8	18.8
Incr Delay (d2), s/veh	0.3	1.8	1.7	0.5	0.1	0.0	0.1	2.2	2.3	0.5	0.7	0.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.6	5.1	5.4	0.8	1.2	0.0	0.3	3.8	3.8	0.7	2.3	2.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	12.3	19.2	19.2	14.5	15.9	0.0	16.9	23.6	23.7	17.1	19.5	19.5
LnGrp LOS	B	B	B	B	B		B	C	C	B	B	B
Approach Vol, veh/h		1126			340			623			496	
Approach Delay, s/veh		18.0			15.5			23.4			19.1	
Approach LOS		B			B			C			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	8.1	18.8	8.4	25.5	6.4	20.4	10.9	23.1
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	6.5	24.2	8.8	32.5	5.1	25.6	9.9	31.4
Max Q Clear Time (g_c+I1), s	3.9	11.4	4.1	15.6	2.7	8.1	6.5	5.2
Green Ext Time (p_c), s	0.0	2.9	0.1	5.4	0.0	2.2	0.2	1.5

Intersection Summary	
HCM 6th Ctrl Delay	19.2
HCM 6th LOS	B

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

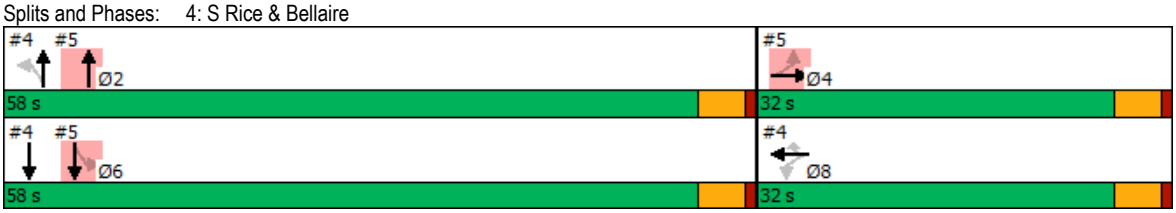
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	0	0	139	583	175	174	513	0	0	408	40
Future Volume (vph)	0	0	0	139	583	175	174	513	0	0	408	40
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	100		80	0		0	0		0
Storage Lanes	0		0	1		1	1		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	0.91	1.00	1.00	0.95	1.00	1.00	0.91	0.91
Frt						0.850					0.987	
Flt Protected				0.950			0.950					
Satd. Flow (prot)	0	0	0	1770	5085	1583	1770	3539	0	0	5019	0
Flt Permitted				0.950			0.462					
Satd. Flow (perm)	0	0	0	1770	5085	1583	861	3539	0	0	5019	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)						192					32	
Link Speed (mph)		35			35			35			35	
Link Distance (ft)		331			555			125			290	
Travel Time (s)		6.4			10.8			2.4			5.6	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Adj. Flow (vph)	0	0	0	153	641	192	191	564	0	0	448	44
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	0	0	153	641	192	191	564	0	0	492	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors				1	2	1	1	2			2	
Detector Template				Left	Thru	Right	Left	Thru			Thru	
Leading Detector (ft)				20	100	20	20	100			100	
Trailing Detector (ft)				0	0	0	0	0			0	
Detector 1 Position(ft)				0	0	0	0	0			0	
Detector 1 Size(ft)				20	6	20	20	6			6	
Detector 1 Type				Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex			Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)				0.0	0.0	0.0	0.0	0.0			0.0	
Detector 1 Queue (s)				0.0	0.0	0.0	0.0	0.0			0.0	
Detector 1 Delay (s)				0.0	0.0	0.0	0.0	0.0			0.0	
Detector 2 Position(ft)					94			94			94	
Detector 2 Size(ft)					6			6			6	
Detector 2 Type					Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)					0.0			0.0			0.0	
Turn Type				Perm	NA	Perm	Perm	NA			NA	
Protected Phases					8			2			6	
Permitted Phases				8		8	2					

Lane Group	Ø4
Lane Configurations	
Traffic Volume (vph)	
Future Volume (vph)	
Ideal Flow (vphpl)	
Storage Length (ft)	
Storage Lanes	
Taper Length (ft)	
Lane Util. Factor	
Frt	
Flt Protected	
Satd. Flow (prot)	
Flt Permitted	
Satd. Flow (perm)	
Right Turn on Red	
Satd. Flow (RTOR)	
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	
Adj. Flow (vph)	
Shared Lane Traffic (%)	
Lane Group Flow (vph)	
Enter Blocked Intersection	
Lane Alignment	
Median Width(ft)	
Link Offset(ft)	
Crosswalk Width(ft)	
Two way Left Turn Lane	
Headway Factor	
Turning Speed (mph)	
Number of Detectors	
Detector Template	
Leading Detector (ft)	
Trailing Detector (ft)	
Detector 1 Position(ft)	
Detector 1 Size(ft)	
Detector 1 Type	
Detector 1 Channel	
Detector 1 Extend (s)	
Detector 1 Queue (s)	
Detector 1 Delay (s)	
Detector 2 Position(ft)	
Detector 2 Size(ft)	
Detector 2 Type	
Detector 2 Channel	
Detector 2 Extend (s)	
Turn Type	
Protected Phases	4
Permitted Phases	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase				8	8	8	2	2			6	
Switch Phase												
Minimum Initial (s)				5.0	5.0	5.0	5.0	5.0			5.0	
Minimum Split (s)				22.5	22.5	22.5	22.5	22.5			22.5	
Total Split (s)				32.0	32.0	32.0	58.0	58.0			58.0	
Total Split (%)				35.6%	35.6%	35.6%	64.4%	64.4%			64.4%	
Maximum Green (s)				27.5	27.5	27.5	53.5	53.5			53.5	
Yellow Time (s)				3.5	3.5	3.5	3.5	3.5			3.5	
All-Red Time (s)				1.0	1.0	1.0	1.0	1.0			1.0	
Lost Time Adjust (s)				0.0	0.0	0.0	0.0	0.0			0.0	
Total Lost Time (s)				4.5	4.5	4.5	4.5	4.5			4.5	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)				3.0	3.0	3.0	3.0	3.0			3.0	
Recall Mode				None	None	None	Min	Min			Min	
Walk Time (s)				7.0	7.0	7.0	7.0	7.0			7.0	
Flash Dont Walk (s)				11.0	11.0	11.0	11.0	11.0			11.0	
Pedestrian Calls (#/hr)				0	0	0	0	0			0	
Act Effct Green (s)				22.3	22.3	22.3	29.6	29.6			29.6	
Actuated g/C Ratio				0.36	0.36	0.36	0.48	0.48			0.48	
v/c Ratio				0.24	0.35	0.28	0.46	0.33			0.20	
Control Delay				18.8	17.1	4.8	8.6	4.2			8.5	
Queue Delay				0.0	0.0	0.0	0.1	0.0			0.0	
Total Delay				18.8	17.1	4.8	8.7	4.2			8.5	
LOS				B	B	A	A	A			A	
Approach Delay					15.0			5.3			8.5	
Approach LOS					B			A			A	

Intersection Summary	
Area Type: Other	
Cycle Length: 90	
Actuated Cycle Length: 61.8	
Natural Cycle: 50	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.68	
Intersection Signal Delay: 10.3	Intersection LOS: B
Intersection Capacity Utilization 68.7%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 4: S Rice & Bellaire



Lane Group	Ø4
Detector Phase	
Switch Phase	
Minimum Initial (s)	5.0
Minimum Split (s)	22.5
Total Split (s)	32.0
Total Split (%)	36%
Maximum Green (s)	27.5
Yellow Time (s)	3.5
All-Red Time (s)	1.0
Lost Time Adjust (s)	
Total Lost Time (s)	
Lead/Lag	
Lead-Lag Optimize?	
Vehicle Extension (s)	3.0
Recall Mode	None
Walk Time (s)	7.0
Flash Dont Walk (s)	11.0
Pedestrian Calls (#/hr)	0
Act Effct Green (s)	
Actuated g/C Ratio	
v/c Ratio	
Control Delay	
Queue Delay	
Total Delay	
LOS	
Approach Delay	
Approach LOS	

Intersection Summary

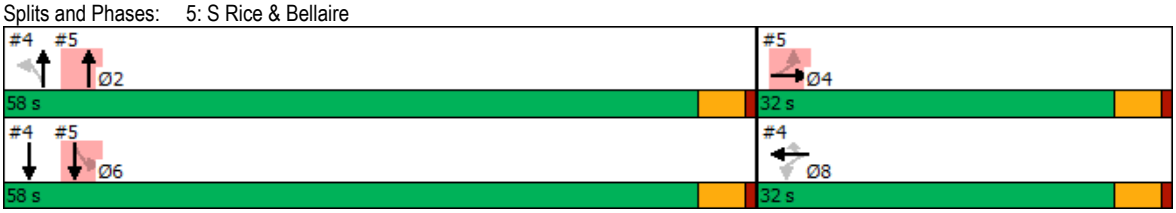
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	76	1006	87	0	0	0	0	619	195	175	356	0
Future Volume (vph)	76	1006	87	0	0	0	0	619	195	175	356	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	100		0	0		0	0		0	0		0
Storage Lanes	1		0	0		0	0		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.91	0.91	1.00	1.00	1.00	1.00	0.91	0.91	1.00	0.95	1.00
Frt		0.988						0.964				
Flt Protected	0.950									0.950		
Satd. Flow (prot)	1770	5024	0	0	0	0	0	4902	0	1770	3539	0
Flt Permitted	0.950									0.299		
Satd. Flow (perm)	1770	5024	0	0	0	0	0	4902	0	557	3539	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		16						10				
Link Speed (mph)		35			35			35			35	
Link Distance (ft)		515			747			369			125	
Travel Time (s)		10.0			14.6			7.2			2.4	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Adj. Flow (vph)	79	1048	91	0	0	0	0	645	203	182	371	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	79	1139	0	0	0	0	0	848	0	182	371	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2						2		1	2	
Detector Template	Left	Thru						Thru		Left	Thru	
Leading Detector (ft)	20	100						100		20	100	
Trailing Detector (ft)	0	0						0		0	0	
Detector 1 Position(ft)	0	0						0		0	0	
Detector 1 Size(ft)	20	6						6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex						Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0						0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0						0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0						0.0		0.0	0.0	
Detector 2 Position(ft)		94						94			94	
Detector 2 Size(ft)		6						6			6	
Detector 2 Type		Cl+Ex						Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0						0.0			0.0	
Turn Type	Perm	NA						NA		Perm	NA	
Protected Phases		4						2			6	
Permitted Phases	4									6		

Lane Group	Ø8
Lane Configurations	
Traffic Volume (vph)	
Future Volume (vph)	
Ideal Flow (vphpl)	
Storage Length (ft)	
Storage Lanes	
Taper Length (ft)	
Lane Util. Factor	
Frt	
Flt Protected	
Satd. Flow (prot)	
Flt Permitted	
Satd. Flow (perm)	
Right Turn on Red	
Satd. Flow (RTOR)	
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	
Adj. Flow (vph)	
Shared Lane Traffic (%)	
Lane Group Flow (vph)	
Enter Blocked Intersection	
Lane Alignment	
Median Width(ft)	
Link Offset(ft)	
Crosswalk Width(ft)	
Two way Left Turn Lane	
Headway Factor	
Turning Speed (mph)	
Number of Detectors	
Detector Template	
Leading Detector (ft)	
Trailing Detector (ft)	
Detector 1 Position(ft)	
Detector 1 Size(ft)	
Detector 1 Type	
Detector 1 Channel	
Detector 1 Extend (s)	
Detector 1 Queue (s)	
Detector 1 Delay (s)	
Detector 2 Position(ft)	
Detector 2 Size(ft)	
Detector 2 Type	
Detector 2 Channel	
Detector 2 Extend (s)	
Turn Type	
Protected Phases	8
Permitted Phases	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	4	4						2		6	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0						5.0		5.0	5.0	
Minimum Split (s)	22.5	22.5						22.5		22.5	22.5	
Total Split (s)	32.0	32.0						58.0		58.0	58.0	
Total Split (%)	35.6%	35.6%						64.4%		64.4%	64.4%	
Maximum Green (s)	27.5	27.5						53.5		53.5	53.5	
Yellow Time (s)	3.5	3.5						3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0						1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0						0.0		0.0	0.0	
Total Lost Time (s)	4.5	4.5						4.5		4.5	4.5	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0						3.0		3.0	3.0	
Recall Mode	None	None						Min		Min	Min	
Walk Time (s)	7.0	7.0						7.0		7.0	7.0	
Flash Dont Walk (s)	11.0	11.0						11.0		11.0	11.0	
Pedestrian Calls (#/hr)	0	0						0		0	0	
Act Effct Green (s)	22.3	22.3						29.6		29.6	29.6	
Actuated g/C Ratio	0.36	0.36						0.48		0.48	0.48	
v/c Ratio	0.12	0.63						0.36		0.68	0.22	
Control Delay	17.9	19.8						10.0		26.4	7.0	
Queue Delay	0.0	0.0						0.0		0.0	0.1	
Total Delay	17.9	19.8						10.0		26.4	7.0	
LOS	B	B						A		C	A	
Approach Delay		19.7						10.0			13.4	
Approach LOS		B						A			B	

Intersection Summary	
Area Type: Other	
Cycle Length: 90	
Actuated Cycle Length: 61.8	
Natural Cycle: 50	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.68	
Intersection Signal Delay: 15.2	Intersection LOS: B
Intersection Capacity Utilization 68.7%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 5: S Rice & Bellaire



Lane Group	Ø8
Detector Phase	
Switch Phase	
Minimum Initial (s)	5.0
Minimum Split (s)	22.5
Total Split (s)	32.0
Total Split (%)	36%
Maximum Green (s)	27.5
Yellow Time (s)	3.5
All-Red Time (s)	1.0
Lost Time Adjust (s)	
Total Lost Time (s)	
Lead/Lag	
Lead-Lag Optimize?	
Vehicle Extension (s)	3.0
Recall Mode	None
Walk Time (s)	7.0
Flash Dont Walk (s)	11.0
Pedestrian Calls (#/hr)	0
Act Effct Green (s)	
Actuated g/C Ratio	
v/c Ratio	
Control Delay	
Queue Delay	
Total Delay	
LOS	
Approach Delay	
Approach LOS	

Intersection Summary

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	719	76	0	20
Future Vol, veh/h	0	0	719	76	0	20
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	1	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	782	83	0	22

Major/Minor	Major2		Minor2	
Conflicting Flow All	-	0	-	433
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Critical Hdwy	-	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	-	-	-	3.92
Pot Cap-1 Maneuver	-	-	0	488
Stage 1	-	-	0	-
Stage 2	-	-	0	-
Platoon blocked, %	-	-		
Mov Cap-1 Maneuver	-	-	-	488
Mov Cap-2 Maneuver	-	-	-	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-

Approach	WB	SB
HCM Control Delay, s	0	12.7
HCM LOS		B

Minor Lane/Major Mvmt	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	488
HCM Lane V/C Ratio	-	-	0.045
HCM Control Delay (s)	-	-	12.7
HCM Lane LOS	-	-	B
HCM 95th %tile Q(veh)	-	-	0.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	16	1162	13	1	272	1	14	4	2	44	1	22
Future Volume (veh/h)	16	1162	13	1	272	1	14	4	2	44	1	22
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	17	1263	14	1	296	1	15	4	2	48	1	24
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	537	1482	16	178	1424	5	449	114	47	604	11	532
Arrive On Green	0.02	0.41	0.41	0.00	0.39	0.39	0.34	0.34	0.34	0.34	0.34	0.34
Sat Flow, veh/h	1781	3600	40	1781	3633	12	996	339	141	1404	34	1585
Grp Volume(v), veh/h	17	623	654	1	145	152	21	0	0	49	0	24
Grp Sat Flow(s),veh/h/ln	1781	1777	1863	1781	1777	1868	1476	0	0	1438	0	1585
Q Serve(g_s), s	0.3	17.1	17.1	0.0	2.9	2.9	0.0	0.0	0.0	0.0	0.0	0.5
Cycle Q Clear(g_c), s	0.3	17.1	17.1	0.0	2.9	2.9	1.0	0.0	0.0	1.0	0.0	0.5
Prop In Lane	1.00		0.02	1.00		0.01	0.71		0.10	0.98		1.00
Lane Grp Cap(c), veh/h	537	731	767	178	697	733	610	0	0	615	0	532
V/C Ratio(X)	0.03	0.85	0.85	0.01	0.21	0.21	0.03	0.00	0.00	0.08	0.00	0.05
Avail Cap(c_a), veh/h	666	778	816	341	778	818	610	0	0	615	0	532
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	9.4	14.3	14.3	12.3	10.8	10.8	12.0	0.0	0.0	12.2	0.0	12.0
Incr Delay (d2), s/veh	0.0	8.6	8.3	0.0	0.1	0.1	0.1	0.0	0.0	0.3	0.0	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	7.4	7.7	0.0	1.0	1.1	0.2	0.0	0.0	0.4	0.0	0.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	9.4	22.9	22.6	12.3	10.9	10.9	12.1	0.0	0.0	12.4	0.0	12.2
LnGrp LOS	A	C	C	B	B	B	B	A	A	B	A	B
Approach Vol, veh/h		1294			298			21			73	
Approach Delay, s/veh		22.6			10.9			12.1			12.4	
Approach LOS		C			B			B			B	

Timer - Assigned Phs		2	3	4		6	7	8
Phs Duration (G+Y+Rc), s		22.5	4.6	26.6		22.5	5.6	25.5
Change Period (Y+Rc), s		4.5	4.5	4.5		4.5	4.5	4.5
Max Green Setting (Gmax), s		18.0	5.0	23.5		18.0	5.0	23.5
Max Q Clear Time (g_c+I1), s		3.0	2.0	19.1		3.0	2.3	4.9
Green Ext Time (p_c), s		0.0	0.0	3.0		0.2	0.0	1.5

Intersection Summary	
HCM 6th Ctrl Delay	20.0
HCM 6th LOS	B

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	7	14	12	732	608	61
Future Vol, veh/h	7	14	12	732	608	61
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	8	15	13	796	661	66

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1118	364	727	0	-	0
Stage 1	694	-	-	-	-	-
Stage 2	424	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	201	633	872	-	-	-
Stage 1	457	-	-	-	-	-
Stage 2	628	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	196	633	872	-	-	-
Mov Cap-2 Maneuver	196	-	-	-	-	-
Stage 1	445	-	-	-	-	-
Stage 2	628	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	15.6	0.2	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	872	-	363	-	-
HCM Lane V/C Ratio	0.015	-	0.063	-	-
HCM Control Delay (s)	9.2	0.1	15.6	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-

Intersection	
Int Delay, s/veh	7.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	18	2	0	13	0
Future Vol, veh/h	0	18	2	0	13	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	20	2	0	14	0

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	30	2	0	0	2	0
Stage 1	2	-	-	-	-	-
Stage 2	28	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	984	1082	-	-	1620	-
Stage 1	1021	-	-	-	-	-
Stage 2	995	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	975	1082	-	-	1620	-
Mov Cap-2 Maneuver	975	-	-	-	-	-
Stage 1	1021	-	-	-	-	-
Stage 2	986	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	8.4	0	7.2
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	1082	1620	-
HCM Lane V/C Ratio	-	-	0.018	0.009	-
HCM Control Delay (s)	-	-	8.4	7.2	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Intersection Delay, s/veh	9.2
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	46	79	26	9	85	24	13	37	1	13	146	63
Future Vol, veh/h	46	79	26	9	85	24	13	37	1	13	146	63
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	50	86	28	10	92	26	14	40	1	14	159	68
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	9.1	8.7	8.4	9.6
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	25%	30%	8%	6%
Vol Thru, %	73%	52%	72%	66%
Vol Right, %	2%	17%	20%	28%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	51	151	118	222
LT Vol	13	46	9	13
Through Vol	37	79	85	146
RT Vol	1	26	24	63
Lane Flow Rate	55	164	128	241
Geometry Grp	1	1	1	1
Degree of Util (X)	0.076	0.216	0.168	0.304
Departure Headway (Hd)	4.96	4.745	4.727	4.539
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	718	754	756	788
Service Time	3.016	2.792	2.776	2.581
HCM Lane V/C Ratio	0.077	0.218	0.169	0.306
HCM Control Delay	8.4	9.1	8.7	9.6
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.2	0.8	0.6	1.3

Intersection	
Int Delay, s/veh	6.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	539	56	1	675	90	0	12	104	86	11	12
Future Vol, veh/h	4	539	56	1	675	90	0	12	104	86	11	12
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	0	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	561	58	1	703	94	0	12	108	90	11	12

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	797	0	0	619	0	0	957	1397	310	1047	1379	399
Stage 1	-	-	-	-	-	-	598	598	-	752	752	-
Stage 2	-	-	-	-	-	-	359	799	-	295	627	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	821	-	-	957	-	-	212	140	686	182	143	601
Stage 1	-	-	-	-	-	-	456	489	-	368	416	-
Stage 2	-	-	-	-	-	-	632	396	-	689	474	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	821	-	-	957	-	-	194	139	686	142	142	601
Mov Cap-2 Maneuver	-	-	-	-	-	-	194	139	-	142	142	-
Stage 1	-	-	-	-	-	-	454	487	-	366	416	-
Stage 2	-	-	-	-	-	-	601	396	-	563	472	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0	14.8	74.2
HCM LOS			B	F

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	488	821	-	-	957	-	-	155
HCM Lane V/C Ratio	0.248	0.005	-	-	0.001	-	-	0.732
HCM Control Delay (s)	14.8	9.4	-	-	8.8	-	-	74.2
HCM Lane LOS	B	A	-	-	A	-	-	F
HCM 95th %tile Q(veh)	1	0	-	-	0	-	-	4.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	151	396	18	96	620	112	62	438	82	60	526	209
Future Volume (veh/h)	151	396	18	96	620	112	62	438	82	60	526	209
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	161	421	19	102	659	0	66	466	87	64	559	222
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	351	982	44	410	912		284	914	170	363	757	300
Arrive On Green	0.09	0.28	0.28	0.07	0.26	0.00	0.05	0.31	0.31	0.05	0.30	0.30
Sat Flow, veh/h	1781	3463	156	1781	3554	1585	1781	2992	555	1781	2486	984
Grp Volume(v), veh/h	161	216	224	102	659	0	66	276	277	64	399	382
Grp Sat Flow(s),veh/h/ln	1781	1777	1842	1781	1777	1585	1781	1777	1770	1781	1777	1693
Q Serve(g_s), s	4.0	6.1	6.2	2.5	10.5	0.0	1.5	7.9	8.0	1.5	12.5	12.6
Cycle Q Clear(g_c), s	4.0	6.1	6.2	2.5	10.5	0.0	1.5	7.9	8.0	1.5	12.5	12.6
Prop In Lane	1.00		0.08	1.00		1.00	1.00		0.31	1.00		0.58
Lane Grp Cap(c), veh/h	351	504	522	410	912		284	543	541	363	541	516
V/C Ratio(X)	0.46	0.43	0.43	0.25	0.72		0.23	0.51	0.51	0.18	0.74	0.74
Avail Cap(c_a), veh/h	514	860	891	466	1410		362	871	868	425	854	814
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	15.5	18.1	18.1	15.2	21.0	0.0	14.6	17.7	17.7	13.8	19.3	19.4
Incr Delay (d2), s/veh	0.9	0.6	0.6	0.3	1.1	0.0	0.4	0.7	0.8	0.2	2.0	2.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.5	2.3	2.4	1.0	4.1	0.0	0.6	3.0	3.0	0.5	4.9	4.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	16.4	18.7	18.7	15.5	22.1	0.0	15.0	18.4	18.5	14.0	21.3	21.5
LnGrp LOS	B	B	B	B	C		B	B	B	B	C	C
Approach Vol, veh/h		601			761			619			845	
Approach Delay, s/veh		18.1			21.2			18.1			20.8	
Approach LOS		B			C			B			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	7.8	23.4	8.6	22.1	7.9	23.4	10.3	20.4
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	5.5	30.4	6.1	30.0	6.1	29.8	11.5	24.6
Max Q Clear Time (g_c+I1), s	3.5	10.0	4.5	8.2	3.5	14.6	6.0	12.5
Green Ext Time (p_c), s	0.0	3.2	0.0	2.5	0.0	4.3	0.2	3.4

Intersection Summary	
HCM 6th Ctrl Delay	19.8
HCM 6th LOS	B

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

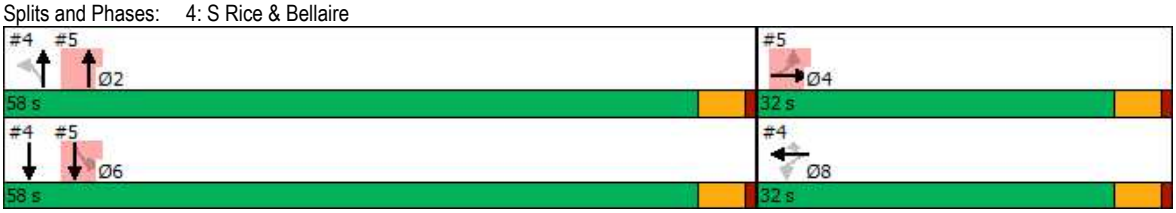
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	0	0	136	1057	227	134	395	0	0	658	65
Future Volume (vph)	0	0	0	136	1057	227	134	395	0	0	658	65
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	100		80	0		0	0		0
Storage Lanes	0		0	1		1	1		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	0.91	1.00	1.00	0.95	1.00	1.00	0.91	0.91
Frt						0.850					0.987	
Flt Protected				0.950			0.950					
Satd. Flow (prot)	0	0	0	1770	5085	1583	1770	3539	0	0	5019	0
Flt Permitted				0.950			0.335					
Satd. Flow (perm)	0	0	0	1770	5085	1583	624	3539	0	0	5019	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)						142					7	
Link Speed (mph)		35			35			35			35	
Link Distance (ft)		331			555			125			290	
Travel Time (s)		6.4			10.8			2.4			5.6	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Growth Factor	101%	101%	101%	101%	101%	101%	101%	101%	101%	101%	101%	101%
Adj. Flow (vph)	0	0	0	143	1112	239	141	416	0	0	692	68
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	0	0	143	1112	239	141	416	0	0	760	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors				1	2	1	1	2			2	
Detector Template				Left	Thru	Right	Left	Thru			Thru	
Leading Detector (ft)				20	100	20	20	100			100	
Trailing Detector (ft)				0	0	0	0	0			0	
Detector 1 Position(ft)				0	0	0	0	0			0	
Detector 1 Size(ft)				20	6	20	20	6			6	
Detector 1 Type				Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex			Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)				0.0	0.0	0.0	0.0	0.0			0.0	
Detector 1 Queue (s)				0.0	0.0	0.0	0.0	0.0			0.0	
Detector 1 Delay (s)				0.0	0.0	0.0	0.0	0.0			0.0	
Detector 2 Position(ft)					94			94			94	
Detector 2 Size(ft)					6			6			6	
Detector 2 Type					Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)					0.0			0.0			0.0	
Turn Type				Perm	NA	Perm	Perm	NA			NA	
Protected Phases					8			2			6	

Lane Group	Ø4
Lane Configurations	
Traffic Volume (vph)	
Future Volume (vph)	
Ideal Flow (vphpl)	
Storage Length (ft)	
Storage Lanes	
Taper Length (ft)	
Lane Util. Factor	
Frt	
Flt Protected	
Satd. Flow (prot)	
Flt Permitted	
Satd. Flow (perm)	
Right Turn on Red	
Satd. Flow (RTOR)	
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	
Growth Factor	
Adj. Flow (vph)	
Shared Lane Traffic (%)	
Lane Group Flow (vph)	
Enter Blocked Intersection	
Lane Alignment	
Median Width(ft)	
Link Offset(ft)	
Crosswalk Width(ft)	
Two way Left Turn Lane	
Headway Factor	
Turning Speed (mph)	
Number of Detectors	
Detector Template	
Leading Detector (ft)	
Trailing Detector (ft)	
Detector 1 Position(ft)	
Detector 1 Size(ft)	
Detector 1 Type	
Detector 1 Channel	
Detector 1 Extend (s)	
Detector 1 Queue (s)	
Detector 1 Delay (s)	
Detector 2 Position(ft)	
Detector 2 Size(ft)	
Detector 2 Type	
Detector 2 Channel	
Detector 2 Extend (s)	
Turn Type	
Protected Phases	4

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases				8		8	2					
Detector Phase				8	8	8	2	2			6	
Switch Phase												
Minimum Initial (s)				5.0	5.0	5.0	5.0	5.0			5.0	
Minimum Split (s)				22.5	22.5	22.5	22.5	22.5			22.5	
Total Split (s)				32.0	32.0	32.0	58.0	58.0			58.0	
Total Split (%)				35.6%	35.6%	35.6%	64.4%	64.4%			64.4%	
Maximum Green (s)				27.5	27.5	27.5	53.5	53.5			53.5	
Yellow Time (s)				3.5	3.5	3.5	3.5	3.5			3.5	
All-Red Time (s)				1.0	1.0	1.0	1.0	1.0			1.0	
Lost Time Adjust (s)				0.0	0.0	0.0	0.0	0.0			0.0	
Total Lost Time (s)				4.5	4.5	4.5	4.5	4.5			4.5	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)				3.0	3.0	3.0	3.0	3.0			3.0	
Recall Mode				None	None	None	Min	Min			Min	
Walk Time (s)				7.0	7.0	7.0	7.0	7.0			7.0	
Flash Dont Walk (s)				11.0	11.0	11.0	11.0	11.0			11.0	
Pedestrian Calls (#/hr)				0	0	0	0	0			0	
Act Effct Green (s)				24.2	24.2	24.2	32.3	32.3			32.3	
Actuated g/C Ratio				0.37	0.37	0.37	0.49	0.49			0.49	
v/c Ratio				0.22	0.60	0.36	0.46	0.24			0.31	
Control Delay				19.6	20.8	10.6	12.7	5.2			10.0	
Queue Delay				0.3	0.0	0.0	0.1	0.1			0.0	
Total Delay				19.9	20.8	10.6	12.8	5.3			10.0	
LOS				B	C	B	B	A			B	
Approach Delay					19.1			7.2			10.0	
Approach LOS					B			A			B	

Intersection Summary	
Area Type: Other	
Cycle Length: 90	
Actuated Cycle Length: 66.3	
Natural Cycle: 45	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.60	
Intersection Signal Delay: 14.3	Intersection LOS: B
Intersection Capacity Utilization 72.3%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 4: S Rice & Bellaire



Lane Group	Ø4
Permitted Phases	
Detector Phase	
Switch Phase	
Minimum Initial (s)	5.0
Minimum Split (s)	22.5
Total Split (s)	32.0
Total Split (%)	36%
Maximum Green (s)	27.5
Yellow Time (s)	3.5
All-Red Time (s)	1.0
Lost Time Adjust (s)	
Total Lost Time (s)	
Lead/Lag	
Lead-Lag Optimize?	
Vehicle Extension (s)	3.0
Recall Mode	None
Walk Time (s)	7.0
Flash Dont Walk (s)	11.0
Pedestrian Calls (#/hr)	0
Act Effct Green (s)	
Actuated g/C Ratio	
v/c Ratio	
Control Delay	
Queue Delay	
Total Delay	
LOS	
Approach Delay	
Approach LOS	

Intersection Summary

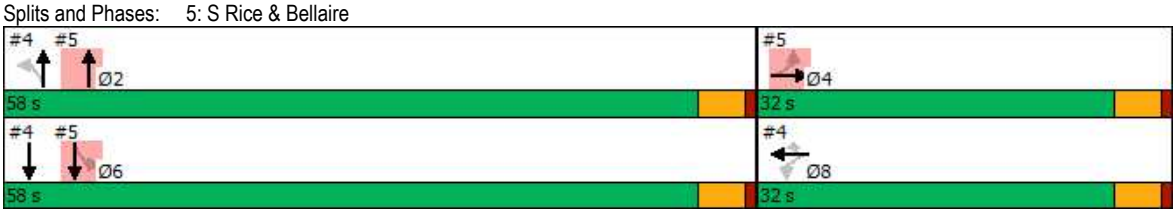
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	85	717	71	0	0	0	0	449	90	195	606	0
Future Volume (vph)	85	717	71	0	0	0	0	449	90	195	606	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	100		0	0		0	0		0	0		0
Storage Lanes	1		0	0		0	0		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.91	0.91	1.00	1.00	1.00	1.00	0.91	0.91	1.00	0.95	1.00
Frt		0.986						0.975				
Flt Protected	0.950									0.950		
Satd. Flow (prot)	1770	5014	0	0	0	0	0	4958	0	1770	3539	0
Flt Permitted	0.950									0.417		
Satd. Flow (perm)	1770	5014	0	0	0	0	0	4958	0	777	3539	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		19						34				
Link Speed (mph)		35			35			35			35	
Link Distance (ft)		515			747			369			125	
Travel Time (s)		10.0			14.6			7.2			2.4	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	101%	101%	101%	101%	101%	101%	101%	101%	101%	101%	101%	101%
Adj. Flow (vph)	93	787	78	0	0	0	0	493	99	214	665	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	93	865	0	0	0	0	0	592	0	214	665	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2						2		1	2	
Detector Template	Left	Thru						Thru		Left	Thru	
Leading Detector (ft)	20	100						100		20	100	
Trailing Detector (ft)	0	0						0		0	0	
Detector 1 Position(ft)	0	0						0		0	0	
Detector 1 Size(ft)	20	6						6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex						Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0						0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0						0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0						0.0		0.0	0.0	
Detector 2 Position(ft)		94						94			94	
Detector 2 Size(ft)		6						6			6	
Detector 2 Type		Cl+Ex						Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0						0.0			0.0	
Turn Type	Perm	NA						NA		Perm	NA	
Protected Phases		4						2			6	

Lane Group	Ø8
Lane Configurations	
Traffic Volume (vph)	
Future Volume (vph)	
Ideal Flow (vphpl)	
Storage Length (ft)	
Storage Lanes	
Taper Length (ft)	
Lane Util. Factor	
Frt	
Flt Protected	
Satd. Flow (prot)	
Flt Permitted	
Satd. Flow (perm)	
Right Turn on Red	
Satd. Flow (RTOR)	
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Peak Hour Factor	
Growth Factor	
Adj. Flow (vph)	
Shared Lane Traffic (%)	
Lane Group Flow (vph)	
Enter Blocked Intersection	
Lane Alignment	
Median Width(ft)	
Link Offset(ft)	
Crosswalk Width(ft)	
Two way Left Turn Lane	
Headway Factor	
Turning Speed (mph)	
Number of Detectors	
Detector Template	
Leading Detector (ft)	
Trailing Detector (ft)	
Detector 1 Position(ft)	
Detector 1 Size(ft)	
Detector 1 Type	
Detector 1 Channel	
Detector 1 Extend (s)	
Detector 1 Queue (s)	
Detector 1 Delay (s)	
Detector 2 Position(ft)	
Detector 2 Size(ft)	
Detector 2 Type	
Detector 2 Channel	
Detector 2 Extend (s)	
Turn Type	
Protected Phases	8

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	4									6		
Detector Phase	4	4						2		6	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0						5.0		5.0	5.0	
Minimum Split (s)	22.5	22.5						22.5		22.5	22.5	
Total Split (s)	32.0	32.0						58.0		58.0	58.0	
Total Split (%)	35.6%	35.6%						64.4%		64.4%	64.4%	
Maximum Green (s)	27.5	27.5						53.5		53.5	53.5	
Yellow Time (s)	3.5	3.5						3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0						1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0						0.0		0.0	0.0	
Total Lost Time (s)	4.5	4.5						4.5		4.5	4.5	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0						3.0		3.0	3.0	
Recall Mode	None	None						Min		Min	Min	
Walk Time (s)	7.0	7.0						7.0		7.0	7.0	
Flash Dont Walk (s)	11.0	11.0						11.0		11.0	11.0	
Pedestrian Calls (#/hr)	0	0						0		0	0	
Act Effct Green (s)	24.2	24.2						32.3		32.3	32.3	
Actuated g/C Ratio	0.37	0.37						0.49		0.49	0.49	
v/c Ratio	0.14	0.47						0.24		0.57	0.39	
Control Delay	18.9	18.8						9.1		14.1	6.1	
Queue Delay	0.0	0.0						0.0		0.1	0.1	
Total Delay	18.9	18.8						9.1		14.2	6.1	
LOS	B	B						A		B	A	
Approach Delay		18.8						9.1			8.1	
Approach LOS		B						A			A	

Intersection Summary	
Area Type: Other	
Cycle Length: 90	
Actuated Cycle Length: 66.3	
Natural Cycle: 45	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.60	
Intersection Signal Delay: 12.6	Intersection LOS: B
Intersection Capacity Utilization 72.3%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 5: S Rice & Bellaire



Lane Group	Ø8
Permitted Phases	
Detector Phase	
Switch Phase	
Minimum Initial (s)	5.0
Minimum Split (s)	22.5
Total Split (s)	32.0
Total Split (%)	36%
Maximum Green (s)	27.5
Yellow Time (s)	3.5
All-Red Time (s)	1.0
Lost Time Adjust (s)	
Total Lost Time (s)	
Lead/Lag	
Lead-Lag Optimize?	
Vehicle Extension (s)	3.0
Recall Mode	None
Walk Time (s)	7.0
Flash Dont Walk (s)	11.0
Pedestrian Calls (#/hr)	0
Act Effct Green (s)	
Actuated g/C Ratio	
v/c Ratio	
Control Delay	
Queue Delay	
Total Delay	
LOS	
Approach Delay	
Approach LOS	

Intersection Summary

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations			↑↑↑↱			↱
Traffic Vol, veh/h	0	0	1254	48	0	77
Future Vol, veh/h	0	0	1254	48	0	77
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	1	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	1377	53	0	85

Major/Minor	Major2		Minor2	
Conflicting Flow All	-	0	-	715
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Critical Hdwy	-	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	-	-	-	3.92
Pot Cap-1 Maneuver	-	-	0	320
Stage 1	-	-	0	-
Stage 2	-	-	0	-
Platoon blocked, %	-	-		
Mov Cap-1 Maneuver	-	-	-	320
Mov Cap-2 Maneuver	-	-	-	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-

Approach	WB	SB
HCM Control Delay, s	0	20.2
HCM LOS		C

Minor Lane/Major Mvmt	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	320
HCM Lane V/C Ratio	-	-	0.264
HCM Control Delay (s)	-	-	20.2
HCM Lane LOS	-	-	C
HCM 95th %tile Q(veh)	-	-	1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	36	534	9	2	748	9	59	15	3	69	1	97
Future Volume (veh/h)	36	534	9	2	748	9	59	15	3	69	1	97
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	40	586	10	2	821	10	65	16	3	76	1	106
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	301	1289	22	344	1153	14	486	109	17	666	8	577
Arrive On Green	0.04	0.36	0.36	0.00	0.32	0.32	0.36	0.36	0.36	0.36	0.36	0.36
Sat Flow, veh/h	1781	3575	61	1781	3596	44	982	300	47	1435	22	1585
Grp Volume(v), veh/h	40	291	305	2	406	425	84	0	0	77	0	106
Grp Sat Flow(s),veh/h/ln	1781	1777	1859	1781	1777	1862	1330	0	0	1456	0	1585
Q Serve(g_s), s	0.7	6.2	6.2	0.0	9.9	9.9	1.3	0.0	0.0	0.0	0.0	2.3
Cycle Q Clear(g_c), s	0.7	6.2	6.2	0.0	9.9	9.9	2.7	0.0	0.0	1.4	0.0	2.3
Prop In Lane	1.00		0.03	1.00		0.02	0.77		0.04	0.99		1.00
Lane Grp Cap(c), veh/h	301	641	671	344	570	597	613	0	0	674	0	577
V/C Ratio(X)	0.13	0.45	0.45	0.01	0.71	0.71	0.14	0.00	0.00	0.11	0.00	0.18
Avail Cap(c_a), veh/h	404	844	883	519	844	885	613	0	0	674	0	577
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	11.3	12.1	12.1	11.5	14.8	14.8	10.9	0.0	0.0	10.5	0.0	10.7
Incr Delay (d2), s/veh	0.2	0.5	0.5	0.0	1.7	1.6	0.5	0.0	0.0	0.3	0.0	0.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	2.1	2.2	0.0	3.5	3.7	0.6	0.0	0.0	0.5	0.0	0.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	11.5	12.6	12.6	11.5	16.5	16.4	11.4	0.0	0.0	10.8	0.0	11.4
LnGrp LOS	B	B	B	B	B	B	B	A	A	B	A	B
Approach Vol, veh/h		636			833			84			183	
Approach Delay, s/veh		12.5			16.4			11.4			11.2	
Approach LOS		B			B			B			B	

Timer - Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		22.5	4.6	22.3		22.5	6.6	20.4				
Change Period (Y+Rc), s		4.5	4.5	4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		18.0	5.0	23.5		18.0	5.0	23.5				
Max Q Clear Time (g_c+I1), s		4.7	2.0	8.2		4.3	2.7	11.9				
Green Ext Time (p_c), s		0.3	0.0	3.1		0.6	0.0	3.9				

Intersection Summary	
HCM 6th Ctrl Delay	14.2
HCM 6th LOS	B

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	29	58	7	615	619	36
Future Vol, veh/h	29	58	7	615	619	36
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	32	64	8	675	680	40

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1054	360	720	0	-	0
Stage 1	700	-	-	-	-	-
Stage 2	354	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	221	637	877	-	-	-
Stage 1	454	-	-	-	-	-
Stage 2	681	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	218	637	877	-	-	-
Mov Cap-2 Maneuver	218	-	-	-	-	-
Stage 1	447	-	-	-	-	-
Stage 2	681	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	17.3	0.2	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	877	-	388	-	-
HCM Lane V/C Ratio	0.009	-	0.246	-	-
HCM Control Delay (s)	9.1	0.1	17.3	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0	-	1	-	-

Intersection	
Int Delay, s/veh	7.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	72	5	0	7	6
Future Vol, veh/h	0	72	5	0	7	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	79	5	0	8	7

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	28	5	0	0	5	0
Stage 1	5	-	-	-	-	-
Stage 2	23	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	987	1078	-	-	1616	-
Stage 1	1018	-	-	-	-	-
Stage 2	1000	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	982	1078	-	-	1616	-
Mov Cap-2 Maneuver	982	-	-	-	-	-
Stage 1	1018	-	-	-	-	-
Stage 2	995	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	8.6	0	3.9
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	1078	1616	-
HCM Lane V/C Ratio	-	-	0.073	0.005	-
HCM Control Delay (s)	-	-	8.6	7.2	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0	-

Page/

Appendix A
Applicant's Information

Name:
Houston Methodist Primary Care Group, a Texas nonprofit corporation

Address:
See following page.

Names/Addresses of Officers (if a corporation):
See following page.

Statement as to the State of Incorporation
See following page.

Name/Address of Registered Agent
See following page.

Address of the Registered Office of the Corporation:
See following page.

Exhibit A.4

Office of the Secretary of State
Reports Unit
P.O. Box 12028
Austin, Texas 78711-2028
(Form 802)

Filed in the Office of the Secretary of State of Texas
Filing #: 8720301 05/28/2019
Document #: 892464410003
Image Generated Electronically for Web Filing

PERIODIC REPORT - DOMESTIC NONPROFIT CORPORATION

File Number: **8720301**

1. The name of the corporation is: **The Methodist Hospital**

2. It is incorporated under the laws of: **TEXAS, USA**

3. The name of the registered agent is: **C T Corporation System**

4. The registered office address, which is identical to the business office address of the registered agent in Texas, is:
   1999 Bryan St., Ste. 900, Dallas, TX, USA 75201-3136

Consent of Registered Agent

☐ A. A copy of the consent of registered agent is attached.

OR

☑ B. The consent of the registered agent is maintained by the entity.

5. If the corporation is a foreign corporation, the address of its principal office in the state or country under the laws of which it is incorporated, is:
   _____

6. The names and addresses of all directors of the corporation are:

Director 1: (Individual Name)	**Gary Edwards**
Address:	**6565 Fannin Ste D200 Houston, TX, USA 77030**
Director 2: (Individual Name)	**Vidal G. Martinez**

Exhibit A.4

Address:	**6565 Fannin Ste D200 Houston, TX, USA 77030**
Director 3: (Individual Name)	**Robert K Moses**
Address:	**6565 Fannin Ste D200 Houston, TX, USA 77030**
Director 4: (Individual Name)	**Gregory V. Nelson**
Address:	**6565 Fannin Ste D200 Houston, TX, USA 77030**
Director 5: (Individual Name)	**Thomas "Tom" Pace**
Address:	**6565 Fannin Ste. D200 Houston, TX, USA 77030**
Director 6: (Individual Name)	**Kenneth R Levingston**
Address:	**6565 Fannin Ste D200 Houston, TX, USA 77030**
Director 7: (Individual Name)	**Joseph C "Rusty" Walter III**
Address:	**6565 Fannin Ste. D200 Houston, TX, USA 77030**
Director 8: (Individual Name)	**Ewing Werlein Jr**
Address:	**6565 Fannin Ste D200 Ste. D200 Houston, TX, USA 77030**
Director 9: (Individual Name)	**Elizabeth B. Wareing**
Address:	**6565 Fannin St # D200 Houston, TX, USA 77030-77030**
Director 10: (Individual Name)	**David M. Underwood Jr**
Address:	**6565 Fannin St # D200 Houston, TX, USA 77030-77030**
Director 11: (Individual Name)	**Joe Bob Perkins**
Address:	**6565 Fannin St # D200 Houston, TX, USA 77030-77030**
Director 12: (Individual Name)	**Kelty Baker**
Address:	**6565 Fannin St # D200 Houston, TX, USA 77030-77030**
Director 13: (Individual Name)	**John F. Bookout III**
Address:	**6565 Fannin St # D200 Houston, TX, USA 77030-77030**
Director 14: (Individual Name)	**Martha DeBusk**
Address:	**6565 Fannin St # D200 Houston, TX, USA 77030-77030**
Director 15: (Individual Name)	**Juliet S. Ellis**
Address:	**6565 Fannin St # D200 Houston, TX, USA 77030-77030**
Director 16: (Individual Name)	**Mark A. Houser**
Address:	**6565 Fannin St # D200 Houston, TX, USA 77030-77030**
Director 17: (Individual Name)	**Scott Jones**
Address:	**6565 Fannin St # D200 Houston, TX, USA 77030-77030**
Director 18: (Individual Name)	**Faisal Masud**
Address:	**6565 Fannin St # D200 Houston, TX, USA 77030-77030**
Director 19: (Individual Name)	**Edmund Robb III**
Address:	**6565 Fannin St # D200 Houston, TX, USA 77030-77030**
Director 20: (Individual Name)	**Stuart Solomon**
Address:	**6565 Fannin St # D200 Houston, TX, USA 77030-77030**
Director 21: (Individual Name)	**Spencer Tillman**
Address:	**6565 Fannin St # D200 Houston, TX, USA 77030-77030**
Director 22: (Individual Name)	**B. T. Williamson**
Address:	**6565 Fannin St # D200 Houston, TX, USA 77030-77030**
Director 23: (Individual Name)	**Mary A. Daffin**
Address:	**6565 Fannin Ste D200 Houston, TX, USA 77030**
Director 24: (Individual Name)	**Emily A Crosswell**
Address:	**6565 Fannin Ste D200 Ste. 300 Houston, TX, USA 77030**
Director 25: (Individual Name)	**Marc L Boom**

Exhibit A.4

Address: **6565 Fannin Ste D200 Houston, TX, USA 77030**	
Director 26: (Individual Name) **John F. Bookout Jr**	
Address: **6565 Fannin Ste D200 Houston, TX, USA 77030**	
Director 27: (Individual Name) **Carlton E Baucum**	
Address: **6565 Fannin Ste D200 Houston, TX, USA 77030**	

7. The names, addresses and titles of all officers of the corporation are:

Officer 1: (Individual Name) **Kevin J Burns**	Title: **Assistant Secretary**
Address: **6565 Fannin Ste D200 Houston, TX, USA 77030**	
Officer 2: (Individual Name) **David M Underwood Jr**	Title: **Assistant Secretary**
Address: **6565 Fannin Ste D200 Houston, TX, USA 77030**	
Officer 3: (Individual Name) **Joe Bob Perkins**	Title: **Assistant Treasurer**
Address: **6565 Fannin Ste D200 Houston, TX, USA 77030**	
Officer 4: (Individual Name) **John F. Bookout Jr**	Title: **Chairman Emeritus**
Address: **6565 Fannin Ste D200 Houston, TX, USA 77030**	
Officer 5: (Individual Name) **Gregory V Nelson**	Title: **Chairperson**
Address: **6565 Fannin Ste D200 Houston, TX, USA 77030**	
Officer 6: (Individual Name) **Marc L Boom**	Title: **President**
Address: **6565 Fannin Ste D200 Houston, TX, USA 77030**	
Officer 7: (Individual Name) **Elizabeth B. Wareing**	Title: **Secretary**
Address: **6565 Fannin Ste D200 Houston, TX, USA 77030**	
Officer 8: (Individual Name) **Ewing Werlein Jr**	Title: **Senior Chairperson**
Address: **6565 Fannin Ste D200 Ste. D200 Houston, TX, USA 77030**	
Officer 9: (Individual Name) **Joseph C Walter III**	Title: **Treasurer**
Address: **6565 Fannin Ste D200 Houston, TX, USA 77030**	
Officer 10: (Individual Name) **Carlton E Baucum**	Title: **Vice Chairperson**
Address: **6565 Fannin Ste D200 Houston, TX, USA 77030**	
Officer 11: (Individual Name) **Mary A. Daffin**	Title: **Vice Chairperson**
Address: **6565 Fannin Ste D200 Houston, TX, USA 77030**	
Officer 12: (Individual Name) **Roberta L. Schwartz**	Title: **Vice President**
Address: **6565 Fannin Ste D200 Houston, TX, USA 77030**	

Execution:
The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Date: **May 28, 2019**

Kevin J. Burns
Signature of authorized officer

FILING OFFICE COPY

Corporations Section
P.O.Box 13697
Austin, Texas 78711-3697

Exhibit A4

John B. Scott
Secretary of State

Office of the Secretary of State

Certificate of Fact

The undersigned, as Secretary of State of Texas, does hereby certify that the document, Articles Of Incorporation for The Methodist Hospital (file number 8720301), a Domestic Nonprofit Corporation, was filed in this office on June 01, 1946.

It is further certified that the entity status in Texas is in existence.

In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on August 19, 2022.

John B. Scott
Secretary of State

Page/

Appendix B
Legal Description of the Property

Property Address:
5130 Bellaire Boulevard
Bellaire, TX 77401

Legal Description:
All of an unrestricted reserve "A" in Block 1 of amending plat of town of Bellaire, Block 35

City of Bellaire
(/Public/Home)

0070520350005 5130 BELLAIRE BLVD

Print

Address:		Owner:	Applications:
5130 BELLAIRE BLVD BELLAIRE, TX 77401	Status: Active Zone: UVD Sec/Twn/Rng: Quarter: Neighborhood: 6 Subdivision: BELLAIRE Block: Lot:	WEINGARTEN NOSTAT INC 2600 CITADEL PLAZA DR STE 125 HOUSTON, TX 77008-1351	Pending: 3 Issued: 0 Closed: 5

Legal Description:
22A 23A & 24A BLK 35 & ADJ

Page/

Appendix C
Statement of Ownership

See Owner's statement and title report information on the following pages.

Exhibit A.6

WEINGARTEN NOSTAT, INC.

2600 Citadel Plaza Dr Suite 125 | Houston, Texas 77008 | Phone: (832) 581-7654

December 28, 2022

Houston Methodist
Attn: Real Estate
Josie Roberts Administration Building
7550 Greenbriar, RB5-120
Houston, TX 77036

Re: **Houston Methodist – Construction Drawings Approved with Contingencies**
Bellaire Blvd Shopping Center
Bellaire, TX

Kimco Site # 118250

I have reviewed the construction drawings/request dated December 20, 2022 for the proposed construction of the above referenced project. The construction drawings were received December 15, 2022 have been approved contingent upon the following items:

1) By reviewing and approving the construction drawings, Kimco Realty Corporation does not release the architect, engineer, contractor or any other person or entity involved in the preparation of the construction drawings on the construction of the demised premises from compliance with all applicable codes, regulations and standards and using accepted industry standards and materials of such grade as shall bring results of first class only.

2) All exterior building signage must comply with the Landlord's sign policy. ALL signage must be submitted to the Landlord separately and independently of these construction drawings. Approval in writing must be obtained from the Landlord prior to the construction and or erection of any signage. Neon signage is strictly prohibited.

3) All construction traffic must be maintained and controlled in a way not to jeopardize or interfere with the existing parking and traffic lanes at the shopping center.

If you have any questions regarding the above information, please feel free to contact me.

Regards,

April Sdrigotti
Authorized Agent
Texas Region

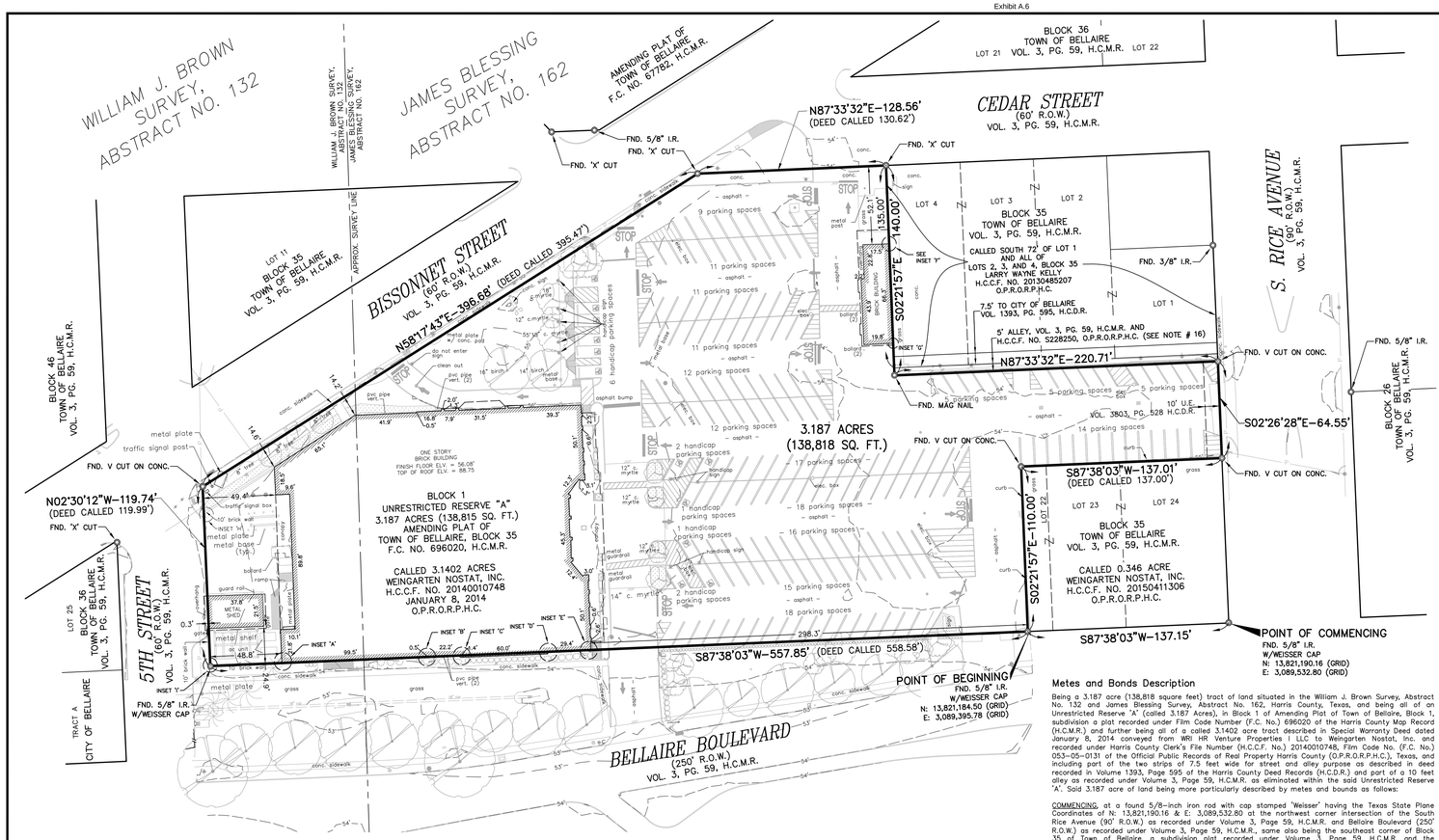
CC
Kelly O'meara, *Property Manager*
Raven Livingston, *Property Assistant*
Christi Vinzant, *Leasing Director*

ALTA/NSPS Land Title Survey
3.187 Acres (138,818 Sq. Ft)

September 15, 2022

KUO
& associates, Inc.
Consulting Engineers
& Surveyors

Exhibit A.6



ABBREVIATIONS

B.L.–BUILDING LINE
DR.–DRIVE
FND.–FOUND
F.C. NO.–FILM CODE NUMBER
H.C.C.F. NO.–HARRIS COUNTY CLERK'S FILE NUMBER
H.C.D.R.–HARRIS COUNTY DEED RECORDS
H.C.M.R.–HARRIS COUNTY MAP RECORDS
O.P.R.O.R.P.H.C.–OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY

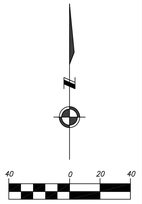
I.P.–IRON PIPE
I.R.–IRON ROD
RD.–ROAD
R.O.W.–RIGHT OF WAY
S.S.E.–SANITARY SEWER EASEMENT
STM. S.E.–STORM SEWER EASEMENT
U.E.–UTILITY EASEMENT
VOL., PG.–VOLUME AND PAGE
W.L.E.–WATER LINE EASEMENT

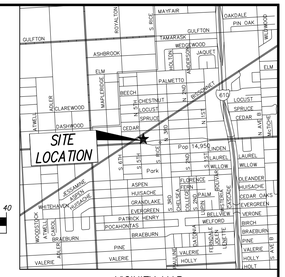
LEGEND:

ASPHALT SYMBOL
B OR BB INLET
C INLET
CLEANOUT
DOWN GUY
E INLET
ELEC MANHOLE
FIRE HYDRANT
GAS METER
GAS VALVE
GRATE INLET
GRATE INLET
MAIL BOX
MANHOLE
PLANTER
POWER POLE
POWER POLE W/LT.
SIGN
SIGNAL POLE
STREET LIGHT
TREE
TREE STUMP
TREE–CREPE MYRTLE
TREE–PINE
WATER METER
WATER VALVE
BRUSH ROW
DITCH/SWALE CENTER LINE
FENCE
GAS LINE
GUARD RAIL
HEDGE ROW OR TREE LINE
HIGH BANK
OVERHEAD POWER LINE
SANITARY SEWER LINE
STORM LINE
TELEPHONE LINE
UG STREET LIGHT CABLE
WATER LINE

PARKING SPACE COUNT TABLE

REGULAR	HANDICAPPED	TOTAL
178	13	191





VICINITY MAP
N.T.S.
KEYMAP: 531G

NOTES:

1. THIS SURVEY AS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF TEXAS.

2. THIS MAP WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE T-7 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, GF NO. NCS-1143833-HOU1, EFFECTIVE DATE: AUGUST 16, 2022.

3. ALL BEARINGS AND DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (CORS96). ALL DISTANCES ARE IN SURFACE.

4. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING BY THE COMBINED SCALE FACTOR 0.999870017.

5. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.

6. THERE ARE ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.

7. THERE ARE NO OBSERVED EVIDENCES OF CURRENT CONSTRUCTION ACTIVITIES AT THE PROPERTY.

8. TO OUR KNOWLEDGE, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY.

9. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.

10. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

11. THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.

12. ACCORDING TO F.I.R.M MAP NUMBER 48201C0855L FOR HARRIS COUNTY, TEXAS AND INCORPORATED AREAS (MAP REVISED JUNE 18, 2007). THE SUBJECT AREA IS LOCATED IN ZONE "AE", DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT; BASE FLOOD ELEVATION DETERMINED.

13. NO MARKERS IN DELINEATION OF WETLANDS WERE OBSERVED AT THE TIME OF SURVEY.

14. EXISTING UNDERGROUND UTILITY INFORMATION (TYPE, SIZE & OWNERSHIP) ARE SHOWN APPROXIMATELY BASED ON THE AVAILABLE RECORD DRAWINGS AND FIELD VERIFICATION (WHERE FEASIBLE) WITHOUT PROBING AND EXCAVATION. NO WARRANTY IS MADE AS TO THE ACCURACY OR COMPLETENESS OF UTILITY LOCATION SHOWN ON THE DRAWING. CAUTION SHOULD BE EXERCISED WHEN EXCAVATING OR BORE AND JACKING IN THE VICINITY OF UNDERGROUND UTILITIES. OWNERS OF THE UTILITIES SHOULD BE NOTIFIED PRIOR SUCH ACTIVITIES. CALL UTILITY COORDINATING COMMITTEE AT 713-223-4567, AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THE STREET RIGHT-OF-WAY.

15. SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM BELLAIRE BOULEVARD, SOUTH RICE AVENUE AND CEDAR STREET. EACH A DEDICATED PUBLIC STREET

16. QUITCLAIM FEE TITLE BY CITY OF BELLAIRE TO THE ABUTTING PROPERTY OWNERS BUT THE CITY RESERVES UNTO ITSELF THE SURFACE FOR PUBLIC USES.

Metes and Bonds Description

Being a 3.187 acre (138,818 square feet) tract of land situated in the William J. Brown Survey, Abstract No. 132 and James Blessing Survey, Abstract No. 162, Harris County, Texas, and being all of an Unrestricted Reserve "A" (called 3.187 Acres), in Block 1 of Amending Plat of Town of Bellaire, Block 1, subdivision a plat recorded under Film Code Number (F.C. No.) 696020 of the Harris County Map Record (H.C.M.R.) and further being all of a called 3.1402 acre tract described in Special Warranty Deed dated January 8, 2014 conveyed from WRI HR Venture Properties I LLC to Weingarten Nostat, Inc. and recorded under Harris County Clerk's File Number (H.C.C.F. No.) 20140010748, Film Code No. (F.C. No.) 053-05-0131 of the Official Public Records of Real Property Harris County (O.P.R.O.R.P.H.C.), Texas, and including part of the two strips of 7.5 feet wide for street and alley purpose as described in deed recorded in Volume 1393, Page 595 of the Harris County Deed Records (H.C.D.R.) and part of a 10 feet alley as recorded under Volume 3, Page 59, H.C.M.R. as eliminated within the said Unrestricted Reserve "A". Said 3.187 acre of land being more particularly described by metes and bounds as follows:

COMMENCING, at a found 5/8-inch iron rod with cap stamped 'Weisser' having the Texas State Plane Coordinates of N: 13,821,190.16 & E: 3,089,532.80 at the northwest corner intersection of the South Rice Avenue (90' R.O.W.) as recorded under Volume 3, Page 59, H.C.M.R. and Bellaire Boulevard (250' R.O.W.) as recorded under Volume 3, Page 59, H.C.M.R., same also being the southeast corner of Block 35 of town of Bellaire, a subdivision plat recorded under Volume 3, Page 59, H.C.M.R. and the southeast corner of a called 0.346 acre tract conveyed to Weingarten Nostat, Inc. and recorded under H.C.C.F. No. 20150411306, O.P.R.O.R.P.H.C.;

THENCE, South 87° 38' 03" West, along the common north R.O.W. line of said Bellaire Boulevard and the south line of said Block 35, a distance of 137.15 feet to a found 5/8-inch iron rod with cap stamped 'Weisser' for the POINT OF BEGINNING having the Texas State Plane Coordinates of N: 13,821,184.50 & E: 3,089,395.78, same also being the common southwest corner of said 0.346 acre tract and the most southerly southeast corner of said Unrestricted Reserve "A" and the herein described tract;

THENCE, South 87° 38' 03" West, along the common south line of said Unrestricted Reserve "A" and the north R.O.W. line of said Bellaire Boulevard, a distance of 557.85 feet (deed called 558.58 feet) to a found 5/8-inch iron rod with cap stamped 'Weisser' in the northeast corner intersection of 5th street (60' R.O.W.) as recorded under Volume 3, Page 59, H.C.MR. and said Bellaire Boulevard, same also being the southwest corner of said Unrestricted Reserve "A" and the herein described tract;

THENCE, North 02° 30' 12" West, along the common east R.O.W. line of said 5th Street and the west line of said Unrestricted Reserve "A", a distance of 119.74 feet (deed called 119.99 feet) to a found "X" cut on concrete at the intersection east R.O.W. line of said 5th Street and the southerly R.O.W. line of Bissonnet Street (60' R.O.W.) as recorded under Volume 3, Page 59, H.C.M.R., same also being the most westerly northwest corner of said Unrestricted Reserve "A" and the corner of the herein described tract;

THENCE, North 58° 17' 43" East, along the common southeasterly R.O.W. line of said Bissonnet Street and the northwesterly line of said Unrestricted Reserve "A", a distance of 396.68 feet (deed called 395.47 feet) to a found "X" cut on concrete at the intersection southeasterly R.O.W. line of said Bissonnet Street and the south R.O.W. line of Cedar Street (60' R.O.W.) as recorded under Volume 3, Page 59, H.C.M.R., same also being the most northerly northwest corner of said Unrestricted Reserve "A" and the herein described tract;

THENCE, North 87° 33' 32" East, along the common south R.O.W. line of said Cedar Street and the north line of said Unrestricted Reserve "A", a distance of 128.56 feet (deed called 130.62 feet) to a found "X" cut on concrete for the common most northerly northeast corner of said Unrestricted Reserve "A" and the northwest corner of Lot 4, in Block 35 of Town of Bellaire, a subdivision plat recorded under Volume 3, Page 59, H.C.M.R., said Lot 4 conveyed to Larry Wayne Kelly as recorded under H.C.C.F. No. 20130485207, O.P.R.O.R.P.H.C., same also being the most northerly northeast corner of the herein described tract;

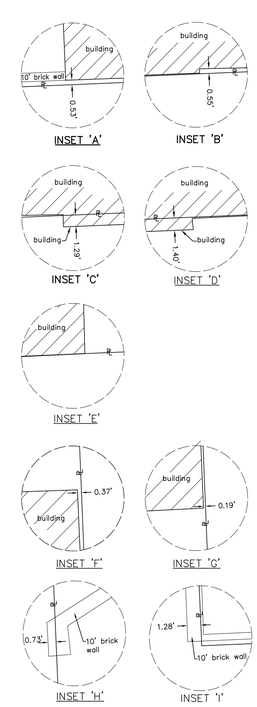
THENCE, South 02° 21' 57" East, departing said common line, along the common east line of said Unrestricted Reserve "A" and the west line of said Lot 4, passing at a distance of 135.00 feet to the southwest corner of said Lot 4 and the north line of a 10-foot alley as recorded under Volume 3, Page 59, H.C.M.R., said 10-foot alley was later Quitclaimed as fee Fee Estate unto the abutting property owners by a deed as recorded under H.C.C.F. No. S228250, O.P.R.O.R.P.H.C., continuing for a total distance of 140.00 feet to a found Mag Nail at the centerline of said 10-foot alley, same also being an interior corner of said Unrestricted Reserve "A" and the herein described tract;

THENCE, North 87° 33' 32" East, along the center line of said 10-foot alley, same also being the north line of said Unrestricted Reserve "A", a distance of 220.71 feet to a found "V" cut on concrete on the west R.O.W. line of South Rice Avenue (90' R.O.W.) as recorded under Volume 3, Page 59, H.C.M.R., same also being the most easterly northeast corner of said Unrestricted Reserve "A" and the herein described tract;

THENCE, South 02° 26' 28" East, along the common west R.O.W. line of said South Rice Avenue and the east line of said Unrestricted Reserve "A", a distance of 64.55 feet to a found "V" cut on concrete for the common northeast corner of a said 0.346 acre tract and the easterly southeast corner of said Unrestricted Reserve "A", and the herein described tract;

THENCE, South 87° 38' 03" West, departing said common line, along the common north line of said 0.346 acre tract and the south line of said Unrestricted Reserve "A", a distance of 137.01 feet (deed called 137.00 feet) to a found "V" cut on concrete for the common northwest corner of said 0.346 acre tract and an interior corner of said Unrestricted Reserve "A", and the herein described tract;

THENCE, South 02° 21' 57" East, along the common west line of said 0.346 acre tract and the east line of said Unrestricted Reserve "A", a distance of 110.00 feet to the POINT OF BEGINNING and containing 3.187 acre (138,818 square feet) of land, more or less.



TO: METHODIST HOSPITAL
FIRST AMERCIAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, (N SQUARE FEET OR ACRES), 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 18, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS CONSTRUCTED ON SEPTEMBER, 2022.

Shaheen Chowdhury 9/15/2022
SHAHEEN CHOWDHURY., R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS, NO. 5858

STATE OF TEXAS REGISTERED 5858 SHAHEEN CHOWDHURY PROFESSIONAL LAND SURVEYOR

SCHEDULE B: EXCEPTION FROM COVERAGE AS PER COMMITMENT FOR TITLE INSURANCE T-7 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, GF NO. NCS-1143833-HOU1, EFFECTIVE DATE: AUGUST 16, 2022.

IN ADDITION TO THE EXCLUSIONS AND CONDITIONS AND STIPULATIONS, YOUR POLICY WILL NOT COVER LOSS, COSTS, ATTORNEY'S FEES, AND EXPENSES RESULTING FROM:

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION): SEE ITEM 10 (A) BELOW.

2. ANY DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS OR PROTRUSIONS, OR ANY OVERLAPPING OF IMPROVEMENTS. A

3. HOMESTEAD OR COMMUNITY PROPERTY OR SURVIVORSHIP RIGHTS, IF ANY OF ANY SPOUSE OF ANY INSURED. (APPLIES TO THE OWNER'S POLICY ONLY.) B

4. ANY TITLES OR RIGHTS ASSERTED BY ANYONE, INCLUDING, BUT NOT LIMITED TO, PERSONS, THE PUBLIC, CORPORATIONS, GOVERNMENTS OR OTHER ENTITIES, B

A. TO TIDELANDS, OR LANDS COMPRISING THE SHORES OR BEDS OF NAVIGABLE OR PERENNIAL RIVERS AND STREAMS, LAKES, BAYS, GULF'S OR OCEANS, OR

B. TO LANDS BEYOND THE LINE OF THE HARBOR OR BULKHEAD LINES AS ESTABLISHED OR CHANGED BY ANY GOVERNMENT, OR

C. TO FILLED-IN LANDS, OR ARTIFICIAL ISLANDS, OR

D. TO STATUTORY WATER RIGHTS, INCLUDING RIPARIAN RIGHTS, OR

E. TO THE AREA EXTENDING FROM THE LINE OF MEAN LOW TIDE TO THE LINE OF VEGETATION, OR THE RIGHTS OF ACCESS TO THAT AREA OR EASEMENT ALONG AND ACROSS THAT AREA.

5. STANDBY FEES, TAXES AND ASSESSMENTS BY ANY TAXING AUTHORITY FOR THE YEAR 2022, AND SUBSEQUENT YEARS; AND SUBSEQUENT TAXES AND ASSESSMENTS BY ANY TAXING AUTHORITY FOR PRIOR YEARS DUE TO CHANGE IN LAND USAGE OR OWNERSHIP, BUT NOT THOSE TAXES OR ASSESSMENTS FOR PRIOR YEARS BECAUSE OF AN EXEMPTION GRANTED TO A PREVIOUS OWNER OF THE PROPERTY UNDER SECTION 11.13, TEXAS TAX CODE, OR BECAUSE OF IMPROVEMENTS NOT ASSESSED FOR A PREVIOUS TAX YEAR. (IF TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (T-2R) IS ISSUED, THAT POLICY WILL SUBSTITUTE "WHICH BECOME DUE AND PAYABLE SUBSEQUENT TO DATE OF POLICY" IN LIEU OF "FOR THE YEAR 2022 AND SUBSEQUENT YEARS.") B

6. THE TERMS AND CONDITIONS OF THE DOCUMENTS CREATING YOUR INTEREST IN THE LAND. B

7. MATERIALS FURNISHED OR LABOR PERFORMED IN CONNECTION WITH PLANNED CONSTRUCTION BEFORE SIGNING AND DELIVERING THE LIEN DOCUMENT DESCRIBED IN SCHEDULE A, IF THE LAND IS PART OF THE HOMESTEAD OF THE OWNER. (APPLIES TO THE LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN ONLY, AND MAY BE DELETED IF SATISFACTORY EVIDENCE IS FURNISHED TO US BEFORE A BINDER IS ISSUED.) B

8. LIENS AND LEASES THAT AFFECT THE TITLE TO THE LAND, BUT THAT ARE SUBORDINATE TO THE LIEN OF THE INSURED MORTGAGE. (APPLIES TO LOAN POLICY (T-2) ONLY.) B

9. THE EXCEPTIONS FROM COVERAGE AND EXPRESS INSURANCE IN SCHEDULE B OF THE TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (T-2R). (APPLIES TO TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (T-2R) ONLY). SEPARATE EXCEPTIONS 1 THROUGH 8 OF THIS SCHEDULE B DO NOT APPLY TO THE TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (T-2R). B

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):

A. ANY COVENANTS, CONDITIONS OR RESTRICTIONS INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN ARE HEREBY DELETED TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604 (C). RESTRICTIVE COVENANTS AS DESCRIBED IN VOLUME 3, PAGE 59 AND FILM CODE NO. 696020 OF THE MAP RECORDS OF HARRIS, TEXAS. B

B. RIGHTS OF PARTIES IN POSSESSION. (OWNER POLICY ONLY) B

C. ANY PORTION OF SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROADWAY WHETHER DEDICATED OR NOT. A

D. ALL ENCUMBRANCES, VIOLATIONS, VARIATIONS, OR ADVERSE CIRCUMSTANCES AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, INCLUDING, WITHOUT LIMITATION, ALL VISIBLE AND APPARENT EASEMENTS OR USES AND ALL UNDERGROUND EASEMENTS OR USES, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.) B

E. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS. B

F. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED. B

G. EASEMENT: TO: CITY OF BELLAIRE, TEXAS, A MUNICIPAL CORPORATION
RECORDED: SEPTEMBER 12, 1959 IN VOLUME 3803, PAGE 528, OF THE DEED RECORDS, OF HARRIS COUNTY, TEXAS.
PURPOSE: EASEMENT AND RIGHT-OF-WAY FOR PUBLIC UTILITY PURPOSES
AS SHOWN ON RECORDED PLAT FILED FOR RECORD UNDER FILM CODE NO. 696020, PLAT RECORDS OF HARRIS COUNTY, TEXAS. A

H. TERMS, CONDITIONS, AND STIPULATIONS IN MEMORANDUM OF LEASE AGREEMENT:
LESSOR: SAFEWAY, INC., A DELAWARE CORPORATION
LESSEE: APPLETREE MARKETS 38, INC., A DELAWARE CORPORATION
RECORDED: OCTOBER 20, 1992 IN COUNTY CLERK'S FILE NO. N915720, OF THE OFFICIAL PUBLIC RECORDS, OF HARRIS COUNTY, TEXAS. B

I. TERMS, CONDITIONS, AND STIPULATIONS IN THAT UNRECORDED GROUND LEASE AGREEMENT DATED JUNE 30, 2022:
LESSOR: WEINGARTEN NOSTAT< INC., A TEXAS CORPORATION
LESSEE: HOUSTON METHODIST PRIMARY CARE GROUP, A TEXAS NONPROFIT CORPORATION B

J. ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 (7 U.S.C. §§499A, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §§181 ET SEQ.) OR UNDER SIMILAR STATE LAWS. B

LEGEND:
A AS SHOWN ON SURVEY
B NOT A SURVEY MATTER

ALTA/NSPS LAND TITLE SURVEY
3.187 ACRES (138,818 SQ. FT.)
BEING ALL OF AN UNRESTRICTED RESERVE 'A', IN BLOCK 1 OF AMENDING PLAT OF TOWN OF BELLAIRE, BLOCK 35, A PLAT RECORDED UNDER F.C. NO. 696020, H.C.M.R.
SITUATED IN
WILLIAM J. BROWN SURVEY, A-132 AND JAMES BLESSING SURVEY, A-162
HARRIS COUNTY, TEXAS

OWNER: WEINGARTEN NOSTAT, INC.
PROPERTY ADDRESS: 5130 BELLAIRE BLVD., BELLAIRE TX 77401

KUO & associates, Inc.
Consulting Engineers & Surveyors
10300 Westoffice Dr., Suite 800
Houston, TX 77042
Tel: (713) 975-8769
Fax: (713) 975-0920
www.kuoassociates.com
TBPELS Engineering Firm Reg. No. F-4578
TBPELS Surveying Firm Reg. No. 10075600

JOB NO.: 22121 DRAWN BY: TQT
DATE: 09/15/2022 CHECK BY: SC

Sep 15 2022 11:09M hoffmanc\r-5130 BELLAIRE\Dwgs\KUO\ALTA-22121 - 40 SCALE.dwg
Xrefs: ALTA-22121-Base Xrefs: 22121-Base

Map check -22121

Inverse around selected 3.187 Acre

```
                                Northing: 13822981.25   Easting: 3089797.40
   Course: S87°38'03"W  Distance: 557.85
                                Northing: 13822958.22   Easting: 3089240.03
   Course: N2°30'12"W   Distance: 119.74
                                Northing: 13823077.84   Easting: 3089234.80
   Course: N58°17'43"E  Distance: 396.68
                                Northing: 13823286.32   Easting: 3089572.28
   Course: N87°33'32"E  Distance: 128.56
                                Northing: 13823291.79   Easting: 3089700.72
   Course: S2°21'57"E   Distance: 140.00
                                Northing: 13823151.91   Easting: 3089706.50
   Course: N87°33'32"E  Distance: 220.71
                                Northing: 13823161.31   Easting: 3089927.01
   Course: S2°26'28"E   Distance: 64.55
                                Northing: 13823096.82   Easting: 3089929.75
   Course: S87°38'03"W  Distance: 137.01
                                Northing: 13823091.16   Easting: 3089792.86
   Course: S2°21'57"E   Distance: 110.00
                                Northing: 13822981.25   Easting: 3089797.40

Error of closure: 0.0000        Course: South
Precision - 1:Infinity


  Parcel Area = 138818 s.f.             3.187 acres.
  Parcel Perimeter = 1875.10
```

First American Commitment	Commitment For Title Insurance T-7 Exhibit A.6 ISSUED BY **First American Title Insurance Company**

THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN SCHEDULE A, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

We FIRST AMERICAN TITLE INSURANCE COMPANY will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

First American Title Insurance Company

Kenneth D. DeGiorgio, President

Greg L. Smith, Secretary

Countersigned at Houston, Texas

BY:

Authorized Signor

TEXAS TITLE INSURANCE INFORMATION

Exhibit A.6

Title insurance insures you against loss resulting from certain risks to your title. The commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy. The commitment is a legal document. You should review it carefully to completely understand it before your closing date.	El seguro de título le asegura en relaciõn a pérdidas resultantes de ciertos riesgos que pueden afectar el título de su propiedad. El Compromiso para Seguro de Título es la promesa de la compañía aseguradora de titulos de emitir la póliza de seguro de título. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y enterderlo completamente antes de la fecha para finalizar su transacciõn.

Your Commitment for Title Insurance is a legal contract between you and us. The Commitment is not an opinion or report of your title. It is a contract to issue you a policy subject to the Commitment's terms and requirements.
Before issuing a Commitment for Title Insurance (the Commitment) or a Title Insurance Policy (the Policy), the Title Insurance Company (the Company) determines whether the title is insurable. This determination has already been made. Part of that determination involves the Company's decision to insure the title except for certain risks that will not be covered by the Policy. Some of these risks are listed in Schedule B of the attached Commitment as Exceptions. Other risks are stated in the Policy as Exclusions. These risks will not be covered by the Policy. The Policy is not an abstract of title nor does a Company have an obligation to determine the ownership of any mineral interest.

- **MINERALS AND MINERAL RIGHTS** may not be covered by the Policy. The Company may be unwilling to insure title unless there is an exclusion or an exception as to Minerals and Mineral Rights in the Policy. Optional endorsements insuring certain risks involving minerals, and the use of improvements (excluding lawns, shrubbery and trees) and permanent buildings may be available for purchase. If the title insurer issues the title policy with an exclusion or exception to the minerals and mineral rights, neither this Policy, nor the optional endorsements, ensure that the purchaser has title to the mineral rights related to the surface estate.

Another part of the determination involves whether the promise to insure is conditioned upon certain requirements being met. Schedule C of the Commitment lists these requirements that must be satisfied or the Company will refuse to cover them. You may want to discuss any matters shown in Schedules B and C of the Commitment with an attorney. These matters will affect your title and your use of the land.
When your Policy is issued, the coverage will be limited by the Policy's Exceptions, Exclusions and Conditions, defined below.

- **EXCEPTIONS** are title risks that a Policy generally covers but does not cover in a particular instance. Exceptions are shown on Schedule B or discussed in Schedule C of the Commitment. They can also be added if you do not comply with the Conditions section of the Commitment. When the Policy is issued, all Exceptions will be on Schedule B of the Policy.
- **EXCLUSIONS** are title risks that a Policy generally does not cover. Exclusions are contained in the Policy but not shown or discussed in the Commitment.
- **CONDITIONS** are additional provisions that qualify or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.

You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at 1-888-632-1642 or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time.
You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-252-3439.
Before the Policy is issued, you may request changes in the policy. Some of the changes to consider are:

- Request amendment of the "area and boundary" exception (Schedule B, paragraph 2). To get this amendment, you must furnish a survey and comply with other requirements of the Company. On the Owner's Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company and if the Company's other requirements are met, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy. Whether or not you request amendment of the "area and boundary" exception, you should determine whether you want to purchase and review a survey if a survey is not being provided to you.
- Allow the Company to add an exception to "rights of parties in possession." If you refuse this exception, the Company or the title insurance agent may inspect the property. The Company may except to and not insure you against the rights of specific persons, such as renters, adverse owners or easement holders who occupy the land. The Company may charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy.

The entire premium for a Policy must be paid when the Policy is issued. You will not owe any additional premiums unless you want to increase your coverage at a later date and the Company agrees to add an Increased Value Endorsement.

CONDITIONS AND STIPULATIONS

1. If you have actual knowledge of any matter which may affect the title or mortgage covered by this Commitment, that is not shown in Schedule B, you must notify us in writing. If you do not notify us in writing, our liability to you is ended or reduced to the extent that your failure to notify us affects our liability. If you do notify us, or we learn of such matter, we may amend Schedule B, but we will not be relieved of liability already incurred.

2. Our liability is only to you, and others who are included in the definition of Insured in the Policy to be issued. Our liability is only for actual loss incurred in your reliance on this Commitment to comply with its requirements or to acquire the interest in the land. Our liability is limited to the amount shown in Schedule A of this Commitment and will be subject to the following terms of the Policy: Insuring Provisions, Conditions and Stipulations, and Exclusions.

First American	Commitment For Title Insurance T-7 Exhibit A.6 ISSUED BY
SCHEDULE A	**First American Title Insurance Company**

Effective Date: **August 16, 2022** at 8:00 a.m. GF No. **NCS-1143833-HOU1**

Commitment No. **NCS-1143833-HOU1**, issued **August 29, 2022**, at 8:00 a.m.

1. The policy or policies to be issued are:

   (a) OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
   (Not applicable for improved one-to-four family residential real estate)
   Policy Amount: $0.00
   PROPOSED INSURED: Houston Methodist Primary Care Group

   (b) TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE
   ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
   Policy Amount: $
   PROPOSED INSURED:

   (c) LOAN POLICY OF TITLE INSURANCE (Form T-2)
   Policy Amount: $
   PROPOSED INSURED:
   Proposed Borrower:

   (d) TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)
   Policy Amount $
   PROPOSED INSURED:
   Proposed Borrower:

   (e) LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
   Binder Amount: $
   PROPOSED INSURED:
   Proposed Borrower:

   (f) OTHER
   Policy Amount: $
   PROPOSED INSURED:

2. The interest in the land covered by this Commitment is: **Leasehold Estate**

3. Record title to the land on the Effective Date appears to be vested in: **Weingarten Nostat, Inc., a Texas corporation**

4. Legal description of land: ALL OF UNRESTRICTED RESERVE "A", BLOCK 1, AMENDING PLAT OF TOWN OF BELLAIRE, BLOCK 35, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED UNDER FILM CODE NO. 696020, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

G.F. No. or File No. **NCS-1143833-HOU1**

EXCEPTIONS FROM COVERAGE

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney's fees, and expenses resulting from:

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

   See Item 10 (a) below.

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.

3. Homestead or community property or survivorship rights, if any of any spouse of any insured. (Applies to the Owner's Policy only.)

4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,

   a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or

   b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or

   c. to filled-in lands, or artificial islands, or

   d. to statutory water rights, including riparian rights, or

   e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.

   (Applies to the Owner's Policy only.)

5. Standby fees, taxes and assessments by any taxing authority for the year 2022, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Loan Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year 2022 and subsequent years.")

6. The terms and conditions of the documents creating your interest in the land.

7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)

8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy (T-2) only.) Exhibit A.6

9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only). Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance (T-2R).

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):

a. Any covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604 {c}. Restrictive covenants as described in Volume 3, Page 59 and Film Code No. 696020 of the Map Records of Harris, Texas.

b. Rights of Parties in Possession. (OWNER POLICY ONLY)

c. Any portion of subject property lying within the boundaries of a public or private roadway whether dedicated or not.

d. All encumbrances, violations, variations, or adverse circumstances affecting Title that would be disclosed by an accurate and complete land survey of the Land, including, without limitation, all visible and apparent easements or uses and all underground easements or uses, the existence of which may arise by unrecorded grant or by use. (May be amended or deleted upon approval of survey.)

e. Rights of tenants, as tenants only, under unrecorded leases or rental agreements.

f. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

g. Easement:
To: City of Bellaire, Texas, a Municipal Corporation
Recorded: September 12, 1959 in Volume 3803, Page 528, of the Deed Records, of Harris County, Texas.
Purpose: Easement and Right-of-Way for Public Utility Purposes

As shown on recorded plat filed for record under Film Code No. 696020, Plat Records of Harris County, Texas.

h. Terms, Conditions, and Stipulations in Memorandum of Lease Agreement:
Lessor: Safeway, Inc., a Delaware corporation
Lessee: Appletree Markets 38, Inc., a Delaware corporation
Recorded: October 20, 1992 in County Clerk's File No. N915720, of the Official Public records, of Harris County, Texas.

i. Terms, Conditions, and Stipulations in that unrecorded Ground Lease Agreement dated June 30, 2022:
Lessor: Weingarten Nostat< Inc.,, a Texas corporation
Lessee: Houston Methodist Primary Care Group, a Texas nonprofit corporation

j. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.

Consideration for the deletion of this exception is highly fact intensive. Please contact the underwriter assigned to your file as soon as possible to discuss.

First American	Commitment For Title Insurance T-7 ISSUED BY **First American Title Insurance Company**
SCHEDULE C	

G.F. No. or File No. **NCS-1143833-HOU1**

Your Policy will not cover loss, costs, attorney's fees, and expenses resulting from the following requirements that will appear as Exceptions in Schedule B of the Policy, unless you dispose of these matters to our satisfaction, before the date the Policy is issued:

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.

2. Satisfactory evidence must be provided that:

   - no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,

   - all standby fees, taxes, assessments and charges against the property have been paid,

   - all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, sub-contractors, laborers, and suppliers have been fully paid, and that no mechanic's, laborer's or materialmen's liens have attached to the property,

   - there is legal right of access to and from the land,

   - (on a Loan Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.

3. You must pay the seller or borrower the agreed amount for your property or interest.

4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.

5. We find no outstanding voluntary liens of record affecting subject property. Disclosure should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any possible security interest in the subject property.

6. Due execution and delivery of a Memorandum of Lease in recordable form evidencing the pertinent terms and conditions of the Lease executed by Weingarten Nostat, Inc., a Texas corporation, as Landlord, and Houston Methodist Primary Care Group, a Texas non-profit corporation, as Tenant. Additional requirements might be made.

7. Company must be provided a copy of the Lease that is the subject of the Memorandum of Lease to be recorded, for its review, prior to closing. Additional requirements might be made.

8. We must be furnished with a Corporate Resolution of the Board of Directors of Weingarten Nostat, Inc., a Texas corporation, authorizing the transaction and naming the officers authorized to execute the necessary documents.

   NOTE: Closer should be satisfied as to the corporate status of said corporation and that same is in good standing.

9. The right is reserved to make and insert additional exceptions and/or requirements based upon the review of the survey, up to and including the issuance of the Policy.

First American	Commitment For Title Insurance T-7 Exhibit A.6 ISSUED BY
SCHEDULE D	**First American Title Insurance Company**

The following Disclosures are made pursuant to Procedural Rule P-21 promulgated by the Texas Department of Insurance.

