SQ Environmental, LLC
P.O. Box 1991
Austin, TX 78767
www.SQEnv.com
512-900-7731

DRAFT – 21 November2018

Mr. [redacted]
[redacted]
Houston, TX 77[redacted]

RE: **Environmental Document Review and Redevelopment Discussion**
ChevronTexaco Research Facility Property
5901 S. Rice Ave, Bellaire, Texas
SQE PN: 1011.023.001

Dear Mr. [redacted]:

The following provides the results of the environmental document review which has been completed by SQ Environmental, LLC (SQE) for the property located at 5901 S. Rice Ave, in Bellaire, TX. This letter also includes a discussion of potential redevelopment issues and incremental costs that may be incurred due to the historical property use. The approximate boundaries of the property are shown below (outlined in yellow) along with some of the names of the former buildings. Currently, there are no buildings present on the subject property, just remaining slabs, driveways and parking areas. The dashed red line shows the area included as the "Western Tract" in some of the documents that were reviewed. Labels have been placed on the locations of buildings that were within the subject property.

Figure 1 – Subject Property Layout

EXECUTIVE SUMMARY

Based on the information that has been reviewed and discussions that we have had, the subject property has been in the Texas Commission on Environmental Quality (TCEQ) Industrial and Hazardous Waste (IHW) Corrective Action Program for almost 20 years. This program ultimately issues "No Further Action" (NFA) letters, which indicate that the agency concurs that the property meets certain standards and no further activities are needed at the time that the letter was issued. Prior to around 2015, the majority of the investigation and remediation work performed at the facility focused on groundwater. Chevron, the prior owner of the property completed significant investigation activities between October 2015 and July 2017, in anticipation of a sale. This work has been documented in reports to TCEQ, including an Affected Property Assessment Report (APAR) and APAR Addendum, but as of the date of this letter, TCEQ has not issued an NFA letter. It should be noted that an NFA letter under the Corrective Action Program does not release a future property owner from environmental liability, but does significantly reduce the potential that TCEQ would have future issues with the environmental conditions of the property. While we are confident that the subject property can be redeveloped and safely used for the intended purpose, the following issues are provided for consideration, since they may affect the ultimate cost of the redevelopment.

1. Chlorinated Organics in Bellaire Neighborhood. There is a chlorinated groundwater plume in the Bellaire neighborhood northeast of the subject property. While there is definitely a plume from the property now occupied by the Walmart (5425 S. Rice Ave), there is considerable speculation that there are other potential sources of the chlorinated solvents. This plume extends from the Walmart property west and south to Mayfair Street in the vicinity of Sheffield Street. The last time that I talked with TCEQ about the chlorinated organics in the groundwater (which was around July 2017), it appeared that they were taking the position that they were not going to let anyone (Greenwood the responsible party for the Walmart property plume or Chevron) "off the hook" until the issues in the neighborhood were resolved. TCEQ (Joe Bell) speculated that the dewatering beneath buildings under the Chevron property had caused the plume to move south, more than it would have naturally. (I understand that the sumps that Joe was referring to are not on the subject property, but in the two buildings to the east, along Fournace Place.). From talking with Jason Binford (the environmental consultant for the current property owner), I understand that as part of the recent due diligence, Chevron is participating in "joint monitoring" of the neighborhood with Greenwood. The fact that there is currently joint sampling in the neighborhood supports that the source of those contaminants has not been determined to the satisfaction of TCEQ and at least for now, Chevron has not convinced TCEQ that they are not responsible for the off-site impacts. There are two issues for consideration with respect to the impacted groundwater in the neighborhood. The first is that groundwater monitoring on and around the subject property could be required by TCEQ for an extended period of time. The second is making sure that a new owner of the subject property would not somehow get involved into the investigation and/or addressing the issues in the neighborhood, since the cost for these could be significant.

