

Tommie Seitz Director, Oil and Gas Division William B. Miertschin Assistant Director, Site Remediation

## RAILROAD COMMISSION OF TEXAS OIL AND GAS DIVISION

#### VOLUNTARY CLEANUP PROGRAM FINAL CERTIFICATE OF COMPLETION RELYING ON INSTITUTIONAL CONTROLS

As provided for Chapter 91, Subchapter 0, Texas Natural Resource Code.

I, TOMMIE SEITZ, DIRECTOR OF THE OIL AND GAS DIVISION, RAILROAD COMMISSION OF TEXAS, CERTIFY UNDER CHAPTER 91, SUBCHAPTER 0, TEXAS NATURAL RESOURCE CODE, THAT NECESSARY RESPONSE ACTIONS HAVE BEEN COMPLETED FOR VCP NO. 03-80004 FOR THE TRACT OF LAND DESCRIBED IN EXHIBIT "A" BASED ON THE AFFIDAVIT OF COMPLETION OF RESPONSE ACTION AND INSTITUTIONAL CONTROLS, EXHIBIT "B" AND WHICH ARE FURTHER DESCRIBED IN THE APPROVED FINAL REPORT FOR THE SITE. APPLICANTS WHO WERE NOT RESPONSIBLE PARTIES UNDER SECTION 91.113 ON THE DATE OF ISSUANCE OF THIS CERTIFICATE ARE QUALIFIED TO OBTAIN THE PROTECTION FROM LIABILITY PROVIDED BY CHAPTER 91, SUBCHAPTER 0, TEXAS NATURAL RESOURCE CODE.

EXECUTED this the 3rd day of October 2008.

Tommie Seitz.

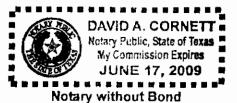
Director, Oil and Gas Division

STATE OF TEXAS

**COUNTY OF TRAVIS** 

BEFORE ME, personally appeared Tommie Seitz, Director of the Oil and Gas Division, Railroad Commission of Texas, known to me to be the person and agent of said commission whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 3 day of Ocho 2008.

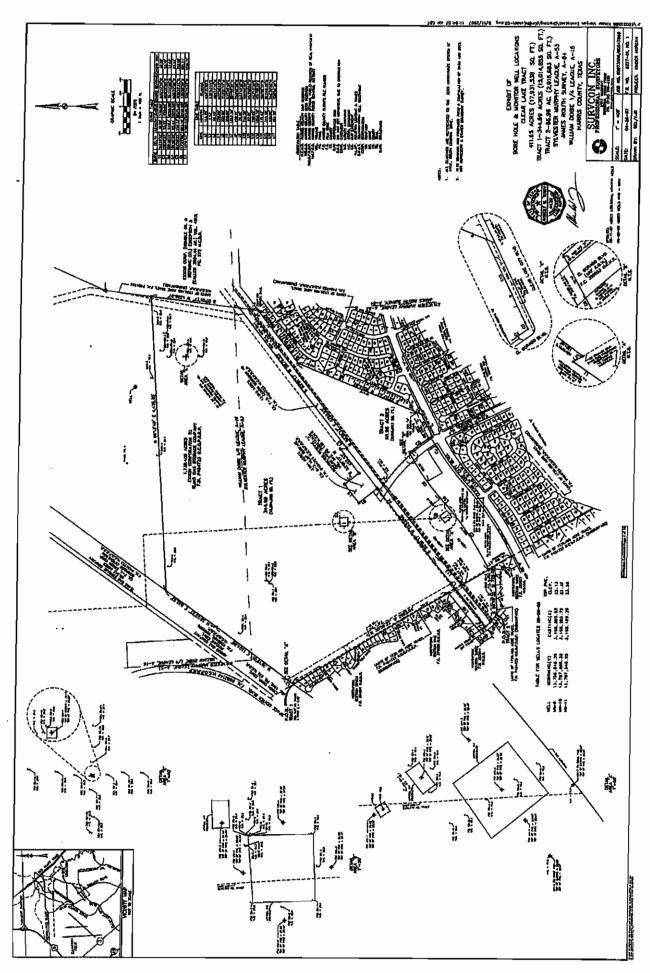


Notary Public in and for the State of Texas

# EXHIBIT "A" RAILROAD COMMISSION OF TEXAS VOLUNTARY CLEANUP PROGRAM LEGAL DESCRIPTION 411.65 Acre Tract

VCP No. 03-80004

Clear Dorado COC Seitz 10/3/2008



Metes and Bounds Description Tract 1 344.69 Acres (15,014,855 Sq. Ft.) Sylvester Murphy League, A-53 James Routh Survey, A-64 Willam Doble 1/4 League, A-16 Harris County, Texas

Being a 344.69 acre (15,014,855 square feet) tract of land, situated in the Sylvester Murphy League, Abstract No.53, the James Routh Survey, Abstract No.64 and the William Dobie 1/4 League, Abstract No.16, and being out of a called 1,739.405 acre tract described in deed from Exxon Corporation to Tejas Gas Storage Company, as recorded under Clerk's File Number P454723 of the Harris County Official Public Records of Real Property, said 344.69 acres being more particularly described by metes and bounds as follows (with bearings referenced to the Texas Coordinate System of 1983, South Central Zone):

BEGINNING at a point for the most northerly corner of the plat of Northfork, Section Seven, a subdivision recorded in Film Code No. 374011 of the Hams County Map Records, and being the point of intersection of the westerly line of said 1,739.405 acre tract with the southeasterly line of a called 50.342 acre tract, designated Exhibit F-4, being a tract reserved by Exxon Corporation as recorded under Clerk's File No.. P454723 of said Hams County Official Public Records of Real Proparty., from which a found 5/8-inch iron rod bears South 78° 58' East, 0.42 foot;

THENCE, Northerly, along the southeasterly line of said 50.342 acre tract, as follows:

North 34° 41' 52" East, a distance of 115.25 feet to a point for corner;

South 30° 53' 55" East, a distance of 3.52 feet to a point for corner;

North 36° 19' 01" East, a distance of 1,324.88 feet to an angle point;

North 35° 33' 27" East, a distance of 932.52 feet to a point for corner;