1. The following individuals are directors and/or officers, as indicated, of the Title Insurance Company issuing this Commitment

UNDERWRITER: First American Title Insurance Company, a Nebraska Corporation.

Shareholder owning or controlling, directly or indirectly, ten percent or more of the shares of the Underwriter: First American Title Insurance Company is a wholly owned subsidiary of First American Financial Corporation, a public company formed in Delaware.

Directors: Kenneth D. DeGiorgio, Christopher M. Leavell, Greg L. Smith, Mark E. Seaton, Ellen C. Albrecht

Officers: President, Chief Executive Officer: Kenneth D. DeGiorgio; Senior Vice President, Secretary: Greg L. Smith; and Chief Financial Officer: Mark E. Seaton

2. The following disclosures are made by the Title Insurance Agent issuing this Commitment:

AGENT: First American Title Insurance Company (Direct Operation)

Shareholder, owner, partner or other person having, owning or controlling one percent (1%) or more of the Title Insurance Agent:
First American Financial Corporation 100%

Shareholder, owner, partner or other person having, owning or controlling ten percent (10%) or more of an entity that has, owns or controls one percent (1%) or more of the Title Insurance Agent:
NONE

If the Title Insurance Agent is a corporation, the following is a list of the members of the Board of Directors:
Kenneth D. DeGiorgio, Christopher M. Leavell, Greg L. Smith, Mark E. Seaton, Ellen C. Albrecht

If the Title Insurance Agent is a corporation, the following is a list of its officers:
Officers: President, Chief Executive Officer: Kenneth D. DeGiorgio; Senior Vice President, Secretary: Greg L. Smith; and Chief Financial Officer: Mark E. Seaton

3. You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving a portion of the premium from the settlement of this transaction will be disclosed on the closing or settlement statement.

You are further advised that the estimated title premium* is:

Owner's Policy	$TBD
Loan Policy	$TBD
Endorsement Charges	$TBD
Other	$_____
Total	$TBD

Of this total amount $0.00 (or ____ %) will be paid to the policy issuing Title Insurance Company; $0.00 (or _____ %) will be retained by the Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

Amount	To Whom	For Service
$0.00 (or _____ %)	_____	_____
$_____ (or _____ %)	_____	_____
$0.00 (or _____ %)	_____	_____

"* The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance."

FIRST AMERICAN TITLE INSURANCE COMPANY

Commitment for Title Insurance Form (T-7)

DELETION OF ARBITRATION PROVISION

(Not applicable to the Texas Residential Owner's Policy)

ARBITRATION is a common form of alternative dispute resolution. It can be a quicker and cheaper means to settle a dispute with your Title Insurance Company. However, if you agree to arbitrate, you give up your right to take the Title Company to court and your rights to discovery of evidence may be limited in the arbitration process. In addition, you cannot usually appeal an arbitrator's award.

Your policy contains an arbitration provision (shown below). It allows you or the Company to require arbitration if the amount of insurance is $2,000,000 or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision before the policy is issued. You can do this by signing this form and returning it to the Company at or before the closing of your real estate transaction or by writing to the Company.
The arbitration provision in the Policy is as follows:

"Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is $2,000,000 or less shall be arbitrated at the option of either the Company or the Insured, unless the Insured is an individual person (as distinguished from an Entity). All arbitrable matters when the Amount of Insurance is in excess of $2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction."

_____ _____

SIGNATURE DATE

Exhibit A.6

and having the same fully explained to her, she, the said Anna Nelius acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it. Given under my hand and seal of office this the 20th day of July, A. D. 1945.

Lester M. Ricks, Notary Public in and for Harris County, Texas. (Seal)

State of Texas County of Harris Before me, the undersigned authority, on this day personally appeared Robert Farmer and Mrs. Florence M. Farmer, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Mrs. Florence M. Farmer, wife of the said Robert Farmer, having been examined by me privily and apart from her husband, and having the same fully explained to her, she the said Mrs. Florence M. Farmer acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it. Given under my hand and seal of office this the 20 day of July, A. D. 1945.

Lester M. Ricks, Notary Public in and for Harris County , Texas. (Seal)

Filed for record Sep. 5, 1945 at 12;10 o'clock P.M. Recorded Feb. 4, 1946 at 5;15 o'clock P.M.

W. D. MILLER, Clerk County Court, Harris County Texas. By Gladys Simmons Deputy

- - - - - - - - - -

No. 267979

City of Bellaire To - - -

Copy of Ordinance

An Ordinance Amending Section 6, of Ordinance No. 115, as Amended July 11, 1939, of the City of Bellaire, said Amendment providing for changes in the boundary of the fire limits and retail business district to include additional property heretofore zoned as one-family and two-family dewlling districts; Regulating the erection, reconstruction, alteration and repair of buildings and structures; prescribing a penalty for violation of said amended ordinance; repealing all ordinances in conflict therewith and declaring an emergency. Whereas, the Board of Commissioners of the City of Bellaire has proposed an amendment to Section 6, of Ordinance No. 115, as amended July 11, 1939, of the City of Bellaire, establishing zoing regulations and districts to change the boundaries of the fire limits and retail business district from that provided for in said amendment of said ordinance and extending the same to include the following property, to wit: Beginning at the Northwest corner of Lot 19, Block 46, Thence West across the north and south alley and along the south boundary line of the east and west alley to the northwest corner of Lot 13, Block 46, in the east boundary line of Sixth Street; Thence south along the west boundary line of Lot 13, Block 46, and continuing south across Bellaire Boulevard and along the West boundary line of Lot 12, Block 47, to the southwest corner of said Lot 12, Block 47 on the alley line. Thence East along the north line of the east and west Alley through Block 47, across Fifth Street and continuing along the north line of the Alley to the southeast corner of lot 1, Block 34, on the west boundary line of Rice Avenue; Thence North along the east line of Lot 1, Block 34, and the west line of Rice Avenue across Bellaire Boulevard to the southeast corner of Lot 24 on the Southeast corner of Block 35; Thence East along the north line of Bellaire Boulevard, across Rice Avenue and along the south boundary of Block 26, to the southeast corner of Block 26, on the west line of Third Street; Thence North along the east boundary line of Block 26 and the west line of Third Street to a point which would intersect the south boundary line of the east and west alley through Block 35 if the said alley line were extended east through Block 26; Thence West along said east and west alley line through Block 26, across Rice Avenue and through Block 35 to the point

where it would intersect the southeast boundary line of Richmond Road; Thence in a southwesterly direction along the southeast boundary line of Richmond Road to the northwest corner of Lot 12, Block 35; Thence south along the west boundary of Lot 12, Block 35, to the southwest corner of said lot on the north boundary of Bellaire Boulevard; Thence west along the north boundary line of Bellaire Boulevard and the south line of Block 46, diagonally across Richmond Road to the southwest corner of lot 19, Block 46, on the east line of the north and south alley through Block 46; Thence north along the west boundary line of Lot 19, Block 46, to point of beginning; and Whereas, the Board of Commissioners of the City of Bellaire by resolution submitted said proposal to the Plan Commission of the City of Bellaire for its report and recommendation; and Whereas, said Plan Commission reported to the Board of Commissioners on said proposal and recommended that said proposal be adopted; and Whereas, notice was given of the time and place of hearing on said proposal as required by Ordinance No. 115 of the City of Bellaire, and thereafterwards at said time and place all parties desiring to be heard on said proposal were heard and the Board of Commissioners adopted the recommendation of said Plan Commission, therefore; Be it ordained by the board of commissioners of the City of Bellaire that section 6, of Ordinance No. 115, as amended July 11, 1939, of the City of Bellaire Establishing zoning regulations and districts be and the same is hereby amended and and proved as follows: Fire Limits (1) Fire limits and retail business districts; The following shall be and are hereby declared to be the fire limits and retail business district of the City of Bellaire, Texas, to wit: Beginning at the southeast corner of block 26, being the corner of Bellaire Boulevard and third Street; Thence North along third street to Spruce Street and Northeast corner of Lot 1, Block 25; Thence West along Spruce Street to Alley and Northeast corner of Lot 18, Block 25, and intersection of Richmond Road; Thence North across Richmond Road into alley of Block 24, and northeast corner of Lot 9; Thence west along north boundary line of, and to Northwest corner of, Lot 9, Block 24; Thence South on Rice Avenue and along West boundary to southwest corner of lot 9, Block 24; Thence west across Rice Avenue and along Spruce Street to Southwest corner of Lot 20, Block 37; Thence South along alley to southwest corner of Lot 20, Block 36, on Cedar Street; Thence west along Cedar Street to Southwest corner Lot 14, Block 36, corner fifth Street; Thence South along east line of fifth street to alley in Block 35, at intersection or Richmond Road; Thence West across Fifty Street and along South line of alley in Block 46 to Northwest corner of Lot 13, Block 46, on west line of Sixth Street; Thence South along the west boundary line of Lot 13, Block 46, and continuing South across Bellaire Boulevard and along the west boundary line of Lot 12, Block 47 to the southwest corner of said Lot 12, Block 47 on the alley line. Thence East along the north line of the east and west alley through block 47, across fifth street and continuind along the north line of the alley to the southeast corner of Lot 1, Block 34, on the west boundary line Rice Avenue; Thence North along Rice Avenue across Bellaire Boulevard to Southeast corner of Lot 24, Block 35; Thence East across Rice Avenue, along South boundary of Block 26, to point of beginning; and Beginning at the northwest corner of Lot 13, Block 3, East along Richmond Road to Northeast corner of Lot 7, Block 3; Thence south along property line of Lot 7, Block 3, to southeast corner of Lot 7, Block 3; Thence West along alley between Richmond Road and Locust Street to southwest corner of Lot 13, Block 3; Thence North along Second Street to place of beginning, being the northwest corner of Lot 13, Block 3. (2) The map of the City of Bellaire required and provided for in Ordinance No. 115 of the City of Bellaire shall be changed and corrected to reflect the provision of this ordinance. (3) Permit Required; No Wall, structure, building, or part thereof, shall hereinafter be built, enlarged or altered, until a plan of the proposed work, together with a statement of the materials to be used shall have been submitted to the building inspector, who shall, if in accordance with the previsions

herein contained and ordinances of the City of Bellaire, issue a permit for the proposed construction. Structures hereafter erected without a permit or not in conformity with this ordinance shall re removed. No building shall be moved from without to within, nor from one location to another within the fire limits until a permit has been issued therefor. Permit shall be issued only in case the construction is in accordance with this ordinance. (4) Incombustible construction required within fire limits; Every building hereafter erected, altered or enlarged within the fire limits, shall be enclosed on all sides with walls constructed wholly of stone, well burned brick, or reinforced concrete. Walls shall not be less than 12 inches in thickness except that small one-story buildings with floor area not exceeding 750 square feet may have walls not less than 8 inches in thickness, and shall have the roof structures of incombustible materials. All conrices shall be of incombustible materials. (5) Frame Buildings; No Strusture whose walls are wholly, or in part constructed of wood, shall hereafter be built or moved into the fore limits as herein designated or as they may hereafter be established except as follows: (a) Temporary one-story frame buildings for use of builder. (b) Wooden fences not over 8 feet high without cover or roof. Any existing frame or ironclad building, within the fire limits, which may hereafter be damaged by fire, decay, or otherwise, to an amount greater than one-half its present value exclusive of the foundations shall not be repaired or rebuilt, but shall be removed. Extensions to or remodeling to change type of construction of existing buildings shall not be considered as repairs. (6) a violation of any of the provisions of this ordinance shall constitute a misdemeanor and shall subject the violator to a fine of not less than $5.00 nor more than $100.00 and each day that any structure is left or permitted by an individual in violation of the provisions of this ordinance, shall constitute a separate offence. (7) All ordinances of the City of Bellaire in conflict with the provisions of this ordinance are hereby in all things repealed. (8) On account of the congestion in the streets of the City of Bellaire and the demage from fire and panic, and undue concentration and congestion of the population and the lack of adequate ordinances and provisions controlling the construction and use of buildings and other structures within the City of Bellaire; and the lack of regulations restricting and regulating the use to which lands and buildings of the City of Bellaire may be devoted, creates an emergency and an urgency in behalf of the public peace, health, safety, and general wellfare, necessitating that this ordinance become effective immediately upon its passage and approval, and publication as required by law. Unanimously passed by the Board of Commissioners of the City of Bellaire this 20 day of August, A. D. 1945. Approved this 20 day of August, A. D. 1945.

A. B. Zindler, Mayor of the City of Bellaire.

Attest: Elizabeth Mundhenke, Secretary of the City of Bellaire.

The State of Texas County of Harris I, the undersigned, Secretary of the City of Bellaire, of Harris County, Texas, hereby certify that the above and foregoing is a full, true and correct copy of Amendment to Ordinance No. 115, as the same appears of record in Vol. 4 , page 450, of the minutes of the City of Bellaire, and that I am the lawful possessor and custodian of such minutes. Witness my hand and seal of said city on this the 25th day of September A.D. 1945. E. Mundhenke, Secretary of the City of Bellaire, Texas. (Seal)

Filed for record Sep. 5, 1945 at 12;10 O'clock P.M. Recorded Feb. 5, 1946 at 8;55 o'clock A.M.

W. D. MILLER, Clerk County Court, Harris County Texas. By Gladys Simmons Deputy

- - - - - - - - - -

No. 267980

J. C. Hinson et ux To C. D. Beneke

Quit-Claim Deed

The State of Texas County of Harris Know all men by these presents:

Page/

Appendix E
Names/Addresses of Property Owners Required to be Notified

This information will be gathered with the assistance of the Bellaire Development Services office.

Exhibit A.7

Methodist Mailout List	
Property Address (77401)	**Owner Information**
5101 Locust Street	Charles & Linda Winston 5101 Locust Street Bellaire, Texas 77401
5103 Locust Street	Ilshat Kharisov & Venera Kharisova 5103 Locust Street Bellaire, Texas 77401
5105 Locust Street	Current Owner 5105 Locust Street Bellaire, Texas 77401
5107 Locust Street	Nahid Rianon & Mohammed Islam 5107 Locust Street Bellaire, Texas 77401
5109 Locust Street	Todd & Tara Whitting 5109 Locust Street Bellaire, Texas 77401
5111 Locust Street	Maxine Epstein 5111 Locust Street Bellaire, Texas 77401
5113 Locust Street	Ella Markovsky & Jose Ricardo Ortiz 5113 Locust Street Bellaire, Texas 77401
5115 Locust Street	Burdette Keeland 2332 Dunstan Road Houston, Texas 77005
5117 Locust Street	Guadalupe Quintanilla 118 Pamellia Drive Bellaire, Texas 77401
5160 Spruce Street	Alicia Woods 5218 Birdwood Drive Houston, Texas 77096
5134 Spruce Street	Greenbriar Chateau Associated Ltd. 1800 Augusta Drive, Suite 370 Houston, Texas 77057
5118 Spruce Street	Craig Mueller Mueller & Coulson Leasing 5118 Spruce Street Bellaire, Texas 77401
5112 Spruce Street, 5404 Spruce Street, 6510 South Rice Avenue	BGM LLC 5649 Briar Drive Houston, Texas 77056
5200 Spruce Street	Clause-Campise, LLC PO Box 406 Bellaire, Texas 77401

Exhibit A.7

5201 Spruce Street	Shops at Spruce, LLC 6719 Wesleyan Street Houston, Texas 77005
5205 Spruce Street	Spruce Place, Inc. 4907 Welford Drive Bellaire, Texas
5211 Spruce Street	Carl Gustav, LLC 5118 Spruce Street Bellaire, Texas 77401
5230 Cedar Street	Wolfies Swim School, LLC 5230 Cedar Street Bellaire, Texas 77401
5220 Cedar Street, 5202 Cedar Street, 215 North 5th Street, 5212 Bissonnet Street, 5200 Bissonnet Street, 5210 Bissonnet Street, 5208 Bissonnet Street	Sagtex Investments, LP PO Box 2253 Bellaire, Texas 77401
5106 Bissonnet Street	HEB MOB, LLC 2518 Converse Street Dallas, Texas 75207
6512 South Rice Avenue	South Central Oil, Co Rusche Distributing, Co 555 East Airtex Drive Houston, Texas 77073
5108 Cedar Street	Sara Kim Pham 13418 Dripping Springs Drive Houston, Texas 77083
5106 Cedar Street	Enterprise Island, Inc. 3122 Jarvis Street Houston, Texas 77063
6600 South Rice Avenue	Kailuana Holdings, Inc. 159 Kailuana Loop Kailua, Hawaii 96734
5012 Bissonnet Street	Purcell Family Partnership, Ltd. 715 Sunfish Street Lakeway, Texas 78734
6601 South Rice Avenue #4	Jimmy Stallworth 3600 Buckingham Drive Nacogdoches, Texas 75965
6605 South Rice Avenue	Whitestone Capital Group, LLC 5004 Cedar Street Bellaire, Texas 77401

Exhibit A.7

5001 Bissonnet Street, 5000 Cedar Street	5001 Bissonnet, LP 4545 Bissonnet Street, Suite 100 Bellaire, Texas 77401
4924 Cedar Street	Katherine & Geoffrey Cane 4924 Cedar Street Bellaire, Texas 77401
5217 Cedar Street	Citizens National Bank of Bellaire PO Box 2300 Tulsa, Oklahoma 74102
5213 Cedar Street	Donald Mafridge Jr. 6633 Hillcroft Street, Suite 206 Houston, Texas 77081
5216 Bellaire Blvd.	5310 Richmond, LLC 6430 Richmond Avenue, Suite 480 Houston, Texas 77057
5214 Bellaire Blvd.	Kaplan Jay Trustee PO Box 56783 Houston, Texas 77256
5212 Bellaire Blvd.	Bellaire Bissonnet, LTD PO Box 56783 Houston, Texas 77256
5202 Bellaire Blvd.	New Triangle Bellaire, LLC 5438 Ariel Street Houston, Texas 77096
5122 Bissonnet Street	Bellaire SC Development, LLC 4545 Bissonnet Street, Suite 100 Bellaire, Texas 77401
0 Bellaire Blvd., 6702 South Rice Avenue	Kelly Hardware, Inc. 542 Cascade Street Bellaire, Texas 77401
5104 Bellaire Blvd., 5105 Cedar Street,	Larry & Donna Kelly 542 Cascade Street
5103 Cedar Street	Jermar Company, LC 2330 Holmes Road Houston, Texas 77051
5102 Bellaire Blvd., 5130 Bellaire Blvd.,	Weingarten Nostat, Inc. 500 North Broadway, Suite 201 Jericho, New York 11753
5002 Bellaire Blvd.	5002 Bellaire, LLC 10520 Gulf Freeway Houston, Texas 77034
5020 Bellaire Blvd.	1996FT Gas Stations, LLC 2626 Richmond Avenue Houston, Texas 77098
4925 Cedar Street	Carl & Margaux Mann 4925 Cedar Street

Exhibit A.7

	Bellaire, Texas 77401
4923 Cedar Street	Current Owner 4923 Cedar Street Bellaire, Texas 77401
4924 Bellaire Blvd.	James & Alice Merrell 4924 Bellaire Blvd. Bellaire, Texas 77401
4922 Bellaire Blvd.	Current Owner 4922 Bellaire Blvd. Bellaire, Texas 77401
5001 Bellaire Blvd.	Bellaire Presbyterian Church 5001 Bellaire Blvd. Bellaire, Texas 77401
5101 Bellaire Blvd.	BBSI, LC 3119 Virginia Street Houston, Texas 77098
5133 Bellaire Blvd.	Bank of America ATTN: Corporate Real Estate Assessments 101 North Tryon Street Charlotte, North Caroline 28246
5212 Linden Street	William & Christina Stone 5212 Linden Street Bellaire, Texas 77401
5210 Linden Street	David & Emily Beman 5210 Linden Street Bellaire, Texas 77401
5208 Linden Street	Current Owner 5208 Linden Street Bellaire, Texas 77401
5206 Linden Street	Tiffany Tran 4522 Pin Oak Lane Bellaire, Texas 77401
5204 Linden Street	Thomas & Ellen Solak 5204 Linden Street
5202 Linden Street	Darshan & Varinder Wadhwa 4212 Sunset Blvd. Houston, Texas 77005
5233 Bellaire Blvd.	5233 Bellaire, LLC 3702 Purdue Street Houston, Texas 77005
5231 Bellaire Blvd.	Mission Grove, LP 1121 FM 359 Road, Suite 200 Richmond, Texas 77406
5225 Bellaire Blvd.	Penny Bryant 8580 Woodway Drive Houston, Texas 77063

Exhibit A.7

5217 Bellaire Blvd., 5209 Bellaire Blvd.	Federal Realty PO Box 742 Brenham, Texas 77834
5201 Bellaire Blvd.	5201 Bellaire Blvd., LLC 4400 Post Oak Parkway, Suite 2600 Houston, Texas 77027

Page/

Other supporting information
Environmental statement & testing reports

DocuSign Envelope ID: 45CE6C7B-E36B-4ED1-A1D3-A94538DD893A

Exhibit A.9

HOUSTON Methodist LEADING MEDICINE

Charles Kyle Roth
Vice President, Capital Planning

7550 Greenbriar, RB5-107
Houston, TX 77030
Office: 713.441.1325
ckroth@houstonmethodist.org
houstonmethodist.org

The property at 5130 Bellaire Boulevard does not contain any known environmental hazards. Houston Methodist has undertaken an environmental study of the property and tested the former grocery-store building for the presence of asbestos; both tests have returned negative results. Copies of these environmental tests are provided as attachments.

DocuSigned by:
Roth, C. Kyle
90D72F14A8EB487...

Charles Kyle Roth
Vice President
Capital Planning

Exhibit A.9

Limited Asbestos Inspection Report

5130 Bellaire Boulevard

5130 Bellaire Boulevard

Bellaire, Harris County, Texas 77401

August 30, 2022

PE Project No.: 202208031

Prepared for:

Berg Oliver Associates, Inc.
14701 St. Marys Lane, Suite 400
Houston, Texas 77079

Prepared by:

Phase Engineering, LLC
5524 Cornish Street
Houston, Texas 77007

PHASE ENGINEERING, LLC
ENVIRONMENTAL CONSULTANTS

Established in 1993

Nationwide Environmental Site Assessments

PhaseEngineering.com

Phase I and Phase II ESAs • Asbestos • Mold • Lead • Radon • Remediation • Wetlands • PCAs • NEPA

Berg Oliver Associates, Inc.
c/o Chris Thayer
14701 St. Marys Lane, Suite 400
Houston, Texas 77079
Phone: (281) 589-0898 Email: cthayer@bergoliver.com

RE: 202208031

Dear Mr. Chris Thayer:

Phase Engineering, LLC (Texas Department of State Health Services [TDSHS] license #10-0224) has conducted an asbestos inspection for Demolition purposes of the building materials in the 5130 Bellaire Boulevard building located at 5130 Bellaire Boulevard, Bellaire, Harris County, Texas 77401.

PROJECT SUMMARY	
Site Elements	**Comments**
Subject Property Address	5130 Bellaire Boulevard, Bellaire, Harris County, Texas 77401
Location Contact	Chris Thayer
Date of Inspection	Auguest 24, 2022
Building Plans / Prior Inspection Reports	Site plans provided
Known Areas Not Available for Access	Roof was not accessible due to heavy rain and lightning.
Inspector Name(s)	Hector Hernandez
Inspector License #	TDSHS Asbestos Inspector License 602485
Company License #	TDSHS Asbestos Consultant Firm #10-0224
Number of Samples Collected	40
Number of Samples Analyzed	40
Number of samples containing or assumed to contain more than 1% asbestos via Polarized Light Microscopy (PLM)	0
Number of samples containing or assumed to contain more than 1% asbestos that were analyzed by Point Counting	0
Number of samples containing asbestos but less than 1% via Point Count analysis	0
Number of samples containing more than 1% asbestos	**0**

Laboratory Conducting Analysis and Method: Micro Analytical Services. (TDSHS License Number 30-0304), Methods - Polarized Light Microscopy with Dispersion Staining EPA Test Method 600/ M4-82-020; (40CFR Part 763 Appendix E to Subpart E) & EPA 600/R-93/116.

Under EPA 600/R-93/116; Interim 40CFR Part 763 Appendix E to Subpart E it it not necessary to separate layers for point counting in the individual components are proportioned equally.

The potential Asbestos Containing Building Material (ACBM) samples collected, their descriptions, and their locations are summarized in the following table. ACBMs that tested positive over 1% for asbestos are shaded in yellow. Material that tested positive over 1% for asbestos via PLM, but tested to be 1% or less via Point Count analysis are shaded in blue.

Sample Number	Sample Description	Unit / Location	Percent Asbestos
01	Sheetrock wall components (original)	SE area	None
02	Sheetrock wall components (original)	SW area	None
03	Sheetrock wall components (original)	Column	None
04	Sheetrock wall components (buildout)	SE area	None
05	Sheetrock wall components (buildout)	NW wall	None
06	Sheetrock wall components (buildout)	NW wall	None
07	Sheetrock ceiling components	Men's restroom	None
08	Sheetrock ceiling components	Men's restroom	None
09	Sheetrock ceiling components	Restroom hallway	None
10	2x2 Ceiling tile	SE area	None
11	2x2 Ceiling tile	SE area	None
12	2x2 Ceiling tile	SE area	None
13	2x4 Ceiling tile	SE section	None
14	2x4 Ceiling tile	SE section	None
15	2x4 Ceiling tile	SE section	None
16	Covebase mastic	Throughout the building	None
17	Covebase mastic	Throughout the building	None
18	Covebase mastic	Throughout the building	None
19	Wall mastic	Throughout the building	None
20	Wall mastic	Throughout the building	None
21	Wall mastic	Throughout the building	None
22	Carpet mastic	SE section	None
23	Carpet mastic	SW section	None
24	Carpet mastic	SW section	None
25	2x4 Ceiling tile	West section	None
26	2x4 Ceiling tile	West section	None
27	2x4 Ceiling tile	West section	None
28	Floor mastic	West section	None
29	Floor mastic	West section	None
30	Floor mastic	West section	None
31	12x16 Vinyl flooring / mastic	SE section	None
32	12x16 Vinyl flooring / mastic	SE section	None
33	12x16 Vinyl flooring / mastic	SE section	None

Exhibit A.9

Sample Number	Sample Description	Unit / Location	Percent Asbestos
34	12x12 Floor tile / mastic	Throughout the sales area	None
35	12x12 Floor tile / mastic	Throughout the sales area	None
36	12x12 Floor tile / mastic	Throughout the sales area	None
37	Faux wood vinyl flooring / mastic	SE area	None
38	Faux wood vinyl flooring / mastic	SW area	None
39	Faux wood vinyl flooring / mastic	SW area	None
40	Exterior stucco	Entrance	None
See lab results, sample photographs, licenses and certifications and scope of work in the appendices of this report.			

Site Specific Details:

The inspection performed by Phase Engineering, LLC was a suspect asbestos containing building materials (ACBMs) inspection for Demolition purposes of the building materials in the 5130 Bellaire Boulevard building located at 5130 Bellaire Boulevard, Bellaire, Harris County, Texas 77401 following the Texas Asbestos Health Protection Rules (TAHPR) and the National Emission Standards for Hazardous Air Pollutants (Title 40 CFR, Part 61) for any exterior samples required. **This inspection is not intended to comply with AHERA 40 CFR 763**.

Site Specific Details
Item Description
The inspector was provided no historical documentation of original construction or renovations of the building. No previous asbestos inspection reports or abatement reports were provided to the inspector.
The sampling protocol followed for this inspection was intended for renovation purposes of the building materials in the 5130 Bellaire Boulevard building located at 5130 Bellaire Boulevard, Bellaire, Harris County, Texas 77401.
The building consisted of sheetrock ceilings and walls, vinyl flooring, floor and wall mastic, acoustical ceiling tiles, covebase mastic, carpet mastic, exterior stucco.
The flooring types appear to be installed onto concrete.
Any other suspect material found during renovation that was not sampled during this inspection is to be considered ACBM until tested.
No ceramic tiles were observed during the inspection. The mirrors within the building inspected appeared to be hung to the sheetrock walls. During the course of renovation, any suspect material observed behind mirrors (black mastic) or behind any observed ceramic tile is to be considered ACBM until tested.
No roof materials were sampled as part of this inspection.
Areas behind walls and above ceilings were observed for suspect ACBMs where possible. Phase Engineering, LLC does not warrant that all suspect ACBMs above ceilings, under flooring, and behind walls have been identified.
The specific square footage of each homogeneous suspect ACBM area is not included as a part of this limited asbestos inspection.

Although Phase Engineering, LLC uses trained and licensed inspectors in attempting to locate and identify materials potentially containing asbestos, Phase Engineering, LLC does not warrant that all materials containing asbestos have been identified. It is possible that there are materials containing asbestos that

were not found because they were not visible or accessible to the inspector, or for various other reasons, were not sampled. Moreover, it is possible that the actual quantities of materials will differ from the quantities of materials estimated during this survey.

Samples taken are categorized as either friable or non-friable. The term friable refers to the ease with which the material can be crumbled or made to produce dust using hand pressure alone. For example, ceiling tiles are generally considered friable, while floor tiles are generally considered non-friable. Sheet rock wall materials are considered friable when damaged and non-friable when intact. The condition of the materials sampled is also categorized as good, damaged or significantly damaged.

A construction material is considered to be an ACBM if it is composed of more than 1% asbestiform components.

Findings:

The results found during the asbestos inspection indicate that the following suspect ACBM(s) contain more than 1% asbestos. The material found to be an ACBM is summarized in the following table:

Type of Material	Approximate Location of ACBM	Friable / Non-Friable - Condition	Asbestos % and Type
None			

No other suspect ACBMs analyzed were found to contain more than 1% asbestos in the 5130 Bellaire Boulevard building located at 5130 Bellaire Boulevard, Bellaire, Harris County, Texas 77401.

Recommendations:

If the buildings are to be demolished or renovated it is recommended that any other ACBMs or assumed ACBMs that will be disturbed be removed by a licensed abatement contractor and if applicable, a licensed asbestos consultant. The TDSHS Demolition/Renovation Notification form combines the requirements of the National Emission Standards for Hazardous Air Pollutants, 40 CFR, Subpart M (NESHAP) and the Texas Asbestos Health Protection Rules (TAHPR). Both of these regulations require that written notification be submitted before beginning renovation projects that include the disturbance of any asbestos-containing material in a facility. A notification form is required before the demolition of a building or facility, even when no asbestos is present. This form must be used to fulfill either of these requirements. Please call either 512-834-6610 or 1-800-572-5548 (within Texas), or your local regional office for assistance in completing this form.

If any ACBM is left in place the TDSHS may require an asbestos Management Plan in accordance with the TAHPR, section 295.34 (h). In the event that maintenance and repair are necessary, it is required by OSHA that anyone in contact with the disruption of these ACBMs be notified through an on-site, up-to-date asbestos Management Plan. This Management Plan should be developed to include emergency procedures for handling leaks, breaks, fire, etc. to ensure minimal release of asbestos fibers into the air. This plan should also ensure that when asbestos fibers are released, either accidentally or intentionally, proper control and cleanup procedures are implemented.

During renovation or demolition activities, care should be exercised in dealing with all construction materials even those shown to be non-asbestos containing (this would include materials technically considered as non-asbestos containing because they are below the one percent limit). If these non-asbestos materials are to be disturbed work practices should be used that will limit exposure to dust and debris. Contractors performing this work should conform to OSHA regulations outlined in 29 CFR 1926.55 (exposure limits can be found in 29 CFR 1910.1000 Table Z-3).

The Texas Asbestos Health Protection Rules (TAHPR) dated March 2003, §295.34 (c) (1) state “During the construction of or renovation in a public building, a person appropriately licensed in accordance with these rules, Texas-registered architect or Texas-licensed professional engineer may compile the information from material safety data sheets (MSDS) of all products used in the construction of the building and, finding no asbestos in any of those products, prepare a signed written certification that he has reviewed the MSDSs for all products used in the construction and that none of those products contain ACBM and: therefore, the building material do not contain asbestos. This certification, together with copies of the MSDSs and copies of any previous asbestos surveys, may be used as an asbestos survey.”

Further TAHPR §295.34 (i) states that “A person may not install building materials or replacement parts as stated in subsection (j) of this section, in a public building unless: (1) the person obtains a required MSDS showing that the materials or replacement parts contain 1.0% or less of asbestos; or (2) the materials or replacement parts, according to the MSDS, contain more than 1.0% asbestos but there is no alternative material or part as demonstrated by the building owner or contractor.” In the event of future renovation and or demolition, further sampling may be required of suspect asbestos containing materials prior to these activities to satisfy the Environmental Protection Agency (EPA), Occupational Safety and Health Administration (OSHA), and Texas Department of State Health Services (TDSHS) rules and regulations at that time. If suspect asbestos containing building materials (not noted during this inspection) should be found during any renovation or demolition, these materials should be sampled for asbestos and handled appropriately following all local, state and federal rules and regulations at that time.

If improper renovation or demolition occurs the owner is subject to a $10,000 a day fine, enforced by the Texas Department of State Health Services (TDSHS).

Thank you for the opportunity to work with you on your environmental needs. If you have any questions, feel free to contact us at (832)-485-2241 or 1-800-419-8881.

Sincerely,

Hector Hernandez
Asbestos Inspector
TDSHS License #602485

Matt White
Asbestos Consultant
TDSHS License #105849

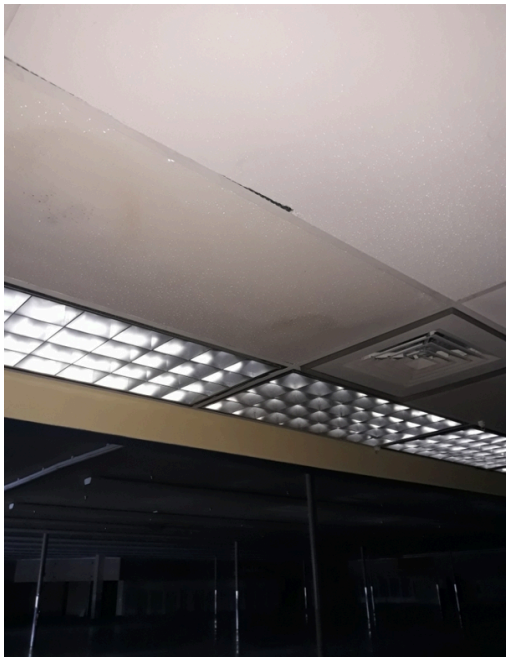
APPENDIX I

PHOTOGRAPHIC DOCUMENTATION

1. Sheetrock wall - build out

2. Floor mastic

3. Concrete mastic



4. 2x4 Ceiling tile

5. Carpet mastic

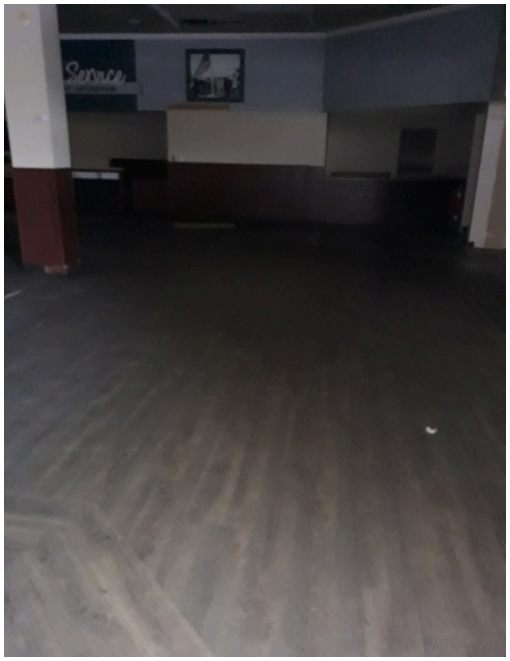
6. 12x12 Floor tile

7. 12x16 Flooring

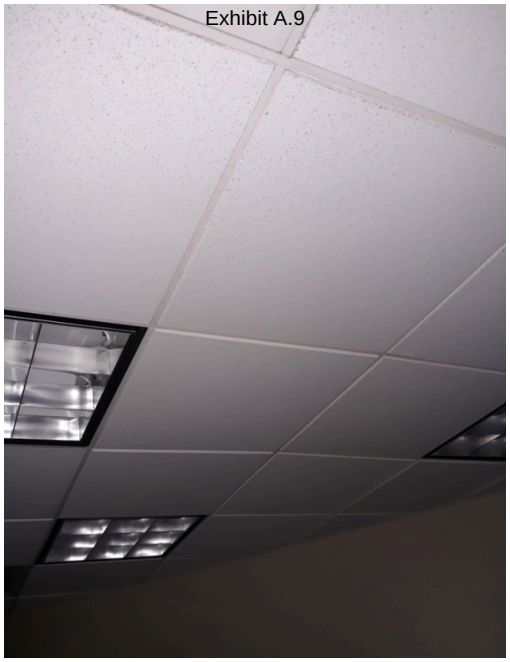
8. 2x4 Ceiling tile

Exhibit A.9

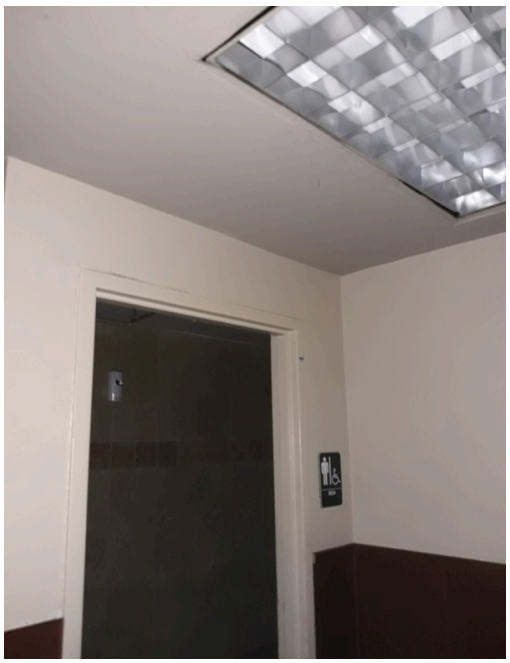
9. Exterior stucco



10. Faux wood flooring

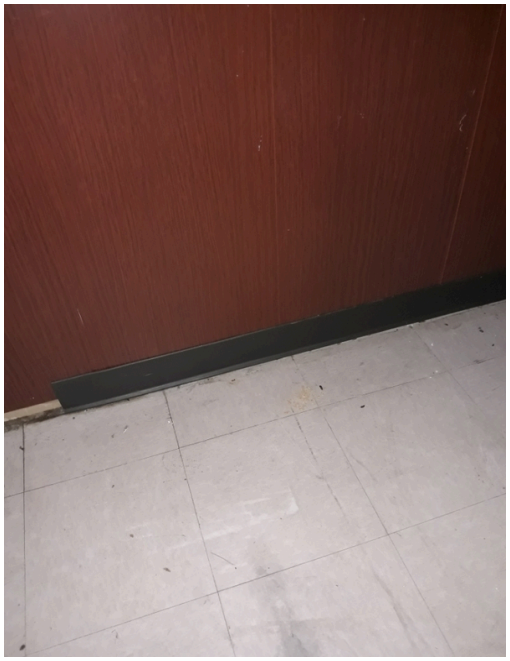


11. 2x2 Ceiling tile

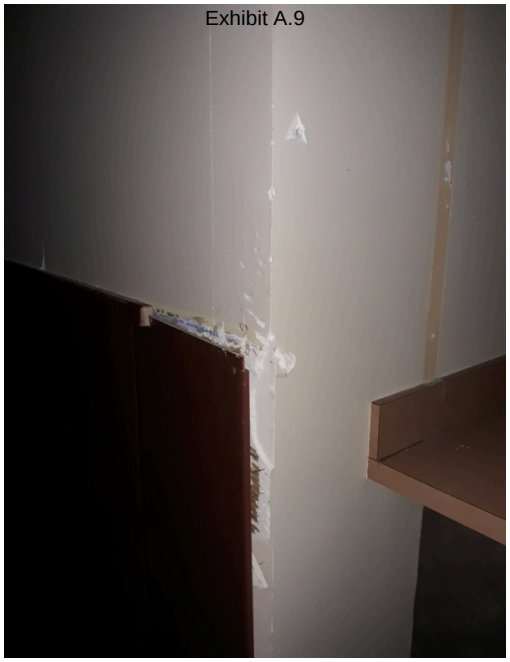


12. Sheetrock ceiling

13. Site



14. Covebase mastic



15. Wall mastic

APPENDIX II

LABORATORY RESULTS

Exhibit A.9

1 of 3

Micro Analytical Services, Inc. 11301 Richmond Ave. Suite K100B♦Houston♦Texas 77082♦Phone (281) 497-4500♦Fax (281) 497-4517

Asbestos Bulk Sample Chain of Custody

Company: Phase Engineering, Inc.	Contact: Matt White	Project Name: Vacant Bldg
Address: 5524 Cornish Street	Bill to: Mr. James Dismukes	5130 Bellair Bld.
		Project #: TBA
City: Houston	Email:	
State/Zip: Texas 77007	MattW@PhaseEngineering.com	PO #:
Phone: (713)476-9844		
Fax: (713)476-9797	Date Collected: 8-24-22	MAS Project #: 17205

Turn around time (circle): Emergency 1-day 2-day 3-day 4-day 5-day

Field ID	Lab ID	Sample Description	Sample Location	Comments
01	520581	O/S S.R.	SE AREA	Good
02		↓ ↓	SW	↓
03			SW column	
04		B/O	SE	
05		↓ ↓	W wall	↓
06			W wall	
07		CEILING	Main RR	
08		↓ ↓	↓ ↓	
09			RR Hall	
10		CT 2X2	SE AREA	
11		↓ ↓	↓ ↓	
12				
13		CT 2X4	SE	
14		↓ ↓	SE ↓	
15			SE	
16		COVE BASE	SE	
17		COVE	↓	
18	520598	COVE		

Relinquished by: [signature] Date: 8-24-22 Time:

Received by: Date: 8/24/22 Time: 9:57pm

Relinquished by: Date: Time:

Received by: Date: Time:

Page__of__

MAS-F101

Micro Analytical Services, Inc. 11301 Richmond Ave Suite K100B♦Houston♦Texas 77082♦Phone (281) 497-4500♦Fax (281) 497-4517

Asbestos Bulk Sample Chain of Custody

Company: Phase Engineering.	Contact: Matt White	Project Name: Vacant Bldg. 5130 Bellair Blvd.
Address: 5524 Cornish Street	Bill to:	Project #: 1B A
City: Houston	Email:	
State/Zip: Texas 77007	MattW@PhaseEngineering.com	PO #:
Phone: (713)476-9844		
Fax: (713)476-9797	Date Collected: 8-24-22	MAS Project #: 17205

Turn around time (circle): Emergency 1-day 2-day 3-day 4-day 5-day

Field ID	Lab ID	Sample Description	Sample Location	Comments
19	520599	Wall Mastic	SE Area	Good
20		↓ ↓	✓ ✓	↓
21		↓ ↓	✓ ✓	↓
22		Carpet	South East	
23		↓ ↓	↓ West	↓
24		↓ ↓	↓ ✓	↓
25		Ceil Tile	2x4 West	
26		↓ ✓	✓	↓
27		↓ ✓	✓ ↓	↓
28		Concrete Mastic	West	
29		↓ ↓	↓	↓
30		Vinyl Floor	12x16 SE	
31		↓	↓	↓
32		↓	↓	↓
33		FT 12x12	SE	
34			NE	
35		↓ ↓	Center	↓
36	520616			

Relinquished by: [signature] Date: 8-24-22 Time:

Received by: Date: 8/24/22 Time: 9:57pm

Relinquished by: Date: Time:

Received by: Date: Time:

MAS-4101

Exhibit A.9

3 of 3

Micro Analytical Services, Inc. 11301 Richmond Ave. Suite K100B♦Houston♦Texas 77082♦Phone (281) 497-4500♦Fax (281) 497-4517

Asbestos Bulk Sample Chain of Custody

Company: Phase	Contact: Matt White	Project Name: Vacant Bldg.
Address:	Bill to:	5130 BELLAIR BLVD.
		Project #: TBA
City:	Email:	
State/Zip:		PO #:
Phone:		
Fax:	Date Collected: 8-24-22	MAS Project #: 17205

Turn around time (circle): Emergency 1-day 2-day 3-day 4-day 5-day

Field ID	Lab ID	Sample Description	Sample Location	Comments
37	530617	Wood Vinyl Floor	SE	Good
38	↓	✓ ✓ ✓	SW	↓
39		✓ ✓ ✓	SW	
40	530620	EXT Stucco	Entrance	✓

Relinquished by: _____ Date: _____ Time: _____

Received by: _____ Date: 8/24/22 Time: 9:57pm

Relinquished by: _____ Date: _____ Time: _____

Received by: _____ Date: _____ Time: _____

Page__of__

MAS-F101

Exhibit A.9

Micro Analytical Services, Inc. 11301 Richmond Ave. Ste.K100B♦Houston♦Tx 77082♦Phone(281)497-4500♦Fax(281)497-4517

NVLAP Lab Code: 200618-0 TDSHS License No. 30-0341

PLM BULK ASBESTOS ANALYSIS REPORT

CLIENT: Phase Engineering, Inc. **MAS JOB NO.:** 17205-00

PROJECT: 5130 Bellaire Bldg. **REPORT DATE:** August 26, 2022

IDENTIFICATION: Asbestos, Bulk Sample Analysis, Quantitation by Visual Area Estimation

TEST METHOD: Polarized Light Microscopy with Dispersion Staining
EPA Test Method 600/M4-82-020; (40CFR Part 763 Appendix E to Subpart E) &
EPA 600/R-93/116

STATEMENT OF LABORATORY ACCREDITATION

These samples were analyzed at Micro Analytical Services, Inc. in the Asbestos Laboratory at 11301 Richmond Ave. Suite K100B, Houston, Texas, 77082. The Laboratory holds accreditation from the National Institute of Standards and Technology under the National Voluntary Laboratory Accreditation Program (NVLAP). This laboratory is also licensed and authorized to perform as an Asbestos Laboratory in the State of Texas within the purview of Texas Civil Statutes, Article 4477-3a, as amended, so long as this license is not suspended or revoked and is renewed according to the rules adopted by the Texas Board of Health.

The samples were analyzed in general accordance with the procedures outlined in the Method for the Determination of Asbestos in Bulk Building Materials, EPA/600/M4-82-020; (40CFR Part 763 Appendix E to Subpart E) & EPA 600/R-93/116 or the U.S. Environmental Protection Agency method, under AHERA, for the analysis of asbestos in building materials by polarized light microscopy. The results of each bulk sample relate only to the material tested as submitted to the laboratory and the results shall not be used to claim product endorsement by NVLAP or any agency of the U.S. Government.

Specific questions concerning bulk sample results shall be directed to the Asbestos Bulk Laboratory at Micro Analytical Services, Inc.

Analyst: Tony T. Dang

Approved Signatory:

Exhibit A.9

Micro Analytical Services, Inc. 11301 Richmond Ave. Ste. K100B♦Houston♦Texas 77082♦Phone(281) 497-4500♦Fax(281) 497-4517

Polarized Light Microscopy Analysis

Phase Engineering, Inc.
5524 Cornish St.
Houston, Texas 77007

MAS Project #: 17205-00
Date Received: 08/24/2022
Date Analyzed: 08/26/2022

Project Name: 5130 Bellaire Bldg.

Field ID/ Lab ID	Layer #	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
01 MAS520581	1	White non-fibrous texture with beige paint	No		100% Other
01 MAS520581	2	White non-fibrous joint compound with beige paper	No		70% Cellulose 30% Other
01 MAS520581	3	White fibrous gypsum with brown paper	No		70% Cellulose 30% Gypsum
02 MAS520582	1	White non-fibrous joint compound with beige paint	No		100% Other
03 MAS520583	1	White non-fibrous joint compound with beige paint	No		100% Other
04 MAS520584	1	White non-fibrous joint compound with beige paint	No		100% Other
05 MAS520585	1	White non-fibrous joint compound with beige paint	No		100% Other
05 MAS520585	2	White fibrous gypsum with brown paper	No		70% Cellulose 30% Gypsum
06 MAS520586	1	White non-fibrous texture	No		100% Other
06 MAS520586	2	White fibrous gypsum with brown paper	No		70% Cellulose 30% Gypsum
07 MAS520587	1	White non-fibrous texture with white paint	No		100% Other
07 MAS520587	2	White non-fibrous joint compound with beige paper	No		70% Cellulose 30% Other
08 MAS520588	1	White non-fibrous texture	No		100% Other
08 MAS520588	2	White fibrous gypsum with brown paper	No		70% Cellulose 30% Gypsum

Samples have been analyzed by the EPA Interim Method 600/M4-82-020(40CFR Part 763 Appendix E to Subpart E) & EPA 600/R-93/116. The test results herein relate only to the sample submitted and analyzed. This report may only be reproduced in full with the approval of the Bulk Asbestos Laboratory of Micro Analytical Services (MAS). The above percentages are visual estimates of area percent. MAS is not responsible for any errors resulting from improper or incorrect sampling or shipping procedures. These samples will be retained for a period of 30 days. Accreditation by NVLAP in no way constitutes or implies product certification, approval, or endorsement by NIST. Some materials, especially floor tiles, contain asbestos fibers too thin to be detected by this method.
NVLAP Lab Code: 200618 TDSHS License: 30-0341

Analyzed by: Tony Dang

Approved NVLAP Signatory: Tony Dang

Exhibit A.9

Micro Analytical Services, Inc. 11301 Richmond Ave. Ste. K100B♦Houston♦Texas 77082♦Phone(281) 497-4500♦Fax(281) 497-4517

Polarized Light Microscopy Analysis

Phase Engineering, Inc.
5524 Cornish St.
Houston, Texas 77007

MAS Project #: 17205-00
Date Received: 08/24/2022
Date Analyzed: 08/26/2022

Project Name: 5130 Bellaire Bldg.

Field ID/ Lab ID	Layer #	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
09 MAS520589	1	White non-fibrous texture with tan paint	No		100% Other
09 MAS520589	2	White fibrous gypsum with brown paper	No		70% Cellulose 30% Gypsum
10 MAS520590	1	Beige fibrous ceiling tile with white paint	No		10% Mineral Wool 40% Cellulose 30% Perlite 20% Other
11 MAS520591	1	Beige fibrous ceiling tile with white paint	No		10% Mineral Wool 40% Cellulose 30% Perlite 20% Other
12 MAS520592	1	Beige fibrous ceiling tile with white paint	No		10% Mineral Wool 40% Cellulose 30% Perlite 20% Other
13 MAS520593	1	Beige fibrous ceiling tile with white paint	No		10% Mineral Wool 40% Cellulose 30% Perlite 20% Other
14 MAS520594	1	Beige fibrous ceiling tile with white paint	No		10% Mineral Wool 40% Cellulose 30% Perlite 20% Other
15 MAS520595	1	Beige fibrous ceiling tile with white paint	No		10% Mineral Wool 40% Cellulose 30% Perlite 20% Other

Samples have been analyzed by the EPA Interim Method 600/M4-82-020(40CFR Part 763 Appendix E to Subpart E) & EPA 600/R-93/116. The test results herein relate only to the sample submitted and analyzed. This report may only be reproduced in full with the approval of the Bulk Asbestos Laboratory of Micro Analytical Services (MAS). The above percentages are visual estimates of area percent. MAS is not responsible for any errors resulting from improper or incorrect sampling or shipping procedures. These samples will be retained for a period of 30 days. Accreditation by NVLAP in no way constitutes or implies product certification, approval, or endorsement by NIST. Some materials, especially floor tiles, contain asbestos fibers too thin to be detected by this method.
NVLAP Lab Code: 200618 TDSHS License: 30-0341

Analyzed by: Tony Dang

Approved NVLAP Signatory: Tony Dang

Exhibit A.9

Micro Analytical Services, Inc. 11301 Richmond Ave. Ste. K100B♦Houston♦Texas 77082♦Phone(281) 497-4500♦Fax(281) 497-4517

Polarized Light Microscopy Analysis

Phase Engineering, Inc.
5524 Cornish St.
Houston, Texas 77007

MAS Project #: 17205-00
Date Received: 08/24/2022
Date Analyzed: 08/26/2022

Project Name: 5130 Bellaire Bldg.

Field ID/ Lab ID	Layer #	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
16 MAS520596	1	Black non-fibrous cove base	No		100% Vinyl
16 MAS520596	2	Yellow non-fibrous mastic	No		100% Mastic
17 MAS520597	1	Black non-fibrous cove base	No		100% Vinyl
17 MAS520597	2	Yellow non-fibrous mastic	No		100% Mastic
18 MAS520598	1	Black non-fibrous cove base	No		100% Vinyl
18 MAS520598	2	Yellow non-fibrous mastic	No		100% Mastic
19 MAS520599	1	Yellow non-fibrous mastic	No		100% Mastic
20 MAS520600	1	Yellow non-fibrous mastic	No		100% Mastic
21 MAS520601	1	Yellow non-fibrous mastic	No		100% Mastic
22 MAS520602	1	Grey fibrous carpet	No		20% Synthetic 80% Other
23 MAS520603	1	Grey fibrous carpet	No		20% Synthetic 80% Other
24 MAS520604	1	Grey fibrous carpet	No		20% Synthetic 80% Other
25 MAS520605	1	White non-fibrous wall cover	No		100% Other
25 MAS520605	2	White fibrous gypsum with brown paper	No		40% Cellulose 60% Gypsum

Samples have been analyzed by the EPA Interim Method 600/M4-82-020(40CFR Part 763 Appendix E to Subpart E) & EPA 600/R-93/116. The test results herein relate only to the sample submitted and analyzed. This report may only be reproduced in full with the approval of the Bulk Asbestos Laboratory of Micro Analytical Services (MAS). The above percentages are visual estimates of area percent. MAS is not responsible for any errors resulting from improper or incorrect sampling or shipping procedures. These samples will be retained for a period of 30 days. Accreditation by NVLAP in no way constitutes or implies product certification, approval, or endorsement by NIST. Some materials, especially floor tiles, contain asbestos fibers too thin to be detected by this method.
NVLAP Lab Code: 200618 TDSHS License: 30-0341

Analyzed by: Tony Dang

Approved NVLAP Signatory: Tony Dang

Exhibit A.9

Micro Analytical Services, Inc. 11301 Richmond Ave. Ste. K100B♦Houston♦Texas 77082♦Phone(281) 497-4500♦Fax(281) 497-4517

Polarized Light Microscopy Analysis

Phase Engineering, Inc.
5524 Cornish St.
Houston, Texas 77007

MAS Project #: 17205-00
Date Received: 08/24/2022
Date Analyzed: 08/26/2022

Project Name: 5130 Bellaire Bldg.

Field ID/ Lab ID	Layer #	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
26 MAS520606	1	White non-fibrous wall cover	No		100% Other
26 MAS520606	2	White fibrous gypsum with brown paper	No		40% Cellulose 60% Gypsum
27 MAS520607	1	White non-fibrous wall cover	No		100% Other
27 MAS520607	2	White fibrous gypsum with brown paper	No		40% Cellulose 60% Gypsum
28 MAS520608	1	Brown non-fibrous floor material	No		40% Aggregate 60% Other
29 MAS520609	1	Brown non-fibrous floor material	No		40% Aggregate 60% Other
30 MAS520610	1	Brown non-fibrous floor material	No		40% Aggregate 60% Other
31 MAS520611	1	Beige non-fibrous vinyl floor tile	No		100% Vinyl
31 MAS520611	2	Beige non-fibrous mastic	No		100% Mastic
32 MAS520612	1	Beige non-fibrous vinyl floor tile	No		100% Vinyl
32 MAS520612	2	Beige non-fibrous mastic	No		100% Mastic
33 MAS520613	1	Beige non-fibrous vinyl floor tile	No		100% Vinyl
33 MAS520613	2	Beige non-fibrous mastic	No		100% Mastic
34 MAS520614	1	Beige/brown non-fibrous floor tile	No		100% Other

Samples have been analyzed by the EPA Interim Method 600/M4-82-020(40CFR Part 763 Appendix E to Subpart E) & EPA 600/R-93/116. The test results herein relate only to the sample submitted and analyzed. This report may only be reproduced in full with the approval of the Bulk Asbestos Laboratory of Micro Analytical Services (MAS). The above percentages are visual estimates of area percent. MAS is not responsible for any errors resulting from improper or incorrect sampling or shipping procedures. These samples will be retained for a period of 30 days. Accreditation by NVLAP in no way constitutes or implies product certification, approval, or endorsement by NIST. Some materials, especially floor tiles, contain asbestos fibers too thin to be detected by this method.
NVLAP Lab Code: 200618 TDSHS License: 30-0341

Analyzed by: Tony Dang

Approved NVLAP Signatory: Tony Dang

Micro Analytical Services, Inc. 11301 Richmond Ave. Ste. K100B♦Houston♦Texas 77082♦Phone(281) 497-4500♦Fax(281) 497-4517

Polarized Light Microscopy Analysis

Phase Engineering, Inc.
5524 Cornish St.
Houston, Texas 77007

MAS Project #: 17205-00
Date Received: 08/24/2022
Date Analyzed: 08/26/2022

Project Name: 5130 Bellaire Bldg.

Field ID/ Lab ID	Layer #	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
34 MAS520614	2	Yellow non-fibrous mastic	No		100% Mastic
35 MAS520615	1	Beige/brown non-fibrous floor tile	No		100% Other
35 MAS520615	2	Yellow non-fibrous mastic	No		100% Mastic
36 MAS520616	1	Beige/brown non-fibrous floor tile	No		100% Other
36 MAS520616	2	Yellow non-fibrous mastic	No		100% Mastic
37 MAS520617	1	Brown non-fibrous vinyl floor tile	No		100% Vinyl
37 MAS520617	2	Beige non-fibrous mastic	No		100% Mastic
38 MAS520618	1	Brown non-fibrous vinyl floor tile	No		100% Vinyl
38 MAS520618	2	Beige non-fibrous mastic	No		100% Mastic
39 MAS520619	1	Brown non-fibrous vinyl floor tile	No		100% Vinyl
39 MAS520619	2	Beige non-fibrous mastic	No		100% Mastic
40 MAS520620	1	White non-fibrous plaster with beige paint	No		70% Aggregate 30% Other

Samples have been analyzed by the EPA Interim Method 600/M4-82-020(40CFR Part 763 Appendix E to Subpart E) & EPA 600/R-93/116. The test results herein relate only to the sample submitted and analyzed. This report may only be reproduced in full with the approval of the Bulk Asbestos Laboratory of Micro Analytical Services (MAS). The above percentages are visual estimates of area percent. MAS is not responsible for any errors resulting from improper or incorrect sampling or shipping procedures. These samples will be retained for a period of 30 days. Accreditation by NVLAP in no way constitutes or implies product certification, approval, or endorsement by NIST. Some materials, especially floor tiles, contain asbestos fibers too thin to be detected by this method.
NVLAP Lab Code: 200618 TDSHS License: 30-0341

Analyzed by: Tony Dang

Approved NVLAP Signatory: Tony Dang

APPENDIX III

LICENSES AND CERTIFICATIONS

Exhibit A.9

Texas Department of State Health Services

PHASE ENGINEERING INC

is certified to perform as an

Asbestos Consultant Agency

in the State of Texas and is hereby governed by the rights, privileges and responsibilities set forth in Texas Occupations Code, Chapter 1954 and Title 12, Texas Administrative Code, Chapter 295 relating to Texas Asbestos Health Protection, as long as this license is not suspended or revoked.

License Number: 100224

Expiration Date: 12/26/2023

John Hellerstedt, M.D.,
Commissioner of Health

Control Number: 97423

(Void After Expiration Date)

VOID IF ALTERED NON-TRANSFERABLE

SEE BACK

Exhibit A.9

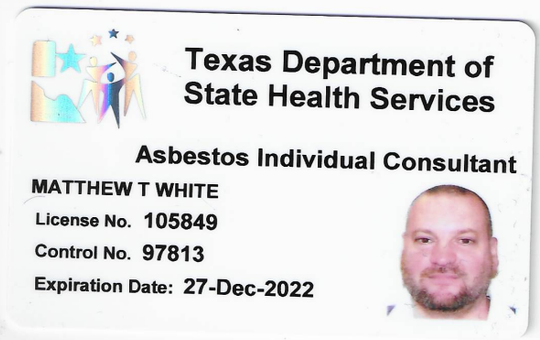

Texas Department of
State Health Services
Asbestos Individual Consultant
MATTHEW T WHITE
License No. 105849
Control No. 97813
Expiration Date: 27-Dec-2022

Exhibit A.9

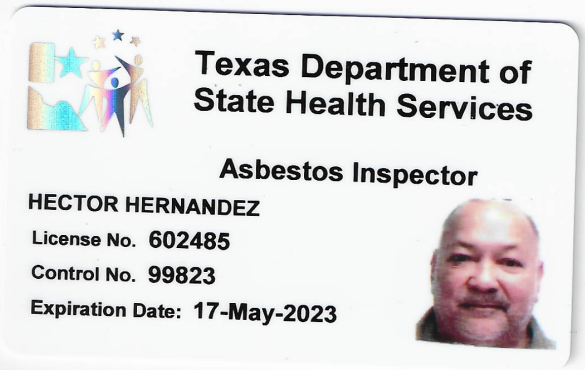

Texas Department of
State Health Services
Asbestos Inspector
HECTOR HERNANDEZ
License No. 602485
Control No. 99823
Expiration Date: 17-May-2023

Exhibit A.9

Texas Department of State Health Services

MICRO ANALYTICAL SERVICES INC

is certified to perform as an

Asbestos Laboratory

PCM, PLM

in the State of Texas and is hereby governed by the rights, privileges and responsibilities set forth in Texas Occupations Code, Chapter 1954 and Title 12, Texas Administrative Code, Chapter 295 relating to Texas Asbestos Health Protection, as long as this license is not suspended or revoked.

License Number: 300341

Expiration Date: 01/25/2024

John Hellerstedt, M.D.,
Commissioner of Health

Control Number: 96588

(Void After Expiration Date)

VOID IF ALTERED NON-TRANSFERABLE

SEE BACK

APPENDIX IV

LETTER OF ENGAGEMENT

Exhibit A.9

AGREEMENT FOR PROFESSIONAL ENVIRONMENTAL CONSULTING SERVICES

Section 1 – General Terms and Conditions

1.1 Definitions

"Agreement" means this Agreement for Professional Environmental Consulting Services.
"Party" (or collectively, "Parties") means PEI and Client, unless expressly stated otherwise in this Agreement.
"PEI" means Phase Engineering, Inc.
"Engagement Letter" the instrument delivered by PEI to the Parties
"Services" has the meaning set forth in Section 1.2 below.
Any capitalized terms not otherwise defined in this Agreement have the meanings given to them under the Engagement Letter.

1.2 Services

The professional environmental consulting services to be provided by PEI for the Client are set forth in the Engagement Letter, and such services, including subsequent services, changed, altered or additional services are hereinafter called the "Services".

1.3 Standard of Care

PEI shall perform the services under this agreement with that degree of care, skill and diligence generally accepted as typical of the industry in the performance of such services as contemplated by the Agreement at the time and location such services are rendered. PEI shall employ only competent staff and sub-contractors who will be under the supervision of a senior member of PEI's staff.

1.4 Rights of Entry, Site Information and Utilities

The Client shall provide right of entry for PEI and its subcontractors to carry out the Services, unless specified otherwise in the Engagement Letter. The Client warrants that it has furnished to PEI all information known to, or in possession or control of, the Client relating to the past and existing conditions of the site, including but not limited to soil and geologic data, contaminants, wastes, petroleum products, controlled substances, hazardous materials, and subsurface utilities. The Client shall extend use and reliance of this information to PEI, unless stated otherwise and to the extent permitted by law. Such information shall be and remain confidential as between the Client and PEI and PEI shall not disclose same to any third party unless required by law.

1.5 Safety

1.5.1 PEI maintains a General Health and Safety Plan, a copy of which will be provided to the Client on written request and will fall under Section 1.8 Subsequent Changes of this Agreement unless this service is included in the Engagement Letter.

1.5.2 PEI shall take every precaution reasonable in the circumstances for the protection of the workers providing any of the Services. When required and prior to any field work being carried out, PEI shall provide the Client with a comprehensive site-specific safety plan for providing the Services. Such request must be made in writing by the Client prior to commencement of the Services by PEI and will fall under Section 1.9 Subsequent Changes of this Agreement unless included in the Engagement Letter.

1.6 Investigations and Reports

1.6.1 Findings: The findings of any investigation undertaken as part of the Services will be based upon information generated as a result of the specific scope of the Services as described in the Engagement Letter.

1.6.2 Restoration: The Client accepts that in the normal course of the Services some damage to existing ground or other surface finishes may occur, the restoration of which shall be the responsibility of the client or as specified in the Engagement Letter.

1.6.3 Investigations: The parties acknowledge and accept that unique risks exist whenever engineering or related disciplines are applied to identify environmental conditions and even a comprehensive sampling and testing program may fail to detect certain conditions. Because of the inherent uncertainties in environmental evaluations, changed or unanticipated conditions may occur or become known subsequent to PEI's investigation that could affect conclusions, recommendations, total Project cost and/or execution. Changes in conditions are subject to amendments to the Scope of Services.

1.6.4 Confidentiality and Reliance: Any Final Report or draft reports and the information contained therein shall be treated as confidential and, unless otherwise agreed to by PEI and the Client, the information, sampling data, analysis, findings, conclusions and recommendations (if any), may be used and relied upon only by the Client, its officers, directors and employees and professional advisors in the performance of their obligations for or on behalf of the Client. Any such use and reliance shall be subject to the limitations set forth in this agreement. In addition, the Client may submit any report to a regulatory authority or lender for the purpose of obtaining financing on a property.

1.6.5 Third Party Reliance: This Agreement and the Services provided are for Consultant and Client's sole benefit and exclusive use with no third party beneficiaries intended. Reliance upon the Services and any work product is limited to Client, and is not intended for third parties. In the event PEI agrees, in its sole and absolute discretion, to make the Report available to a third party not mentioned in Paragraph 1.6.4, the Third Party shall be required to obtain the original Clients release, sign PEI's standard Authorized User Agreement (AUA) and pay PEI a fee of not less than $350.00. Any such use shall be subject to the terms, conditions and limitations set forth in this Agreement, the Report and the AUA.

1.7 Ownership of Records/Reports:

All documents or records created or prepared by PEI in the performance of the Services are considered PEI's professional work product and shall remain the copyright property of PEI, subject to any reasonable disclosure request from the Client as may be necessary and for which reasonable reimbursement for copies is provided.

1.8 Disposal and Samples

1.8.1 Disposal of all wastes generated from the subject property shall be the responsibility of the Client.

1.8.2 PEI shall be responsible for appropriate disposal of sample material and sample residuals after 30 days following submission of the Final Report unless the Client specifically requests otherwise.

1.9 Subsequent Changes
With the consent of PEI, the Client may in writing at any time after the execution of this Agreement or the commencement of the Services delete, extend, increase, vary or otherwise alter the Services. The Parties further agree that such changes shall alter the Services, schedule and/or the costs. Any such changes shall be made in writing with reference to this Agreement, and accepted in writing by both Parties.

1.10 Delays
Neither Party shall be liable or penalized for delays or failure to perform its Services if the same is caused directly or indirectly by circumstances beyond a Party's reasonable control. The Client shall not hold PEI responsible for damages or delays in performance caused by the Client, acts of God, acts and/or omissions of governmental authorities and regulatory agencies or other events which are beyond the reasonable control of the Parties.

1.11 Payment
1.11.1 The PEI shall invoice the Client in accordance with the provisions set forth in the Engagement Letter. Except as stated in the Engagement Letter, the Client shall pay to PEI at its corporate office each invoice within 30 days of the date of the invoice without holdback. Interest at a rate of 1.5% per month or the maximum rate allowed by law, whichever is lower, may be charged on all overdue amounts.
1.11.2 In the event of a disputed billing, only the disputed portion will be withheld from payment, and the undisputed portion will be paid. The Client shall exercise reasonableness in disputing any bill or portion thereof. No interest will accrue on any disputed portion of the billing until mutually resolved.
1.11.3 If the Client fails to make payment of any sum due hereunder within a reasonable time period, Client acknowledges and agrees that the subject Invoice will be referred to legal collections, and any amount in aggregate less than Ten Thousand Dollars U.S. ($10,000) will be referred to small claims court in Harris County, Texas.

1.12 Suspension or Termination
The Client may at any time by notice in writing to PEI, suspend or terminate the Services or any portion thereof at any stage of the Project. Upon receipt of such written notice by the Client, PEI shall perform no further Services other than those reasonably necessary to close out its Services. In such an event, PEI shall invoice the Client for the portion of the Services completed and shall be entitled to payment in accordance with Section 1.9. Once the Services are completed the Client assumes the risk of Frustration of Purpose.

1.13 Insurance
1.13.1 PEI agrees to carry and maintain the following **minimum** insurance coverages for the term of this Agreement:
Worker's Compensation Insurance: Statutory requirement amounts
Commercial General Liability: $1,000,000 per occurrence
Automobile Liability Insurance: $1,000,000 per occurrence for both owned and non-owned vehicles
Professional Liability and Contractors Professional Insurance: $1,000,000 per occurrence
1.13.2 PEI's current Certificate of Insurance is provided with the Engagement Letter. If the Client requests to be a named as a certificate holder, this request must be made in writing to PEI prior to commencement of the Services.
1.13.3 PEI will renew the Professional Liability Insurance at or above the minimum coverage for period of two (2) years after completion of the Services.
1.13.4 If the Client requests that PEI increase the amount of insurance coverage or obtain other special insurance for the Project, PEI shall endeavor forthwith to obtain such increased or special insurance at the Client's expense.
1.13.5 Each of PEI and Client waive all claims, losses, damages and rights of recovery against the other to extent of the limits of coverage under any commercial general liability or property insurance policy actually obtained by a Party to this Agreement (or, in the case of PEI, to the extent obtained or required to be obtained by PEI under this Agreement). In addition, each Party shall exercise commercially reasonable efforts to cause to waive subrogation under its commercial general liability and property insurance policies and provide any necessary endorsements thereto.

1.14 Indemnity/Statute of Limitations.
EACH OF PEI AND CLIENT SHALL INDEMNIFY AND HOLD HARMLESS THE OTHER AND THEIR RESPECTIVE AGENTS, EMPLOYEES, SUCCESSORS AND ASSIGNS FROM AND AGAINST LEGAL LIABILITY FOR CLAIMS, LOSSES, DAMAGES, AND EXPENSES TO THE EXTENT SUCH CLAIMS, LOSSES, DAMAGES, OR EXPENSES ARE LEGALLY DETERMINED TO BE CAUSED BY THEIR NEGLIGENT ACTS, ERRORS, OR OMISSIONS. IN THE EVENT SUCH CLAIMS, LOSSES, DAMAGES, OR EXPENSES ARE LEGALLY DETERMINED TO BE CAUSED BY THE JOINT OR CONCURRENT NEGLIGENCE OF PEI AND CLIENT, THE PARTIES SHALL BEAR LIABILITY IN PROPORTION TO ITS OWN NEGLIGENCE UNDER COMPARATIVE FAULT PRINCIPLES. NEITHER PARTY SHALL HAVE A DUTY TO DEFEND THE OTHER PARTY, AND NO DUTY TO DEFEND IS HEREBY CREATED BY THIS INDEMNITY PROVISION AND SUCH DUTY IS EXPLICITLY WAIVED UNDER THIS AGREEMENT. CAUSES OF ACTION ARISING OUT OF PEI'S SERVICES OR THIS AGREEMENT, REGARDLESS OF CAUSE OR THE THEORY OF LIABILITY, INCLUDING NEGLIGENCE, INDEMNITY OR OTHER RECOVERY, SHALL BE DEEMED TO HAVE ACCRUED AND THE APPLICABLE STATUTE OF LIMITATIONS SHALL COMMENCE TO RUN NO LATER THAN THE DATE OF PEI'S SUBSTANTIAL COMPLETION OF SERVICES ON THE PROJECT.

1.15 Limitation of Liability.
1.15.1 Notwithstanding any other provisions contained herein, it is understood and agreed that PEI's liability to the Client for all claims arising out of this Agreement, or in any way relating to the Services, will be limited to direct damages and/or to the specific performance of any Services not meeting the Standard of Care set forth herein and such liability will, in the aggregate, not exceed the sum of the coverages shown on PEI's Certificate of Insurance in effect at the time of the claim.
1.15.2 No claim may be brought against PEI more than Two (2) years after the Services were completed under this Agreement, or as negotiated between PEI and the Client.

1.15.3. **TO THE FULLEST EXTENT PERMITTED BY LAW, THE TOTAL AGGREGATE LIABILITY OF PEI (AND ITS DIRECTORS, EMPLOYEES, AGENTS AND AFFILIATES) TO CLIENT AND THIRD PARTIES GRANTED RELIANCE IS LIMITED TO THE GREATER OF $50,000 OR PEI'S FEE FOR ANY AND ALL INJURIES, DAMAGES, CLAIMS, LOSSES, OR EXPENSES (INCLUDING ATTORNEYAND EXPERT FEES) ARISING OUT OF PEI'S SERVICES OR THIS AGREEMENT. THIS LIMITATION SHALL APPLY REGARDLESS OF AVAILABLE PROFESSIONAL LIABILITY INSURANCE COVERAGE, CAUSE OR THE THEORY OF LIABILITY, INCLUDING NEGLIGENCE, INDEMNITY, OR OTHER RECOVERY; PROVIDED, HOWEVER, THAT THIS LIMITATION SHALL NOT APPLY TO THE EXTENT OF ANY AVAILABLE COVERAGE UNDER PEI'S COMMERCIAL GENERAL LIABILITY POLICY.**

1.16 Consequential Damages.
EXCEPT AS EXPRESSLY PROVIDED IN THIS AGREEMENT, NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR LOSS OF PROFITS OR REVENUE, LOSS OF USE OR OPPORTUNITY, LOSS OF GOOD WILL, COST OF SUBSTITUTE FACILITIES, GOODS, OR SERVICES, COST OF CAPITAL, OR FOR ANY SPECIAL, CONSEQUENTIAL, INDIRECT, PUNITIVE, OR EXEMPLARY DAMAGES.

1.17 Regulatory Reporting Requirements
Client recognizes that hazardous substances or contaminates may be discovered at the subject property in the course of provision of the Services by PEI under conditions that may be reportable to Federal or State environmental regulatory agencies. The "duty to report" is ultimately the responsibility of the landowner unless the condition represents an acute threat to human health or the environment. PEI will notify the Client of any such reportable condition. The Client will notify the Landowner, or under mutual agreement, authorize PEI to perform such notification to the landowner.

Section 2 – MISCELLANEOUS PROVISIONS

2.1 Notices:
All notices under this Agreement shall be in writing. It shall be sufficient in all respects if the Notice is delivered by hand, sent by any electronic means, including email or facsimile transmission, with confirmation ("Transmission") during normal business hours, or sent by registered mail, postage prepaid, addressed to the Parties shown on the Engagement Letter or to such other address as either Party shall designate by written notice to the other Party. Any notice so given shall be deemed to have been given and to have been received on the day of delivery, if so delivered, on the third Business Day (excluding each day during which there exists any interruption of postal services due to strike, lockout or other cause) following the mailing thereof, if so mailed, and on the day that notice was sent by Transmission, provided such day is a Business Day (a Business Day being any day of the week save and except for Saturday and Sunday) and if not, on the first Business Day thereafter.

2.2 Entire Agreement, Modifications, Headings, Severability:
The Parties acknowledge that this Agreement and the Engagement Letter constitutes the entire agreement between them and supersedes all prior representations, warranties, agreements, and understandings, oral or written, between the Parties with respect to its subject matter. Unless stated otherwise in this Agreement, this Agreement may not be modified except in writing signed by both Parties. The headings to this Agreement are for convenience and reference purposes only and shall not constitute a part of the Agreement. If any element of this Agreement is later held to violate the law or a regulation, it shall be deemed void, and all remaining provisions shall continue in force.

2.3 Effect:
This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns provided that it may not be assigned by either Party without the consent of the other, which consent shall not be unreasonably withheld.

2.4 Survival:
All representations and obligations (including without limitation the mutual obligations of indemnification) shall survive the termination of this Agreement and expire five (5) years from the date of completion of Services.

2.5 Waiver of Rights:
Any waiver of, or consent to depart from, the requirements of any provision of this Agreement shall be effective only if made in writing and signed by the Party granting such waiver or consent, and is valid only in the specific instance and for the specific purpose for which it has been granted. No failure on the part of any Party to exercise, and no delay in exercising, any right under this Agreement shall operate as a waiver of such right. No single or partial exercise of any such right shall preclude any other or further exercise of such right or the exercise of any other right.

2.6 Applicable Law:
This Agreement shall be governed by, and interpreted and enforced in accordance with, the laws in the State of Texas and the laws of The United States of America, as applicable.

2.7 Dispute Resolution:
Excepting Section 1.11 for the purpose of this Agreement, any disagreement arising between the Parties to this Agreement with reference to the interpretation of this Agreement or any matter arising hereunder and upon which the Parties cannot agree shall be referred to mediation. Reference to mediation shall be to a single mediator and in accordance with the laws of mediation in the State of Texas. The costs of the mediator shall be shared equally by the Parties on an interim basis as may be necessary provided however that the mediator shall have the discretion to award costs of the proceeding, including costs of the mediator. The venue for such mediation is agreed to be Harris County, Texas

2.8 Contract Documents:
The Contract Documents consist of the documents listed. If there is a conflict with the Contract Documents, the conflicting terms will be governed in the order of priority set forth as follows: 1. Agreement 2. Engagement Letter

Phase Engineering, Inc.

Environmental Consultants

August 4, 2022

Berg Oliver Associates, Inc.
Chris Thayer
14701 St. Marys Lane, Suite 400
Houston, TX 77079
Phone: (281) 589-0898 Email: cthayer@bergoliver.com

We are pleased to make the following proposal for Professional Environmental Services:

Current Use: Commercial Building - Approximately 3.187 Acres
Address/ Property Location: 5130 Bellaire Boulevard
City: Bellaire County: Harris State: TX Zip: 77401

Perform an asbestos inspection to identify suspect building materials that contain asbestos by a Texas Department of State Health Services licensed inspector for demolition purposes. Exterior and roof materials will be sampled as part of this inspection, as requested by the client. The client is responsible for coordinating a roofer to secure the roof after the asbestos inspection is completed, if applicable. By signing this agreement you agree that Phase Engineering, LLC. is not liable for any damage to these areas inspected. A minimum of three samples, of each suspect asbestos containing homogeneous building material will be taken, to satisfy the Texas Department of State Health Services requirements for demolition of asbestos building materials. A minimum of one sample only may be required for exterior suspect asbestos containing materials sampled, if applicable. The samples will then be taken to the lab and analyzed for asbestos. Samples that are over one percent asbestos and under 5 percent asbestos can be point counted at the laboratory to confirm the percentage of asbestos in the building material. This analysis is more expensive than the traditional analysis (Polarized Light Microscopy) and is used when asbestos is near the one percent detection amounts. Transmission Electron Microscopy (TEM) is considered one of the most accurate methods for laboratory analysis for suspect asbestos containing building materials, however, this method is more costly and currently it is only recommended under federal regulations. Although Phase Engineering, Inc. uses trained and licensed inspectors in attempting to locate and identify materials potentially containing asbestos; Phase Engineering, LLC. does not warrant that all materials containing asbestos will be identified. It is possible that there are materials containing asbestos that were not found because they were not visible or accessible to the inspector, or for various other reasons, were not sampled.

Quoted Price for inspection with sampling: The amount of samples taken will depend on how many will be required at a minimum to satisfy the regulations for demolition.
Point count analysis: $50.00 per layer analyzed (when applicable) and will be discussed with the client prior to submission.

Note: The quoted price is for one scheduled testing event at each address. In the case when all buildings/units are not ready for testing at once and additional events will be required an additional charge will be added to the quoted price to cover additional time and travel expenses.

- Includes: Electronic version in PDF with findings, opinions and conclusions. Originals @ $150.00 each.
- Delivery: Approximately 12-13 business days from receipt of signed proposal.
- Terms: Invoice will be provided after inspection for payment. Payment due prior to release of laboratory results.
- Insurance coverage: $2,000,000 General Liability.

If the above terms and attached Agreement for Professional Environmental Consulting Services (General Terms & Conditions) are acceptable, please sign and fax (eFax 281-200-0060) or email (proposals@phaseengineering.com) a copy of this letter to serve as a letter of engagement and notification to proceed. The following information is needed to complete by scheduled delivery date:

1. Access to all areas to be sampled, with contact name, phone number and email address. The contact is responsible for the arrangements at the property to include access and confirming access prior to the inspector's arrival.
2. Floor plans prior to inspection. Inspection will be conducted after receipt of work plan and drawings.

Exhibit A.9

PHASE I
ENVIRONMENTAL SITE ASSESSMENT

3.187 ACRES, MORE OR LESS
5130 BELLAIRE BOULEVARD
HOUSTON, HARRIS COUNTY, TEXAS

PREPARED FOR:

METHODIST HOSPITAL

BY:

BERG ♦ OLIVER ASSOCIATES, INC.
ENVIRONMENTAL SCIENCE AND LAND USE CONSULTANTS
HOUSTON, TEXAS

REPORT NO: 12762H-P1
OCTOBER 6, 2022

TABLE OF CONTENTS

EXECUTIVE SUMMARY 1
1.0 INTRODUCTION 3
1.1 Purpose 3
1.2 Scope-of-Services 4
1.3 Significant Assumptions 6
1.4 Limitations and Exceptions 6
1.5 Special Terms and Conditions 7
1.6 User Reliance 8
1.7 Phase I ESA Report Effective Period 8
2.0 SUBJECT PROPERTY DESCRIPTION 9
2.1 Location 9
2.2 Subject Property and Vicinity General Characteristics 9
2.3 Descriptions of Structures, Roads, or Other Improvements 9
2.4 Current Use(s) of the Subject Property 9
2.5 Past Uses of the Subject Property 10
2.6 Current Uses of Adjoining Properties 10
2.7 Past Uses of Adjoining Properties 10
2.8 Site Location Maps, Site Survey, or Other Maps 11
3.0 USER PROVIDED INFORMATION 12
3.1 Specialized Knowledge 12
3.2 Commonly Known or Reasonably Ascertainable Information 12
3.3 Valuation Reduction for Environmental Issues 12
3.3 Title Commitment 12
4.0 RECORDS REVIEW 13
4.1 Standard Environmental Record Sources, Federal and State 13
4.1.1 National Priority List Superfund Sites and State Equivalent Sites 14
4.1.2 CERCLA Database 14
4.1.3 RCRA Database and TCEQ Industrial Hazardous Waste Facilities/Sites 15
4.1.4 Registered Petroleum Storage Tank Listings 17
4.1.5 Leaking Petroleum Storage Tank Facilities 18
4.1.6 Emergency Response Notification System and TxSpill Incidents 20
4.1.7 State Landfill List and/or Closed Landfill Inventory 20
4.1.8 State Equivalent CERCLIS 21
4.1.9 Unmapped Facilities/Sites and Tribal Facilities/Sites 24
4.2 Physical Setting Sources 24
4.2.1 Topography 24
4.2.2 Geology/Soils 25
4.2.3 Surface Water Hydrology 25
4.2.4 Hydrogeology 26
4.3 Historical Land Use Information 26
4.3.1 Title Searches 26
4.3.2 Historical Aerial Photographs 27

4.4 Historical Use Information for the Subject Property and/or Adjoining Properties 28
4.4.1 Historical Fire Insurance Maps 28
4.4.2 Historical City Directories 29
4.5 Additional Records Sources 29
4.5.1 Oil and/or Gas Exploration & Production Activity Search 29
5.0 SITE RECONNAISSANCE 30
5.1 Methodology 30
5.1.1 Hazardous Substances 30
5.1.2 Petroleum Products 31
5.1.3 Storage Tanks 31
5.1.4 Possible Presence of PCBs 31
5.1.5 Indications of Solid Waste Disposal 31
5.1.6 Water/Wastewater Disposal or Disposition 32
5.1.7 Other Conditions of Concern or Observations 32
6.0 INTERVIEWS 33
6.1 Owner/Occupant Questionnaire 33
6.2 Interview with Local Government Official or Similar Individuals 33
6.3 Interviews with Others 33
7.0 FINDINGS AND CONCLUSIONS 34
8.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS 35
9.0 REFERENCES 36

Figures

Figure 1 – Vicinity Map
Figure 2 – Key Map
Figure 3 – Site Map

Appendices

Appendix A Regulatory Database Search
Appendix B Physical Setting Information
Appendix C Legal Description and Land Use Records
Appendix D Historical Aerial Photographs
Appendix E Fire Insurance Maps
Appendix F Historical City Directories
Appendix G Oil and Gas E&P Well Information
Appendix H Site Photographs
Appendix I Owner/Occupant Questionnaire and Interview Documentation
Appendix J Qualifications of Environmental Professionals

List of Common Acronyms

AAI	All Appropriate Inquiries
AST	Aboveground Storage Tank
ASTM	American Society for Testing and Materials
AULs	Activity and Use Limitations
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (as amended, 42 U.S.C.§ 9601 et seq.)
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CESQG	Conditionally Exempt Small Quantity Generator
CFR	Code of Federal Regulations
CLI	Closed Landfill Inventory
CORRACT	Corrective Action
CREC	Controlled Recognized Environmental Condition
DCRF	Dry Cleaning Release Fund
DCRP	Dry Cleaning Remediation Program
DRYC	Dry Cleaning Facility
EC	Engineering Control
EPCRA	Emergency Planning and Community Right to Know Act (also known as SARA Title III), 42 U.S.C.§§ 11001-11050 et seq.).
ERNS	Emergency Response Notification System
ESA	Environmental Site Assessment (different than an environmental compliance audit)
FEMA	Federal Emergency Management Agency
FR	Federal Register
HREC	Historical Recognized Environmental Condition
IC	Institutional Control
IHW	Industrial Hazardous Waste
IOP	Innocent Owner/Operator Program
LLP	Landowner Liability Protections under the Brownfields Amendments
LPST	Leaking Petroleum Storage Tank
LQG	Large Quantity Generator
LUST	Leaking Underground Storage Tank
MSD	Municipal Settings Designation
NCP	National Contingency Plan
NFRAP	No Further Remedial Action Planned
NPDES	National Pollutant Discharge Elimination System
NPL	National Priorities List
PCBs	Polychlorinated Biphenyls
PST	Petroleum Storage Tank
RCRA	Resource Conservation and Recovery Act (as amended, 42 U.S.C. § 6901 et seq.)

List of Common Acronyms – continued

REC	Recognized Environmental Condition
SARA	Superfund Amendments and Reauthorization Act of 1986 (amendment to CERCLA)
SEMS	Superfund Enterprise Management System
SQG	Small Quantity Generator
SWLF	Solid Waste Landfill
TSDF	Treatment, Storage, and Disposal Facility
USC	United States Code
USEPA	United States Environmental Protection Agency
USDA	United States Department of Agriculture
USGS	United States Geological Survey
UST	Underground Storage Tank
VCP	Voluntary Cleanup Program

EXECUTIVE SUMMARY

Subject Property Name: 5130 Bellaire Boulevard tract.

Location: The subject property is located in Houston, Harris County, Texas at 5130 Bellaire Boulevard.

Legal Description: Chain of Title is presented in Appendix C.

Current/Historic Land Use: Currently the subject property contains a vacant commercial building most recently utilized as a Randall's grocery store. Historically, the subject property was utilized as a grocery store at least as early as 1960.

Regulatory Review: A review of currently available regulatory database information indicates there are forty-three (43) mapped facilities reported within the American Society for Testing and Materials Standard search distances of the subject property. There are also three (3) unmapped or "orphan" facilities/incidents reported in the regulatory database. For reasons discussed in Section 4.1 of this report these facilities/incidents do not appear to pose an environmental concern to the subject property.

Site Reconnaissance: Site reconnaissance was conducted on September 1, 2022, by Mr. Chris Thayer, Senior Associate of Berg♦Oliver Associates, Inc. Mr. Thayer was accompanied by Mrs. Jody Heitzenrater of Houston Methodist. The subject parcel is an improved parcel of land containing a single-story brick and masonry vacant grocery store building that most recently housed a Randall's store. The property has frontage on Bissonnet Street along the northern property boundary, 5th Street along the western boundary, Bellaire Boulevard along the southern boundary, and Rice Avenue along a small portion of the eastern boundary of the parking area. The northeast portion of the property contains a Subway sandwich shop that was inspected from the exterior only during the site reconnaissance at the client's request. The property has been in use as a grocery store since at least as early as 1960. The property contains paved parking, electric lights, and underground utilities including water, natural gas, sanitary, and storm sewer. Mrs. Heitzenrater indicated natural gas and electricity are provided by Centerpoint Energy and water, sanitary, and storm sewer services are provided by City of Houston. HVAC and refrigeration units are present at the rear (west) of the building as well as a loading area, compressor, and electric lift. HVAC is also present on the roof and a small storage shed was observed in the western portion of the property. Pole-mounted electric transformers were observed along the road frontage, at the adjoining Chase bank and Wells Fargo bank properties, and retail centers adjoining to the north and west. No staining, stressed vegetation, or other evidence of a materials release was observed and they are not considered RECs to the subject property. Electric power had not been restored at the time of the site visit and as a result an intensive inspection of the building interior was not performed. Only the main area of the ground floor was observed. However, Mrs.