2. Source of Remaining Chlorinated Solvents on the Subject Property. Chevron has taken the position that all of the remaining chlorinated solvents which are currently in the groundwater beneath the subject property originated from off-site sources (and therefore, they would not be responsible for continued monitoring or investigations). The data that I have reviewed does not entirely support this position. Attachment A includes plume maps from the 2016 annual report, and Attachment B includes the Protective Concentration Level (PCL) Exceedance zone (or PCLE zone) map. Certainly, there are contaminants coming onto the property, but some of the highest concentrations are present on the subject property. Because there were known chlorinated solvents releases from the subject property, there is likely a co-mingled plume and historically, TCEQ has taken the position that all potential participants are responsible when the impacts cannot be clearly separated (which I believe to be the case here). That suggests to me that without an Municipal Settings Designations (which I understand may not be allowed in the City of Bellaire) or deed restriction on the property to prevent use of the groundwater, groundwater monitoring may go on for many years and/or active remediation would be required to reach levels that would not require deed restrictions (essentially drinking water standards). This would mean that access to

the subject property would be required into the future. In the APAR and APAR Addendum, it appears that Chevron is contemplating the placing of deed restrictions on the groundwater to resolve this issue. And, since the potential impacts from the subject property do not appear to extend beyond the former Chevron property, placing a deed restriction is an option that would resolve this situation from a regulatory standpoint and allow discontinuation of monitoring (and abandonment of the wells). We did not find any evidence of deed restrictions being placed as part of our Phase I Environmental Site Assessment (ESA) which was recently completed, and it is unknown whether this deed restriction was contemplated in the recent sell of the property to the current owner. Issues to be considered regarding this item are whether Chevron is allowed to deed restrict the subject property under the current sales agreement, and, if so, when that will be done. TCEQ would need to approve this and also approve abandonment of the groundwater monitoring wells. Another issue for consideration is access following the sale, unless the deed restriction and abandonment of the groundwater monitoring wells can be completed prior to the sale.

3. Existing Wells and Vapor Points. There are close to 100 wells (up to about 50) and soil vapor probe locations (up to about 40) currently present on the subject property. A number of these would be in the way of the redevelopment. I am not certain what the agreement was between Chevron and current owner, but if those structures have to stay until there is a regulatory resolution, and that resolution is not imminent (which it does not appear to be), it could significantly impair the potential for redevelopment. If continued monitoring is required, TCEQ will typically allow abandonment and reinstallation of wells to get them out of the way (i.e. out from under buildings), but this can be costly if the responsibility falls on the developer of the property. Abandoning all of the wells and vapor points that are out there is likely a $30,000 to $75,000 effort. Reinstalling wells and/or vapor points, if required, could cost approximately $3,000 each. Based on the draft facility layouts that have been provided to SQE (see Attachment D), up to around 30 monitoring points could be required, costing around $90,000 to reinstall.

4. Soil Removal During Redevelopment. Generally, during redevelopment of a property, soil can be moved around without "generating" a waste. However, if soil removal from the property is required for redevelopment of a property that was previously used for commercial/industrial properties (and certainly one that has been in a TCEQ regulatory program), the soil for removal should be properly characterized and could potentially require landfilling (instead of being handled as "clean fill" which is what is generally done during redevelopment). This can add approximately $25 to 50/CY for any soil taken off-site. Often in the Houston area, geotechnical engineers will recommend removal of the upper 18 to 24 inches of soil under building foundations and replacement with "structural fill" as a matter of course. For redevelopment of a "greenfield " this is not a significant cost since the soil removed sometimes has a value or at worst has little or no cost to get rid of. However, this is not the case if the soil requires special handling. Based on an assumption of the removal of 18 inches of soil under the buildings (assumed footprint of 100,000 sq ft), this cost could be in excess of $250,000 (depending on the disposal requirements). This can be mitigated by working with the geotechnical engineer to allow "conditioning" of the soil beneath the building with materials such as lime, so that the existing soil can remain on the property. This conditioning would still have an incremental cost, but would be significantly less than hauling the soil off-site for disposal. Rough estimated incremental cost for soil conditioning is expected to be $30,000 or less. Sampling that would be needed to ascertain whether special handling was needed for any soil to be removed would cost approximately $15,000.