THENCE, North 86° 13' 49" East, a distance of 4,426.85 feet along the northerly line of this tract to a point in the easterly line of said 1,739.405 acre tract for the northeast cornar of this tract;

THENCE, South 07° 01' 17" West, a distance of 1,326.87 feet along said easterly line to a point for the most northerly corner of a called 13.815 acre tract, designated Exhibit F-5, being a tract reserved by Exxon Corporation as recorded under Clerk's File No. P454723 of said Harris County Official Public Records of Real Property;

THENCE, South 52° 01' 17" West, a distance of 2,676.23 feet along the northwesterly line of sald 13.815 acre tract to a point for a corner of Restricted Reserve "A" as shown on the plat of Clear Lake Substation as recorded in Volume 345, Page 135 of said Harris County Map Records;

THENCE, departing said northwesterly line and along the perimeter of said Restricted Reserve "A", as follows:

North 04° 17' 16" West, a distance of 96.15 feet to a point for comer;

South 52° 01' 17" West, a distance of 457.57 feet to a point for corner;

North 37° 58' 43" West, a distance of 270.00 feet to a point for corner;

South 52° 01' 17" West, a distance of 350.00 feet to a point for corner;

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South 37° 58' 43" East, a distance of 350.00 feet to point for corner in the northwesterly line of said 13.815 acre tract;

THENCE, South 52° 01' 17" West, a distance of 1,423.48 feet along the northwesterly line of said 13.815 acre tract to an angle point;

THENCE, South 51° 00' 30" West, a distance of 1,057.28 feet continuing along said northwesterly line to an angle point;

THENCE, South 53° 12' 50" West, a distance of 159.01 feet continuing along said northwesterly line to a point for corner in the existing northeasterly right-of-way line of Almond Creek Drive (60 feet wide) as shown on the plat of Northfork, Section Three, a subdivision recorded in Film Code No. 357077 of said Harris County Map Records and being the beginning of a tangent curve to the right,

THENCE, Northwesterly, 38.00 feet along said existing northeasterly right-of-way line of Almond Creek Drive and along the arc of said curve (Central Angle = 03° 49′ 12″; Redius = 570.00 feet; Chord Bearing and Distance = North 35° 43′ 52° West, 38.00 feet) to the point of tangency;

THENCE, North 33° 49' 16" West, a distance of 76.16 feet continuing along said existing northeasterly right-of-way line to the most southerly corner of Lot 1, Block 4 of said Northfork, Section Three;

THENCE, North 51° 00' 30" East, along the southeasterly line of said Block 4, passing at a distance of 115.47 feet the common southerly corner of said Northfork, Section Three and Block 1 as shown on the plat of Northfork, Section Five, a subdivision recorded under Film Code No. 371088 of said Harris County Map Records and continuing along the southeasterly line of said Block 1 for a total distance of 732.55 feet to a point for corner;

THENCE, North 30° 56' 32" West, along the northeasterly line of said Northfork, Section Five, passing at a distance of 794.17 feet the common easterly comer of said Northfork, Section Five and said Northfork, Section Seven and continuing along the northeasterly line of said Northfork, Section Seven for a total distance of 2,682.04 feet to the POINT OF BEGINNING and containing within its bounds a computed area of 344.69 acres (15,014,855 square feet) of land.

This description is based on a compilation of data and does not represent a staked boundary survey.

Compiled By: SURVCON INC. 5757 Woodway, Sulte 101 West Houston, TX 77057 Phone: 713,780,4123 Date: September 25, 2008

Job No.: 60047860

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Page 2

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Metes and Bounds Description Tract 2 66.96 Acres (2,916,683 Sq. Ft.) Sylvester Murphy League, A-53 James Routh Survey, A-64 Harris County, Texas

Being a 66.96 acre (2,916,683 square feet) tract of land, situated in the Sylvester Murphy League, Abstract No.53, and the James Routh Survey, Abstract No. 64, and being out of a called 1,739.405 acre tract described in deed from Exxon Corporation to Tejas Gas Storage Company, as recorded under Clerk's File Number P454723 of the Harris County Official Public Records of Real Property, said 66.96 acres being more particularly described by metes and bounds as follows (with bearings referenced to the Texas Coordinate System of 1963, South Central Zone):

BEGINNING at a 5/8-inch fron rod with plastic cap stamped "SURVCON INC" set for the northwesterly comer of Lot 23, Block 2 of the plat of Northfork, Section Three, a subdivision recorded in Film Code No. 357077 of the Harris County Map Records, and being in the existing northeasterly right-of-way line of Almond Creek Drive (60 feet wide) as shown on the plat of said Northfork, Section Three;

THENCE, North 53° 18' 03" West, 97.01 feet along said existing northeasterly right-of-way line of Almond Creek Drive to a point for the beginning of a non-tangent curve to the right;

THENCE, northwesterly, 55.12 feet continuing along said existing northeasterly right-of-way line and along the arc of said curve (Central Angle = 05° 32′ 27″; Radius = 570.00 feet; Chord Bearing and Distance = North 50° 31′ 50″ West, 55.10 feet) to a point for the southwesterly corner of a called 13.815 acre tract, designated Exhibit F-5, being a tract reserved by Exxon Corporation as recorded under Clerk's File No. P454723 of said Harris County Official Public Records of Real Property;

THENCE, North 53° 12' 50" East, a distance of 150.62 feet along the southerly line of said 13.815 acre tract to an angle point;

THENCE, North 51° 00' 30" East, a distance of 1,056.39 feet continuing along said southerly line to an angle point:

THENCE, North 52° 01' 17" East, a distance of 4,752.95 feet continuing along said southerly line to a point for corner in an easterly line of said 1,739.405 acre tract;:

THENCE, South 07° 01' 17" West, a distance of 141.42 feet along the easterly line of said 1,739.405 acre tract to a point for corner in the northwesterly line of the plat of Pine Brook, Section Nine, a subdivision recorded in Film Code No. 385128 of said Harris County Map Records;

THENCE, South 52° 01' 17" West, a distance of 1,000.00 feet along the northwesterly line of said Pine Brook, Saction Nine to an angle point;