Heitzenrater had recently toured the building with Centerpoint personnel while attempting to locate all electrical switches and stated the building is empty. An asbestos containing materials inspection of the former Randall's building completed by Phase Engineering, Inc. at the request of BOA has been forwarded under separate cover and indicates no samples containing ACM above the 1% threshold were identified.

Properties adjoining the subject site to the north contain a HEB grocery parking garage and a small triangular-shaped retail center, and property adjoining to the northwest contains a small retail center. The triangular-shaped center formerly contained a dry cleaner that obtained closure to Tier 1 Residential PCLs through TCEQ VCP. This is further discussed in the Regulatory Database section of this report and is not considered a REC to the subject site. No other current or past tenants were observed in the shopping centers or HEB property that are considered RECs to the subject property. Property adjoining the subject site to the west contains a small retail center whose tenants are a massage therapist, a shoe repair store, and a jewelry store. Property adjoining the subject site to the south contains landscaped open land, Bellaire Boulevard, a Houston Metro bus stop, additional unimproved landscaped land, and retail development.

Properties adjoining the subject site to the east, and separated from the subject property by Rice Avenue, contain a parking lot, a Chevron convenience store and a Walgreen's pharmacy. Property adjoining the northern portion of the subject site to the east contains a Chase bank, and property adjoining the southern portion of the subject site to the east contains a Wells Fargo bank. The Wells Fargo property formerly contained an Exxon station with a "closed" LPST incident. BOA reviewed data associated with the LPST incident and the Wells Fargo property is not considered a REC to the subject property. Additional discussion is included in the Regulatory Database section of this report.

Findings and Conclusions: BOA has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Standard Practice E1527-21 of the 3.187-acre tract located at 5130 Bellaire Boulevard, in Houston, Harris County, Texas. Any exceptions to, or deletions from, this practice are described in *Section 1.4* of this report. Based on the findings presented in this Phase I ESA, this assessment has revealed no evidence of recognized environmental conditions (RECs) that may pose an environmental risk to the subject property. Therefore, no additional investigation appears to be warranted for the subject property.

1.0 INTRODUCTION

The study reported herein is a Phase I Environmental Site Assessment (ESA) for a 3.187-acre tract (subject property) located at 5130 Bellaire Boulevard in Houston, Harris County, Texas. This Phase I ESA was performed within the scope of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) (42 U.S.C.§ 9601) and petroleum products. As such, this practice is intended to permit the User to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liabilities: that is, the practices that constitute "All Appropriate Inquiries (AAI) into the previous ownership and uses of the property consistent with good commercial or customary standards and practices" as defined in 42 U.S.C. § 9601(35)(B).

1.1 Purpose

The objective of the Phase I ESA was to identify any recognized environmental conditions in connection with the subject property, to the extent feasible pursuant to the processes prescribed in American Society for Testing and Materials (ASTM) Standard Practice E1527-21, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.

The term *"recognized environmental condition"* (REC) is defined as (1) the presence of *hazardous substances* or *petroleum products* in, on, or at the *subject property* due to a *release* to the *environment*; *(2)* the likely presence of *hazardous substances* or *petroleum products* in, on, or at the *subject property* due to a *release* or likely *release* to the *environment*; or *(3*) the presence of *hazardous substances* or *petroleum products* in, on, or at the *subject property* under conditions that pose a *material threat* of a future *release* to the *environment*. A *de minimis condition* is not a *recognized environmental condition.*

The term *"historical recognized environmental condition"* (HREC) is defined as a previous release of any hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities, without subjecting the subject property to any controls (for example, activity and use or other property use limitations). *A historical recognized environmental condition is not a recognized environmental condition.*

The term *"controlled recognized environmental condition"* (CREC) is defined as a REC affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations).

Petroleum products are included within the scope of this practice since they are of concern with respect to commercial real estate and current custom and usage is to include inquiry into the presence of petroleum at the site when conducting an environmental site assessment of real estate. Inclusion of petroleum products within the scope of this practice is not based upon the applicability, if any, of CERCLA to petroleum products.

1.2 Scope-of-Services

BOA will perform the following components, as prescribed in the ASTM Standard Practice E1527-21, which comprise the fundamental scope under which this Phase I ESA was performed:

Records Review - Review current and historical records to assist in identification of RECs in connection with the subject property. A 50-year chain-of-title may be obtained and reviewed as part of the Phase I ESA scope of services if reasonably ascertainable. Under certain circumstances, historical title instruments and city directory review may be precluded from the completion of the Phase I ESA. Typically, this can occur when more than one tract of property is associated with the Phase I ESA (as often occurs with linear right-of-way projects), unless a prior agreement has been reached by the Client and Berg♦Oliver Associates, Inc. (BOA). BOA will provide extended title search information and review title instruments at cost, plus a cost-effective approach for reviewing the title instruments.

BOA will obtain and review available regulatory database information prepared to the approximate ASTM-designated minimum search distance. A reasonable effort or attempt to identify and reconcile inaccuracies presented in the database, if any, will be made if site-specific or related knowledge is available. Unmapped (orphan) regulatory facilities also will be reviewed and their potential risk to the subject property will be evaluated.

Per ASTM Standard Practice E1527-21, the following four historical resources will be utilized at minimum to evaluate the condition of the subject property, if reasonably available:

- Aerial photographs
- United States Geological Survey (USGS) 7.5-Minute Topographical Maps
- Fire Insurance Maps
- City/local street directories

Other resources that may be utilized for evaluation of the subject property include the following:

- Pertinent maps such as Railroad Commission of Texas Maps, Tobin Research Oil & Gas Maps, Geologic Maps, Aquifer Maps, Stratigraphic and Hydrogeologic Cross-

Section(s), Fault and Radon Maps, United States Department of Agricultural (USDA) and/or agricultural experiment station Soil Conservation Service (SCS) Maps, Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps or other available maps.

- Review of reasonably obtainable public agency records concerning the storage, treatment and/or disposal of hazardous substances, and the registration of and reported releases of petroleum storage tanks in the vicinity of the subject property.

- Review of available geotechnical or previous environmental reports for the subject property, when available.

Site Reconnaissance - Visually observe the physical conditions of the subject property, and any structures located on the property, to the extent not obstructed by bodies of water, adjacent buildings, or other obstacles that may hinder access. Additionally, a visual inspection of adjoining tracts will also be conducted.

Interviews – Conduct interviews with past and present owners, operators, and occupants of the subject property, as well as local government officials that may have jurisdiction of the area that the property exists. Interviews will be conducted with individuals familiar with the subject property and/or subject property history and/or historical operations performed at the subject property, when available. For abandoned properties where there is evidence of potential unauthorized uses or uncontrolled access, interviews with one or more owners or occupants of adjoining properties will be conducted.

Report – A document that identifies the findings, opinions, and conclusions of the environmental assessment including methodologies, information sources, and other necessary documentation will be prepared and submitted to the Client.

Some substances may be present on a property in quantities and under conditions that may lead to contamination of the property, or nearby properties, but are not included in the CERCLA definition of hazardous substances or do not otherwise present potential liability. This study was performed to achieve the following objectives:

- Evaluate past and current land use of the property, and adjacent properties, for indications of the generation, use, storage, transportation, and/or disposal of hazardous substances or petroleum products at the subject property.

- Evaluate the potential for soil and/or groundwater contamination due to the presence or potential presence of hazardous substances or petroleum products.

- Identify serious or potentially serious threats to human health or the environment to reduce the risks to agents, employees, contractors, and the general public.

- Recommend additional investigations as necessary to assess potential

contamination of the property and to determine the nature, level, and extent of such contamination, if present.

1.3 Significant Assumptions

BOA assumes the information concerning the legal description, metes and bounds, title commitment/purchase price versus the appraised value, owner (seller)/buyer provided information and other site-specific information provided by the Client are accurate. BOA does not warrant the accuracy of this information or whether additional work or site visits may be necessary due to inaccurate details concerning the subject property. BOA may require a change order in such cases. BOA will provide conclusions and recommendations based on professional judgment; and BOA will obtain all practically reviewable, publicly available, or reasonably ascertainable information concerning the subject property to the best of BOA's knowledge. This Phase I ESA is not intended to be an exhaustive investigation of "clean" properties such as a residential lot, vacant and undeveloped land with little historic activity, or a property with similar low to non-existent environmental risk factors. Phase I ESAs are applicable to undeveloped/vacant land and to developed properties.

No environmental site assessment can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with a property, and this practice recognizes reasonable limits of time and cost. Thus, not every property will warrant the same level of assessment or inquiry. Environmental site assessments must be evaluated based on the reasonableness of the judgments made at the time and under the circumstances in which they were made.

1.4 Limitations and Exceptions

This Phase I ESA report, and the opinions expressed herein concerning the potential for environmental impairment liabilities from regulated sites, are partially based on published information. Undetectable environmental risks may be present and not documented by regulatory agency files. Therefore, BOA does not warrant, guarantee, or certify the accuracy or completeness of such regulatory information. BOA disclaims any and all liability for errors, omissions, or inaccuracies in such information and data, and for any and all inaccurate conclusions, inadvertent or otherwise, which may be based on such information and data.

A significant data gap is defined by ASTM Standard Practice E1527-21 as "*a data gap that affects the ability of the environmental professional to identify a recognized environmental condition*". Any significant data gaps identified during the course of this Phase I ESA will be noted, along with a discussion as to how the data gap potentially affects conclusions regarding any RECs.

This Phase I ESA cannot wholly eliminate uncertainty regarding the potential for RECs in connection with the subject property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for such conditions. The following variances from the ASTM Standard Practice E1527-21 were made for this assessment:

- An Owner/Occupant Questionnaire was sent to A. Sdrigotti of Kimco Realty. A completed copy of the questionnaire was not returned to BOA and the seller has provided no information to BOA regarding the environmental condition of the subject property. Given the availability of other historic resources this is not considered a significant data gap.

1.5 Special Terms and Conditions

This Phase I ESA was authorized by Mrs. Jody Heitzenrater on behalf of Methodist Hospital and was prepared for Client use in evaluating the potential environmental risks associated with the subject property.

The ASTM Standard Practice E1527-21 states that there may be environmental issues or conditions at a property that parties may wish to assess in connection with commercial real estate that are outside of the standard scope. These issues and/or conditions are designated *non-scope considerations* or *additional services*. If, during the course of this assessment, such considerations or services are addressed in this report, they will be designated as such. The following are non-scope considerations that may be appropriate based on the specific land-use of the subject property. No implication is intended as to the relevance to the subject property or the relative importance of inquiry into such non-scope considerations and the list is not intended to be all inclusive:

- Asbestos-Containing Materials
- Radon
- Lead-Based Paint
- Lead in Drinking Water
- Wetlands
- Regulatory Compliance
- Cultural and Historic Resources
- Industrial Hygiene, Health and Safety
- Ecological Resources
- Endangered Species
- Indoor Air Quality
- Mold
- High Voltage/Tension Powerlines
- Emerging Contaminants (not yet regulated as hazardous substances under CERCLA)

1.6 User Reliance

This Phase I ESA report does not constitute an appraisal of value or legal opinion, and BOA makes no representations or warranties regarding the fitness of the property for any specific use or value. BOA assumes no responsibility with respect to customer use or third-party use of this report. BOA is not liable for any special consequential or exemplary damages resulting, in whole or in part, from customer use of the report. This report was conducted and prepared under the scope of services presented in the proposal contract between BOA and the Client. This report was prepared utilizing site-specific data that may only be applicable to a certain time period or may be specific to the Client and was specifically used as the basis for preparation of this report.

Unauthorized reliance of this document by anyone other than above-listed Client is strictly prohibited. No warranty is specifically expressed, or implied in third party matters of this nature, and unauthorized utilization of this document is made at any third party's risk. Any third-party utilization of this document will require BOA review of the information and a reliance letter to be prepared and provided by BOA.

1.7 Phase I ESA Report Effective Period

Per ASTM Standard Practice E1527-21, this Phase I ESA report is effective for a 180-day period beginning on the earliest date of the five main AAI components that were conducted. The five main AAI components with applicable Phase I ESA report sections and associated dates are listed in the table below.

Table 1: AAI Components

AAI Component	Report Section	Description	Date Completed
Government Records Review	4.1 – Standard Environmental Records Sources, Federal and State	Regulatory Database Search	August 12, 2022
Recorded Environmental Cleanup Lien Search	4.3 - Historical Use Information	Chain-of-Title Search/ Review of Title Commitment	August 17, 2022
Site Reconnaissance/Visual Inspection	5.0 - Site Reconnaissance	Visual inspection of subject property and adjoining properties	September 1, 2022
Interviews with Owners, Operators, and Occupants	6.0 - Interviews	Interviews	See note below
Declaration by the Environmental Professional	8.0 – Signatures of Environmental Professionals	Names, titles, and signature dates	October 3, 2022

Note:
* Response(s) not received, or no interviews conducted for reasons discussed in Section 6.0.

2.0 SUBJECT PROPERTY DESCRIPTION

2.1 Location

The subject property is located in Houston, Harris County, Texas at 5130 Bellaire Boulevard.

2.2 Subject Property and Vicinity General Characteristics

General characteristics of the subject property include an improved retail parcel containing a vacant former grocery store and an occupied Subway sandwich shop. The property has frontage on Bissonnet Street along the northern property boundary, 5th Street along the western boundary, Bellaire Boulevard along the southern boundary, and Rice Avenue along a small portion of the eastern boundary of the parking area. Land use in the vicinity is mixed but the near vicinity is dominated by retail development.

2.3 Descriptions of Structures, Roads, or Other Improvements

The subject parcel is an improved parcel of land containing a single-story brick and masonry vacant grocery store building that most recently contained a Randall's store. The northeast portion of the property contains a Subway sandwich shop that was inspected from the exterior only during the site reconnaissance. The property has been in use as a grocery store since at least as early as 1960. The property contains paved parking, storm sewer grates, electric lights, and underground utilities including water, natural gas, sanitary, and storm sewer. Mrs. Heitzenrater indicated natural gas and electricity are provided by Centerpoint Energy and water, sanitary, and storm sewer services are provided by City of Houston. HVAC and refrigeration units are present at the rear (west) of the building as well as a loading area, compressor, and electric lift. HVAC is also present on the roof and a small storage shed was observed in the western portion of the property. Pole-mounted electric transformers were observed along the road frontage, at the adjoining Chase bank and Wells Fargo bank properties, and retail centers adjoining to the north and west. No staining, stressed vegetation, or other evidence of a materials release was observed and they are not considered RECs to the subject property. Electric power had not been restored at the time of the site visit and as a result an intensive inspection of the building interior was not performed. Only the main area of the ground floor was observed. However, Mrs. Heitzenrater had recently toured the building with Centerpoint personnel while attempting to locate all electrical switches and stated the building is empty.

2.4 Current Use(s) of the Subject Property

Currently, the subject property contains a vacant commercial building that was most recently used as a Randall's grocery store and an operating Subway sandwich shop.

2.5 Past Uses of the Subject Property

Historically, the subject property was utilized as a grocery store at least as early as 1960.

2.6 Current Uses of Adjoining Properties

Properties adjoining the subject site to the north contain a HEB grocery and a small triangular-shaped retail center, and property adjoining to the northwest contains a small retail center. The triangular-shaped center formerly contained a dry cleaner that obtained closure to Tier 1 Residential PCLs through TCEQ VCP. This is further discussed in the Regulatory Database section of this report and is not considered a REC to the subject site. No other current or past tenants were observed in the shopping centers or HEB property that are considered RECs to the subject property. Property adjoining the subject site to the west contains a small retail center whose tenants are a massage therapist, a shoe repair store, and a jewelry store. Property adjoining the subject site to the south contains landscaped open land, Bellaire Boulevard, a Houston Metro bus stop, additional unimproved landscaped land, and retail development.

Properties adjoining the subject site to the east, and separated from the subject property by Rice Avenue, contain a parking lot, a Chevron convenience store and a Walgreen's pharmacy. Property adjoining the northern portion of the subject site to the east contains a Chase bank, and property adjoining the southern portion of the subject site to the east contains a Wells Fargo bank. The Wells Fargo property formerly contained an Exxon station with a "closed" LPST incident. BOA reviewed data associated with the LPST incident and the Wells Fargo property is not considered a REC to the subject property. Additional discussion is included in the Regulatory Database section of this report.

2.7 Past Uses of Adjoining Properties

Historically, the subject property appears to have been unimproved land prior to development of a grocery store in the late 1950's to early 1960's. Adjoining properties to the northeast and west appear to have been single-family residential development prior to establishment of retail development in the early 1950's. The retail centers adjoining to the north, northwest, and west appear by 1950 to 1955. Service stations were present at the northwest and northeast corners of the Bellaire Boulevard and Rice Avenue intersection by 1950. Retail/commercial development is also present on properties adjoining to the east but the aerial footprint of these properties appears to change between 1995 and 2004. Historical fire insurance maps indicate the eastern portion of the subject site was unimproved or a parking area in 1950. Stores and a restaurant are present in the current Chase bank location and a service station is present at the current Wells Fargo location.

2.8 Site Location Maps, Site Survey, or Other Maps

A Vicinity map is presented as **Figure 1**. A Key Map is presented as Figure 2. A site map is presented as **Figure 3**.

3.0 USER PROVIDED INFORMATION

3.1 Specialized Knowledge

Specialized knowledge may include actual historical knowledge the user has concerning the subject property. Specialized knowledge also may be provided by others that are familiar with the subject property.

No specialized knowledge of the subject property was revealed during the completion of this assessment.

3.2 Commonly Known or Reasonably Ascertainable Information

Commonly known and reasonably ascertainable information concerning the subject property as defined by ASTM Standard Practice E1527-21 was obtained and reviewed for this project. Reasonably identified data gaps or data failures will be reported, when the environmental professional determines the lack of information creates an unacceptable risk, and additional work is warranted.

- An Owner/Occupant Questionnaire was sent to A. Sdrigotti of Kimco Realty. A completed copy of the questionnaire was not returned to BOA and the seller has provided no information to BOA regarding the environmental condition of the subject property. Given the availability of other historic resources this is not considered a significant data gap.

3.3 Valuation Reduction for Environmental Issues

BOA does not possess the information required to compare the purchase price of the subject property to the fair market value of the subject property. However, this assessment has revealed no evidence of RECs likely to adversely affect the value of the subject property.

3.4 Title Commitment

A Title Commitment may be used in place of or in conjunction with the historical 50-year Chain of Title search (discussed in Section 4.3.1).

- No Title Commitment was provided for this assessment

4.0 RECORDS REVIEW

4.1 Standard Environmental Record Sources, Federal and State

The number of listed regulatory facilities/sites identified within the ASTM-designated minimum search distance from the federal and state environmental records database listings specified in ASTM Standard Practice E1527-21 are summarized in the table below. Detailed information for the facilities/sites identified within the search range is provided, along with an opinion regarding the significance of the listing to the analysis of RECs in connection with the subject property. Regulatory database files provided by the Banks Environmental Data Regulatory Database Report are presented in *Appendix A*.

Table 2: Regulatory Database Search, ASTM Search Distances

Regulatory Database Reviewed	Number of Listings					Comments
	On-Site	Adjoining Facilities/ Sites	<0.25-mile search radius	>0.25 to 0.50-mile search radius	>0.50 to 1.0-mile search radius	
Federal NPL	0	0	0	0	0	
Federal Delisted NPL	0	0	0	0		
CERCLA SEMS	0	0	0	0		
CERCLA SEMS NFRAP	0	0	0	0		
RCRA CORRACT	0	0	0	0	0	
RCRA TSDF	0	0	0	1		
RCRA Generator/ Handler	1	6	2			
ERNS	0					
TX/Tribal Superfund	0	0	0	0	0	
TX/Tribal IHW	0	4				
TX/Tribal SWLF	0	0	0	0		
TX/Tribal LPST	0	1	8	9		
TX/Tribal PST	0	2				
TX/Tribal EC/IC	0					
TX/Tribal VCP	0	1	0	1		
TX/Tribal Brownfield	0	0	0	0		

Exhibit A.9

TX DRYC	0	3	6			
TX/Tribal MSD	0	0	0			
Note: Shaded cells indicate distances are outside of the ASTM standard search distance and do not apply. See List of Common Acronyms on pages IV and V of this report.						

A review of regulatory agency site listings was conducted to determine the proximity of documented regulatory sites in reference to the tract being investigated. These agency-regulated sites may be facilities that store, transport, generate, or dispose of regulated waste materials. The listing of these facilities/sites does not imply that they impact the subject tract through undisclosed dumping, surface run-off, or subsurface migration, but are listed solely to show the proximity of the regulated sites to the subject property. The locations of the facilities/sites are approximate, based on information filed with the respective agencies, and may have not been field verified. The following is a list of regulatory agencies from which data was reviewed.

4.1.1 National Priority List Superfund Sites and State Equivalent Sites

The United States Environmental Protection Agency (USEPA) compiles a list of facilities/sites that may have significant environmental concerns and are listed as a National Priority List (NPL) facility/site, if deemed appropriate and have a priority ranking system. These sites/facilities are often cross-referenced to a CERCLA facility/site listing. Facilities that have been identified as CERCLA sites are assigned a Hazard Ranking after an assessment of the potential threats the site may pose to human health and the environment. Some of the facilities may require remedial action but may have since been de-listed after an appropriate approved response (No Further Remedial Action Planned [NFRAP]). Also, some facilities/sites may be determined not to have a significant environmental concern after the assessment phase of the facility or property.

No NPL Superfund sites are listed within a 1-mile search radius of the subject property.

No state equivalent facilities/sites are listed within a 1-mile search radius of the subject property.

4.1.2 CERCLA Database

One of the statutory features of CERCLA is the requirement and funding of remedial actions for release or threat of release of hazardous substances, pollutants, or contamination that may present imminent or substantial damage to public health and welfare.

This Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database is a compilation of those facilities, which the U.S. Environmental Protection Agency has identified as having known or suspected uncontrolled release of hazardous substances, contaminants, or pollutants. This list also encompasses

all abandoned hazardous waste sites. These facilities/sites will be assessed and either a hazard ranking will be applied for possible NPL inclusion, or the facility will be de-listed. Some of the facilities may require remedial action but may have since been de-listed after an appropriate approved response and designated as NFRAP. Also, some facilities/site may be determined not to have a significant environmental concern after the assessment phase of facility, or property.

No CERCLA facilities/sites are listed within a 0.5-mile search radius of the subject property.

4.1.3 RCRA Database and TCEQ Industrial Hazardous Waste Facilities/Sites

The Resource Conservation and Recovery Act (RCRA) defines and regulates facilities that generate, transport, treat, store, or dispose of hazardous waste. Such facilities are listed in the RCRIS database, which identifies the following: treatment, storage, or disposal (TSD) facilities; corrective action (CORRACT) facilities; large quantity generators (LQG, >1000 kilograms per month [kg/mo]); and small quantity generators (SQG, between 100 and 1000 kg/mo). The database may also include conditionally exempt small quantity generators (CESQG), handlers, transporters, listed violation(s) for a facility and/or enforcement actions. The TCEQ Industrial Hazardous Waste (IHW) division employs a database that tracks the shipping of regulated waste (Facility ID and Waste Code). Depending upon types of waste generated, stored, or received or the type of processes conducted onsite, some facilities are also required to register with TCEQ as Industrial Hazardous Waste Generators (IHW). These facilities are often cross listed with RCRA Generator facilities, as the registration requirements are similar.

One (1) RCRA TSD facility is listed within a 0.5-mile search radius of the subject property.

The RCRA TSD is listed as Spencor Inc. (EPA Handler ID: TXD988023131, Map ID #29) located at 5106 Elm approximately 0.46 mile north of the subject property. Regulatory database information indicates the facility is a conditionally exempt small quantity generator (CESQG) with no recorded violations or corrective actions. Given its distance from the subject site, its CESQG status, and the absence of recorded violations or corrective actions, it is not considered a REC to the subject property.

No RCRA CORRACT facilities are listed within a 1-mile search radius of the subject property.

Four (4) RCRA Generator/Handler facilities are listed on the subject property or on adjoining properties.

The first RCRA Generator is listed as Randall's Store #3064 (EPA Handler ID: TXR000082033, Map ID #1) located at 5130 Bellaire Boulevard. This is the former Randall's grocery located on the subject property. Regulatory database information indicates the facility was a CESQG with a waste stream typical of a grocery store with pharmacy. No

violations or corrective actions are recorded for the facility. Given the absence of recorded violations or corrective actions, it is not considered a REC to the subject property.

The second RCRA Generator site is listed as Vogue Cleaners (EPA Handler ID: TXR000071266, Map ID #6) located at 6600 S. Rice Avenue approximately 0.04-mile northeast of the subject property. The property is located north of Cedar Street and does and is separated from the subject site by the Chase Bank property and Cedar. The regulatory database information indicates 2006/2007 notices of violation and intent to initiate enforcement by TCEQ but also indicates no significant non-compliance issues. No investigations or corrective actions are recorded in either the VCP or DCRP databases and it appears the violations were of an administrative nature as the site is currently listed as an active drop station only in the DCRP database. Given its distance from the subject site, the absence of recorded investigations or corrective actions, and its current status as a drop off only facility it is not considered a REC to the subject property.

The third RCRA Generator is listed as Fuller O'Brien Paints (EPA Handler ID: TX0000045609, Map ID #9) located at 5106 Bissonnet Street approximately 0.05 mile north of the subject property. Regulatory database information indicates the facility is a small quantity generator with a waste stream consistent with a paint retailer. No violations or corrective actions are recorded for the facility. Given its distance from the subject site and the absence of recorded investigations or corrective actions it is not considered a REC to the subject property.

The first RCRA Handler is listed as Bellaire Mobil (EPA Handler ID: TXD988032512, Map ID #2) located at 5102 Bellaire Boulevard. Regulatory database information indicates the facility is inactive and during the site reconnaissance a Wells Fargo bank was observed in the mapped location. This facility is discussed in the LPST section of this report and is not considered a REC to the subject property.

The second RCRA Handler is listed as Plaza Cleaners (EPA Handler ID: TXD026065938, Map ID #3) located at 5130 Bissonnet Street approximately 0.02 mile north of the subject property. Regulatory database information indicates the registration is inactive and the facility is identified as a non-generator. This is the same address as the Hefner's Cleaners addressed through the VCP. That site is discussed in the VCP section of this report and is not considered a REC to the subject property.

The third RCRA Handler is listed as Chevron USA (EPA Handler ID: TXD988045464, Map ID #4) located at 5020 Bellaire Boulevard approximately 0.03 mile east of the subject property. This site is located east of Rice Avenue and southeast of a portion of the parking lot of the subject site. Regulatory database information indicates the facility is a non-generator and no violations or corrective actions are recorded. Given its distance from the subject site and the absence of recorded violations or corrective actions it is not considered a REC to the subject property.

The fourth RCRA Handler is listed as Kwik Copy 18 (EPA Handler ID: TXD9053625877, Map ID #5) located at 5215 Cedar approximately 0.03 mile northwest of the subject property. Regulatory database information indicates the facility is a non-generator and no violations or corrective actions are recorded. Given its distance from the subject site and the absence of recorded violations or corrective actions it is not considered a REC to the subject property.

Four (4) TCEQ IHW facilities/sites are listed on the subject property or on adjoining properties.

The first TCEQ IHW site is listed as Bellaire Mobil (Register #: 76816, Map ID #2) located at 5102 Bellaire Boulevard. This facility has been discussed in the RCRA Handler section above and is not considered a REC to the subject property.

The second TCEQ IHW site is listed as Plaza Cleaners Bellaire (Register #: 51316, Map ID #3) located at 5130 Bissonnet Street approximately 0.02 mile north of the subject property. This facility has been discussed in the RCRA Handler section above and is not considered a REC to the subject property.

The third TCEQ IHW site is listed as Chevron Facility # 107989 (Register #: 79413, Map ID #4) located at 5020 Bellaire Boulevard approximately 0.03 mile east of the subject property. This facility has been discussed in the RCRA Handler section above and is not considered a REC to the subject property.

The fourth TCEQ IHW site is listed as Kwik Copy 18 (Register #71185, Map ID #5) located at 5215 Cedar approximately 0.03 mile northwest of the subject property. This facility has been discussed in the RCRA Handler section above and is not considered a REC to the subject property.

4.1.4 Registered Petroleum Storage Tank Listings

Owners of Petroleum Storage Tanks (PSTs) are required to register PSTs, along with construction information concerning the PST system, with the Texas Commission on Environmental Quality (TCEQ).

Two (2) registered PST facilities are listed on the subject property or on adjoining properties.

The first PST site is listed as Bellaire Mobil (Facility #: 26342, Map ID #2) located at 5102 Bellaire Boulevard. Regulatory database information indicates the UST system has been removed and during the site reconnaissance it was observed the property has been repurposed as a Wells Fargo bank. One (1) LPST incident is associated with this facility. It is discussed in the LPST section of this report and is not considered a REC to the subject property.

The second PST site is listed as Rice Chevron (Facility #: 29178, Map ID #4) located at

5020 Bellaire Boulevard approximately 0.03 mile east of the subject property. Regulatory database information indicates the facility contains two USTs installed in 1997 that are still in use while an older UST system was removed from the ground in 1997. One (1) 1989 closed LPST incident is recorded for this property. It is discussed in the LPST section of this report and is not considered a REC to the subject property.

4.1.5 Leaking Petroleum Storage Tank Facilities

Leaking Petroleum Storage Tank (LPST) facilities are regulated by TCEQ and consist of either Above Ground Storage Tanks (ASTs) or Underground Storage Tanks (USTs) that have been reported with leaks, spills, or other releases of petroleum products or hazardous substances, potentially resulting in soil and/or groundwater impacts.

Eighteen (18) LPST incidents are listed within a 0.5-mile search radius of the subject property.

Eleven (11) of these incidents are located more than 0.1 mile from the subject site, have had final concurrence issued and the case closed by TCEQ, and are not considered RECs to the subject property. These facilities are: 1) Texaco Station (LPST ID: 92013, Map ID #16) located at 5012 Bissonnet Street approximately 0.11-mile northeast of the subject property; 2) Former Property Bank Drive Thru (LPST ID: 120180, Map ID #17) located at 5235 Bellaire Boulevard approximately 0.14 mile southwest of the subject property; 3) Goodyear Tire Rubber (LPST ID: 106516, Map ID #23) located at 5321 Bissonnet Street approximately 0.25 mile southwest of the subject property; 4) City of Bellaire (LPST ID: 103837, Map ID #24) located at 5101 Jessamine Street approximately 0.3 mile south of the subject property; 5) City of Bellaire Fire Station (LPST ID: 118110, Map ID #24) located at 5101 Jessamine Street approximately 0.3 mile south of the subject property; 6) US Rentals (LPST ID: 115052, Map ID #25) located at 5415 Bissonnet Street approximately 0.32 mile southwest of the subject property; 7) Southwest Chevron (LPST ID: 109697, Map ID #26) located at 5422 Bellaire Boulevard approximately 0.34 mile west of the subject property; 8) Former Service Station (LPST ID: 117022, Map ID #28) located at 5435 Bissonnet Street approximately 0.46 mile southwest of the subject property; 9) Prudential Insurance (LPST ID: 93028, Map ID #30) located at 6500 West Loop South approximately 0.03-mile northeast of the subject property; 10) West Loop South Admin Building #W82007 (LPST ID: 117582, Map ID #30) located at 6500 West Loop South approximately 0.46-mile northeast of the subject property, and; 11) Western Waste (LPST ID: 93274, Map ID #31) located at 5222 Elm Street approximately 0.46 mile north of the subject property.

The twelfth LPST site is listed as Exxon #60380 (LPST ID: 108307, Map ID #2) located at 5102 Bellaire Boulevard. This is the address of the current Wells Fargo bank building adjoining the southern portion of the subject property to the east. Regulatory database information indicates the LPST incident involved groundwater impact with no apparent threats or impacts to receptors and final concurrence was issued and the case closed by TCEQ in 1997. BOA obtained and reviewed data from TCEQ related to closure of the LPST

incident. This data indicates groundwater flow direction is to the southeast, away from the subject site, and also indicates that detectable contaminant concentrations were not present in the monitor well closest to the subject site. Given these facts and the repurposing of the property, this incident is not considered a REC to the subject property.

The thirteenth LPST site is listed as Chevron SS #107989 (LPST ID: 94062, Map ID #4) located at 5020 Bellaire Boulevard approximately 0.03-mile southeast of, and in a topographically down-gradient position to, the subject property. This property is located east of Rice Avenue and adjoins a small portion of the far eastern area of the parking lot of the subject property. Regulatory database information indicates the LPST incident involved groundwater impact with no apparent threats or impacts to receptors and final concurrence was issued and the case closed by TCEQ in 1997. Given its distance from and topographically down-gradient position to the subject property and the closure of the LPST incident by TCEQ, this site is not considered a REC to the subject property.

The fourteenth LPST site is listed as Bellaire Rice Plaza (LPST ID: 120866, Map ID #6) located at 6600 S. Rice Avenue approximately 0.04-mile northeast of, and in a topographically cross-gradient position to, the subject property. This site is located north of Cedar Street and is separated from the subject property by Cedar and the Chase Bank building. Regulatory database information indicates the LPST incident involved groundwater impact with no apparent threats or impacts to receptors and final concurrence was issued and the case closed by TCEQ in 2020. Given its distance from and topographically cross-gradient position to the subject property and the closure of the LPST incident by TCEQ, this site is not considered a REC to the subject property.

The fifteenth LPST site is listed as Lalos Cafe (LPST ID: 108617, Map ID #11) located at 5201 Bellaire Boulevard approximately 0.06-mile south of, and in a topographically down-gradient position to, the subject property. Regulatory database information indicates the LPST incident involved groundwater impact with no apparent threats or impacts to receptors and final concurrence was issued and the case closed by TCEQ in 2001. Given its distance from and topographically down-gradient position to the subject property and the closure of the LPST incident by TCEQ, this site is not considered a REC to the subject property.

The sixteenth LPST site is listed as Bellaire Texaco (LPST ID: 119421, Map ID #12) located at 6512 S. Rice Avenue approximately 0.06-mile northeast of, and in a topographically cross-gradient position to, the subject property. Regulatory database information indicates the LPST incident involved groundwater impact with no apparent threats or impacts to receptors and final concurrence was issued and the case closed by TCEQ in 2014. Given its distance from and topographically cross-gradient position to the subject property and the closure of the LPST incident by TCEQ, this site is not considered a REC to the subject property.

The seventeenth LPST site is listed as Coastal #331 (LPST ID: 115386, Map ID #12) located at 6512 S. Rice Avenue approximately 0.06-mile northeast of, and in a topographically

cross-gradient position to, the subject property. Regulatory database information indicates the LPST incident involved groundwater impact with no apparent threats or impacts to receptors and final concurrence was issued and the case closed by TCEQ in 2007. Given its distance from and topographically cross-gradient position to the subject property and the closure of the LPST incident by TCEQ, this site is not considered a REC to the subject property.

The eighteenth LPST site is listed as Coastal Mart #331 (LPST ID: 97516, Map ID #12) located at 6512 S. Rice Avenue approximately 0.06-mile northeast of, and in a topographically cross-gradient position to, the subject property. Regulatory database information indicates the LPST incident involved groundwater impact with no apparent threats or impacts to receptors and final concurrence was issued and the case closed by TCEQ in 2014. Given its distance from and topographically cross-gradient position to the subject property and the closure of the LPST incident by TCEQ, this site is not considered a REC to the subject property.

4.1.6 Emergency Response Notification System and TxSpill Incidents

The Emergency Response Notification System (ERNS) is a national computer database system used to store information on sudden and/or accidental release of hazardous substances and petroleum products into the environment. The ERNS reporting system contains preliminary information on specific incidents or releases, including the location, the substance released, and the responsible party. TxSpill listings are a State of Texas database that records spills requiring notification that occur within the boundaries of the state.

No ERNS incidents are recorded on the subject property.

No TxSpill incidents are recorded on the subject property.

4.1.7 State Landfill List and/or Closed Landfill Inventory

The TCEQ Municipal Solid Waste Division maintains a landfill tracking system that identifies *Municipal Solid Waste Landfills* (MSWL or SWLF) in the state. The division regulates the disposal and treatment of MSW and special waste. The TCEQ also compiled a *Closed Landfill Inventory* (CLI) that is maintained by the Houston-Galveston Area Council. In general, this database provides as much information as is available for unpermitted landfills whose operations pre-dated registration requirements. Additional lists include *Unnumbered MSW Landfills* (UNUM) and *Revoked or Not Issued MSW Landfills*. The Unnumbered Landfill list indicates the landfill may be an old, closed MSW landfill that operated before permits were required and includes unauthorized landfills and miscellaneous illegal dumps and disposal sites. Landfills reported on the Revoked or Not Issued list identifies landfills where permits were revoked and other authorizations for the MSW landfills and processing facilities, and applications that were withdrawn, returned, or denied.

No MSW landfill sites are listed within a 0.5-mile search radius of the subject property.

No CLI sites are listed within a 0.5-mile search radius of the subject property.

4.1.8 State Equivalent CERCLIS

The Texas Commission on Environmental Quality maintains a database of sites that serve as a state equivalent to the USEPA CERCLIS database. Sites in this category include the Voluntary Cleanup Program (VCP) and the Innocent Owner/Operator Program (IOP). VCP sites are properties which are not under enforcement order, but which have a materials release that is being investigated and/or remediated by the property owner or their agents. IOP sites are properties on which a materials release from an unrelated off-site source has been identified; however, the owner and/or operator have applied to the state for release of liability and responsibility associated with the materials release.

Two (2) VCP facilities/sites are listed within a 0.5-mile radius of the subject property.

The first VCP site is listed as Hefners Plaza Cleaners (VCP Program ID: 1987, Map ID #3) located at 5130 Bissonnet Street approximately 0.02 mile north of the subject property. This is the address of the triangular-shaped shopping center adjoining the subject site to the north. Regulatory database information indicates the property contained chlorinated solvents in site soils and groundwater related to on-site dry cleaning. BOA obtained and reviewed data related to the VCP closure for the property, which indicates the affected aquifer was determined to be a Class 3 aquifer and constituent concentrations met Tier 1 Residential PCLs. These are the most stringent and conservative PCLs and the property was closed to Remedy Standard “A”, which allows unrestricted use of the property without the use of institutional controls or restrictive covenants. Hefner’s Cleaners is now listed in the regulatory database as an active drop only station at 5204 and 5212 Bissonnet indicating dry cleaning is no longer performed on-site. Given this and the fact the previous location was closed to Remedy Standard “A” through TCEQ VCP in November 2008 this site is not considered a REC to the subject property.

The second VCP site is listed as Pilgrim Cleaners #11 (VCP Program ID: 61, Map ID #27) located at 6701 Chimney Rock Road approximately 0.36 mile west of, and in a topographically cross-gradient position to, the subject property. Regulatory database information indicates the facility contained impacts from chlorinated solvents and closure was obtained through TCEQ VCP in October 2009. Given its distance from and topographically cross-gradient position to the subject site and the closure through VCP this site is not considered a REC to the subject property.

No IOP facilities/sites are listed within a 0.5-mile radius of the subject property.

State Institutional Controls (IC) are non-engineered instruments such as administrative and legal controls that help minimize the potential for human exposure to contamination and/or

protect the integrity of the remedy. Institutional controls play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior and are used when contamination is first discovered, when cleanups are ongoing and when residual contamination remains on site at a level that does not allow for unlimited use and unrestricted exposure after cleanup. A Municipal Setting Designation (MSD) is an official state designation given to property within a municipality or its extraterritorial jurisdiction that certifies that designated groundwater at the property is not used as potable water and is prohibited from future use as potable water because that groundwater is contaminated in excess of the applicable potable-water protective concentration level. The prohibition must be in the form of a city ordinance, or a restrictive covenant that is enforceable by the city and filed in the property records.

No State IC facilities/sites are listed within a 0.5-mile radius of the subject property.

No MSD facilities/sites are listed within a 0.5-mile radius of the subject property.

A Brownfield is a facility/site in which re-use of the property may be complicated by the presence or potential presence of contamination. Such facilities/sites may enter the EPA Brownfields program and may apply for grants to be used for investigation and/or cleanup of impaired sites.

No Brownfields facilities/sites are listed within a 0.5-mile radius of the subject property.

The presence of a dry-cleaning facility on the subject property or adjoining a subject property can pose an environmental risk. The use of dry-cleaning solvents has been linked to soil and groundwater contamination. The State of Texas established the Dry-Cleaning Facility Release Fund (DCRF) in 2003 which is administered by TCEQ and requires dry cleaning (DRYC) facilities and/or drop-off stations to register and contribute to the fund. The DCRF created the Dry Cleaner Remediation Program (DCRP) which may then be accessed to assist with remedial action at sites contaminated as the result of dry-cleaning activities. The DCRP *prioritization list* may indicate which DCRP facilities have applied for remediation assistance. The DCRP *closure list* indicates which DCRP facilities have undergone remediation and have met TCEQ regulatory standards. A listing of a facility on the DCRP list is not wholly indicative of all facilities with potential contamination but may assist in the determination of a REC.

Nine (9) DRYC facilities/sites are listed within a 0.5-mile radius of the subject property.

The first Dry Cleaner site is listed as Hefners Plaza Cleaners (Registration #: RN101995553, Map ID #3) located at 5130 Bissonnet Street approximately 0.05-mile north of the subject property. Closure for this site has been discussed previously in the VCP section and it is not considered a REC to the subject property.

The second Dry Cleaner site is listed as Vogue Cleaners (Registration #: RN104983861) located at 6600 S. Rice Avenue approximately 0.04-mile northeast of the subject property.

Regulatory database information indicates the facility is an active drop station only. An inactive RCRA Generator registration for the facility has been discussed previously in the RCRA section of this report and the facility is not considered a REC to the subject property.

The third Dry Cleaner site is listed as Hefners Plaza Cleaners (Registration #: RN109270231, Map ID #7) located at 5204A Bissonnet Street approximately 0.05-mile northwest of the subject property. The facility is listed at this address as an active drop station only and is not considered a REC to the subject property.

The fourth Dry Cleaner site is listed as Bouquelle Cleaners (Registration #: RN103962726, Map ID #8) located at 5118 Bissonnet Street approximately 0.05-mile north of the subject property. This property appears to be located in the HEB shopping center to the north and is separated from the subject site by a parking garage and Bissonnet Street. Regulatory database information indicates the registration is active and facility utilizes perchloroethylene in the dry cleaning process. No releases, investigations, or corrective actions are recorded under either the facility name or address in the TCEQ VCP or DCRP databases. Given its distance from the subject site and the absence of recorded releases, investigations, or corrective actions it is not considered a REC to the subject property.

The fifth Dry Cleaner site is listed as Hefners Plaza Cleaners (Registration #: RN110483419, Map ID #10) located at 5212 Bissonnet Street approximately 0.06 mile west of the subject property. The facility is listed at this address as an active drop station only and is not considered a REC to the subject property.

The sixth Dry Cleaner site is listed as Meyerland Cleaners (Registration #: RN106021751, Map ID #13 approximately 0.07-mile northeast of the subject property. Regulatory database information indicates the facility is a drop station only and indicates no previous RCRA or other registrations indicating possible past on-site dry cleaning. This facility is not considered a REC to the subject property.

The seventh Dry Cleaner site is listed as Verlander Cleaners on (Registration #: RN100695360, Map ID #14 approximately 0.09 mile north of the subject property. This site is separated from the subject site by Spruce Street, the HEB shopping center, Dashwood Street, Cedar Street, and Bissonnet. Regulatory database information indicates the facility is an active drop station; however, the information also indicates the use of carbon dioxide and petroleum solvents and the fact the property is under assessment (DCRP ID No. 0263). A RCRA handler registration also exists for the facility and it appears dry cleaning was at one time performed on-site. Given its distance from the subject site and the fact the facility is being assessed through TCEQ DCRP it is not considered a REC to the subject property.

The eighth Dry Cleaner site is listed as Pilgrim Cleaners #11 (Registration #: RN105330112, Map ID #18) located at 5000 Bissonnet Street approximately 0.14-mile northeast of the subject property. Regulatory database information indicates the facility is an inactive drop station only and indicates no previous RCRA or other registrations indicating possible past

on-site dry cleaning. This facility is not considered a REC to the subject property.

The ninth Dry Cleaner site is listed as Tide Dry Cleaners #10252 (Registration #: RN105386965, Map ID #22) located at 5311 Bellaire Boulevard approximately 0.2 mile west of the subject property. Regulatory database information indicates the facility is a drop station only and indicates no previous RCRA or other registrations indicating possible past on-site dry cleaning. This facility is not considered a REC to the subject property.

4.1.9 Unmapped Facilities/Sites and Tribal Facilities/Sites

Unmapped ("orphan") sites are sites for which latitude/longitude information has not been provided to the regulatory agencies and are therefore not mapped by the regulatory database search program. These sites are generally included in the regulatory database information due to having a similar zip code as the target property. Tribal facilities/sites include releases that have occurred on Native American lands may be addressed under the stewardship of the appropriate tribal council rather than under state or federal jurisdiction.

Three (3) unmapped or "orphan" sites/incidents are reported in the regulatory database and include one ERNS incident and two LPST incidents. Based on the available location information and review of other historic resources including historic aerial photos, city directories, and RRC maps the orphan sites/incidents do not appear to have been located in proximity to the subject site and are not considered RECs to the subject property.

No Tribal facilities/sites are listed within a 0.5-mile radius of the subject property.

4.2 Physical Setting Sources

4.2.1 Topography

A review of historical USGS 7.5-minute topographic maps was conducted to evaluate natural and manmade surface features including historical development of the subject property and surrounding properties. The following available topographic maps were obtained from Banks Environmental Data, Inc.:

Table 3: Historical Topographic Map Data

Year	Quadrangle Name	Scale
1915	Bellaire	1" = 2000'
1921	Bellaire	1" = 2000'
1947	Bellaire	1" = 2000'
1967	Bellaire	1" = 2000'
1982	Bellaire	1" = 2000'
1995	Bellaire	1" = 2000'
2010	Bellaire	1" = 2000'

2013	Bellaire	1” = 2000’
2016	Bellaire	1” = 2000’
2019	Bellaire	1” = 2000’

Based on a review of the available topographic maps, the subject property is approximately 58 feet above mean sea level (MSL) and slopes in a southerly direction towards Brays Bayou. The 1915 topo map shows the subject site and the majority of adjoining properties as unimproved land. Richmond (now Bissonnet) is present along the northern property boundary and Bellaire Boulevard is present along the southern boundary. Schools are present to the south and northwest of the subject site and sparse residential development is visible to the east. The 1921 and 1947 topo maps indicate little significant change to the subject site and adjoining properties. Residential development continues to the east of the subject property. The 1967 topo map indicates an increase in development in the area with numerous additional roadways in place. Developed uses are not shown for the subject site or adjoining properties; however, other historic information indicates by this time the subject property contained a grocery, property adjoining to the northeast contained stores/commercial buildings, and property adjoining the southeast portion of the subject property to the east contained a filling station. The name of Richmond Road has been changed to Bissonnet. The 1982, 1995, 2010, 2013, 2016, and 2019 topo maps provide little detail on the uses of the subject site and adjoining properties.

Copies of the USGS 7.5-minute topographic map(s) are presented as part of the Physical Setting Information in *Appendix B*.

4.2.2 Geology/Soils

The subject property is situated on soils derived from the Beaumont geological formation and contains soils of the Lake Charles-Bernard, as described in the USDA SCS Web Soil Survey for Harris County. The subject property soils are identified as Urban land (URLX).

A copy of the soil survey map and the USDA SCS soil descriptions for the subject property are presented in *Appendix B.*

4.2.3 Surface Water Hydrology

The general flow of surface water across the subject property appears to migrate from a northerly direction towards Brays Bayou.

According to the FEMA floodplain map Firmette #48201C0855L, dated June 18, 2007, and the USGS Topographic map of the area,-the subject tract appears to lie within the 100-year floodplain zone of the Brays Bayou watershed.

The FEMA Floodplain Map is presented in *Appendix B.*

4.2.4 Hydrogeology

The subject property is underlain by the two principal freshwater aquifers, the Chicot and the Evangeline. These groundwater sources are encountered throughout much of the Texas Gulf Coast, including Harris County.

The Chicot Aquifer consists of two productive units, designated the Upper and Lower Chicot Aquifers. The Upper Chicot unit, comprised of the water-bearing sands in the Beaumont and Upper Lissie Formations, extends to a depth of approximately 250 feet below ground surface (ft-bgs). The Lower Chicot unit, comprised of the water-bearing sands in the Lower Lissie and the Willis Sand of the Willis Formation, occurs within the approximate depth interval of 250 to 600 ft-bgs. The aquifers are noted for their high sand-clay ratio and abundance of water. Use of the Chicot Aquifer in the Houston area is limited, other than as a water source for domestic or light industrial water supply uses.

The Evangeline Aquifer, corresponding to the Goliad Sand of the Willis and Fleming Formations, represents the principal subsurface water supply source for the City of Houston and surrounding communities. The aquifer is noted for its abundance of good quality ground water and is considered one of the most prolific aquifers in the Texas Coastal Plain. Individual sand beds are characteristically tens of feet thick. Public water supply wells completed within the Evangeline Aquifer in this area are typically screened within a depth interval of 600 to 2,400 ft-bgs.

4.3 Historical Land Use Information

4.3.1 Title Searches

A 50-year chain-of-title was prepared and reviewed to investigate previous historical ownership of the subject property. This title search was prepared by Banks Environmental Data, Austin, Texas on August 17, 2022, to determine if any previous title holders of the property were engaged in a business or activity which could possibly contribute to exposure or contamination of the subject property. In many cases chain-of-title information may provide information regarding ownership and/or usage but may not provide information regarding specific activities on the property. The exhibits, specifically “Exhibit B” tends be the most pertinent information gained from title documents and details such items as pipeline right-of-way easements, oil and gas mineral leases and royalty interests, oil/gas production-related notations and/or oil/gas access agreements (ingress/egress) and other utility easements.

Review of this chain-of-title revealed no previous title appears to have been vested in a title holder who would be suspected of the use or disposal of hazardous or toxic wastes. No environmental liens associated with the subject property were found in public records during this chain-of-title review. The property has been owned by a Weingarten entity since at least 1959 and was originally deeded to Weingarten Markets Realty Company in August 1959.

ASTM Standard Practice E1527-21 requires a search of judicial records for activity and use limitations (AULs) for jurisdictions in which AULs are NOT filed as part of the real property records. In the State of Texas, both TCEQ and RRC require AULs to be filed with the real property records. Therefore, search of judicial records in Texas for AULs is not necessary.

A copy of the chain-of-title is presented in *Appendix C*.

4.3.2 Historical Aerial Photographs

A review of historical aerial photography was conducted to evaluate past and present land use, structures, improvements, surface anomalies, and historical development of the subject property and surrounding properties. Photographic coverage was obtained from TelAll Corporation and NearMap for the following years:

Table 4: Historical Aerial Imagery Data

Year	Source	Type	Scale
1944	USDA	B & W	1” = 500’
1953	USGS	B & W	1” = 500’
1962	USGS	B & W	1” = 500’
1976	USGS	B & W	1” = 500’
1989	TxDOT	B & W	1” = 500’
1995	NAIP	Color	1” = 500’
2004	NAIP	Color	1” = 500’
2016	NAIP	Color	1” = 500’
2020	NAIP	Color	1” = 500’
2022	NEARMAP	Color	1” = 200’

Aerial photographs were utilized to determine if visual evidence of potential environmental concern was apparent on the subject property. Visual evidence will often include soil disturbance (barren areas) which may indicate on-site waste disposal, mining, soil/sand/gravel pit activities, or a previous use of the subject property; visible pipeline right-of-way easements; historical changes of structures and/or oil and gas E&P activity. Based on a review of available aerial photographs for the subject property and adjoining properties, BOA noted the following:

- The 1944 aerial photograph shows the subject property and the majority of adjoining properties are unimproved open land. The exceptions are retail buildings adjoining to the west and adjoining the northeast portion of the subject site to the north. Richmond Road (later to become Bissonnet Street) is present along the northern property boundary and Bellaire Boulevard is present along the southern boundary. Single-family residential development is seen to the east and south of the subject property.

- The 1953 aerial photograph indicates early stages of development activity are occurring on the subject property. A retail/commercial structure is now in place on property adjoining the subject site to the east, east of Rice Avenue. Residential development has expanded in the general area and new streets have been constructed north of Richmond Road.
- The 1962 aerial photograph indicates a Weingarten grocery and parking area are now in place on the subject property, and a service station has been constructed on property adjoining the southeast portion of the subject property to the east. What appears to be an additional service station has been constructed southeast of the subject site on the east side of Rice Avenue. Small retail centers have been constructed on properties adjoining the subject site to the north and northwest. Bellaire Boulevard has been improved to the south of the subject property and now appears as a 2-lane roadway with median.
- The 1976, 1989, 1995, and 2004 aerial photographs indicates little change to the subject site and adjoining properties from the previous aerial photo.
- The 2016 aerial photograph indicates the aerial footprint of the building located on property adjoining the southeast portion of the subject site to the east has changed. It appears to be the current Wells Fargo building. Little additional change is indicated to the subject site and adjoining properties from the previous aerial photo.
- The 2020 and 2022 aerial photographs indicate little change to the subject site and adjoining properties from the previous aerial photo.

Copies of aerial photographs for the subject property and surrounding area are presented in *Appendix D*.

4.4 Historical Use Information for the Subject Property and/or Adjoining Properties

4.4.1 Historical Fire Insurance Maps

Historical fire insurance maps are an evaluation tool previously generated for older, commercial, and industrial portions of urban areas. These maps show construction details for building structures and descriptions of business types on the mapped properties. Fire insurance maps are useful documentation of past property use in urban areas. These maps are generally hand-drafted maps that were prepared in previous years for various purposes but were basically completed/utilized for fire-related information (location of hydrants, water lines and on-site fire equipment locations), but often show other features that may have associated environmental concerns. These maps, when available are often more appropriate than aerial photographs because they are similar to architectural site plans and may show features and equipment not apparent on aerial photography. Available maps were obtained by Banks Environmental Data, Inc.

Historical fire insurance maps for the years 1950 and 1955 were obtained and show the eastern portion of the subject site and adjoining properties. The subject property shows no

significant improvements. Small retail centers adjoin the eastern portion of the subject property to the north and to the east across Rice Avenue. Filling stations are present in 1950 at the northwest (current Wells Fargo building) and northeast (Chevron location) corner of Bellaire Boulevard and Rice Avenue.

A copy of the fire insurance map findings covering the subject property area is presented in *Appendix E*.

4.4.2 Historical City Directories

Historical city directories provide a source for researching the previous use of the subject property and properties in the surrounding vicinity. Historical directories were compiled by Environmental Risk Services (ERIS). Cole/Polk and/or Kriss Cross historical city directories, when available, are utilized for this investigation.

BOA reviewed city directories for the subject property and adjoining properties, and no previously unknown RECs were identified. The directories confirm the presence of a Weingarten grocery on the subject property by 1960 and the presence of filling stations at the northwest and northeast corners of Bellaire Boulevard and Rice Avenue. O'Banion Washateria is listed in 1960 and 1965 at 5206 Bellaire Boulevard to the west of the subject site. The site is not listed as a dry cleaner and is not considered a REC to the subject property.

A copy of the historical city directories findings covering the immediate area of the subject property is presented in *Appendix F.*

4.5 Additional Records Sources

4.5.1 Oil and/or Gas Exploration & Production Activity Search

A review of Railroad Commission (RRC) of Texas records was conducted to determine if current or past oil and/or gas exploration and production (E&P) activity was present on the subject property. According to a regional oil and gas survey map, prepared by Tobin Research, Inc./Banks Environmental Data, Inc. from the RRC database indicates that there are no oil and/or gas E&P well site(s) mapped on or immediately adjoining the subject property.

Copies of the oil and gas well E&P map(s) and/or RRC documents are presented in *Appendix G.*

5.0 SITE RECONNAISSANCE

5.1 Methodology

A site reconnaissance was performed by BOA on September 1, 2022 which included a visual inspection of the subject property and adjacent properties as observed during observation of the periphery of the subject property. The purpose of the physical investigation was to attempt to visually identify the obvious presence of, or the potential for, contamination of the subject property. The following checklist is based on the site reconnaissance observations.

YES	NO	
	X	Hazardous Substances
	X	Petroleum Products
	X	Storage Tanks
	X	Containers
	X	Electrical or Mechanical Equipment Likely to Contain PCBs
	X	Stained Soil or Pavement
	X	Stressed Vegetation
	X	Solid Waste- Dumping, Landfills, or Suspect Fill Material
	X	Drains or Sumps
X		Wastewater Discharges (public)
	X	Septic/Sewage Tanks, Cesspools
	X	Pits, Ponds or Lagoons
	X	Monitoring Wells
	X	Wells
	X	Hydraulic Lifts
	X	Oil/Water Separators
	X	Parts Cleaning/Washing Stations
	X	Truck Wash Bays/Racks
X		Other Conditions of Concern (ACM)

5.1.1 Hazardous Substances

No findings or evidence of the storage, transportation, disposal, or generation of hazardous substances was observed on the subject property.

The subject property and adjoining properties were inspected for evidence of hazardous substances contained in 55-gallon drums, totes, and containers. No evidence of drums, totes, or containers was observed on the subject or adjoining properties.

5.1.2 Petroleum Products

No findings or evidence of the storage, transportation, disposal, or generation of petroleum products was observed on the subject property.

The subject property and adjoining properties were inspected for evidence of petroleum products contained in 55-gallon drums, totes, and containers. No evidence of drums, totes, or containers was observed on the subject or adjoining properties.

5.1.3 Storage Tanks

The subject property and adjoining properties were inspected for evidence of storage tanks, both above and below ground (ASTs/USTs). No evidence of USTs was observed on the subject or adjoining properties with the exception of a Chevron station adjoining a small far eastern portion of the parking area to the southeast. This facility is discussed in the Regulatory Database section of this report and is not considered a REC to the subject property.

5.1.4 Possible Presence of PCBs

Electrical transformers present the most common potential source of PCBs or PCB-containing substances. In the past, it was common practice for transformers to utilize PCBs as heat dispersants in the lubricating oils. Therefore, transformers are the primary focus of site inspection for PCBs.

Pole-mounted electric transformers were observed along the road frontage, at the adjoining Chase bank and Wells Fargo bank properties, and retail centers adjoining to the north and west. All transformers on or adjacent to the property were inspected for signs of deterioration or leakage, and none were observed. The ground surface below the transformers was inspected for signs of oily residue or stressed vegetation, and none were observed. No evidence of transformer oil leakage was observed.

BOA has contacted Reliant Energy in the past to inquire about its policy of PCB control, and Reliant Energy representatives have stated that Reliant Energy is in compliance with the Toxic Substances Control Act (TSCA), which regulates PCBs. All transformers purchased by Reliant Energy were manufactured after July 1, 1979 and are of the "non-PCB" type. However, transformers manufactured prior to this date are considered contaminated unless testing proves otherwise. Regulations do not require Reliant Energy to conduct testing. Testing and replacement of transformers are at the request and expense of the customer.

5.1.5 Indications of Solid Waste Disposal

Commercial waste dumpsters for off-site disposal of non-hazardous solid waste were observed on-site. These are not considered a REC to the subject property.

5.1.6 Water/Wastewater Disposal or Disposition

Mrs. Heitzenrater indicated the subject property is provided sanitary sewer, storm sewer, and potable waster services by the City of Houston.

5.1.7 Other Conditions of Concern or Observations

Vapor intrusion is not considered to be a condition of concern for the subject property, since no RECs associated with potential subsurface contaminants were identified that would pose a vapor intrusion risk from on-site sources or from off-site sources in close proximity.

An asbestos containing materials inspection of the former Randall's building completed by Phase Engineering, Inc. at the request of BOA has been forwarded under separate cover and indicates no samples containing ACM above the 1% threshold were identified.

Photographs documenting the conditions and structures described on the subject property are presented in *Appendix H*.

6.0 INTERVIEWS

6.1 Owner/Occupant Questionnaire

An Owner/Occupant Questionnaire was sent to A. Sdrigotti of Kimco Realty. A completed copy of the questionnaire was not returned to BOA and the seller has provided no information to BOA regarding the environmental condition of the subject property. Given the availability of other historic resources this is not considered a significant data gap.

A copy of the Owner/Occupant Questionnaire is presented in *Appendix I*.

6.2 Interview with Local Government Official or Similar Individuals

A hazardous materials response call data request was submitted to the City of Houston Fire Department on August 11, 2022, for information on hazardous materials response calls in the area of the subject property. A response was received on August 19, 2022, indicating four responses in Key Map Coordinates 531F and 531G. None of the responses are considered RECs to the subject property.

A copy of the hazardous materials response call data request and response is attached in *Appendix I*.

6.3 Interviews with Others

No other individuals were identified who would be likely to have specific knowledge concerning the environmental condition of the subject property.

A copy of the interview documentation is provided in *Appendix I*.

7.0 FINDINGS AND CONCLUSIONS

BOA has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard Practice E1527-21 of the 3.187-acre tract located at 5130 Bellaire Boulevard, in Houston, Harris County, Texas. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. Based on the findings presented in this Phase I ESA, this assessment has revealed no evidence of RECs that may pose an environmental risk to the subject property. Therefore, no additional investigation appears to be warranted for the subject property.

8.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

This Phase I ESA was prepared for, and submitted to, Methodist Hospital by Berg♦Oliver Associates, Inc., on this, the 6th day of October 2022. We declare that, to the best of our professional knowledge and belief meet the definition of Environmental Professional(s) as defined in 312.10 of this part. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed all appropriate inquiries (AAI) in conformance with the standards and practices set forth in 40 CFR Part 312. The following personnel of Berg♦Oliver Associates, Inc. were involved in the preparation of this study, as witnessed by the signatures below.

Chris Thayer	Ben Price, PG
Senior Associate	Vice President

If there are any questions regarding this report, or any of the information, conclusions, or recommendations contained herein, they may be addressed to either of us at the following location:

Berg♦Oliver Associates, Inc.
14701 St. Mary's Lane, Suite 400
Houston, Texas 77079
281-589-0898

9.0 REFERENCES

American Society for Testing and Materials (ASTM). *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. Designation E1527-21. West Conshohocken, Pennsylvania: ASTM, 2021.

Banks Environmental Data, Inc., Chain-Of-Title Report, report #140516, dated 08/17/2022.

Banks Environmental Data, Inc., Regulatory Database Report, report #140516, dated 08/12/2022.

Banks Environmental Data, Inc., Historical Fire Insurance Map Research report #140516, dated 08/16/2022.

Banks Environmental Data, Inc., Historical Topographic Map Research report #140516, dated 08/12/2022.

Environmental Risk Information Services (ERIS), City Directory report #22081100974, dated 08/16/2022.

Federal Emergency Management Association (FEMA) (Firmette #48201C0855L, June 18, 2007). National Flood Hazard Layer (NFHL) Viewer (arcgis.com)

Key Maps, Inc., Harris County, Texas (2013). www.keymaps.com.

Nearmap Imagery, Nearmap US, Inc. Nearmap Vertical™ digital orthographic photograph. https://go.nearmap.com

TelALL Corporation, Historic Aerial Photo Search report #BERG9229, dated 08/12/2022.

Texas Agricultural Experiment Station Soil Survey of Harris County, Texas (SCS, 1972).

Texas Water Development Board. Major Aquifers | Texas Water Development Board

Texas Water Development Board. Minor Aquifers | Texas Water Development Board

Tobin Research, Inc, oil and gas well map (Survey Map 4S-38E, Dated 05/14/1999).

United States Department of Agriculture, National Agriculture Imagery Program (NAIP), NAIP Imagery (usda.gov)

United States Department of Agriculture (USDA), Natural Resources Soil Conservation

Service (SCS) Web Soil Survey. https://websoilsurvey.sc.egov.usda.gov/

FIGURES

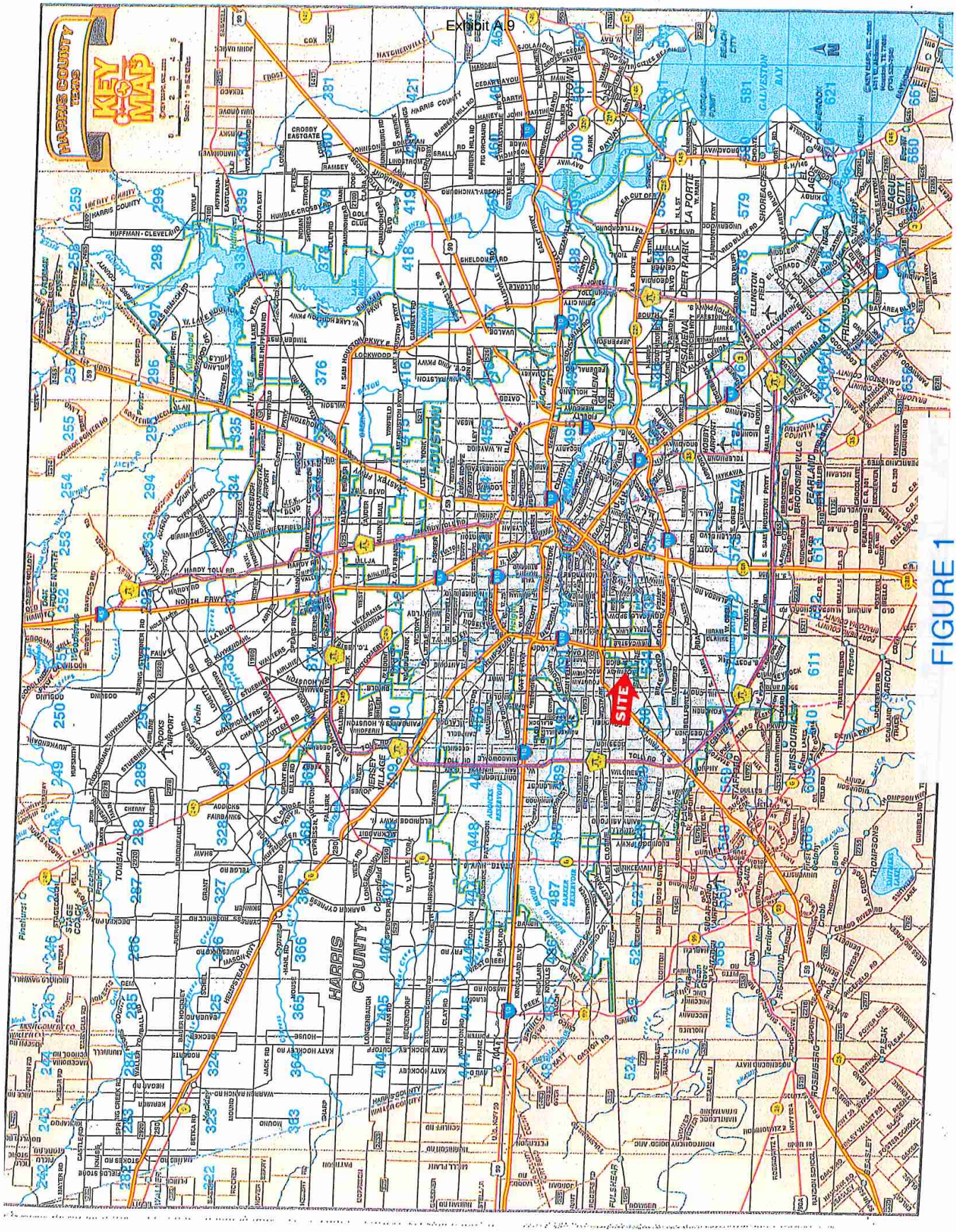
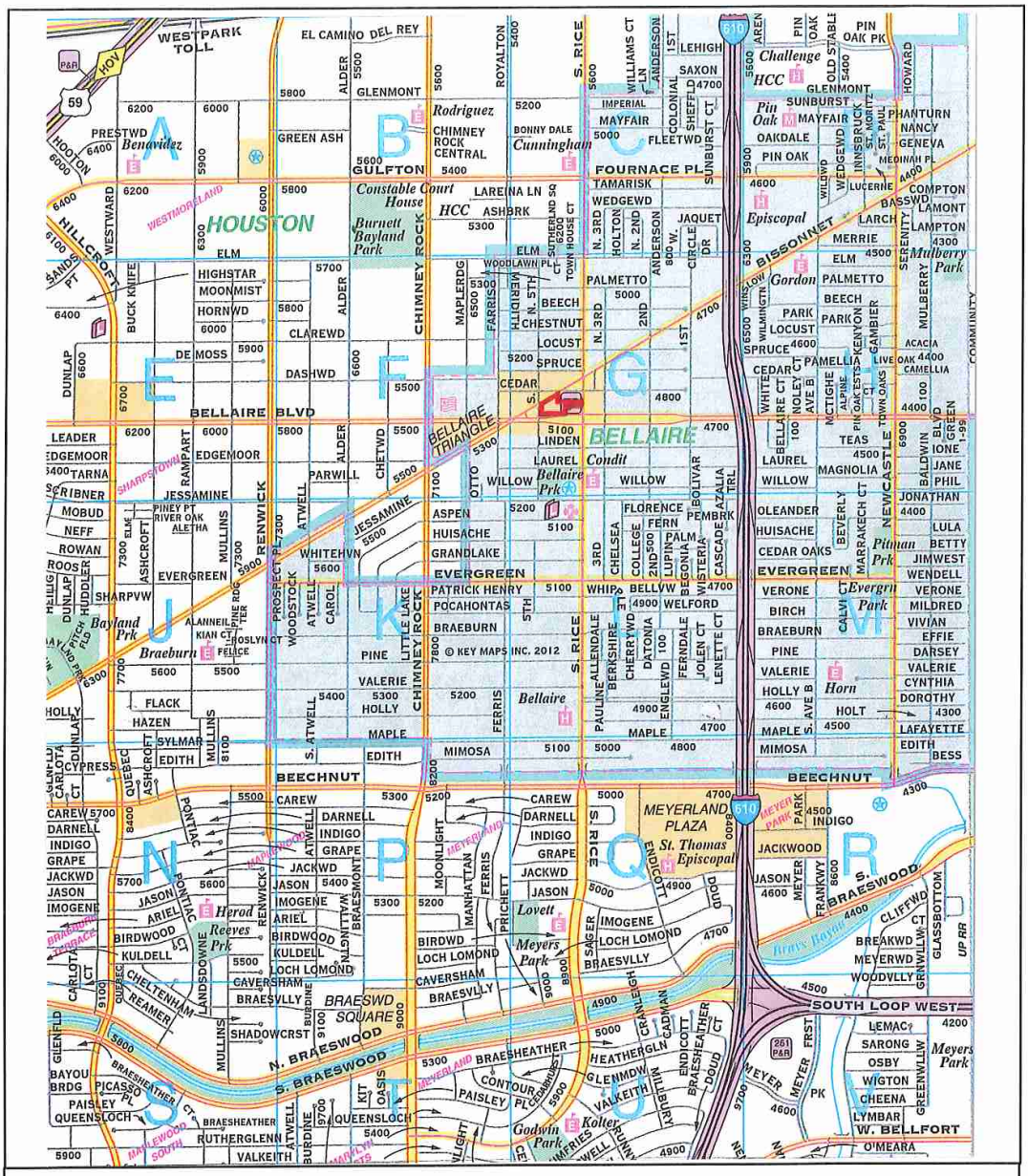

HARRIS COUNTY
TEXAS
KEY MAP
SITE
HOUSTON
HARRIS COUNTY
GALVESTON BAY
LA PORTE
PASADENA
PEARLAND
MISSOURI CITY
ELLINGTON FIELD
HOBBY AIRPORT
WILLOWBROOK
BRAZORIA COUNTY
FORT BEND COUNTY
MONTGOMERY COUNTY
LIBERTY COUNTY
CHAMBERS COUNTY

FIGURE 1

Exhibit A.9



HARRIS COUNTY KEY MAP

PAGE 531

APPROXIMATE SCALE 1" = 1/2 MILE = 2,640'

BOA Project Number 12762H-P1

BERG-OLIVER ASSOCIATES, INC.

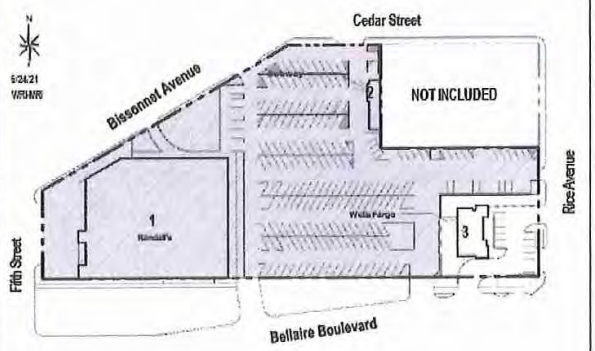
FIGURE 2

EXHIBIT "A"

Exhibit A

This site plan is intended to be an approximate depiction of the Shopping Center. No representation or warranty is made with respect to the actual location, number or configuration of buildings, Curb Cuts, Abutting Thoroughfares, Parking Areas, Traffic Patterns, or of the Tenants intended to be within the Shopping Center. The Landlord specifically reserves the right to change the content and configuration of the Shopping Center from time to time and at any time the Landlord desires in its sole and absolute discretion, or as is required to conform to Local Governing Agencies.

The leased premises shall be the area identified below.



Leased Premises
Suite 1 Existing Randall's
Suite 2 Building - Subway
Suite 3 - Wells Fargo

KIMCO REALTY | bldg. #118250 | Exhibit A | PD: 06/13/22

FIGURE 3

APPENDIX A

REGULATORY DATABASE SEARCH

Prepared for:

BERG-OLIVER ASSOCIATES, INC.
14701 St. Marys Lane, #400
Houston, TX 77079

Exhibit A.9

BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP

Regulatory Database Report

ASTM E1527-21/AAI Compliant

Methodist Hospital

5130 Bellaire Boulevard

Houston, TX

Harris County

PO #: 12762H-P1

ES-140516

Friday, August 12, 2022

Banks Environmental Data, Inc. - PO Box 12851 - Austin, TX 78711 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

Exhibit A.9

Table of Contents

Geographic Summary	**3**
Database Summary	**4**
Maps	
Summary Map - 0.25 Mile Buffer	**5**
Summary Map - 0.5 Mile Buffer	**6**
Summary Map - 1 Mile Buffer	**7**
Topographic Overlay Map - 1 Mile Buffer	**8**
Current Imagery Overlay Map - 0.5 Mile Buffer	**9**
Soils Sub-Report	
Soil Survey Map - 0.25 Mile Buffer	**10**
Soils Details	**11**
Soils Definitions	**13**
Water & Oil/Gas Wells Sub-Report	
Water & Oil/Gas Wells Map - 0.25 Mile Buffer	**14**
Water & Oil/Gas Wells Details	**15**
Sites Summary	
Mapped Sites Summary	**16**
Unmapped Sites Summary	**18**
Zip Code Map - 1 Mile Buffer	**19**
Sites Details	
Mapped Sites Details	**20**
Unmapped Sites Details	**91**
Federal & State Database Definitions and Sources	**94**
Disclaimer	**97**

Banks Environmental Data, Inc. - PO Box 12851 - Austin, TX 78711 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

Exhibit A.9

Geographic Summary

Location
Harris County, TX
Target location is 0.005 square miles and has a 0.36 mile perimeter

Coordinates	
Longitude & Latitude in Degrees Minutes Seconds	NA
Longitude & Latitude in Decimal Degrees	NA
X and Y in UTM	NA

Elevation
NA

Zip Codes Searched	
Search Distance	**Zip Codes (historical zip codes included)**
Target Property	77401
0.25 miles	77401, 77081
0.5 miles	77401, 77081
1 mile	77401, 77081

Topos Searched	
Search Distance	**Topo Name**
Target Property	Bellaire (1983)
0.25 miles	Bellaire (1983)
0.5 miles	Bellaire (1983)
1 mile	Bellaire (1983)

Banks Environmental Data, Inc. - PO Box 12851 - Austin, TX 78711 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

Exhibit A.9

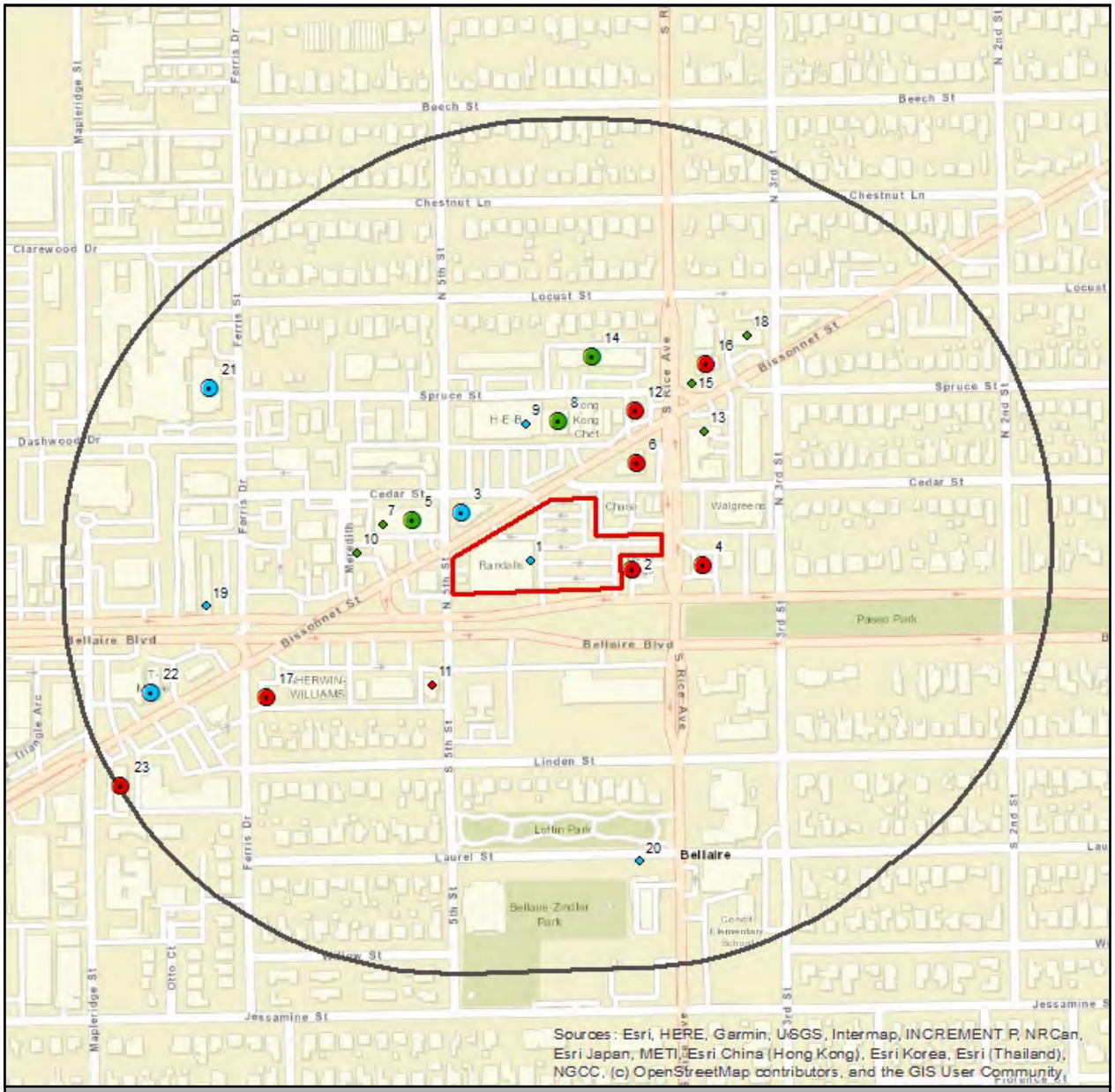
Database Summary

Databases Searched	Distance Searched	# Mapped	# Not Mapped	Total
Federal - ASTM 1527-21/AAI Required				
National Priority List (NPL)	1	0	0	0
Delisted National Priority List (DNPL)	0.5	0	0	0
SEMS (CER SEMS)	0.5	0	0	0
SEMS NFRAP (CER SEMS NFRAP)	0.5	0	0	0
RCRA CORRACTS (RCRA COR)	1	0	0	0
RCRA non-CORRACTS TSD (RCRA TSD)	0.5	1	0	1
RCRA Generators (RCRA GEN)	0.25	3	0	3
Federal Brownfields (FED BWN)	0.5	0	0	0
Federal Institutional Control (FED IC)	0.5	0	0	0
Federal Engineering Control (FED EC)	0.5	0	0	0
ERNS List (ERNS)	0.25	1	1	2
State - ASTM 1527-21/AAI Required				
State/Tribal Equivalent NPL (ST NPL)	1	0	0	0
State/Tribal Equivalent CERCLIS (ST CER)	0.5	0	0	0
State/Tribal Disposal or Landfill (SWLF)	0.5	0	0	0
State/Tribal Leaking Storage Tank (LPST)	0.5	18	2	20
State/Tribal Storage Tank (PST)	0.25	11	0	11
State/Tribal Institutional Control (ST IC)	0.25	0	0	0
State/Tribal Engineering Control (ST EC)	0.5	0	0	0
State/Tribal Voluntary Cleanup (VCP)	0.5	2	0	2
State/Tribal Brownfield (ST BWN)	0.5	0	0	0
State/Tribal Hazardous Waste (HW)	0.25	8	0	8
Non-ASTM/AAI Required Databases				
RCRA (RCRA)	0.25	8	0	8
Dry Cleaners (DRYC)	0.25	9	0	9
State/Tribal Municipal Settings Designation (MS)	0.25	0	0	0
Total Sites Found		**61**	**3**	**64**

Banks Environmental Data, Inc. - PO Box 12851 - Austin, TX 78711 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

Exhibit A.9

Summary Map - 0.25 Mile Buffer



Methodist Hospital

Single Site | Cluster Site | Large Tract | Cluster Site with Large Tract
RCRA COR, RCRA TSD, CER, LPST, NPL, ST NPL, SWLF

Single Site | Cluster Site | Large Tract | Cluster Site with Large Tract
RCRA GEN, ST & FED BWN, ST & FED EC, ST & FED IC, DNPL, CER NFRAP, PST, VCP, ST CER

Single Site | Cluster Site | Large Tract | Cluster Site with Large Tract
ERNS, HW, RCRA, DRYC

Target Property

Search Buffer

1 : 6,000
1 inch = 0.095 miles
1 inch = 500 feet
1 centimeter = 0.060 kilometers
1 centimeter = 60 meters

N

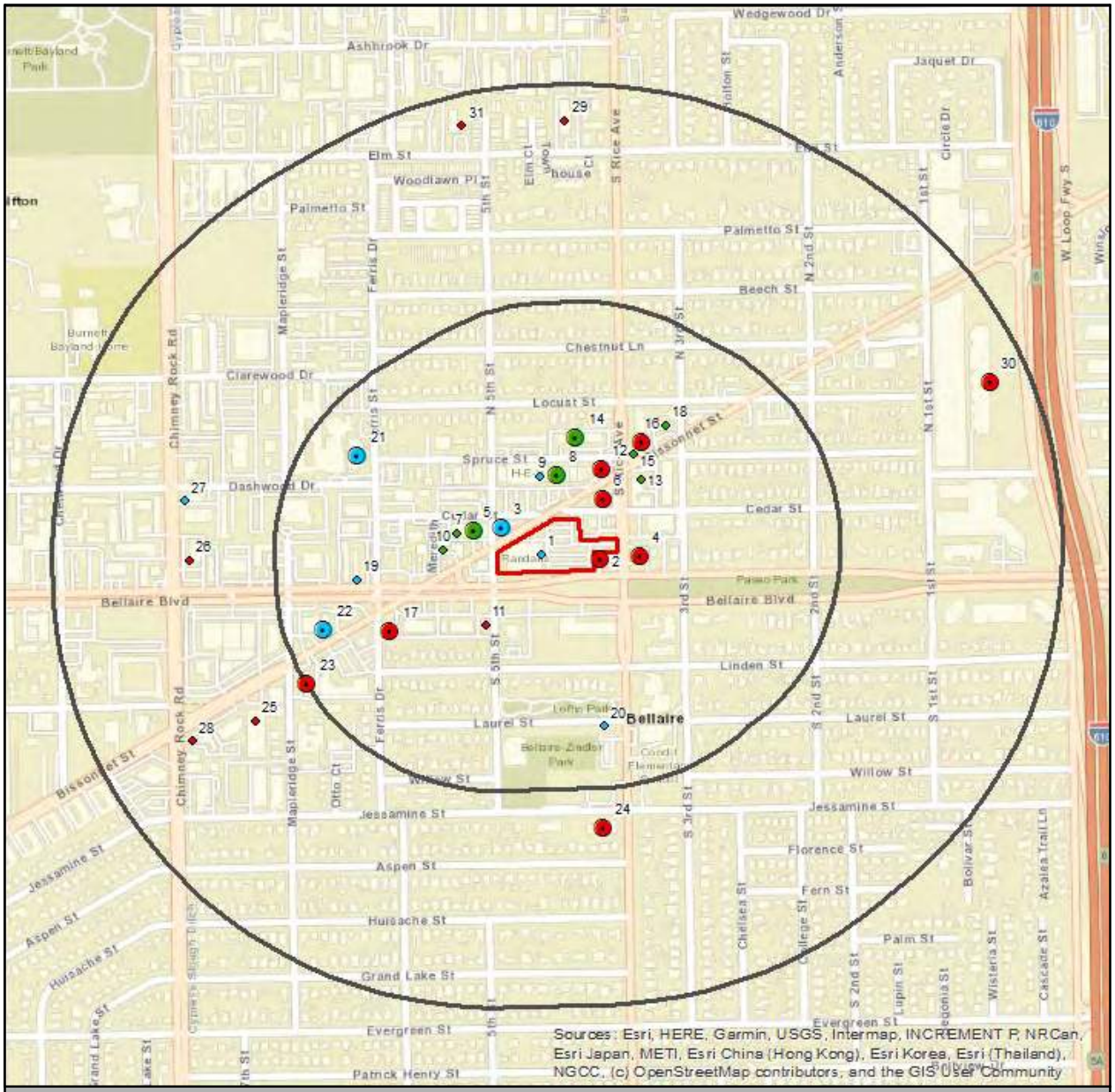
Lambert Conformal Conic Projection
1983 North American Datum
First Standard Parallel: 33 0' 00" North
Second Standard Parallel: 45 0' 00" North
Central Meridian: 96 0' 00" West
Latitude of Origin: 39 0' 00" North

Banks Environmental Data, Inc. - PO Box 12851 - Austin, TX 78711 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

Exhibit A.9

Summary Map - 0.5 Mile Buffer

BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP



Methodist Hospital

Single Site | Cluster Site | Large Tract | Cluster Site with Large Tract
RCRA COR, RCRA TSD, CER, LPST, NPL, ST NPL, SWLF

Single Site | Cluster Site | Large Tract | Cluster Site with Large Tract
RCRA GEN, ST & FED BWN, ST & FED EC, ST & FED IC, DNPL, CER NFRAP, PST, VCP, ST CER

Single Site | Cluster Site | Large Tract | Cluster Site with Large Tract
ERNS, HW, RCRA, DRYC

Target Property

Search Buffer

1 : 10,500
1 inch = 0.166 miles
1 inch = 875 feet
1 centimeter = 0.105 kilometers
1 centimeter = 105 meters