5. Vapor Mitigation System. Based on the chlorinated organics remaining in the groundwater and the fact that the contaminants will likely remain for an extended period of time, it should be assumed that a Vapor Mitigation System (VMS) will need to be installed beneath "occupied" spaces. This would include the ground floor areas of the buildings, but not the sports courts or any other areas such as drive ways, parking areas or green space. The recommendation to require installation of a vapor barrier system was included in the previously-prepared reports. I do not know if this is a current requirement of the potential sales agreement, but for planning purposes, it should be assumed that one would be needed. A rough cost estimate for such a system is approximately $2/sq ft ground floor. This would include the system design, system installation and the

oversight/documentation of the system installation. Assuming 100,000 sq ft of ground-floor building space, this could cost $200,000. It should be noted that there is some "off-setting" costs since this would replace a traditional moisture barrier, which would then not be needed.

6. Additional Surface Soil Investigation. As discussed below, very little sampling of the near surface (0 to 1.0 ft) soils on the subject property has been completed. Of the hundreds of soil samples collected, only around 15 included any soil within the upper 5 ft of soil on the subject property, and except in the mercury remediation areas, the shallow-most soil samples were generally 2 to 3 feet below the surface. Attachment C provides maps of the soil results from the APAR and APAR Addendum. Samples collected from 2 to 3 feet are well below the depth that a potential user of the new facility would be exposed to. Consideration should be given to collecting additional samples, particularly in areas that may be exposed at the surface following the redevelopment. This would be limited to areas outside of the building, parking and driveways, and sports courts. Attachment D includes preliminary potential layouts for the new facility. The estimated cost for this sampling is approximately $10,000. The sampling would include collection of surface soil samples from areas that will not likely be covered and analyses for metals (arsenic, cadmium, chromium, lead, and mercury) and Total Petroleum Hydrocarbons (TPH). Additional sampling would only be needed if these results suggested impacts above the residential Protective Concentration Levels (PCLs) for direct contact. As is discussed below, since the groundwater is already impacted, this evaluation would not need to consider groundwater protection.

Additional details regarding the results of the records review and current property conditions are provided below.

BACKGROUND INFORMATION

The subject property is part of a larger parcel that was used as a research facility until the 1990s, and more recently as a office complex. Based on the information made available to SQE, the larger property began as an upstream research center in 1941. The research activities decreased over time, ending in the 1990s. In the 1980s, the Bellaire Office Building (BOB) and Bellaire Annex (BAX) office buildings were constructed. These two buildings (which are located east of the subject property, along Fournace Place), along with Building F (just north of the eastern portion of the subject property) are the only remaining buildings that are currently in use on the former Chevron facility.

The former Chevron property has been in the TCEQ IHW Corrective Action Program for close to 20 years. For the majority of this period, the work performed included investigation and remediation of the groundwater. Significant additional investigation activities were performed in contemplation of a sale of the property. This included the installation and sampling of soil borings, installation and sampling of additional groundwater monitoring wells, installation and sampling of soil vapor sample points, and remediation of several areas of soil where concentrations of constituents were identified above regulatory standards. The results of the additional sampling and interim measures were provided in an Affected Property Assessment Report (APAR) which was submitted to TCEQ in December 2017 and an APAR Addendum which was submitted in May 2018. Locations of the environmental sample points in and around the subject property are shown on Figure 2.

Figure 2 – Sample Location Map

- Blue Symbols: Groundwater Monitoring Wells installed into the first groundwater bearing zone.
- Yellow Symbols: Groundwater monitoring wells installed into the second groundwater bearing zone.
- Red Symbols: Groundwater monitoring wells installed into the third groundwater bearing zone.
- Green Dots: Soil boings.
- Purple Triangles: Soil vapor sample locations.

SUMMARY OF WORK PERFORMED AND CURRENT CONDITIONS

Document Review: The primary documents that were included in the records review were:

- Bellaire Assessment Study. It appears that this was prepared by the Chevron environmental consultant. It included a summary of the work performed between2015 and 2017, and included a series of four figures and four tables which summarized the results of the work.
- 2016 Annual Groundwater Monitoring Report. This report was dated 10 May 2017 and was prepared by GHD, Chevron's environmental consultant. The report was submitted to TCEQ.
- Mercury Mitigation and Waste Removal Report. This report was dated July 2017 and was prepared by GHD.
- Affected Property Assessment Report (APAR). This report was prepared by GHD and submitted to TCEQ in December of 2017.
- APAR Addendum. This report was also prepared by GHD and was submitted to TCEQ in May of 2018.