THENCE, South 22° 07' 33" West, continuing along the northwesterly line of said Pine Brook, Section Nine, passing at a distance of 392.64 feet the common northerly comer of said Pine Brook, Section Nine and Pine Brook, Section Eight, a subdivision recorded in Film Code No. 380032 of said Harris County Map Records, and continuing along the northwesterly line of said Pine Brook, Section Eight, passing at a distance of 1,918.12 feet the common northerly corner of said Pine Brook, Section Eight and Restricted Reserve "H" as shown on the map or plat recorded under Film Code No. 358062 of said Harris County Map Records, and continuing along the northwesterly line of said Restricted Reserve "H" for a total distance of 2,004.02 feet to the northeesterly corner of Restricted Reserve "B" as shown on the plat of El Dorado Boulevard Fire Station as recorded in Film Code No. 358053 of said Harris County Map Records;

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THENCE, along the northerly and easterly lines of said Restricted Reserve "B", as follows:

South 63° 49' 38" West, 344.32 feet to the beginning of a non-tangent curve to the left;

southwesterly, 27.03 feet along the arc of said curve (Central Angle = 00° 30' 25"; Radius = 3,055.00 feet; Chord Bearing and Distance = South 63° 55' 06" West, 27.03 feet) to a point for corner and being the beginning of a tangent curve to the left;

northwesterly, 65,44 feet along the arc of sald curve (Central Angle = 01° 48' 25"; Radius = 2,075.00 feet; Chord Bearing and Distance ≈ North 35° 27' 06" West, 65.44 feet) to a point of compound curvature;

northwesterly, 352.33 feet along the arc of said curve (Central Angle = 07° 50′ 23″; Radius = 2,575.00 feet; Chord Bearing and Distance = North 38° 19′ 37″ West, 352.06 feet) to a point for the northeasterly corner of said Restricted Reserve "B" and being the beginning of a tangent curve to the left;

THENCE, southwesterly, along the northerty line of said Restricted Reserve "B" and along the arc of said curve, passing at an arc distance of 25.81 feet the existing easterly right-of-way line of said El Dorado Boulevard, passing at an arc distance of 128.73 feet the existing westerly right-of-way line of said El Dorado Boulevard and easterly corner of Restricted Reserve "A" of said El Dorado Boulevard Fire Station, passing at a arc distance of 502.38 feet the common northerly corner of said Restricted Reserve "A" and a called 16.0808 acre tract as conveyed in deed to Harris County Flood Control District as recorded under Clerk's File No. S990332 of said Harris County Official Public Records of Real Property, and continuing along the northerly line of said 16.0808 acre tract for a total arc distance of 823.58 feet (Central Angle = 13° 37' 06"; Radius = 3,465.00 feet; Chord Bearing and Distance = South 55° 28' 29" West, 821.64 feet) to the point of tangency;

THENCE, South 48° 39' 56° West, a distance of 100.00 feet continuing along the northerly line of said 16.0808 acre tract to a point for the beginning of a non-tangent curve to the right;

THENCE, southwesterly, continuing along said northerly line, passing at an arc distance of 1,186.78 feet the common northerly corner of said 16.0808 acre tract and Restricted Reserve "B" as shown on the plat of said Northfork, Section Three and continuing along the northerly line of said Restricted Reserve "B" and also continuing along the arc of said curve for a total arc distance of 1,201.83 feet (Central Angle = 15° 11' 03"; Radius = 4,535.00 feet; Chord Bearing and Distance = South 56° 15' 27" West, 1,198.31 feet) to a point for the northwesterly comer of said Restricted Reserve "B";

THENCE, South 30° 56' 32" East, a distance of 104.90 feet along the westerly line of said Restricted Reserve "B" to a point for the northerly corner of Lot 9, Block 2 of said Northfork, Section Three;

THENCE, South 86° 49' 30" West, 726.08 feet along the northerly line of said Block 2 of said Northfork, Section Three to the POINT OF BEGINNING and containing within its bounds a computed area of 66.96 acres (2,916,683 square feet) of land.

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This description is based on a compilation of data and does not represent a staked boundary survey.

Compiled By: SURVCON INC. 5757 Woodway, Suite 101 West Houston, TX 77057 Phone: 713.780.4123 Date: September 25, 2008

Job No.: 60047860

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#### EXHIBIT "B" RAILROAD COMMISSION OF TEXAS **VOLUNTARY CLEANUP PROGRAM** AFFIDAVIT OF COMPLETION OF RESPONSE ACTION AND INSTITUTIONAL CONTROLS

I, Alan Hassenflu, representing Clear Dorado Land Associates, L.P. ("Applicant"), have completed response actions necessary, pursuant to Chapter 91, Subchapter O, Texas Natural Resource Code, at the tract of land described in Exhibit "A" (Site) of this certificate pertaining to VCP No. 03-80004. At the time of the application, Clear Dorado Land Associates, L.P. owned the 411.64-acre parcel located in Harris County, Texas. The Applicant has submitted and received approval from the Railroad Commission of Texas Voluntary Cleanup Program on all plans and reports required by the Voluntary Cleanup Agreement. The plans and reports were prepared using a prudent degree of inquiry of the Site consistent with accepted industry standards to identify all contaminants, waste and contaminated media of regulatory concern. The response actions for the site have achieved response action levels as determined by the standards of the RRC and remain protective as long as the following institutional controls are maintained:

- 1. Use of the groundwater beneath the Property shall not be allowed except for monitoring purposes.
- 2. Penetration or excavation of the impacted groundwater zones beneath the affected property should only be conducted in such a manner as to prevent the migration or release of contaminants to any other zone or media and to prevent uncontrolled exposure to human and ecological receptors.
- 3. These restrictions shall be a covenant running with the land.
- These restrictions were filed in the Harris County Clerk's office on October 2, 2008, Document 20080500619 (Attachment 1)

The response actions eliminate substantial present or future risk to public health and safety and to the environment from releases and threatened releases of contaminants at or from the Site. The Applicant has not acquired this certificate of completion by fraud, misrepresentation, or knowing failure to disclose material information. Further information concerning the response actions at this Site may be found in the central office of the RRC under VCP No. 03-80004.

The preceding is true and correct to the best of my knowledge and belief

**Applicant** 

Print Name: Alan Hassenflu, President of Clear Dorado Land Associates GP, LLC, General Partner of Clear Dorado Land

Associates, L.P.