N

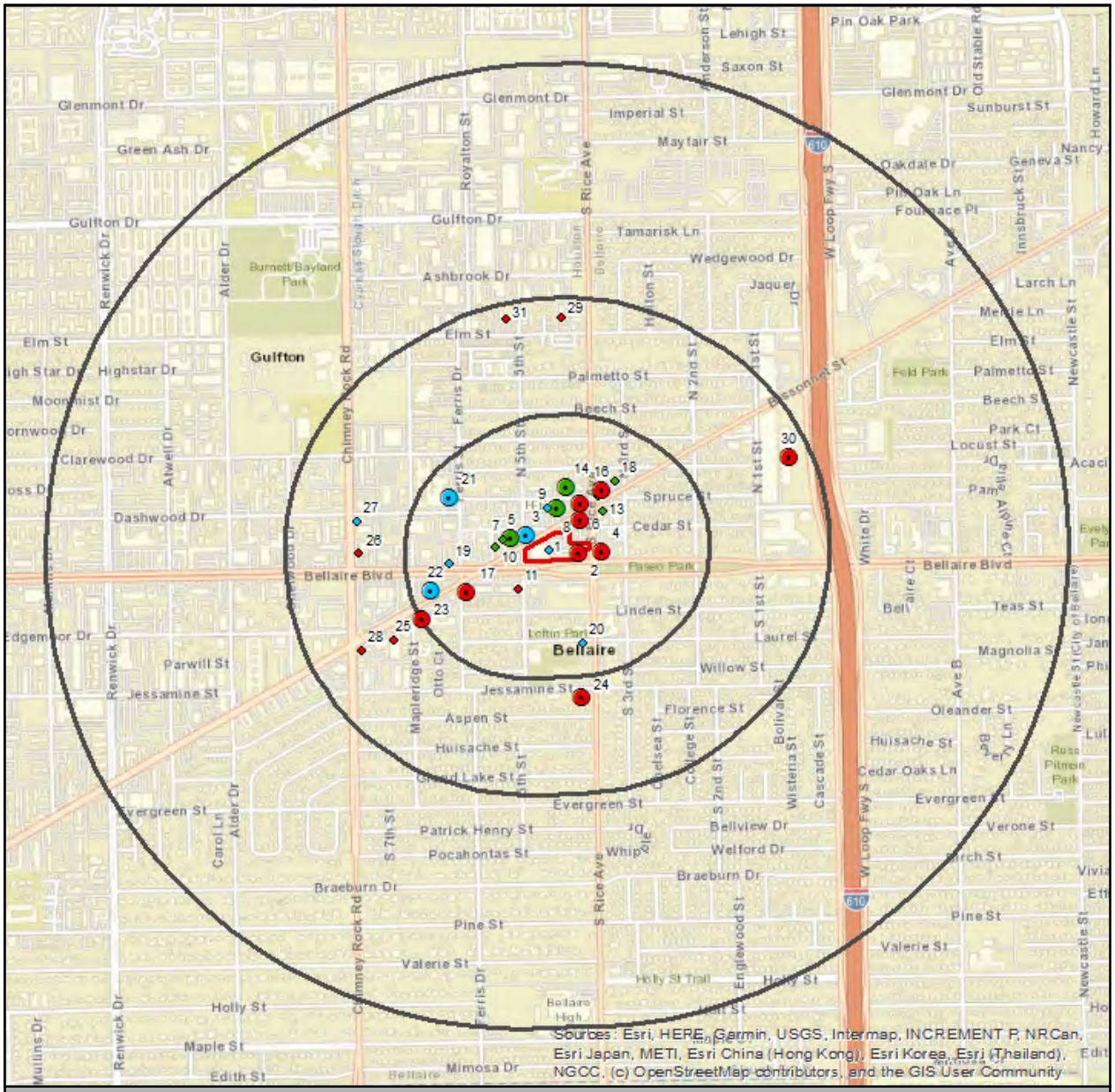
Lambert Conformal Conic Projection
1983 North American Datum
First Standard Parallel: 33 0' 00" North
Second Standard Parallel: 45 0' 00" North
Central Meridian: 96 0' 00" West
Latitude of Origin: 39 0' 00" North

Banks Environmental Data, Inc. - PO Box 12851 - Austin, TX 78711 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

Exhibit A.9

Summary Map - 1 Mile Buffer

BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP



Methodist Hospital

Single Site | Cluster Site | Large Tract | Cluster Site with Large Tract
RCRA COR, RCRA TSD, CER, LPST, NPL, ST NPL, SWLF

Single Site | Cluster Site | Large Tract | Cluster Site with Large Tract
RCRA GEN, ST & FED BWN, ST & FED EC, ST & FED IC, DNPL, CER NFRAP, PST, VCP, ST CER

Single Site | Cluster Site | Large Tract | Cluster Site with Large Tract
ERNS, HW, RCRA, DRYC

Target Property

Search Buffer

1 : 19,500
1 inch = 0.308 miles
1 inch = 1625 feet
1 centimeter = 0.195 kilometers
1 centimeter = 195 meters

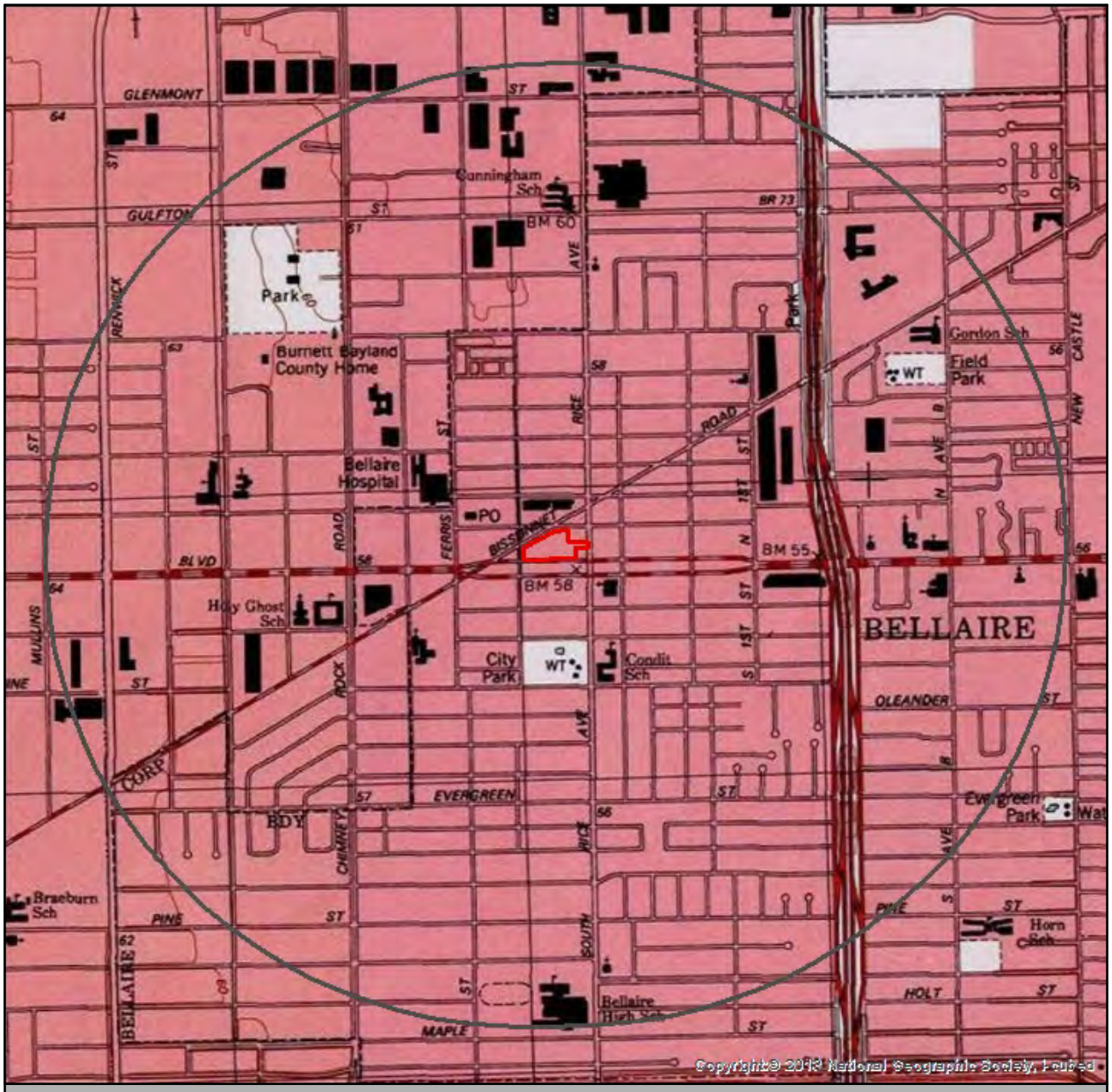
N

Lambert Conformal Conic Projection
1983 North American Datum
First Standard Parallel: 33 0' 00" North
Second Standard Parallel: 45 0' 00" North
Central Meridian: 96 0' 00" West
Latitude of Origin: 39 0' 00" North

Banks Environmental Data, Inc. - PO Box 12851 - Austin, TX 78711 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

Exhibit A.9

Topographic Overlay Map - 1 Mile Buffer



Methodist Hospital

Target Property

Search Buffer

Target Property Quad Name(s)
Bellaire (1983)

1 : 19,500
1 inch = 0.308 miles
1 inch = 1625 feet

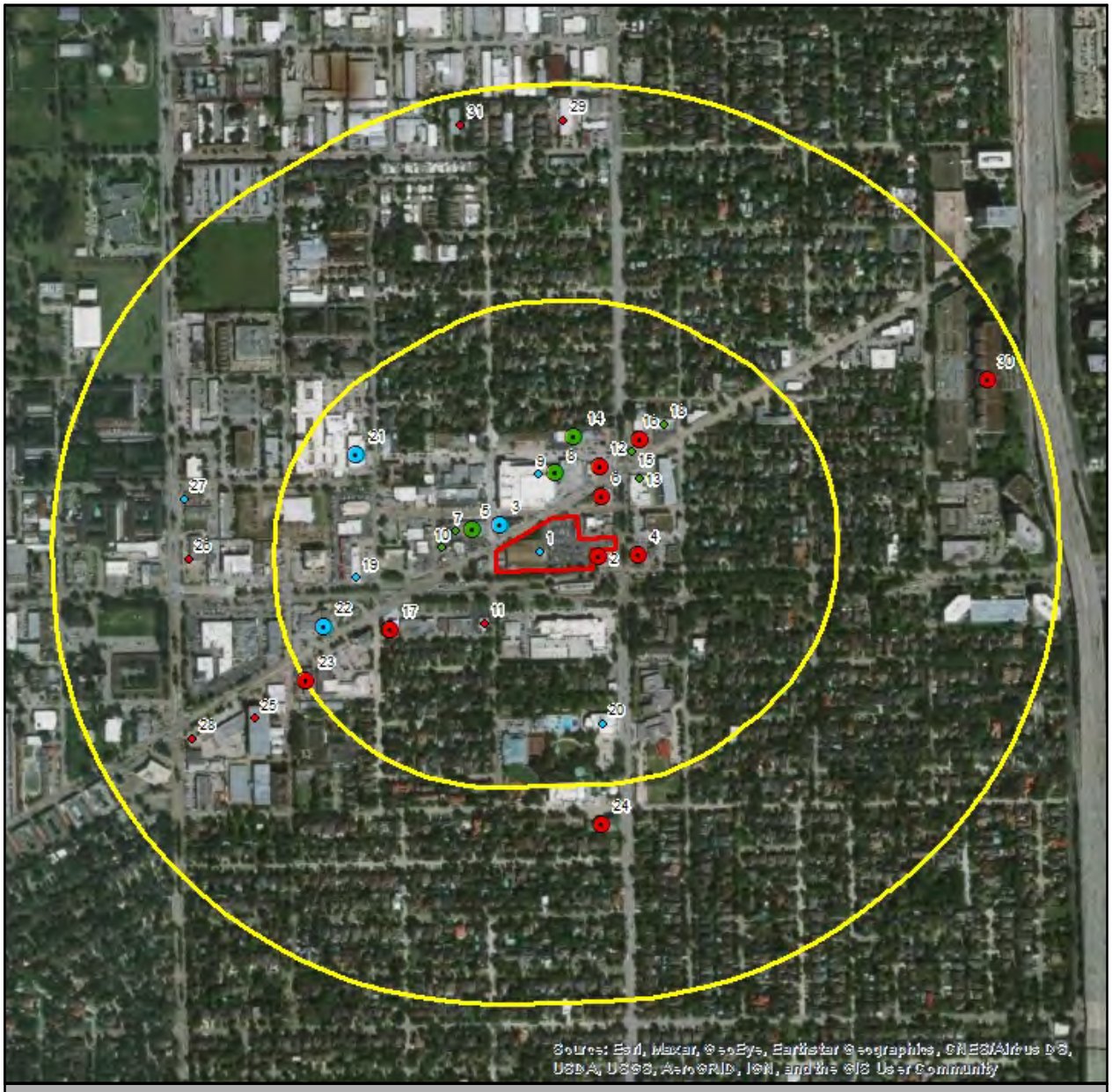
Lambert Conformal Conic Projection
1983 North American Datum
First Standard Parallel: 33 0' 00" North
Second Standard Parallel: 45 0' 00" North
Central Meridian: 96 0' 00" West
Latitude of Origin: 39 0' 00" North

N

Banks Environmental Data, Inc. - PO Box 12851 - Austin, TX 78711 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

Exhibit A.9

Current Imagery Overlay Map - 0.5 Mile Buffer



Methodist Hospital

Single Site | Cluster Site | Large Tract | Cluster Site with Large Tract
RCRA COR, RCRA TSD, CER, LPST, NPL, ST NPL, SWLF

Single Site | Cluster Site | Large Tract | Cluster Site with Large Tract
RCRA GEN, ST & FED BWN, ST & FED EC, ST & FED IC, DNPL, CER NFRAP, PST, VCP, ST CER

Single Site | Cluster Site | Large Tract | Cluster Site with Large Tract
ERNS, HW, RCRA, DRYC

Target Property

Search Buffer

1 : 10,500
1 inch = 0.166 miles
1 inch = 875 feet
1 centimeter = 0.105 kilometers
1 centimeter = 105 meters

N

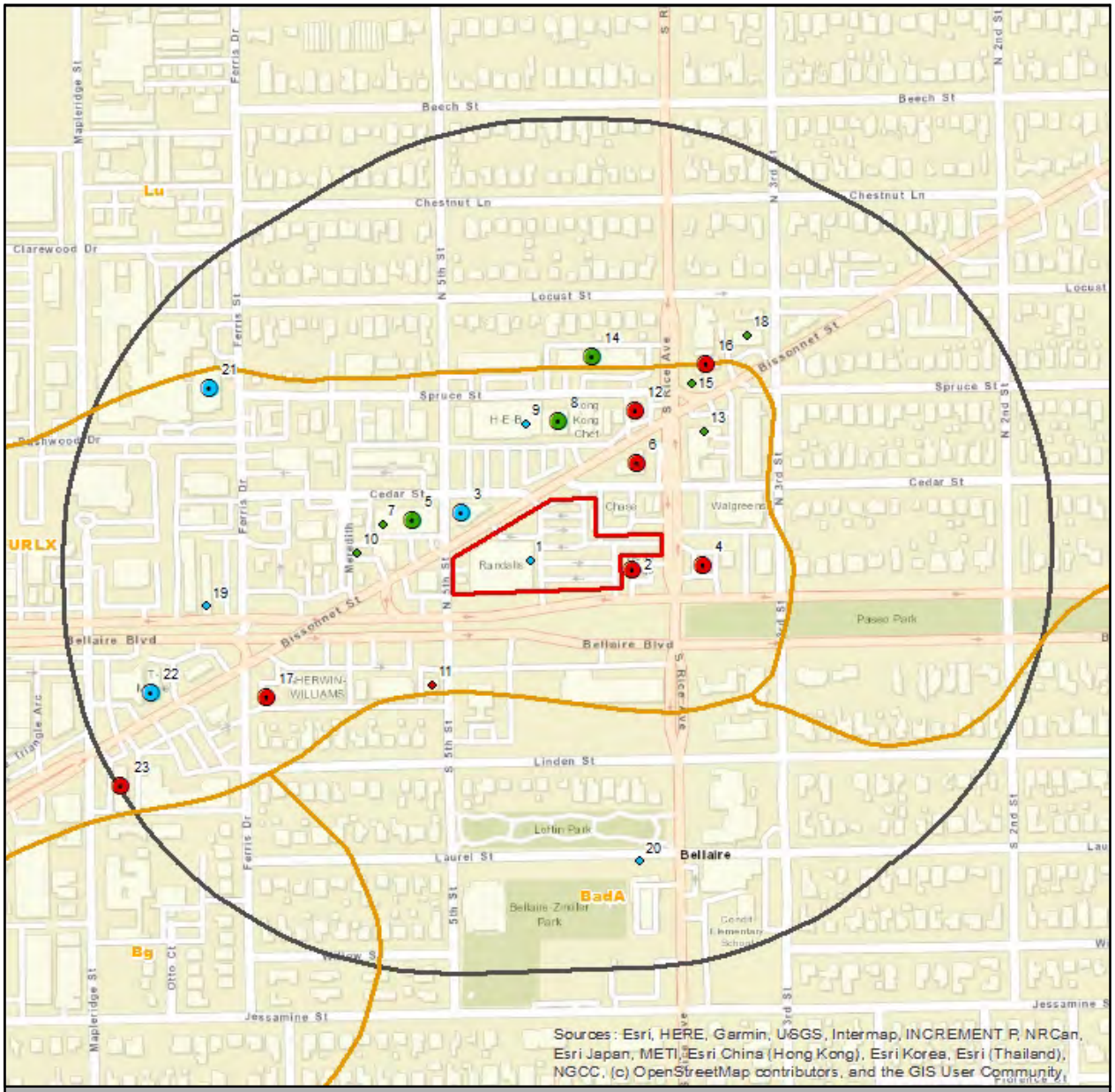
Lambert Conformal Conic Projection
1983 North American Datum
First Standard Parallel: 33 0' 00" North
Second Standard Parallel: 45 0' 00" North
Central Meridian: 96 0' 00" West
Latitude of Origin: 39 0' 00" North

Banks Environmental Data, Inc. - PO Box 12851 - Austin, TX 78711 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

Exhibit A.9

Soil Survey Map - 0.25 Mile Buffer

BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP



Methodist Hospital

Single Site | Cluster Site | Large Tract | Cluster Site with Large Tract
RCRA COR, RCRA TSD, CER, LPST, NPL, ST NPL, SWLF

Single Site | Cluster Site | Large Tract | Cluster Site with Large Tract
RCRA GEN, ST & FED BWN, ST & FED EC, ST & FED IC, DNPL, CER NFRAP, PST, VCP, ST CER

Single Site | Cluster Site | Large Tract | Cluster Site with Large Tract
ERNS, HW, RCRA, DRYC

Target Property
Search Buffer
Soils Boundary

1 : 6,000
1 inch = 0.095 miles
1 inch = 500 feet
1 centimeter = 0.060 kilometers
1 centimeter = 60 meters

N

Lambert Conformal Conic Projection
1983 North American Datum
First Standard Parallel: 33 0' 00" North
Second Standard Parallel: 45 0' 00" North
Central Meridian: 96 0' 00" West
Latitude of Origin: 39 0' 00" North

Banks Environmental Data, Inc. - PO Box 12851 - Austin, TX 78711 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

Exhibit A.9

Soils

Soils Types Found	
Target Property	URLX
Within 0.25 miles of Target Property	BadA, Lu, Bg, URLX

Soil Type Descriptions

BadA - Bacliff-Urban land complex, 0 to 1 percent slopes	
Percent Hydric	65
Minimum Depth to Bedrock	

Bacliff (65 percent)	
Hydrologic Group	High runoff potential
Soil Drainage Class	Poorly drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
A	Clay	0 cm	23 cm	A-7-6	CH
Bg	Clay	23 cm	89 cm	A-7-6	CH
Bssg	Clay	89 cm	203 cm	A-7-6	CH

Urban land (35 percent)	
Hydrologic Group	High runoff potential
Soil Drainage Class	
Corrosion Potential - Uncoated Steel	
Depth to Restrictive Feature	0 to 0 cm to Manufactured layer

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
M	Variable	0 cm	102 cm		

Bg - Bernard-Urban land complex	
Percent Hydric	0
Minimum Depth to Bedrock	

Bernard (55 percent)	
Hydrologic Group	High runoff potential
Soil Drainage Class	Somewhat poorly drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
H1	Clay loam	0 cm	15 cm	A-6, A-7	CL
H2	Clay	15 cm	86 cm	A-7-6	CH, CL
H3	Clay	86 cm	165 cm	A-7-6	CH, CL

Urban land (35 percent)	
Hydrologic Group	High runoff potential
Soil Drainage Class	
Corrosion Potential - Uncoated Steel	
Depth to Restrictive Feature	

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
H1	Variable	0 cm	102 cm		

Unnamed (10 percent)

Lu - Lake Charles- Urban land complex, 0 to 3 percent slopes	
Percent Hydric	2
Minimum Depth to Bedrock	

Banks Environmental Data, Inc. - PO Box 12851 - Austin, TX 78711 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

Exhibit A.9

Soils

Lake Charles (55 percent)	
Hydrologic Group	High runoff potential
Soil Drainage Class	Moderately well drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
A	Clay	0 cm	56 cm	A-7-5, A-7-6	CH, MH
Bkss1	Clay	91 cm	132 cm	A-7-5, A-7-6	CH
Bkss2	Clay	132 cm	203 cm	A-7-5, A-7-6	CH
Bss	Clay	56 cm	91 cm	A-7-5, A-7-6	CH

Urban land (40 percent)	
Hydrologic Group	High runoff potential
Soil Drainage Class	
Corrosion Potential - Uncoated Steel	
Depth to Restrictive Feature	0 to 0 cm to Manufactured layer

Bacliff (2 percent)	
Hydrologic Group	
Soil Drainage Class	Poorly drained
Corrosion Potential - Uncoated Steel	
Depth to Restrictive Feature	

Bernard (2 percent)	
Hydrologic Group	
Soil Drainage Class	Somewhat poorly drained
Corrosion Potential - Uncoated Steel	
Depth to Restrictive Feature	

Verland (1 percent)	
Hydrologic Group	
Soil Drainage Class	Somewhat poorly drained
Corrosion Potential - Uncoated Steel	
Depth to Restrictive Feature	

URLX - Urban land	
Percent Hydric	0
Minimum Depth to Bedrock	

Urban land (100 percent)	
Hydrologic Group	High runoff potential
Soil Drainage Class	
Corrosion Potential - Uncoated Steel	
Depth to Restrictive Feature	0 to 0 cm to Manufactured layer

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
M	Variable	0 cm	102 cm		

Banks Environmental Data, Inc. - PO Box 12851 - Austin, TX 78711 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

Exhibit A.9

Soils Descriptions

AASHTO Classification Definitions	
A-1, A-1-a, A-1-b	Granular materials (35% or less passing No. 200 sieve), sonte fragments, gravel and sand
A-2, A-2-4, A-2-5, A-2-6, A-2-7	Granular materials (35% or less passing No. 200 sieve), silty or clayey gravel and sand
A-3	Granular materials (35% or less passing No. 200 sieve), fine sand
A-4	Silt-Clay materials (more than 35% passing No. 200 sieve), silty soils
A-5	Silt-Clay materials (more than 35% passing No. 200 sieve), silty soils
A-6	Silt-Clay materials (more than 35% passing No. 200 sieve), clayey soils
A-7, A-7-5, A-7-6	Silt-Clay materials (more than 35% passing No. 200 sieve), clayey soils
A-8	Silt-Clay materials (more than 35% passing No. 200 sieve), clayey soils

Unified Classification Definitions	
CH	Fine-grained soils, silts and clays (liquid limit is 50% or more), Fat Clay
CL, CL-A (proposed), CL-K (proposed), CL-ML, CL-O (proposed), CL-T (proposed)	Fine-grained soils, silts and clays (liquid limit is less than 50%), Lean Clay
GC, GC-GM	Coarse-grained soils, Gravels, gravel with fines, Clayey Gravel
GM	Coarse-grained soils, Gravels, gravel with fines, Silty Gravel
GP, GP-GC, GP-GM	Coarse-grained soils, Gravels, clean gravels, Poorly Graded Gravel
GW, GW-GC, GW-GM	Coarse-grained soils, Gravels, clean gravels, Well-Graded Gravel
MH, MH-A, MH-K, MH-O, MH-T	Fine-grained soils, silts and clays (liquid limit is 50% or more), Elastic Silt
ML, ML-A (proposed), ML-K (proposed), ML-O (proposed), ML-T (proposed)	Fine-grained soils, silts and clays (liquid limit is less than 50%), Silt
OH, OH-T (proposed)	Fine-grained soils, silts and clays (liquid limit is 50% or more), Organic Clay or Organic Silt
OL	Fine-grained soils, silts and clays (liquid limit is less than 50%), Organic Clay or Organic Silt
PT	Highly organic soils, Peat
SC, SC-SM	Coarse-grained soils, Sands, sands with fines, Clayey Sand
SM	Coarse-grained soils, Sands, sands with fines, Silty Sand
SP, SP-SC, SP-SM	Coarse-grained soils, Sands, clean sands, Poorly Graded Sand
SW, SW-SC, SW-SM	Coarse-grained soils, Sands, clean sands, Well-Graded Sand

Source

Natural Resources Conservation Service, Soil Survey Geographic (SSURGO) Database.

Disclaimer

This Soils Survey from Banks Environmental Data, Inc. has searched Natural Resources Conservation Service (NRCS) and the Soil Survey Geographic Database (SSURGO). All soil data presented on the map and in the details section are based on information obtained from NRCS. Although Banks performs quality assurance and quality control on all data, inaccuracies of the data and mapped locations could possibly be traced to the source. Banks Environmental Data, Inc. cannot fully guarantee the accuracy of the SSURGO database maintained by NRCS.

Banks Environmental Data, Inc. - PO Box 12851 - Austin, TX 78711 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

Exhibit A.9

Water & Oil/Gas Wells Map - 0.25 Mile Buffer

BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP

Methodist Hospital

- Single Water Well
- Water Well Cluster
- Single Oil/Gas/Other Well
- Oil/Gas/Other Well Cluster
- Water/Oil/Gas/Other Well Cluster
- Target Property
- Search Buffer
- Texas Land Survey

1 : 6,000
1 inch = 0.095 miles
1 inch = 500 feet
1 centimeter = 0.060 kilometers
1 centimeter = 60 meters

N

Lambert Conformal Conic Projection
1983 North American Datum
First Standard Parallel: 33 0' 00" North
Second Standard Parallel: 45 0' 00" North
Central Meridian: 96 0' 00" West
Latitude of Origin: 39 0' 00" North

Banks Environmental Data, Inc. - PO Box 12851 - Austin, TX 78711 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

Exhibit A.9

Water & Oil/Gas Wells

Map ID	Well ID	Owner	Well Type	Elevation
1	6521413	City of Bellaire	Water: Unused	54 ft
1	6521401	City of Bellaire #2	Water: Public Supply	54 ft
1	USGS294208095280701	USGS	Water: Not Reported	54 ft
2	USGS294208095280501	USGS	Water: Not Reported	54 ft
2	6521402	City of Bellaire Well #3	Water: Public Supply	54 ft

Source

U.S. Geological Survey, Texas Water Development Board (GW and Submitted Driller's Report), Texas Commission of Environmental Quality (PWS), Railroad Commission of Texas (Production Data)

Disclaimer

This well scan from Banks Environmental Data, Inc. has included a digital search of state and federal wells currently digitized in our geospatial database. Since this scan includes only well data that is currently mapped in our geospatial database, more wells could exist within the search area. For a complete well search or to locate more details, please contact Banks to obtain a full Water Well Report or Oil & Gas Well/Pipeline Search Report. More detailed individual well records can also be obtained from Banks for an additional cost, please reference a Well ID # from this well scan.

All well locations are based on information obtained from state and federal sources. Although Banks performs quality assurance and quality control on all data, inaccuracies of the records and mapped locations could possibly be traced to the specific regulatory authority or individual well driller. Banks Environmental Data, Inc. cannot fully guarantee the accuracy of the data or well location(s) of the maps and records maintained by the state and federal agencies.

Exhibit A.9

Mapped Sites Summary

Database	Distance from Target Property	Map ID	Facility Site Name	Facility Site Address	Site Details Page #
*Sites are sorted by database tier, database, and distance from the target site.					
RCRA TSD	0.46 miles N	29	SPENCOR INC	5106 ELM, HOUSTON, TX 77081	20
RCRA GEN	Target Property	1	RANDALL'S STORE #3064	5130 BELLAIRE BLVD, BELLAIRE, TX 77401	22
RCRA GEN	0.04 miles NE	6	VOGUE CLEANERS	6600 S RICE AVE, BELLAIRE, TX 77401	24
RCRA GEN	0.05 miles N	9	FULLER OBRIEN PAINTS	5106 BISSONNETT, BELLAIRE, TX 77401	26
ERNS	0.1 miles NE	15		INTERSECTION RICE BLVD AND BISSONNETT BLVD, BELLAIRE, TX	28
LPST	Target Property	2	EXXON 60380	5102 BELLAIRE BLVD, BELLAIRE, TX 77401	29
LPST	0.03 miles E	4	CHEVRON SS 107989	5020 BELLAIRE BLVD, BELLAIRE, TX 77401	30
LPST	0.04 miles NE	6	BELLAIRE RICE PLAZA	6600 S RICE AVE, BELLAIRE, TX 77401	31
LPST	0.06 miles S	11	LALOS CAFE	5201 BELLAIRE BLVD, BELLAIRE, TX 77401	32
LPST	0.06 miles NE	12	BELLAIRE TEXACO	6512 S RICE AVE, BELLAIRE, TX 77401	33
LPST	0.06 miles NE	12	COASTAL 331	6512 S RICE AVE, BELLAIRE, TX 77401	34
LPST	0.06 miles NE	12	COASTAL MART 331	6512 S RICE AVE, BELLAIRE, TX 77401	35
LPST	0.11 miles NE	16	TEXACO STATION	5012 BISSONNET ST, BELLAIRE, TX 77401	36
LPST	0.14 miles SW	17	FORMER PROPERITY BANK DRIVE THRU	5235 BELLAIRE BLVD, BELLAIRE, TX 77401	37
LPST	0.25 miles SW	23	GOODYEAR TIRE RUBBER	5321 BISSONNET ST, BELLAIRE, TX 77401	38
LPST	0.3 miles S	24	CITY OF BELLAIRE	5101 JESSAMINE ST, BELLAIRE, TX 77401	39
LPST	0.3 miles S	24	CITY OF BELLAIRE FIRE STATION	5101 JESSAMINE ST, BELLAIRE, TX 77401	40
LPST	0.32 miles SW	25	US RENTALS	5415 BISSONNET ST, HOUSTON, TX 77081	41
LPST	0.34 miles W	26	SOUTHWEST CHEVRON	5422 BELLAIRE BLVD, BELLAIRE, TX 77401	42
LPST	0.39 miles SW	28	FORMER SERVICE STATION	5435 BISSONNET ST, HOUSTON, TX 77081	43
LPST	0.46 miles NE	30	PRUDENTIAL INSURANCE	6500 WEST LOOP S, BELLAIRE, TX 77401	44
LPST	0.46 miles NE	30	WEST LOOP SOUTH ADM BLDG W82007	6500 WEST LOOP S, BELLAIRE, TX 77401	45
LPST	0.46 miles N	31	WESTERN WASTE	5222 ELM ST, HOUSTON, TX 77081	46
PST	Target Property	2	BELLAIRE MOBIL	5102 BELLAIRE BLVD, BELLAIRE, TX 77401	47
PST	0.03 miles E	4	RICE CHEVRON	5020 BELLAIRE BLVD, BELLAIRE, TX 77401	48
PST	0.06 miles NE	12	BELLAIRE EXXON 80017930	6512 S RICE AVE, BELLAIRE, TX 77401	49
PST	0.11 miles NE	16	TEXACO STATION	5012 BISSONNET ST, BELLAIRE, TX 77401	50
PST	0.14 miles SW	17	TUNE UP PLUS	5235 BELLAIRE BLVD, BELLAIRE, TX 77401	51
PST	0.16 miles W	19	FIRESTONE 4732	5300 BELLAIRE BLVD, BELLAIRE, TX 77401	52
PST	0.18 miles S	20	CITY OF BELLAIRE	7008 S RICE AVE, BELLAIRE, TX 77401	53
PST	0.19 miles NW	21	CORNERSTONE HOSPITAL OF HOUSTON	5314 DASHWOOD DR, HOUSTON, TX 77081	54
PST	0.19 miles NW	21	BELLAIRE MEDICAL CENTER	5314 DASHWOOD DR, HOUSTON, TX 77081	55
PST	0.2 miles W	22	RAS 6 1930	5301 BELLAIRE BLVD, BELLAIRE, TX 77401	56
PST	0.25 miles SW	23	GOODYEAR TIRE & RUBBER	5321 BISSONNET ST, BELLAIRE, TX 77401	57
VCP	0.02 miles N	3	HEFNERS PLAZA CLEANERS	5130 BISSONNET ST, BELLAIRE, TX 77401	58
VCP	0.36 miles W	27	PILGRIM CLEANERS 11	6701 CHIMNEY ROCK RD, BELLAIRE, TX 77401	59
HW	Target Property	2	BELLAIRE MOBIL	5102 BELLAIRE BLVD, BELLAIRE, TX 77401	60
HW	0.02 miles N	3	PLAZA CLEANERS BELLAIRE	5130 BISSONNET ST, BELLAIRE, TX 77401	61
HW	0.03 miles E	4	CHEVRON FAC 107989	5020 BELLAIRE BLVD, BELLAIRE, TX 77401	62
HW	0.03 miles NW	5	KWIK KOPY 18	5215 CEDAR ST, BELLAIRE, TX 77401	63
HW	0.05 miles N	8	DRYCLEAN CITY	5118 Bissonnet St, Bellaire, TX 77401	64
HW	0.09 miles N	14	VERLANDERS	5108 SPRUCE ST, BELLAIRE, TX 77401	65
HW	0.19 miles NW	21	BELLAIRE HOSPITAL	5314 DASHWOOD DR, HOUSTON, TX 77081	66
HW	0.25 miles SW	23	GOODYEAR TIRE & RUBBER	5321 BISSONNET ST, BELLAIRE, TX 77401	67
RCRA	Target Property	2	BELLAIRE MOBIL	5102 BELLAIRE BVD, BELLAIRE, TX 77401	68
RCRA	0.02 miles N	3	PLAZA CLEANERS	5130 BISSONNET, BELLAIRE, TX 77401	69
RCRA	0.03 miles E	4	CHEVRON USA	5020 BELLAIRE, BELLAIRE, TX 77401	71
RCRA	0.03 miles NW	5	KWIK KOPY 18	5215 CEDAR, BELLAIRE, TX 77401	72
RCRA	0.05 miles N	8	RAVINDER SINGH DBA DRYCLEAN CITY	5118 BISSONNET ST, BELLAIRE, TX 77401	73
RCRA	0.09 miles N	14	VERLANDERS	5108 SPRUCE RD, BELLAIRE, TX 77401	75
RCRA	0.19 miles NW	21	BELLAIRE GENERAL HOSPITAL	5314 DASHWOOD, HOUSTON, TX 77081	76
RCRA	0.25 miles SW	23	THE GOODYEAR TIRE & RUBBER COMPANY	5321 BISSONNET, BELLAIRE, TX 77401	78

Banks Environmental Data, Inc. - PO Box 12851 - Austin, TX 78711 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

Exhibit A.9

Mapped Sites Summary

Database	Distance from Target Property	Map ID	Facility Site Name	Facility Site Address	Site Details Page #
DRYC	0.02 miles N	3	HEFNERS PLAZA CLEANERS	5130 BISSONNET ST, BELLAIRE, TX 77401	80
DRYC	0.04 miles NE	6	VOGUE CLEANERS	6600 S RICE AVE STE B, BELLAIRE, TX 77401	81
DRYC	0.05 miles NW	7	HEFNERS PLAZA CLEANERS	5204A BISSONNET ST, BELLAIRE, TX 77401	82
DRYC	0.05 miles N	8	BOUQUELLE CLEANERS	5118 BISSONNET ST, BELLAIRE, TX 77401	83
DRYC	0.06 miles W	10	HEFNERS PLAZA CLEANERS	5212 BISSONNET ST, BELLAIRE, TX 77401	85
DRYC	0.07 miles N	13	MEYERLAND CLEANERS	5009 BISSONNET ST, BELLAIRE, TX 77401	86
DRYC	0.09 miles N	14	VERLANDER CLEANERS	5108 SPRUCE ST, BELLAIRE, TX 77401	87
DRYC	0.14 miles NE	18	PILGRIM CLEANERS 11	5000 BISSONNET ST, BELLAIRE, TX 77401	89
DRYC	0.2 miles W	22	TIDE DRY CLEANERS 10252	5311 BELLAIRE BLVD, BELLAIRE, TX 77401	90

*Sites are sorted by database tier, database, and distance from the target site.

End of Mapped Sites Summary Section

Banks Environmental Data, Inc. - PO Box 12851 - Austin, TX 78711 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

Exhibit A.9

Unmapped Sites Summary

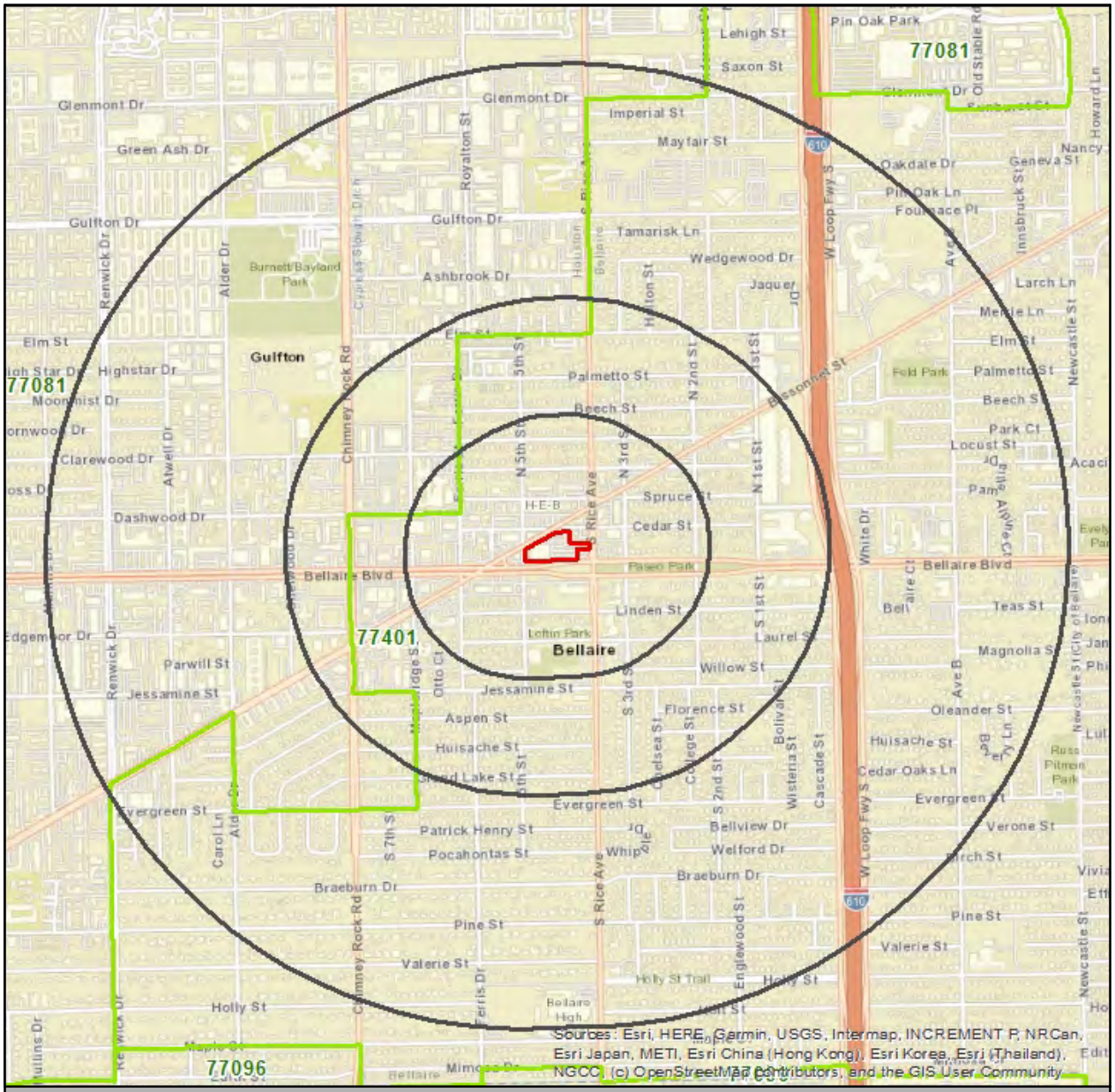
Database	Facility Site Name	Facility Site Address	Site Details Page #
ERNS		HOUSTON, TX	91
LPST	A PLUS PAWN	HOUSTON, TX	92
LPST	DIAMOND SHAMROCK	HOUSTON, TX	93

*Sites are sorted by database tier and database.

End of Unmapped Sites Summary Section

Exhibit A.9

Zip Code Map - 1 Mile Buffer



Methodist Hospital

Target Property

Search Buffer

Zip Code Boundary

1 : 19,500
1 inch = 0.308 miles
1 inch = 1625 feet
1 centimeter = 0.195 kilometers
1 centimeter = 195 meters

N

Lambert Conformal Conic Projection
1983 North American Datum
First Standard Parallel: 33 0' 00" North
Second Standard Parallel: 45 0' 00" North
Central Meridian: 96 0' 00" West
Latitude of Origin: 39 0' 00" North

Banks Environmental Data, Inc. - PO Box 12851 - Austin, TX 78711 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

Exhibit A.9

MapID 29: RCRA TSD - 5106 ELM

RCRA TSD - RCRA non-CORRACTS TSD

Map ID #29	**RCRA TSD - RCRA non-CORRACTS TSD**	**Source: EPA**
EPA Handler ID: TXD988023131	**Handler Sequence Number: 1**	**Banks ID: TXD988023131**
SPENCOR INC		Rel. Loc.: 0.46 miles N
5106 ELM, HOUSTON, TX 77081		Elevation: 54.38 feet (+54.38)

Status:	Active Site - Handler Activities;
Owner Name:	KAYLA SUZANNE BYRD
Operator Name:	
Mailing Address Street #:	5106
Mailing Address Street:	ELM
Mailing Address Street:	
Mailing Address City:	HOUSTON
Mailing Address State:	TX
Mailing Address Zip:	77081
Contact Name:	BURNS CLELAND
Contact Address Street #:	
Contact Address Street:	5106 ELM
Contact Address Street:	
Contact Address City:	HOUSTON
Contact Address State:	TX
Contact Address Zip:	77081
Contact Phone:	713-666-5600
Contact Email Address:	
Government Performance and Results Act (GPRA) Permit:	The facility does not exist on the Operating/Post-Closure Permit Baseline.
Government Performance and Results Act (GPRA) Corrective Action:	No
Permit Workload:	------
Closure Workload:	------
Post-Closure Workload:	------
Subject to Corrective Action:	No
Subject to Corrective Action 3004:	No
Subject to Corrective Action Non-TSDF:	No
Corrective Action Workload:	No
Generator Status:	
Nuclear Mixed Waste Handler:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
NAIC Description 1:	
Federal Generator Class:	Conditionally Exempt Small Quantity Generator
State Generator Class:	
Environmental Controls in Place:	No
Institutional Controls in Place:	No
Groundwater Controls in Place:	No
Significant Non-Compliance:	No
Unaddressed Significant Non-Complier:	No
Addressed Significant Non-Complier:	No
Significant Non-Complier with Compliance Schedule:	No
Short Term Generator:	No
Mixed Waste Generator:	No
Transfer Facility:	No
Importer Activity:	No
Transporter Activity:	Yes
Recycler Activity:	No
Receives waste from Offsite:	No
Universal Waste:	No

Hazardous Waste Description

CORROSIVE WASTE

Exhibit A.9

MapID 29: RCRA TSD - 5106 ELM

Continued from Previous Page

End of RCRA TSD Sites Section

Banks Environmental Data, Inc. - PO Box 12851 - Austin, TX 78711 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

Exhibit A.9

MapID 1: RCRA GEN - 5130 BELLAIRE BLVD

RCRA GEN - RCRA Generators

Map ID #1	**RCRA GEN - RCRA Generators**	**Source: EPA**
EPA Handler ID: TXR000082033	**Handler Sequence Number: 1**	**Banks ID: TXR000082033**
RANDALL'S STORE #3064		Rel. Loc.: Target Property
5130 BELLAIRE BLVD, BELLAIRE, TX 77401		Elevation: 55.58 feet (+55.58)

Status:	Active Site - Handler Activities;
Owner Name:	WRI HR VENTURE PROP I LLC
Operator Name:	RANDALL'S
Mailing Address Street #:	5918
Mailing Address Street:	STONERIDGE MALL ROAD
Mailing Address Street:	
Mailing Address City:	PLEASANTON
Mailing Address State:	CA
Mailing Address Zip:	94588
Contact Name:	KEITH B POWERS
Contact Address Street #:	5918
Contact Address Street:	STONERIDGE MALL ROAD
Contact Address Street:	
Contact Address City:	PLEASANTON
Contact Address State:	CA
Contact Address Zip:	94588
Contact Phone:	925-226-5655
Contact Email Address:	KEITH.POWERS@SAFEWAY.COM
Government Performance and Results Act (GPRA) Permit:	The facility does not exist on the Operating/Post-Closure Permit Baseline.
Government Performance and Results Act (GPRA) Corrective Action:	No
Permit Workload:	------
Closure Workload:	------
Post-Closure Workload:	------
Subject to Corrective Action:	No
Subject to Corrective Action 3004:	No
Subject to Corrective Action Non-TSDF:	No
Corrective Action Workload:	No
Generator Status:	
Nuclear Mixed Waste Handler:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
NAIC Description 1:	SUPERMARKETS AND OTHER GROCERY RETAILERS (EXCEPT CONVENIENCE RETAILERS)
Federal Generator Class:	Conditionally Exempt Small Quantity Generator
State Generator Class:	
Environmental Controls in Place:	No
Institutional Controls in Place:	No
Groundwater Controls in Place:	No
Significant Non-Compliance:	No
Unaddressed Significant Non-Complier:	No
Addressed Significant Non-Complier:	No
Significant Non-Complier with Compliance Schedule:	No
Short Term Generator:	No
Mixed Waste Generator:	No
Transfer Facility:	No
Importer Activity:	No
Transporter Activity:	No
Recycler Activity:	No
Receives waste from Offsite:	No
Universal Waste:	No

Hazardous Waste Description

Exhibit A.9

MapID 1: RCRA GEN - 5130 BELLAIRE BLVD

Continued from Previous Page

CORROSIVE WASTE
IGNITABLE WASTE
NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS

Exhibit A.9

MapID 6: RCRA GEN - 6600 S RICE AVE

Map ID #6	**RCRA GEN - RCRA Generators**	**Source: EPA**
EPA Handler ID: TXR000071266	**Handler Sequence Number: 1**	**Banks ID: TXR000071266**
VOGUE CLEANERS		Rel. Loc.: 0.04 miles NE
6600 S RICE AVE, BELLAIRE, TX 77401		Elevation: 54.58 feet (+54.58)

Status:	Active Site - Handler Activities;
Owner Name:	
Operator Name:	
Mailing Address Street #:	6600
Mailing Address Street:	S RICE AVE
Mailing Address Street:	
Mailing Address City:	BELLAIRE
Mailing Address State:	TX
Mailing Address Zip:	77401
Contact Name:	
Contact Address Street #:	
Contact Address Street:	
Contact Address Street:	
Contact Address City:	
Contact Address State:	
Contact Address Zip:	
Contact Phone:	
Contact Email Address:	
Government Performance and Results Act (GPRA) Permit:	The facility does not exist on the Operating/Post-Closure Permit Baseline.
Government Performance and Results Act (GPRA) Corrective Action:	No
Permit Workload:	------
Closure Workload:	------
Post-Closure Workload:	------
Subject to Corrective Action:	No
Subject to Corrective Action 3004:	No
Subject to Corrective Action Non-TSDF:	No
Corrective Action Workload:	No
Generator Status:	
Nuclear Mixed Waste Handler:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
NAIC Description 1:	
Federal Generator Class:	Conditionally Exempt Small Quantity Generator
State Generator Class:	
Environmental Controls in Place:	No
Institutional Controls in Place:	No
Groundwater Controls in Place:	No
Significant Non-Compliance:	No
Unaddressed Significant Non-Complier:	No
Addressed Significant Non-Complier:	No
Significant Non-Complier with Compliance Schedule:	No
Short Term Generator:	No
Mixed Waste Generator:	No
Transfer Facility:	No
Importer Activity:	No
Transporter Activity:	No
Recycler Activity:	No
Receives waste from Offsite:	No
Universal Waste:	No

Enforcement Description	Responsible Enforcement Agency	Enforcement Date
LETTER OF INTENT TO INITIATE ENFORCEMENT ACTION	State	8/17/2006
FINAL 3008(A) COMPLIANCE ORDER	State	2/5/2007

Exhibit A.9

MapID 6: RCRA GEN - 6600 S RICE AVE

Continued from Previous Page

REFERRAL TO ESC ENFORCEMENT SCREEN COMM.			State	8/24/2006
INITIAL 3008(A) COMPLIANCE			State	8/4/2006
Evaluation Description		**Responsible Agency**	**Evaluation Date**	**Violation Found**
COMPLIANCE EVALUATION INSPECTION ON-SITE		State	6/1/2006	Yes
Violation Description	**Violation Determined By**	**Violation Date**	**Actual Resolution Date**	**Scheduled Resolution Date**
State Statutory or Regulatory requirements that are broader-in-scope than the federal RCRA requirements	State	6/1/2006	2/5/2007	

Banks Environmental Data, Inc. - PO Box 12851 - Austin, TX 78711 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

Exhibit A.9

MapID 9: RCRA GEN - 5106 BISSONNETT

Map ID #9	**RCRA GEN - RCRA Generators**	**Source: EPA**
EPA Handler ID: TX0000045609	**Handler Sequence Number: 1**	**Banks ID: TX0000045609**
FULLER OBRIEN PAINTS		Rel. Loc.: 0.05 miles N
5106 BISSONNETT, BELLAIRE, TX 77401		Elevation: 54.8 feet (+54.8)

Status:	Active Site - Handler Activities;
Owner Name:	THE GLIDDEN COMPANY
Operator Name:	
Mailing Address Street #:	5106
Mailing Address Street:	BISSONNETT
Mailing Address Street:	
Mailing Address City:	BELLAIRE
Mailing Address State:	TX
Mailing Address Zip:	77401
Contact Name:	STEVEN LOLLI
Contact Address Street #:	
Contact Address Street:	16651 SPRAGUE ROAD
Contact Address Street:	
Contact Address City:	STRONGSVILLE
Contact Address State:	OH
Contact Address Zip:	44136
Contact Phone:	216-826-5255
Contact Email Address:	
Government Performance and Results Act (GPRA) Permit:	The facility does not exist on the Operating/Post-Closure Permit Baseline.
Government Performance and Results Act (GPRA) Corrective Action:	No
Permit Workload:	------
Closure Workload:	------
Post-Closure Workload:	------
Subject to Corrective Action:	No
Subject to Corrective Action 3004:	No
Subject to Corrective Action Non-TSDF:	No
Corrective Action Workload:	No
Generator Status:	Small Quantity Generator
Nuclear Mixed Waste Handler:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
NAIC Description 1:	
Federal Generator Class:	Small Quantity Generator
State Generator Class:	
Environmental Controls in Place:	No
Institutional Controls in Place:	No
Groundwater Controls in Place:	No
Significant Non-Compliance:	No
Unaddressed Significant Non-Complier:	No
Addressed Significant Non-Complier:	No
Significant Non-Complier with Compliance Schedule:	No
Short Term Generator:	No
Mixed Waste Generator:	No
Transfer Facility:	No
Importer Activity:	No
Transporter Activity:	No
Recycler Activity:	No
Receives waste from Offsite:	No
Universal Waste:	No

Hazardous Waste Description

CORROSIVE WASTE
IGNITABLE WASTE
METHYL ETHYL KETONE

Exhibit A.9

MapID 9: RCRA GEN - 5106 BISSONNETT

Continued from Previous Page

THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

End of RCRA GEN Sites Section

Exhibit A.9

MapID 15: ERNS - INTERSECTION RICE BLVD AND BISSONNETT BL

ERNS - ERNS List

Map ID #15	**ERNS - ERNS List**	**Source: EPA/National Response Center**
Report #: 09686	**Secondary ID: NA**	**Banks ID: 88-09686**
		Rel. Loc.: 0.1 miles NE
INTERSECTION RICE BLVD AND BISSONNETT BLVD, BELLAIRE, TX		Elevation: 55.14 feet (+55.14)

Responsible Party:	
Incident Location:	INTERSECTION RICE BLVD AND BISSONNETT BLVD
Incident Date/Time:	7/19/1988 12:00 AM
Cause of Incident:	
Description of Incident:	SOUTH WESTERN BELL UTILTY HOLE HAS GAS OIL AND WAT
Incident Type:	
Additional Information:	
Any Fatalities:	No
Number of Fatalities:	0
Remedial Action Taken:	HAVE VACUUM TRUCK ON SCENE REMOVING PRODUCT AND LO
Medium Affected:	
Medium Description:	
Railroad Involved:	
Pipeline Type Involved:	
Source:	
Materials Spilled	GASOLINE, OIL AND WA

End of ERNS Sites Section

Banks Environmental Data, Inc. - PO Box 12851 - Austin, TX 78711 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

Exhibit A.9

MapID 2: LPST - 5102 BELLAIRE BLVD

LPST - State/Tribal Leaking Storage Tank

Map ID #2	**LPST - State/Tribal Leaking Storage Tank**	**Source: TCEQ**
LPST ID: 108307	**Facility ID: 0026342**	**Banks ID: 108307**
EXXON 60380		Rel. Loc.: Target Property
5102 BELLAIRE BLVD, BELLAIRE, TX 77401		Elevation: 55.48 feet (+55.48)

Additional Location Information:	REGION 12 - HOUSTON
Status:	6A - FINAL CONCURRENCE ISSUED
Leak Discovery Date:	6/21/1994
Damage Description:	4.1 - GW IMPACTED NO APPARENT THREATS OR IMPACTS TO RECEPTORS
Leak Closure Date:	6/23/1997
State Contact Name:	JSIROTA

Exhibit A.9

MapID 4: LPST - 5020 BELLAIRE BLVD

Map ID #4	**LPST - State/Tribal Leaking Storage Tank**	**Source: TCEQ**
LPST ID: 94062	**Facility ID: 0029178**	**Banks ID: 94062**
CHEVRON SS 107989		Rel. Loc.: 0.03 miles E
5020 BELLAIRE BLVD, BELLAIRE, TX 77401		Elevation: 54.54 feet (+54.54)

Additional Location Information:	REGION 12 - HOUSTON
Status:	6A - FINAL CONCURRENCE ISSUED
Leak Discovery Date:	11/15/1989
Damage Description:	4.1 - GW IMPACTED NO APPARENT THREATS OR IMPACTS TO RECEPTORS
Leak Closure Date:	10/1/1997
State Contact Name:	VYF

Exhibit A.9

MapID 6: LPST - 6600 S RICE AVE

Map ID #6	**LPST - State/Tribal Leaking Storage Tank**	**Source: TCEQ**
LPST ID: 120866	**Secondary ID: NA**	**Banks ID: 120866**
BELLAIRE RICE PLAZA		Rel. Loc.: 0.04 miles NE
6600 S RICE AVE, BELLAIRE, TX 77401		Elevation: 54.58 feet (+54.58)

Additional Location Information:	REGION 12 - HOUSTON
Status:	6A - FINAL CONCURRENCE ISSUED
Leak Discovery Date:	9/9/2019
Damage Description:	4.1 - GW IMPACTED NO APPARENT THREATS OR IMPACTS TO RECEPTORS
Leak Closure Date:	11/3/2020
State Contact Name:	JHALFHIL

Exhibit A.9

MapID 11: LPST - 5201 BELLAIRE BLVD

Map ID #11	**LPST - State/Tribal Leaking Storage Tank**	**Source: TCEQ**
LPST ID: 108617	**Facility ID: NA**	**Banks ID: 108617**
LALOS CAFE		Rel. Loc.: 0.06 miles S
5201 BELLAIRE BLVD, BELLAIRE, TX 77401		Elevation: 55.01 feet (+55.01)

Additional Location Information:	REGION 12 - HOUSTON
Status:	6A - FINAL CONCURRENCE ISSUED
Leak Discovery Date:	9/1/1994
Damage Description:	4.1 - GW IMPACTED NO APPARENT THREATS OR IMPACTS TO RECEPTORS
Leak Closure Date:	6/29/2001
State Contact Name:	SWAUGH

Exhibit A.9

MapID 12: LPST - 6512 S RICE AVE

Map ID #12	**LPST - State/Tribal Leaking Storage Tank**	**Source: TCEQ**
LPST ID: 119421	**Facility ID: NA**	**Banks ID: 119421**
BELLAIRE TEXACO		Rel. Loc.: 0.06 miles NE
6512 S RICE AVE, BELLAIRE, TX 77401		Elevation: 54.58 feet (+54.58)

Additional Location Information:	REGION 12 - HOUSTON
Status:	6A - FINAL CONCURRENCE ISSUED
Leak Discovery Date:	5/15/2014
Damage Description:	4.1 - GW IMPACTED NO APPARENT THREATS OR IMPACTS TO RECEPTORS
Leak Closure Date:	7/24/2014
State Contact Name:	MMARRERO

Exhibit A.9

MapID 12: LPST - 6512 S RICE AVE

Map ID #12	**LPST - State/Tribal Leaking Storage Tank**	**Source: TCEQ**
LPST ID: 115386	**Facility ID: 0027880**	**Banks ID: 115386**
COASTAL 331		Rel. Loc.: 0.06 miles NE
6512 S RICE AVE, BELLAIRE, TX 77401		Elevation: 54.58 feet (+54.58)

Additional Location Information:	REGION 12 - HOUSTON
Status:	6A - FINAL CONCURRENCE ISSUED
Leak Discovery Date:	8/1/2001
Damage Description:	4.1 - GW IMPACTED NO APPARENT THREATS OR IMPACTS TO RECEPTORS
Leak Closure Date:	1/26/2007
State Contact Name:	SWAUGH

Exhibit A.9

MapID 12: LPST - 6512 S RICE AVE

Map ID #12	**LPST - State/Tribal Leaking Storage Tank**	**Source: TCEQ**
LPST ID: 97516	**Facility ID: 0027880**	**Banks ID: 97516**
COASTAL MART 331		Rel. Loc.: 0.06 miles NE
6512 S RICE AVE, BELLAIRE, TX 77401		Elevation: 54.58 feet (+54.58)

Additional Location Information:	REGION 12 - HOUSTON
Status:	6A - FINAL CONCURRENCE ISSUED
Leak Discovery Date:	12/13/1990
Damage Description:	4.1 - GW IMPACTED NO APPARENT THREATS OR IMPACTS TO RECEPTORS
Leak Closure Date:	12/22/1999
State Contact Name:	GAB

Exhibit A.9

MapID 16: LPST - 5012 BISSONNET ST

Map ID #16	**LPST - State/Tribal Leaking Storage Tank**	**Source: TCEQ**
LPST ID: 92013	**Facility ID: 0058360**	**Banks ID: 92013**
TEXACO STATION		Rel. Loc.: 0.11 miles NE
5012 BISSONNET ST, BELLAIRE, TX 77401		Elevation: 55.29 feet (+55.29)

Additional Location Information:	REGION 12 - HOUSTON
Status:	6A - FINAL CONCURRENCE ISSUED
Leak Discovery Date:	7/19/1988
Damage Description:	4.1 - GW IMPACTED NO APPARENT THREATS OR IMPACTS TO RECEPTORS
Leak Closure Date:	12/19/1997
State Contact Name:	BBELECKI

Exhibit A.9

MapID 17: LPST - 5235 BELLAIRE BLVD

Map ID #17	**LPST - State/Tribal Leaking Storage Tank**	**Source: TCEQ**
LPST ID: 120180	**Facility ID: NA**	**Banks ID: 120180**
FORMER PROPERITY BANK DRIVE THRU		Rel. Loc.: 0.14 miles SW
5235 BELLAIRE BLVD, BELLAIRE, TX 77401		Elevation: 54.54 feet (+54.54)

Additional Location Information:	REGION 12 - HOUSTON
Status:	6A - FINAL CONCURRENCE ISSUED
Leak Discovery Date:	9/17/2016
Damage Description:	4.1 - GW IMPACTED NO APPARENT THREATS OR IMPACTS TO RECEPTORS
Leak Closure Date:	3/27/2017
State Contact Name:	REASON

Exhibit A.9

MapID 23: LPST - 5321 BISSONNET ST

Map ID #23	**LPST - State/Tribal Leaking Storage Tank**	**Source: TCEQ**
LPST ID: 106516	**Facility ID: 0013166**	**Banks ID: 106516**
GOODYEAR TIRE RUBBER		Rel. Loc.: 0.25 miles SW
5321 BISSONNET ST, BELLAIRE, TX 77401		Elevation: 55.11 feet (+55.11)

Additional Location Information:	REGION 12 - HOUSTON
Status:	6A - FINAL CONCURRENCE ISSUED
Leak Discovery Date:	4/16/1993
Damage Description:	5 - MINOR SOIL CONTAMINATION - DOES NOT REQUIRE A RAP
Leak Closure Date:	7/21/1994
State Contact Name:	HWELCH

Exhibit A.9

MapID 24: LPST - 5101 JESSAMINE ST

Map ID #24	**LPST - State/Tribal Leaking Storage Tank**	**Source: TCEQ**
LPST ID: 103837	**Facility ID: 0020648**	**Banks ID: 103837**
CITY OF BELLAIRE		Rel. Loc.: 0.3 miles S
5101 JESSAMINE ST, BELLAIRE, TX 77401		Elevation: 53.49 feet (+53.49)

Additional Location Information:	REGION 12 - HOUSTON
Status:	6A - FINAL CONCURRENCE ISSUED
Leak Discovery Date:	7/14/1992
Damage Description:	5 - MINOR SOIL CONTAMINATION - DOES NOT REQUIRE A RAP
Leak Closure Date:	9/2/1993
State Contact Name:	HWELCH

Exhibit A.9

MapID 24: LPST - 5101 JESSAMINE ST

Map ID #24	**LPST - State/Tribal Leaking Storage Tank**	**Source: TCEQ**
LPST ID: 118110	**Facility ID: 0020648**	**Banks ID: 118110**
CITY OF BELLAIRE FIRE STATION		Rel. Loc.: 0.3 miles S
5101 JESSAMINE ST, BELLAIRE, TX 77401		Elevation: 53.49 feet (+53.49)

Additional Location Information:	REGION 12 - HOUSTON
Status:	6P - FINAL PENDING WELL PLUG
Leak Discovery Date:	5/19/2009
Damage Description:	4.1 - GW IMPACTED NO APPARENT THREATS OR IMPACTS TO RECEPTORS
Leak Closure Date:	1/15/2010
State Contact Name:	MBRATBER

Exhibit A.9

MapID 25: LPST - 5415 BISSONNET ST

Map ID #25	**LPST - State/Tribal Leaking Storage Tank**	**Source: TCEQ**
LPST ID: 115052	**Facility ID: 0036097**	**Banks ID: 115052**
US RENTALS		Rel. Loc.: 0.32 miles SW
5415 BISSONNET ST, HOUSTON, TX 77081		Elevation: 55.52 feet (+55.52)

Additional Location Information:	REGION 12 - HOUSTON
Status:	6A - FINAL CONCURRENCE ISSUED
Leak Discovery Date:	
Damage Description:	4.1 - GW IMPACTED NO APPARENT THREATS OR IMPACTS TO RECEPTORS
Leak Closure Date:	7/26/2001
State Contact Name:	BLM

Exhibit A.9

MapID 26: LPST - 5422 BELLAIRE BLVD

Map ID #26	**LPST - State/Tribal Leaking Storage Tank**	**Source: TCEQ**
LPST ID: 109697	**Facility ID: 0016258**	**Banks ID: 109697**
SOUTHWEST CHEVRON		Rel. Loc.: 0.34 miles W
5422 BELLAIRE BLVD, BELLAIRE, TX 77401		Elevation: 55.98 feet (+55.98)

Additional Location Information:	REGION 12 - HOUSTON
Status:	6A - FINAL CONCURRENCE ISSUED
Leak Discovery Date:	7/12/1995
Damage Description:	4.1 - GW IMPACTED NO APPARENT THREATS OR IMPACTS TO RECEPTORS
Leak Closure Date:	9/24/1997
State Contact Name:	PCUNNING

Exhibit A.9

MapID 28: LPST - 5435 BISSONNET ST

Map ID #28	**LPST - State/Tribal Leaking Storage Tank**	**Source: TCEQ**
LPST ID: 117022	**Facility ID: NA**	**Banks ID: 117022**
FORMER SERVICE STATION		Rel. Loc.: 0.39 miles SW
5435 BISSONNET ST, HOUSTON, TX 77081		Elevation: 55.41 feet (+55.41)

Additional Location Information:	REGION 12 - HOUSTON
Status:	6A - FINAL CONCURRENCE ISSUED
Leak Discovery Date:	6/19/2006
Damage Description:	4.1 - GW IMPACTED NO APPARENT THREATS OR IMPACTS TO RECEPTORS
Leak Closure Date:	8/20/2009
State Contact Name:	THASAN

Exhibit A.9

MapID 30: LPST - 6500 WEST LOOP S

Map ID #30	**LPST - State/Tribal Leaking Storage Tank**	**Source: TCEQ**
LPST ID: 93028	**Facility ID: 0043785**	**Banks ID: 93028**
PRUDENTIAL INSURANCE		Rel. Loc.: 0.46 miles NE
6500 WEST LOOP S, BELLAIRE, TX 77401		Elevation: 54.2 feet (+54.2)

Additional Location Information:	REGION 12 - HOUSTON
Status:	6A - FINAL CONCURRENCE ISSUED
Leak Discovery Date:	5/17/1989
Damage Description:	4A - SOIL CONTAMINATION ONLY REQUIRES FULL SITE ASSESSMENT RAP
Leak Closure Date:	6/27/1989
State Contact Name:	HWELCH

Exhibit A.9

MapID 30: LPST - 6500 WEST LOOP S

Map ID #30	**LPST - State/Tribal Leaking Storage Tank**	**Source: TCEQ**
LPST ID: 117582	**Facility ID: 0043785**	**Banks ID: 117582**
WEST LOOP SOUTH ADM BLDG W82007		Rel. Loc.: 0.46 miles NE
6500 WEST LOOP S, BELLAIRE, TX 77401		Elevation: 54.2 feet (+54.2)

Additional Location Information:	REGION 12 - HOUSTON
Status:	6A - FINAL CONCURRENCE ISSUED
Leak Discovery Date:	10/31/2007
Damage Description:	2.5 - GW IMPACT PUBLIC/DOMESTIC WATER SUPPLY WELL W/IN 0.25mi
Leak Closure Date:	1/25/2010
State Contact Name:	THASAN

Exhibit A.9

MapID 31: LPST - 5222 ELM ST

Map ID #31	**LPST - State/Tribal Leaking Storage Tank**	**Source: TCEQ**
LPST ID: 93274	**Facility ID: 0054679**	**Banks ID: 93274**
WESTERN WASTE		Rel. Loc.: 0.46 miles N
5222 ELM ST, HOUSTON, TX 77081		Elevation: 56.8 feet (+56.8)

Additional Location Information:	REGION 12 - HOUSTON
Status:	6A - FINAL CONCURRENCE ISSUED
Leak Discovery Date:	7/6/1989
Damage Description:	4A - SOIL CONTAMINATION ONLY REQUIRES FULL SITE ASSESSMENT RAP
Leak Closure Date:	3/11/1996
State Contact Name:	HWELCH

End of LPST Sites Section

Exhibit A.9

MapID 2: PST - 5102 BELLAIRE BLVD

PST - State/Tribal Storage Tank

Map ID #2	**PST - State/Tribal Storage Tank**	**Source: TCEQ**
Facility #: 26342	**TCEQ Customer ID: 48189**	**Banks ID: 26342**
BELLAIRE MOBIL		Rel. Loc.: Target Property
5102 BELLAIRE BLVD, BELLAIRE, TX 77401		Elevation: 55.48 feet (+55.48)

Facility Contact Name:		MIKE SHARARA	
Facility Contact Phone:		7136657613	
Facility Status:		INACTIVE	
Facility Type:		RETAIL	
Number of ASTs:		0	
Number of USTs:		0	
Tank #:	**#1**	**#2**	**#3**
Status:	REMOVED FROM GROUND	REMOVED FROM GROUND	REMOVED FROM GROUND
Status Date:	4/9/2008	4/9/2008	4/9/2008
Capacity:	10000	10000	8000
Install Date:	1/1/1981	1/1/1981	1/1/1981
Above or Below Ground Tank:	below	below	below
Unit ID:	68335	68334	68333
Construction Material:	Composite - steel w/external FRP cladding	Composite - steel w/external FRP cladding	Composite - steel w/external FRP cladding
Piping Type:	Pressurized	Pressurized	Pressurized
Piping Material:	FRP - fiberglass reinforced plastic	FRP - fiberglass reinforced plastic	FRP - fiberglass reinforced plastic
Tank Contents:	GASOLINE	GASOLINE	GASOLINE
Corrosion Protection:	FRP tank or piping - noncorrodible, Composite Tank - steel w/FRP external laminate	Composite Tank - steel w/FRP external laminate	Composite Tank - steel w/FRP external laminate
Piping Corrosion Protection:	FRP tank or piping - noncorrodible	FRP tank or piping - noncorrodible	FRP tank or piping - noncorrodible
Tank #:	**#4**		
Status:	REMOVED FROM GROUND		
Status Date:	10/18/1996		
Capacity:	1000		
Install Date:	1/1/1981		
Above or Below Ground Tank:	below		
Unit ID:	68336		
Construction Material:	FRP - fiberglass-reinforced plastic		
Piping Type:			
Piping Material:	FRP - fiberglass reinforced plastic		
Tank Contents:	USED OIL		
Corrosion Protection:	External Dielectric Coating/ Laminate/Tape/Wrap, FRP tank or piping - noncorrodible		
Piping Corrosion Protection:	External Dielectric Coating/ Laminate/Tape/Wrap, FRP tank or piping - noncorrodible		

Exhibit A.9

MapID 4: PST - 5020 BELLAIRE BLVD

Map ID #4	**PST - State/Tribal Storage Tank**	**Source: TCEQ**
Facility #: 29178	**TCEQ Customer ID: 63593**	**Banks ID: 29178**
RICE CHEVRON		Rel. Loc.: 0.03 miles E
5020 BELLAIRE BLVD, BELLAIRE, TX 77401		Elevation: 54.54 feet (+54.54)

Facility Contact Name:		EDUARDO P ZUBIZARRETA	
Facility Contact Phone:		7136685032	
Facility Status:		ACTIVE	
Facility Type:		RETAIL	
Number of ASTs:		0	
Number of USTs:		2	
Tank #:	**#1**	**#1A**	**#2**
Status:	IN USE	REMOVED FROM GROUND	IN USE
Status Date:	7/1/1997	6/18/1997	7/1/1997
Capacity:	19703	10000	14976
Install Date:	7/1/1997	1/1/1974	7/1/1997
Above or Below Ground Tank:	below	below	below
Unit ID:	186895	76851	186896
Construction Material:	FRP - fiberglass-reinforced plastic	FRP - fiberglass-reinforced plastic	FRP - fiberglass-reinforced plastic
Piping Type:	Pressurized		Pressurized
Piping Material:	FRP - fiberglass reinforced plastic	FRP - fiberglass reinforced plastic	FRP - fiberglass reinforced plastic
Tank Contents:	GASOLINE	GASOLINE	GASOLINE
Corrosion Protection:	FRP tank or piping - noncorrodible	FRP tank or piping - noncorrodible	FRP tank or piping - noncorrodible
Piping Corrosion Protection:	FRP tank or piping - noncorrodible	FRP tank or piping - noncorrodible	FRP tank or piping - noncorrodible
Tank #:	**#2A**	**#3**	
Status:	REMOVED FROM GROUND	REMOVED FROM GROUND	
Status Date:	6/18/1997	6/18/1997	
Capacity:	10000	10000	
Install Date:	1/1/1974	1/1/1974	
Above or Below Ground Tank:	below	below	
Unit ID:	76853	76852	
Construction Material:	FRP - fiberglass-reinforced plastic	FRP - fiberglass-reinforced plastic	
Piping Type:			
Piping Material:	FRP - fiberglass reinforced plastic	FRP - fiberglass reinforced plastic	
Tank Contents:	GASOLINE	GASOLINE	
Corrosion Protection:	FRP tank or piping - noncorrodible	FRP tank or piping - noncorrodible	
Piping Corrosion Protection:	FRP tank or piping - noncorrodible	FRP tank or piping - noncorrodible	

Exhibit A.9

MapID 12: PST - 6512 S RICE AVE

Map ID #12	**PST - State/Tribal Storage Tank**	**Source: TCEQ**
Facility #: 27880	**TCEQ Customer ID: 77902**	**Banks ID: 27880**
BELLAIRE EXXON 80017930		Rel. Loc.: 0.06 miles NE
6512 S RICE AVE, BELLAIRE, TX 77401		Elevation: 54.58 feet (+54.58)

Facility Contact Name:			
Facility Contact Phone:			
Facility Status:		ACTIVE	
Facility Type:		RETAIL	
Number of ASTs:		0	
Number of USTs:		3	
Tank #:	**#1**	**#1A**	**#2**
Status:	IN USE	REMOVED FROM GROUND	IN USE
Status Date:	1/1/1992	11/18/1991	1/1/1992
Capacity:	8021	6000	8021
Install Date:	1/1/1992	1/1/1976	1/1/1992
Above or Below Ground Tank:	below	below	below
Unit ID:	176328	72952	176329
Construction Material:	Composite - steel w/external FRP cladding	Steel	Composite - steel w/external FRP cladding
Piping Type:	Pressurized		Pressurized
Piping Material:	FRP - fiberglass reinforced plastic	Steel	FRP - fiberglass reinforced plastic
Tank Contents:	GASOLINE	GASOLINE	GASOLINE
Corrosion Protection:	Composite Tank - steel w/FRP external laminate		Composite Tank - steel w/FRP external laminate
Piping Corrosion Protection:	FRP tank or piping - noncorrodible		FRP tank or piping - noncorrodible
Tank #:	**#2A**	**#3**	
Status:	REMOVED FROM GROUND	IN USE	
Status Date:	11/18/1991	1/1/1992	
Capacity:	10000	6000	
Install Date:	1/1/1976	1/1/1992	
Above or Below Ground Tank:	below	below	
Unit ID:	72953	176330	
Construction Material:	Steel	Composite - steel w/external FRP cladding	
Piping Type:		Pressurized	
Piping Material:	Steel	FRP - fiberglass reinforced plastic	
Tank Contents:	GASOLINE	GASOLINE	
Corrosion Protection:		Composite Tank - steel w/FRP external laminate	
Piping Corrosion Protection:		FRP tank or piping - noncorrodible	

Exhibit A.9

MapID 16: PST - 5012 BISSONNET ST

Map ID #16	**PST - State/Tribal Storage Tank**	**Source: TCEQ**
Facility #: 58360	**TCEQ Customer ID: 88801**	**Banks ID: 58360**
TEXACO STATION		Rel. Loc.: 0.11 miles NE
5012 BISSONNET ST, BELLAIRE, TX 77401		Elevation: 55.29 feet (+55.29)

Facility Contact Name:		CARLOS HELANDER	
Facility Contact Phone:		7136669575	
Facility Status:		INACTIVE	
Facility Type:		RETAIL	
Number of ASTs:		0	
Number of USTs:		0	
Tank #:	**#1**	**#2**	**#3**
Status:	REMOVED FROM GROUND	REMOVED FROM GROUND	REMOVED FROM GROUND
Status Date:	5/14/1991	5/14/1991	5/14/1991
Capacity:	4000	3000	3000
Install Date:	6/1/1949	6/1/1949	6/1/1949
Above or Below Ground Tank:	below	below	below
Unit ID:	139366	139370	139369
Construction Material:	Steel	Steel	Steel
Piping Type:	Suction	Suction	Suction
Piping Material:	Steel	Steel	Steel
Tank Contents:	GASOLINE	GASOLINE	GASOLINE
Corrosion Protection:			
Piping Corrosion Protection:			
Tank #:	**#4**	**#5**	
Status:	REMOVED FROM GROUND	REMOVED FROM GROUND	
Status Date:	5/14/1991	5/14/1991	
Capacity:	4000	560	
Install Date:	6/1/1949	6/1/1949	
Above or Below Ground Tank:	below	below	
Unit ID:	139368	139367	
Construction Material:	Steel	Steel	
Piping Type:	Suction	Gravity	
Piping Material:	Steel	Steel	
Tank Contents:	GASOLINE	USED OIL	
Corrosion Protection:			
Piping Corrosion Protection:			

Exhibit A.9

MapID 17: PST - 5235 BELLAIRE BLVD

Map ID #17	**PST - State/Tribal Storage Tank**	**Source: TCEQ**
Facility #: 10411	**TCEQ Customer ID: 49795**	**Banks ID: 10411**
TUNE UP PLUS		Rel. Loc.: 0.14 miles SW
5235 BELLAIRE BLVD, BELLAIRE, TX 77401		Elevation: 54.54 feet (+54.54)

Facility Contact Name:		JOE CHAPMAN
Facility Contact Phone:		7136644777
Facility Status:		INACTIVE
Facility Type:		FLEET REFUELING
Number of ASTs:		0
Number of USTs:		0
Tank #:	**#1**	
Status:	REMOVED FROM GROUND	
Status Date:	3/13/2003	
Capacity:	500	
Install Date:	1/1/1981	
Above or Below Ground Tank:	below	
Unit ID:	27538	
Construction Material:	Steel	
Piping Type:		
Piping Material:	Steel	
Tank Contents:	USED OIL	
Corrosion Protection:		
Piping Corrosion Protection:		

Banks Environmental Data, Inc. - PO Box 12851 - Austin, TX 78711 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

Exhibit A.9

MapID 19: PST - 5300 BELLAIRE BLVD

Map ID #19	**PST - State/Tribal Storage Tank**	**Source: TCEQ**
Facility #: 20823	**TCEQ Customer ID: 57773**	**Banks ID: 20823**
FIRESTONE 4732		Rel. Loc.: 0.16 miles W
5300 BELLAIRE BLVD, BELLAIRE, TX 77401		Elevation: 54.86 feet (+54.86)

Facility Contact Name:			
Facility Contact Phone:		7136677411	
Facility Status:		INACTIVE	
Facility Type:		RETAIL	
Number of ASTs:		0	
Number of USTs:		0	
Tank #:	**#1**	**#2**	**#3**
Status:	REMOVED FROM GROUND	REMOVED FROM GROUND	REMOVED FROM GROUND
Status Date:	2/24/1992	3/10/1992	3/10/1992
Capacity:	550	4000	4000
Install Date:	1/1/1970	1/1/1970	1/1/1970
Above or Below Ground Tank:	below	below	below
Unit ID:	53494	53495	53497
Construction Material:			
Piping Type:			
Piping Material:			
Tank Contents:	USED OIL	GASOLINE	GASOLINE
Corrosion Protection:			
Piping Corrosion Protection:			
Tank #:	**#4**		
Status:	REMOVED FROM GROUND		
Status Date:	3/10/1992		
Capacity:	4000		
Install Date:	1/1/1970		
Above or Below Ground Tank:	below		
Unit ID:	53496		
Construction Material:			
Piping Type:			
Piping Material:			
Tank Contents:	GASOLINE		
Corrosion Protection:			
Piping Corrosion Protection:			

Exhibit A.9

MapID 20: PST - 7008 S RICE AVE

Map ID #20	**PST - State/Tribal Storage Tank**	**Source: TCEQ**
Facility #: 20649	**TCEQ Customer ID: 57582**	**Banks ID: 20649**
CITY OF BELLAIRE		Rel. Loc.: 0.18 miles S
7008 S RICE AVE, BELLAIRE, TX 77401		Elevation: 52.7 feet (+52.7)

Facility Contact Name:		
Facility Contact Phone:		7136628222
Facility Status:		INACTIVE
Facility Type:		FLEET REFUELING
Number of ASTs:		0
Number of USTs:		0
Tank #:	**#1**	
Status:	PERM FILLED IN PLACE	
Status Date:	6/30/1975	
Capacity:	5000	
Install Date:	1/1/1966	
Above or Below Ground Tank:	below	
Unit ID:	53062	
Construction Material:	Steel	
Piping Type:		
Piping Material:		
Tank Contents:	EMPTY	
Corrosion Protection:		
Piping Corrosion Protection:		

Exhibit A.9

MapID 21: PST - 5314 DASHWOOD DR

Map ID #21	**PST - State/Tribal Storage Tank**	**Source: TCEQ**
Facility #: 29393	**TCEQ Customer ID: 85111**	**Banks ID: 29393**
CORNERSTONE HOSPITAL OF HOUSTON		Rel. Loc.: 0.19 miles NW
5314 DASHWOOD DR, HOUSTON, TX 77081		Elevation: 55.13 feet (+55.13)

Facility Contact Name:		ERIKA RORER
Facility Contact Phone:		7132955300
Facility Status:		ACTIVE
Facility Type:		
Number of ASTs:		1
Number of USTs:		0
Tank #:	**#1**	
Status:	REMOVED FROM GROUND	
Status Date:	10/3/2004	
Capacity:	1000	
Install Date:	1/1/1982	
Above or Below Ground Tank:	below	
Unit ID:	77615	
Construction Material:	FRP - fiberglass-reinforced plastic	
Piping Type:		
Piping Material:		
Tank Contents:	DIESEL	
Corrosion Protection:		
Piping Corrosion Protection:		

Exhibit A.9

MapID 21: PST - 5314 DASHWOOD DR

Map ID #21	**PST - State/Tribal Storage Tank**	**Source: TCEQ**
Facility #: 43512	**TCEQ Customer ID: 42519**	**Banks ID: 43512**
BELLAIRE MEDICAL CENTER		Rel. Loc.: 0.19 miles NW
5314 DASHWOOD DR, HOUSTON, TX 77081		Elevation: 55.13 feet (+55.13)

Facility Contact Name:	MATTHEW ROTAN	
Facility Contact Phone:	7135991800	
Facility Status:	ACTIVE	
Facility Type:		
Number of ASTs:	1	
Number of USTs:	0	
Tank #:	**#1A**	**#1B**
Status:	REMOVED FROM GROUND	PERM FILLED IN PLACE
Status Date:	9/21/2006	10/16/1998
Capacity:	560	6000
Install Date:	1/1/1982	1/1/1982
Above or Below Ground Tank:	below	below
Unit ID:	179900	114759
Construction Material:	Composite - steel w/external FRP cladding	Composite - steel w/external FRP cladding
Piping Type:	Suction	
Piping Material:	Steel	Steel
Tank Contents:	DIESEL	EMPTY
Corrosion Protection:	Composite Tank - steel w/FRP external laminate	Composite Tank - steel w/FRP external laminate
Piping Corrosion Protection:	FRP tank or piping - noncorrodible	FRP tank or piping - noncorrodible

Banks Environmental Data, Inc. - PO Box 12851 - Austin, TX 78711 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

Exhibit A.9

MapID 22: PST - 5301 BELLAIRE BLVD

Map ID #22	**PST - State/Tribal Storage Tank**	**Source: TCEQ**
Facility #: 26350	**TCEQ Customer ID: 48194**	**Banks ID: 26350**
RAS 6 1930		Rel. Loc.: 0.2 miles W
5301 BELLAIRE BLVD, BELLAIRE, TX 77401		Elevation: 56.07 feet (+56.07)

Facility Contact Name:		P SARABIA	
Facility Contact Phone:		7137975430	
Facility Status:		INACTIVE	
Facility Type:		RETAIL	
Number of ASTs:		0	
Number of USTs:		0	
Tank #:	**#1**	**#2**	**#3**
Status:	REMOVED FROM GROUND	REMOVED FROM GROUND	REMOVED FROM GROUND
Status Date:	5/10/1986	5/10/1986	5/10/1986
Capacity:	4000	6000	6000
Install Date:	1/1/1957	1/1/1957	1/1/1957
Above or Below Ground Tank:	below	below	below
Unit ID:	68366	68368	68367
Construction Material:	Steel	Steel	Steel
Piping Type:			
Piping Material:	Steel	Steel	Steel
Tank Contents:	GASOLINE	GASOLINE	GASOLINE
Corrosion Protection:			
Piping Corrosion Protection:			
Tank #:	**#4**	**#5**	
Status:	REMOVED FROM GROUND	REMOVED FROM GROUND	
Status Date:	5/10/1986	5/10/1986	
Capacity:	8000	500	
Install Date:	1/1/1957	1/1/1957	
Above or Below Ground Tank:	below	below	
Unit ID:	68370	68369	
Construction Material:	Steel	Steel	
Piping Type:			
Piping Material:	Steel	Steel	
Tank Contents:	DIESEL	USED OIL	
Corrosion Protection:			
Piping Corrosion Protection:			

Exhibit A.9

MapID 23: PST - 5321 BISSONNET ST

Map ID #23	**PST - State/Tribal Storage Tank**	**Source: TCEQ**
Facility #: 13166	**TCEQ Customer ID: 52261**	**Banks ID: 13166**
GOODYEAR TIRE & RUBBER		Rel. Loc.: 0.25 miles SW
5321 BISSONNET ST, BELLAIRE, TX 77401		Elevation: 55.11 feet (+55.11)

Facility Contact Name:	H L NUNN
Facility Contact Phone:	7136679285
Facility Status:	INACTIVE
Facility Type:	
Number of ASTs:	0
Number of USTs:	0
Tank #:	**#1**
Status:	REMOVED FROM GROUND
Status Date:	4/13/1993
Capacity:	200
Install Date:	1/1/1960
Above or Below Ground Tank:	below
Unit ID:	34165
Construction Material:	Steel
Piping Type:	
Piping Material:	Steel
Tank Contents:	USED OIL
Corrosion Protection:	
Piping Corrosion Protection:	

End of PST Sites Section

Banks Environmental Data, Inc. - PO Box 12851 - Austin, TX 78711 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

Exhibit A.9

MapID 3: VCP - 5130 BISSONNET ST

VCP - State/Tribal Voluntary Cleanup

Map ID #3	**VCP - State/Tribal Voluntary Cleanup**	**Source: TCEQ**
VCP Program ID: 1987	**Secondary ID: NA**	**Banks ID: 1987**
HEFNERS PLAZA CLEANERS		Rel. Loc.: 0.02 miles N
5130 BISSONNET ST, BELLAIRE, TX 77401		Elevation: 55.14 feet (+55.14)

Status:	COMPLETED
Receive Date:	10/16/2006
Facility Type:	DRY CLEANER
Acres:	0.345
Site Contamination Information:	CHLORINATED SOLVENTS
Owner Contact Name:	FREEDMAN, BUSTER
Owner Contact Phone:	(713) 772-6262
Owner Name:	THE FREEDMAN PARTNERSHIP LP
State Contact Name:	RCLARKE
Additional Information:	Certificate of Completion Date(s): 11/06/2008

Exhibit A.9

MapID 27: VCP - 6701 CHIMNEY ROCK RD

Map ID #27	**VCP - State/Tribal Voluntary Cleanup**	**Source: TCEQ**
VCP Program ID: 61	**Secondary ID: NA**	**Banks ID: 61**
PILGRIM CLEANERS 11		Rel. Loc.: 0.36 miles W
6701 CHIMNEY ROCK RD, BELLAIRE, TX 77401		Elevation: 55.36 feet (+55.36)

Status:	COMPLETED
Receive Date:	9/11/1995
Facility Type:	DRY CLEANER
Acres:	
Site Contamination Information:	CHLORINATED SOLVENTS
Owner Contact Name:	
Owner Contact Phone:	
Owner Name:	
State Contact Name:	DPERKINS
Additional Information:	Certificate of Completion Date(s): 10/29/2009

End of VCP Sites Section

Exhibit A.9

MapID 2: HW - 5102 BELLAIRE BLVD

HW - State/Tribal Hazardous Waste

Map ID #2	**HW - State/Tribal Hazardous Waste**	**Source: TCEQ**
Register #: 76816	**EPA ID: TXD988032512**	**Banks ID: 76816**
BELLAIRE MOBIL		Rel. Loc.: Target Property
5102 BELLAIRE BLVD, BELLAIRE, TX 77401		Elevation: 55.48 feet (+55.48)

Status:	INACTIVE
Location Description:	5102 Bellaire Bvd, Bellaire, TX
Additional State ID:	31123
Permit Number:	
Facility Type:	Generator
Facility Contact Name:	MIKE MEDHAT SHARARA
Facility Contact Phone:	713-6657613
Company Name:	SHARARA, MEDHAT AHMED

Waste ID	Waste Code	Waste Description
107350	1111203H	Absorbant material used for clean up of oil & gas, 10/6/94

Banks Environmental Data, Inc. - PO Box 12851 - Austin, TX 78711 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

Exhibit A.9

MapID 3: HW - 5130 BISSONNET ST

Map ID #3	**HW - State/Tribal Hazardous Waste**	**Source: TCEQ**
Register #: 51316	**EPA ID: TXD026065938**	**Banks ID: 51316**
PLAZA CLEANERS BELLAIRE		Rel. Loc.: 0.02 miles N
5130 BISSONNET ST, BELLAIRE, TX 77401		Elevation: 55.14 feet (+55.14)