STATE OF TEXAS COUNTY OF HARRIS

BEFORE ME, personally appeared Alan Hassenflu, known to me to be the person and agent of said commission whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2

Notary Public in and for the State of Texas

EMILY A. BOWLES Notary Public, State of Texas Commission Ex February 01, 2012

OSY C

4.

#### RAILROAD COMMISSION OF TEXAS RESTRICTIVE COVENANT

#### STATE OF TEXAS COUNTY OF HARRIS

This Restrictive Covenant is filed pursuant to the authority of the Railroad Commission of Texas ("Commission") to control and clean up pollution caused by activities over which the Commission exercises jurisdiction in accordance with Section 91.113 of the Texas Natural Resources Code, and affects the real property ("Property") described as follows:

Clear Dorado Land Associates, L.P., is the current owner of the Property and premises, and appurtenances thereto, located in Harris County, Texas, consisting of 411.65 acres of land situated in the Sylvester Murphy League, Abstract No. 53, the William Dobie ¼ League, Abstract No. 16, and the James Routh Survey, A-64, Harris County, Texas; said 411.65 acres being more particularly described by metes and bounds in two (2) tracts as shown on Exhibit A, which exhibit is attached hereto and incorporated herein.

Groundwater on a portion of the Property is affected by certain identified chemicals of concern. This portion, considered to be "Affected Property," is presented on **Exhibit B**, and can be described as follows:

Description of a 15.84 acre (689,936 square feet) tract of land out of a called 1,739.405 acre tract described in a deed to Tejas Gas Storage Company as recorded under Clerk's File No. P454723 of the Harris County Official Public Records of Real Property, in the Sylvester Murphy League, Abstract No. 53, in Harris County, Texas, said 15.84 acre tract being more particularly described as follows (with bearings referenced to the Texas Coordinate System of 1983, South Central Zone):

BEGINNING at a point which marks the most northerly northwest corner of Restricted Reserve "B", of the plat of Northfork Section Three as recorded in Film Code No. 357077 of the Harris County Map Records, said point being in the southwesterly line of a 15-foot wide Coastal States Crude Gathering Co. easement as recorded in Volume 1492, Page 665 of the Harris County Deed Records, said point marks an interior corner of said 1,739.405 acre tract and the southwesterly corner of this herein described tract;

THENCE, North 30° 56' 31" West, along the southwesterly line of this tract, a distance of 467.84 feet to a point on the southeasterly line of a called 13.815 acre tract referred to as EX. F-5, Exxon Corridor 40 in the above referenced deed to Tejas Gas Storage Company;

THENCE, North 51° 00' 30" East, along the southeasterly line of said Exxon Corridor 40, a distance of 504.93 feet to an angle point;

THENCE, North 52° 01' 17" East, continuing along the southeasterly line of said Exxon Corridor 40, a distance of 732.71 feet to a point for the most northerly corner of this tract;

THENCE, South 37° 58' 43" East, along the northeasterly line of this tract, a distance of 555.90 feet to a point in a southeasterly line of said 1,739.405 acre tract and the northwesterly line of a called 16.0808 acre tract described in a deed to Harris County Flood Control District as recorded under Clerk's File No. S990332 of the Harris County Official Public Records of Real Property, which marks the most easterly corner of this herein described tract;

THENCE, South 48° 39' 56" West, along the northwesterly line of said 16.0808 acre tract and the southeasterly line of said 1,739.405 acre tract, a distance of 100.00 feet to a point for the beginning of a curve to the right;

THENCE, southwesterly, 1,201.83 feet, continuing along a southeasterly line of said 1,739.405 acre tract and along the arc of said curve to the right (central angle = 15° 11' 03"; radius = 4,535.00 feet; chord bearing and distance = South 56° 15' 27" West, 1,198.31 feet) to the POINT OF BEGINNG and containing a computed area of 15.84 acres (689,936 square feet) of land.

This Restrictive Covenant is required for the following reasons:

The Property is used for residential development purposes. In the past, the Property was part of an oil and gas exploration and production field operated by one or more oil and gas operators, including Exxon/Humble Oil and Refining Company, from the 1940's to the 1980's, and wherein chemicals of concern attributable to the operation of the oil and gas field impacted the groundwater in the far south-central area of the site where a former below ground pit was located and an environmental investigation and response action overseen by the Commission was required. Envirotest Ltd. performed the response action to characterize and monitor the chemicals of concern. The response action was performed in such a manner that the following chemicals of concern at the following levels were left in the shallow groundwater: Chlorides were found at concentrations in excess of 300 milligrams per liter in groundwater samples collected from monitoring wells MW-1 and MW-3 through MW-7 (with a maximum concentration of 860 milligrams per liter being measured for a sample recovered from monitoring well MW-6 during the most recent sampling of these wells on June 25, 2008), which wells were screened in shallow groundwater at depths of 15 to 30 feet below ground surface. The investigation, assessment, response action, and analytical data are contained in the Site Investigation Report: 411.65-Acre Tract of Land North of Clear Lake City Boulevard and El Dorado Boulevard, Houston, Harris County, Texas, Volumes I and II, prepared by Envirotest Ltd. For Clear Dorado Land Associates, L.P. and dated October 11, 2007; in that certain Response to Site Investigation Report, 411.64-Acre Tract of Land, North of Clear Lake City Boulevard and El Dorado Boulevard, Houston, Harris County, Texas submitted by Envirotest Ltd. to the Commission and dated April 1, 2008, and in that certain Response Letter regarding the 411.64-Acre Tract of Land, North of Clear Lake City Boulevard and El Dorado Boulevard, Houston, Harris County, Texas submitted by Envirotest Ltd. to the Commission and dated July 15, 2008. Copies of the reports may be obtained from the Site Remediation Section at the

Commission's offices in the William B. Travis Building, 1701 N. Congress, Austin, Texas 78711-2967.