Status:	INACTIVE
Location Description:	5130 Bissonnet, Bellaire, TX
Additional State ID:	18839
Permit Number:	
Facility Type:	Generator
Facility Contact Name:	DON COFFMAN
Facility Contact Phone:	713-6672161
Company Name:	CHET N INC

Exhibit A.9

MapID 4: HW - 5020 BELLAIRE BLVD

Map ID #4	**HW - State/Tribal Hazardous Waste**	**Source: TCEQ**
Register #: 79413	**EPA ID: TXD988045464**	**Banks ID: 79413**
CHEVRON FAC 107989		Rel. Loc.: 0.03 miles E
5020 BELLAIRE BLVD, BELLAIRE, TX 77401		Elevation: 54.54 feet (+54.54)

Status:	INACTIVE
Location Description:	5020 Bellaire, Bellaire, TX
Additional State ID:	32967
Permit Number:	
Facility Type:	Generator
Facility Contact Name:	KATHRYN MINTER
Facility Contact Phone:	713-7543500
Company Name:	CHEVRON USA INC

Banks Environmental Data, Inc. - PO Box 12851 - Austin, TX 78711 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

Exhibit A.9

MapID 5: HW - 5215 CEDAR ST

Map ID #5	**HW - State/Tribal Hazardous Waste**	**Source: TCEQ**
Register #: 71185	**EPA ID: TXD053625877**	**Banks ID: 71185**
KWIK KOPY 18		Rel. Loc.: 0.03 miles NW
5215 CEDAR ST, BELLAIRE, TX 77401		Elevation: 55.42 feet (+55.42)

Status:	INACTIVE
Location Description:	5215 Cedar, Bellaire, TX
Additional State ID:	25852
Permit Number:	
Facility Type:	Generator
Facility Contact Name:	
Facility Contact Phone:	
Company Name:	KWIK KOPY 18

Banks Environmental Data, Inc. - PO Box 12851 - Austin, TX 78711 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

Exhibit A.9

MapID 8: HW - 5118 Bissonnet St

Map ID #8	**HW - State/Tribal Hazardous Waste**	**Source: TCEQ**
Register #: 83733	**EPA ID: TXR000005579**	**Banks ID: 83733**
DRYCLEAN CITY		Rel. Loc.: 0.05 miles N
5118 Bissonnet St, Bellaire, TX 77401		Elevation: 56.1 feet (+56.1)

Status:	INACTIVE
Location Description:	5118 Bissonnet St, Bellaire, TX
Additional State ID:	101072
Permit Number:	
Facility Type:	
Facility Contact Name:	RAVINDER SINGH
Facility Contact Phone:	713-6663450
Company Name:	RAVINDER, SINGH

Waste ID	Waste Code	Waste Description
133568	0906310H	Used dry cleaning filters. They are generated by filtering out clothing particl
133569	0506609H	Waste still bottoms (perchloroethylene). It is generated from dry cleaning clot

Banks Environmental Data, Inc. - PO Box 12851 - Austin, TX 78711 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

Exhibit A.9

MapID 14: HW - 5108 SPRUCE ST

Map ID #14	**HW - State/Tribal Hazardous Waste**	**Source: TCEQ**
Register #: 75092	**EPA ID: TXD987986957**	**Banks ID: 75092**
VERLANDERS		Rel. Loc.: 0.09 miles N
5108 SPRUCE ST, BELLAIRE, TX 77401		Elevation: 54.7 feet (+54.7)

Status:	INACTIVE
Location Description:	5108 Spruce Rd, Bellaire, TX
Additional State ID:	29446
Permit Number:	
Facility Type:	Generator
Facility Contact Name:	CATHY NGUYEN
Facility Contact Phone:	713-6675156
Company Name:	VERLANDERS

Waste ID	Waste Code	Waste Description
72918		UNCRUSHED OIL FILTERS
72919		LEAD-ACID BATTERIES
72920		ANTIFREEZE (HW EXCEPT WHEN RECYCLED)
72916		USED OILS & OTHER LUBRICANTS

Exhibit A.9

MapID 21: HW - 5314 DASHWOOD DR

Map ID #21	**HW - State/Tribal Hazardous Waste**	**Source: TCEQ**
Register #: 71373	**EPA ID: TXD981906621**	**Banks ID: 71373**
BELLAIRE HOSPITAL		Rel. Loc.: 0.19 miles NW
5314 DASHWOOD DR, HOUSTON, TX 77081		Elevation: 55.13 feet (+55.13)

Status:	INACTIVE
Location Description:	5314 Dashwood, Houston, TX
Additional State ID:	26030
Permit Number:	
Facility Type:	Generator
Facility Contact Name:	LYNNE YAUGER
Facility Contact Phone:	713-6694000
Company Name:	LIFEMARK HOSPITALS OF TEXAS INC

Waste ID	Waste Code	Waste Description
126573	0001203H	Waste Xylene used for cleaning slides.
126574	0002219H	Hospital/Patholgy Lab Waste - Formaldehyde
157370	0003003H	Hazardous lab pack. Lab cleaning/ process. 1-1-97
157371	00040031	Non-haz lab pack. Lab cleaning/ process. 1-1-97
68004		LEAD-ACID BATTERIES
68005		USED OILS & OTHER LUBRICANTS
68000		ANTIFREEZE (NOT HW)
68008		RAGS WITH OIL
176364		MINERAL SPIRITS-PARTS CLEANER
299728		ABSORBENTS CONTAMINATED W/OIL
68006		CRUSHED OIL FILTERS

Exhibit A.9

MapID 23: HW - 5321 BISSONNET ST

Map ID #23	**HW - State/Tribal Hazardous Waste**	**Source: TCEQ**
Register #: 73080	**EPA ID: TXD126113281**	**Banks ID: 73080**
GOODYEAR TIRE & RUBBER		Rel. Loc.: 0.25 miles SW
5321 BISSONNET ST, BELLAIRE, TX 77401		Elevation: 55.11 feet (+55.11)

Status:	INACTIVE
Location Description:	5321 Bissonnet, Bellaire, TX
Additional State ID:	27513
Permit Number:	
Facility Type:	Generator
Facility Contact Name:	A S LISTER
Facility Contact Phone:	713-6729481
Company Name:	THE GOODYEAR TIRE & RUBBER COMPANY

Waste ID	Waste Code	Waste Description
69647		USED OIL (AND FILTERS)-TRASH/DIRT/SOIL
69646		NONHALOGENATED SOLVENTS-RAGS /WIPERS- CLOTH
69644		USED OIL (AND FILTERS)-UNCRUSHED OIL FILTERS
69643		USED OILS & OTHER LUBRICANTS

End of HW Sites Section

Exhibit A.9

MapID 2: RCRA - 5102 BELLAIRE BVD

RCRA - RCRA

Map ID #2	**RCRA - RCRA**	**Source: EPA**
EPA Handler ID: TXD988032512	**Handler Sequence Number: 2**	**Banks ID: TXD988032512**
BELLAIRE MOBIL		Rel. Loc.: Target Property
5102 BELLAIRE BVD, BELLAIRE, TX 77401		Elevation: 55.48 feet (+55.48)

Status:	Inactive
Owner Name:	SHARARAMEDHAT AHMED
Operator Name:	SHARARAMEDHAT AHMED
Mailing Address Street #:	5102
Mailing Address Street:	BELLAIRE BVD
Mailing Address Street:	
Mailing Address City:	BELLAIRE
Mailing Address State:	TX
Mailing Address Zip:	77401
Contact Name:	MIKE MEDHAT SHARARA
Contact Address Street #:	5102
Contact Address Street:	BELLAIRE BVD
Contact Address Street:	
Contact Address City:	BELLAIRE
Contact Address State:	TX
Contact Address Zip:	77401
Contact Phone:	713-665-7613
Contact Email Address:	
Government Performance and Results Act (GPRA) Permit:	The facility does not exist on the Operating/Post-Closure Permit Baseline.
Government Performance and Results Act (GPRA) Corrective Action:	No
Permit Workload:	------
Closure Workload:	------
Post-Closure Workload:	------
Subject to Corrective Action:	No
Subject to Corrective Action 3004:	No
Subject to Corrective Action Non-TSDF:	No
Corrective Action Workload:	No
Generator Status:	Not a Generator
Nuclear Mixed Waste Handler:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
NAIC Description 1:	GENERAL AUTOMOTIVE REPAIR
Federal Generator Class:	Not a Generator, Verified
State Generator Class:	
Environmental Controls in Place:	No
Institutional Controls in Place:	No
Groundwater Controls in Place:	No
Significant Non-Compliance:	No
Unaddressed Significant Non-Complier:	No
Addressed Significant Non-Complier:	No
Significant Non-Complier with Compliance Schedule:	No
Short Term Generator:	No
Mixed Waste Generator:	No
Transfer Facility:	No
Importer Activity:	No
Transporter Activity:	No
Recycler Activity:	No
Receives waste from Offsite:	No
Universal Waste:	No

Hazardous Waste Description

BENZENE

Exhibit A.9

MapID 3: RCRA - 5130 BISSONNET

Map ID #3	**RCRA - RCRA**	**Source: EPA**
EPA Handler ID: TXD026065938	**Handler Sequence Number: 2**	**Banks ID: TXD026065938**
PLAZA CLEANERS		Rel. Loc.: 0.02 miles N
5130 BISSONNET, BELLAIRE, TX 77401		Elevation: 55.14 feet (+55.14)

Status:	Inactive
Owner Name:	PLAZA CLEANERS
Operator Name:	PLAZA CLEANERS
Mailing Address Street #:	5130
Mailing Address Street:	BISSONNET
Mailing Address Street:	
Mailing Address City:	BELLAIRE
Mailing Address State:	TX
Mailing Address Zip:	77401
Contact Name:	DON COFFMAN
Contact Address Street #:	5130
Contact Address Street:	BISSONNET
Contact Address Street:	
Contact Address City:	BELLAIRE
Contact Address State:	TX
Contact Address Zip:	77401
Contact Phone:	713-667-2161
Contact Email Address:	
Government Performance and Results Act (GPRA) Permit:	The facility does not exist on the Operating/Post-Closure Permit Baseline.
Government Performance and Results Act (GPRA) Corrective Action:	No
Permit Workload:	------
Closure Workload:	------
Post-Closure Workload:	------
Subject to Corrective Action:	No
Subject to Corrective Action 3004:	No
Subject to Corrective Action Non-TSDF:	No
Corrective Action Workload:	No
Generator Status:	Not a Generator
Nuclear Mixed Waste Handler:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
NAIC Description 1:	
Federal Generator Class:	Not a Generator, Verified
State Generator Class:	
Environmental Controls in Place:	No
Institutional Controls in Place:	No
Groundwater Controls in Place:	No
Significant Non-Compliance:	No
Unaddressed Significant Non-Complier:	No
Addressed Significant Non-Complier:	No
Significant Non-Complier with Compliance Schedule:	No
Short Term Generator:	No
Mixed Waste Generator:	No
Transfer Facility:	No
Importer Activity:	No
Transporter Activity:	No
Recycler Activity:	No
Receives waste from Offsite:	No
Universal Waste:	No

Enforcement Description	Responsible Enforcement Agency	Enforcement Date
WRITTEN INFORMAL	State	7/25/1991

Hazardous Waste Description

Banks Environmental Data, Inc. - PO Box 12851 - Austin, TX 78711 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

Exhibit A.9

MapID 3: RCRA - 5130 BISSONNET

Continued from Previous Page

IGNITABLE WASTE

Exhibit A.9

MapID 4: RCRA - 5020 BELLAIRE

Map ID #4	**RCRA - RCRA**	**Source: EPA**
EPA Handler ID: TXD988045464	**Handler Sequence Number: 3**	**Banks ID: TXD988045464**
CHEVRON USA		Rel. Loc.: 0.03 miles E
5020 BELLAIRE, BELLAIRE, TX 77401		Elevation: 54.54 feet (+54.54)

Status:	Inactive
Owner Name:	CHEVRON USA INC
Operator Name:	CHEVRON USA
Mailing Address Street #:	
Mailing Address Street:	PO BOX 4256
Mailing Address Street:	
Mailing Address City:	HOUSTON
Mailing Address State:	TX
Mailing Address Zip:	77210
Contact Name:	KATHRYN MINTER
Contact Address Street #:	
Contact Address Street:	PO BOX 4256
Contact Address Street:	
Contact Address City:	HOUSTON
Contact Address State:	TX
Contact Address Zip:	77210
Contact Phone:	713-754-3500
Contact Email Address:	
Government Performance and Results Act (GPRA) Permit:	The facility does not exist on the Operating/Post-Closure Permit Baseline.
Government Performance and Results Act (GPRA) Corrective Action:	No
Permit Workload:	------
Closure Workload:	------
Post-Closure Workload:	------
Subject to Corrective Action:	No
Subject to Corrective Action 3004:	No
Subject to Corrective Action Non-TSDF:	No
Corrective Action Workload:	No
Generator Status:	Not a Generator
Nuclear Mixed Waste Handler:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
NAIC Description 1:	
Federal Generator Class:	Not a Generator, Verified
State Generator Class:	
Environmental Controls in Place:	No
Institutional Controls in Place:	No
Groundwater Controls in Place:	No
Significant Non-Compliance:	No
Unaddressed Significant Non-Complier:	No
Addressed Significant Non-Complier:	No
Significant Non-Complier with Compliance Schedule:	No
Short Term Generator:	No
Mixed Waste Generator:	No
Transfer Facility:	No
Importer Activity:	No
Transporter Activity:	No
Recycler Activity:	No
Receives waste from Offsite:	No
Universal Waste:	No

Hazardous Waste Description

BENZENE

DESCRIPTION

IGNITABLE WASTE

Exhibit A.9

MapID 5: RCRA - 5215 CEDAR

Map ID #5	**RCRA - RCRA**	**Source: EPA**
EPA Handler ID: TXD053625877	**Handler Sequence Number: 2**	**Banks ID: TXD053625877**
KWIK KOPY 18		Rel. Loc.: 0.03 miles NW
5215 CEDAR, BELLAIRE, TX 77401		Elevation: 55.42 feet (+55.42)

Status:	Inactive
Owner Name:	
Operator Name:	
Mailing Address Street #:	5215
Mailing Address Street:	CEDAR
Mailing Address Street:	
Mailing Address City:	BELLAIRE
Mailing Address State:	TX
Mailing Address Zip:	77401
Contact Name:	ENVIRONMENTAL MANAGER
Contact Address Street #:	5215
Contact Address Street:	CEDAR
Contact Address Street:	
Contact Address City:	BELLAIRE
Contact Address State:	TX
Contact Address Zip:	77401
Contact Phone:	
Contact Email Address:	
Government Performance and Results Act (GPRA) Permit:	The facility does not exist on the Operating/Post-Closure Permit Baseline.
Government Performance and Results Act (GPRA) Corrective Action:	No
Permit Workload:	------
Closure Workload:	------
Post-Closure Workload:	------
Subject to Corrective Action:	No
Subject to Corrective Action 3004:	No
Subject to Corrective Action Non-TSDF:	No
Corrective Action Workload:	No
Generator Status:	Not a Generator
Nuclear Mixed Waste Handler:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
NAIC Description 1:	
Federal Generator Class:	Not a Generator, Verified
State Generator Class:	
Environmental Controls in Place:	No
Institutional Controls in Place:	No
Groundwater Controls in Place:	No
Significant Non-Compliance:	No
Unaddressed Significant Non-Complier:	No
Addressed Significant Non-Complier:	No
Significant Non-Complier with Compliance Schedule:	No
Short Term Generator:	No
Mixed Waste Generator:	No
Transfer Facility:	No
Importer Activity:	No
Transporter Activity:	No
Recycler Activity:	No
Receives waste from Offsite:	No
Universal Waste:	No

Exhibit A.9

MapID 8: RCRA - 5118 BISSONNET ST

Map ID #8	**RCRA - RCRA**	**Source: EPA**
EPA Handler ID: TXR000005579	**Handler Sequence Number: 4**	**Banks ID: TXR000005579**
RAVINDER SINGH DBA DRYCLEAN CITY		Rel. Loc.: 0.05 miles N
5118 BISSONNET ST, BELLAIRE, TX 77401		Elevation: 56.1 feet (+56.1)

Status:	Inactive
Owner Name:	SINGHRAVINDER
Operator Name:	SINGHRAVINDER
Mailing Address Street #:	
Mailing Address Street:	5118 BISSONNET ST
Mailing Address Street:	
Mailing Address City:	BELLAIRE
Mailing Address State:	TX
Mailing Address Zip:	77401
Contact Name:	RAVINDER SINGH
Contact Address Street #:	
Contact Address Street:	5118 BISSONNET ST
Contact Address Street:	
Contact Address City:	BELLAIRE
Contact Address State:	TX
Contact Address Zip:	77401
Contact Phone:	713-666-3450
Contact Email Address:	
Government Performance and Results Act (GPRA) Permit:	The facility does not exist on the Operating/Post-Closure Permit Baseline.
Government Performance and Results Act (GPRA) Corrective Action:	No
Permit Workload:	------
Closure Workload:	------
Post-Closure Workload:	------
Subject to Corrective Action:	No
Subject to Corrective Action 3004:	No
Subject to Corrective Action Non-TSDF:	No
Corrective Action Workload:	No
Generator Status:	Not a Generator
Nuclear Mixed Waste Handler:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
NAIC Description 1:	DRYCLEANING AND LAUNDRY SERVICES (EXCEPT COIN-OPERATED)
Federal Generator Class:	Not a Generator, Verified
State Generator Class:	
Environmental Controls in Place:	No
Institutional Controls in Place:	No
Groundwater Controls in Place:	No
Significant Non-Compliance:	No
Unaddressed Significant Non-Complier:	No
Addressed Significant Non-Complier:	No
Significant Non-Complier with Compliance Schedule:	No
Short Term Generator:	No
Mixed Waste Generator:	No
Transfer Facility:	No
Importer Activity:	No
Transporter Activity:	No
Recycler Activity:	No
Receives waste from Offsite:	No
Universal Waste:	No

Hazardous Waste Description

CHROMIUM

TETRACHLOROETHYLENE

THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE,

Exhibit A.9

MapID 8: RCRA - 5118 BISSONNET ST

Continued from Previous Page

CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
TRICHLORETHYLENE

Exhibit A.9

MapID 14: RCRA - 5108 SPRUCE RD

Map ID #14	**RCRA - RCRA**	**Source: EPA**
EPA Handler ID: TXD987986957	**Handler Sequence Number: 2**	**Banks ID: TXD987986957**
VERLANDERS		Rel. Loc.: 0.09 miles N
5108 SPRUCE RD, BELLAIRE, TX 77401		Elevation: 54.7 feet (+54.7)

Status:	Inactive
Owner Name:	
Operator Name:	
Mailing Address Street #:	5108
Mailing Address Street:	SPRUCE RD
Mailing Address Street:	
Mailing Address City:	BELLAIRE
Mailing Address State:	TX
Mailing Address Zip:	77401
Contact Name:	CATHY NGUYEN
Contact Address Street #:	5108
Contact Address Street:	SPRUCE RD
Contact Address Street:	
Contact Address City:	BELLAIRE
Contact Address State:	TX
Contact Address Zip:	77401
Contact Phone:	713-667-5156
Contact Email Address:	
Government Performance and Results Act (GPRA) Permit:	The facility does not exist on the Operating/Post-Closure Permit Baseline.
Government Performance and Results Act (GPRA) Corrective Action:	No
Permit Workload:	------
Closure Workload:	------
Post-Closure Workload:	------
Subject to Corrective Action:	No
Subject to Corrective Action 3004:	No
Subject to Corrective Action Non-TSDF:	No
Corrective Action Workload:	No
Generator Status:	Not a Generator
Nuclear Mixed Waste Handler:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
NAIC Description 1:	
Federal Generator Class:	Not a Generator, Verified
State Generator Class:	
Environmental Controls in Place:	No
Institutional Controls in Place:	No
Groundwater Controls in Place:	No
Significant Non-Compliance:	No
Unaddressed Significant Non-Complier:	No
Addressed Significant Non-Complier:	No
Significant Non-Complier with Compliance Schedule:	No
Short Term Generator:	No
Mixed Waste Generator:	No
Transfer Facility:	No
Importer Activity:	No
Transporter Activity:	No
Recycler Activity:	No
Receives waste from Offsite:	No
Universal Waste:	No

Hazardous Waste Description

THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Exhibit A.9

MapID 21: RCRA - 5314 DASHWOOD

Map ID #21	**RCRA - RCRA**	**Source: EPA**
EPA Handler ID: TXD981906621	**Handler Sequence Number: 2**	**Banks ID: TXD981906621**
BELLAIRE GENERAL HOSPITAL		Rel. Loc.: 0.19 miles NW
5314 DASHWOOD, HOUSTON, TX 77081		Elevation: 55.13 feet (+55.13)

Status:	Inactive
Owner Name:	BELLAIRE GENERAL HOSPITAL
Operator Name:	BELLAIRE GENERAL HOSPITAL
Mailing Address Street #:	5314
Mailing Address Street:	DASHWOOD
Mailing Address Street:	
Mailing Address City:	HOUSTON
Mailing Address State:	TX
Mailing Address Zip:	77081
Contact Name:	LYNNE YAUGER
Contact Address Street #:	5314
Contact Address Street:	DASHWOOD
Contact Address Street:	
Contact Address City:	HOUSTON
Contact Address State:	TX
Contact Address Zip:	77081
Contact Phone:	713-669-4000
Contact Email Address:	
Government Performance and Results Act (GPRA) Permit:	The facility does not exist on the Operating/Post-Closure Permit Baseline.
Government Performance and Results Act (GPRA) Corrective Action:	No
Permit Workload:	------
Closure Workload:	------
Post-Closure Workload:	------
Subject to Corrective Action:	No
Subject to Corrective Action 3004:	No
Subject to Corrective Action Non-TSDF:	No
Corrective Action Workload:	No
Generator Status:	Not a Generator
Nuclear Mixed Waste Handler:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
NAIC Description 1:	MEDICAL LABORATORIES
Federal Generator Class:	Not a Generator, Verified
State Generator Class:	
Environmental Controls in Place:	No
Institutional Controls in Place:	No
Groundwater Controls in Place:	No
Significant Non-Compliance:	No
Unaddressed Significant Non-Complier:	No
Addressed Significant Non-Complier:	No
Significant Non-Complier with Compliance Schedule:	No
Short Term Generator:	No
Mixed Waste Generator:	No
Transfer Facility:	No
Importer Activity:	No
Transporter Activity:	No
Recycler Activity:	No
Receives waste from Offsite:	No
Universal Waste:	No

Hazardous Waste Description

2-PROPANONE (I) (OR) ACETONE (I)

AURAMINE (OR) BENZENAMINE, 4,4'-CARBONIMIDOYLBIS[N,N-DIMETHYL-

CORROSIVE WASTE

Banks Environmental Data, Inc. - PO Box 12851 - Austin, TX 78711 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

Exhibit A.9

MapID 21: RCRA - 5314 DASHWOOD

Continued from Previous Page

ETHANE, 1,1'-OXYBIS-(I) (OR) ETHYL ETHER (I)
FORMALDEHYDE
FORMIC ACID (C,T)
IGNITABLE WASTE
MERCURY
METHANOL (I) (OR) METHYL ALCOHOL (I)
THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Banks Environmental Data, Inc. - PO Box 12851 - Austin, TX 78711 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

Exhibit A.9

MapID 23: RCRA - 5321 BISSONNET

Map ID #23	**RCRA - RCRA**	**Source: EPA**
EPA Handler ID: TXD126113281	**Handler Sequence Number: 2**	**Banks ID: TXD126113281**
THE GOODYEAR TIRE & RUBBER COMPANY		Rel. Loc.: 0.25 miles SW
5321 BISSONNET, BELLAIRE, TX 77401		Elevation: 55.11 feet (+55.11)

Status:	Inactive
Owner Name:	THE GOODYEAR TIRE & RUBBER COMPANY
Operator Name:	THE GOODYEAR TIRE & RUBBER COMPANY
Mailing Address Street #:	321
Mailing Address Street:	CENTURY PLAZA STE 115
Mailing Address Street:	
Mailing Address City:	HOUSTON
Mailing Address State:	TX
Mailing Address Zip:	77073
Contact Name:	A S LISTER
Contact Address Street #:	321
Contact Address Street:	CENTURY PLAZA STE 115
Contact Address Street:	
Contact Address City:	HOUSTON
Contact Address State:	TX
Contact Address Zip:	77073
Contact Phone:	713-672-9481
Contact Email Address:	
Government Performance and Results Act (GPRA) Permit:	The facility does not exist on the Operating/Post-Closure Permit Baseline.
Government Performance and Results Act (GPRA) Corrective Action:	No
Permit Workload:	------
Closure Workload:	------
Post-Closure Workload:	------
Subject to Corrective Action:	No
Subject to Corrective Action 3004:	No
Subject to Corrective Action Non-TSDF:	No
Corrective Action Workload:	No
Generator Status:	Not a Generator
Nuclear Mixed Waste Handler:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
NAIC Description 1:	
Federal Generator Class:	Not a Generator, Verified
State Generator Class:	
Environmental Controls in Place:	No
Institutional Controls in Place:	No
Groundwater Controls in Place:	No
Significant Non-Compliance:	No
Unaddressed Significant Non-Complier:	No
Addressed Significant Non-Complier:	No
Significant Non-Complier with Compliance Schedule:	No
Short Term Generator:	No
Mixed Waste Generator:	No
Transfer Facility:	No
Importer Activity:	No
Transporter Activity:	No
Recycler Activity:	No
Receives waste from Offsite:	No
Universal Waste:	No

Hazardous Waste Description

IGNITABLE WASTE

Exhibit A.9

MapID 23: RCRA - 5321 BISSONNET

Continued from Previous Page

End of RCRA Sites Section

Exhibit A.9

MapID 3: DRYC - 5130 BISSONNET ST

DRYC - Dry Cleaners

Map ID #3	**DRYC - Dry Cleaners**	**Source: TCEQ**
Registration #: RN101995553	**Customer #: CN604124479; CN602506644**	**Banks ID: RN101995553**
HEFNERS PLAZA CLEANERS		Rel. Loc.: 0.02 miles N
5130 BISSONNET ST, BELLAIRE, TX 77401		Elevation: 55.14 feet (+55.14)

Detail #1	
Status:	ACTIVE
Site Type:	FACILITY REGISTRATION
State Contact Name:	
Facility Contact Phone:	7136663450
Owner:	KADIWALA ENTERPRISES INC; HEMARANGAN LLC
Owner Mailing Address:	5130 BISSONNET ST
Owner Mailing City:	BELLAIRE
Owner Mailing Zip:	77401
Solvent:	PERCHLOROETHYLENE (TETRACHLOROETHYLENE); PETROLEUM
Rank:	
Score:	
Corrective Action Status:	
Detail #2	
Status:	ACTIVE
Site Type:	FACILITY REGISTRATION
State Contact Name:	
Facility Contact Phone:	7136663450
Owner:	KADIWALA ENTERPRISES INC; HEMARANGAN LLC
Owner Mailing Address:	5130 BISSONNET ST
Owner Mailing City:	BELLAIRE
Owner Mailing Zip:	77401
Solvent:	PERCHLOROETHYLENE (TETRACHLOROETHYLENE); PETROLEUM
Rank:	
Score:	
Corrective Action Status:	
Detail #3	
Status:	ACTIVE
Site Type:	FACILITY REGISTRATION
State Contact Name:	
Facility Contact Phone:	7136663450
Owner:	KADIWALA ENTERPRISES INC; HEMARANGAN LLC
Owner Mailing Address:	5130 BISSONNET ST
Owner Mailing City:	BELLAIRE
Owner Mailing Zip:	77401
Solvent:	PERCHLOROETHYLENE (TETRACHLOROETHYLENE); PETROLEUM
Rank:	
Score:	
Corrective Action Status:	

Banks Environmental Data, Inc. - PO Box 12851 - Austin, TX 78711 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

Exhibit A.9

MapID 6: DRYC - 6600 S RICE AVE STE B

Map ID #6	**DRYC - Dry Cleaners**	**Source: TCEQ**
Registration #: RN104983861	**Customer #: CN603192980; CN605711712; CN603320789; CN602972838**	**Banks ID: RN104983861**
VOGUE CLEANERS		Rel. Loc.: 0.04 miles NE
6600 S RICE AVE STE B, BELLAIRE, TX 77401		Elevation: 54.58 feet (+54.58)

Detail #1	
Status:	ACTIVE
Site Type:	DROP STATION REGISTRATION
State Contact Name:	
Facility Contact Phone:	8329963406
Owner:	NORTH LAUDERDALE INC; HLM HOLDINGS LLC; RAIN VALLEY INC; NOON DRY CLEANERS INC
Owner Mailing Address:	5314 MACQUARIE POINT LN
Owner Mailing City:	SUGAR LAND
Owner Mailing Zip:	77479
Solvent:	
Rank:	
Score:	
Corrective Action Status:	
Detail #2	
Status:	ACTIVE
Site Type:	DROP STATION REGISTRATION
State Contact Name:	
Facility Contact Phone:	8329963406
Owner:	NORTH LAUDERDALE INC; HLM HOLDINGS LLC; RAIN VALLEY INC; NOON DRY CLEANERS INC
Owner Mailing Address:	5314 MACQUARIE POINT LN
Owner Mailing City:	SUGAR LAND
Owner Mailing Zip:	77479
Solvent:	
Rank:	
Score:	
Corrective Action Status:	
Detail #3	
Status:	ACTIVE
Site Type:	DROP STATION REGISTRATION
State Contact Name:	
Facility Contact Phone:	8329963406
Owner:	NORTH LAUDERDALE INC; HLM HOLDINGS LLC; RAIN VALLEY INC; NOON DRY CLEANERS INC
Owner Mailing Address:	5314 MACQUARIE POINT LN
Owner Mailing City:	SUGAR LAND
Owner Mailing Zip:	77479
Solvent:	
Rank:	
Score:	
Corrective Action Status:	

Banks Environmental Data, Inc. - PO Box 12851 - Austin, TX 78711 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

Exhibit A.9

MapID 7: DRYC - 5204A BISSONNET ST

Map ID #7	**DRYC - Dry Cleaners**	**Source: TCEQ**
Registration #: RN109270231	**Customer #: CN604514497**	**Banks ID: RN109270231**
HEFNERS PLAZA CLEANERS		Rel. Loc.: 0.05 miles NW
5204A BISSONNET ST, BELLAIRE, TX 77401		Elevation: 55.43 feet (+55.43)

Detail #1	
Status:	ACTIVE
Site Type:	DROP STATION REGISTRATION
State Contact Name:	
Facility Contact Phone:	00
Owner:	PLAZA CLEANERS LLC
Owner Mailing Address:	
Owner Mailing City:	
Owner Mailing Zip:	
Solvent:	
Rank:	
Score:	
Corrective Action Status:	

Banks Environmental Data, Inc. - PO Box 12851 - Austin, TX 78711 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

Exhibit A.9

MapID 8: DRYC - 5118 BISSONNET ST

Map ID #8	**DRYC - Dry Cleaners**	**Source: TCEQ**
Registration #: RN103962726	**Customer #: CN604124479; CN603677717; CN602923724**	**Banks ID: RN103962726**
BOUQUELLE CLEANERS		Rel. Loc.: 0.05 miles N
5118 BISSONNET ST, BELLAIRE, TX 77401		Elevation: 56.1 feet (+56.1)

Detail #1	
Status:	ACTIVE
Site Type:	FACILITY REGISTRATION
State Contact Name:	
Facility Contact Phone:	00
Owner:	SINGH, RAVINDER KAUR; HEMARANGAN LLC; BOUQUELLE CLEANERS INC
Owner Mailing Address:	
Owner Mailing City:	
Owner Mailing Zip:	
Solvent:	OTHER; PERCHLOROETHYLENE (TETRACHLOROETHYLENE); PETROLEUM
Rank:	
Score:	
Corrective Action Status:	
Detail #2	
Status:	ACTIVE
Site Type:	FACILITY REGISTRATION
State Contact Name:	
Facility Contact Phone:	00
Owner:	SINGH, RAVINDER KAUR; HEMARANGAN LLC; BOUQUELLE CLEANERS INC
Owner Mailing Address:	
Owner Mailing City:	
Owner Mailing Zip:	
Solvent:	OTHER; PERCHLOROETHYLENE (TETRACHLOROETHYLENE); PETROLEUM
Rank:	
Score:	
Corrective Action Status:	
Detail #3	
Status:	ACTIVE
Site Type:	FACILITY REGISTRATION
State Contact Name:	
Facility Contact Phone:	00
Owner:	SINGH, RAVINDER KAUR; HEMARANGAN LLC; BOUQUELLE CLEANERS INC
Owner Mailing Address:	
Owner Mailing City:	
Owner Mailing Zip:	
Solvent:	OTHER; PERCHLOROETHYLENE (TETRACHLOROETHYLENE); PETROLEUM
Rank:	
Score:	
Corrective Action Status:	
Detail #4	
Status:	ACTIVE
Site Type:	FACILITY REGISTRATION
State Contact Name:	
Facility Contact Phone:	00
Owner:	SINGH, RAVINDER KAUR; HEMARANGAN LLC; BOUQUELLE CLEANERS INC
Owner Mailing Address:	
Owner Mailing City:	
Owner Mailing Zip:	
Solvent:	OTHER; PERCHLOROETHYLENE (TETRACHLOROETHYLENE); PETROLEUM
Rank:	
Score:	
Corrective Action Status:	
Detail #5	

Banks Environmental Data, Inc. - PO Box 12851 - Austin, TX 78711 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

Exhibit A.9

MapID 8: DRYC - 5118 BISSONNET ST

Continued from Previous Page

Status:	ACTIVE
Site Type:	FACILITY REGISTRATION
State Contact Name:	
Facility Contact Phone:	00
Owner:	SINGH, RAVINDER KAUR; HEMARANGAN LLC; BOUQUELLE CLEANERS INC
Owner Mailing Address:	
Owner Mailing City:	
Owner Mailing Zip:	
Solvent:	OTHER; PERCHLOROETHYLENE (TETRACHLOROETHYLENE); PETROLEUM
Rank:	
Score:	
Corrective Action Status:	
Detail #6	
Status:	ACTIVE
Site Type:	FACILITY REGISTRATION
State Contact Name:	
Facility Contact Phone:	00
Owner:	SINGH, RAVINDER KAUR; HEMARANGAN LLC; BOUQUELLE CLEANERS INC
Owner Mailing Address:	
Owner Mailing City:	
Owner Mailing Zip:	
Solvent:	OTHER; PERCHLOROETHYLENE (TETRACHLOROETHYLENE); PETROLEUM
Rank:	
Score:	
Corrective Action Status:	

Banks Environmental Data, Inc. - PO Box 12851 - Austin, TX 78711 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

Exhibit A.9

MapID 10: DRYC - 5212 BISSONNET ST

Map ID #10	**DRYC - Dry Cleaners**	**Source: TCEQ**
Registration #: RN110483419	**Customer #: CN604514497**	**Banks ID: RN110483419**
HEFNERS PLAZA CLEANERS		Rel. Loc.: 0.06 miles W
5212 BISSONNET ST, BELLAIRE, TX 77401		Elevation: 55.4 feet (+55.4)

Detail #1	
Status:	ACTIVE
Site Type:	DROP STATION REGISTRATION
State Contact Name:	
Facility Contact Phone:	8322824988
Owner:	PLAZA CLEANERS LLC
Owner Mailing Address:	6208A S RICE AVE
Owner Mailing City:	HOUSTON
Owner Mailing Zip:	77081
Solvent:	
Rank:	
Score:	
Corrective Action Status:	

Exhibit A.9

MapID 13: DRYC - 5009 BISSONNET ST

Map ID #13	**DRYC - Dry Cleaners**	**Source: TCEQ**
Registration #: RN106021751	**Customer #: CN600581029**	**Banks ID: RN106021751**
MEYERLAND CLEANERS		Rel. Loc.: 0.07 miles N
5009 BISSONNET ST, BELLAIRE, TX 77401		Elevation: 55.82 feet (+55.82)

Detail #1	
Status:	ACTIVE
Site Type:	DROP STATION REGISTRATION
State Contact Name:	
Facility Contact Phone:	7137298080
Owner:	WHOLESALE CLEANERS INC
Owner Mailing Address:	9401 GLENFIELD CT
Owner Mailing City:	HOUSTON
Owner Mailing Zip:	77096
Solvent:	
Rank:	
Score:	
Corrective Action Status:	

Banks Environmental Data, Inc. - PO Box 12851 - Austin, TX 78711 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

Exhibit A.9

MapID 14: DRYC - 5108 SPRUCE ST

Map ID #14	**DRYC - Dry Cleaners**	**Source: TCEQ**
Registration #: RN100695360	**Customer #: CN604377630; CN602527350**	**Banks ID: RN100695360**
VERLANDER CLEANERS		Rel. Loc.: 0.09 miles N
5108 SPRUCE ST, BELLAIRE, TX 77401		Elevation: 54.7 feet (+54.7)

Detail #1	
Status:	ACTIVE
Site Type:	DROP STATION REGISTRATION; FACILITY REGISTRATION
State Contact Name:	Richard Peltier
Facility Contact Phone:	7136675156
Owner:	PHUONG TRAN DBA VERLANDER CLEANER; CHI KIM TRAN
Owner Mailing Address:	5108 SPRUCE ST
Owner Mailing City:	BELLAIRE
Owner Mailing Zip:	77401
Solvent:	CARBON DIOXIDE; PETROLEUM
Rank:	P2.7
Score:	390
Corrective Action Status:	Assessment
Detail #2	
Status:	ACTIVE
Site Type:	DROP STATION REGISTRATION; FACILITY REGISTRATION
State Contact Name:	Richard Peltier
Facility Contact Phone:	7136675156
Owner:	PHUONG TRAN DBA VERLANDER CLEANER; CHI KIM TRAN
Owner Mailing Address:	5108 SPRUCE ST
Owner Mailing City:	BELLAIRE
Owner Mailing Zip:	77401
Solvent:	CARBON DIOXIDE; PETROLEUM
Rank:	P2.7
Score:	390
Corrective Action Status:	Assessment
Detail #3	
Status:	ACTIVE
Site Type:	DROP STATION REGISTRATION; FACILITY REGISTRATION
State Contact Name:	Richard Peltier
Facility Contact Phone:	7136675156
Owner:	PHUONG TRAN DBA VERLANDER CLEANER; CHI KIM TRAN
Owner Mailing Address:	5108 SPRUCE ST
Owner Mailing City:	BELLAIRE
Owner Mailing Zip:	77401
Solvent:	CARBON DIOXIDE; PETROLEUM
Rank:	P2.7
Score:	390
Corrective Action Status:	Assessment
Detail #4	
Status:	ACTIVE
Site Type:	DROP STATION REGISTRATION; FACILITY REGISTRATION
State Contact Name:	Richard Peltier
Facility Contact Phone:	7136675156
Owner:	PHUONG TRAN DBA VERLANDER CLEANER; CHI KIM TRAN
Owner Mailing Address:	5108 SPRUCE ST
Owner Mailing City:	BELLAIRE
Owner Mailing Zip:	77401
Solvent:	CARBON DIOXIDE; PETROLEUM
Rank:	P2.7
Score:	390
Corrective Action Status:	Assessment
Detail #5	

Exhibit A.9

MapID 14: DRYC - 5108 SPRUCE ST

Continued from Previous Page

Status:	ACTIVE
Site Type:	DROP STATION REGISTRATION; FACILITY REGISTRATION
State Contact Name:	Richard Peltier
Facility Contact Phone:	7136675156
Owner:	PHUONG TRAN DBA VERLANDER CLEANER; CHI KIM TRAN
Owner Mailing Address:	5108 SPRUCE ST
Owner Mailing City:	BELLAIRE
Owner Mailing Zip:	77401
Solvent:	CARBON DIOXIDE; PETROLEUM
Rank:	P2.7
Score:	390
Corrective Action Status:	Assessment

Exhibit A.9

MapID 18: DRYC - 5000 BISSONNET ST

Map ID #18	**DRYC - Dry Cleaners**	**Source: TCEQ**
Registration #: RN105330112	**Customer #: CN603238494**	**Banks ID: RN105330112**
PILGRIM CLEANERS 11		Rel. Loc.: 0.14 miles NE
5000 BISSONNET ST, BELLAIRE, TX 77401		Elevation: 54.76 feet (+54.76)

Detail #1	
Status:	INACTIVE; ACTIVE
Site Type:	DROP STATION REGISTRATION
State Contact Name:	
Facility Contact Phone:	00
Owner:	PRIMERO INVESTMENTS LLC
Owner Mailing Address:	
Owner Mailing City:	
Owner Mailing Zip:	
Solvent:	
Rank:	
Score:	
Corrective Action Status:	
Detail #2	
Status:	INACTIVE; ACTIVE
Site Type:	DROP STATION REGISTRATION
State Contact Name:	
Facility Contact Phone:	00
Owner:	PRIMERO INVESTMENTS LLC
Owner Mailing Address:	
Owner Mailing City:	
Owner Mailing Zip:	
Solvent:	
Rank:	
Score:	
Corrective Action Status:	

Banks Environmental Data, Inc. - PO Box 12851 - Austin, TX 78711 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

Exhibit A.9

MapID 22: DRYC - 5311 BELLAIRE BLVD

Map ID #22	**DRYC - Dry Cleaners**	**Source: TCEQ**
Registration #: RN105386965	**Customer #: CN602704405; CN605549963**	**Banks ID: RN105386965**
TIDE DRY CLEANERS 10252		Rel. Loc.: 0.2 miles W
5311 BELLAIRE BLVD, BELLAIRE, TX 77401		Elevation: 56.07 feet (+56.07)

Detail #1	
Status:	ACTIVE
Site Type:	DROP STATION REGISTRATION
State Contact Name:	
Facility Contact Phone:	2813209807
Owner:	MWDC TEXAS INC; EDIT TX LLC
Owner Mailing Address:	9803 HIGHWAY 242 STE 300
Owner Mailing City:	CONROE
Owner Mailing Zip:	77385
Solvent:	
Rank:	
Score:	
Corrective Action Status:	
Detail #2	
Status:	ACTIVE
Site Type:	DROP STATION REGISTRATION
State Contact Name:	
Facility Contact Phone:	2813209807
Owner:	MWDC TEXAS INC; EDIT TX LLC
Owner Mailing Address:	9803 HIGHWAY 242 STE 300
Owner Mailing City:	CONROE
Owner Mailing Zip:	77385
Solvent:	
Rank:	
Score:	
Corrective Action Status:	

End of DRYC Sites Section

Exhibit A.9

Unmapped Sites Details: ERNS (537267)

ERNS - ERNS List

ERNS - ERNS List | **Source: EPA/National Response Center**

NRC Report #: 537267 | **Secondary ID: NA** | **Banks ID: 537267**

HOUSTON, TX

Responsible Party:	MASTER RESOURCE
Incident Location:	CEDAR POINT TANK BATTERY
Incident Date/Time:	8/1/2000 12:00 PM
Cause of Incident:	UNKNOWN
Description of Incident:	A LEAK OCCURRED IN A PIPELINE DUE TO AN UNKNOWN CAUSE.
Incident Type:	PIPELINE
Additional Information:	THE CALLER HAD NO INFORMATION ON THE SPILL BESIDES THE SOURCE.
Any Fatalities:	No
Number of Fatalities:	
Remedial Action Taken:	UNKNOWN
Medium Affected:	UNKNOWN
Medium Description:	UNKNOWN
Railroad Involved:	
Pipeline Type Involved:	UNKNOWN
Source:	UNAVAILABLE
Materials Spilled	UNKNOWN MATERIAL

End of ERNS Sites Section

Exhibit A.9

Unmapped Sites Details: LPST (103160)

LPST - State/Tribal Leaking Storage Tank

LPST - State/Tribal Leaking Storage Tank		**Source: TCEQ**
LPST ID: 103160	**Facility ID: NA**	**Banks ID: 103160**

A PLUS PAWN

HOUSTON, TX

Additional Location Information:	REGION 12 - HOUSTON
Status:	6A - FINAL CONCURRENCE ISSUED
Leak Discovery Date:	4/30/1992
Damage Description:	6 - MINOR SOIL CONTAMINATION - NO REMEDIAL ACTION REQUIRED
Leak Closure Date:	7/13/1995
State Contact Name:	HWELCH

Exhibit A.9

Unmapped Sites Details: LPST (91153)

LPST - State/Tribal Leaking Storage Tank **Source: TCEQ**

LPST ID: 91153 **Facility ID: NA** **Banks ID: 91153**

DIAMOND SHAMROCK

HOUSTON, TX

Additional Location Information:	REGION 12 - HOUSTON
Status:	6A - FINAL CONCURRENCE ISSUED
Leak Discovery Date:	9/1/1986
Damage Description:	5 - MINOR SOIL CONTAMINATION - DOES NOT REQUIRE A RAP
Leak Closure Date:	4/15/2008
State Contact Name:	DBRATBER

End of LPST Sites Section

Banks Environmental Data, Inc. - PO Box 12851 - Austin, TX 78711 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

Exhibit A.9

Dataset Descriptions and Sources

Dataset	Source	Dataset Description	Update Schedule	Data Requested	Data Obtained	Data Updated	Source Updated
NPL -- National Priority List	EPA	NPL is the list of high priority hazardous waste sites in the United States eligible for long-term remedial action financed under the federal Superfund program or SEMS database (formerly known as the CERCLIS database). The EPA will only add sites to the NPL list based upon completion of the Hazard Ranking System (HRS) screening, public solicitation of comments about the proposed site, and after all comments have been addressed.	Quarterly	07/20/2022	07/20/2022	07/21/2022	06/30/2022
DNPL -- Delisted National Priority List	EPA	DNPL is a list of all sites that have been deleted from the EPA NPL list (SEMS database). These sites are taken off the NPL list usually due to no further response or remedial action being required on them. Notices to delete NPL sites are published in the Federal Register and become effective unless the EPA receives significant adverse or critical comments during the 30-day public comment period.	Quarterly	07/20/2022	07/20/2022	07/21/2022	06/30/2022
CER SEMS -- SEMS	EPA	The EPA maintains the SEMS database to track sites under the Comprehensive Environmental Response, Compensation, and Liability Act, a federal law designed to clean up abandoned hazardous waste sites. These sites are either proposed, listed or under review currently to be a part of the National Priority List.	Quarterly	07/20/2022	07/20/2022	07/21/2022	06/30/2022
CER SEMS NFRAP -- SEMS NFRAP	EPA	From the Superfund Enterprise Management System (SEMS) database No Further Remedial Action Planned or NFRAP have been removed from the listing. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the site being placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.	Quarterly	07/20/2022	07/20/2022	07/21/2022	06/30/2022
RCRA COR -- RCRA CORRACTS	EPA	These sites are registered hazardous waste generators or handlers that fall under the Resource Conservation and Recovery Act (RCRA) and subject to corrective action activity.	Quarterly	07/26/2022	07/26/2022	07/27/2022	07/25/2022
RCRA TSD -- RCRA non-CORRACTS TSD	EPA	This database lists all treatment, storage and disposal of hazardous material sites that fall under the Resource Conservation and Recovery Act (RCRA). All hazardous waste TSD facilities are required to notify EPA of their existence.	Quarterly	07/26/2022	07/26/2022	07/27/2022	07/25/2022
RCRA GEN -- RCRA Generators	EPA	The EPA regulates all Hazardous Waste Generators subject to the Resource Conservation and Recovery Act (RCRA). They are classified by the quantity of hazardous waste generated. A Small Quantity Generator (SQG) generates between 100kg and 1,000 kg of waste per month. A Large Quantity Generator (LQG) generates over 1,000 kg of waste per month. A Conditionally Exempt SQG (CEG) generates less than 100 kg of waste per month.	Quarterly	07/26/2022	07/26/2022	07/27/2022	07/25/2022
FED BWN -- Federal Brownfields	EPA	A listing of sites that assist the EPA in collecting, tracking, and updating information of sites in relation to the Small Business Liability Relief and Brownfields Revitalization Act. These sites are real property that is either abandoned or underutilized where redevelopment or expansion is complicated by real or perceived environmental contamination.	Quarterly	05/23/2022	05/23/2022	06/20/2022	05/23/2022
FED IC -- Federal Institutional Control	EPA	This is a listing of Brownfield Management System (BMS) sites that have had Institutional Controls (ICs) placed on them. ICs are administrative restrictions, such as legal controls, that help minimize the potential for human exposure to known contamination by ensuring appropriate land or resource use. ICs are meant to supplement Engineering Controls and will rarely be the sole remedy at a site. ICs are a type of Activity and Use Limitation (AUL).	Quarterly	02/18/2022	05/23/2022	06/20/2022	05/23/2022
FED EC -- Federal Engineering Control	EPA	This is a listing of Brownfield Management System (BMS) sites that have had Engineering Controls (ECs) placed on them. ECs are physical methods or modifications put into place on a site to reduce or eliminate the possibility of human exposure to known contamination. ECs are a type of Activity and Use Limitation (AUL).	Quarterly	02/18/2022	05/23/2022	06/20/2022	05/23/2022

Banks Environmental Data, Inc. - PO Box 12851 - Austin, TX 78711 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

Exhibit A.9

Dataset Descriptions and Sources

Dataset	Source	Dataset Description	Update Schedule	Data Requested	Data Obtained	Data Updated	Source Updated
ERNS -- ERNS List	EPA/National Response Center	ERNS is a national database used to store information on unauthorized releases of oil and hazardous substances that have been reported to the National Response Center since 2001. The NRC is the sole federal point of contact for reporting oil and chemical spills. Prior to 2001 this information was maintained by the EPA.	Annually	08/02/2022	08/02/2022	08/02/2022	08/02/2022
ST NPL -- State/Tribal Equivalent NPL (TX)	TCEQ	This database contains sites determined by the TCEQ that may constitute an imminent and substantial endangerment to public health and safety or to the environment due to a release or threatened release of hazardous substances into the environment.	Quarterly	08/11/2022	05/25/2022	06/03/2022	05/25/2022
ST CER -- State/Tribal Equivalent CERCLIS (TX)	N/A	This database is not currently available from this state. If this state does make this database available in the future, Banks Environmental Data will obtain it for reporting purposes.	N/A	N/A	N/A	N/A	N/A
SWLF -- State/Tribal Disposal or Landfill (TX)	TCEQ	The SWLF database contains records of municipal solid waste facilities that may accept various types of municipal solid waste for processing or disposal, depending on the type of facility. A Municipal Solid Waste facility may also accept certain special wastes and non-hazardous industrial solid wastes if approved by the TCEQ executive director.	Quarterly	05/20/2022	05/20/2022	05/20/2022	05/20/2022
SWLF -- State/Tribal Disposal or Landfill (TX)	TCEQ	This database is a listing of closed and abandoned municipal solid waste landfills. The sites included are either unauthorized (UNUM_) or permitted (PERMAPP_).	N/A	N/A	N/A	N/A	N/A
LPST -- State/Tribal Leaking Storage Tank (TX)	TCEQ	This database contains information on leaking storage tanks, equipment failures, compliance, and releases in the state.	Quarterly	07/14/2022	07/14/2022	07/19/2022	07/01/2022
LPST -- State/Tribal Leaking Storage Tank (TX)	EPA	The Tribal LUST database (maintained by EPA Region 6) provides information on leaking underground storage tank on tribal lands in Louisiana, Arkansas, Oklahoma, New Mexico and Tribal Nations.	Quarterly	07/01/2022	07/01/2022	07/07/2022	04/28/2022
PST -- State/Tribal Storage Tank (TX)	TCEQ	This database contains information on above and underground storage tanks, compliance, and releases in the state.	Quarterly	05/20/2022	05/20/2022	06/09/2022	04/07/2022
PST -- State/Tribal Storage Tank (TX)	EPA	The Tribal UST database (maintained by EPA Region 6) provides underground storage tank information on tribal lands in Louisiana, Arkansas, Oklahoma, New Mexico and Tribal Nations.	Quarterly	07/01/2022	07/01/2022	07/07/2022	04/28/2022
ST IC -- State/Tribal Institutional Control (TX)	TCEQ	This database includes Voluntary Cleanup Program (VCP) or Innocent Operator Program (IOP) sites that have been remediated and have had Institutional Controls (ICs) placed on them. ICs are administrative restrictions, such as legal controls, that help minimize the potential for human exposure to known contamination by ensuring appropriate land or resource use.	Quarterly	07/22/2022	07/29/2022	08/02/2022	07/29/2022
ST IC -- State/Tribal Institutional Control (TX)	RRC	The Railroad Commission of Texas Voluntary Cleanup Program provides an incentive to remediate Oil & Gas related pollution by participants as long as they did not cause or contribute to the contamination.	Quarterly	08/11/2022	05/30/2022	06/03/2022	05/30/2022
ST EC -- State/Tribal Engineering Control (TX)	TCEQ	This database includes Voluntary Cleanup Program (VCP) or Innocent Operator Program (IOP) sites that have been remediated and have had Engineering Controls (ECs) placed on them. ECs are physical methods or modifications put into place on a site to reduce or eliminate the possibility of human exposure to known contamination.	Quarterly	07/22/2022	07/29/2022	08/02/2022	07/29/2022
VCP -- State/Tribal Voluntary Cleanup (TX)	TCEQ	This database contains sites from the Innocent Operator Program (IOP). The IOP records are sites that have received certificates from the State acknowledging that their property is contaminated as a result of a release or migration of contaminants from a source or sources not located on the property, and they did not cause or contribute to the source or sources of contamination.	Quarterly	07/22/2022	05/18/2022	05/20/2022	05/13/2022

Banks Environmental Data, Inc. - PO Box 12851 - Austin, TX 78711 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

Exhibit A.9

Dataset Descriptions and Sources

Dataset	Source	Dataset Description	Update Schedule	Data Requested	Data Obtained	Data Updated	Source Updated
VCP -- State/Tribal Voluntary Cleanup (TX)	TCEQ	This database contains sites from the Voluntary Cleanup Program (VCP). The VCP records contain information on contaminated sites that private parties have cleaned up through assistance from the State in the form of administrative, technical, and legal incentives.	Quarterly	07/22/2022	07/29/2022	08/02/2022	07/29/2022
VCP -- State/Tribal Voluntary Cleanup (TX)	RRC	The Railroad Commission of Texas Voluntary Cleanup Program provides an incentive to remediate Oil & Gas related pollution by participants as long as they did not cause or contribute to the contamination.	Quarterly	08/11/2022	05/30/2022	06/03/2022	05/30/2022
ST BWN -- State/Tribal Brownfield (TX)	TCEQ	Brownfield sites are former industrial properties that lie dormant or underutilized due to liability associated with real or perceived contamination. In Texas, the TCEQ, in close partnership with the EPA and other federal, state, and local redevelopment agencies, and stakeholders, is facilitating cleanup, transferability, and revitalization of Brownfield's through the development of regulatory, tax, and technical assistance tools.	Quarterly	08/11/2022	05/23/2022	06/14/2022	05/17/2022
ST BWN -- State/Tribal Brownfield (TX)	RRC	The Railroad Commission of Texas' Voluntary Cleanup Program (RRC-VCP) provides an incentive to remediate Oil & Gas related pollution by participants as long as they did not cause or contribute to the contamination. Applicants to the program receive a release of liability to the state in exchange for a successful cleanup.	Quarterly	08/11/2022	05/30/2022	06/03/2022	05/30/2022
HW -- State/Tribal Hazardous Waste (TX)	TCEQ	The mission of the TCEQ's industrial and hazardous waste (IHW) corrective action program is to oversee the cleanup of sites contaminated from industrial and municipal hazardous and industrial nonhazardous wastes.	Quarterly	07/14/2022	07/21/2022	07/22/2022	07/15/2022
HW -- State/Tribal Hazardous Waste (TX)	TCEQ	This database contains information on facilities which store, process, or dispose of hazardous waste as maintained by the Industrial and Hazardous Waste Permits section of the TCEQ.	Quarterly	05/20/2022	05/20/2022	05/20/2022	05/16/2022
RCRA -- RCRA	EPA	This database lists all sites that fall under the Resource Conservation and Recovery Act (RCRA) and are not classifiable as treatment, storage, disposers of hazardous material, hazardous waste generator or subject to corrective action activity.	Quarterly	07/26/2022	07/26/2022	07/27/2022	07/25/2022
DRYC -- Dry Cleaners (TX)	TCEQ	Dry Cleaner data houses both the DCRP Program information and PERC information released by the TCEQ. The DCRP database contains records funded for state-lead clean up of dry cleaner related contaminated sites. The DCRP administers the Dry Cleaning Facility Release Fund to assist with remediation of contamination caused by dry cleaning solvents. There are two listings from this program: LIST#1 - A historic listing of any facility that registered with the DCRP indicating whether or not the facility has used Perchloroethylene (PERC) in the past. LIST#2 - A Prioritization list of dry cleaner sites Facilities on this list will be investigated in order to determine the existence and or extent of possible contamination. Facilities which are not current on their DCRP payments get dropped from the program. Banks Environmental Data DOES NOT REMOVE these listings from our database so that we may present a more complete historical listing of facilities that may or may not have used PERC in the past.	Quarterly	06/16/2022	06/16/2022	06/16/2022	03/01/2021
MS -- State/Tribal Municipal Settings Designation (TX)	TCEQ	TCEQ defines a Municipal Settings Designation (MSD) as an official state designation given to a property within a municipality or its extraterritorial jurisdiction that certifies that designated groundwater at the property is not used as potable water, and is prohibited from future use as potable water because that groundwater is contaminated in excess of the applicable potable-water protective concentration level. The prohibition must be in the form of a city ordinance, or a restrictive covenant that is enforceable by the city and filed in the property records.	Quarterly	06/16/2022	06/23/2022	06/27/2022	06/17/2022

Banks Environmental Data, Inc. - PO Box 12851 - Austin, TX 78711 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

Exhibit A.9

Disclaimer

The Banks Environmental Data Regulatory Database Report was prepared based upon data obtained from State, Tribal, and Federal sources known to Banks Environmental Data at the time the data was obtained. Great care has been taken by Banks in obtaining the best available data from the best available sources. However, there is a possibility that there are sources of data applicable or pertaining to this report's target property, and/or surrounding properties, to which Banks does not have access or has not accessed. Furthermore, although Banks Environmental Data performs quality assurance and quality control on all data, including data it obtains, Banks recognizes that inaccuracies in data from these sources may, and do, exist; accordingly, inaccurate data may have been used or relied upon in the preparation of this report. Even though Banks Environmental Data performs a thorough and diligent search to locate and fix any inaccuracies in the data relied upon in the preparation of this report, Banks cannot guarantee or warrant the accuracy of the locations, information, data, or report. The purchaser of this report accepts this report "as is" and assumes all risk related to any potential in accuracy contained in the report or not reported in it, whether due to a reliance by Banks Environmental Data on inaccurate data, or for any other reason [including but not limited to the negligence or express negligence of Banks Environmental Data]. If this report is being used for the Records Review section of a Phase I Site Assessment according to the ASTM 1527-21, for EPA's All Appropriate Inquiry, or for any other purpose (public or private), all liability and responsibility is assumed by the Environmental Professional or other individual or entity acquiring the report.

Banks Environmental Data, Inc. - PO Box 12851 - Austin, TX 78711 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

Exhibit A.9

Dry Cleaner Remediation Program Prioritization List
March 1, 2022

DCRP Prioritization March 1, 2022 DCRP ID No.	Site Name	Site Address	City	County	Regulated Entity Number (RN)	Priority Class	FY21 Ranking Score	Priority Status	Corrective Action Status	TCEQ Project Manager
DC0003	Sparky's Cleaners	905 Center St	Deer Park	Harris	102866027	P2.6	370	Active	Remediation	David Cullen
DC0004	Cleaners	8193 Antoine Drive	Houston	Harris	104098553	P4	375	Postponed	Remediation	Dan Switek
DC0006	Hi-Tech Cleaners	6805 Main St	The Colony	Denton	104017926	P2.5	430	Active	Remediation	David Cullen
DC0008	Jack Brown Cleaners 19	5114 Balcones Woods Drive	Austin	Travis	101474476	P4	385	Postponed	Remediation	Richard Peltier
DC0010	Memorial Village Cleaners	949 Bunker Hill	Houston	Harris	100555507	P4	330	Postponed	Remediation	David Cullen
DC0011	City Cleaners	2400 Cartwright Rd	Missouri City	Fort Bend	104538566	P2	430	Active	Remediation	Dan Switek
DC0012	Fmr Pioneer Cleaners	7140 Parker Road	Houston	Harris	104063706	P2.7	515	Active	Remediation	Dan Switek
DC0015	Former Oak Village Cleaners	10082 Long Point Road	Houston	Harris	104560032	P4	430	Postponed	Assessment	Richard Peltier
DC0019	Jack Brown Cleaners 89	13058 Research Blvd	Austin	Williamson	102845302	P4	485	Postponed	Remediation	Richard Peltier
DC0020	Former Faulkner's Fine Cleaning	4222 Oak Lawn Ave	Dallas	Dallas	101055325	P4	435	Postponed	Assessment	Richard Peltier
DC0021	Ryan's Express Cleaners	216 N Bender	Humble	Harris	103960035	P2.7	455	Active	Remediation	Dan Switek
DC0022	Ryan's Express Cleaners	480 Uvalde Road	Houston	Harris	101485647	P2.7	370	Active	Assessment	Kerry Martin
DC0023	Former Time Cleaners	586 Sawdust Rd.	Spring	Montgomery	110810603	P2	310	Active	Remediation	Richard Peltier
DC0024	Cleaners	10828 Beechnut Street	Houston	Harris	102085610	P4	390	Postponed	Assessment	Kerry Martin
DC0025	Pride's Cleaners	2204 West Nolana	McAllen	Hidalgo	100701556	P2.7	360	Active	Remediation	Dan Switek
DC0027	Wymans One Hour	3720 Call Field Road	Wichita Falls	Wichita	104618020	P2.7	305	Active	Assessment	David Cullen
DC0028	Roy Cleaners	7555 Long Point Rd Ste. A	Houston	Harris	104085683	P4	410	Postponed	Assessment	Dan Switek
DC0029	Town & Country Cleaners	630 South Main Street Ste 1	Grapevine	Tarrant	104364856	P2.7	455	Active	Assessment	Richard Peltier
DC0030	Val-U Cleaners and Comet Cleaners	1112 N Fielder Rd	Arlington	Tarrant	103967378	P4	475	Postponed	Remediation	David Cullen
DC0033	Parkway Central Shopping Center	839 East Lamar Blvd	Arlington	Tarrant	102145992	P4	390	Postponed	Remediation	Dan Switek
DC0034	Posh Cleaners	10031 Marsh Lane	Dallas	Dallas	100802891	P2.7	400	Active	Remediation	Chris Moore
DC0036	Fmr Collins Street Cleaners	2131 N Collins	Arlington	Tarrant	100635291	P4	430	Postponed	Remediation	Dan Switek
DC0039	Boss Cleaners	4001 W Green Oaks Blvd Ste. 111	Arlington	Tarrant	103953550	P4	345	Postponed	Assessment	Richard Peltier
DC0040	Custom Cleaners	4517 Garth Road	Baytown	Harris	104062609	P4	400	Postponed	Assessment	Kerry Martin
DC0042	Country Club Cleaners	2901 Valley View Lane Ste 114	Farmers Branch	Dallas	102618337	P2.6	405	Active	Remediation	Dan Switek
DC0047	Baumgart Family Cleaners	2216 Long Prairie Road	Flower Mound	Denton	102337342	P4	395	Postponed	Assessment	David Cullen
DC0050	Alpine Cleaners	3128 FM 528 Rd	Webster	Harris	101060085	P2.6	395	Active	Remediation	Richard Peltier
DC0052	Former Woodforest Food Mart	388 Uvalde Road	Houston	Harris	101739621	P2	405	Active	Remediation	Kerry Martin
DC0055	Center at Sulphur Springs	1402 Mockingbird Lane	Sulphur Springs	Hopkins	104535711	P2.7	360	Active	Remediation	David Cullen
DC0057	Greens Imperial Center	17571 Imperial Valley Dr	Houston	Harris	100712173	P2.6	440	Active	Remediation	David Cullen
DC0060	Former Good Neighbor Cleaners	6410 Cavalcade Street	Houston	Harris	103952255	P2.5	450	Active	Remediation	Dan Switek
DC0061	Premium Cleaners	2217 Marsh Lane	Carrollton	Dallas	104090006	P2.5	385	Active	Remediation	Richard Peltier
DC0062	Fmr Continental Cleaners	3333 W Camp Wisdom Rd	Dallas	Dallas	101644896	P2.6	270	Active	Remediation	Kerry Martin
DC0064	Former Star Cleaners	6763 Highway 6 South	Houston	Harris	104212832	P2.7	475	Active	Assessment	David Cullen
DC0065	Former Globe Laundry	1111 Studewood	Houston	Harris	104916325	P4	430	Postponed	Assessment	David Cullen
DC0068	Comet Cleaners - Mid Cities	6723 Mid Cities Blvd	North Richland Hills	Tarrant	102213956	P2.7	330	Active	Assessment	David Cullen
DC0070	Prestige Fabricare	8201 Quaker Ave	Lubbock	Lubbock	102951167	P2.7	410	Active	Remediation	Dan Switek
DC0071	Baytown Cleaners	2348 N Alexander Drive	Baytown	Harris	103978532	P2.6	405	Active	Remediation	Richard Peltier
DC0077	Rick's Cleaners	7301 Burnet Road	Austin	Travis	101445583	P4	460	Postponed	Remediation	Dan Switek
DC0078	Pilgrim Cleaners 111	12442 Memorial Drive	Houston	Harris	100659812	P2.5	385	Active	Remediation	Dan Switek
DC0079	Former Crescent Cleaners	2604 Sunset Blvd	Houston	Harris	100576891	P4	355	Postponed	Assessment	Kerry Martin
DC0084	Former Carrollton Cleaners	1108 N Josey Road	Carrollton	Dallas	105008726	P4	430	Postponed	Assessment	Richard Peltier
DC0085	La Rose Dry Cleaners	3933 Broadway St	Houston	Harris	100654425	P4	450	Postponed	Remediation	David Cullen
DC0087	Former Model Industrial Cleaners	314 West Elizabeth Street	Brownsville	Cameron	101682557	P4	390	Postponed	Assessment	David Cullen
DC0092	Thirty Oaks Shopping Center	5656 Meadowbrook Drive	Fort Worth	Tarrant	102321650	P4	365	Postponed	Assessment	Kerry Martin
DC0094	Walnut One Hour Cleaners	2947 Walnut Hill Lane	Dallas	Dallas	100692664	P4	435	Postponed	Assessment	Kerry Martin
DC0095	Summit Cleaners	3738 Westheimer Road	Houston	Harris	104097712	P4	415	Postponed	Assessment	David Cullen
DC0096	Park Cleaners	1700 West Park Row	Arlington	Tarrant	102321320	P4	415	Postponed	Assessment	David Cullen
DC0098	Cypress Station Shopping Ctr	217 FM 1960 Rd W	Houston	Harris	102330636	P4	430	Postponed	Assessment	Dan Switek
DC0103	Dry Cleaner Super Center	6327 N Eldridge Pkwy	Houston	Harris	104188693	P2.7	405	Active	Assessment	David Cullen
DC0104	Former Craig's Cleaners	3520 S Shepard Drive	Houston	Harris	103034708	P4	465	Postponed	Remediation	Dan Switek
DC0105	Craig's Cleaners	20701 Kingsland	Katy	Harris	101056182	P4	350	Postponed	Remediation	David Cullen
DC0106	1634 Westheimer Property	1634 Westheimer	Houston	Harris	101052827	P2.5	360	Active	Remediation	Dan Switek
DC0107	Fmr Newsome Dry Cleaning	901 East Irving Blvd	Irving	Dallas	101460970	P2.7	325	Active	Assessment	David Cullen
DC0108	Hawthorne Square - Fmr Image Clnrs	3407 Montrose Ave	Houston	Harris	100863091	P4	410	Postponed	Remediation	Dan Switek

Dry Cleaner Remediation Program Prioritization List
March 1, 2022

DCRP Prioritization March 1, 2022 DCRP ID No.	Site Name	Site Address	City	County	Regulated Entity Number (RN)	Priority Class	FY21 Ranking Score	Priority Status	Corrective Action Status	TCEQ Project Manager
DC0110	Frmr Manhattan Clnrs	11909 Preston Road	Dallas	Dallas	100664739	P2.6	320	Active	Remediation	David Cullen
DC0111	White Spur Cleaners	4798 Doniphan	El Paso	El Paso	100654250	P3	360	Active	Assessment	David Cullen
DC0112	Prince Cleaners	601 Cross Timbers Road	Flower Mound	Denton	101054740	P4	360	Postponed	Assessment	David Cullen
DC0113	Dry Cleaner Super Center	1035 Clear Lake City Blvd	Houston	Harris	100805126	P2.7	395	Active	Remediation	David Cullen
DC0114	Crystal Cleaners	6237 Westheimer	Houston	Harris	100889732	P2.5	440	Active	Remediation	Dan Switek
DC0115	Fmr Flair Dry Cleaner	7416 Fairbanks	Houston	Harris	102801735	P2	565	Active	Remediation	David Cullen
DC0117	Bell Cleaners - Fairbanks Plaza	14163 Northwest Freeway	Houston	Harris	100710748	P4	395	Postponed	Assessment	Kerry Martin
DC0118	Fmr Coopers Cleaners	242 North LBJ Drive	San Marcos	Hays	104467055	P2	450	Active	Remediation	Dan Switek
DC0119	Morning Star Cleaners	163000 Kukendahl Rd	Houston	Harris	100562669	P4	440	Postponed	Remediation	David Cullen
DC0123	Toms Fine Cleaners	7956 Westheimer	Houston	Harris	100653013	P4	460	Postponed	Assessment	David Cullen
DC0124	Fmr Plus Cleaners	9446 South Highway 6	Houston	Fort Bend	102616935	P2.6	410	Active	Remediation	David Cullen
DC0125	Fmr Celebrity Cleaners	283 Lockhaven Drive	Houston	Harris	101312551	P1	435	Active	Remediation	Dan Switek
DC0126	Fmr Pilgrim Laundry	2307 W Alabama St	Houston	Harris	105200455	P4	420	Postponed	Assessment	David Cullen
DC0127	Fmr Robinson's Cleaners	2024B Crockett Road	Palestine	Anderson	104084892	P4	390	Postponed	Assessment	David Cullen
DC0128	Pilgrim Discount 65	13015 Hiram Clarke	Houston	Harris	100633916	P4	380	Postponed	Assessment	Richard Peltier
DC0129	Fmr Pilgrim Cleaners	7430 Long Point	Houston	Harris	102806148	P2.5	450	Active	Assessment	Dan Switek
DC0130	Fmr Dynasty Cleaners	101 N Garland	Garland	Dallas	103958138	P2.6	330	Active	Remediation	David Cullen
DC0131	B&B Cleaners	1105 E Main Street	Grand Prairie	Dallas	100549476	P4	365	Postponed	Assessment	David Cullen
DC0133	Cousins Cleaners	4100 W Vickery Blvd	Fort Worth	Tarrant	102172228	P4	425	Postponed	Assessment	Kerry Martin
DC0134	Fites Cleaners	120 Troup Rd	Tyler	Smith	100572015	P4	430	Postponed	Assessment	Dan Switek
DC0138	Cleaner	4051 FM 1960 West	Houston	Harris	104618947	P2.6	410	Active	Remediation	Dan Switek
DC0141	Classic Cleaners	1524 Kingwood Drive	Kingwood	Harris	101487718	P4	380	Postponed	Remediation	Kerry Martin
DC0142	A Cleaners	100 North Park Blvd	Grapevine	Tarrant	102618337	P2.7	365	Active	Assessment	Chris Moore
DC0145	Randalls Center - Fairmont Shopping Center	4903 Fairmont Pkwy	Pasadena	Harris	104086384	P2.6	305	Active	Remediation	Kerry Martin
DC0146	Fmr Gaines Cleaners	2450 Joe Field Road	Dallas	Dallas	104221189	P2.7	300	Active	Assessment	Chris Moore
DC0147	Westheimer Plaza - Fmr $1.49 Deluxe Cleaners	16205 Westheimer	Houston	Harris	104369764	P2.6	350	Active	Remediation	Dan Switek
DC0150	Fmr Pilgrim Cleaners	3005 Woodland Hills Drive	Kingwood	Harris	101949238	P1	555	Active	Remediation	Dan Switek
DC0151	Super Royal Cleaners	1901 Gessner Drive	Houston	Harris	103960217	P4	310	Postponed	Assessment	David Cullen
DC0152	Comet Cleaners	507 West Univerisity Drive	Denton	Denton	104067905	P2.6	320	Active	Remediation	Dan Switek
DC0153	Martins Dry Clean Express	155 Howell Street	Dallas	Dallas	104025119	P2.7	350	Active	Remediation	Chris Moore
DC0154	Fmr Kountry Cleaners	108 Garrett Morris Parkway	Mineral Wells	Palo Pinto	100697556	P4	315	Postponed	Assessment	Richard Peltier
DC0155	Fmr Craig's Cleaner	9709 Westheimer Road	Houston	Harris	100573732	P4	390	Postponed	Assessment	Kerry Martin
DC0157	King Cleaners	2855 West Lake Houston Blvd	Kingwood	Harris	104089024	P2.6	305	Active	Remediation	Kerry Martin
DC0159	Former Cowboy Cleaners	1115 Coker Street	Irving	Dallas	100567064	P2.7	375	Active	Assessment	David Cullen
DC0160	Holiday Cleaning & Laundry	5712 Lovers Lane	Dallas	Dallas	105419345	P2.7	360	Active	Assessment	Chris Moore
DC0162	Brite Way Cleaners	3331 70th Street	Lubbock	Lubbock	101469310	P2.5	380	Active	Remediation	Dan Switek
DC0163	McLendon Cleaners	1410 Judson Rd	Longview	Gregg	100566074	P2	480	Active	Assessment	Richard Peltier
DC0168	Former Expert Cleaners	12313 Bellaire Blvd Ste D	Houston	Harris	100573245	P2.7	355	Active	Assessment	David Cullen
DC0169	Comet Fossil Creek	3300 Western Center Blvd	Fort Worth	Tarrant	100715317	P2.6	280	Active	Remediation	Dan Switek
DC0170	Crosby Cleaners and Laundary	14045 FM 2100 Road	Crosby	Harris	104027362	P2.7	405	Active	Assessment	David Cullen
DC0171	Dry Cleaner USA	10359 Club Creek Drive	Houston	Harris	100710433	P4	375	Postponed	Remediation	Dan Switek
DC0172	Waterford Square Former Todays Cleaners	4202 Thousand Oaks	San Antonio	Bexar	100581669	P2.7	315	Active	Assessment	David Cullen
DC0173	LaBelle Cleaners	5658 Treaschwig Road	Spring	Harris	103966396	P3	400	Active	Assessment	Richard Peltier
DC0174	Former Metro Cleaners	6119 Wilchester Drive	Houston	Harris	100703503	P2.6	420	Active	Remediation	David Cullen
DC0175	Fmr Binder S SID One Hour Cleaners	6069 Bissonnet Street	Houston	Harris	105673651	P2.5	355	Active	Remediation	Dan Switek
DC0176	Regency Cleaners	2110 Holly Hall Street	Houston	Harris	100708304	P4	270	Postponed	Assessment	Kerry Martin
DC0177	Sunny Cleaners	13196 Veterans Memorial Dr	Houston	Harris	100688852	P2.6	455	Active	Remediation	Kerry Martin
DC0178	Town Park Cleaners	6038 S Gessner Drive	Houston	Harris	100690437	P2.5	365	Active	Assessment	Richard Peltier
DC0182	Sunshine Laundry and Cleaners	214 Hutchinson Street	San Marcos	Hays	102617107	P2	465	Active	Remediation	Dan Switek
DC0183	Modern Cleaners & Laundry	3803 Sam Houston Drive	Victoria	Victoria	100590173	P4	345	Postponed	Assessment	Richard Peltier
DC0185	Village Custom Cleaners	5205 Davis Blvd Ste J	North Richland Hills	Tarrant	103987970	P2.5	350	Active	Assessment	Richard Peltier
DC0186	Jackson Dry Cleaners	3411 Hudnall Street	Dallas	Dallas	101475358	P4	345	Postponed	Assessment	Richard Peltier
DC0187	Inwood Expert Cleaners	8450 Fondren Road	Houston	Harris	100594985	P4	395	Postponed	Assessment	Richard Peltier
DC0188	Former Dry Cleaner	1608 South Friendswood Dr	Friendswood	Galveston	105762223	P4	405	Postponed	Assessment	Richard Peltier
DC0191	Craigs Cleaners	3735 Westheimer Rd	Houston	Harris	102561479	P2.7	485	Active	Remediation	Dan Switek

Dry Cleaner Remediation Program Prioritization List
March 1, 2022

DCRP Prioritization March 1, 2022 DCRP ID No.	Site Name	Site Address	City	County	Regulated Entity Number (RN)	Priority Class	FY21 Ranking Score	Priority Status	Corrective Action Status	TCEQ Project Manager
DC0192	Stanley Cleaners	2103 W Alabama	Houston	Harris	105571061	P2.7	320	Active	Assessment	Richard Peltier
DC0195	Adcock's Cleaners	4415 N Garfield St	Midland	Midland	100570324	P2.7	450	Active	Assessment	Richard Peltier
DC0196	New Way Cleaners	5980 Renwick Drive	Houston	Harris	100649151	P4	285	Postponed	Assessment	Richard Peltier
DC0197	Pinewood Cleaner	1444 Kingwood Drive	Kingwood	Harris	100660984	P4	355	Postponed	Remediation	Kerry Martin
DC0199	A-1 Dry Cleaners	6 Uvalde Rd Ste A	Houston	Harris	100582824	P2	465	Active	Assessment	Richard Peltier
DC0200	Fmr Dry Cleaner Super Center	2130 N Belt Line Road	Mesquite	Dallas	102147030	P2.6	315	Active	Remediation	Kerry Martin
DC0202	Exclusive Cleaners	2555 W Holcombe Blvd	Houston	Harris	103776126	P4	345	Postponed	Assessment	David Cullen
DC0204	Greg's Cleaners	7848 Hillcroft Street	Houston	Harris	102333226	P4	380	Postponed	Assessment	Richard Peltier
DC0205	Cowboy Cleaners	1120 E Berry Street	Fort Worth	Tarrant	100574748	P4	210	Postponed	Remediation	Dan Switek
DC0206	Fmr Dart Cleaners	4324 Andrews Hwy	Midland	Midland	103955001	P1	535	Active	Remediation	Dan Switek
DC0207	Dry Clean It	10915 Scarsdale Blvd	Houston	Harris	100913334	P2	410	Active	Remedation	Richard Peltier
DC0208	Comet Cleaners	11950 Westheimer Road	Houston	Harris	102888922	P2.6	320	Active	Remediation	Dan Switek
DC0209	Best Cleaners 1	95 Woodlake Sq	Houston	Harris	100703826	P4	415	Postponed	Assessment	Richard Peltier
DC0210	Fashion Fair Cleaners	5137 FM1960 Rd West	Houston	Harris	103970695	P4	415	Postponed	Remediation	David Cullen
DC0211	Top 1 Hour Cleaners	10795 West Bellfort Street	Houston	Harris	100618016	P2.6	280	Active	Remediation	David Cullen
DC0212	Master Cleaners 2	3420 82nd Street	Lubbock	Lubbock	100596584	P2.7	410	Active	Remediation	Chris Moore
DC0213	Good Neighbor Cleaners	2400 Bolsover Street	Houston	Harris	100680214	P2.5	365	Active	Assessment	Richard Peltier
DC0214	Craftsman Cleaner	303 Spring Creek VLG	Dallas	Dallas	100759703	P4	305	Postponed	Assessment	David Cullen
DC0217	Pilgrim Cleaners 71	4798 Beechnut Street	Houston	Harris	103954418	P2.7	295	Active	Assessment	David Cullen
DC0218	Fmr Minks Dry Cleaners	10938 Grant Road	Houston	Harris	106076052	P3	300	Active	Assessment	David Cullen
DC0219	Reids Laundry and Dry Cleaners	3616 Far West Blvd Ste 102	Austin	Travis	100587609	P2.7	380	Active	Assessment	David Cullen
DC0220	Sharpstown Cleaners	7616 Clarewood Drive	Houston	Harris	100565332	P2.7	480	Active	Assessment	David Cullen
DC0221	Fmr Carter One Hour Cleaners	5237 Davis Blvd	North Richland Hills	Tarrant	100241157	P4	280	Postponed	Assessment	Richard Peltier
DC0223	Comet Cleaners	12817 Preston Road Ste. 121	Dallas	Dallas	103121323	P4	330	Postponed	Remediation	Kerry Martin
DC0224	Villa Maria Cleaners	710 East Villa Maria Road	Bryan	Brazos	100571595	P4	340	Postponed	Assessment	Richard Peltier
DC0225	Centre Cleaners	4002 White Settlement Road	Fort Worth	Tarrant	100572080	P3	425	Active	Assessment	Dan Switek
DC0229	Village Cleaners	14646 FM 529 Rd	Houston	Harris	104028626	P4	405	Postponed	Remediation	David Cullen
DC0230	Holy Cleaners	420 Grapevine Highway Ste 114	Hurst	Tarrant	104027404	P2.7	345	Active	Assessment	Chris Moore
DC0231	Polo Dry Cleaning and Laundry	18900 Dallas Pkwy Ste 100	Dallas	Collin	103951026	P4	355	Postponed	Assessment	Dan Switek
DC0233	Miracle Mile Cleaners	1415 Little York Rd	Houston	Harris	106388150	P2.6	430	Active	Remediation	Kerry Martin
DC0234	U.S. Star Cleaners	1570 S Dairy Ashford St. Ste 111	Houston	Harris	100901669	P2.7	365	Active	Assessment	Richard Peltier
DC0235	A-1 Dry Cleaners	7731 Westheimer Rd	Houston	Harris	103975132	P4	410	Postponed	Assessment	Richard Peltier
DC0236	US Cleaners	1942 W. Gray	Houston	Harris	100646116	P4	440	Postponed	Assessment	David Cullen
DC0237	Got Sports Cleaners and Alterations	2683 Wilcrest Drive	Houston	Harris	100690783	P4	375	Postponed	Assessment	Richard Peltier
DC0238	99 Cents Cleaners	8122 FM 1960 Road East	Humble	Harris	103958765	P4	400	Postponed	Assessment	Richard Peltier
DC0240	Espirit Cleaners	3256 Westheimer	Houston	Harris	100607837	P2.7	290	Active	Assessment	Kerry Martin
DC0241	Former Select Cleaners	1060 N Main Street	Euless	Tarrant	106590086	P4	305	Postponed	Assessment	David Cullen
DC0242	5 Star Cleaners	5713 Fondren Road	Houston	Harris	100559566	P2.7	270	Active	Assessment	David Cullen
DC0243	DeBest Cleaners	12651 Bissonnet Street	Houston	Harris	100883446	P2	255	Active	Remediation	Richard Peltier
DC0244	Broadway Creek Shopping Center	6501 Duck Creek Drive	Garland	Dallas	101053684	P2.7	350	Active	Remediation	David Cullen
DC0246	Town and Country Cleaners	1715 11 Street	Huntsville	Walker	100709500	P4	360	Postponed	Remediation	David Cullen
DC0247	Blackmon Cleaners	1918 Baird Farm Rd,	Arlington	Tarrant	100700202	P4	340	Postponed	Assessment	Kerry Martin
DC0248	Formers Minks Dry Cleaner	5141 Antoine Dr.	Houston	Harris	102522737	P4	450	Postponed	Assessment	Richard Peltier
DC0249	Reino Cleaners	1810 Baird Farm Rd.	Arlington	Tarrant	100550268	P4	375	Postponed	Assessment	Kerry Martin
DC0250	KB Master Cleaners	15210 Spring Cypress Rd.	Cypress	Harris	104995139	P4	360	Postponed	Assessment	David Cullen
DC0251	Clover Cleaners & Laundry	4100 Bellmead Dr.	Bellmead	Mclennan	100548080	P4	410	Postponed	Assessment	Kerry Martin
DC0254	Former Cleaners	21949 Katy Freeway	Katy	Harris	107606741	P4	380	Postponed	Assessment	Richard Peltier
DC0256	Premier Dry Clean Express	601 W. Parker Rd, Ste 112	Plano	Collin	104146253	P2.6	270	Active	Remediation	Kerry Martin
DC0258	Former 1-Hour Martinizing	4510 FM 1960, Rd W	Houston	Harris	107861205	P2	360	Active	Assessment	Dan Switek
DC0261	Enterprise Cleaners	2201 W. Main St.	League City	Galveston	101055317	P2.5	430	Active	Remediation	Richard Peltier
DC0262	Bay View Cleaners	3302 Highway 6	Sugar Land	Fort Bend	102158649	P4	380	Postponed	Assessment	David Cullen
DC0263	Verlander Cleaners	5108 Spruce Street	Bellaire	Harris	100695360	P2.7	390	Active	Assessment	Richard Peltier
DC0264	Drive Thru Cleaners	9401 Glenfield Ct.	Houston	Harris	100907922	P3	310	Active	Assessment	Kerry Martin
DC0265	$1.25 Cleaners	12379 Bissonnet	Houston	Harris	100547777	P2.5	485	Active	Assessment	Dan Switek
DC0266	Ace Cleaners	5026 E. Lancaster	Fort Worth	Tarrant	100559277	P4	360	Postponed	Remediation	Kerry Martin