The response action has been approved by the Commission based on the presumption that the groundwater beneath the Affected Property will not be used for any purpose, except monitoring. The Commission has determined that the Affected Property currently meets standards for residential use. Based on information contained in the reports identified above, the chemicals of concern pose no significant present or future risk to humans or the environment based on residential use. The Commission does not require any further remediation of the Affected Property as long as the groundwater is not used. For purposes of this Restrictive Covenant, the term "residential use" means use for dwellings such as single family homes and multi-family apartments, children's homes, nursing homes, residential portions of government-owned lands (local, state or federal), day care facilities, educational facilities, hospitals, ranch and farm land, and parks (local, state, or federal). This Restrictive Covenant is necessary to assure that all present and future owners of the Affected Property are aware of its condition and do not use the Affected Property in any manner inconsistent with this restriction. If any person desires to use the groundwater beneath the Affected Property, the Commission must be notified at least sixty (60) days in advance of such use. Additional response action contemplating the size of the assumed exposure area may be necessary.

Clear Dorado Land Associates, L.P. is the owner of the Property. In consideration of the Response Action leading to final approved remediation of the Affected Property, the owner of the Property has agreed to place the following restrictions on the Property in favor of the Commission and the State of Texas. Now therefore, in consideration of these premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following restrictive covenants in favor of the Commission and the State of Texas are placed on the Property described in Exhibit "A," to-wit:

- 1. Use of the groundwater beneath the Affected Property shall not be allowed except for monitoring purposes.
- Penetration or excavation of impacted groundwater zones beneath the affected property should only be conducted in such a manner as to prevent the migration or release of contaminants to any other zone or media and to prevent uncontrolled exposure to human and ecological receptors.
- 3. These restrictions shall be a covenant running with the land.

For additional information, contact:

Railroad Commission of Texas Site Remediation P.O. Box 12967 1701 N. Congress Austin, Texas 78711-2967.

Railroad Commission of Texas Voluntary Cleanup Program No. 03-80004

As of the date of this Restrictive Covenant, the record owner of fee title to the Property is Clear Dorado Land Associates, L.P., with an address of 19 Briar Hollow Lane, Suite 100, Houston, Texas 77027.

This Restrictive Covenant may be rendered of no further force or effect only by a release executed by the Commission and filed in the same Real Property Records as those in which this Restrictive Covenant is filed.

EXECUTED this 2 and day of October, 2008.

#### Landowner:

#### CLEAR DORADO LAND ASSOCIATES, L.P.

By: Clear Dorado Land Associates GP, LLC

its General Partner

By:

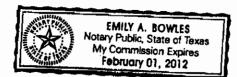
Alan Hassenflu

President

STATE OF TEXAS HARRIS COUNTY

BEFORE ME, on this the 2 day of 0000, 2008 personally appeared Alan Hassenflu, President of Clear Dorado Land Associates GP, LLC, the General Partner of Clear Dorado Land Associates, L.P., known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and in the capacity herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 2<sup>nd</sup> day of 00000, 2008.



Notary Public in and for the State of Texas, County of Harris

My Commission Expires: <u>02-01-12</u>

#### Entity Responsible for Remediation:

#### CLEAR DORADO LAND ASSOCIATES, L.P.

By: Clear Dorado Land Associates GP, LLC

its General Partner

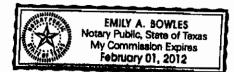
By:

Alan Hassen

STATE OF TEXAS HARRIS COUNTY

BEFORE ME, on this the day of october, 2008 personally appeared Alan Hassenflu, President of Clear Dorado Land Associates GP, LLC, the General Partner of Clear Dorado Land Associates, L.P., known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and in the capacity herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 2 day of October, 2008.



Notary Public in and for the State of Texas, County of Harris

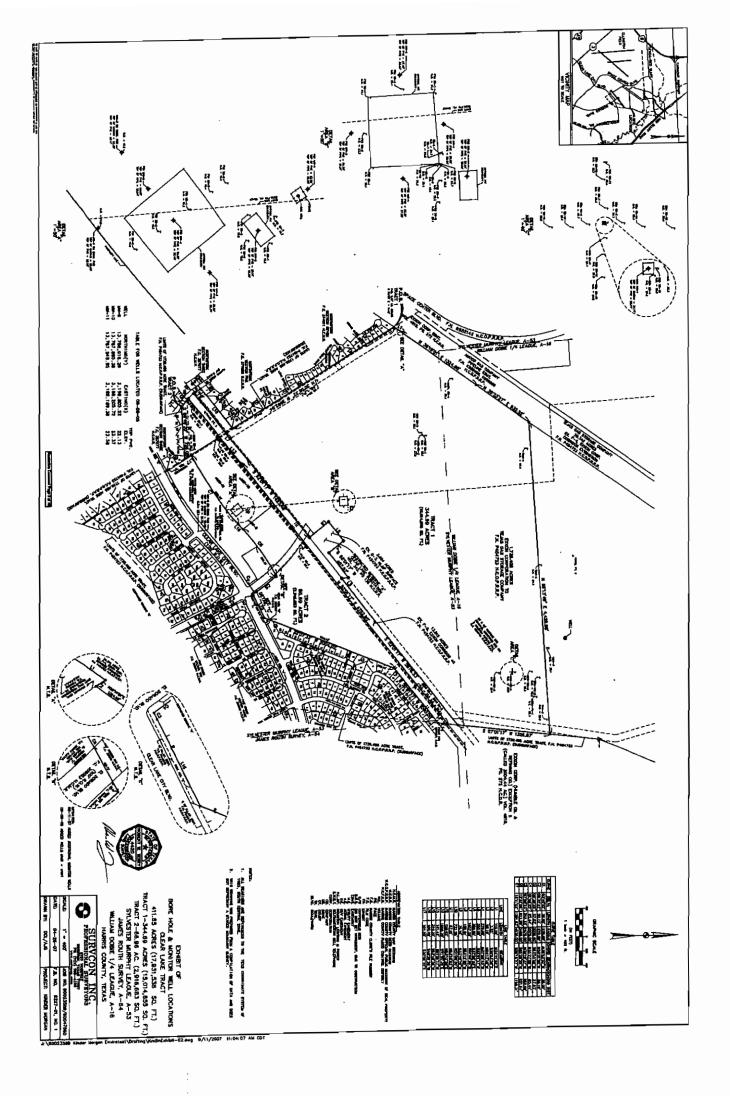
My Commission Expires: 02-01-12

Accepted as Third Party Beneficiary this the 304 day of September, 2008 RAILRQAD COMMISSION OF TEXAS Printed name: | \Quio Title: STATE OF TEXAS HARRIS COUNTY BEFORE ME, on this the 30<sup>th</sup> day of Septenter, 2008 personally appeared known to me to be the person whose name is subscribed to the foregoing instrument, and they acknowledged to me that they executed the same for the purposes and in the capacity herein expressed. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 33th day of Supland, 2008. Notary Public in and for the State of Texas, County of \_ 1 ravis My Commission Expires: 17 Jun 09 DAVID A. CORNETT Notary Public, State of Texas My Commission Expires JUNE 17, 2009

Notary without Bond

#### EXHIBIT A

Legal Description and Map of the Property



Metes and Bounds Description Tract 1 344.69 Acres (15,014,855 Sq. Ft.) Sylvester Murphy League, A-53 James Routh Survey, A-64 William Dobie 1/4 League, A-16 Harris County, Texas

Being a 344.69 acre (15,014,855 square feet) tract of land, situated in the Sylvester Murphy League, Abstract No.53, the James Routh Survey, Abstract No.64 and the William Doble 1/4 League, Abstract No.16, and being out of a called 1,739.405 acre tract described in deed from Exxon Corporation to Tejas Gas Storage Company, as recorded under Clerk's File Number P454723 of the Harris County Official Public Records of Real Property, said 344.69 acres being more particularly described by metes and bounds as follows (with bearings referenced to the Texas Coordinate System of 1983, South Central Zone):

BEGINNING at a point for the most northerly comer of the plat of Northfork, Section Seven, a subdivision recorded in Film Code No. 374011 of the Harris County Map Records, and being the point of Intersection of the westerly line of sald 1,739.405 acre tract with the southeasterly line of a called 50.342 acre tract, designated Exhibit F-4, being a tract reserved by Exxon Corporation as recorded under Clerk's File No. P454723 of said Harris County Official Public Records of Real Property., from which a found 5/8-inch iron rod bears South 78° 58' East, 0.42 foot;

THENCE, Northerly, along the southeasterly line of said 50.342 acre tract, as follows:

North 34° 41' 52" East, a distance of 115.25 feet to a point for corner;

South 30° 53' 55" East, a distance of 3.52 feet to a point for corner;

North 36° 19' 01" East, a distance of 1,324.88 feet to an angle point;

North 35° 33' 27" East, a distance of 932.52 feet to a point for corner,

THENCE, North 86° 13' 49" East, a distance of 4,426.85 feet along the northerly line of this tract to a point in the easterly line of said 1,739.405 acre tract for the northeast corner of this tract;

THENCE, South 07° 01' 17" West, a distance of 1,326.87 feet along said easterly line to a point for the most northerly corner of a called 13.815 acre tract, designated Exhibit F-5, being a tract reserved by Exxon Corporation as recorded under Clerk's File No. P454723 of said Harris County Official Public Records of Real Property;

THENCE, South 52° 01' 17" West, a distance of 2,676.23 feet along the northwesterly line of said 13.815 acre tract to a point for a corner of Restricted Reserve "A" as shown on the plat of Clear Lake Substation as recorded in Volume 345, Page 135 of said Harris County Map Records;

THENCE, departing said northwesterly line and along the perimeter of said Restricted Reserve "A", as follows:

North 04° 17' 16" West, a distance of 96.15 feet to a point for corner,

South 52° 01' 17" West, a distance of 457.57 feet to a point for comer,

North 37° 58' 43" West, a distance of 270.00 feet to a point for corner,

South 52° 01' 17" West, a distance of 350.00 feet to a point for corner,

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South 37° 58' 43" East, a distance of 350.00 feet to point for comer in the northwesterly line of said 13.815 acre tract;

THENCE, South 52° 01' 17" West, a distance of 1,423.48 feet along the northwesterly line of said 13.815 acre tract to an angle point;

THENCE, South 51° 00' 30" West, a distance of 1,057.28 feet continuing along said northwesterly line to an angle point;

THENCE, South 53° 12' 50" West, a distance of 159.01 feet continuing along said northwesterly line to a point for corner in the existing northeasterly right-of-way line of Almond Creek Drive (60 feet wide) as shown on the plat of Northfork, Section Three, a subdivision recorded in Film Code No. 357077 of said Harris County Map Records and being the beginning of a tangent curve to the right,

THENCE, Northwesterly, 38.00 feet along said existing northeasterly right-of-way line of Almond Creek Drive and along the arc of said curve (Central Angle = 03° 49' 12"; Radius = 570.00 feet; Chord Bearing and Distance = North 35° 43' 52" West, 38.00 feet) to the point of tangericy;

THENCE, North 33° 49' 16" West, a distance of 76.16 feet continuing along said existing northeasterty right-of-way line to the most southerly comer of Lot 1, Block 4 of said Northfork, Section Three;

THENCE, North 51° 00′ 30″ East, along the southeasterly line of said Block 4, passing at a distance of 115.47 feet the common southerly comer of said Northfork, Section Three and Block 1 as shown on the plat of Northfork, Section Five, a subdivision recorded under Film Code No. 371088 of said Harris County Map Records and continuing along the southeasterly line of said Block 1 for a total distance of 732.55 feet to a point for comer;

THENCE, North 30° 56' 32" West, along the northeasterly line of said Northfork, Section Five, passing at a distance of 794.17 feet the common easterly corner of said Northfork, Section Five and said Northfork, Section Seven and continuing along the northeasterly line of said Northfork, Section Seven for a total distance of 2,682.04 feet to the POINT OF BEGINNING and containing within its bounds a computed area of 344.69 acres (15,014,855 square feet) of land.

This description is based on a compilation of data and does not represent a staked boundary survey.