Dry Cleaner Remediation Program Prioritization List
March 1, 2022

DCRP Prioritization March 1, 2022 DCRP ID No.	Site Name	Site Address	City	County	Regulated Entity Number (RN)	Priority Class	FY21 Ranking Score	Priority Status	Corrective Action Status	TCEQ Project Manager
DC0267	Como Cleaners	16601 Addison Rd, Ste. 101	Addison	Dallas	100706928	P2.7	515	Active	Assessment	Richard Peltier
DC0268	Champ Cleaners	6428 FM 1960 Rd W.	Houston	Harris	103966735	P2.7	445	Active	Assessment	David Cullen
DC0269	Macklin Cleaners	2802 N. Henderson Ave.	Dallas	Dallas	100968122	P3	385	Active	Assessment	Kerry Martin
DC0273	Former A-1 Cleaners	6603 S. Braeswood Blvd.	Houston	Harris	100708106	P4	365	Postponed	Assessment	David Cullen
DC0274	Ryan's Dry Cleaners	3937 Spencer Hwy.	Pasadena	Harris	101046977	P2	420	Active	Assessment	Richard Peltier
DC0275	Former Apparel Cleaners	2488 Meadowglen Dr., Ste. 201	Lewisville	Denton	102331428	P4	335	Postponed	Assessment	Richard Peltier
DC0276	Alamo Cleaners	6707 Wilcrest Dr.	Houston	Harris	104508957	P4	195	Postponed	Assessment	Richard Peltier
DC0277	1.79 Cleaners	505 University Dr., Ste. 109	College Station	Brazos	100559566	P4	215	Postponed	Assessment	Richard Peltier
DC0278	Liberty Cleaners	2333 N. Main St.	Liberty	Liberty	104103023	P4	375	Postponed	Assessment	Richard Peltier
DC0279	A-1 Cleaners	12754 Memorial Drive	Houston	Harris	100659127	P4	450	Postponed	Assessment	Richard Peltier
DC0280	Former Dry Cleaner	10610 Garland Rd.	Dallas	Dallas	109162602	P3	335	Active	Assessment	Richard Peltier
DC0281	Best 1-Hr Cleaners	2717 N. Elm St.	Denton	Denton	104743893	P4	345	Postponed	Assessment	Richard Peltier
DC0282	Central Cleaners	25119 Grograns Mill Rd., Ste. C	The Woodlands	Montgomery	104084777	P2	330	Active	Remediation	Richard Peltier
DC0283	Boss Cleaners	7342 Antoine Dr.	Houston	Harris	100697820	P2	345	Active	Assessment	Richard Peltier
DC0285	Royal Cleaners	8250 Abrams Rd.	Dallas	Dallas	100637305	P2.7	345	Active	Assessment	Chris Moore
DC0286	Crabb River Cleaners	738 Crabb River Road	Richmond	Fort Bend	100679141	P1	440	Active	Assessment	Dan Switek
DC0287	Former Imperial Laundry & Cleaners	3401 Harrisburg Blvd	Houston	Harris	100591544	P4	400	Postponed	Assessment	Richard Peltier
DC0288	Dry Clean City	1905 Texoma Pkwy.	Sherman	Grayson	100591544	P4	305	Postponed	Assessment	David Cullen
DC0290	Former Mercury Cleaners	1044 W. Camp Wisdom Rd.	Dallas	Dallas	105616965	P4	315	Postponed	Assessment	Richard Peltier
DC0291	Afton Oaks Fine Cleaners	4701 Richmond Ave.	Houston	Harris	102605417	P2.5	425	Active	Assessment	Richard Peltier
DC0292	Monarch Laundry & Cleaners	2828 W. Lancaster Ave.	Fort Worth	Tarrant	109651430	P3	315	Active	Assessment	David Cullen
DC0293	Dry Cleaner Super Center of Hampton Rd.	8547 S. Hampton Rd.	Dallas	Dallas	104258330	P4	355	Postponed	Remediation	David Cullen
DC0294	One Hour Martinizing	101 S. Coit Rd., Ste 8	Richardson	Dallas	102339223	P2	420	Active	Remediation	Richard Peltier
DC0295	Jot 59 Cleaners	103 Hollman Dr, E.	College Station	Brazos	103135943	P4	415	Postponed	Assessment	Dan Switek
DC0296	Cardinal Cleaners	2302 Bissonnet St.	Houston	Harris	100729516	P4	390	Postponed	Assessment	Richard Peltier
DC0297	Former One Hour Martinizing	2028 ETC Jester Blvd.	Houston	Harris	104230669	P2.6	345	Active	Remediation	David Cullen
DC0298	Former Fishburn Cleaners	3325 Fairfield Ave.	Fort Worth	Tarrant	103777116	P2.7	300	Active	Assessment	Dan Switek
DC0299	Prism Cleaners	2631 Revere St.	Houston	Harris	100566892	P3	375	Active	Assessment	Kerry Martin
DC0300	Lydias Cleaners	9479 Highway 377 S.	Benbrook	Tarrant	100700681	P2	385	Active	Remediation	Kerry Martin
DC0301	MW Cleaners	18511 Kuykendahl Rd.	Spring	Harris	100699958	P4	310	Postponed	Assessment	David Cullen
DC0302	One Hour Martinizing 5	2329 W Shady Grove Rd.	Irving	Dallas	103770640	P4	390	Postponed	Assessment	Kerry Martin
DC0303	Park Cleaners	1071 Country Club Dr., Ste. 110	Mansfield	Tarrant	104096151	P2.6	390	Active	Remediation	Richard Peltier
DC0304	Former Stadium Cleaners	3220 Avenue A	Beaumont	Jefferson	101990322	P4	300	Postponed	Assessment	David Cullen
DC0305	Former One Hour Martinizing 12	2020 W. Grauwyler Road	Irving	Dallas	104059373	P4	365	Postponed	Assessment	Richard Peltier
DC0306	Former Dove Cleaners	7804 Harwood Rd.	North Richland Hills	Tarrant	110375474	P4	360	Postponed	Assessment	Richard Peltier
DC0307	Moore Cleaners & Laundry	424 N. Highway 377	Pilot Point	Denton	104062245	P4	385	Postponed	Assessment	Richard Peltier
DC0308	Former Dry Cleaner Lease Space	4812 Bryan Street	Dallas	Dallas	110302585	P4	310	Postponed	Assessment	Richard Peltier
DC0309	Former Bellnott Martinizing	13238 Bellaire	Houston	Harris	100591460	P4	300	Postponed	Assessment	David Cullen
DC0310	Former Rhondas Cleanrite Cleaners	2714 SW 34th Ave.	Amarillo	Potter	100598143	P3	400	Active	Assessment	Dan Switek
DC0312	Fmr. Town & Country Cleaners	5064 Davis Blvd.	North Richland Hills	Tarrant	110392271	P2.5	360	Active	Assessment	Richard Peltier
DC0314	Dry Clean Super Center	3901 W. Park Rd, Ste. 810	Plano	Collin	104098934	P2.6	255	Active	Remediation	Dan Switek
DC0315	Pro Cleaners	14623 Memorial Drive	Houston	Harris	100601491	P2.6	310	Active	Remediation	David Cullen
DC0316	Quality Cleaners	5117 Broadway St.	Galveston	Galveston	100698125	P4	360	Postponed	Assessment	Kerry Martin
DC0319	Former Comet Cleaners	2017 8th Ave.	Fort Worth	Tarrant	102321247	P4	230	Postponed	Assessment	Richard Peltier
DC0320	Former Dry Cleaner	6115 Kirby Dr.	Houston	Harris	110525797	P3	265	Active	Assessment	Richard Peltier
DC0321	Former Dry Cleaner	4109 McKinney St.	Houston	Harris	110510724	P4	355	Postponed	Assessment	Richard Peltier
DC0322	Spotless Cleaners	10815 Beechnut St., Ste. 163	Houston	Harris	100647171	P4	345	Postponed	Assessment	Dan Switek
DC0323	Boss Cleaners	5817 W. Interstate 20, Ste. 410	Arlington	Tarrant	103951778	P4	300	Postponed	Assessment	Richard Peltier
DC0324	Deerfield Cleaners	105 W San Augustine St.	Deer Park	Harris	103966263	P4	340	Postponed	Assessment	David Cullen
DC0325	Five Star Cleaners	144415 Blanco Rd.	San Antonio	Bexar	104000427	P3	125	Active	Assessment	David Cullen
DC0327	Former Pasadena Cleaners	501 Jackson Ave.	Pasadena	Harris	100601129	P3	335	Active	Assessment	Richard Peltier
DC0328	Tammys Cleaners	7327 Burnet Rd.	Austin	Travis	104029251	P4	390	Postponed	Assessment	Dan Switek
DC0331	Worthington Laundry & Cleaners	519 E Josephine St	San Antonio	Bexar	100545557	P3	370	Active	Assessment	Chris Moore
DC0332	Polo Cleaners	6210 Westheimer Rd	Houston	Harris	100572197	P3	375	Active	Assessment	David Cullen
DC0333	Fmr Comet Cleaners	4414 Gus Thomasson Rd	Mesquite	Dallas	101052413	P3	250	Active	Assessment	Dan Switek

Dry Cleaner Remediation Program Prioritization List
March 1, 2022

DCRP Prioritization March 1, 2022 DCRP ID No.	Site Name	Site Address	City	County	Regulated Entity Number (RN)	Priority Class	FY21 Ranking Score	Priority Status	Corrective Action Status	TCEQ Project Manager
DC0334	Former Agape Cleaners	5926 Curzon Ave	Fort Worth	Tarrant	100607811	P3	205	Active	Assessment	Richard Peltier
DC0335	Shine Cleaners	510 S Carrier Pkwy	Grand Prairie	Dallas	104085576	P3	270	Active	Assessment	Chris Moore
DC0336	Fmr Ryans Express	531 El Dorado Blvd	Webster	Harris	101868297	P3	350	Active	Assessment	Kerry Martin
DC0337	Nation Cleaners	779 Normandy St, Ste 130	Houston	Harris	104131602	P2.6	300	Active	Remediation	Dan Switek
DC0338	Dry Clean Super Center	1116 E Hwy 377	Granbury	Hood	104096185	P3	375	Active	Assessment	Richard Peltier
DC0339	Expert Cleaners	5843 W Airport Blvd	Houston	Harris	103953139	P3	345	Active	Assessment	David Cullen
DC0342	Pilgrams Cleaners	14554 Brook Hollow Blvd	San Antonio	Bexar	100696277	P3	150	Active	Assessment	Kerry Martin
DC0345	Former Comet 1 HR Cleaners	5315 Greenville Ave	Dallas	Dallas	100714591	P3	365	Active	Assessment	David Cullen
DC0346	Bay Area Cleaners	401 W Bay Area Blvd	Webster	Harris	100919513	P3	350	Active	Assessment	Richard Peltier
DC0347	Former Red Carpet Washateria & Dry Cleaners	105 Little York Rd	Houston	Harris	111156360	P3	380	Active	Assessment	Dan Switek
DC0349	Fmr Ryans Express Dry Cleaners	16615 Sea Lark Rd.	Houston	Harris	102955226	P3	360	Active	Assessment	David Cullen
DC0351	Fmr Dry Cleaner Super Center	17526 Kuykendahl Rd	Spring	Harris	103962379	P3	205	Active	Assessment	Kerry Martin
DC0352	Lakeside Cleaners	4210 Dalrock Rd	Rowlett	Rockwall	103963096	P3	345	Active	Assessment	David Cullen
DC0353	Dry Clean Super Center	1301 Fry Rd	Katy	Harris	101329464	P3	325	Active	Assessment	Chris Moore
DC0354	S & H Cleaners	17904 W Little York Rd, Ste H	Houston	Harris	111384038	P2.5	400	Active	Assessment	Richard Peltier
DC0355	Fmr Pilgrams Dry Cleaner	9936 Westview Dr	Houston	Harris	111378246	P3	320	Active	Assessment	Dan Switek
This table shows the March 1, 2022 DCRP Priority List										
End of Worksheet										

Exhibit A.9

Dry Cleaner Remediation Program Closed Sites
March 1, 2022

DCRP Closed March 1, 2022	Site Name	Site Address	City	County	Regulated Entity Number (RN)	Corrective Action Status
DC0002	Cooks Cleaners	1100 Third Street	Rosenberg	Fort Bend	104171327	TRRP Remedy Standard A - Residential
DC0005	San Antonio 5-Star DC	2414 Babcock Rd	San Antonio	Bexar	102951209	TRRP Remedy Standard A - Residential
DC0007	Comet Cleaners	4300 Matlock	Arlington	Tarrant	102212578	TRRP Remedy Standard A - Residential
DC0013	Comet One Hour	2107 D Pioneer Parkway	Arlington	Tarrant	104552575	TRRP Remedy Standard A - Residential
DC0014	Quality Cleaners	18110 Midway Road, Ste 112	Dallas	Collin	102753597	TRRP Remedy Standard A - Residential
DC0016	Summit Northgate	2204A FM 1960, Rd #A	Houston	Harris	101474922	TRRP Remedy Standard A - Residential
DC0017	Westgate Shopping Center- Former KC Cleaners	254 South Pioneer Dr	Abilene	Taylor	101460889	TRRP Remedy Standard A - Residential
DC0018	MW Cleaners 10212	5795 Woodway Dr	Houston	Harris	102319886	TRRP Remedy Standard A - Residential
DC0026	Brothers II, Lake Worth	3939 Boat Club Road	Lake Worth	Tarrant	100687896	TRRP Remedy Standard B
DC0031	Jefferson Cleaners	1901 Jefferson Drive	Port Arthur	Jefferson	103958732	TRRP Remedy Standard A - Residential
DC0032	Village Custom Cleaners	4409 Colleyville Blvd	Colleyville	Tarrant	104009386	TRRP Remedy Standard A - Residential
DC0037	Beltline Venture Shopping Center	2717 East Belt Line Rd	Carrollton	Dallas	101056257	TRRP Remedy Standard A - Residential
DC0038	Briarcrest Cleaners	2501 Texas Ave	College Station	Brazos	101056950	TRRP Remedy Standard A - Residential
DC0041	ZIP Cleaners	61 North Gilmer St	Killeen	Bell	103957460	TRRP Remedy Standard A - Residential
DC0043	Eastgate One Hour Martinizing	4525 Saturn Rd	Garland	Dallas	102926250	TRRP Remedy Standard A - Residential
DC0045	Town & Country - Highland Center	9625 Plano Rd	Dallas	Dallas	103984571	TRRP Remedy Standard A - Residential
DC0046	Lone Star Cleaners	14999 Preston Road, Ste 112	Dallas	Dallas	101467884	TRRP Remedy Standard A - Residential
DC0048	Barkers Comet Cleaners	676 SW Wilshire Blvd	Burleson	Johnson	101467082	TRRP Remedy Standard A - Residential
DC0049	Dixon Cleaners	6300 Samuell Blvd	Dallas	Dallas	103970786	TRRP Remedy Standard A - Residential
DC0051	Classic Cleaners	5555 Preston Oaks	Dallas	Dallas	104802533	TRRP Remedy Standard A - Residential
DC0053	Bell Cleaners - Midway Road	9215 Midway Rd	Dallas	Dallas	102164357	TRRP Remedy Standard A - Residential
DC0054	A-1 Dry Cleaners	4200 South Alameda	Corpus Christi	Nueces	102360476	TRRP Remedy Standard A - Residential
DC0056	Adrian's Cleaners	5800 Camp Bowie Blvd	Fort Worth	Tarrant	100556371	TRRP Remedy Standard A - Residential
DC0058	Cypress Creek Cleaners	12275 Grant Rd	Cypress	Harris	103964896	TRRP Remedy Standard A - Residential
DC0059	Village Creek Shopping Center	6150 Independence Parkway	Plano	Collin	100652643	TRRP Remedy Standard A - Residential
DC0063	Blue Ribbon Cleaners and Laundry	102 N Cedar Ridge Dr	Carrollton	Dallas	100802305	TRRP Remedy Standard A - Residential
DC0066	Former Decent Cleaners	13050 Coit Rd	Dallas	Dallas	102950938	TRRP Remedy Standard A - Residential
DC0067	Former Cottage Cleaners	2636 Frankford Road	Dallas	Denton	104009402	TRRP Remedy Standard A - Residential
DC0069	Centennial Plaza	614 Elizabeth St	Corpus Christi	Nueces	104954581	TRRP Remedy Standard A - Residential
DC0072	USA Cleaners	7808 Spring Valley Rd	Dallas	Dallas	102862687	TRRP Remedy Standard A - Residential
DC0073	Former AB Cleaners	3695 Highway 6 South	Sugarland	Fort Bend	100605005	TRRP Remedy Standard A - Residential
DC0074	Former Nesbit Cleaners	15818 Champion Forest Dr	Spring	Harris	100697895	TRRP Remedy Standard A - Residential
DC0075	Former XL Cleaners	900 Polk St, Suite 136	DeSoto	Dallas	104981352	TRRP Remedy Standard A - Residential
DC0080	Former Glo Cleaners	2815 Live Oak St	Dallas	Dallas	100931419	TRRP Remedy Standard A - Residential
DC0081	Bel Air Cleaners	4603 Garth Rd	Baytown	Harris	104095971	TRRP Remedy Standard A - Residential
DC0082	A Cleaners Laundry	1231 E. Pleasant Run Rd	DeSoto	Dallas	104154141	TRRP Remedy Standard A - Residential
DC0086	Joyce Cleaners	2503 Valley View Lane	Farmers Branch	Dallas	100780246	TRRP Remedy Standard A - Residential
DC0088	Jack Brown Cleaners #5	3415 Northland Drive	Austin	Travis	103974564	TRRP Remedy Standard A - Residential
DC0089	Quail Valley Dry Cleaners	1300 Turtle Creek Dr	Missouri City	Fort Bend	100614197	TRRP Remedy Standard A - Residential
DC0090	Bestway Cleaners	612 W. University Dr	Denton	Denton	104329040	TRRP Remedy Standard A - Residential
DC0093	Deluxe Cleaners	13817 Cypress N Houston Rd	Cypress	Harris	100560887	TRRP Remedy Standard A - Residential
DC0097	Former American Cleaners	309-311 West 5th St	Austin	Travis	100698174	TRRP Remedy Standard A - Residential
DC0099	Quality Dry Cleaners	4610 Western Center Blvd	Haltom	Tarrant	102150471	TRRP Remedy Standard A - Residential
DC0100	Fast Quality Cleaners	1544 South Buckner Blvd	Dallas	Dallas	100685155	TRRP Remedy Standard A - Residential
DC0101	Summerside Cleaners	17475 Preston Rd	Dallas	Collin	100587542	TRRP Remedy Standard A - Residential
DC0102	North Junction Plaza	156 FM 1960 Rd	Houston	Harris	101151215	TRRP Remedy Standard A - Residential
DC0109	Historical Dry Cleaners	712 Elizabeth St	Corpus Christi	Nueces	105157689	TRRP Remedy Standard A - Residential
DC0116	Southwest Clean & Laundry	9706 Buffalo Speedway	Houston	Harris	105213474	TRRP Remedy Standard A - Residential
DC0120	Fmr USA Cleaners - Plano	2912 Legacy Dr	Plano	Collin	101469260	TRRP Remedy Standard A - Residential
DC0121	Ovilla Road Cleaners	132 East Ovilla Rd	Red Oak	Ellis	104094610	TRRP Remedy Standard A - Residential
DC0122	Fishburns Cleaners	6029-6041 Forest Lane	Dallas	Dallas	100566322	TRRP Remedy Standard A - Residential
DC0135	Former Dira XX Cleaners	13505 Montfort Place, Ste 103	Dallas	Dallas	103970232	TRRP Remedy Standard A - Residential
DC0136	North Saint Mary's Site	2801 N. St. Mary's	San Antonio	Bexar	105362784	TRRP Remedy Standard A - Residential
DC0137	Kemp Cleaners	6009 Kemp Rd	Corpus Christi	Nueces	100582949	TRRP Remedy Standard A - Residential
DC0139	Sterling Cleaners	8312 Broadway	Houston	Harris	100570464	TRRP Remedy Standard A - Residential
DC0140	Hallmark Cleaners - Bryan	800 East Villa Maria Rd	Bryan	Brazos	100609874	TRRP Remedy Standard A - Residential
DC0144	Trader;s Square Shopping Ctr.	301 E Hwy 243	Canton	Van Zandt	101053841	TRRP Remedy Standard A - Residential
DC0148	Former Westbury Cleaning Center	5953 West Bellfort St	Houston	Harris	100603844	TRRP Remedy Standard A - Residential
DC0149	Five Star Cleaners #8	2387 Northwest Military Highway	San Antonio	Bexar	102950995	TRRP Remedy Standard A - Residential
DC0156	Cuff and Collar Cleaners	1405 Jupiter Rd	Plano	Collin	103957015	TRRP Remedy Standard A - Residential
DC0158	USA Cleaner	5833 W Gulf Bank Rd	Houston	Harris	100708932	TRRP Remedy Standard A - Residential
DC0161	Former Tower Cleaners	263 W. Bedford Euless Rd	Hurst	Tarrant	104305974	TRRP Remedy Standard A - Residential
DC0164	Galaxy Cleaners	1403 N Belt Line Rd	Irving	Dallas	104136858	TRRP Remedy Standard A - Residential
DC0165	Park Avenue Cleaners	2910 Ridge Rd	Rockwall	Rockwall	100697416	TRRP Remedy Standard A - Residential
DC0166	Comet Cleaners	5833 Weber Rd	Corpus Christi	Nueces	103967014	TRRP Remedy Standard A - Residential
DC0167	Former Premier Cleaners	1403 N Loop 336 W	Conroe	Montgomery	101043255	TRRP Remedy Standard A - Residential

Dry Cleaner Remediation Program Closed Sites
March 1, 2022

DCRP Closed March 1, 2022	Site Name	Site Address	City	County	Regulated Entity Number (RN)	Corrective Action Status
DC0179	The JB Cleaners	2865 South Richey St	Houston	Harris	104028014	TRRP Remedy Standard A - Residential
DC0181	Park Avenue Cleaners #2	5206 Rufe Snow Drive	Richland Hills	Tarrant	100610195	TRRP Remedy Standard A - Residential
DC0189	Town and Country Cleaners - Plano	2070 W Spring Creek Pkwy Ste 346	Plano	Collin	100713973	TRRP Remedy Standard A - Residential
DC0190	Dry Clean Plus	108 W. Edgewood Drive, Ste G	Friendswood	Galveston	103961710	TRRP Remedy Standard A - Residential
DC0193	Fmr. Dry Cleaner	708 W. Spring Valley Road	Richardson	Dallas	105782585	TRRP Remedy Standard A - Residential
DC0194	Bell Cleaners Westheimer	9310 Westheimer Road	Houston	Harris	103951950	TRRP Remedy Standard A - Residential
DC0201	Town Cleaners	1957 E Beltline Rd Ste A	Carrollton	Dallas	102580578	TRRP Remedy Standard A - Residential
DC0203	Rick's Cleaners - Cameron	5324 Cameron Road	Austin	Travis	104763339	TRRP Remedy Standard A - Residential
DC0216	Swans Cleaners	16333 Stuebner Airline	Spring	Harris	100805100	TRRP Remedy Standard A - Residential
DC0222	Diamond Cleaners	1438 Acton Ave	Dallas	Dallas	102195385	TRRP Remedy Standard A - Residential
DC0226	MidCity Cleaners	2816 Central Dr	Bedford	Tarrant	100597236	TRRP Remedy Standard A - Residential
DC0227	Love Dry Cleaners	14557 Memorial Dr	Houston	Harris	100620111	TRRP Remedy Standard A - Residential
DC0228	Former Daisy One Hour Cleaner	819 W. Arapaho Rd	Richardson	Dallas	106251887	TRRP Remedy Standard A - Residential
DC0232	Dapper Dan Cleaners	7731 W. Bellfort Ave	Houston	Harris	100713767	TRRP Remedy Standard A - Residential
DC0239	Former US Cleaners	3112 N. Jupiter Rd., Ste 312	Garland	Dallas	102552395	TRRP Remedy Standard A - Residential
DC0245	ABC Cleaners	315 NW Renfro Street	Burleson	Johnson	104028964	TRRP Remedy Standard A - Residential
DC0255	South Shore Cleaners	2951 Marina Bay Drive	League City	Galveston	100592799	TRRP Remedy Standard A - Residential
DC0257	Kristis Cleaners	1730 Williams Trace Blvd	Houston	Fort Bend	100713767	TRRP Remedy Standard A - Residential
DC0259	Star Cleaner	6916 Independence Parkway, Ste 101	Plano	Collin	104063896	TRRP Remedy Standard A - Residential
DC0260	Country Cleaners	1478 Highway 6	Sugar Land	Fort Bend	103958922	TRRP Remedy Standard A - Residential
DC0270	Sims Cleaners	9623 Hillcroft St	Houston	Harris	100613991	TRRP Remedy Standard A - Residential
DC0271	Swan's Cleaners	2350 West Alabama St	Houston	Harris	100910454	TRRP Remedy Standard A - Residential
DC0272	Tip Top Cleaners	8315 Burnet Road, Ste D	Austin	Travis	104416532	TRRP Remedy Standard A - Residential
DC0284	Dry Clean Super Center	10045 Custer Rd	Plano	Collin	104152541	TRRP Remedy Standard A - Residential
DC0289	Former Kell Cleaners	6609 Lancaster Avenue	Fort Worth	Tarrant	104028667	TRRP Remedy Standard A - Residential
DC0311	Lavon Cleaner	4046 Lavon Drive, Ste 105	Garland	Dallas	102934411	TRRP Remedy Standard A - Residential
DC0313	Fashion Park Cleaners	500 N. Galloway Ave, Ste 30	Mesquite	Dallas	100616853	TRRP Remedy Standard A - Residential
DC0317	Lucy's Grand Cleaners	1900 S. Garden Ridge Blvd., Ste 101	Flower Mound	Denton	102159738	TRRP Remedy Standard A - Residential
DC0318	Home Steam Laundry & Cleaners	2301 Manor Rd	Austin	Travis	100639590	TRRP Remedy Standard A - Residential
DC0326	One Hour Martinizing 10	2900 N Macarthur Blvd	Irving	Dallas	100699180	TRRP Remedy Standard A - Residential
DC0329	Baldwins One Hour Martinizing	7903 Beechnut St	Houston	Harris	102924602	TRRP Remedy Standard A - Residential
DC0340	Comet One Hour Cleaners	983 W Centerville Rd	Garland	Dallas	102413143	TRRP Remedy Standard A - Residential
DC0350	Dixie Cleaners	90 Dixie Dr	Clute	Brazoria	100680560	TRRP Remedy Standard A - Residential
This table shows the Dry Cleaner Remediation Program (DCRP) closed sites as of March 1, 2022.						
End of Worksheet						

APPENDIX B

PHYSICAL SETTING INFORMATION

Prepared for:

BERG-OLIVER ASSOCIATES, INC.
14701 St. Marys Lane, #400
Houston, TX 77079

Exhibit A.9

BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP

Historical Topographic Maps

Methodist Hospital

5130 Bellaire Boulevard

Houston, TX

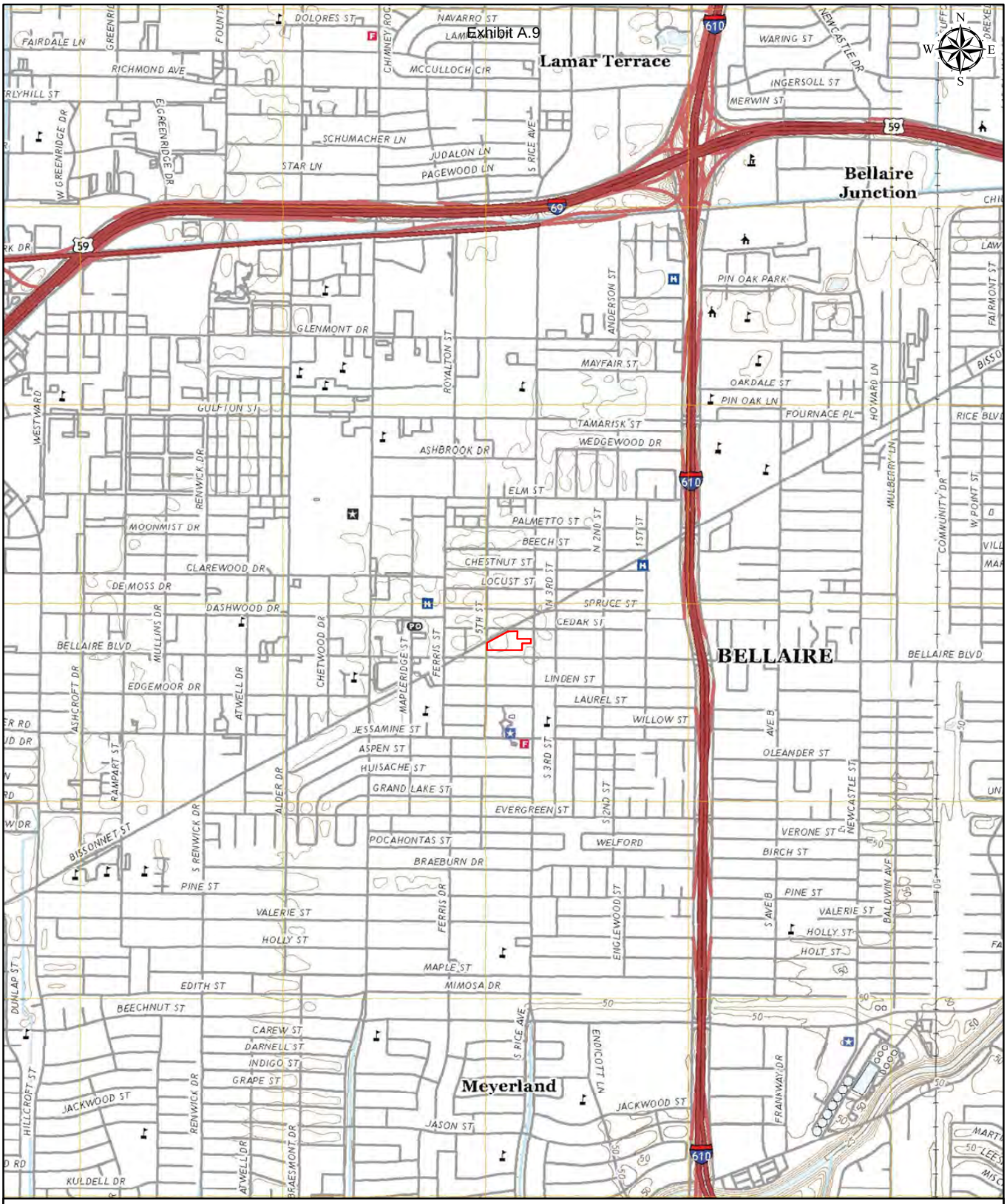
Harris County

PO #: 12762H-P1

ES-140516

Friday, August 12, 2022

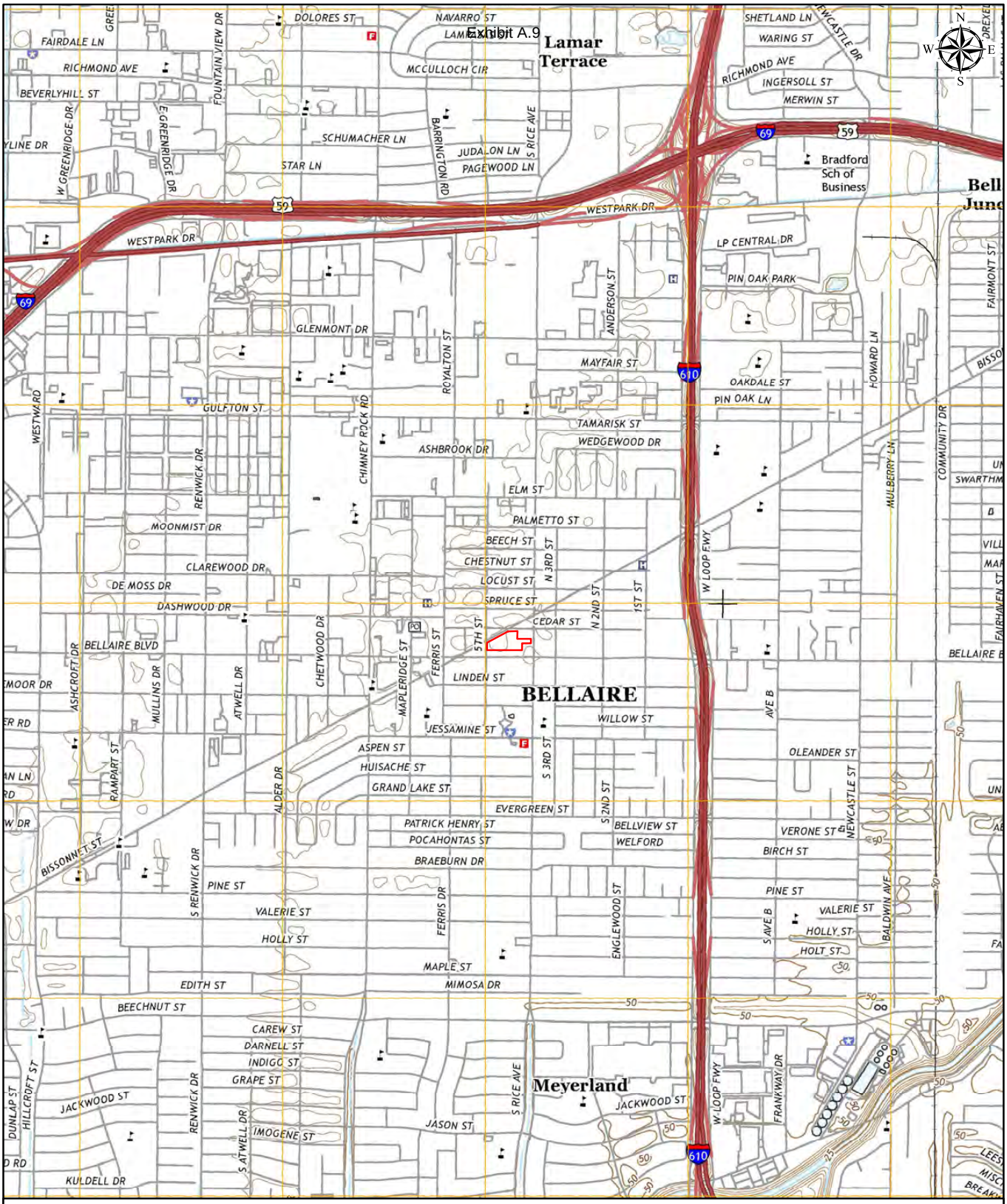
Banks Environmental Data, Inc. - PO Box 12851 - Austin, TX 78711 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com



Date: 2019
Quad: Bellaire, TX

0 1,000 2,000 4,000 Feet

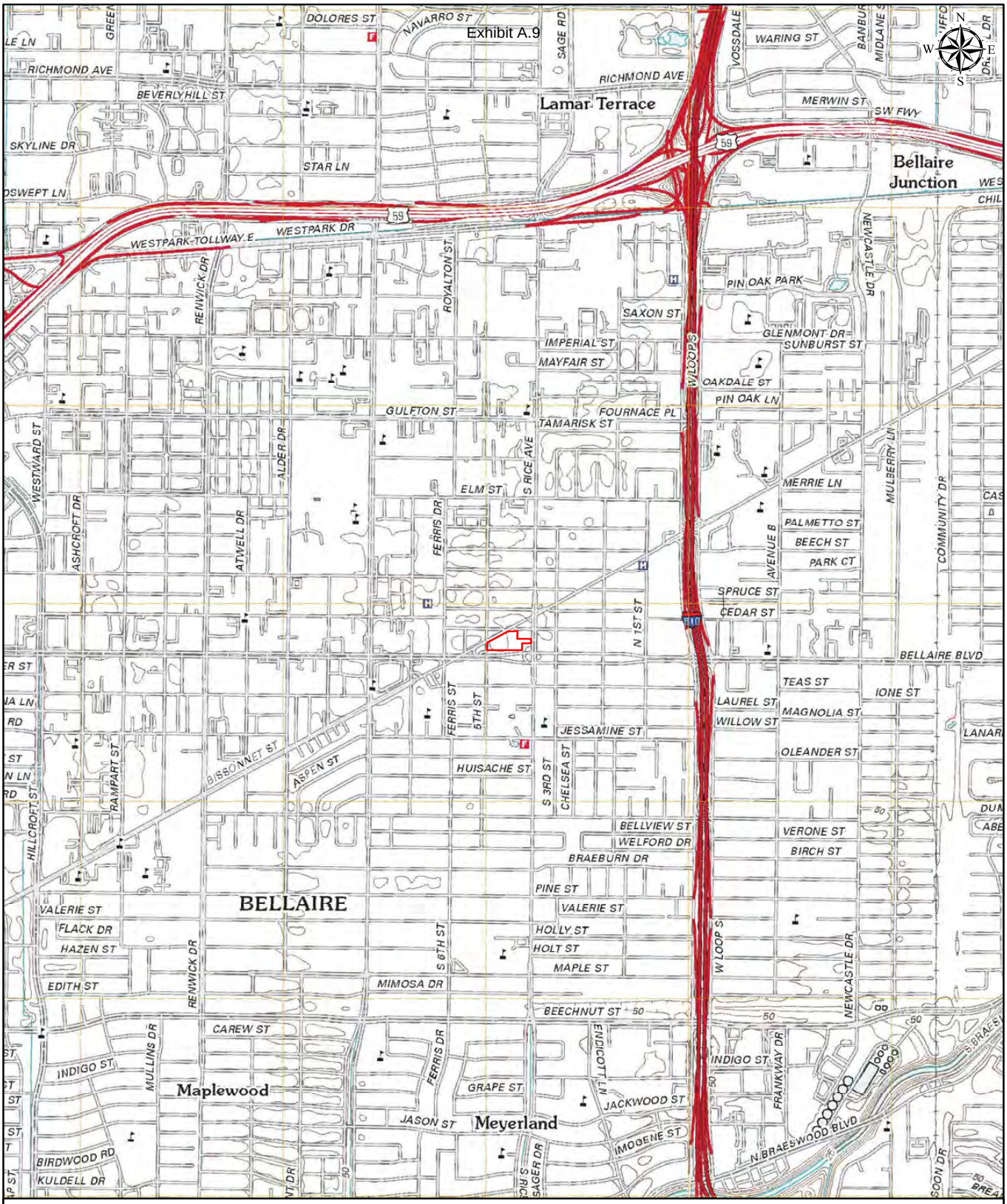
BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP



Date: 2016
Quad: Bellaire, TX

0 1,000 2,000 4,000 Feet

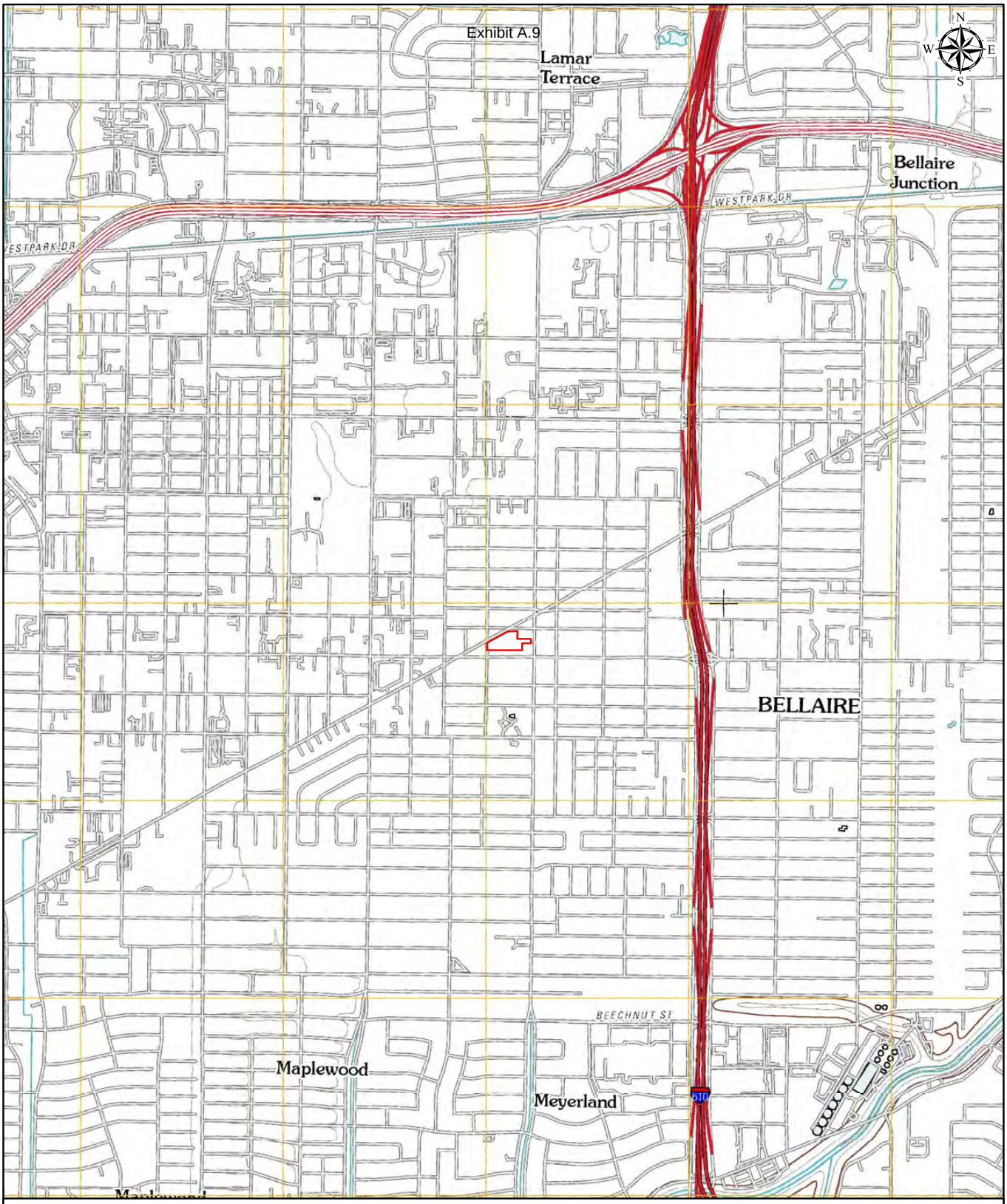
BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP



Date: 2013
Quad: Bellaire, TX

0 1,000 2,000 4,000 Feet

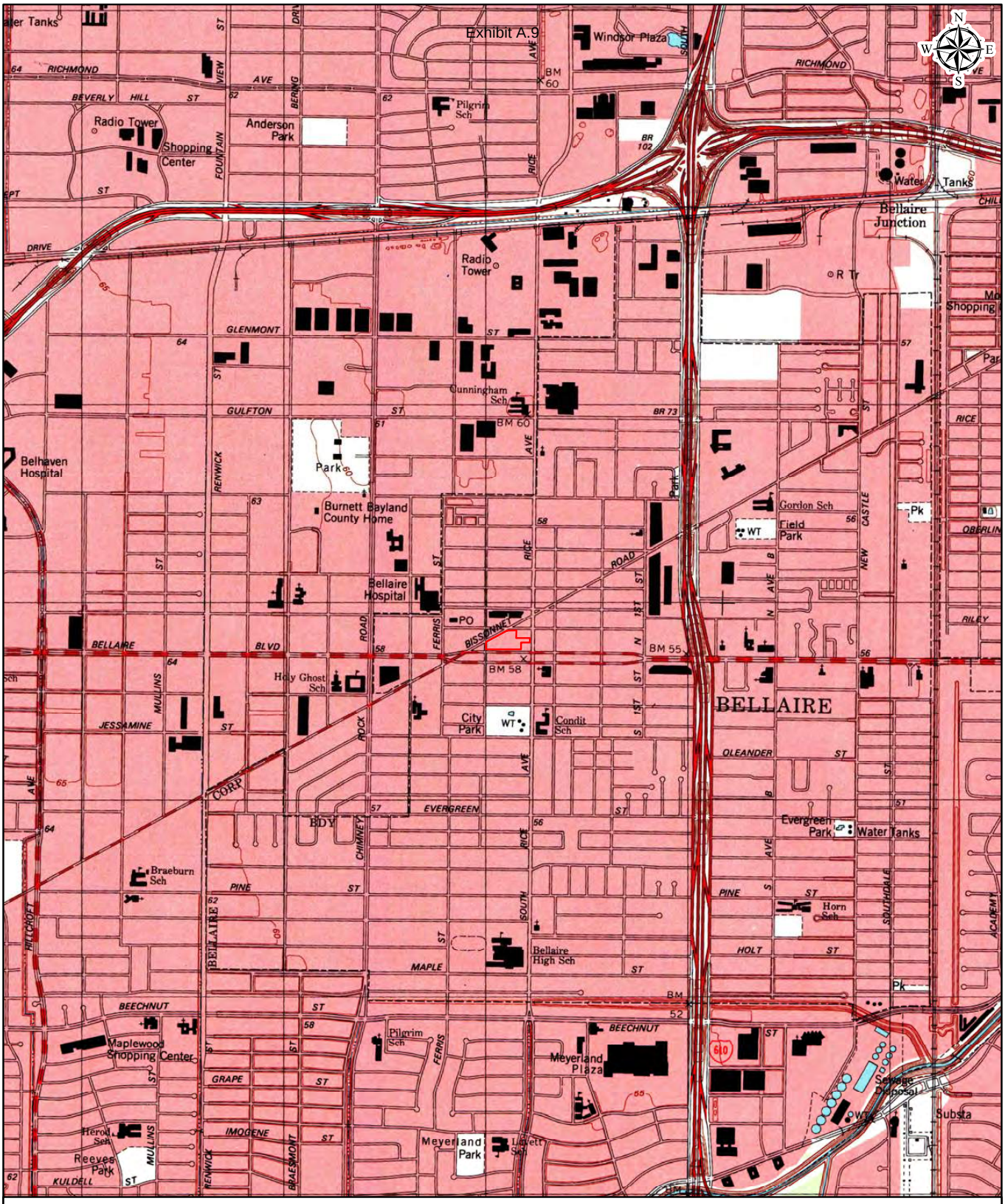
BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP



Date: 2010
Quad: Bellaire, TX

0 1,000 2,000 4,000 Feet

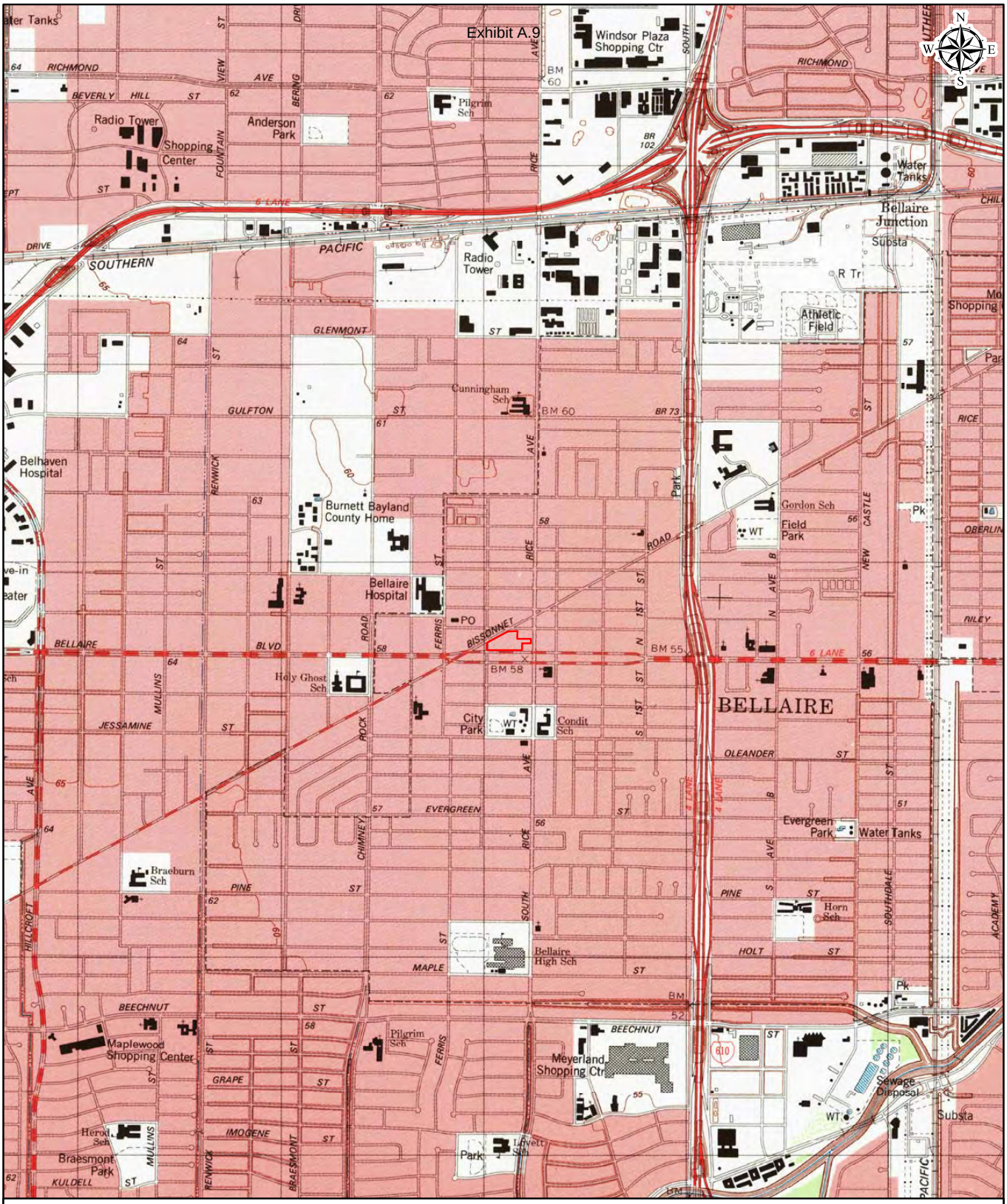
BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP



Date: 1995
Quad: Bellaire, TX

0 1,000 2,000 4,000 Feet

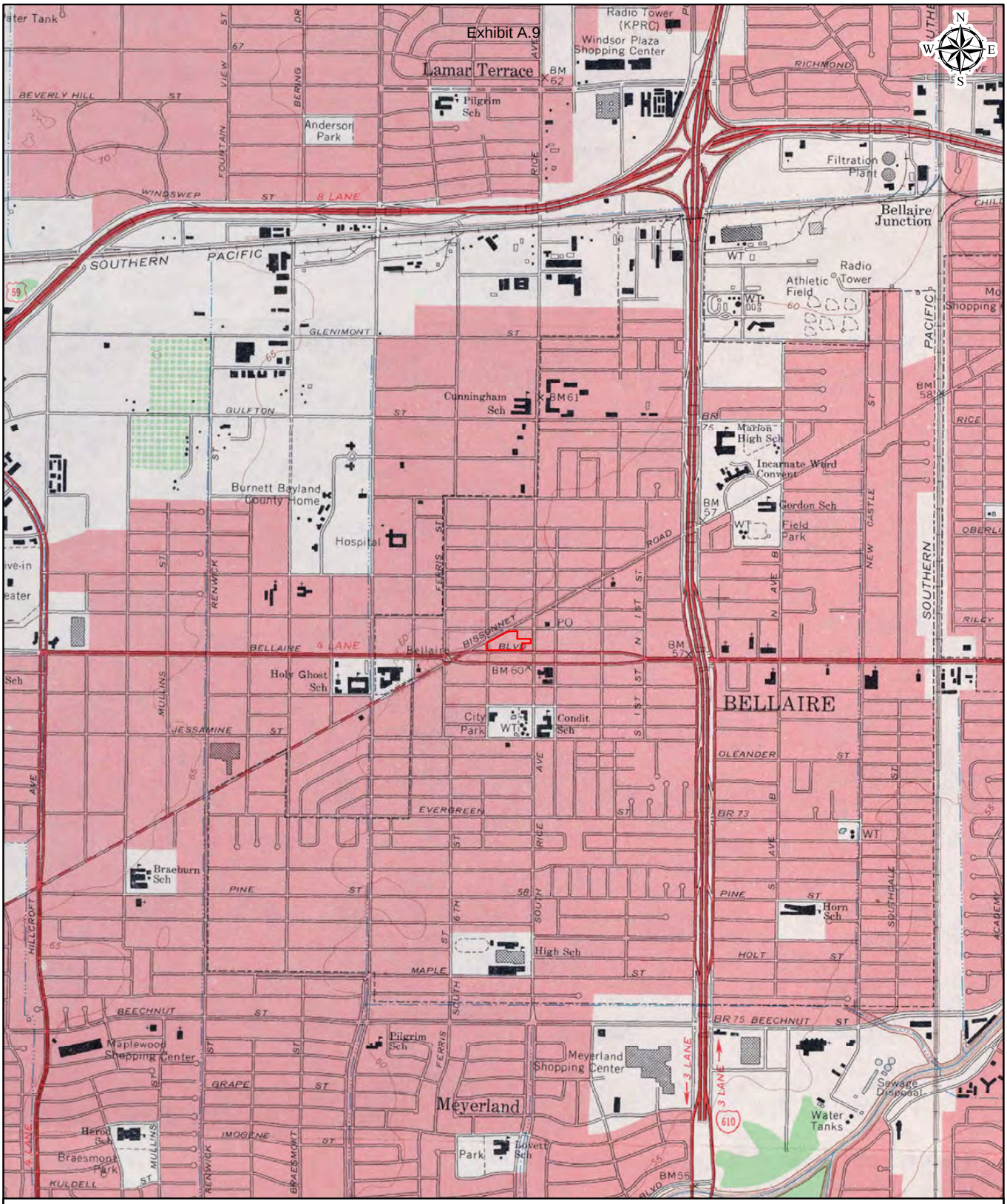
BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP



Date: 1982
Quad: Bellaire, TX

0 1,000 2,000 4,000 Feet

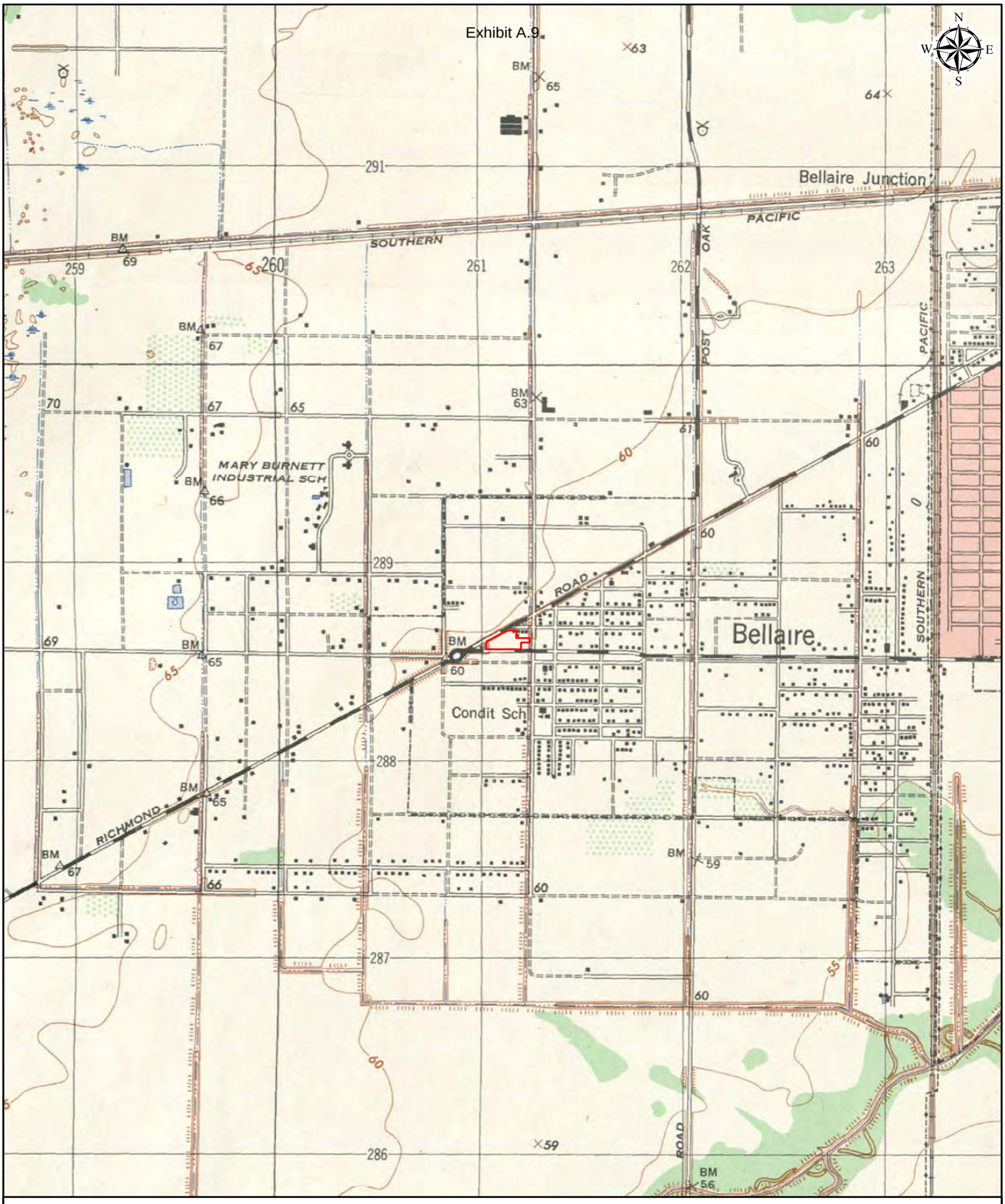
BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP



Date: 1967
Quad: Bellaire, TX

0 1,000 2,000 4,000 Feet

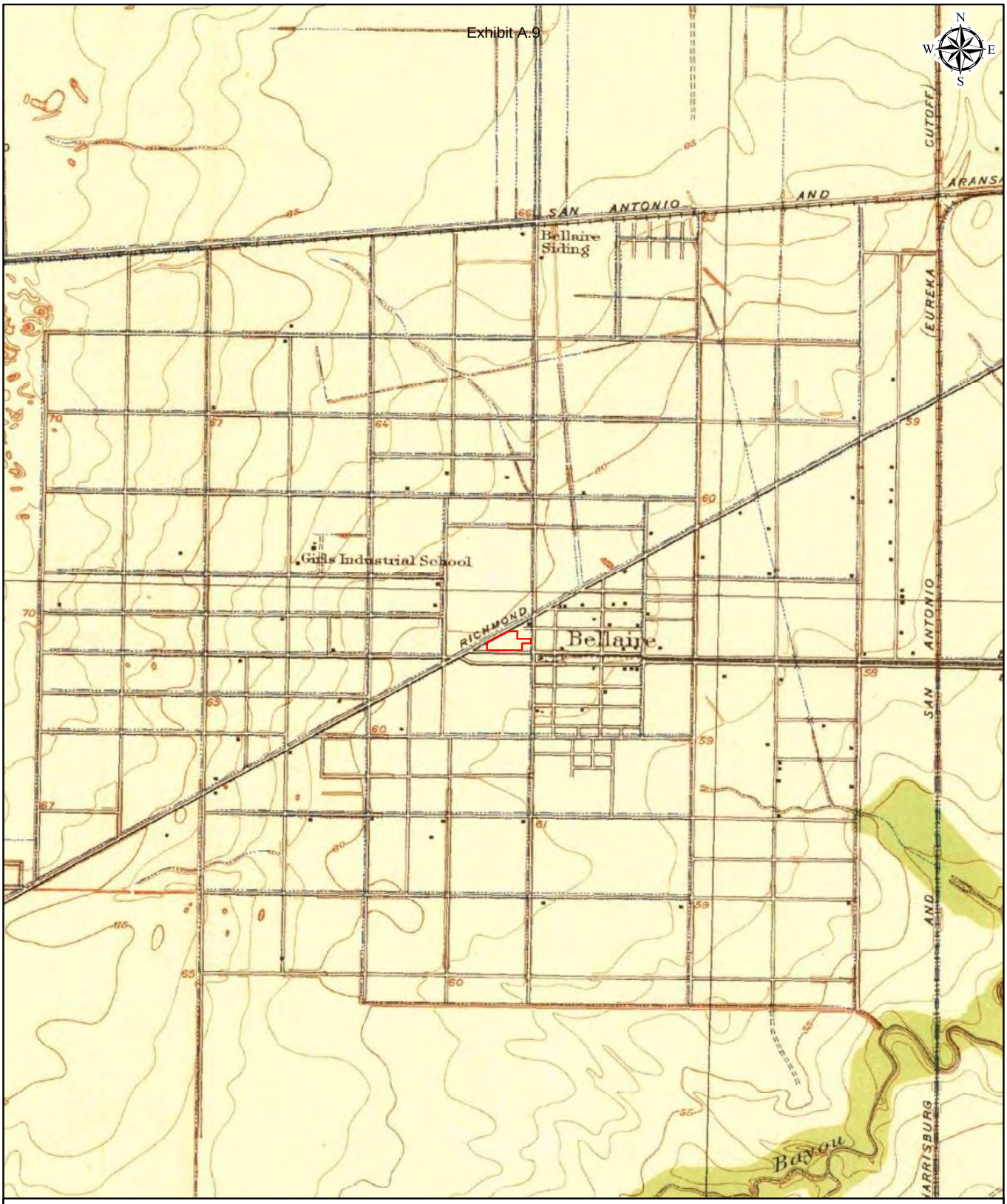
BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP



Date: 1947
Quad: Bellaire, TX

0 1,000 2,000 4,000 Feet

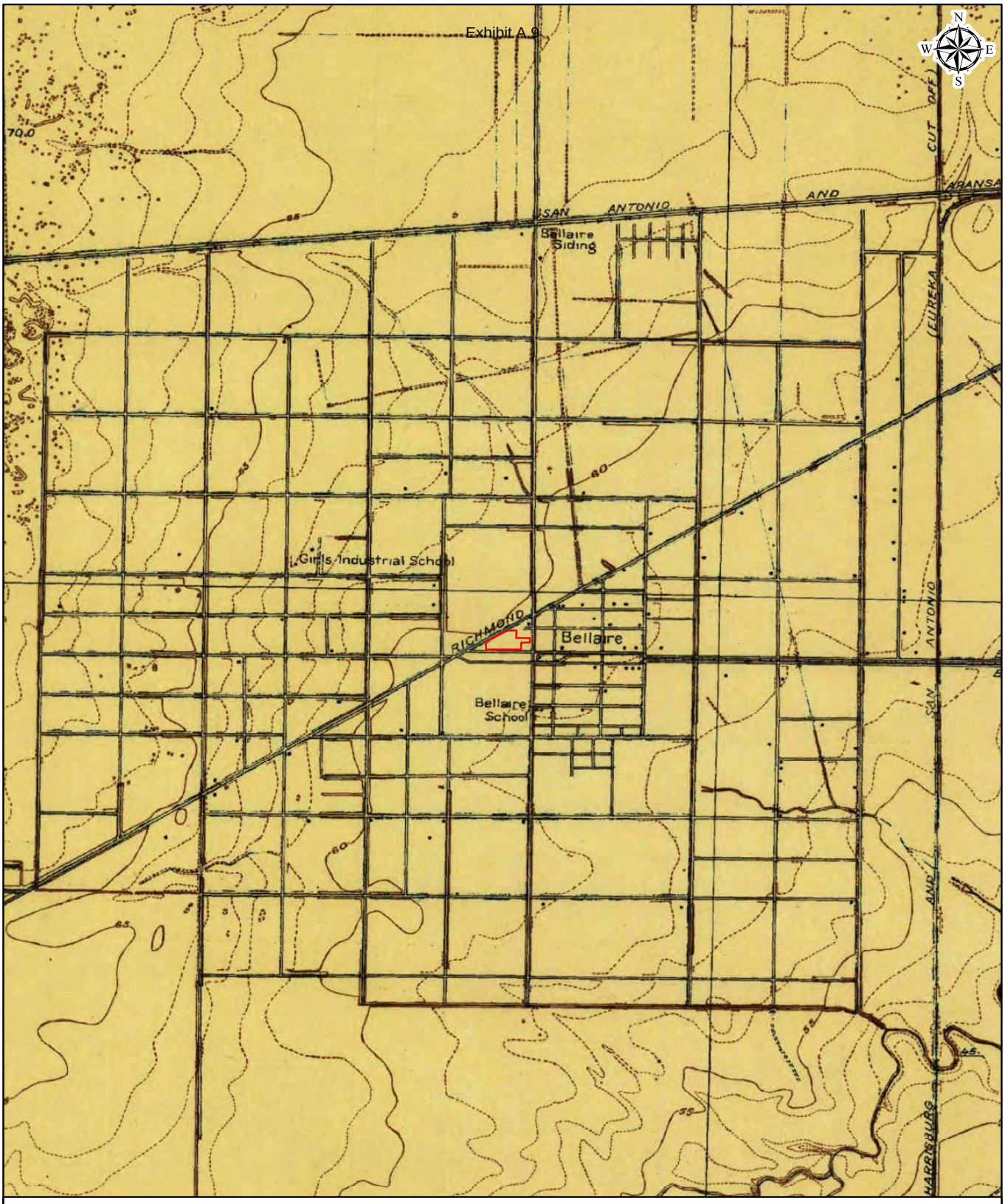
BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP



Date: 1921
Quad: Bellaire, TX

Feet
0 1,000 2,000 4,000

BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP



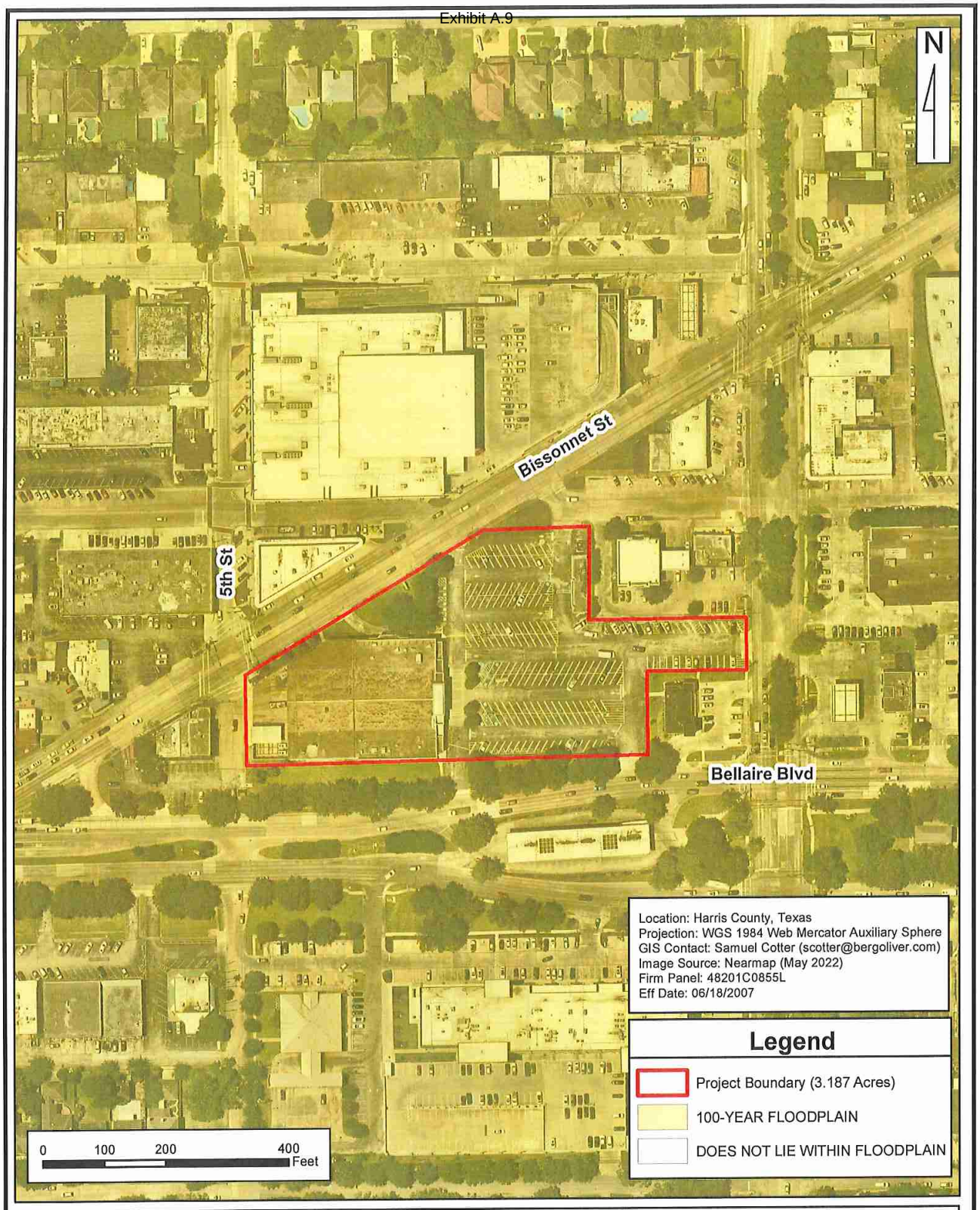
Date: 1915
Quad: Bellaire, TX

0 1,000 2,000 4,000 Feet

BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP

COPYRIGHT POLICY & DISCLAIMER

This report is solely for the limited use of the client and its customers. Banks Environmental Data, Inc. makes no warranties as to accuracy, validity, completeness, merchantability, quality, condition, suitability or fitness for a particular use or purpose in respect to this report and any information contained herein. All risk is assumed by the user. Banks Environmental Data, Inc. assumes no liability to any party for loss or damage whether rising out of errors or omissions, negligence, accident, or any other cause. In no event shall Banks Environmental Data, Inc., its affiliates or agents, be liable to anyone for special incidental, consequential or exemplary damages.

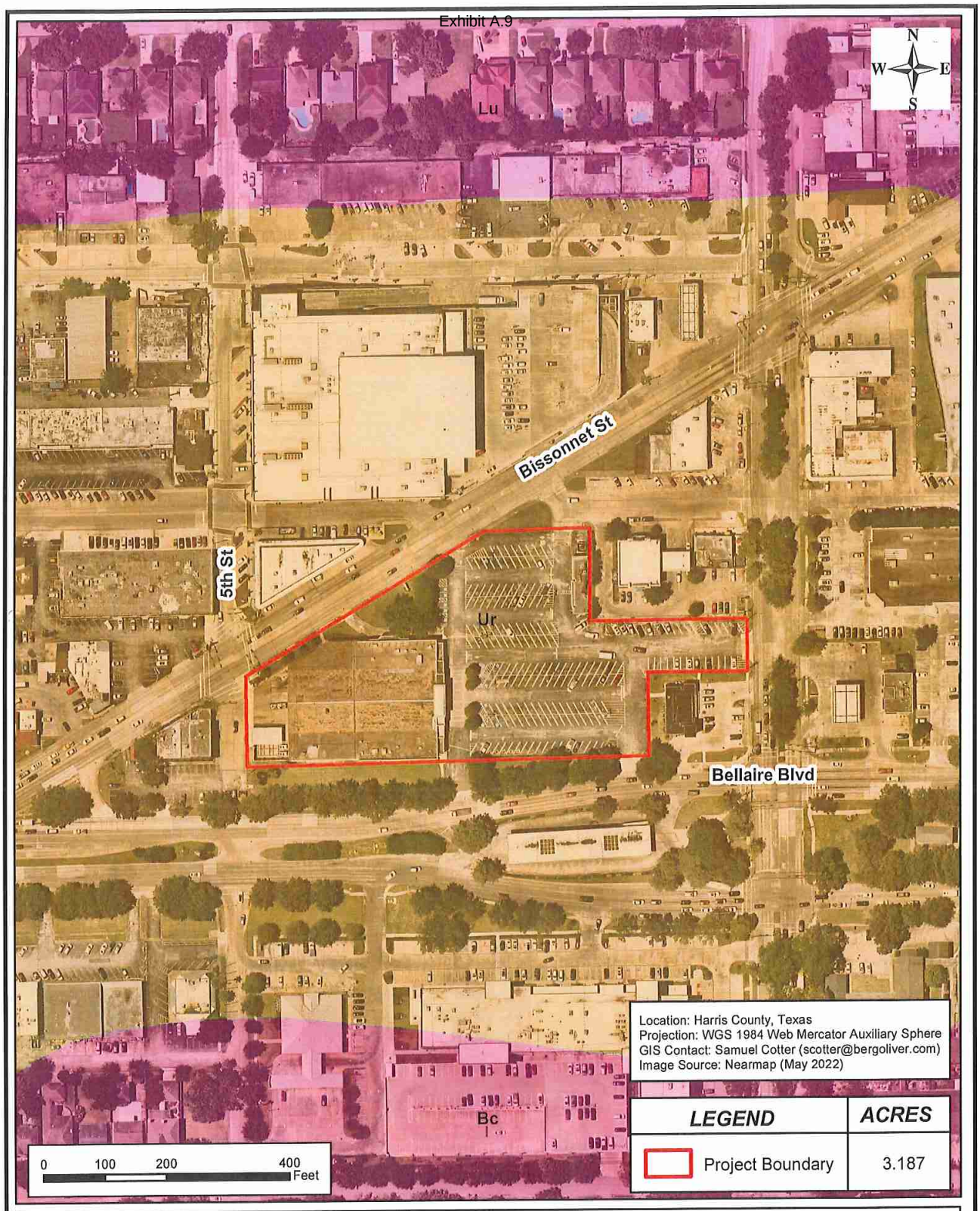


FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP

Project #: 12762H-P1
Client: Methodist Hospital
Location: SE of 5th St & Bissonnet St
Bellaire, Harris County, Texas

REVISIONS
08/15/2022 by SCC

BERG◆OLIVER ASSOCIATES, INC.
ENVIRONMENTAL SCIENCE & LAND USE CONSULTANTS
14701 ST. MARY'S LANE, SUITE 400
HOUSTON, TEXAS 77079 PHONE (281)589-0898 http://www.bergoliver.com



USDA NRCS SOIL SURVEY MAP

Project #: 12762H-P1
Client: Methodist Hospital
Location: SE of 5th St & Bissonnet St
Harris County, Texas

REVISIONS
08/15/2022 by SCC

BERG◆OLIVER ASSOCIATES, INC.
ENVIRONMENTAL SCIENCE & LAND USE CONSULTANTS
14701 ST. MARY'S LANE, SUITE 400
HOUSTON, TEXAS 77079 PHONE (281)589-0898 http://www.bergoliver.com

Harris County, Texas

URLX—Urban land

Map Unit Setting

- *National map unit symbol:* 2sych
- *Elevation:* 10 to 200 feet
- *Mean annual precipitation:* 48 to 62 inches
- *Mean annual air temperature:* 67 to 72 degrees F
- *Frost-free period:* 240 to 300 days
- *Farmland classification:* Not prime farmland

Map Unit Composition

- *Urban land:* 100 percent
- *Estimates are based on observations, descriptions, and transects of the mapunit.*

Description of Urban Land

Setting

- *Down-slope shape:* Linear
- *Across-slope shape:* Linear

Typical profile

- *M - 0 to 40 inches:* variable

Properties and qualities

- *Slope:* 0 to 3 percent
- *Depth to restrictive feature:* 0 inches to manufactured layer
- *Runoff class:* Very high
- *Capacity of the most limiting layer to transmit water (Ksat):* Very low (0.00 to 0.00 in/hr)

Interpretive groups

- *Land capability classification (irrigated):* None specified
- *Land capability classification (nonirrigated):* 8
- *Hydrologic Soil Group:* D
- *Hydric soil rating:* No

APPENDIX C

LEGAL DESCRIPTION AND LAND USE RECORDS

EXHIBIT "B"

DESCRIPTION OF A 3.187-ACRE (138,815 SQ. FT.) TRACT OF LAND SITUATED IN THE JAMES BLESSING SURVEY, A-162 AND THE WILLIAM J. BROWN SURVEY, A-132, HARRIS COUNTY, TEXAS

Being a description of a 3.187-acre (138,815 Square Foot) tract of land situated in the James Blessing Survey, A-162 and the William J. Brown Survey, A-132, Harris County, Texas. Said 3.187-acre tract being all of a called 3.1402-acre tract conveyed to Weingarten Nostat, Inc., by deed recorded under Harris County Clerk's File (hereinafter H.C.C.F.) No. 20140010748 of the Official Public Records of Real Property, Harris County, Texas (hereinafter O.P.R.R.P.H.C.), and being all of Lots 5-10 & 12-21, and being portions of Lots 22, 23 & 24, of Block 35 of Town of Bellaire, by plat recorded in Volume 3, Page 59 of the Map Records of Harris County, Texas (hereinafter H.C.M.R.), and being all adjoining alleys for Lots 5-10, 12-20 & the southern half of the 10-foot alley adjoining Lots 21-24, by deed recorded under H.C.C.F. No. S228250 of the O.P.R.R.P.H.C., and being further described by metes and bounds as follows with the basis of bearings being the Texas State Plane Coordinate System, South Central Zone No. 4204, (NAD 83) (2001 Adj.), all coordinates shown hereon are grid coordinates and may be converted to surface by multiplying by the combined scale factor of 1.000114249. All distances are surface:

BEGINNING (N=13,821,161.47, E=3,088,838.49) at a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set at the intersection of the east right-of-way line of Fifth Street (60-Foot Wide), by said plat Town of Bellaire, and the north right-of-way line of Bellaire Boulevard (250-Foot Wide), by said plat Town of Bellaire, for the southwest corner of said 3.1402-acre tract and for the southwest corner of said tract herein described;

THENCE North 02 deg. 30 min. 12 sec. West, with the east right-of-way line of said Fifth Street and with the west line of said tract herein described, a distance of 119.74 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set at the intersection of the east right-of-way line of said Fifth Street and the southeast right-of-way line of Bissonnet Street (60-Foot Wide), by said plat Town of Bellaire for the most westerly northwest corner of said tract herein described;

THENCE North 58 deg. 17 min. 43 sec. East, with the southeast right-of-way line of said Bissonnet Street and with the northwest line of said tract herein described, a distance of 396.68 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set at the intersection of the southeast right-of-way line of said Bissonnet Street and the south right-of-way line of Cedar Street (60-Foot Wide), by said plat Town of Bellaire, for the most northerly northwest corner of said tract herein described;

THENCE North 87 deg. 33 min. 32 sec. East, with the south right-of-way line of said Cedar Street and with a north line of said tract herein described, a distance of 128.56 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the northwest corner of a tract of land conveyed to Larry Wayne Kelly, by deed recorded under H.C.C.F. No. 20130485207 of the O.P.R.R.P.H.C., for the northwest corner of Lot 4 of said Block 35, for the northeast corner of said Lot 5 and for the most northerly northeast corner of said tract herein described;

THENCE South 02 deg. 21 min. 57 sec. East, with the west line of said Kelly tract, with the west line of said Lot 4, with the east line of said Lot 5 and with an east line of said tract herein described, a distance of 140.00 feet to a set PK nail in the centerline of said 10-foot alley, for the southwest corner of said Kelly tract and for an interior corner of said tract herein described;

THENCE North 87 deg. 33 min. 32 sec. East, with said centerline of the 10-foot alley, with the south line of said Kelly tract and with a north line of said tract herein described, a distance of 220.71 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the west right-of-way line of South Rice Avenue (90-Foot Wide), by said plat Town of Bellaire, for the southeast corner of said Kelly tract and for the most easterly northeast corner of said tract herein described;

THENCE South 02 deg. 26 min. 28 sec. East, with the west right-of-way line of said South Rice Avenue and with an east line of said tract herein described, a distance of 52.50 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the northeast corner of a called 0.346-acre tract of land conveyed to Weingarten Nostat, Inc., by deed recorded under H.C.C.F. No. 20150411306 of the O.P.R.R.P.H.C., and for the most easterly southeast corner of said tract herein described;

THENCE South 87 deg. 38 min. 03 sec. West, with the north line of said 0.346-acre tract and with a south line of said tract herein described, a distance of 137.01 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the northwest corner of said 0.346-acre tract and for an interior corner of said tract herein described;

THENCE South 02 deg. 21 min. 57 sec. East, with the west line of said 0.346-acre tract and with an east line of said tract herein described, a distance of 110.00 feet to a 5/8-inch iron rod found in the north right-of-way line of said Bellaire Boulevard, for the southwest corner of said 0.346-acre tract and for the most southerly southeast corner of said tract herein described;

THENCE South 87 deg. 38 min. 03 sec. West, with the north right-of-way line of said Bellaire Boulevard and with a south line of said tract herein described, a distance of 557.85 feet to the **POINT OF BEGINNING** and containing 3.187 acres (138,815 Square Feet) of land.

This description is accompanied by a survey of even survey date.

Compiled by:

Weisser Engineering & Surveying
19500 Park Row
Houston, Texas 77084
TBPLS Reg. No. 10194324
TBPE Reg. No.: F-68
Job No. RR175
Date: 05/11/2021

STATE OF TEXAS
REGISTERED
WALTER P. SASS
4410
PROFESSIONAL
LAND SURVEYOR

Prepared for:

BERG-OLIVER ASSOCIATES, INC.
14701 St. Marys Lane, #400
Houston, TX 77079

Exhibit A.9

BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP

Chain Of Title Report

Methodist Hospital

5130 Bellaire Boulevard

Houston, TX

Harris County

PO #: 12762H-P1

ES-140516

Wednesday, August 17, 2022

Banks Environmental Data, Inc. - PO Box 12851 - Austin, TX 78711 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

Exhibit A.9

CHAIN OF TITLE REPORT	
ES-140516	August 17, 2022

BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP

HISTORICAL OWNERSHIP REPORT

Legal Description:	See Attached
Subject Parcel Number:	0070520530001

Date	Document Type	Grantor	Grantee	Parcel/ Legal	Document Number
1/08/2014	Warranty Deed	WRI HR Venture Properties I, LLC	Weingarten Nostat, Inc.	3.187 acres	20140010748
11/11/2008	Warranty Deed	Weingarten Realty Investors	WRI HR Venture Properties I, LLC	3.187 acres	20080563567
4/05/1988	Master Deed & General Conveyance	Weingarten Realty, Inc.	Weingarten Realty Investors	All properties	L608655
3/29/1974	Certified Copy of Name Change	Weingarten Markets Realty Company	Weingarten Realty, Inc.		E116285
8/25/1959	Warranty Deed	J. Weingarten, Inc.	Weingarten Markets Realty Company	Lots 5-24, Block 35, Town of Bellaire	3789/519

HISTORICAL OWNERSHIP REPORT

TITLE RESEARCH NOTES

Notes:

ASTM Notes:

ASTM E 1527-21, on Historical Use Information requires a review of *"Reasonably Ascertainable standard historical sources."*

"Reasonably Ascertainable means information that is publicly available, obtainable from a source with reasonable time and cost constraints, and practically reviewable."

This task requires reviewing only as many of the standard historical sources as are necessary, and that are reasonably ascertainable and likely to be useful.

Banks Environmental Data, Inc. has determined that the ASTM E 1527-21, Section 8.3.4.4 requirements (as it pertains to methods and locations of research) have been met for the subject property searched in this report.

Environmental Liens:

No environmental liens or activity/use limitations (AULs) were identified. Texas does appear to be a Superlien state.

RESOURCES & LIMITATIONS

Banks Environmental Data, Inc. (Banks) has completed your request for an Environmental Chain of Title search for the above site. The information in this report has been produced from a limited search of the public land records and/or real property deed records of the county and state for a 70 year period up through the indicated date as shown on this report. This limited search includes only the recorded deeds and most easements and surface leases affecting the ownership history of the subject property. This report is being provided for use only as a limited part of an overall Phase I Environmental Site Assessment as performed by a qualified Environmental Engineer/Consultant as specified in the ASTM Standard E 1527-21 and as specified in the Comprehensive Environmental Response, Compensation and Liabilities Act of 1980, as amended, and may not be relied upon for any other purpose.

This report is not to be considered an Abstract, a Title Commitment, Title Opinion, Title Guaranty, or a representation of the legal status of the property. The information presented is simply a report of instruments filed of record pertaining to the above property and was obtained from the county public records. No guaranty as to the integrity or correctness of said records is implied.

Exhibit A.9

CHAIN OF TITLE REPORT	
ES-140516	August 17, 2022

BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP

HISTORICAL OWNERSHIP REPORT

GLOSSARY

There are certain terms used in Chain of Title searches, which may require clarification. This glossary is designed to provide definitions for some of the most common terms.

1. Environmental Lien:	The Environmental Lien is a record of a document/instrument filed by the City, County, State or Federal Government that prevents the conveyance of a property because of severe environmental problems existing on the premises.
2. Break in Chain:	There may appear to be a break in the chain of title as indicated when the sequential tracing of ownership fails. An example of a break would be: *Smith to Jones. . .Jones to Wilson. . .White to Black*. The missing link is from Wilson to White. There are several possible reasons for this occurrence. • Due to the size or other physical characteristics of the property, there could be multiple owners at any time when tracing the history of the ownership of the property. • There could be an "easement title" over some portion of the property, allowing for use of that portion for a specific purpose. • There could be a "multi-percentage interest" in the property, with concurrent multiple owners making up 100% of the fee title. Then, a percentage owner deeds out his particular interest or a percentage of this interest to one or more parties. This causes a perceived break in the chain.
3. Easement:	An easement is the right to enter and use another person's property: a non-possessor right to use another person's real property. Traditionally easements are granted to utility companies and other service organizations or as a right of access to another property.
4. Multiple Owners:	When "others" or "et al" appears on the report in the owner category, it indicates multiple ownership of a single parcel, with too many names to record in summary. It is frequently used to denote more than a single owner. If the owners are a married couple, both names may appear on the report or may be denoted by "et ux". The term "owners' is usually used to indicate owners of multiple parcels, all recorded under a document that covers the multiple parcels.
5. Multiple Parcels:	Some properties are created by combining several adjoining parcels into one large parcel. When this occurs; there might be several different owners until the time of unification of the property. Sometimes the ownership appears to be cloudy until each owner conveys his/her interest to the single owner of the new larger parcel.

COPYRIGHT POLICY & DISCLAIMER

This report is solely for the limited use of the client and its customers. Banks Environmental Data, Inc. makes no warranties as to accuracy, validity, completeness, merchantability, quality, condition, suitability or fitness for a particular use or purpose in respect to this report and any information contained herein. All risk is assumed by the user. Banks Environmental Data, Inc. assumes no liability to any party for loss or damage whether rising out of errors or omissions, negligence, accident, or any other cause. In no event shall Banks Environmental Data, Inc., its affiliates or agents, be liable to anyone for special incidental, consequential or exemplary damages.

Exhibit A.9

20140010748
01/09/2014 ER $36.00

WD
R

SPECIAL WARRANTY DEED

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

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
§ **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF HARRIS §

ER 053 - 05 - 0131

That **WRI HR VENTURE PROPERTIES I LLC**, a Delaware limited liability company (the "**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration to it in hand paid and caused to be paid in the manner hereinafter stated by **WEINGARTEN NOSTAT, INC.**, a Texas corporation (the "**Grantee**"), the receipt of which are hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD AND CONVEYED and by these presents does GRANT, BARGAIN, SELL AND CONVEY unto the Grantee, whose address is 2600 Citadel Plaza Drive, Suite 125, Houston, Texas 77008, the property (the "**Property**") described on Exhibit A, attached hereto and hereby made a part hereof, together with (i) any and all rights, titles, powers, privileges, easements, licenses, rights-of-way and interests appurtenant to the Property and the improvements to the Property, if any, including all water, mineral, air and subsurface rights, (ii) all rights, titles, powers, privileges, licenses, easements, rights-of-way and interests, if any, of Grantor, either at law or in equity, in possession or in expectancy, in and to any real estate lying in the streets, highways, roads, alleys, rights-of-way or sidewalks, open or proposed, in front of, above, over, under, through or adjoining the Property and in and to any strips or gores of real estate adjoining the Property, and (iii) all rights, titles, powers, privileges, interests, licenses, easements and rights-of-way appurtenant or incident to any of the foregoing. 1EE

TO HAVE AND TO HOLD the Property together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns, forever, subject to matters of record, if any, to the extent the same are valid, subsisting and affect the Property, property taxes which are a lien but not yet due and payable, and any laws, rules, regulations, statutes, ordinances, orders or other legal requirements affecting the Property, including, without limitation, those relating to zoning and land use (collectively, the "**Permitted Encumbrances**"), and Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the Property, subject to the Permitted Encumbrances, unto Grantee, its successors and assigns, against every person whomsoever, lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise. Notwithstanding the foregoing or anything to the contrary, Grantor makes no representation or warranty of any kind, including any warranty of title, with respect to the conveyance of any easements, including, without limitation, any easements described on Exhibit A attached hereto

UNOFFICIAL COPY

and made a part hereof (collectively, the "**Easements**"). The Easements are conveyed by Grantor to Grantee without representation or warranty of any kind by Grantor.

[Remainder of Page Intentionally Left Blank]

UNOFFICIAL COPY

ER 053 - 05 - 0132

IN TESTIMONY WHEREOF, this instrument is executed this 8th day of January, 2014.

1OR

WRI HR VENTURE PROPERTIES I LLC,
a Delaware limited liability company

By: WRI HR Retail Venture I LLC,
a Delaware limited liability company, its sole member

By: WRI HR Manager LLC,
a Delaware limited liability company,
its Manager

By: _____
Name: Johnny L. Hendrix
Title: Executive Vice President
and Chief Operating Officer

MAK Legal
MK

[Acknowledgement Page Follows]

UNOFFICIAL COPY

ER 053 - 05 - 0133

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Johnny L. Hendrix, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executive Vice President of WRI HR Manager LLC, a Delaware limited liability company, the Manager of WRI HR Retail Venture I LLC, a Delaware limited liability company, the Sole Member of WRI HR VENTURE PROPERTIES I LLC, the within named bargainor, a Delaware limited liability company, and that he as such Executive Vice President being authorized to do so, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Executive Vice President.

Witness my hand and seal, at office in Houston, Texas, this 6th day of January, 2014.

Christine Anderson
Name: Christine Anderson
Notary Public, State of Texas

My Commission Expires: 3/22/2014

[SEAL]

CHRISTINE ANDERSON
Notary Public, State of Texas
My Commission Expires
March 22, 2014

EXHIBIT A - Property Description

UNOFFICIAL COPY

ER 053 - 05 - 0134

EXHIBIT A

BELLAIRE BOULEVARD CENTER
Legal Description

D

BEING A TRACT OF LAND IN THE JAMES BLESSING SURVEY, ABSTRACT NO. 162 AND THE JNO. BELDIN SURVEY, ABSTRACT NO. 166, HARRIS COUNTY, TEXAS AND BEING A PORTION OF LOTS 5 THROUGH 10, INCLUSIVE, AND LOTS 12 THROUGH 24, INCLUSIVE, OF BLOCK 35 OF THE TOWN OF BELLAIRE AS PER PLAT RECORDED IN VOLUME 3, PAGE 59 OF THE HARRIS COUNTY MAP RECORDS AND BEING THAT LAND SOLD BY J. WEINGARTEN, INCORPORATED TO WEINGARTEN MARKETS REALTY COMPANY AS DESCRIBED IN DEED RECORDED IN VOLUME 3789, PAGE 519 OF THE HARRIS COUNTY DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BASED ON THE NORTH RIGHT-OF-WAY LINE OF BELLAIRE BOULEVARD AS BEING EAST:

COMMENCING AT AN "X" IN CONCRETE FOUND MARKING THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF RICE AVENUE, 90.00 FEET WIDE, WITH THE NORTH RIGHT-OF-WAY LINE OF BELLAIRE BOULEVARD, 250.00 FEET WIDE;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BELLAIRE BOULEVARD WEST, 137.00 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE POINT OF BEGINNING AND THE SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BELLAIRE BOULEVARD WEST, 558.58 FEET TO A 5/8 INCH IRON ROD SET MARKING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID BELLAIRE BOULEVARD WITH THE EAST RIGHT-OF-WAY LINE OF FIFTH STREET, 60.00 FEET WIDE, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FIFTH STREET, N 00° 04' 04" E, 119.99 FEET TO A POINT IN A BRICK WALL AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID FIFTH STREET WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BISSONNET STREET AND BEING THE WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID BISSONNET STREET, N 60° 27' 15" E, 395.47 FEET TO AN "X" IN CONCRETE SET MARKING THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID BISSONNET STREET WITH THE SOUTH RIGHT-OF-WAY LINE OF CEDAR STREET, 60.00 FEET WIDE, AND BEING THE NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CEDAR STREET EAST, 130.62 FEET TO A NAIL FOUND MARKING THE NORTHEAST CORNER OF LOT 5 AND THE NORTHWEST CORNER OF LOT 4 OF SAID BLOCK 35 AND THE NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE COMMON LINE OF SAID LOTS 4 AND 5 SOUTH, 152.50 FEET TO A PK NAIL IN ASPHALT SET MARKING AN "ELL" CORNER OF THE HEREIN DESCRIBED TRACT AND A POINT IN THE SOUTH LINE OF AN ALLEY WIDENED TO 25.00 FEET AS PER DEED RECORDED IN VOLUME 1393, PAGE 595 OF THE HARRIS COUNTY DEED RECORDS;

THENCE ALONG THE SOUTH LINE OF SAID ALLEY EAST, 220.78 FEET TO A 5/8 INCH IRON ROD SET MARKING A POINT IN THE WEST RIGHT-OF-WAY LINE OF SAID RICE AVENUE AND THE EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

ER 053 - 05 - 0135

UNOFFICIAL COPY

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID RICE AVENUE SOUTH, 52.50 FEET TO AN "X" IN CONCRETE SET MARKING THE NORTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WEST, 137.00 FEET TO A 1/2 INCH IRON ROD FOUND MARKING AN "ELL" CORNER;

THENCE SOUTH, 110.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.1402 ACRES OF LAND...LESS AND EXCEPT THOSE 7.5' STRIPS FOR STREET AND ALLEY PURPOSES ALONG THE SOUTH LINE OF LOTS 1-10 AND THE NORTH LINE OF LOTS 13-24, AS PER DEED RECORDED IN VOLUME 1393, PAGE 595 OF THE HARRIS COUNTY DEED RECORDS AND THE SPACE ENCOMPASSED BY THE 25' NORTH/SOUTH ALLEY AS PER SAID PLAT OF THE TOWN OF BELLAIRE.