Compiled By: SURVCON INC. 5757 Woodway, Suite 101 West Houston, TX 77057 Phone: 713.780.4123

Date: September 25, 2008 Job No.: 60047860

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Metes and Bounds Description Tract 2 66.96 Acres (2,916,683 Sq. Ft.) Sylvester Murphy League, A-53 James Routh Survey, A-64 Harris County, Texas

Being a 66.96 acre (2,916,683 square feet) tract of land, situated in the Sylvester Murphy League, Abstract No.53, and the James Routh Survey, Abstract No. 64, and being out of a called 1,739.405 acre tract described in deed from Exxon Corporation to Tejas Gas Storage Company, as recorded under Clerk's File Number P454723 of the Harris County Official Public Records of Real Property, said 66.96 acres being more particularly described by metes and bounds as follows (with bearings referenced to the Texas Coordinate System of 1983, South Central Zone):

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "SURVCON INC" set for the northwesterly corner of Lot 23, Block 2 of the plat of Northfork, Section Three, a subdivision recorded in Film Code No. 357077 of the Harris County Map Records, and being in the existing northeasterly right-of-way line of Almond Creek Drive (60 feet wide) as shown on the plat of said Northfork, Section Three;

THENCE, North 53° 18' 03" West, 97.01 feet along said existing northeasterly right-of-way line of Almond Creek Drive to a point for the beginning of a non-tangent curve to the right;

THENCE, northwesterly, 55.12 feet continuing along sald existing northeasterly right-of-way line and along the arc of said curve (Central Angle = 05° 32′ 27″; Radius = 570.00 feet; Chord Bearing and Distance = North 50° 31′ 50″ West, 55.10 feet) to a point for the southwesterly corner of a called 13.815 acre tract, designated Exhibit F-5, being a tract reserved by Exxon Corporation as recorded under Clerk's File No. P454723 of said Harris County Official Public Records of Real Property;

THENCE, North 53° 12' 50° East, a distance of 150.62 feet along the southerly line of sald 13.815 acre tract to an angle point;

THENCE, North 51° 00' 30" East, a distance of 1,058.39 feet continuing along said southerly line to an angle point;

THENCE, North 52° 01' 17" East, a distance of 4,752.95 feet continuing along said southerly line to a point for corner in an easterly line of said 1,739.405 acre tract;

THENCE, South 07° 01' 17" West, a distance of 141.42 feet along the easterly line of said 1,739.405 acre tract to a point for corner in the northwesterly line of the plat of Pine Brook, Section Nine, a subdivision recorded in Film Code No. 385128 of said Harris County Map Records;

THENCE, South 52° 01' 17" West, a distance of 1,000.00 feet along the northwesterly line of said Pine Brook, Section Nine to an angle point;

THENCE, South 22° 07' 33" West, continuing along the northwesterly line of said Pine Brook, Section Nine, passing at a distance of 392.64 feet the common northerly corner of said Pine Brook, Section Nine and Pine Brook, Section Eight, a subdivision recorded in Film Code No. 380032 of said Harris County Map Records, and continuing along the northwesterly line of said Pine Brook, Section Eight, passing at a distance of 1,918.12 feet the common northerly corner of said Pine Brook, Section Eight and Restricted Reserve "H" as shown on the map or plat recorded under Film Code No. 358062 of said Harris County Map Records, and continuing along the northwesterly line of said Restricted Reserve "H" for a total distance of 2,004.02 feet to the northeasterly corner of Restricted Reserve "B" as shown on the plat of El Dorado Boulevard Fire Station as recorded in Film Code No. 358053 of said Harris County Map Records;

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THENCE, along the northerly and easterly lines of said Restricted Reserve "B", as follows:

South 63° 49' 38" West, 344.32 feet to the beginning of a non-tangent curve to the left;

southwesterly, 27.03 feet along the arc of said curve (Central Angle = 00° 30' 25"; Radlus = 3,055.00 feet; Chord Bearing and Distance = South 63° 55' 06" West, 27.03 feet) to a point for corner and being the beginning of a tangent curve to the left;

northwesterly, 65.44 feet along the arc of said curve (Central Angle = 01° 48' 25"; Radius = 2,075.00 feet; Chord Bearing and Distance = North 35° 27' 06" West, 65.44 feet) to a point of compound curvature:

northwesterly, 352.33 feet along the arc of said curve (Central Angle = 07° 50' 23"; Radius = 2,575.00 feet; Chord Bearing and Distance = North 38° 19' 37" West, 352.06 feet) to a point for the northeasterly comer of said Restricted Reserve "B" and being the beginning of a tangent curve to the left;

THENCE, southwesterly, along the northerly line of said Restricted Reserve "B" and along the arc of said curve, passing at an arc distance of 25.81 feet the existing easterly right-of-way line of said El Dorado Boulevard, passing at an arc distance of 128.73 feet the existing westerly right-of-way line of said El Dorado Boulevard and easterly comer of Restricted Reserve "A" of said El Dorado Boulevard Fire Station, passing at a arc distance of 502.38 feet the common northerly comer of said Restricted Reserve "A" and a called 16.0808 acre tract as conveyed in deed to Harris County Flood Control District as recorded under Clerk's File No. S990332 of said Harris County Official Public Records of Real Property, and continuing along the northerly line of said 16.0808 acre tract for a total arc distance of 823.58 feet (Central Angle = 13° 37' 06"; Radius = 3,465.00 feet; Chord Bearing and Distance = South 55° 28' 29" West, 821.64 feet) to the point of tangency;

THENCE, South 48° 39' 56" West, a distance of 100.00 feet continuing along the northerly line of said 16.0808 acre tract to a point for the beginning of a non-tangent curve to the right;

THENCE, southwesterly, continuing along said northerly line, passing at an arc distance of 1,186.78 feet the common northerly comer of said 16.0808 acre tract and Restricted Reserve "B" as shown on the plat of said Northfork, Section Three and continuing along the northerly line of said Restricted Reserve "B" and also continuing along the arc of said curve for a total arc distance of 1,201.83 feet (Central Angle = 15° 11' 03"; Radius = 4,535.00 feet; Chord Bearing and Distance = South 56° 15' 27" West, 1,198.31 feet) to a point for the northwesterly comer of said Restricted Reserve "B";

THENCE, South 30° 56' 32" East, a distance of 104.90 feet along the westerly line of said Restricted Reserve "B" to a point for the northerly corner of Lot 9, Block 2 of said Northfork, Section Three;

THENCE, South 86° 49' 30° West, 726.08 feet along the northerly line of said Block 2 of said Northfork, Section Three to the POINT OF BEGINNING and containing within its bounds a computed area of 66.96 acres (2,916,683 square feet) of land.

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ROBERT W.

This description is based on a compilation of data and does not represent a staked boundary survey.

Compiled By: SURVCON INC. 5757 Woodway, Suite 101 West Houston, TX 77057 Phone: 713.780.4123 Date: September 25, 2008

Job No.: 60047860

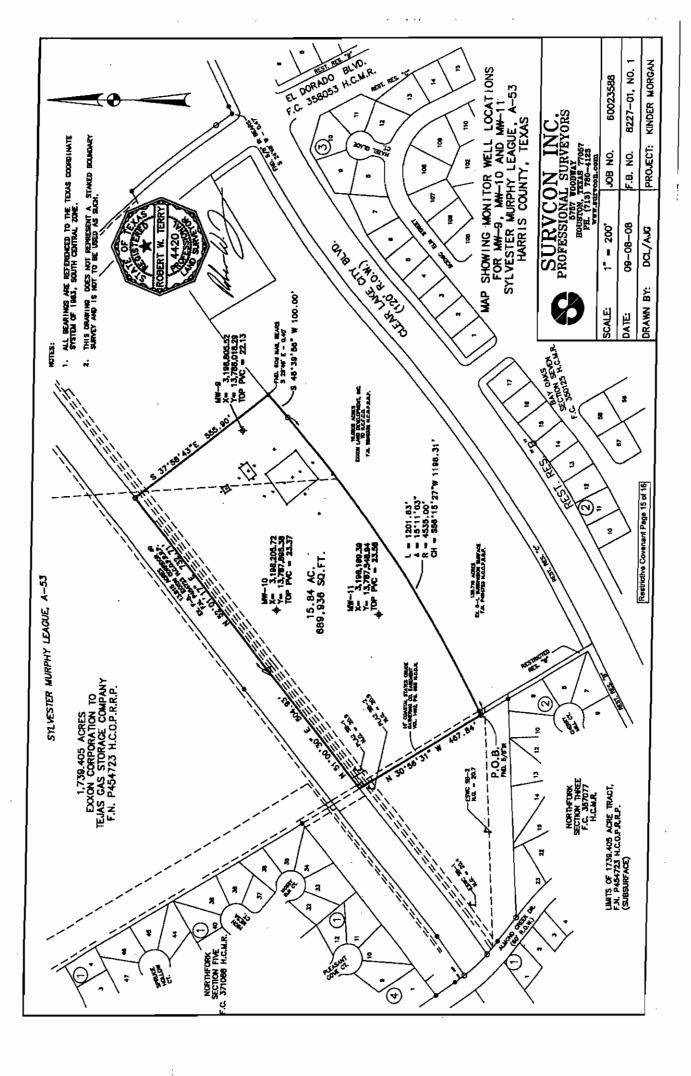
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### EXHIBIT B

Legal Description and Map of the Affected Property



#### Metes and Bounds Description 15.84 Acres (689,936 Square Feet) Sylvester Murphy League, Abstract No. 53 Harris County, Texas

Description of a 15.84 acre (689,936 square feet) tract of land out of a called 1,739.405 acre tract described in a deed to Tejas Gas Storage Company as recorded under Clerk's File No. P454723 of the Harris County Official Public Records of Real Property, in the Sylvester Murphy League, Abstract No. 53, in Harris County, Texas, sald 15.84 acre tract being more particularly described as follows (with bearings referenced to the Texas Coordinate System of 1983, South Central Zone):

BEGINNING at a 5/8-inch iron rod found for the most northerly northwest comer of Restricted Reserve "B", of the plat of Northfork Section Three as recorded in Film Code No. 357077 of the Harris County Map Records, said point being in the southwesterly line of a 15-foot wide Coastal States Crude Gathering Co. easement as recorded in Volume 1492, Page 665 of the Harris County Deed Records, said point marks an interior corner of said 1,739.405 acre tract and the southwesterly comer of this herein described tract;

THENCE, North 30° 56' 31" West, along the southwesterly line of this tract, a distance of 467.84 feet to a point on the southeasterly line of a called 13.815 acre tract referred to as EX. F-5, Exxon Corridor 40 in the above referenced deed to Tejas Gas Storage Company;

THENCE, North 51° 00' 30" East, along the southeasterly line of said Exxon Corridor 40, a distance of 504.93 feet to an angle point;

THENCE, North 52° 01' 17" East, continuing along the southeasterly line of said Exxon Corridor 40, a distance of 732.71 feet to a point for the most northerly comer of this tract;

THENCE, South 37° 58' 43" East, along the northeasterly line of this tract, a distance of 555.90 feet to a point in a southeasterly line of said 1,739.405 acre tract and the northwesterly line of a called 16.0808 acre tract described in a deed to Harris County Flood Control District as recorded under Clerk's File No. S990332 of the Harris County Official Public Records of Real Property, which marks the most easterly comer of this herein described tract;

THENCE, South 48° 39' 56" West, along the northwesterly line of said 16.0808 acre tract and the southeasterly line of said 1,739.405 acre tract, a distance of 100.00 feet to a point for the beginning of a curve to the right;

THENCE, southwesterly, 1,201.83 feet, continuing along a southeasterly line of said 1,739.405 acre tract and along the arc of said curve to the right (central angle = 15° 11' 03"; radius = 4,535.00 feet; chord bearing and distance = South 56° 15' 27" West, 1,198.31 feat) to the POINT OF BEGINNG and containing a computed area of 15.84 acres (689,936 square feet) of land.

Compiled By: SURVCON INC. 5757 Woodway, Suite 101 West Houston, TX 77057 Phone: 713.780.4123

Date: August 25, 2008 Job No.: 60047860

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Restrictive Covenant Page 16 of 16

ANY PROVISION MERE'S WHICH RESTRICTS THE SALE RENTAL OR USE OF THE DESCRIBED REAL PROPERTY ECCURSE OF COLOR OF RACE IS BYVALD AND UNEMFORCEABLE 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 stangard hereon by may and vary duty RECORDED. In the Official Public Records of Real Property of Harris County, Texas on  $\frac{1}{2} \frac{1}{2} \frac{1}{2$ 

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