ER 053 - 05 - 0136

UNOFFICIAL COPY

Exhibit A.9

ER 053 - 05 - 0137

20140010748
Pages 7
01/09/2014 12:19:19 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees 36.00

UNOFFICIAL COPY

RECORDERS MEMORANDUM
This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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 File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.

Stan Stanart
COUNTY CLERK
HARRIS COUNTY, TEXAS

APPENDIX D

HISTORICAL AERIAL PHOTOGRAPHS

Exhibit A.9

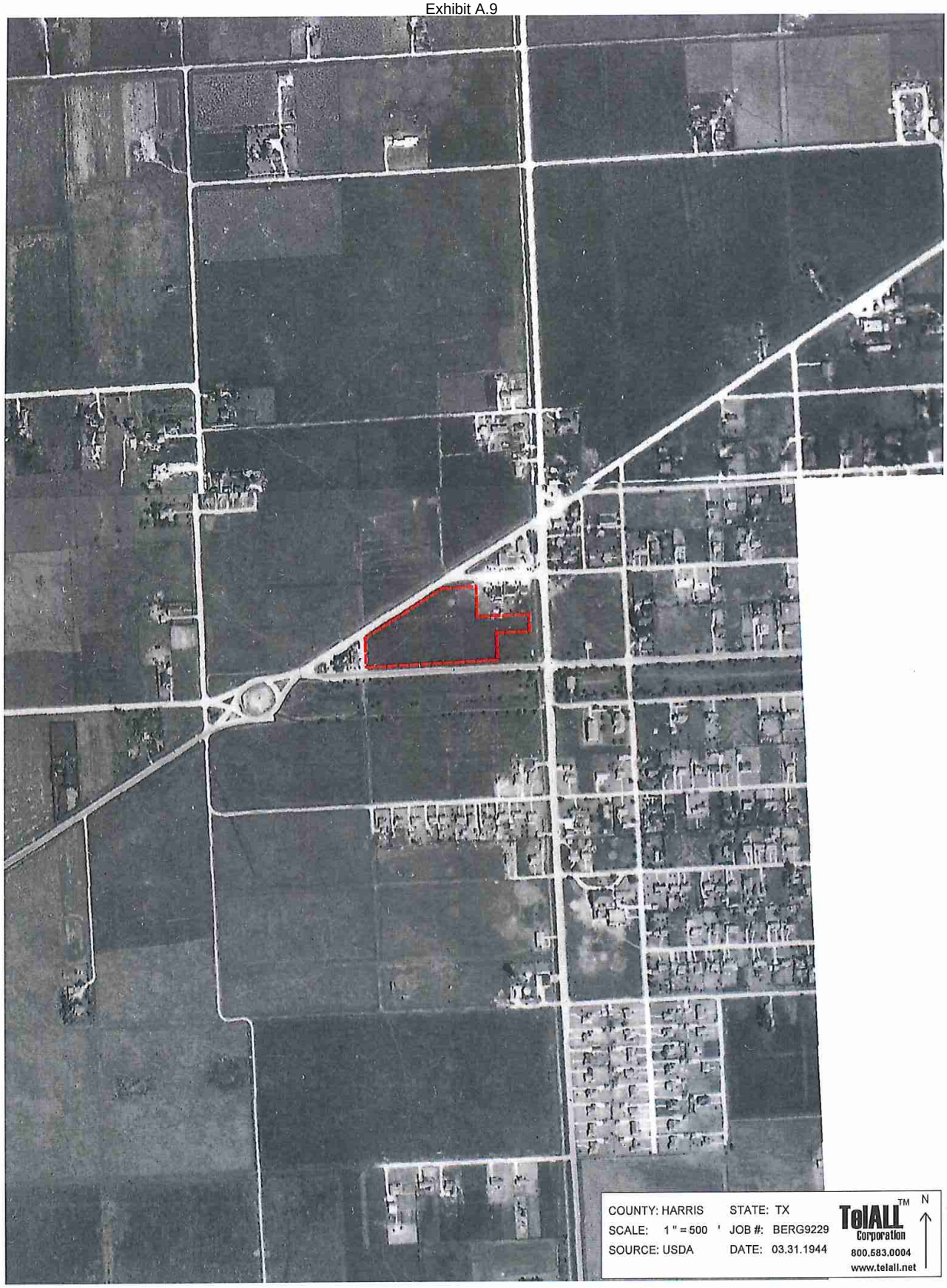

COUNTY: HARRIS
STATE: TX
SCALE: 1 " = 500 '
JOB #: BERG9229
SOURCE: USDA
DATE: 03.31.1944
TelALL™ Corporation
800.583.0004
www.telall.net
N

Exhibit A.9


COUNTY: HARRIS
STATE: TX
SCALE: 1 " = 500 '
JOB #: BERG9229
SOURCE: USGS
DATE: 10.08.1953
TelALL™ Corporation
800.583.0004
www.telall.net
N

Exhibit A.9


HARRIS CO.
SCALE: 1"=500'
SOURCE: USGS
STATE: TX
JOB #: BERG9229
DATE: 10.31.1962
TelALL™ Corporation
www.TelALL.net
N

Exhibit A.9


HARRIS CO.
SCALE: 1"=500'
SOURCE: USGS
STATE: TX
JOB #: BERG9229
DATE: 02.22.1976
TelALL™ Corporation
www.TelALL.net
N

Exhibit A.9


HARRIS CO.
SCALE: 1"=500'
SOURCE: TXDOT
STATE: TX
JOB #: BERG9229
DATE: 10.09.1989
TelALL™ Corporation
www.TelALL.net
N

Exhibit A.9


HARRIS CO.
SCALE: 1"=500'
SOURCE: USGS
STATE: TX
JOB #: BERG9229
DATE: 01.23.1995
TelALL™ Corporation
www.TelALL.net
N

Exhibit A.9


HARRIS CO.
SCALE: 1"=500'
SOURCE: NAIP
STATE: TX
JOB #: BERG9229
DATE: 08.16.2004
TelALL™ Corporation
www.TelALL.net
N

Exhibit A.9

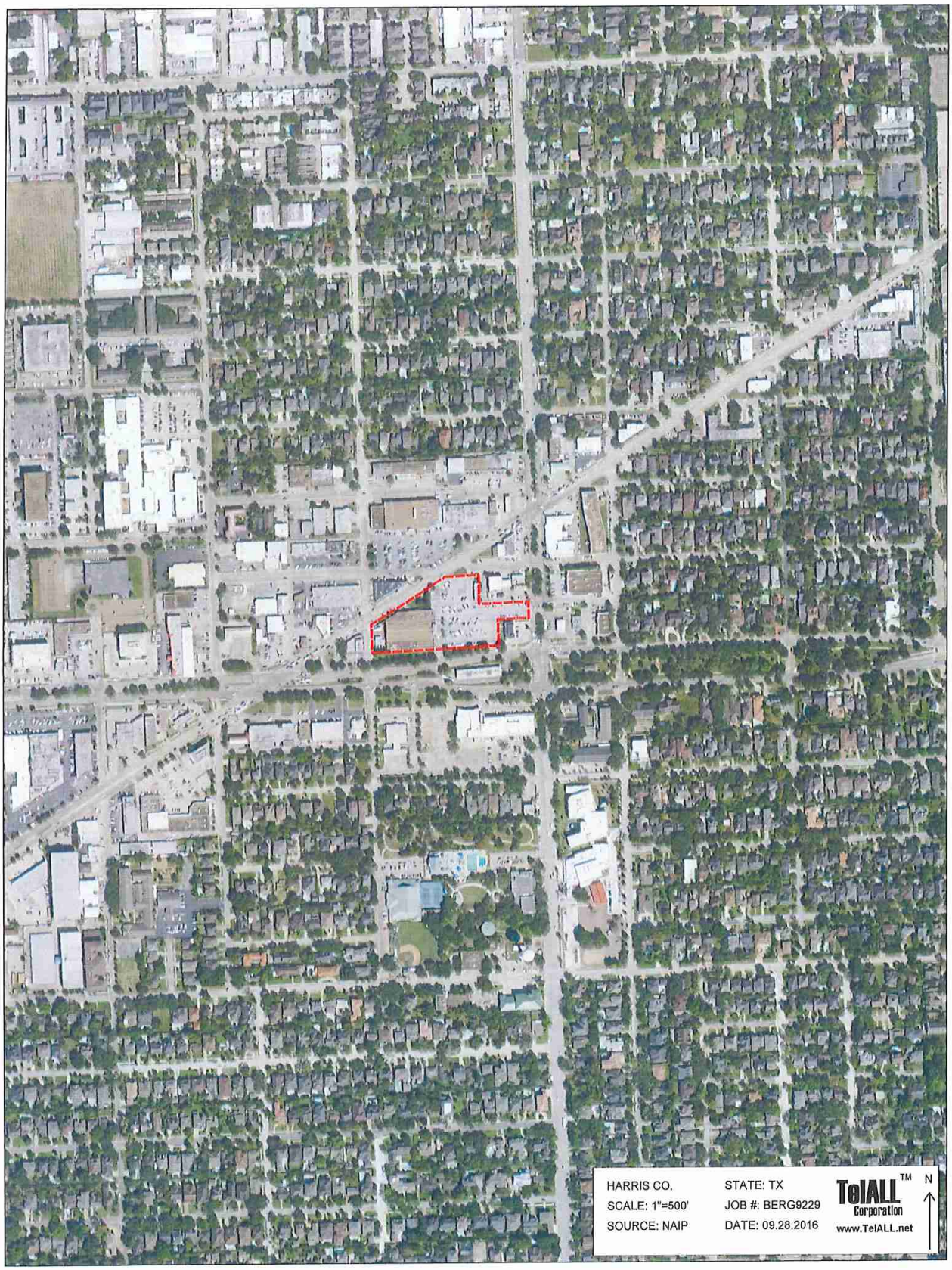

HARRIS CO.
SCALE: 1"=500'
SOURCE: NAIP
STATE: TX
JOB #: BERG9229
DATE: 09.28.2016
TelALL™ Corporation
www.TelALL.net
N

Exhibit A.9

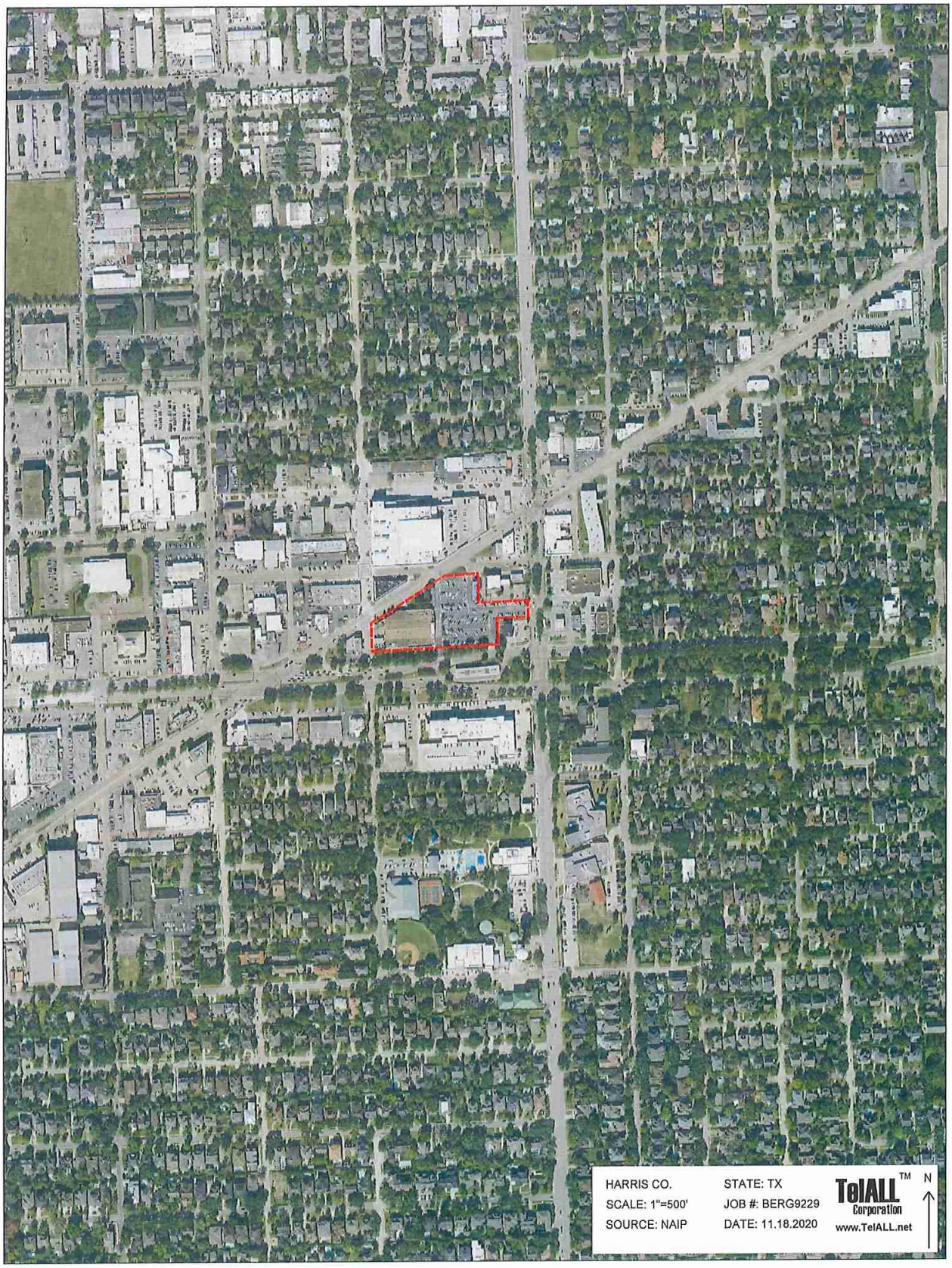
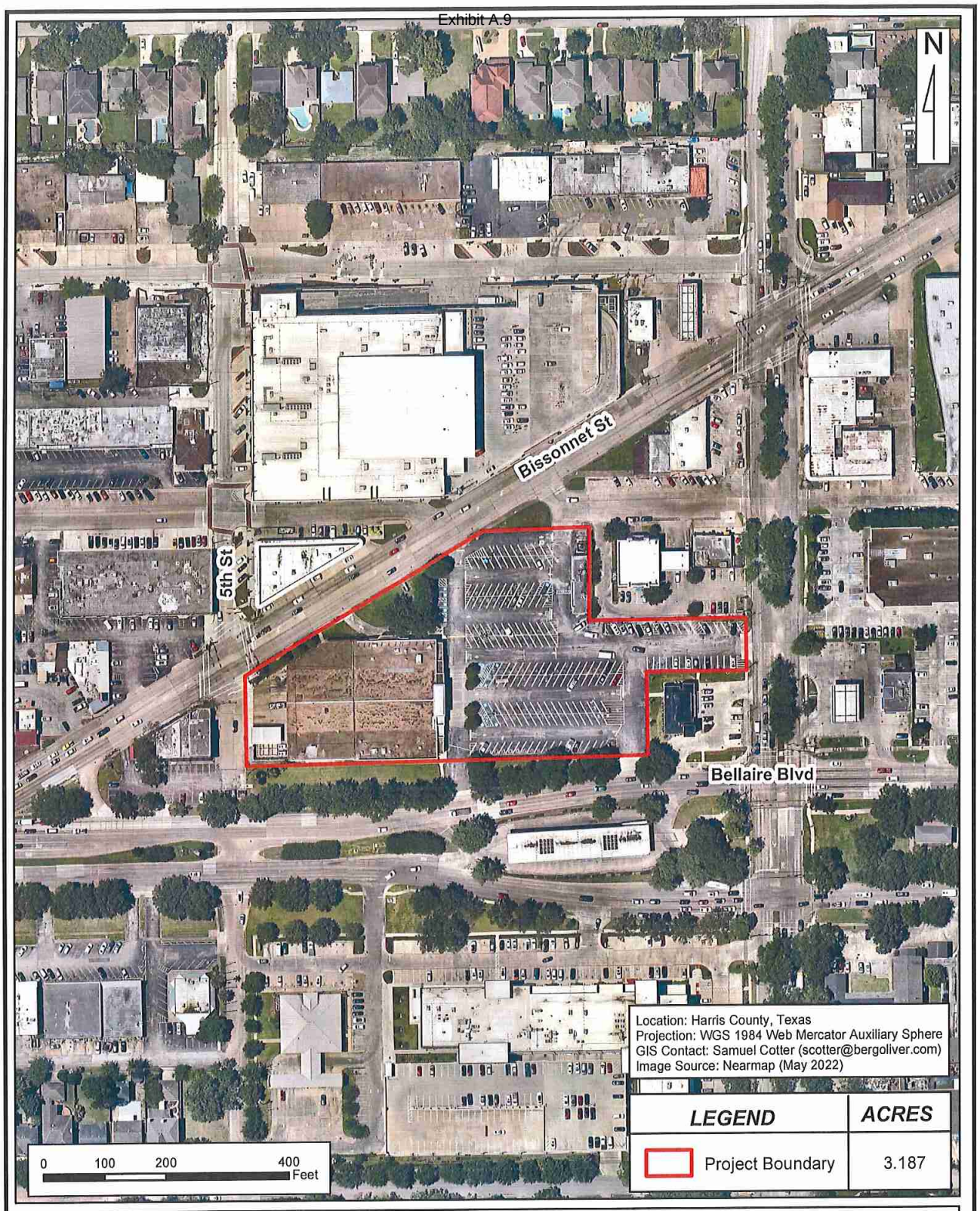

HARRIS CO.
SCALE: 1"=500'
SOURCE: NAIP
STATE: TX
JOB #: BERG9229
DATE: 11.18.2020
TelALL™ Corporation
www.TelALL.net
N

Exhibit A.9



Location: Harris County, Texas
Projection: WGS 1984 Web Mercator Auxiliary Sphere
GIS Contact: Samuel Cotter (scotter@bergoliver.com)
Image Source: Nearmap (May 2022)

LEGEND	ACRES
Project Boundary	3.187

2022 AERIAL PHOTOGRAPH

Project #: 12762H-P1
Client: Methodist Hospital
Location: SE of 5th St & Bissonnet St
Harris County, Texas

REVISIONS
08/15/2022 by SCC

BERG◆OLIVER ASSOCIATES, INC.
ENVIRONMENTAL SCIENCE & LAND USE CONSULTANTS
14701 ST. MARY'S LANE, SUITE 400
HOUSTON, TEXAS 77079 PHONE (281)589-0898 http://www.bergoliver.com

APPENDIX E

HISTORICAL FIRE INSURANCE MAPS

Prepared for:

BERG-OLIVER ASSOCIATES, INC.
14701 St. Marys Lane, #400
Houston, TX 77079

Exhibit A.9

BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP

Historical Fire Insurance Map Research

Methodist Hospital

5130 Bellaire Boulevard

Houston, TX

Harris County

PO #: 12762H-P1

ES-140516

Monday, October 3, 2022

Banks Environmental Data, Inc. - PO Box 12851 - Austin, TX 78711 - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

Exhibit A.9

HISTORICAL FIRE INSURANCE MAP RESEARCH	
ES-140516	October 3, 2022

BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP

RESEARCH PROTOCOL

Banks Environmental Data, Inc. (Banks) has completed your research request to ascertain the likelihood of Fire Insurance Map coverage for the above site. This document reports that Digital Fire Insurance Maps at the Library of Congress have been reviewed based on client-supplied information. The Library of Congress' collection includes all maps submitted to the Library through copyright deposit and a set of maps transferred to the Library from the Bureau of the Census. Maps from the Bureau of the Census include corrections issued by the Sanborn Company that were pasted over the original map sheet. Maps acquired through copyright deposit remain in their original form.

Banks Environmental Data, Inc. – PO Box 12851 - Austin, TX - 800.531.5255 P - 512.478.1433 F
www.banksenvdata.com

TABLE OF CONTENTS

Date	Volume	Sheet
1955	1	14
1950	15	1501, 1502, 1503, 1504

RICHMOND PLAZA SHOPPING CENTER

8 MILES S.W. FROM CENTER OF HOUSTON
WITHIN CORPORATE LIMITS
1/2 MILE TO NEAREST FIRE STATION
610 FEET TO NEAREST FIRE HYDRANT

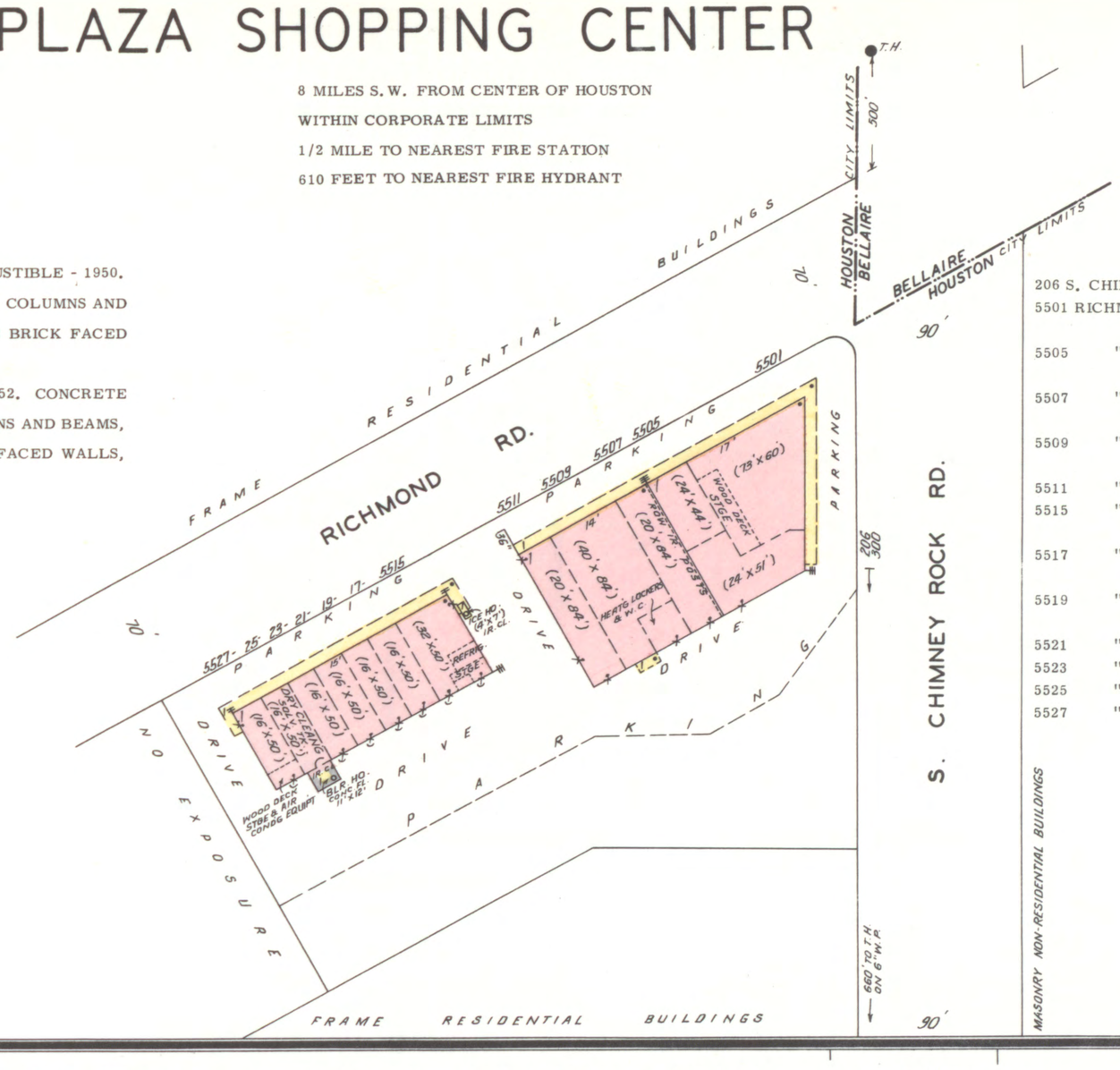
DIAGRAM-A
ALSO SHOWN ON SHEET NO. 1512
HOUSTON VOL. 15

GENERAL NOTE

5501-5505 & 5515 TO 5527 RICHMOND RD.: NON-COMBUSTIBLE - 1950. CONCRETE FLOOR, METAL DECK ROOF AND JOISTS, COLUMNS AND BEAMS, SUSPENDED CEILING. 8" TILE AND TILE BRICK FACED WALLS, METAL LATH AND PLASTER PARTITIONS.

5507-5511 RICHMOND RD.: NON-COMBUSTIBLE - 1952. CONCRETE FLOOR, GYPSUM ROOF ON STEEL JOISTS, COLUMNS AND BEAMS, SUSPENDED CEILING. 8" TILE AND TILE BRICK FACED WALLS, METAL LATH AND PLASTER PARTITIONS.

PARKING CAPACITY 100 CARS



DIRECTORY

206 S. CHIMNEY ROCK RD.	BELLAIRE CLINIC
5501 RICHMOND RD.	McDUFFIE'S - FURNITURE
5505 " "	ANN KEENE DANCE STUDIO
5507 " "	THE CLOTHES LINE - CLOTHING
5509 " "	POST OFFICE, BRAEBURN BRANCH
5511 " "	M & M CYCLE SHOP
5515 " "	WOMACKS DRIVE - IN NO. 2 - GROCERIES
5517 " "	BRAEBURN FEED STORE - HAY & PAINTS
5519 " "	DAWSON'S TELEVISION & RADIO SHOP
5521 " "	PITTS BEAUTY SHOP
5523 " "	BRAEBURN LOUNGE
5525 " "	BRAEBURN CLEANERS
5527 " "	PICKWICK LIQUOR STORE

FIRST STATE BANK SHOPPING CENTER

BELLAIRE

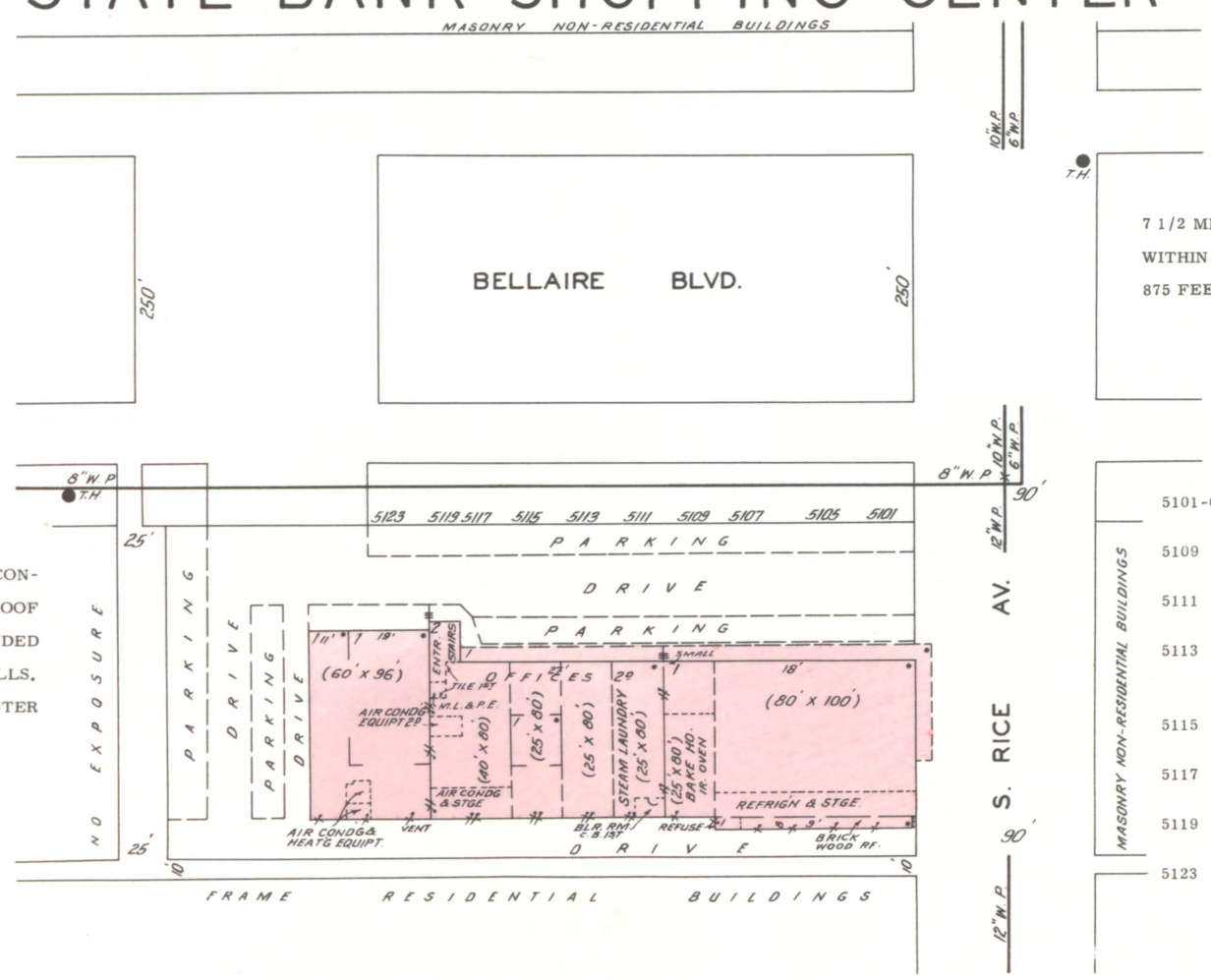
DIAGRAM - B
ALSO SHOWN ON SHEET NO. 1502
HOUSTON VOL. 15

7 1/2 MILES S.W. FROM CENTER OF HOUSTON
WITHIN CORPORATE LIMITS OF BELLAIRE
875 FEET TO NEAREST FIRE STATION

GENERAL NOTE

NON-COMBUSTIBLE 1950. PARTLY STEEL FRAME, CONCRETE FLOORS AND CONCRETE AND GYPSUM ROOF ON STEEL JOISTS, COLUMNS AND BEAMS. SUSPENDED CEILINGS. 12" TILE BRICK AND STONE FACED WALLS. 4" TILE AND BRICK AND METAL LATH AND PLASTER FRAME PARTITIONS.

PARKING CAPACITY 84 CARS



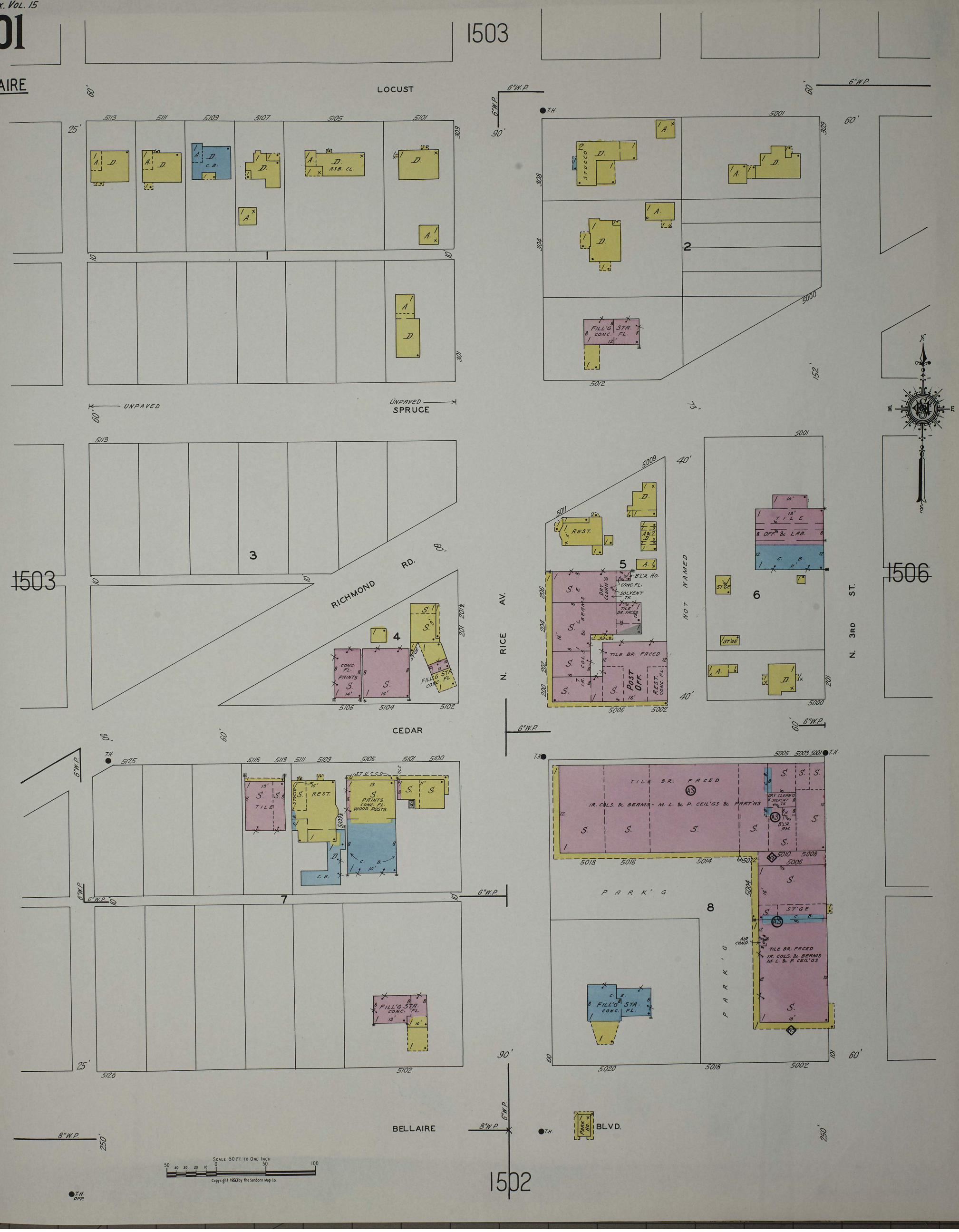
DIRECTORY

5101-07 BELLAIRE BLVD.	BELDENS SUPERMARKET
5109 " "	BELLAIRE PASTRY SHOP
5111 " "	BELLAIRE LAUNDERERS
5113 " "	WEE MODERN SHOP NO. 2 - CLOTHING
5115 " "	TELEVISION CENTER
5117 " "	BELLAIRE MEN & BOYS SHOP
5119 " "	2nd FLOOR - OFFICES
5123 " "	FIRST STATE BANK

SCALE 100 FT. TO ONE INCH
100 50 0 100 200

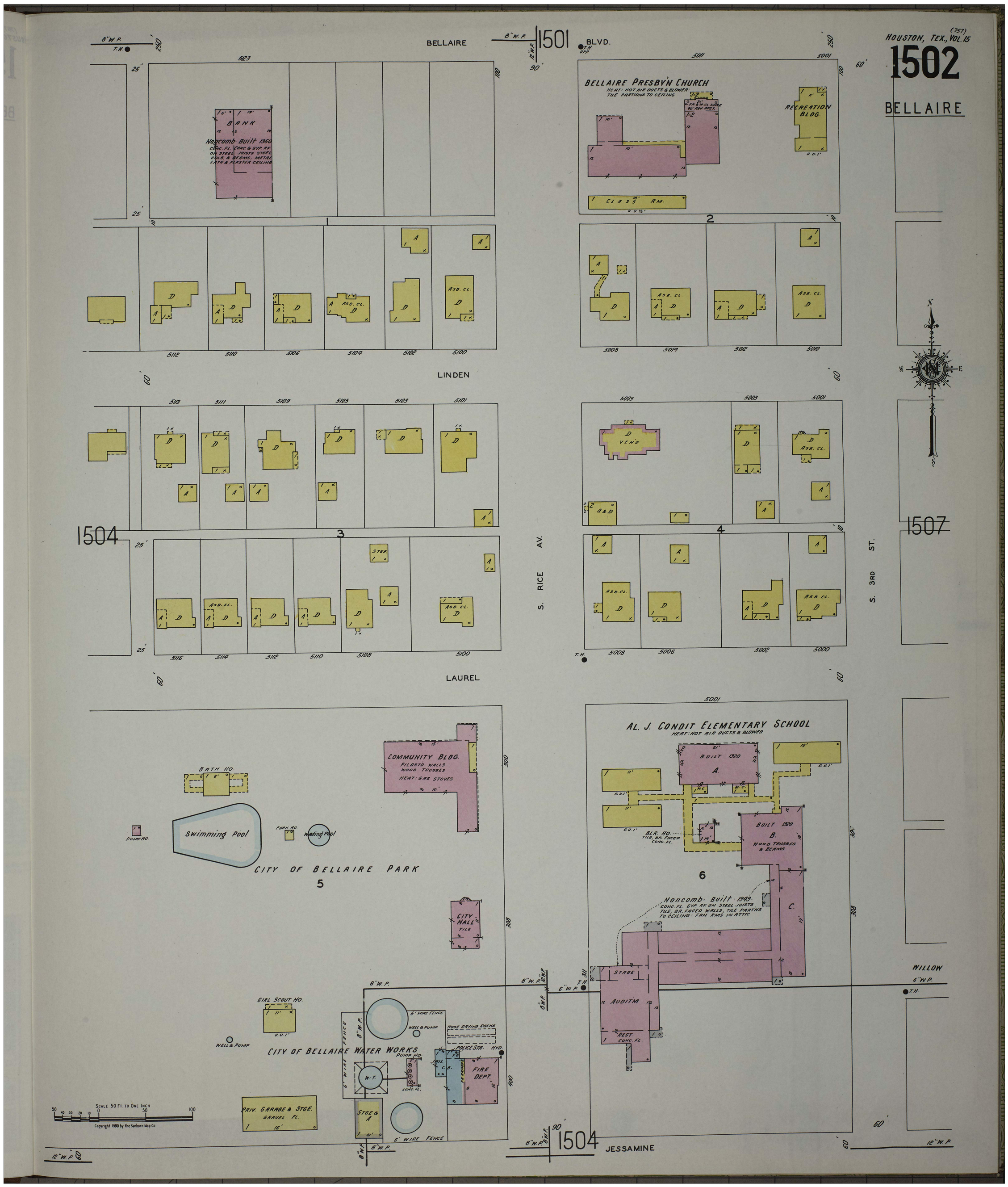
Copyright 1955 by the Sanborn Map Co.

1501


1503
BELLAIRE
LOCUST
6"W.P.
T.H.
5113
5111
5109
5107
5105
5101
5001
STUCCO
C. B.
ASB. CL.
FILL'G STA. CONC. FL.
5000
5012
UNPAVED
SPRUCE
3
RICHMOND RD.
4
CONC. FL.
PRINTS
5106
5104
5102
CEDAR
5009
5011
REST.
5
B'L'R HO.
CONC. FL.
SOLVENT TK.
TILE BR. FACED
DRY CLEAN'G
IR. COLS.
BEAMS
POST OFF.
REST. CONC. FL.
5006
5002
N. RICE AV.
NOT NAMED
6
TILE
OFF. & LAB.
ST'GE
N. 3RD ST.
1506
1503
5125
5115
5113
5111
5109
5105
5101
5100
TILE
REST.
PRINTS CONC. FL. WOOD POSTS
7
FILL'G STA. CONC. FL.
5126
5102
TILE BR. FACED
IR. COLS. & BEAMS - M. L. & P. CEIL'GS & PART'NS
DRY CLEAN'G & SOLVENT TK.
B'L'R RM.
5005
5003
5001
5018
5016
5014
5010
5008
5006
PARK'G
8
ST'GE
C. B.
AIR COND.
TILE BR. FACED
IR. COLS. & BEAMS
M. L. & P. CEIL'GS
5020
5018
5002
BELLAIRE
8"W.P.
PARK NO
BLVD.
1502
SCALE 50 FT TO ONE INCH
50 40 30 20 10 0 50 100
Copyright 1950 by The Sanborn Map Co.
T.H. OPP.

1502

BELLAIRE




(757) HOUSTON, TEX. VOL. 15
PALMETTO
1503
BELLAIRE
PALMETTO
BEECH
CHESTNUT
LOCUST
SPRUCE
CEDAR
NOT OPEN
PEACH
NOT OPEN
ELM
PALMETTO
YOUPON
FIG
UNPAVED
RICHMOND RD.
BELLAIRE BLVD.
HOUSTON
BELLAIRE
CITY LIMITS
N. 6TH ST.
N. 5TH ST.
N. RICE AV.
N. 3RD ST.
1504
1501
1506
SCALE 100 FT. TO ONE INCH
Copyright 1950 by the Sanborn Map Co.

1504

BELLAIRE

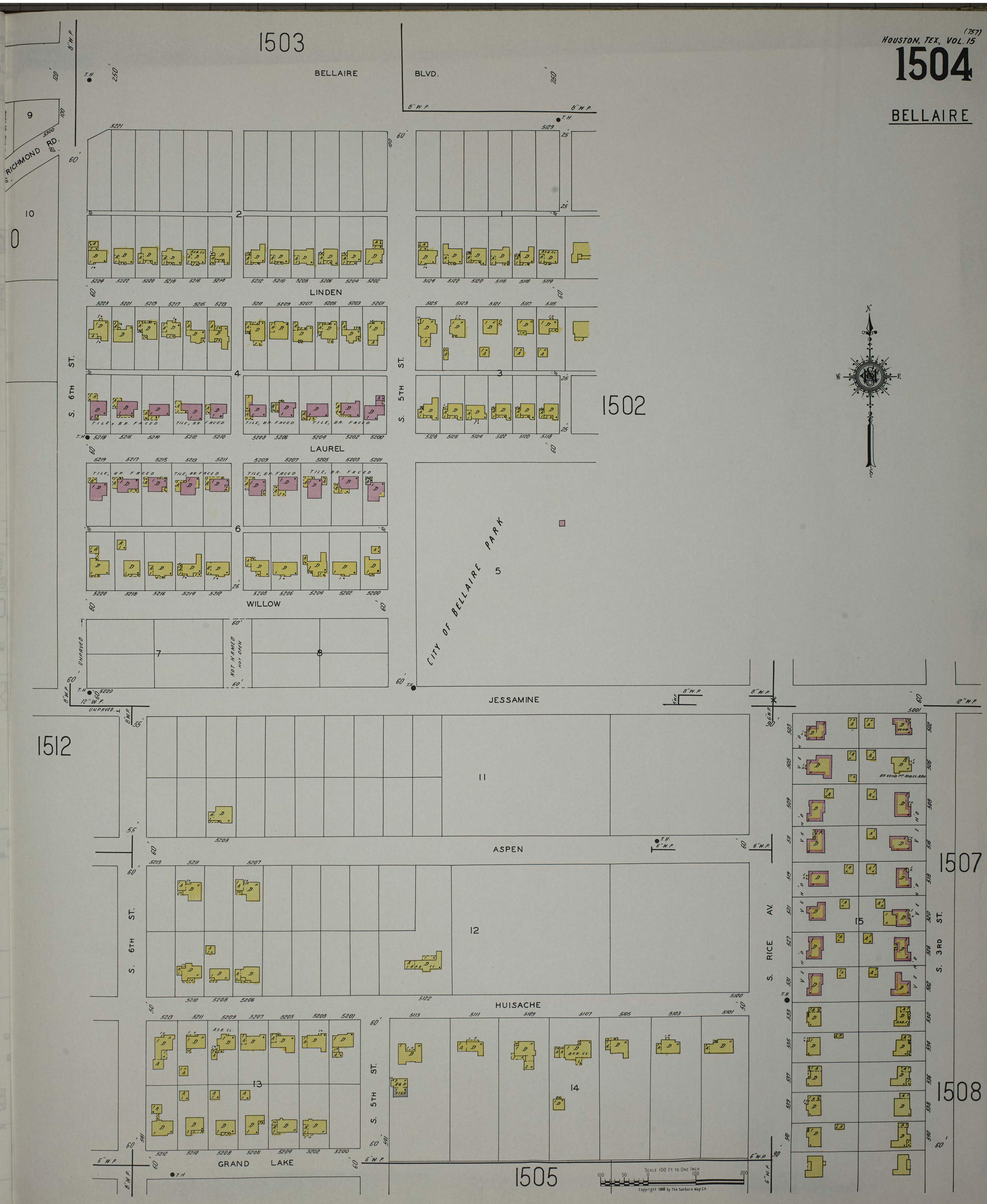


Exhibit A.9

HISTORICAL FIRE INSURANCE MAP RESEARCH	
ES-140516	October 3, 2022

BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP

FIRE INSURANCE MAP LEGEND

CODING OF NON-RESIDENTIAL FIRE-RESISTIVE STRUCTURAL UNITS FOR FIREPROOF AND NON-COMBUSTIBLE BUILDINGS

FRAMING

CODE	STRUCTURAL UNIT
A.	Reinforced Concrete Frame.
B.	Reinforced Concrete Joists, Columns, Beams, Trusses, Arches, Masonry Piers.
C.	Protected Steel Frame.
D.	Individually Protected Steel Joists, Columns, Beams, Trusses, Arches.
E.	Indirectly Protected Steel Frame.
F.	Indirectly Protected Steel Joists, Columns, Beams, Trusses, Arches.
G.	Unprotected Steel Frame.
H.	Unprotected Steel Joists, Columns, Beams, Trusses, Arches.
O.	Masonry Bearing Walls only.

FLOORS

CODE	STRUCTURAL UNIT
1.	Reinforced Concrete, Reinforced Concrete with Masonry Units, Pre-cast Concrete or Gypsum Slabs or Planks.
2.	Concrete on Metal Lath, Incombustible Form Boards, Paper-backed Wire Fabric, Steel Deck, or Cellular, Ribbed or Corrugated Steel Units.
3.	Open Steel Deck or Grating.

3 Open Steel Deck or Grating.

The following change affecting fireproof and non combustible buildings became effective May 5, 1969

1 The coding for framing, floor and roof structural units is unified.

2 Fireproof buildings with interior walls are classified as FP with appropriate notes describing the wall construction.

ROOF

CODE	STRUCTURAL UNIT
a.	Reinforced Concrete, Reinforced Concrete with Masonry Units, Reinforced Gypsum Concrete, Pre-cast Concrete or Gypsum Slabs or Planks.
b.	Concrete or Gypsum on Metal Lath, Incombustible Form Boards, Paper-backed Wire Fabric, Steel Deck, or Cellular, Ribbed or Corrugated Steel Units.
c.	Incombustible Composition Boards with or without Insulation, Masonry or Metal Tiles.
d.	Steel Deck, Corrugated Metal or Asbestos Protected Metal with or without Insulation.

The coding to left, for framing, floor and roof structural units is used in describing the construction of fire-resistive buildings. In addition, reports for fire-resistive buildings will show the date built, wall construction other than brick, and ceilings.

FP - 1962 (CONC) A - 1 - a — A fireproof building built in 1962 with concrete walls and reinforced concrete frame, floors and roof.

FPX - 1962 (METAL PANELS) B - 2 - a (ALUMINUM CEILING) — A fireproof building built in 1962 with metal panel walls, reinforced concrete columns and beams, concrete floors on metal lath and gypsum slab roof; non-combustible ceilings.

NC - 1962 (C.B.) H - 2 - d — A noncombustible building built in 1962 with concrete block walls; unprotected steel columns, beams and joists; concrete floors on metal lath and steel deck roof.

MASONRY CONSTRUCTION

Important interior and all exterior masonry walls of all non-residential buildings are shown with weighted (——) lines.

Masonry walls of residential buildings are shown with a standard line and the construction is noted on all buildings diagramed after July, 1963.

WALLS

- 8" Brick
- 12" Concrete
- 18" & 20" Stone
- 12" & 8" Hollow Tile Wall Thicknesses Placed Relative to Respective Floors
- Cinder, Concrete or Cement Brick
- Hollow Cinder or Concrete Blocks, Pilastered
- Mixed Construction of Concrete Blocks, Brick Faced
- Mixed Construction of Concrete Blocks & Brick
- Masonry Walls, Metal Faced
- Adobe
- Hollow Cinder or Concrete Block Interior Wall Basement to Roof
- Tile Interior Wall Basement to Roof
- Cement Brick End Wall

PARTITIONS

- Frame
- Tile from Foundation to Top Ceiling only
- Concrete 1st Floor only
- Hollow Cinder or Concrete Block 1st Floor only
- Brick 2nd Floor only
- Tile 1st & 3rd Floors only

OPENINGS

(Interior)

- Wall with No Openings
- Wall with Double Standard Fire Doors 1st Floor
- Wall with Standard Fire Door Basement
- Wall with Substandard Fire Doors 1st & 3rd Floors
- Wall with Metal & Wired Glass Fire Doors all Floors
- Wall with Substandard Fire Doors 1st, 2nd & 3rd Floors & Unprotected Opening 4th Floor
- Wall with Small Unprotected Openings only
- Wall with Unprotected Openings all Floors

(Exterior)

- 1st Floor
- 1st & 2nd Floors
- 3rd Floor
- 1st & 4th Fl. with Metal Shutter 1st.
- 10th & 22nd only
- 10th to 22nd Fl.
- Glass Block
- Wired Glass in Metal Sash 2nd & 3rd Fl.

NON-MASONRY CONSTRUCTION

Non-masonry walls are shown with fine (———) lines.
(Wall construction other than wood and stucco on wood frame is noted)

- Wood & Stucco & Cement Plaster, Etc. on Wood Frame
- Brick Veneered on Wood Frame (Other Types of Veneered on Wood Frame Specifically Noted)
- Mixed Masonry & Non-Masonry (Type of Masonry Specifically Noted)
- Wood, Brick Lined, Br. Filled or Brick Nogged
- Wood Sash & Glass
- Metal Sash & Glass
- Metal Clad on Wood Frame
- Iron Building
- Iron Building with Wood Roof, (Location of Extensive Wood Areas Specifically noted)
- Asbestos Clad on Wood Frame, Noted in Non-Residential Structures only.
- Mixed Wall--9" of CB With Metal Sash Above
- Metal Panels
- Apron Walls With Wood Sash and Glass
- Stucco, Cement Plaster, Etc. on Steel Frame
- Gunite on Steel Frame
- Asphalt and/or Asbestos Protected Metal on Steel Frame
- Asphalt and/or Asbestos Protected Metal on Wood Frame
- Glass Panels

FIRE PROTECTION

- Fire Department Connection
- Automatic Sprinklers throughout contiguous sections of single risk
- Automatic Sprinklers all floors of building
- Automatic Sprinklers in part of building only (Note under Symbol indicates protected portion of building)
- Not Sprinklered
- Automatic Chemical Sprinklers
- Chemical Sprinklers in part of building only (Note under Symbol indicates protected portion of building)
- Vertical Pipe or Stand Pipe
- Automatic Fire Alarm
- Water Tank
- Outside Vertical Pipe on fire escape
- Fire Alarm Box Noted "HPFS" on High Pressure Fire Service
- Single Hydrant
- D.H. Double Hydrant
- T.H. Triple Hydrant
- Q.H. H.P.F.S. Quadruple Hydrant of the High Pressure Service
- Water Pipes of the High Pressure Service
- Water Pipes of the High Pressure Service as Shown on Key Map
- Public Water Service
- Private Water Service

VERTICAL OPENINGS

- Skylight lighting top story only
- Skylight lighting 3 stories
- Skylight with Wired Glass in Metal Sash
- Open Elevator
- Frame Enclosed Elevator
- Frame Enclosed Elevator with Traps
- Frame Enclosed Elevator with Self Closing Traps
- Concrete Block Enclosed Elevator with Traps
- Tile Enclosed Elevator with Self Closing Traps
- Brick Enclosed Elevator with Wired Glass Door
- Open Hoist
- Hoist with Traps
- Open Hoist Basement to 1st
- Stairs

MISCELLANEOUS

- Number of Stories Height in Feet Composition Roof Covering
- Parapet 6" above Roof Frame Cornice Parapet 12" above Roof
- Parapet 24" above Roof Occupied by Warehouse Metal, Slate, Tile or Asbestos Shingle Roof Covering Parapet 48" above Roof
- 2 Stories & Basement 1st Floor Occupied by Store 2 Residential Units above 1st Auto in Basement Drive or Passageway Wood Shingle Roof
- Iron Chimney
- Iron Chimney (with Spark Arrestor)
- Vertical Steam Boiler
- Horizontal Steam Boiler
- Width of Street between Block Lines, not Curb Lines
- Ground Elevation
- House numbers nearest to Buildings are Official or Actually up on Buildings. Old House Numbers are Farthest from Buildings
- Brick Chimney
- Gasoline Tank
- Fire Pump
- 24 Reference to Adjoining Page
- 5 Block Number
- Fire Department as shown on Key Map

GLOSSARY

A - B LINES An arbitrary boundary between adjoining sheets.
A. Private garage.
ABV. Above.
A.F.A. Equipped with fire detecting devices which automatically signal a central fire department.
AIR COND. Air cooling system employing ducts through floors.
APRON WALL A masonry wall extending 5' or less above foundation.
ASSOC. RISK Risk not underwritten by Stock Fire Ins. Companies.
BASEMENT A story having its floor below ground & its ceiling at least 4' above ground.
Cook County, Ill. : A floor of a building next below the first floor. Shown by the symbol B following story height. Subbasements or sub-cellars, (stories below the 1st basement), are shown by the symbol SB following basement symbol.
CHIMNEYS (Applicable to maps in Rocky Mountain & Pacific Coast States)
BC. Brick, stone, concrete brick & concrete chimneys.
C. Bl. C. Concrete block chimney.
C. C. Non-standard concrete chimney.
T. C. Tile chimney.
P. C. Patent chimney.
IR. CH. Iron chimneys.
S. P. Stove pipe.
S.P.V. Stove pipe with patent ventilator.

RESIDENTIAL OCCUPANCY SYMBOLS
D. Single family unit or as qualified by a numeral.
F. - APTS. A multi-family residential building corresponding with local Rating Bureau definition in family units per floor, story height, & separation of entrance.
ROOM'G. A residential building normally occupied by a single family but with 10 or more rooms rented for lodging purposes.
EXCEPTIONS: 6 rooms in Arizona, California, Nevada, Utah & Montana; 5 rooms in Oregon & Washington; 4 rooms in Idaho & Hawaii.

FIRE RESISTIVE CONSTRUCTION SYMBOLS
F.P. Approved masonry walls, floors & roof, interior supports of approved masonry, concrete, and/or protected steel.
F.P.X. F.P. qualifications except inferior or sub-standard walls.
N.C. Fire resistive with unprotected structural steel units.
HOLLOW WALL A bonded masonry wall having a continuous air space within.
I.E.P. Independent Electric Plant.
IMPASSABLE Not traversable due to condition of terrain.
LEDGED WALL A masonry bearing wall with extended ledges to support floors.
LOFT Tenanted by industrial occupancies.
M.L. & P. Concrete or plaster applied to metal lath on wood studdings.
M. & G. Metal sash & glass.
NO OPEN Streets appearing on records but not open on ground.
O.L. Windows overlooking the roof above the corresponding floor of an adjoining building.
O. U. Open between ground and first floor.
PLAST'D. Masonry reinforcing columns in walls.
SKYTS. Skylights.
S. C. Slate attached to wood siding.
SM. HO. Smoke House.
STABLE Shown by crossing diagonal lines on diagram.
SUSP'D. Suspended ceilings below floor and/or roof beams.
SYST. System.
TRANSF. Transformer.
WD. Wood.

LAND USE CODE APPLICABLE TO CHANGES INCREASED AFTER 1/58

R	RESIDENTIAL	M	MANUFACTURING
RT	RESIDENTIAL-TRANSIENT	P	PUBLIC OR INSTITUTIONAL
C	COMMERCIAL	U	UTILITY
W	WAREHOUSE	T	TRANSPORTATION

NUMERICAL PREFIX INDICATES THE NUMBER OF ESTABLISHMENTS IN EACH CATEGORY

COPYRIGHT POLICY & DISCLAIMER

This report is solely for the limited use of the client and its customers. Sanborn is a registered trademark. Banks Environmental Data, Inc. makes no warranties as to accuracy, validity, completeness, merchantability, quality, condition, suitability or fitness for a particular use or purpose in respect to this report and any information contained herein. All risk is assumed by the user. Banks Environmental Data, Inc. assumes no liability to any party for loss or damage whether rising out of errors or omissions, negligence, accident, or any other cause. In no event shall Banks Environmental Data, Inc.., its affiliates or agents, be liable to anyone for special incidental, consequential or exemplary damages.

APPENDIX F

HISTORICAL CITY DIRECTORIES

Exhibit A.9

ERIS

CITY DIRECTORY

Project Property:	*Methodist Hospital* *5130 Bellaire Boulevard* *Bellaire,TX 77401*
Project No:	*12762H-P1*
Requested By:	*Berg-Oliver Associates, Inc.*
Order No:	*22081100974*
Date Completed:	*August 16, 2022*

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

Exhibit A.9

August 16, 2022
RE: CITY DIRECTORY RESEARCH
5130 Bellaire Boulevard
Bellaire,TX 77401

Thank you for contacting ERIS for an City Directory Search for the site described above. Our staff has conducted a reverse listing City Directory search to determine prior occupants of the subject site and adjacent properties. We have provided the nearest addresses(s) when adjacent addresses are not listed. If we have searched a range of addresses, all addresses in that range found in the Directory are included.

Note: Reverse Listing Directories generally are focused on more highly developed areas. Newly developed areas may be covered in the more recent years, but the older directories will tend to cover only the "central" parts of the city. To complete the search, we have either utilized the ACPL, Library of Congress, State Archives, and/or a regional library or history center as well as multiple digitized directories. These do not claim to be a complete collection of all reverse listing city directories produced.

ERIS has made every effort to provide accurate and complete information but shall not be held liable for missing, incomplete or inaccurate information. To complete this search we used the general range(s) below to search for relevant findings. If you believe there are additional addresses or streets that require searching please contact us at 866-517-5204.

Search Criteria:
5000-5225 of Bellaire Blvd
6500-6900 of S Rice Ave
Search Notes:

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

Exhibit A.9

Search Results Summary

Date	Source	Comment
2020	DIGITAL BUSINESS DIRECTORY	
2016	DIGITAL BUSINESS DIRECTORY	
2012	DIGITAL BUSINESS DIRECTORY	
2008	DIGITAL BUSINESS DIRECTORY	
2003	DIGITAL BUSINESS DIRECTORY	
2000	DIGITAL BUSINESS DIRECTORY	
1996	COLE	
1989-90	COLE	
1985	COLE	
1981	COLE	
1975	COLE	
1972	COLE	
1965	COLE	
1960	COLE	

Exhibit A-9

2020 BELLAIRE BLVD
SOURCE: DIGITAL BUSINESS DIRECTORY

103 total records. Part 1 of 2

5000 **AIR DUCT CLEANING BELLAIRE TX**...*HEATING SYSTEMS-CLEANING & REPAIRING*
5000 **MAGPIES GIFTS**...*GIFT SHOPS*
5001 **CHRIST CHURCH PRESBYTERIAN CHR**...*CHURCHES*
5001 **CHRISTCHURCH**...*CHILD CARE SERVICE*
5001 **VIC-SW**...*SENIOR CITIZENS SERVICE ORGANIZATIONS*
5001 **VIC-SW**...*SOCIAL SERVICE & WELFARE ORGANIZATIONS*
5002 **CHEVRON FEDERAL CREDIT UNION**...*CREDIT UNIONS*
5002 **MATLOCK, ZENA**...*PHARMACISTS*
5002 **PIPE INSPECTION REPLACEMENT**...*INSPECTION SERVICE*
5002 **WALGREENS**...*PHOTO FINISHING-RETAIL*
5002 **WALGREENS**...*PHARMACIES*
5020 **CHEVRON**...*SERVICE STATIONS-GASOLINE & OIL*
5020 **CHEVRON**...*CONVENIENCE STORES*
5020 **CHEVRON**...*ALTERNATIVE FUELS*
5101 **AUNTIE PASTO'S**...*RESTAURANTS*
5102 **WELLS FARGO BANK**...*BANKS*
5104 **CHASE**...*FINANCIAL ADVISORY SERVICES*
5104 **CHASE BANK**...*BANKS*
5104 **CHASE BANK**...*REAL ESTATE LOANS*
5104 **CHASE BANK**...*LOANS*
5105 **CHRISTIAN SCIENCE READING ROOM**...*CHURCHES*
5105 **CHRISTIAN SCIENCE READING ROOM**...*CHRISTIAN BOOKS & SUPPLIES-RETAIL*
5105 **CHRISTIAN SCIENCE READING ROOM**...*READING ROOMS*
5109 **LEMON GRASS CAFE**...*CATERERS*
5109 **LEMON GRASS CAFE**...*RESTAURANTS*
5109 **LEMON GRASS CAFE**...*FOODS-CARRY OUT*
5111 **COLDWELL BANKER**...*REAL ESTATE INSPECTION*
5111 **COLDWELL BANKER**...*REAL ESTATE*
5111 **KARA GAROFONO**...*NONCLASSIFIED ESTABLISHMENTS*
5111 **LARRY ODENSKY**...*NONCLASSIFIED ESTABLISHMENTS*
5111 **ODENSKY, LARRY AGT**...*REAL ESTATE*
5111 **YOUNG REALTY GROUP**...*REAL ESTATE*
5113 **DREAM DINNERS**...*MEAL PREPARATION SERVICES*
5115 **COSTA BRAVA BISTRO**...*FOODS-CARRY OUT*
5115 **COSTA BRAVA BISTRO**...*CATERERS*
5115 **COSTA BRAVA BISTRO**...*RESTAURANTS*
5117 **GREAT AMERICAN COOKIES**...*COOKIES & CRACKERS*
5117 **MARBLE SLAB CREAMERY**...*RESTAURANTS*
5117 **MARBLE SLAB CREAMERY**...*ICE CREAM PARLORS*
5118 **BELLAIRE APPLIANCE REPAIR MEN**...*APPLIANCES-HOUSEHOLD-MAJOR-REPAIRING*
5119 **K NAILS**...*MANICURING*
5121 **IDA HANANEL**...*RESIDENTIAL*
5121 **JUNE KITCHENS EVELYN DUNCAN**...*HEALTH SPAS*
5121 **JUNE KITCHENS EVELYN DUNCAN**...*BEAUTY SALONS*
5121 **SALON STEPHAN**...*HEALTH SPAS*
5121 **SALON STEPHAN**...*BEAUTY SALONS*
5123 **PROSPERITY BANK**...*BANKS*
5123 **PROSPERITY BANK**...*REAL ESTATE LOANS*
5123 **PROSPERITY BANK**...*LOANS*
5130 **BELLAIRE BOULEVARD CTR**...*SHOPPING CENTERS & MALLS*
5130 **RANDALLS**...*GROCERS-RETAIL*
5130 **RANDALLS**...*PHARMACIES*
5130 **RANDALLS**...*CONVENIENCE STORES*
5130 **RANDALLS**...*GROCERSWHOLESALE*
5130 **RANDALLS PHARMACY**...*PHARMACIES*
5130 **WELLS FARGO BANK**...*REAL ESTATE LOANS*
5130 **WELLS FARGO BANK**...*DIAGNOSTIC IMAGING CENTERS*
5130 **WELLS FARGO BANK**...*BANKS*
5133 **BANK OF AMERICA**...*LOANS*
5133 **BANK OF AMERICA**...*BANKS*
5133 **BANK OF AMERICA**...*REAL ESTATE LOANS*
5133 **BANK OF AMERICA**...*FINANCING*
5133 **BANK OF AMERICA MORTGAGE**...*REAL ESTATE LOANS*
5200 **COMPETITION FLOORING**...*CARPET & RUG DEALERS-NEW*
5200 **Y BENEZRA**...*RESIDENTIAL*
5201 **HEARING AID EXPRESS**...*HEARING AIDS*

Part 2 of 2

5201 **HEARING AID EXPRESS**...*PHYSICIANS & SURGEONS EQUIP & SUPLS-MFRS*
5201 **HEARING AID EXPRESS INC**...*HEARING AIDS*
5202 **UNITED TAE KWON DO PROPER**...*MARTIAL ARTS INSTRUCTION*
5204 **BELLAIRE SHOE REPAIR LLC**...*LUGGAGE-REPAIRING*
5204 **BELLAIRE SHOE REPAIR LLC**...*SHOE & BOOT REPAIRING*
5204 **BELLAIRE SHOE REPAIR LLC**...*HANDBAGS-REPAIRING*
5208 **INTEGRA INSURANCE SVC**...*INSURANCE*
5208 **INTEGRA INSURANCE SVC**...*NONCLASSIFIED ESTABLISHMENTS*
5208 **J M JEWELERS**...*JEWELERS-RETAIL*
5209 **JAMI'S FINE FOODS**...*NONCLASSIFIED ESTABLISHMENTS*
5210 **HOMER CAPETILLO**...*RESIDENTIAL*
5210 **MR C WATCH CLOCK REPAIR**...*CLOCKS-REPAIRING & PARTS*
5210 **MR C WATCH & CLOCK REPAIR**...*WATCHES-REPAIRING*
5211 **UNIVERSITY VACUUM**...*LAMPS-MOUNTING & REPAIRING*
5212 **CASH STORE**...*LOANS*
5212 **CASH STORE**...*PAYDAY LOANS*
5213 **PAPERBACK EXCHANGE**...*BOOK DEALERS-RETAIL*
5213 **PAPERBACK EXCHANGES**...*BOOK DEALERSRETAIL*
5213 **PAPERBACK EXCHANGES**...*BOOK DEALERS-USED & RARE*
5214 **FRESH BEST DONUTS**...*DOUGHNUTS*
5215 **WILLIAM'S HAIR CUTS**...*BEAUTY SALONS*
5215 **WILLIAM'S HAIR CUTS**...*HEALTH SPAS*
5216 **BELLAIRE BROILER BURGER**...*FOODS-CARRY OUT*
5216 **BELLAIRE BROILER BURGER**...*RESTAURANTS*
5216 **BELLAIRE BROILER BURGER**...*CATERERS*
5217 **LISA BARNES PROPERTIES LLC**...*REAL ESTATE BUYERS & BROKERS*
5217 **LISA BARNES PROPERTIES LLC**...*FEDERAL GOVERNMENT CONTRACTORS*
5219 **CARPET CLEANER BELLAIRE**...*CONSTRUCTION SITE CLEAN-UP SERVICES*
5219 **CARPET CLEANER BELLAIRE**...*CARPET & RUG CLEANERS*
5219 **CARPET CLEANER BELLAIRE**...*MAID & BUTLER SERVICE*
5219 **CHILDREN'S COLLECTIONS**...*CHILDRENS & INFANTS WEAR-RETAIL*
5219 **LA PLACITA FARMER'S MARKET**...*GROCERS-RETAIL*
5219 **LA PLACITA FARMER'S MARKET**...*CONVENIENCE STORES*
5225 **PINKS PIZZA**...*RESTAURANTS*
5225 **SHIPLEY DO-NUTS**...*DOUGHNUT MACHINES & SUPPLIES (WHLS)*
5225 **SHIPLEY DONUT FLOUR SUPPLY**...*DOUGHNUTS*

2020 S RICE AVE

SOURCE: DIGITAL BUSINESS DIRECTORY

6501 **HOLLOWAY PRESCHOOL DAY CARE**...*CHILD CARE SERVICE*
6501 **HOLLOWAY PRESCHOOL & DAY CARE**...*TUTORING*
6501 **HOLLOWAY PRESCHOOL & DAY CARE**...*SCHOOLS-NURSERY & KINDERGARTEN ACADEMIC*
6503 **COIN COLLECTORS SHOP**...*APPRAISERS*
6503 **COIN COLLECTORS SHOP**...*AUTOMOBILE APPRAISERS*
6503 **COLLECTORS COIN SHOP**...*TAXIDERMISTS*
6505 **BB ALTERATIONS**...*ALTERATIONS-CLOTHING*
6507 **APRI ESPORT SOCCER**...*SPORTING GOODS-RETAIL*
6507 **S R SPORTS**...*AUTOGRAPH DEALERS*
6507 **TIME OUT WATCH CLOCK REPAIR**...*CLOCKS-REPAIRING & PARTS*
6509 **SEWING CENTER**...*SEWING CONTRACTORS (MFRS)*
6509 **SEWING CENTER**...*BOUTIQUE ITEMSRETAIL*
6509 **SEWING CENTER**...*ALTERATIONS-CLOTHING*
6510 **GARAGE DOORS BELLAIRE TX**...*FINISH CARPENTRY CONTRACTORS*
6510 **JAX GRILL**...*RESTAURANTS*
6510 **JAX GRILL**...*FOODS-CARRY OUT*
6510 **JAX GRILL**...*CATERERS*
6512 **BELLAIRE CITGO**...*SERVICE STATIONS-GASOLINE & OIL*
6512 **BELLAIRE CITGO**...*ALTERNATIVE FUELS*
6512 **BELLAIRE CITGO**...*CONVENIENCE STORES*
6600 **STARBUCKS**...*COFFEE & TEA*
6600 **STARBUCKS**...*COFFEE & TEA PRODUCTSMANUFACTURERS*
6600 **STARBUCKS**...*ESPRESSO & ESPRESSO BARS*
6600 **STARBUCKS**...*COFFEE SHOPS*
6600 **UPTOWN HAIR STUDIO BOUTIQUE**...*BEAUTY SALONS*
6600 **VOGUE CLEANERS**...*CLEANERS*
6601 **HICKORY PIT**...*RESTAURANTS*
6606 **AIR DUCT CLEANING BELLAIRE**...*HEATING SYSTEMS-CLEANING & REPAIRING*
6611 **BACS CLINIC**...*CHIROPRACTORS DC*
6700 **BEL EL MEXICAN RESTAURANT**...*RESTAURANTS*
6900 **BUSCH, GERALD I MD**...*PHYSICIANS & SURGEONS*
6900 **BUSH GERALD**...*NONCLASSIFIED ESTABLISHMENTS*
6900 **BUSH, GERALD MD**...*PHYSICIANS & SURGEONS*
6900 **GERALD BUSCH-MD**...*RESIDENTIAL*
6900 **HANNAH BACOL BUSCH GALLERY**...*IMPORTERS (WHLS)*

2016 BELLAIRE BLVD

SOURCE: DIGITAL BUSINESS DIRECTORY

5000 **AIR DUCT CLEANING BELLAIRE TX**...*HEATING SYSTEMS-CLEANING & REPAIRING*
5000 **MAGPIES GIFTS**...*GIFT SHOPS*
5001 **CHRIST CHURCH PRESBYTERIAN CHR**...*CHURCHES*
5001 **VIC-SW**...*SENIOR CITIZENS SERVICE ORGANIZATIONS*
5002 **PIPE INSPECTION RPLCMNT**...*BUILDING INSPECTION SERVICES*
5002 **WALGREENS**...*PHOTO FINISHING-RETAIL*
5020 **CHEVRON**...*CONVENIENCE STORES*
5102 **WELLS FARGO BANK**...*BANKS*
5104 **CHASE BANK**...*REAL ESTATE LOANS*
5105 **CHRISTIAN SCIENCE READING ROOM**...*READING ROOMS*
5109 **LEMON GRASS CAFE**...*RESTAURANTS*
5111 **COLDWELL BANKER**...*REAL ESTATE*
5111 **KARA GAROFONO**...*NONCLASSIFIED ESTABLISHMENTS*
5111 **YOUNG REALTY GROUP**...*REAL ESTATE*
5115 **COSTA BRAVA BISTRO**...*RESTAURANTS*
5117 **MARBLE SLAB CREAMERY**...*RESTAURANTS*
5119 **K NAILS**...*MANICURING*
5121 **IDA HANANEL**...*RESIDENTIAL*
5121 **JUNE KITCHENS EVELYN DUNCAN**...*BEAUTY SALONS*
5121 **SALON STEPHAN**...*BEAUTY SALONS*
5123 **PROSPERITY BANK**...*BANKS*
5130 **RANDALLS**...*PHARMACIES*
5130 **RANDALLS PHARMACY**...*PHARMACIES & DRUG STORES*
5130 **WELLS FARGO BANK**...*AUTOMATED TELLER MACHINES*
5133 **BANK OF AMERICA**...*LOANS*
5134 **BELLAIRE LOCKSMITH**...*LOCKSMITH EQUIPMENT & SUPPLIES (WHLS)*
5200 **COMPETITION FLOORING**...*CARPET & RUG DEALERS-NEW*
5200 **Y BENEZRA**...*RESIDENTIAL*
5201 **HEARING AID EXPRESS**...*HEARING AIDS-PARTS & REPAIRING*
5202 **UNITED TAE KWON DO PROPER**...*MARTIAL ARTS INSTRUCTION*
5204 **BELLAIRE SHOE REPAIR LLC**...*SHOE & BOOT REPAIRING*
5208 **INTEGRA INSURANCE SVC**...*NONCLASSIFIED ESTABLISHMENTS*
5208 **NEENWA ENTERPRISES INC**...*GOLD SILVER & PLATINUM-BUYERS (WHLS)*
5210 **HOMER CAPETILLO**...*RESIDENTIAL*
5210 **MR C WATCH & CLOCK REPAIR**...*WATCHES-REPAIRING*
5211 **UNIVERSITY VACUUM**...*LAMPS-MOUNTING & REPAIRING*
5212 **CASH STORE**...*LOANS*
5213 **PAPERBACK EXCHANGES**...*BOOK DEALERS-USED & RARE*
5214 **FRESH BEST DONUTS**...*DOUGHNUTS*
5215 **SHAKLEE DISTRIBUTOR**...*VITAMIN & FOOD SUPPLEMENTS*
5215 **WILLIAM'S HAIR CUTS**...*BEAUTY SALONS*
5216 **BELLAIRE BROILER BURGER**...*RESTAURANTS*
5217 **LISA BARNES PROPERTIES LLC**...*REAL ESTATE BUYERS & BROKERS*
5219 **CARPET CLEANER BELLAIRE**...*CARPET & RUG CLEANERS*
5219 **CHILDREN'S COLLECTIONS**...*CHILDRENS & INFANTS WEAR-RETAIL*
5225 **PINKS PIZZA**...*RESTAURANTS*
5225 **SHIPLEY DO-NUTS**...*OTHER COMMERCIAL EQUIPMENT MERCHANT WHOLESALERS*

2016 S RICE AVE

SOURCE: DIGITAL BUSINESS DIRECTORY

6501 **HOLLOWAY PRESCHOOL & DAY CARE**...*SCHOOLS-NURSERY & KINDERGARTEN ACADEMIC*
6503 **COIN COLLECTORS SHOP**...*APPRAISERS*
6503 **COLLECTOR'S COIN SHOP**...*COIN DEALERS SUPPLIES & ETC*
6505 **B B ALTERATIONS**...*ALTERATIONS-CLOTHING*
6507 **APRI ESPORT SOCCER**...*SPORTING GOODS-RETAIL*
6507 **TIME OUT WATCH CLOCK REPAIR**...*CLOCKS-REPAIRING & PARTS*
6509 **SEWING CENTER**...*ALTERATIONS-CLOTHING*
6510 **GARAGE DOORS BELLAIRE TX**...*FINISH CARPENTRY CONTRACTORS*
6510 **JAX GRILL**...*RESTAURANTS*
6512 **ATM**...*AUTOMATED TELLER MACHINES*
6512 **BELLAIRE CITGO**...*CONVENIENCE STORES*
6600 **STARBUCKS**...*COFFEE & TEA*
6600 **VOGUE CLEANERS**...*CLEANERS*
6601 **HICKORY PIT**...*RESTAURANTS*
6606 **AIR DUCT CLEANING BELLAIRE**...*HEATING SYSTEMS-CLEANING & REPAIRING*
6900 **BUSH GERALD**...*NONCLASSIFIED ESTABLISHMENTS*
6900 **BUSH, GERALD MD**...*PHYSICIANS & SURGEONS*
6900 **HANNAH BACOL BUSCH GALLERY**...*ANTIQUES-DEALERS*

2012 BELLAIRE BLVD

SOURCE: DIGITAL BUSINESS DIRECTORY

5000 **MAGPIES**...*GIFT SHOPS*
5001 **CHRIST CHURCH**...*CHURCHES*
5001 **VOLUNTEER INTERFAITH CRGVRS SW**...*SENIOR CITIZENS SERVICE ORGANIZATIONS*
5002 **CHASE ATM**...*AUTOMATED TELLER MACHINES*
5002 **REDBOX**...*VIDEO RENTAL KIOSKS*
5002 **RICE BELLAIRE SHOPPING CTR**...*SHOPPING CENTERS & MALLS*
5002 **WALGREENS**...*PHARMACIES*
5020 **CARDTRONICS ATM**...*AUTOMATED TELLER MACHINES*
5020 **CHEVRON**...*SERVICE STATIONS-GASOLINE & OIL*
5020 **DISH NETWORK**...*TELEVISION-CABLE & CATV*
5101 **AUNTIE PASTO'S**...*RESTAURANTS*
5102 **WELLS FARGO BANK**...*BANKS*
5104 **CHASE**...*BANKS*
5105 **CHRISTIAN SCIENCE READING ROOM**...*CHURCHES*
5109 **LEMON GRASS CAFE**...*RESTAURANTS*
5111 **COLDWELL BANKER**...*REAL ESTATE*
5113 **MODERN WORTH**...*GIFT SHOPS*
5115 **CHANTERELLE BISTRO & WINE BAR**...*RESTAURANTS*
5117 **MARBLE SLAB CREAMERY**...*ICE CREAM PARLORS*
5119 **K NAILS**...*MANICURING*
5121 **JUNE KITCHENS EVELYN DUNCAN**...*BEAUTY SALONS*
5121 **SALON STEPHAN**...*BEAUTY SALONS*
5123 **COMMUNITY NATIONAL BANK**...*BANKS*
5130 **BELLAIRE BOULEVARD CTR**...*SHOPPING CENTERS & MALLS*
5130 **BLOCKBUSTER EXPRESS**...*VIDEO RENTAL KIOSKS*
5130 **RANDALLS**...*GROCERS-RETAIL*
5130 **WELLS FARGO BANK**...*BANKS*
5133 **BANK OF AMERICA**...*BANKS*
5200 **COMPETITION FLOORING**...*PAINTERS*
5201 **HEARING AID EXPRESS**...*HEARING AIDS*
5202 **UNITED TAE KWON DO PROPER**...*MARTIAL ARTS INSTRUCTION*
5204 **BELLAIRE SHOE REPAIR**...*SHOE & BOOT REPAIRING*
5209 **NMMM CUPCAKE & BAKERY**...*BAKERS-RETAIL*
5210 **MR C WATCH & CLOCK REPAIR**...*WATCHES-DEALERS*
5211 **UNIVERSITY VACUUM**...*VACUUM CLEANERS-HOUSEHOLD-DEALERS*
5212 **CASH STORE**...*LOANS*
5213 **PAPERBACK EXCHANGES**...*BOOK DEALERS-RETAIL*
5214 **FRESH & BEST DONUTS**...*DOUGHNUTS*
5215 **SHAKLEE DISTRIBUTOR**...*HEALTH & DIET FOODS-RETAIL*
5216 **BELLAIRE BROILER BURGER**...*RESTAURANTS*
5217 **LISA BARNES PROPERTIES LLC**...*REAL ESTATE BUYERS & BROKERS*
5219 **CHILDREN'S COLLECTIONS**...*CONSIGNMENT SHOPS*

2012 S RICE AVE

SOURCE: DIGITAL BUSINESS DIRECTORY

6501 **HOLLOWAY PRESCHOOL & DAY CARE**...*CHILD CARE SERVICE*
6503 **COLLECTOR'S COIN SHOP**...*COIN DEALERS SUPPLIES & ETC*
6507 **WOMEN'S CLOTHING SIZE 12 & UP**...*WOMEN'S APPAREL-RETAIL*
6509 **SEWING CENTER**...*ALTERATIONS-CLOTHING*
6510 **JAX GRILL**...*RESTAURANTS*
6512 **BELLAIRE CITGO**...*SERVICE STATIONS-GASOLINE & OIL*
6600 **JAMI'S FINE FOODS CATERING**...*CATERERS*
6600 **STARBUCKS**...*COFFEE SHOPS*
6600 **VOGUE CLEANERS**...*CLEANERS*
6601 **HICKORY PIT**...*RESTAURANTS*

2008 BELLAIRE BLVD

SOURCE: DIGITAL BUSINESS DIRECTORY

5000 **MAGPIES**...*RET GIFT SHOP*
5001 **BELLAIRE PRESBYTERIAN CHURCH**...*CHURCH*
5002 **WALGREENS**...*RET DRUGS/SUNDRIES*
5020 **AP SERVICES 520**...*SERVICES-MISC*
5020 **BINGAMAN BEVERAGE CO 0520**...*UNCLASSIFIED*
5020 **CHEVRON**...*SERVICE STATIONS-GASOLINE & OIL*
5101 **AUNTI-PASTOS INC**...*RESTAURANTS*
5101 **AUNTIE PASTOS**...*OPERATES AS A RESTAURANT*
5102 **BELLAIRE MOBIL**...*SERVICE STATIONS-GASOLINE & OIL*
5105 **CHRISTIAN SCIENCE READING ROOM**...*RELIGIOUS ORGNZTNS*
5109 **LEMON GRASS CAFE**...*EATING PLACES*
5111 **COLDWELL BANKER UNITED REALTOR**...*REAL ESTATE*
5113 **CRESCENT CITY BEIGNET**...*EATING PLACE*
5113 **CRESCENT CITY BEIGNETS**...*COFFEE SHOPS*
5113 **MODERN WORTH**...*GIFT SHOPS*
5117 **MARBLE SLAB CREAMERY**...*ICE CREAM PARLORS*
5119 **K NAILS**...*BEAUTY SHOP*
5121 **ESTEPHAN HAIR SALON**...*BEAUTY SHOP*
5123 **BANK OF AMERICA**...*NATIONAL COMMERCIAL BANK*
5123 **BANK OF AMERICA MORTGAGE**...*MORTGAGE BANKER/CORRESPONDENT*
5123 **COMMUNITY NATIONAL BANK**...*BANKS*
5130 **FIRST FINANCIAL BANK NA**...*NATIONAL COMMERCIAL BANK*
5130 **RANDALLS**...*RET DRUGS/SUNDRIES*
5130 **WELLS FARGO BANK TEXAS AT**...*NATIONAL COMMERCIAL BANK*
5133 **BANK AMERICA INVESTMENT SVCS**...*SECURITY BROKER/DEALER*
5133 **BANK OF AMERICA**...*BANKS*
5201 **HEARING AID EXPRESS**...*HEARING IMPAIRED EQUIPMENT & SUPPLIES*
5204 **BELLAIRE SHOE REPAIR**...*SHOE REPAIR/SHOESHINE PARLOR*
5209 **S & S SAMPLE SHOP**...*RET WOMEN'S CLOTHING*
5210 **MR C WATCH & CLOCK REPAIR**...*WATCH/CLOCK/JEWELRY REPAIR*
5212 **COPPERFIELD LIQUOR**...*WINES-RETAIL*
5213 **PAPERBACK EXCHANGES ORIGINAL**...*RET BOOKS*
5214 **ACE CASH EXPRESS**...*DEPOSITORY BANKING SERVICES*
5215 **R RUEHS**...*RESIDENTIAL*
5215 **SHAKLEE AA DISTRIBUTOR**...*WHOL AND RET FOOD SUPPLEMENTS*
5216 **BELLAIRE BROILER BURGER**...*EATING PLACE*
5221 **CURVES FOR WOMEN**...*HEALTH CLUBS STUDIOS & GYMNASIUMS*
5223 **DAYS OPTICAL**...*RET OPTICAL GOODS*
5223 **DAYS OPTICAL LAB**...*OPHTHALMIC GOODS, NSK*

2008 S RICE AVE

SOURCE: DIGITAL BUSINESS DIRECTORY

6501 **HOLLOWAY DAY NURSERY**...*CHILD DAY CARE SERVICES*
6503 **COLLECTORS COIN SHOP**...*COIN DEALERS SUPPLIES & ETC*
6505 **EZ BAYER**...*AUCTIONEERS*
6505 **EZBAYER**...*UNCLASSIFIED*
6507 **WOMENS CLOTHING COLLECTION**...*RET LADIES WEAR*
6507 **WOMENS CLOTHING COLLECTION**...*RET WOMEN'S CLOTHING*
6509 **SEWING CENTER**...*LAUNDRY/GARMENT SERVICES*
6512 **BELLAIRE CITGO**...*GASOLINE SERVICE STATION*
6512 **C MART NO 331**...*RET GROCERIES*
6600 **GREAT CLIPS**...*BEAUTY SHOP*
6600 **STARBUCKS**...*EATING PLACE*
6600 **VOGUE CLEANERS**...*DRYCLEANING PLANT*
6601 **HICKORY PIT BAR-B-Q**...*EATING PLACE*
6605 **HOUSTON JEWISH FUNERALS**...*FUNERAL SERVICE/CREMATORY EATING PLACE*
6611 **MAMMOGRAPHY & ULTRASOUND SPEC**...*CLINICS*
6900 **GREATER SW HOUSTON CHAMBER**...*CHAMBERS OF COMMERCE*
6900 **GREATER SW HOUSTON CHM CMMRCE**...*CHAMBER OF COMMERCE*

2003 BELLAIRE BLVD

SOURCE: DIGITAL BUSINESS DIRECTORY

5000 **MAGPIES**
5001 **BELLAIRE PRESBYTERIAN CHURCH**
5001 **SEVENTH DAY BAPTIST CHURCH**
5002 **WALGREENS**...*PHOTOGRAPHIC SERVICES*
5016 **DISCOVERY DANCE GROUP**
5016 **INSTITUTE OF THE DANCE ARTS**...*DANCE HALL SERVICES*
5020 **CHEVRON**
5101 **AUNTI-PASTO'S INC**...*STEAK AND BARBECUE RESTAURANTS*
5102 **BELLAIRE MOBIL**
5104 **BANK UNITED**
5104 **WASHINGTON MUTUAL**
5105 **CHRISTIAN SCIENCE CHURCH**
5111 **GOTTLIEB HAROLD MD**...*INTERNAL MEDICINE PRACTITIONERS*
5111 **LU SHI-TZE MD**...*INTERNAL MEDICINE PRACTITIONERS*
5111 **MC GREGOR MEDICAL CTR**...*INTERNAL MEDICINE PRACTITIONERS*
5111 **PHAN QUYNH-THI OD**...*SPECIALIZED OPTOMETRISTS*
5111 **PLUMB RICHARD MD**...*INTERNAL MEDICINE PRACTITIONERS*
5111 **POWELL AUDREY MD**...*INTERNAL MEDICINE PRACTITIONERS*
5111 **REINER ERIC MD**...*INTERNAL MEDICINE PRACTITIONERS*
5113 **CRESCENT CITY BEIGNETS**
5123 **BANC OF AMERICA INVESTMENT SVC**
5123 **IPS PHARMACY**
5125 **MASON JAR GRILL & BAR**...*STEAK AND BARBECUE RESTAURANTS*
5130 **RANDALL'S FOOD MARKET PHARMACY**
5130 **WELLS FARGO BANK**...*AUTOMOBILE AND CONSUMER FINANCE COMPANIES*
5133 **BANK OF AMERICA**...*AUTOMOBILE AND CONSUMER FINANCE COMPANIES*
5200 **COMPETITION FLOORING**
5201 **HEARING AID EXPRESS**...*ORTHOPEDIC APPLIANCES*
5204 **BELLAIRE SHOE REPAIR**
5209 **S & S SAMPLE SHOP**...*WOMEN'S SPECIALTY CLOTHING STORES*
5210 **MR C WATCH & CLOCK REPAIR**...*JEWELRY REPAIR SERVICES*
5213 **PAPERBACK EXCHANGES**...*HOME FURNISHINGS AND APPLIANCES, SECONDHAND*
5214 **ACE AMERICA'S CASH EXPRESS**
5215 **SHAKLEE DISTRIBUTOR**...*HEALTH AND DIETETIC FOOD STORES*
5216 **BELLAIRE BROILER BURGER**...*STEAK AND BARBECUE RESTAURANTS*
5217 **GREATHOUSE REALTY CO**
5219 **WATERING CAN**
5223 **DAYS OPTICAL**...*MUSICAL INSTRUMENT REPAIR SERVICES*
5225 **STERLING BANK**

2003 S RICE AVE

SOURCE: DIGITAL BUSINESS DIRECTORY

6501 **HOLLOWAY DAY NURSERY**
6503 **DIAMOND COLLECTABLES BASEBALL**
6509 **SEWING CENTER**
6510 **JAX GRILL**...*STEAK AND BARBECUE RESTAURANTS*
6512 **CIRCLE K**
6600 **GREAT CLIPS**
6600 **STARBUCKS COFFEE CO**
6600 **VOGUE CLEANERS**...*LAUNDRY AND DRYCLEANER AGENTS*
6601 **HICKORY PIT**...*STEAK AND BARBECUE RESTAURANTS*
6605 **HOUSTON JEWISH FUNERALS**
6611 **HANDEL STANLEY F MD**...*INTERNAL MEDICINE PRACTITIONERS*
6611 **MAMMOGRAPHY & ULTRASOUND SPEC**...*PSYCHIATRISTS AND PSYCHOANALYSTS*
6611 **ULTRASOUND SPECIALISTS**...*INTERNAL MEDICINE PRACTITIONERS*
6700 **RAY ALLISON REALTORS**
6900 **GREATER SW HOUSTON CHAMBER**

2000 BELLAIRE BLVD

SOURCE: DIGITAL BUSINESS DIRECTORY

5001 **BELLAIRE PRESBYTERIAN CHURCH**
5001 **SEVENTH DAY BAPTIST CHURCH**
5002 **WALGREENS DRUG STORE**...*PHOTOGRAPHIC SERVICES*
5014 **BELLAIRE BEAUTY ACADEMY**
5016 **DISCOVERY DANCE GROUP**...*DANCE HALL SERVICES*
5020 **CHEVRON**
5101 **AUNTI-PASTO'S**...*STEAK AND BARBECUE RESTAURANTS*
5102 **BELLAIRE EXXON**
5104 **BANK UNITED**
5105 **CHRISTIAN SCIENCE READING RM**
5111 **CARUSO CHARLES MD**...*INTERNAL MEDICINE PRACTITIONERS*
5111 **GOTTLIEB HAROLD MD**...*INTERNAL MEDICINE PRACTITIONERS*
5111 **LU SHI-TZE MD**...*INTERNAL MEDICINE PRACTITIONERS*
5111 **MC GREGOR MEDICAL CTR**...*INTERNAL MEDICINE PRACTITIONERS*
5111 **MOLINA LAURIE MD**...*INTERNAL MEDICINE PRACTITIONERS*
5111 **NGUYEN JACQUELINE MD**...*INTERNAL MEDICINE PRACTITIONERS*
5111 **PEREZ CARMEN MD**...*INTERNAL MEDICINE PRACTITIONERS*
5111 **PLUMB RICHARD MD**...*INTERNAL MEDICINE PRACTITIONERS*
5111 **PRUDENTIAL HEALTHCARE**
5111 **REINER ERIC MD**...*INTERNAL MEDICINE PRACTITIONERS*
5123 **BANK OF AMERICA**...*AUTOMOBILE AND CONSUMER FINANCE COMPANIES*
5123 **BANK OF AMERICA MORTGAGE CORP**
5123 **IPS PHARMACY**
5130 **RANDALL'S FOOD MARKET PHARMACY**
5130 **WELLS FARGO BANK**
5200 **COMPETITION FLOORING INC**
5201 **HEARING AID EXPRESS**...*ORTHOPEDIC APPLIANCES*
5204 **BELLAIRE SHOE REPAIR**
5209 **S & S SAMPLE SHOP**...*WOMEN'S SPECIALTY CLOTHING STORES*
5210 **MR C WATCH & CLOCK REPAIR**...*JEWELRY REPAIR SERVICES*
5212 **BERT WHEELER LIQUORS**
5213 **PAPERBACK EXCHANGES**...*HOME FURNISHINGS AND APPLIANCES, SECONDHAND*
5215 **SHAKLEE DISTRIBUTOR**...*HEALTH AND DIETETIC FOOD STORES*
5216 **BELLAIRE BROILER BURGER**...*STEAK AND BARBECUE RESTAURANTS*
5217 **GREATHOUSE REALTY CO**
5219 **WATERING CAN**
5221 **YLANG FASHION**
5223 **BELLAIRE VISION CLINIC**...*SPECIALIZED OPTOMETRISTS*
5223 **DAYS OPTICAL LABORATORY**...*MUSICAL INSTRUMENT REPAIR SERVICES*
5225 **EVANS DAVE**
5225 **KOHNERT PEGGIE**
5225 **LIVINGSTON MARCIA**
5225 **LIVINGSTON MIKE**
5225 **RAINES BARBARA**

2000 S RICE AVE

SOURCE: DIGITAL BUSINESS DIRECTORY

6501	HOLLOWAY DAY NURSERY
6503	DIAMOND COLLECTABLES BASEBALL
6505	BELLAIRE FLORIST
6507	APRI SPORT-SOCCER
6509	SEWING CENTER
6510	JAX GRILL...*STEAK AND BARBECUE RESTAURANTS*
6512	COASTAL MART
6600	GREAT CLIPS
6600	STARBUCKS COFFEE CO
6600	VOGUE CLEANERS...*LAUNDRY AND DRYCLEANER AGENTS*
6601	HICKORY PIT...*STEAK AND BARBECUE RESTAURANTS*
6605	BELLAIRE-WEST U KARATE CLUB
6611	HANDEL STANLEY F MD...*INTERNAL MEDICINE PRACTITIONERS*
6611	MAMMOGRAPHY & ULTRASOUND SPEC
6611	ULTRASOUND SPECIALISTS...*PSYCHIATRISTS AND PSYCHOANALYSTS*
6700	SILVESTAIN AGENCY
6900	CHAMBER OF COMMERCE

1996 BELLAIRE BLVD

SOURCE: COLE

70 total records. Part 1 of 2

4925	BLIR PRESBY CH HILL
5001	BELLAIRE PRESBY
5002	WIGRN DRUG STORES
5014	BELLAIRE BTY CLG
5016	DISCOVERY DNC GRP
5016	INSTIT THE DNC ART
5018	BELLAIRE
5101	ANTI PASTOS INC
5101	AUNTIE PASTOS
5102	BELLAIRE EXXON
5104	KELLY HDWR & HM CTR
5104	RUG DOCTOR CENTRAL
5105	CHRSTN SCI CHRCHS
5111	CARUSO C J MD
5111	ERIC REINER MD
5111	GOTTLIEB H E MD
5111	HAMILTON SANDRA
5111	HOO YIN MD
5111	MCGRGR MEDCL ASSN
5111	MOLINA LAURIE MD
5111	PRUCARE HSTN / FRM
5111	PRUCARE HSTN / PLS
5111	REINER ERIC MD
5123	CNSITS HSTN SWDSH
5123	IPS PHRMCS NO 6
5123	NATIONS BANC MRTG
5123	NTNSBAK BANKING
5123	SWEDISH AMER CHMBR
5123	SWEDISH CNSIT GEN
5130	RNDILS FD MRKTS
5130	WESTERN UN PCK UP
5133	TIP CLNRS & LNDRRS
5137	HEARING AID EXPRSS
5200	ALAMO GUN SHOP
5204	BELLAIRE SHOE RPR
5208	THE SEWING CENTER
5209	S & S SAMPLE SHOP
5209	SAMPLE SHOP
5210	TIME WATCH & CLOCK
5212	BERT WHEELERS BLLR
5213	PAPERBACK EXCHNGS
5214	CASHBANC INC
5214	PAGEMART INC
5214	WESTERN UN PCK UP
5215	BROILER BGT BLLR
5215	R RUEHS
5215	SHAKLEE AA DISTR
5216	BELLAIRE BRIR BGT
5217	NP
5219	THE WATERING CAN
5221	D W ENTERPRISES
5223	DAYS OPTICAL
5223	DAYS OPTICAL LAB
5223	DR M A TRIPPUTI
5225	BRYANT JIM RLTR
5225	CLLGR HMIN RLTR
5225	HAMLIN ROBERT RLTR
5225	LYNGSTA MRC RLTR
5225	MULTI TENANT RESIDENTIAL
5225	RAINES BARBARA
5225	RAZAK GLEN RLTR
5225	RICHTER MARY ALICE
5225	ROBB MARCEIL RLTR
5225	SMITH SANDY RLTR
5225	TRAINOR MARY RNS
5225	WATSON BELLE
5231	RILEY MACK CPA
5231	THE YOUNG COMPANY

1996 BELLAIRE BLVD

SOURCE: COLE

Part 2 of 2

5231	**YOUNG T R & COMPANY**

1996 S RICE AVE

SOURCE: COLE

6312	**EDW M SUTHERLAND**
6501	**HOLLOWAY DAY NRSY**
6501	**HOLLOWAY HERBERT D**
6503	**DIAMOND BSBLL CRDS**
6503	**DIAMOND CLLCTBLS**
6505	**BELLAIRE FLORIST**
6510	**JACKS GRILL**
6512	**COASTAL MART INC**
6512	**COASTAL MRT INC**
6601	**HICKORY PIT**
6605	**BELLAIRE W KRT CLB**
6611	**HODELL BYRD PRPRTS**
6700	**BLIR SAFE & LCK INC**
6702	**ATTNDNT SERV HSTN**
6702	**BOARD MARY ANN**
6702	**MARY ANN BOARD**
6702	**RITTS JUDY ATTY**
6702	**WHITE GLV MAID SVC**
6900	**BLLR / SW HSTN COM**
6900	**BLLR S W HSTN TEL**
7008	**BELLAIRE CITY OF**
7008	**BELLAIRE CTY LIBRN**
7008	**BLLR CTY ADLT SERV**
7008	**BLLR CTY PLC DEPT**
7008	**BLLR CTY PRCHNG**
7008	**BLLR CTY BILR HIL**
7008	**BLLR CTY BILR HIL**
7008	**BLLR CTY COMM SERV**
7008	**BLLR CTY EMER CLLS**
7008	**BLLR CTY FINC DEPT**
7008	**BLLR CTY FR DEPT**
7008	**BLLR CTY HITH DEPT**
7008	**BLLR CTY INSPCTN**
7008	**BLLR CTY PRSNNL**
7008	**BLLR CTYBLIR HIL**
7008	**BLLR PARKS & RCRTN**

1989-90 BELLAIRE BLVD

SOURCE: COLE

4925	BELLAIRE PRSBTN CH
5001	AIDS INTERFAITH
5001	BELLAIRE PRSBTN CH
5001	FNDTN INTRFTH RSRC
5002	WALGREEN DRUG STR
5010	J J MOORE INVESTME
5010	J J MOORE INVSTMTS
5010	T L MURLAND INS
5014	BELLAIRE BTY CLLG
5016	RICE SPORTING SHP
5016	RICE SPORTSCARDS
5018	GUARDIAN SAVINGS
5101	UNIV PL SALES OFC
5102	BELLAIRE EXXON
5104	KELLYS ACE HDWRE
5123	CONSIT OF HOUSTON
5123	NCNB TEXAS
5123	SWEDISH AMERN CMBR
5128	SUBWAY SNWDCS & SLDS
5130	SAFEWAY STORES INC
5133	BANNER GLASS & MIRRO
5133	UNITED GLASS CO
5200	ALAMO GUN SHOP
5201	UNIV SAVNGS ASSOC
5204	BELLAIRE SHOE REPR
5208	THE SEWING CENTER
5209	S & S SAMPLE SHOP
5209	SAMPLE SHOP
5210	MICRO HRNG AID CTR
5210	TX PUBLIC INS
5212	BERT WHEELERS
5212	WHEELERS BERT
5213	ANDYS ARMS HOUSE
5214	ACTION CHCK CASHNG
5214	DOCU - FAX
5214	M & P BUSINESSES INC
5214	WESTERN UNION
5215	MCCORKLE PHOTOS
5216	BELLAIRE BRIR BRGR
5217	SHAKLEE A A DSTRBT
5219	THE WATERING CAN
5221	COMPUTECH COMPUTER
5221	RIBBON SUPPLY CO
5223	DAYS OPTICAL
5223	DR D JASZKOWSKI
5225	ARROW INS
5231	MACK RILEY CPA
5231	T R YOUNG & CO
5231	TRYCO ADMNSTRTV SV
5231	YOUNG COMPANY

1989-90 S RICE AVE

SOURCE: COLE

6312	EDW M SUTHERLAND
6501	H D HOLLOWAY
6501	HOLLOWAY DAY NRSRY
6503	BETTER THAN NEW
6505	BELLAIRE FLORIST
6509	H M MILLER ATY
6512	BELLAIRE PREMR STA
6512	GULF OIL CORPORATN
6512	PREMIER MINI MART
6512	PREMIER SERVCE STA
6600	DAMON HARDWARE INC
6600	RUG DOCTOR
6601	HICKORY PIT
6603	BOB WRIGHT STUDIO
6605	KENDRICK BOOK STOR
6611	HODELL BYRD PROP
6700	MR VIDEO
6702	CREATIVE CAR PET
6801	BELLAIRE LIONS CLB
6900	BELLAIRE SW HOU CM
6900	BELLAIRE SW TELEPH
7008	BELLAIRE CTY HALL
7008	BELLAIRE POOL
7008	CITY CLERK
7008	CITY FINANCE ADMIN
7008	CITY PURCHSNG OPT
7008	CTY BELLAIRE GYM
7008	CTY HEALTH DEPT
7008	CTY INSPCTN DEPT
7008	CTY MNGRS OFF
7008	CTY OFF ON AGING
7008	CTY ONE - STOP DEVIP
7008	CTY PERSONNEL
7008	CTY REC & PRKS ADMIN
7008	CTY TAX COLLECTION
7008	CTY UTILITY BING
7008	EVERGREEN POOL

1985 BELLAIRE BLVD

SOURCE: COLE

4925	BELLARE PRSBTRN HI
5001	BELLAIRE PRSBTN CH
5002	HENRYS STEAK HOUSE
5010	J J MOORE INVSTMNT
5010	JERRY J MOORE INVT
5010	RICE SPORT SHOP
5010	T L MURLAND INS
5014	BELLAIRE BTY CLG
5018	GUARDIAN SVGS & LOAN
5018	GUARDINA SVGS INVT
5101	BELLAIRE MENS WEAR
5101	FRANKS CUSTM TAILR
5102	EXXON COMPANY USA
5104	KELLYS ACE HDWRE
5123	INTERFIRST BANKS
5123	INTRIRST BANK SW
5130	FOTOMAT CORP
5130	SAFEWAY STORES INC
5133	UNITED GLASS CO
5200	ALAMO GUN SHOP
5201	UNIV SAVINGS ASSN
5204	ANDYS WSTRN WORLD
5204	ARMAND SANCHEZ
5204	BELLAIRE SHOE REPR
5208	THE SEWING CENTER
5209	S & S SAMPLE SHOP
5209	SAMPLE SHOP
5212	BERT WHEELERS
5212	WHEELERS - BERT
5213	ANDYS ARMS HOUSE
5214	STATE AUTO INS
5215	M MCCORKLE PHOTO
5216	BELLAIRE BRL BURGR
5217	SHAKL DISTRBTR - A A
5219	GFC CORP
5221	RASPBERRY ROSE
5221	ROSE RASBERRY
5223	LEE OPTICAL
5225	SN JENTO SVNGS ASC
5231	G K DONAHO CLU
5231	MACK RILEY CPA
5231	T R YOUNG & CO
5231	THE YOUNG CO
5231	TRYCO ADMNSTRTV SV

1985 S RICE AVE

SOURCE: COLE

6310	JAS R CRAWFORD JR
6500	WATSON PLUMBING CO
6501	HERBERT D HOLLOWAY
6501	HOLLOWAY DY NRSRY
6505	BELLAIRE FLORIST
6509	HUGH M MILLER ATY
6510	J J WATSON PLUMBIN
6512	BELLAIRE PREMR STA
6512	PREMIER SERVCE STA
6600	DAMON HARDWARE INC
6601	HICKORY PIT
6605	KENDRICK BOOK STOR
6609	INVITATION TOURS
6609	P REINTHALER INS
6700	BELLAIRE PHARMACY
6702	FIRST LADY VACUUM
6801	BELLAIRE LIONS CLB
6900	BELLAIRE TELE DIR
6900	LILLIAN HUTCHISON
6900	LILLIAN HUTCHSION
6900	SWEDISH CONSULATE
7008	BELLAIRE GYM
7008	BELLAIRE GYM LOBBY
7008	BELLAIRE POOL
7008	CITY ACCTS PAYBLE
7008	CITY ACCTS RECEIV
7008	CITY FINANCE ADM
7008	CITY HALL
7008	CITY HALL ADM
7008	CITY PERSONNEL
7008	CITY PLANNING
7008	CITY PURCHASING
7008	CITY REC & PARKS
7008	CITY SECRETARY
7008	CITY TAX COLLECTN
7008	CITY UTILITY BILL
7008	EVERGREEN POOL

1981 BELLAIRE BLVD

SOURCE: COLE

4925	BELLARE PRSBTM HL
5001	BELLAIRE PRSBTN CH
5002	HENRYS STEAK HOUSE
5006	GILLES JCF SELF
5006	SELF SUFFICIENCY
5010	DARTS & GAMES
5010	RICKS DARTS & GAMES
5012	FRAME - TEX INC
5014	BELLAIRE BTY CLG
5016	FURNTR APPRSI SRVC
5016	PAUL F WISHNOW ASA
5016	THE WISHING HOUSE
5016	WISHNOW FURNITURE
5018	PAYLESS SHOE SOURC
5101	BELAIRE MENS WEAR
5102	EXXON CO USA
5104	KELLYS ACE HDWRE
5123	FIRST STATE BANK
5130	FILM N PHOTOS INC
5130	J WEINGARTEN INC
5200	ALAMO GUN SHOP
5201	UNIV SAVINGS ASSN
5204	BELLAIRE SHOE REPR
5206	PSY & EDUCT ASSMNT
5209	S & S SAMPLE SHOP
5209	SAMPLE SHOP
5212	BERT WHEELERS
5213	ANDYS ARMS HOUSE
5213	BRENTWOOD ELECTRC
5214	NASSAU POOLS
5215	MCCORKLE PHOTO
5216	BELLAIRE BRL BURGR
5217	A A ASSOCIATES
5217	SHAKLEE PRODUCTS
5219	GFC CORP
5221	RASPBERRY ROSE
5221	ROSE RASBERRY
5223	LEE VISION CENTER
5225	SAN JACNT SAVINGS
5231	FOSTER R BREWER & CO
5231	HAROLD BOYCE INS
5231	MACK RALEY
5231	MACK RILEY CPA
5231	TEXAS UNDERWRITERS
5231	TRYCO ADMNSTRTV SV

1981 S RICE AVE

SOURCE: COLE

6312	EDW M SUTHERLAND
6501	C D HOLLOWAY
6501	HERBERT D HOLLOWAY
6501	HOLLOWAY DY NRSRY
6503	ILEANA FASHIONS
6505	BELLAIRE FLORIST
6507	INDIA GROCERS
6509	HUGH M MILLER ATY
6512	BELLAIRE PREMR STA
6512	PREMIER SERVCE STA
6600	DAMON HARDWARE INC
6601	HICKORY PIT
6605	EXCHANGE FURN CO
6607	IRENES BEAUTY SALN
6700	BELLAIRE PHARMACY
6702	BELLAIRE KIRBY CO
6702	KIRBY CO OF BELLAR
6900	BELLAIRE CHMBR CMR
6900	BELLAIRE TELE DIR
7201	MILTON C PHILLIPS

1975 BELLAIRE BLVD

SOURCE: COLE

4925	BELLARE PRSBTAN HL
5001	BELLAIRE PRSBTN CH
5002	GULF OIL COMPANY
5002	HENRYS STEAK HOUSE
5006	FIRST CLASS TV SRV
5010	NP
5012	CARROLL OFFC FURN
5014	BELLAIRE BTY CLG
5016	FURNTR APPRSL SRVC
5016	THE WISHING HOUSE
5016	WISHNOW FURNITURE
5018	PAY-LESS SELF-SERV
5020	GULF OIL COMPANY
5101	BELLAIRE MENS SHOP
5102	KEY EXXON SERVICE
5119	BELLAIRE EMPLOYMT
5119	C N WILKINSON CPA
5119	DR GLYNN E PERKINS
5119	DR R W DIBRELL
5119	DR ROBERT BAIRD
5119	F R BREWERS CO
5119	GREAT STHN LFE INS
5119	HAL D RIGGS
5119	HAL D RIGGS ASSOC
5119	JOHN J DOBLER ATTY
5119	MRS O C DONAHO JR
5119	O C DONAHOE CO INS
5123	FIRST STATE BANK
5123	GUR WELL
5130	J WEINGARTEN INC
5133	LYNNS TEXACO SERV
5200	BELLAIRE ELEC SUP
5202	BELLAIRE CRDT BUR
5202	CREDIT BUREAU
5206	PSY & EDUCTNL ASSMNT
5208	BELLAIRE SHOE REPR
5209	S&S SAMPLE SHOP
5209	SAMPLE SHOP
5210	BOB RICHARDSON
5210	R L RICHARDSON
5210	RED CARPET REALTOR
5210	RED CARPET RLTRS
5212	8 WHEELER BEVRG ST
5212	BERT WHEELERS LORS
5213	BRENTWOOD ELECTRNC
5214	CHRISARNO WIGS
5214	CHRISARNOS HR STYL
5214	WIGS BY CHRISARNO
5215	PROFSNL CRPT CLNRS
5215	THE CARPET PALACE
5216	BELLAIRE BRL BURGR
5219	GFC LOAN CO
5219	RED CARPET REALTOR
5223	LEE OPTICAL
5225	UNIV SAVINGS ASSOC
5231	ALL STATE INS COS
5231	SEARS ROEBUCK & CO

1975 S RICE AVE

SOURCE: COLE

6305	NP
6501	C D HOLLOWAY
6501	HERBERT D HOLLOWAY
6501	HOLLOWAY DY NRSRY
6505	BELLAIRE FLORIST
6509	DR J P JOHNSTON
6512	NP
6600	DAMON HARDWARE
6601	HICKORY PIT
6605	EXCHANGE FURN CO
6607	IRENES BEAUTY SALN
6609	GIBBS LIQUOR STORE
6609	GUY GIBBS PCKG STR
6609	GUY H GIBBS LIQUOR
6700	BELLAIRE PHARMACY
6900	BELLAIRE CHMBR CMR
7000	BELLAIRE RECREATN

1972 BELLAIRE BLVD

SOURCE: COLE

4925	BELLAIRE PRES CHUR
5001	BELLAIRE PRESBY CH
5002	HENRYS STEAK HOUSE
5006	RACE CAR PARTS CO
5008	US ARMY RECRUITG
5010	CAROLEE WRHSE SYS
5010	INDEPNDT DSTRB ASC
5010	SOL TORTILLA FCTRY
5010	TEJAS TORTILLA FCT
5012	PLAID STMP RDMPTN
5014	BELLAIRE BTY CLG
5018	GIANT FRNTR WARHS
5018	TX GIANT FRNTR WHR
5020	M CHARLES GULF SRV
5020	MYERS GULF SERVICE
5101	BELLAIRE MENS SHOP
5102	WILSON ENCO SERV
5105	DAILY DRESS SHOP
5105	LEON DAILY DRS SHP
5119	BELLAIRE EMPLOYMT
5119	C N WILKINSON CPA
5119	D C DONAHO & CO INS
5119	DR CM MERCER
5119	DR GLYNN E PERKINS
5119	DR J C BUSSELL
5119	DR R W DIBRELL
5119	EUBANKS OIL FLD CO
5119	F R BREWERE CO
5119	HAL D RIGGS
5119	HAL D RIGGS ASSOC
5119	JOHN J DOBLER ATTY
5119	MRS OC DONAHO JR
5119	PSYCHOLOGCL SERVS
5123	FIRST STATE BANK
5123	GURWELL
5123	HUGH WATSON
5130	J WEINGARTEN INC
5133	LYNNS TEXACO SERV
5200	CANTERBURYS SHOE
5201	TRUETTS CONCO SERV
5202	BELLAIRE CROT BUR
5202	CREDIT BUREAU
5204	BELLAIRE ELECT SUP
5206	PSYCEDUCTNL ASSMNT
5208	BELLRE SHOE RPR
5209	S&S SAMPLE SHOP
5209	SAMPLE SHOP
5210	BOB RICHARDSON
5210	R L RICHARDSON
5211	ALMENDAREZ PRNTNG
5211	PHILIP ALMENDAREZ
5212	B WHEELER BEVRG ST
5212	BERT WHEELERS LORS
5213	BRAEBURN PLBG CO
5213	HUGH SOWELL PLUMBG
5213	SOWELL PLUMBING CO
5215	CHRISARNO WIGS
5215	CHRISARNO WIGS INC
5215	WIGS BY CHRISARNO
5216	BELLAIRE BRL BURGR
5217	BELLAIRE HAIR FSHN
5219	GFC LOAN Cá»Œ
5223	DR M R GREMM
5223	LEE OPTICAL
5225	UNIV SAVNG & LOAN
5231	ALLSTATE INS CO
5231	SEARS ROEBUCK & CO

1972 S RICE AVE

SOURCE: COLE

6307	BARBARA HERREIA
6501	HERBERT D HOLLOWAY
6501	HOLLOWAY DY NRSRY
6503	PILGRIM LAUNDERERS
6505	BELLAIRE FLORIST
6507	COMMUNITY FINANCE
6509	DR JOHN P JOHNSTON
6510	BELLAIRE CHMBR CMM
6512	RICE & ASSOC
6601	EDGAR DUCHO
6601	HICKORY PIT
6605	EXCHANGE FURN CO
6607	IRENES BEAUTY SALN
6609	GIBBS LIQUOR STORE
6609	GUY GIBBS PCKG STR
6609	GUY H GIBBS LIQUOR
6700	BELLAIRE PHARMACY
6702	DR J L WALKER
7000	BELLAIRE RECREATN

1965 BELLAIRE BLVD
SOURCE: COLE

Exhibit A 9

73 total records. Part 1 of 2

4925	BELLAIRE PRES CHUR
5001	BELLAIRE PRESBY CH
5002	HAVERTY FURN CO
5006	BELLAIRE BEAUTY BX
5012	BELLAIRE FLORIST
5014	BELLAIRE BTY CLG
5018	DUGAN DRUG STORE 2
5018	DUGAN DRUG STORES
5020	PENNEYS GULF SERVC
5101	BELLAIRE MENS SHOP
5102	HUMBLE OIL {&} REFING
5102	M B DUGAN SERV STA
5105	DAILY DRESS SHOP
5105	LEON DAILY DRS SHP
5108	BELLAIRE ALUM PROD
5108	HERMAN T RIEGER
5109	BELLAIRE PAINT CTR
5109	GLIDDEN PAINT CNTR
5113	PLAID STAMP CO
5119	AMER EXTERMNTG CO
5119	BELLAIR SECRTAL SV
5119	BELLAIRE EMPL SERV
5119	CLYDE N WILKINSON
5119	DEMPSTER OIL CO
5119	DR G E PERKINS
5119	DR H R MCLEAN JR
5119	DR R B CALDARELLI
5119	H BORGSTEDTE INS
5119	HARVEST ACRES CORP
5119	JOHN J DOBLER
5119	JOHN J DOBLER ATTY
5119	JONES REALTY CO
5119	JOSEPH M RUMMLER
5119	LAKE HOUSTON DVLPT
5119	MRS O C DONAHO JR
5119	NORMAN GAUERKE CO
5119	NORMAN GAUERKE INS
5119	O C DONAHU {&} CO INS
5119	SWENSON EVAPORATOR
5119	T & C CORP
5119	TOWNE COUNTRY LTD
5119	W L HALL REAL EST
5119	W S TYLER CO
5119	WHITING CORP
5123	ABLE VAN LINES D
5123	FIRST STATE BANK
5123	HUGH WATSON OFC
5130	WEINGARTEN INC
5133	AKIN TEXACO SERV
5133	O K OUT HOUSE CO
5200	BELLAIRE CRED BURE
5200	CREDIT BUREAU
5200	STANDARD MAKE SHOE
5201	TRUETTS CONOC SERV
5201	TRUETTS CONOCO STA
5204	BELLAIRE ELECT SUP
5206	OBANION LNDRY & CLNR
5208	BELLRE SHOE RPR
5208	COMARDO SHOE REPR
5210	BOBS LAWNMOWER REP
5211	EDWARD COIFFURE
5212	BERT WHEELERS LORS
5212	WHEELER BEVRG STR
5214	DOBBS HOUSES CO
5215	ALL PETS CENTER#1
5215	FIN & FEATHERS
5215	KINGS ANIMAL FARM
5216	BRITTAIN BRLR BRGR

1965 BELLAIRE BLVD
SOURCE: COLE

Part 2 of 2

5223	BELLAIRE LAUNDRY
5225	UNIV SAVNGS & LOAN
5231	ALLSTATE INS CO
5231	SEARS ROEBUCK & CO

1965 S RICE AVE

SOURCE: COLE

105	DR J L WALKER
200	GIBBS LIQR STORES
200	GIBBS PACKG STRS
200	GUY H GIBBS LIQR
202	IRENES BEAUTY SALN
203	BISHOP GEN TIRE
203	BISHOP TIRE CO
203	JIM BISHOP GEN TRE
204	OLIVER FLOOR CO
206	BELLAIRE CLEANERS
208	EDGAR DUCHO
208	HICKORY PIT NO 1
211	LAMONT RENTL & SERV
300	CITY OF BELLAIRE
301	LOGAN & CO
302	JOHN P JOHNSTON
308	CITY OF BELLAIRE
308	HOWARD S WILLIAMS
316	CITY OF BELLAIRE
503	MILTON C PHILLIPS
505	TRACY WATSON
509	GASTON C MULLINS
511	H D TOMLINS ON
519	PHIL C LEWIS
527	MRS AGNES MATTERN
531	HARVEY L ROBERTSON
533	MRS NK CARPENTER
535	WILLIAM A ORI
537	D JONAS
539	ROBERT L BROWN
541	ARVETO FERRELL
543	THOS L SMITHERMAN
545	DAN N HARRISON
549	R L SIMMONS
551	EASTON J LALA
551	MICHAEL HAUGHT
702	C R MCKEE
704	MRS E MANNING
706	M A TEEPLE
710	ROY W COX JR
721	E M SUTHERLAND
723	J W JACKSON
800	ROY C THOMPSON
802	M H PAQUETTE
804	PAT M HILTON
812	RAYMOND PAPH
816	OTHA T MIZE
818	HARVEY J CHELF
907	CHAS L STREUSAND
907	MRS B STREUSAND
909	ANNE SKROVE
909	NEWELL E DIXON
911	WILLIAM M NATHAN
916	LUKE TINERELLA
918	FAYE HARRIS
1002	TEXACO INC
1003	M K HADLEY
1007	DAN MCCAULEY
1009	THOMAS D NICKERSON

1960 BELLAIRE BLVD

SOURCE: COLE

4928	LOUIS B PORTMAN
5001	BELLAIRE PRESBY CH
5001	BELLAIRE PRESBY SC
5002	HIRSCH BTY SLN 69
5002	P N HIRSCH & CO 69
5004	CECILS FIGTS
5006	SW SAVINGS & LAON
5010	TARGET CLEANERS
5012	BELLAIRE FLORIST
5014	SAKS SHOE STORES
5018	DUGAN DR CMRA DEPT
5018	DUGAN DRUG CO
5020	PENNEYS GULF SERV
5101	BELDENS SUPER MKT
5102	KELLOGG SERV STA
5109	BELLAIRE PASTRY SH
5111	PERFECTO CLEANERS
5113	WEE MODERN SHOP
5115	TELEVISION CENTER
5115	TV CENTER
5117	BELLAR MEN SP OFC
5117	BELLARE MEN SP INC
5119	BELLAIRE CHAMBER
5119	BELLAIRE EMPLYMT
5119	DR E A RUGIENIUS
5119	DR G E PERKINS
5119	DR HARRY MCLEAN JR
5119	GLENN ANDREWS
5119	JERRY LAZARA OFC
5119	JERRY LAZZARA CO
5119	JOHN J DOBLER
5119	L BLACKBURN SUPLY
5119	NATL DIE CASTG CO
5119	NORMAN GAUERKE
5119	PRECISN METLSM INC
5119	ROBERT D WATTS CO
5119	ROGER L CONVERSE
5119	RUFUS PETTY CPA
5119	UNIVERSL CSTNG CRP
5119	WALKER SECRTRL SER
5123	FIRST STATE BANK
5123	HUGH WATSON
5130	WEINGARTEN INC
5133	OHAIR TEXC SRV STA
5200	BANGS RESTRNT
5200	BELLAIRE CRED BURE
5200	CREDIT BUREAU
5200	RETAIL MRCHNT ASSN
5201	BELLAIRE SUPER SRV
5201	LARGENTS CONC SERV
5204	BELLAIRE KY & LCK SH
5204	H G REYNOLDS
5206	OBANIONS WASHATERA
5207	SEABIRD PROCUTS CO
5208	BELLRE SHOE RPR
5209	BELLAIRE FINC CRP
5214	DOBBS SNACK BAR 5
5215	FIN & FEATHERS
5216	BRITAINS BRLR BRGR
5219	COIFFURE EDWARD
5221	BELLAIRE BK STORE
5225	SEARS ROEBUCK
5229	UNIV SVNG&6N ASSN

1960 S RICE AVE
SOURCE: COLE

Exhibit A 9

71 total records. Part 1 of 2

105	DR J L WALKER
200	G H GIBBS
200	GUY H GIBBS
202	IRENES BEAUTY SALN
203	BELLAIRE CONOCO SV
203	HOOPER CONOCO SERV
204	BELLAIRE FOOD MKT
206	BELLAIRE CLEANERS
208	RUBYS RESTRNT
211	BELLAIR SINC SVC
300	CITY LIBRARY
300	CITY RECREATION DP
301	EVANS PLUMBING CO
301	V C EVANS
302	BELLAIRE INVSTMTS
302	BETZ LABS INC
302	CHARLES W BROWN
302	JACK B WYSS
308	CHRISTN SCI BELRE
308	CITY HALL
316	CITY POLICE DPT
503	CLYDE RATLIFF
505	TRACY WATSON
509	GASTON C MULLINS
511	H D TOMLINSON
519	PHIL BROWN
519	PHIL C LEWIS
519	RUSSELL BROWN
527	J A MATTERN
531	HARVEY ROBERTSON
533	MRS M K CARPENTER
535	WILLIAM A ORI
537	D JONAS
539	FRED W CAMPBELL
541	ARVETO FERRELL
543	HOMER G SMITH
545	DAN M HARRISON
547	BERNARD E CLARK
549	R L SIMMONS
551	CURTIS WRIGHT
702	H L IRBY
704	MRS EVALYN MANNING
706	MARIALYSE TEEPLE
710	ROY W COX
721	E M SUTHERLAND
723	J W JACKSON
800	ROY C THOMPSON
802	WALLY WRIGHT
806	DONALD J COUGHLIN
806	GLEN VANBURKLEO
806	MELVIN A JUDAH
808	ROBERT M STEWART
810	BARBARA THOMISON
810	JANE M THOMSON
810	MAURICE THOMISON
812	AL W KUNZ
814	SPRUGEON R BROWN
816	HAROLD M LONDON
818	HARVEY J CHELF
907	C L STREUSAND
907	MRS B STREUSAND
909	ANNE SKROVE
909	NEWELL E DIXON
911	WILLIAM M NATHAN
916	LUKE TINERELLA
1002	TEXACO INC
1003	H KING WELL SERV
1003	M K HADLEY

1960 S RICE AVE
SOURCE: COLE

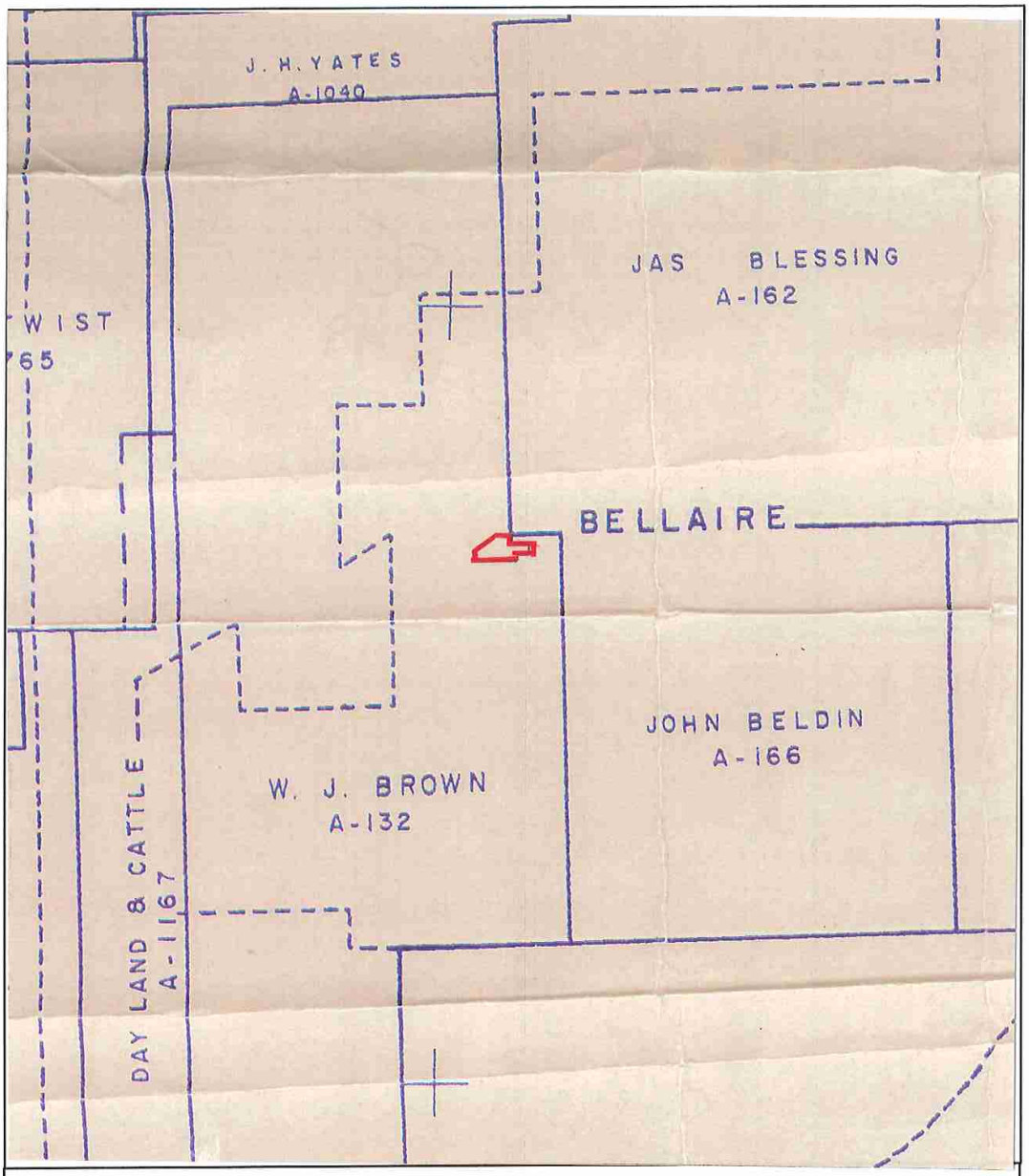
Part 2 of 2

1007	DAN W MCCAULEY
1009	THOMAS D NICKERSON

APPENDIX G

OIL AND GAS E&P WELL INFORMATION

Exhibit A.9



TOBIN OIL AND GAS WELL INFORMATION

Regional Survey Map 4S-38E

Wells Posted May 14, 1999

BOA Project Number 12762H-P1

BERG-OLIVER ASSOCIATES, INC.

APPENDIX H

SITE PHOTOGRAPHS

Exhibit A.9

Subject site, view west

Interior of on-site former grocery store building

Exhibit A.9

Subway restaurant in northeast portion of subject property, view northeast

Western property boundary along 5th Street, view south

Exhibit A.9

Small retail center adjoining subject site to west, view northwest

Retail center adjoining subject property to northwest, view northwest

Exhibit A.9

Retail center adjoining subject site to north and HEB property beyond, view northeast

Loading dock and electric lift on west side of building, view east

Exhibit A.9

Refrigeration equipment on west side of grocery building, view southwest

Waste dumpster in southwest corner of subject property, view south

Exhibit A.9

Southern property boundary, view east

Unimproved landscaped property adjoining subject site to south, view northeast

Exhibit A.9

Bank building and retail center south of Bellaire Boulevard, view south

Typical pole-mounted electrical transformers on and adjoining subject property

Exhibit A.9

Houston Metro bus stop located south of subject site, view southeast

Paved parking area in eastern portion of subject property, view northeast

Exhibit A.9

Dry transformer in electrical room on west side of former grocery building

Chase Bank building adjoining eastern portion of subject site to north, view north

Exhibit A.9

Wells Fargo building/former Exxon station property adjoining eastern portion of subject site to south

Far eastern portion of subject property, view east showing adjoining Walgreen's and Chevron

Exhibit A.9

Evidence of underground electrical connections in on-site parking area

Storm sewer grate in on-site parking area

APPENDIX I

OWNER/OCCUPANT QUESTIONNAIRE AND INTERVIEW DOCUMENTATION

Tonya Biccs

From: Tonya Biccs
Sent: Wednesday, August 10, 2022 8:57 AM
To: asdrigotti@kimcorealty.com
Subject: BOA #12762H-P1 (Owner Occupant Questionnaire)
Attachments: 12762_2022.pdf; OOINQ-2013Std_Updated 2018.doc

Hi Ms. Sdrigotti,

I am working on a Phase 1 ESA for 3.187 acres located at 5130 Bellaire Boulevard. Attached is a questionnaire regarding past and present uses of the subject property. Please fill out and return to me via email. If you have any questions please don't hesitate to contact me.

Thank you,

Tonya Biccs
HazMat Coordinator
Hazardous Materials & Toxic Waste Department

Berg-Oliver Associates, Inc.
Environmental Science & Land Use Consultants

14701 St. Mary's Lane, Suite 400, Houston, TX 77079
O: 281.589.0898 | D: 281.582.9380
tbiccs@bergoliver.com | bergoliver.com
Facebook

Exhibit A.9

BERG♦OLIVER ASSOCIATES, INC.

Environmental Science & Land Use Consultants

14701 St. Mary's Lane, Suite 400
Houston, Texas 77079
(281) 589-0898 fax: (281) 589-0007

PHASE I ENVIRONMENTAL SITE ASSESSMENT
OWNER/OCCUPANT INQUIRY

BOA Project #

Dear Owner/Occupant:

Our firm is conducting a Phase I Environmental Site Assessment for the subject property described below. This assessment is being conducted in accordance with ASTM Standard Practice E 1527-13 for Environmental Site Assessments. Pursuant to the Standard, we are required to interview the owner and/or occupant as part of our investigation of the current and past uses of the property.

Please complete the following questionnaire and return it to our office as soon as possible. We ask that you answer each question to the best of your actual knowledge. "Yes" answers should be accompanies by a brief explanation wherever possible. If you have additional comments or statements that you feel may be relevant to this assessment, a comments section is available on the last page of the questionnaire. If you have documentation, reports, or other third party information that you would like to provide, please attach any such items to the questionnaire upon return. If you have any questions or need additional guidance in completing this form, please contact our office at the above number. Thank you for your assistance.

Sincerely,

Berg♦Oliver Associates, Inc.

Disclosure: You are not bound by any laws or regulations to answer the questions contained herein. This questionnaire is included to assist Berg Oliver Associates, Inc. in gathering reasonable ascertainable information that relates to the performance of this Phase I Environmental Site Assessment under the ASTM E 1527-13 Standard, and does not constitute an admission of liability to, or for, any recognized environmental conditions or impairments in connection with the subject property.

SITE NAME: _____
CURRENT OWNER: _____
DESCRIPTION: _____
_____
_____
LOCATION: _____
AUTHORIZED BY: _____

1. Is the property or any adjoining property used for industrial use? Yes No Unknown
_____
_____
_____

2. To the best of your knowledge, has the property or any adjoining property been used for an industrial use in the past? Yes No Unknown
_____
_____
_____

3. Is the property or any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?

Yes No Unknown

4. To the best of your knowledge, has the property or any adjoining property been used in the past as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling center?

Yes No Unknown

5. Are there currently, or to the best of your knowledge have there been previously, any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of greater than 5 gallons (19 liters) in volume or 50 gallons in the aggregate, stored on or used at the property or at the facility?

Yes No Unknown

6. Are there currently, or to the best of your knowledge have there been previously, any industrial drums (typically 55 gallons [208 L]) or sacks of chemicals located on the property or at the facility?

Yes No Unknown

7. Has fill dirt been brought onto the property that originated from a contaminated site or that is of unknown origin?

Yes No Unknown

8. Are there currently, or to the best of your knowledge have there been previously, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?

Yes No Unknown

9. Is there currently, or to the best of your knowledge has there been previously, any stained soil on the property?

Yes No Unknown

10. Are there currently, or to the best of your knowledge have there been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?

Yes No Unknown

11. Are there currently, or to the best of your knowledge have there been previously, any registered or unregistered storage tanks (above or underground) located on the property?

Yes No Unknown

12. Are there currently, or to the best of your knowledge have there been previously, any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?

Yes No Unknown

13. If the property is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system or has the well been designated as contaminated by any governmental environmental/health agency?

Yes No Unknown

14. Do you have any knowledge of environmental liens or government notification relating to past or recurrent violations of environmental laws with respect tot he property or any facility located on the property?

Yes No Unknown

15. Have you been informed of the past or current existence of hazardous substances or petroleum products or environmental violations with respect to the property or any facility located on the property?

Yes No Unknown

16. Do you have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property?

Yes No Unknown

17. Do you know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substances or petroleum products involving the property by any owner or occupant of the property?

Yes No Unknown

18. Does the property discharge waste water on or adjacent to the property other than storm water into a sanitary sewer system?

Yes No Unknown

19. To the best of your knowledge, have any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials been dumped above grade, buried, and/or burned on the property?

Yes No Unknown

20. To the best of your knowledge, is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?

Yes No Unknown

21. Based on your knowledge and experience of the property are there any obvious indicators that point to the presence or likely presence of releases at the property?

ADDITIONAL COMMENTS:

This questionnaire was completed by:

NAME _____
TITLE _____
FIRM _____
ADDRESS _____
_____
PHONE NUMBER _____
DATE _____

SIGNATURE _____

This questionnaire was reviewed by:

NAME _____
TITLE _____
FIRM Berg-Oliver Associates, Inc.
ADDRESS 14701 Saint Mary's Lane, Suite 400
Houston, Texas 77079
PHONE NUMBER (281) 589-0898
DATE _____

SIGNATURE _____

Copies of the completed questionnaire have been filed at Berg♦Oliver Associates, Inc.

Exhibit A.9

CITY OF HOUSTON

Fire Department

Promoting Excellence as the World's Largest Accredited Municipal Fire Agency

Sylvester Turner

Mayor

Samuel Peña
Fire Chief

Fire/EMS Records Division
500 Jefferson, Suite 1970
Houston, TX 77002
T. 832-394-6860

www.houstontx.gov

August 19, 2022

Tonya Biccs
Berg-Oliver Associates
14701 St. Mary's Lane
Suite 400
Houston, TX 77079

TBiccs@bergoliver.com

Re: Your Texas Public Information Act Request dated 8/11//2022, requesting the hazardous materials BOA #12762H-P1 located at 5130 Bellaire Blvd, key map 531F and 531G.

Dear Tonya:

In response to your above-referenced request, which was received by the City of Houston 8/11/2022 the custodian of records has located 1 page(s) of responsive documents. The fee for these documents is $0.70 ($.10 for the copies, $0.60 for the postage) and has been deducted from your account.

If you have any questions regarding this matter, please contact Fire/EMS Records at 832-394-6860.

Sincerely,

H Chambers

Helen Chambers
HFD Fire/EMS Records
500 Jefferson, Suite 1970
Houston, TX 77002
P:832-394-6860

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany Thomas Greg Travis Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David Robinson Michael Kubosh Letitia Plummer Sallie Alcorn Controller: Chris Brown

Exhibit A.9

Hazmat Chemical Release

8/15/2022 3:41:26 PM

Date	Address	Mapkey	Chemical Released	Amount Released
10/02/2013	5800 EDGEMORE	531F	HYDRAULIC OIL	5 GAL Gallon
06/21/2015	6600 Chimney Rock	531F	DIESEL FUEL	25 Gallon
11/02/2017	5398 Clarewood Dr	531f	NATURAL GAS (METHANE)	UNK Cubic feet
07/14/2018	6718 CHETWOOD DR	531F	NATURAL GAS (METHANE)	

Exhibit A.9

BERG ◆ OLIVER ASSOCIATES, INC.
Environmental Science & Land Use Consultants
14701 St. Mary's Lane, Suite 400, Houston, Texas 77079
(281) 589-0898 fax: (281) 589-0007
Houston ◊ Dallas/ Fort Worth ◊ www.bergoliver.com

August 11, 2022

Records Custodian
Houston Fire Department
500 Jefferson
Suite 1600
Houston, Texas 77002

Requestor Name:
Tonya Biccs
Berg-Oliver Associates, Inc.
14701 St. Mary's Lane
Suite 400
Houston, Texas 77079

Dear Records Custodian:

Under the Texas Public Information Act, Chapter 552 of the Government code, we request copies of open records for any and all hazardous material response calls to the following location for which we are currently conducting a Phase I Environmental Site Assessment.

We are available to review the documents via email or United States mail at the addresses below, or via fax at (281) 589-0007. We are interested in documents related to the following Key Map coordinate and or address/location:

Harris County Key Map: 531 F & G
Location: 5130 Bellaire Boulevard
Houston, Harris County, Texas

Our reference No. 12762H-P1

Please provide the information to me at: 14701 St. Mary's Lane, Suite 400, Houston, Texas 77079
or
Email: tbiccs@bergoliver.com
or
Fax: (281) 589-0007

Thank you.

Tonya Biccs

From: Tonya Biccs
Sent: Thursday, August 11, 2022 1:01 PM
To: HFD - Fire/EMS Records
Subject: BOA #12762H-P1 (Open Record Request)
Attachments: 12762_Key Map.pdf; 12762_2022.pdf; 12762_Open Record Request.pdf

I am working on a Phase 1 ESA for 3.187 acres located at 5130 Bellaire Boulevard. Please review your files to determine if there has been any hazardous material response to the attached location. If you have any questions please don't hesitate to contact me.

Tonya Biccs
HazMat Coordinator
Hazardous Materials & Toxic Waste Department

Berg-Oliver Associates, Inc.
Environmental Science & Land Use Consultants

14701 St. Mary's Lane, Suite 400, Houston, TX 77079
O: 281.589.0898 | D: 281.582.9380
tbiccs@bergoliver.com | bergoliver.com
Facebook

APPENDIX J

QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Exhibit A.9

CHRISTOPHER J. THAYER

SENIOR ASSOCIATE - HAZARDOUS MATERIALS DEPARTMENT

EDUCATION

1983-1986, Texas A&M University
1988-1989, Sam Houston State University

PROFESSIONAL REGISTRATIONS

Federal Energy Regulatory Commission (FERC) Training and Certification
National Environmental Policy Act (NEPA) Training and Certification
Texas Department of Transportation (TxDOT) Certification No. 6549; Pre-certified in 2.13.1

SUMMARY OF QUALIFICATIONS

Mr. Thayer has a diverse background in environmental assessment and testing, specializing in laboratory analyses and data defensibility. In his 21 years in the environmental field, he has been responsible for NPDES compliance monitoring; cleanups administered through the Air Force Center for Environmental Excellence and U.S. Army Corps of Engineers, and NPL Superfund sites. Mr. Thayer has a broad background in analytical methods for the environmental industry, including volatile and semi-volatile organics, metals, and a variety of classical chemistry methods.

EXPERT WITNESS

Mr. Thayer has been retained as an Expert Witness in the following cases: For the Defendant in Seyed Hassan Moosavadeen (Plaintiff) vs. Lillian Marian Foote Tigard, et al, Cause No. 761467, County Civil Court at Law Number 1, Harris County, Texas; for the Plaintiff in Silber/I-10 Joint Venture, Ltd., f/k/a Rocksprings, Ltd. (Plaintiff) vs. Falcon Interests Realty Corp., et al, Cause No. 02-CV-0991 in the District Court of Galveston County, Texas; for the Plaintiff in City of Coppell, Texas (Plaintiff) vs. CB Parkway Business Center VI, Ltd. and Trammell Crow Company No. 43, Ltd., Cause No. 05-15940-C, County Court at Law No. 3, Dallas County, Texas; for the Plaintiff in Coppell Independent School District Board of Trustees (Plaintiff) vs. CB Parkway Business Center VI, Ltd. and Trammell Crow Company No. 43, Ltd., Cause No. CC-05-15967-E, County Court at Law No. 5, Dallas County, Texas; and for the Defendant in Darrell Dickey, et al (Plaintiff) vs. Texas Department of Criminal Justice-Institutional Division, Cause No. 21,100, District Court of Harris County, Texas. Mr. Thayer's responsibilities as an Expert Witness have included traditional environmental assessments, as well as review of analytical data, reports, and deposition testimony furnished by the opponent(s). They have also included the production of reports and affidavits for his client(s), as well as deposition and trial testimony and assistance with cross-examination of opponents' experts.

EXPERIENCE

Grand Parkway Extension from Highway 290 to US 59Cobb-Fendley on behalf of Zachry-Odebrecht Parkway Builders and TxDOT, Harris County, Texas: Project Manager for the Grand Parkway Extension project from Highway 290 to US 59. The subject alignment consisted of approximately 39 miles of proposed rights of way across predominantly unimproved property but included some residential and commercial properties. BOA's scope of work included completion of more than 160 TXDOT Initial Site Assessments (ISA). After completion of ISAs, Phase I Environmental Site Assessments (ESA) were performed for properties identified as warranting a more comprehensive investigation. Phase II ESAs were then performed for properties identified in the ISAs and/or Phase I ESAs. BOA's scope of work also included coordination with Cobb-Fendley, ZOPB, and TXDOT, as well as coordination and oversight of BOA subcontractors. Reports were delivered in the electronic format specified by ZOPB. Mr. Thayer's duties included coordination of field activities, QA/QC of all documents, and production of electronic deliverables.

Market Street Utility and Paving Replacement, AECOM on behalf of TXGLO, Galveston County, TX: Project Coordinator for a Phase I and II Assessment under the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) program. Scope of work included development of the Environmental Records Review (ERR) for a categorical exclusion. Project consisted of approximately 1.38 miles of existing ROW along Market Street. Mr. Thayer's duties included performance of a Phase I ESA to identify potential recognized environmental conditions (RECs)

with potential to affect the proposed project, performance of a Phase II ESA to assess soil and groundwater conditions within the project area, and completion of Phase I and Phase II ESA reports at the completion of field activities. Mr. Thayer also obtained necessary permits from the City of Galveston prior to conducting the Phase II ESA.

Avenue S, 51st Street, Saladia Street, and Sealy Avenue Paving and Utility Replacement, Binkley & Barfield on behalf of TXGLO, Galveston County, TX: Project Coordinator for a Phase I and II Assessment under the HUD CDBG program. Scope of work included development of the ERR for a categorical exclusion. Project consisted of existing ROW along the following four roadways: Avenue S, 51st Street, Saladia Street, and Sealy Avenue, in Galveston. Mr. Thayer's duties included conducting Phase I ESA to identify potential RECs with potential to affect the proposed project, performance of a Phase II ESA to assess soil and groundwater conditions within the project area, and completion of Phase I and Phase II ESA reports at the completion of field activities. Mr. Thayer also obtained necessary permits from the City of Galveston prior to conducting the Phase II ESA.

Proposed Surface Water Distribution System, Five Separate Alignments Dannenbaum Engineering on behalf of West Harris County Regional Water Authority (WHCRWA), Harris County, Texas: Project Manager for performance of the hazardous materials assessment portion for acquisition of right of way for a proposed surface water distribution system. The project consists of five separate alignments totaling more than 15 miles of right of way. Mr. Thayer's duties included performance of a Phase I ESA to identify potential recognized environmental conditions (RECs) with potential to affect the proposed project. Mr. Thayer is currently involved in implementing a Phase II ESA to assess soil and groundwater conditions within the project area. The current scope of work includes scope and cost estimates, client meetings, and assisting in obtaining permission from current right of way owners.

Sienna Pump Station No. 4 Site, 5.522 Acres South of Sienna Plantation on behalf of Sienna Plantation LID, Fort Bend County, Texas: Project Manager for performance of a Phase I Environmental Site Assessment prior to property acquisition and construction of a pump station. Mr. Thayer's duties included review and interpretation of regulatory agency and historic data and site reconnaissance to assess the possible presence of recognized environmental conditions with potential to impact the proposed project. Mr. Thayer's duties also included coordination with the property owner and the client's attorneys, as well as completion of a Phase I ESA report consistent with ASTM E1527-13/AAI standards.

Chimney Rock Road Extension from FM 2234 (McHard Road) to Tabor Mills Drive for Fort Bend County Engineering Department, Fort Bend County, Texas: Project Manager for performance of hazardous materials assessment of approximately 2.2 miles of proposed right of way. Scope of work included performance of both Phase I and Phase II Environmental Site Assessments. Worked in conjunction with Natural Resources Group to manage a jurisdictional wetland that also contained impacts above Railroad Commission of Texas (RRC) standards. Submitted site and had accepted to RRC Voluntary Cleanup Program. Utilized the identified soil impacts to allow permitting to occur through a Nationwide Permit rather than an Individual Permit, while at the same time removing affected soils from the wetland. Involved coordination with both United State Army Corps of Engineers and RRC. Also involved coordination with the County Engineer and project engineers to tailor construction methods to insure proper removal of affected soils and placement outside wetlands areas.

Exhibit A.9

BENJAMIN PRICE, PG

VICE PRESIDENT - HAZARDOUS MATERIALS DEPARTMENT

EDUCATION

1991, Master of Science, Geology Texas A&M University
1981, Bachelor of Science, Geology, Florida Atlantic University

PROFESSIONAL LICENSE/AFFILIATIONS

Professional Geoscientist (TX #3423)
Registered Environmental Manager (REM #10916)
TxDOT: Certification No. 6550; Pre-certified in 2.3.1, 2.4.1, 2.6.1, and 2.13.1

SUMMARY OF QUALIFICATIONS

Mr. Price, a Professional Geoscientist, has over 30 years of experience in both business and technical aspects of the environmental industry. Utilizing his extensive background in geological and biological disciplines, he has developed expertise in environmental regulations, property assessments, hazardous waste testing and evaluation, wetland evaluation, endangered species audits, health and safety issues, and silviculture activities. Mr. Price specializes in site investigations relating to hazardous material and petroleum product contamination. His experience with the petroleum industry and contaminated site remediation allows him to effectively consult on cost efficient solutions to environmental impairment concerns. Mr. Price is involved with problem solving related to environmental and ecological issues, especially those that may hinder property transfer, land development activities, or oil and gas activities. He has developed a unique working relationship with many federal and state resource agencies responsible for project permitting and approval. In his tenure at Berg-Oliver has managed or supervised over 300 testing and remediation projects.

EXPERIENCE

Trinity Falls Development, 1,700 acres, McKinney, Texas: Project Supervisor for Phase II and III ESA for properties that have been affected by Volatile Organic Compounds (VOC) for a subdivision development and road alignment. The project is on-going with additional sampling, groundwater monitoring, and proposed subsurface barrier.

Waterhaven Development, Farmington Road, Humble, Texas: Project Supervisor for Phase I, II, and III ESA for the removal of approximately 800 lineal feet of abandoned Sunco pipeline in a residential development and to carry out conformation sampling after completion of pipeline removal.

Grand Vista Development, Radio Detection Survey & Pipeline Removal and Oil & Gas Well Lowering, Richmond, Texas: Project Supervisor for Phase II Assessments located withing Grand Vista Development. He located an inactive petroleum pipeline through the use of radio detection survey equipment. Activities included execution, hot tap, cut, removal, capping and disposal of the pipe and associated flange. Mr. Price was also responsible for the lower a plugged and abandoned oil and gas well drilled in the 1950's. Soil around the well was excavated to 12 feet. A hot tap was performed to bleed potential gases. The well casing was cut at 11 feet below ground surface. A concrete plug was placed on the top of well and a metal cap welded on the casing.

Gulf Coast Rail District, West Belt, Houston, Texas: Project Supervisor for Phase I ESA to determine RECs with potential to adversely affect the proposed project and Limited Phase II ESA to determine impacts to soils and or groundwater within project area and assess potential hindrances related to construction worker exposure, soil and/or groundwater disposal, and liability exposure related to right of way acquisition. Detailed assessment activities and recommendations on managing impacted media during construction into report.

Chimney Rock Extension to McHard Road, Fort Bend County, Texas: Professional Geologist who utilized Phase 2 ESA data to assess potential risks to workers during construction activities and to insure proper disposition of excavated soils. No exposure risks found, but excess chloride concentrations affected wetland within right of way. Prepared Voluntary Cleanup Program application and agreement to coordinate soil removal with Railroad Commission of Texas.

Calhoun Road Area Flood and Drainage Improvements, RPS on behalf of the City of Houston and TXGLO, Harris County, Texas: Professional Geoscientist who managed preparation of the Phase I ESA and the subsequent Limited

Phase II ESA. The Phase II project site consisted of a former chemical recycling facility (listed as a regulatory Hazardous Waste site) for which the Phase I ESA identified potential RECs. The Phase II was conducted to provide additional environmental support for the GLO/HUD ERR for the CDBG Disaster Recovery funded project. Six soil samples were collected and submitted for laboratory analytical testing. The soil samples were analyzed for total petroleum hydrocarbons, volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) and 8 RCRA Total Metals. Lead became the disposal consideration for the project; the remaining analytes were determined to be acceptable for reuse or residential use. Based on the results of the Limited Phase II ESA, the soil was anticipated to be considered Class II Waste (City of Houston Category I), and it was recommended that the City's engineer address proper disposal.

City of Houston - Multiple Drainage and Paving Improvements, and Waterline Replacement Projects: Mr. Price has managed and/or prepared over sixty (60) Phase I and Phase II ESAs on behalf of the city of Houston. ESA activities have included: new roads, road reconstruction, road and utility reconstruction, waterlines, sanitary sewer lines, storm sewer lines and hike and bike trails.

Metropolitan Transit Authority (METRO) of Harris County, Texas: Project Supervisor the Keene Street and North Main Street Phase II ESAs which involved soil and groundwater sampling, installation of borings and completion of monitoring wells. Both sites involved QA/QC review and data validation conducted following TRRP protocols, and soil and groundwater constituent concentrations were compared to Texas Risk Reduction Program Tier 1 Residential PCLs and documented in Site Investigation Report.

Medistar - Hotel and Apartment Tower - Travis Street, Harris, Texas: Professional Geologist who utilized Phase 2 data to determine suitability of soils affected by former UST to remain or be re-used on-site, to assess potential construction worker exposure during construction of underground parking, and to insure proper disposition of affected soils. Established Tier 2 site-specific soil PCLs for select metals. Assessed confirmation analytical data after excavation.

Pearland Manvel Dump Site, Brazoria County District Attorney: Project Manager responsible for the Phase I Environmental Site Assessment and Phase II Testing. The project involved identifying portions of the site containing hazardous and radioactive liquids within the dumpsite. Groundwater monitoring and testing was conducted to evaluate potential off site transport of contaminants. Groundwater flow directions were determined for purposes of site closure. Recommendations to the PRP were made for future remediation goals to obtain state closure.

Farias Ranch, Maverick County, Texas: Conducted environmental site assessment at 100,000 acres ranch. The project involved performing Phase II Testing to identify potential impact. Discovered arsenic impacted soil at 3 historical cattle dipping vats. Remediation of soils at each location was performed an APAR was submitted to the TCEQ and state closure was obtained.

City of Bellaire

Docket # PDEV-2023-01
Methodist Medical Office and Retail Building
Planned Development Application

Exhibit B: Staff Findings

7008 South Rice Avenue, Bellaire, Texas 77401-4411
P 713.662.8222 | F 713.662.8212
www.bellairetx.gov

Exhibit B.1

City of Bellaire

Development Services

To: Planning and Zoning Commission

From: Monique Alejos, Development Review Coordinator

Date: December 14, 2023

Subject: PDEV-2022-35, Methodist MOB Planned Development Application

Development Services has evaluated the Planned Development application for a proposed medical office and retail building in accordance with *Chapter 24, Planning and Zoning, Article VI, Amendatory Procedure, Section 24-604, Application for Planned Development Amendment of the Code of Ordinances, of the City of Bellaire, Texas,* filed by Page Southerland Page Inc, on behalf of The Methodist Hospital.

Executive Summary:
The proposed Planned Development, consisting of a three-story medical office and retail building with surface and underground parking, is consistent with the permitted uses allowed in the Urban Village Downtown (UVD) zoning district, per *Section 24-537 Urban Village Downtown (UV-D)(B).* Finding that the application meets the standards set forth in *Section 24-604, Application for Planned Development Amendment*, for the approval of a Planned Development application, the Development Services Department recommends the approval of the applicant's request, so long as the Commission finds the proposed development to meet the "spirit and intent" of the Urban Village Downtown (UVD) Zoning District as described in the City of Bellaire Comprehensive Plan, and the applicant meets the following conditions:

1. Driveways 1 and 2, along Bissonnet Street and Cedar Street, will be designed as "right-in, right-out" driveways.

The application has several deviations from the Urban Village Downtown (UVD) zoning requirements as described in *Section 24-537 Urban Village Downtown (UVD)*; however, the proposed development aligns with the Planned Development – Development Standards as described in *Section 24-537 (C)(2)(d) of the City of Bellaire Code of Ordinances*. The proposed deviations from the Urban Village Downtown (UVD) Mixed-Use zoning requirements are listed below in the report. The submittal far exceeds the minimum number of parking spaces, although the code does not have a maximum number of parking spaces.

Property Details:

Address: 5130 Bellaire Blvd.
Legal: Reserve A, Block 1, Amending Plat of Town of Bellaire, Block 35
Owner: Weingarten Nostat, Inc.
Lot Size: 3.19 acres
Zoning District: Urban Village Downtown

Project Description:
The proposed Planned Development consists of a three-story medical and retail office building on the eastern portion of the property, with surface and underground parking containing a total of 454 stalls. The building will be approximately 100,000 square feet, with a maximum height of 55 feet, and will house

two levels of doctor offices above a ground floor drop-off lobby and retail space. The main facade of the office building will face west to the interior of the lot, but will have some visibility from Bellaire Blvd. and Bissonnet. The west side of the property will contain a surface parking lot, along with some green space in the central portion of the site.

The proposed uses are "professional offices and services" and "general retail sales and services" in the three-story building.

The existing buildings, an unoccupied former grocery store and a small one-story commercial building currently occupied by a Subway Restaurant, will be demolished.

The proposed development will decrease the impervious coverage on the site from 93% to 88%. The current maximum lot coverage in the district is 90% of lot area.

Permitted Uses Proposed in Planned Development Proposal:

1) Commercial Uses
   a) Business and professional offices and services
   b) General retail sales and services
   c) Restaurant

Comprehensive Plan Analysis:

The proposed development will be located in the "Urban Village" designation within the City of Bellaire Comprehensive Plan, published in 2017. Characteristics of "Urban Village" district are included in the Comprehensive Plan and are listed below:

- In addition to structures devoted entirely to office, commercial, or service uses, buildings are allowed and encouraged to include a mix of ground-floor retail or service uses with upper-floor residential use.
- Minimum and maximum building height requirements are to create and maintain the area's urban character. This is also accomplished by requiring that buildings be placed close to public streets (with zero setback) and contributes to a pedestrian sidewalk setting (along with appropriate building entry and window design standards for street-level building facades).
- Once an urban development scale and character is achieved, all off-street parking requirements are typically eliminated in favor of on-street parking and/or structured parking.
    - The submittal far exceeds the minimum number of parking spaces and surface parking could be reduced in favor of green space to achieve this Comprehensive Plan objective.
- Site and building design standards ensure that all new development and redevelopment maintains the area's development quality and intended character.

While the Comprehensive Plan naturally is not as specific as the zoning district regulations, since the Urban Village designation provides for the most intensive site development in the City and includes office, commercial, and service uses, staff does not believe the proposed development is in conflict with the Comprehensive Plan.

Deviations from the Urban Village Downtown (UVD) Zoning Requirements: (Please note that while the deviations described are from the Mixed-Use Development zoning criteria in UVD, the development does comply with the Planned Development requirements.)

Minimum & Maximum Height Requirements: The proposed new development does not comply with the *Mixed-Use Development Standards*, as described in *Section 24-537(C)(2)(c), of the City of Bellaire Code of Ordinances,* for the reasons listed below.

- The proposed three-story building is approximately 55' in height which is greater than the allowed *Maximum building height* of 53'.

Maximum Front Building Setback Requirements: The proposed new development does not comply with the *Mixed-Use Development Standards*, as described in *Section 24-537(C)(4)(a)(i), of the City of Bellaire Code of Ordinances,* for the reasons listed below.

- *Section 24-537(C)(4)(a)(i)* states that at least 75 percent of the front building façade of all principal buildings shall be at the front of the property line, with zero feet of setbacks.
- The proposed development's main building façade faces internally on the lot.

Landscape, Screening, and Buffering: The proposed development requires the project to follow *Section 24-513 Landscaping, Screening, and Buffering, in the City of Bellaire Code of Ordinances.* The site plan proposed follows the landscape requirements, except the applicant is requesting the existing mature trees along the Bellaire Boulevard Right-of-way be counted toward the "street tree requirements".

- The current requirement in Section 24-513(C)(a) states that "street trees shall be planted at regular intervals along all street frontages […] except that the minimum tree spacing in the UV-D and UV-T districts shall be 30 feet rather than 40 feet."
- The site plan proposes 7 "street trees" along Bellaire Blvd. instead of the 19 required, however there are approximately 21 existing mature trees located in the public right-of-way, and 8 proposed parking lot trees along Bellaire Blvd..

Ground-Level Uses: Per *Section24-513a(C), Table 24-513a.A, in the City of Bellaire, Code of Ordinances,* "Development projects shall locate off-street parking and/or garage parking within the interior of blocks and away from public street frontages whenever practical so that such ground-level parking does not directly abut a public sidewalk. The ground level of structures that front on public sidewalks should be occupied by active retail, service, office, […] or other uses permitted in the district. 'Wrap-around' design of active uses around parking garages is strongly encouraged.

- The ground floor active uses on the site are located in the three-story building facing Bissonnet Street, Bellaire Blvd., and the interior portion of the lot.
- The applicant has designed a surface parking surrounding the three-story building, along Bissonnet Street, Cedar Street, South Rice Avenue, and Bellaire Blvd.

Parking Requirements and Analysis: Below are the current parking requirements listed in *Section 24-514a, Table 24-514a.A Required Off-Street Parking, of the City of Bellaire, Code of Ordinances.*

Use Classification	Minimum Parking Spaces
Medical or Dental Office	3.5 per 1,000 SF of GFA
General Retail	4.0 per 1,000 SF of GFA
Restaurant	10.0 per 1,000 SF of GFA
Dessert Shop/Takeout Only	6.0 per 1,000 SF of GFA

Proposed Parking

Parking Locations	Proposed Spaces
Surface Level Parking	214 spaces
Underground Parking	240 spaces
Total	454 spaces

Schematic required parking

Use Classification	Square Feet	Minimum Parking Spaces Required
Medical Office	85,000 SF	298 spaces
General Retail	15,000 SF	60 spaces
Restaurant	15,000 SF	150 spaces

Schematic shared parking

Shared Parking	Total Square Feet	Minimum Parking Spaces Required
Medical Office w/General Retail*	100,000 SF	358 spaces
Medical Office w/Restaurant*	100,000 SF	448 spaces

City of Bellaire

Docket # PDEV-2023-01
Methodist Medical Office and Retail Building
Planned Development Application

Exhibit B: Legal Notice

7008 South Rice Avenue, Bellaire, Texas 77401-4411
P 713.662.8222 | F 713.662.8212
www.bellairetx.gov

Exhibit C.1

City of Bellaire

NOTICE OF PLANNING AND ZONING PUBLIC HEARING
METHODIST MEDICAL OFFICE AND RETAIL BUILDING, 5130 BELLAIRE BLVD.

Notice of public hearing on an application filed by Page Southerland Page, Inc., on behalf of The Methodist Hospital, in accordance with *Chapter 24, Planning and Zoning, Article VI, Amendatory Procedure, Section 24-604, Application for Planned Development Amendment, of the Code of Ordinances, of the City of Bellaire, Texas*, for a planned development consisting of a three-story medical office and retail building with surface and underground parking on an approximately 3.19-acre site located at 5130 Bellaire Boulevard. The property is located within the Urban Village Downtown (UVD) Zoning District.

Purpose: One (1) Public Hearing shall be conducted by the Planning and Zoning Commission of Bellaire, Texas, at which all persons interested in the application shall be given an opportunity to be heard.

Where: City of Bellaire Council Chamber, First Floor of City Hall
7008 South Rice Avenue, Bellaire, Texas 77401-4411

When: Planning and Zoning Regular Session
6:00 P.M., Thursday, December 14, 2023

Public comments regarding the application may be sent to Monique Alejos, Development Review Coordinator, at malejos@bellairetx.gov. Further information concerning the application may be obtained from the Development Services Department of the City of Bellaire at 7008 South Rice Avenue, Bellaire, Texas, during normal business hours.

Monique Alejos

Monique Alejos
Development Review Coordinator

City of Bellaire

Docket # PDEV-2023-01
Methodist Medical Office and Retail Building
Planned Development Application

Exhibit B: Public Comment

7008 South Rice Avenue, Bellaire, Texas 77401-4411
P 713.662.8222 | F 713.662.8212
www.bellairetx.gov

Exhibit D.1

City of Bellaire

Development Services

To: Planning and Zoning Commission

From: Monique Alejos, Development Review Coordinator

Date: December 8, 2023

Subject: PDEV-2022-35, Methodist MOB Planned Development Public Comment

This memo is to inform you that the Development Services department has complied with all the notice of public hearing requirements set forth in *Chapter 24, Planning and Zoning, Article VI, Amendatory Procedure*, as listed below.

<u>Notice Information</u>
Property Owners within 500 feet: 60 letters mailed.
Notification Letters Mailed: November 29, 2023
Legal Notice Published: November 28, 2023
Notifications Signs Posted: November 29, 2023

As of Friday, December 8, 2023, at 2:30 p.m., staff has not received written comments related to the Methodist Medical Office and Retail Building Planned Development Application. Should staff receive written comment in between now and the Regular Session of the Planning and Zoning Commission, on December 14, 2023, at 6 p.m., staff will forward the comments to the Commission, and will provide hard copies of the comments to the Commissioners, during the meeting.

Thank you,

Monique Alejos
Monique Alejos
Development Review Coordinator
Development Services

AGENDA STATEMENT

City of Bellaire

MEETING: Planning and Zoning Commission – December 14, 2023
PREPARED BY: Travis Tanner, Director of Development Services
DEPARTMENT: Development Services

ITEM TITLE:

Consideration of and possible action on the Planning and Zoning Recommendation and Letter to City Council regarding amendments to Specific Use Permit S-88, to require the relocation of dumpsters or otherwise mitigate their impacts on adjacent residences, on the site of Bellaire High School, 5100 Maple Street, Bellaire, Texas, in the R-1 Residential Zoning District - Submitted by Travis Tanner, Director of Development Services.

RECOMMENDATION:

Staff recommends approval of the attached Planning and Zoning Commission Recommendation Letter to City Council.

BACKGROUND/SUMMARY:

A Joint Public Hearing of the Planning and Zoning Commission and City Council was held on this item on December 4, 2023. As discussed at the Hearing, Bellaire High School, located at 5100 Maple Street in the R-1 Residential Zoning District, is currently operating under a Specific Use Permit (SUP), as required for a school in that district. The purpose of the Hearing was to discuss possibly amending the SUP to require the relocation of dumpsters on the site, or other measures to mitigate the dumpsters' impacts on adjoining residences.

The original SUP (S-88) was approved by City ordinance in September of 2017. The SUP ordinance provided the City with authority to place additional restrictions on the site following the initial SUP approval. The City has received multiple complaints regarding the location and timing of unloading the dumpsters. Specifically, the dumpsters are located behind the school on the north side adjacent to residential lots, with an approximately forty (40) foot buffer from the property line.

On September 18, 2023, City Council first discussed ways to mitigate the dumpsters including but not limited to a potential amendment to the SUP. Following that discussion, the City Manager reached out to the School and District and there was a general lack of progress with BHS and HISD aside from them requesting that the City's Solid Waste Division service the dumpsters, which the City is not equipped to do. So, on November 6, 2023, City Council voted to call the Joint Public Hearing with the Planning and Zoning Commission regarding amending the SUP.

Staff noted at the Hearing that amendments to the SUP could include multiple approaches such as further restricting the dumpster servicing hours for this site—City ordinance allows dumpers to be serviced between 8 a.m. and 7 p.m.—or requiring relocation of the dumpsters to the west side of the school building/s, not along public streets or residential property lines.

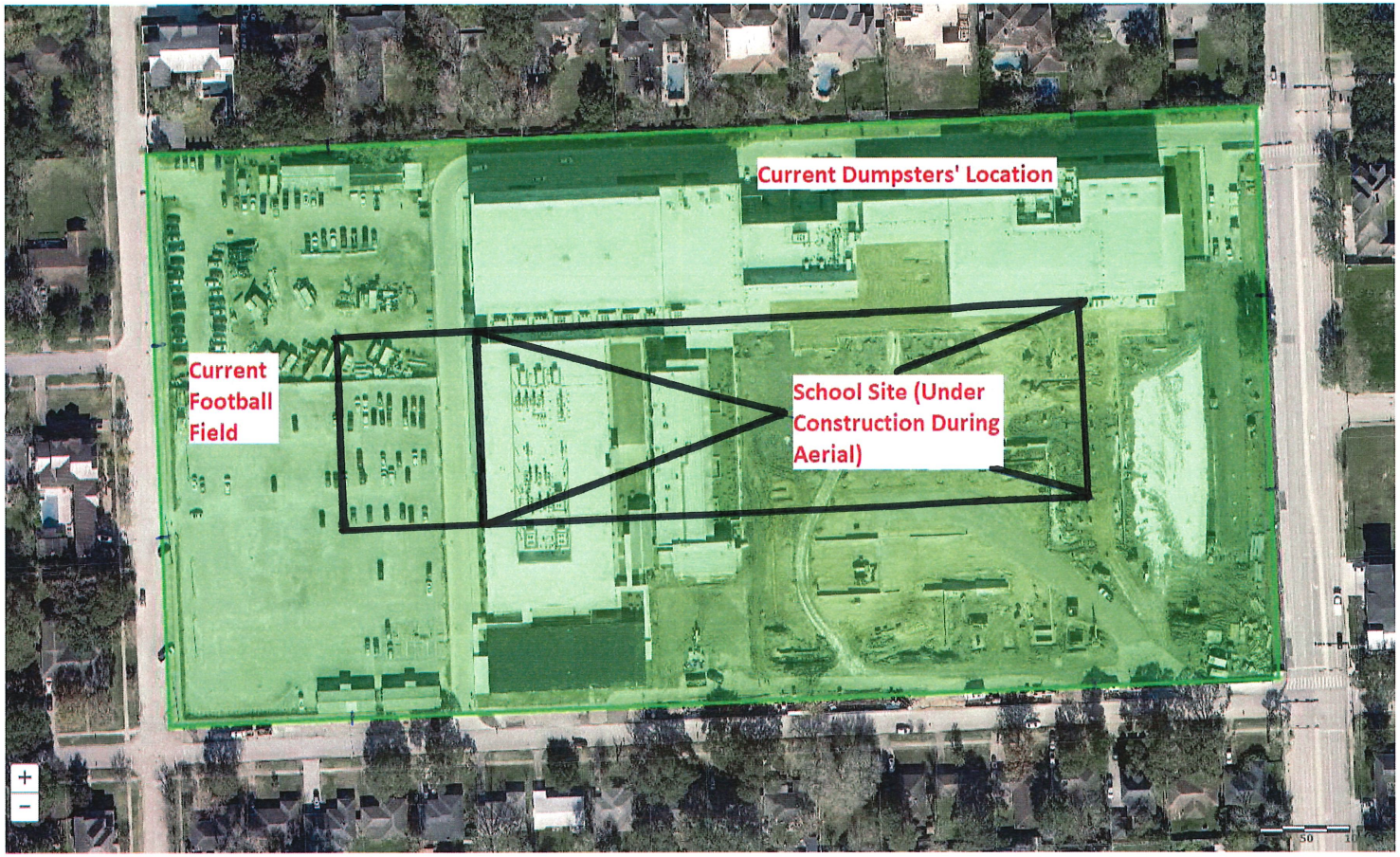
The majority of the public comments and discussion on December 4 expressed a preference to relocate the dumpsters. Staff subsequently looked at the site and considered requiring a 200-foot buffer between the dumpsters and any public streets or residential lot lines. That would result in the dumpsters being relocated between the football field and school. BHS/HISD would have to provide a

more specific design/location and comply with other City ordinances such as screening for the dumpsters. However, after looking more closely at the situation, the only location that would meet the buffer requirement is on a concrete pad east of the football field that is intended for bleachers in HISD's plans. That said, staff is recommending an automated access/locking system that restricts access to the dumpsters during prohibited hours and keeps the enclosure closed, another concern expressed in the public comments. If implemented, this would also mitigate changes in the personnel servicing the dumpsters, as access would be restricted by the School/District as required by the City.

A graphic of the 200-foot buffer is attached for review. The original SUP (S-88) is also attached for review.

CITY ATTORNEY REVIEW:

☐ **Yes** ☑ **No**


Current Dumpsters' Location
Current Football Field
School Site (Under Construction During Aerial)

ORDINANCE NO. 17-054

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELLAIRE, TEXAS, GRANTING SPECIFIC USE PERMIT S-88 TO THE HOUSTON INDEPENDENT SCHOOL DISTRICT (HISD) TO RECONSTRUCT AND OPERATE A HIGH SCHOOL ON PROPERTY OWNED BY HISD AND MORE COMMONLY KNOWN AS BELLAIRE HIGH SCHOOL, 5100 MAPLE STREET, BELLAIRE, TEXAS, IN THE R-1 RESIDENTIAL ZONING DISTRICT.

WHEREAS, the Houston Independent School District (HISD) has filed an application and request for a specific use permit for the reconstruction and operation of a high school on property owned by HISD and more commonly known as Bellaire High School, 5100 Maple Street, Bellaire, Texas, in the R-1 Residential Zoning District; and

WHEREAS, notice of said public hearing having been duly given and published as required by law, said public hearing was held on September 11, 2017, at 6:00 p.m. in the Council Chamber, First Floor of City Hall, 7008 South Rice Avenue, Bellaire, Texas. All persons desiring to be heard were heard on or in connection with the application and request for a specific use permit as herein described; and

WHEREAS, the report and recommendation from the Planning and Zoning Commission of the City of Bellaire, Texas ("Commission"), prepared in the form of a memorandum by Chair Dirk Stiggins dated August 16, 2017, indicated that the Commission recommended the approval of the referenced application for a specific use permit, a copy of which report and recommendation is attached hereto and marked Exhibit "A," with specific conditions to be placed on the specific use permit; and

WHEREAS, the City Council of the City of Bellaire, Texas, has duly received the report and recommendation of the Commission and has been fully informed as to the facts and circumstances of the application as submitted; **NOW, THEREFORE,**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BELLAIRE, TEXAS:

1. **THAT** the recitals contained herein are found to be true and correct.

2. **THAT** Specific Use Permit S-88 is hereby granted to HISD to reconstruct and operate a high school on property owned by HISD and more commonly known as Bellaire High School, 5100 Maple Street, Bellaire, Texas, in the R-1 Residential Zoning District, in conformance with the application submitted by HISD and subject to the following additional conditions:

a) That the student enrollment at Bellaire High School shall not exceed 3,100 students, and the registrar's office shall submit an enrollment affidavit at the beginning and end of each school year.

b) Houston Independent School District must install one lane, on HISD property, from South Rice Avenue into the parking garage on Maple Street, and include a hard median between such lane and Maple Street.

c) No field lights or public address system shall be installed for the athletic field on the property.

d) Houston Independent School District must install all medians, striping, traffic signals, and signage as depicted in the proposal, subject to the approval of the City's Traffic Engineer.

e) The use of temporary buildings shall be strictly prohibited.

3. **THAT** the permit as granted herein shall be subject to any additional restrictions and limitations as are from time to time imposed by the City Council of the City of Bellaire, Texas.

4. **THAT** this Ordinance shall be effective immediately upon its passage and adoption.

PASSED, APPROVED and **ADOPTED** this 18th day of September, 2017.

Andrew S. Friedberg, Mayor
City of Bellaire, Texas

ATTEST:

Tracy L. Dutton, TRMC
City Clerk
City of Bellaire, Texas

APPROVED AS TO FORM:

Alan P. Petrov, City Attorney
City of Bellaire, Texas

City of Bellaire

Planning and Zoning Commission

To: Mayor and City Council

From: Mike Baker, Chair, Planning and Zoning Commission

CC: Travis Tanner, Director of Development Services

Monique Alejos, Development Review Coordinator

Date: December 14, 2023

Subject: Report and Recommendation on Amendments to Specific Use Permit S-88

On December 4, 2023, the Planning and Zoning Commission and City Council held one (1) public hearing on amendments to Specific Use Permit S-88, to require the relocation of dumpsters or otherwise mitigate their impacts on adjacent residences, on the site of Bellaire High School, located at 5100 Maple Street, Bellaire, Texas, in the R-1 Residential Zoning District.

Notification regarding the public hearing was published in the Southwest News and mailed out to all addresses within 500 feet of the property. Any and all persons desiring to be heard in connection with the application were invited to speak before the Commission and Council. The majority of the public comments and discussion on December 4 expressed a preference to relocate or otherwise mitigate the impacts of the dumpsters.

Staff subsequently looked at the site and considered requiring a 200-foot buffer between the dumpsters and any public streets or residential lot lines. That would result in the dumpsters being relocated between the football field and school. Bellaire High School / Houston Independent School District (HISD) would have to provide a more specific design/location and comply with other City ordinances such as screening for the dumpsters.

However, after looking more closely at the situation, the only location that would meet the buffer requirement is on a concrete pad east of the football field that is intended for bleachers in HISD's plans. That said, staff recommended an automated access/locking system that restricts access to the dumpsters during prohibited hours and keeps the enclosure closed, which was another concern expressed in the public comments. If implemented, this would also mitigate changes in the personnel servicing the dumpsters, as access would be restricted by the School/District as required by the City.

DRAFT

CONSIDERATION:

The Commission concurred with needing to address the issue with the operation and location of the dumpsters in relation to residential development. However, the Commission also recognized site constraints with doing so. Following careful consideration, ultimately, the Commission determined the best option was to amend Specific Use Permit S-88 to require an automated access/locking system that restricts access to the dumpsters during prohibited hours and keeps the enclosure closed.

RECOMMENDATION:

On December 14, 2023, after due consideration and discussion, the Commission took the following actions:

Regarding amendments to Specific Use Permit S-88, the Commission voted ___ to recommend approval of the following amendments to Specific Use Permit S-88 to City Council:

- Requiring an automated access/locking system that restricts access to the dumpsters during prohibited hours and keeps the enclosure closed.

VOTE OF THE COMMISSION:

Members present and voting FOR this recommendation to City Council: _____

Members present and voting AGAINST this recommendation to City Council: _____

Members absent: _____

DRAFT

The Commission stands ready to answer any questions City Council may have regarding amendments to this Specific Use Permit and the work the Commission has conducted related to it. Thank you for your strong consideration of our recommendations.

Respectfully,

Mike Baker, Chair
Planning and Zoning Commission

DRAFT