Based on the review of TCEQ on-line information, it appears that a more recent groundwater monitoring report has been submitted to TCEQ, but a copy of that report was not available for review. Based on the type of constituents present and the historical information, it is unlikely that the most recent report would have significant additional technical information regarding the property.

Overview: From October 2015 through June 2017, soil assessment activities were completed. This included the drilling and sampling of 241 soil borings to depths of approximately 15 feet below the ground surface. Of these, 41 were converted to soil vapor probes that would allow samples to be collected at 5 ft and 15 ft below the ground surface. According to the December 2017 APAR, a Remedy Standard B was planned, using a Plume Management Zone (PMZ) to restrict the use of the groundwater. In May 2018, an APAR Addendum was submitted to TCEQ. This addendum included documentation of the additional investigation and interim measures since the initial APAR had been submitted. Figure 2 illustrates the sample locations.

Through the investigations and interactions, surface soils (0-15 ft bgs) exceeding TRRP Residential $^{Tot}Soil_{Comb}$ PCLs (30-acre source) were removed. In addition, six "anomalous" areas were addressed: two with elevated radiation, one with PCBs, one with PAHs, one with mercury, and one with asbestos. Interim measures involved the removal of piping on the north edge of former Building C and the removal of soil with mercury above PCLs. Also, some piping was removed from beneath the Building B and C slabs. All of the known sumps have reportedly been removed or cleaned and filled with concrete.

The groundwater gradient is generally from the west towards the east, with local influences from sump pumping from the basements of the BOB and BAX buildings (which are east of the subject property). The chemicals of interest in the groundwater are mostly chlorinated organics. Indoor air quality assessments have were conducted in the BOB and BAX building basements and on the first floor of Building F (which has no basement). All work done by Chevron and the results have reportedly been shared with TCEQ.

Several areas of interest with respect to the subject property are discussed below:

- High levels of VOCs were found in soil vapor samples collected from SB-38. This is on the northside of the subject property. Additional soil investigation activities were performed in this area, but no “source” soils were identified; however, hydroexcavation of potentially affected soils were performed.
- Droplets of elemental mercury were observed along the northern perimeter of the former Building C foundation slab. The location of the former Building C is shown on Figure 1. This area was reportedly further investigated and soil with mercury exceeding regulatory levels were removed.
- Elevated levels of nitroaromatics and TPH were found in and around a pipe trench associated with a sump at Building B. This general area is also shown on Figure 1.

Additional details regarding the investigation work that has been performed, and the current conditions based on the work is discussed below.

Groundwater: Approximately 50 groundwater monitoring wells have been installed into the first water-bearing zone within and around the subject property. These wells are generally completed to depths ranging from 35 to 55 feet below ground surface (bgs). Groundwater is located in this first zone at depths of approximately 10 to 15 feet below the ground surface. Plume maps from the December 2016 groundwater monitoring event are provided in Attachment A. The groundwater flow direction is generally to the east, although in the northwestern corner there appears to be a southern component, which is thought to be caused by pumping of water from sumps in the basements of the BAX and BOB buildings. As shown

on the figures, there are several groundwater plumes containing chlorinated organics. The table below provides a summary of the maximum concentrations for the major chlorinated organics, based on the December 2016 data, along with the Residential Protective Concentration Level (PCL) under the Texas Commission on Environmental Quality (TCEQ) Texas Risk Reduction Program (TRRP). Using the maximum concentrations, calculations were performed to assess the potential for indoor air quality issues.

Constituent	Residential GW PCL (mg/L)	Maximum GW Conc. (mg/L)	Residential Air RBEL (ug/m^3)	Estimated Indoor Air Conc. (ug/m^3)
Tetrachloroethylene	0.005	0.037	64	25.5
Trichloroethylene	0.005	0.060	5.9	23.1
Dichloroethene, 1,1-	0.007	0.081	350	77.3
Dichloroethane, 1,2-	0.005	0.42	7.2	20.1
Bis(2-chloroethyl) ether	0.00083	0.11	0.074	0.0481

The second groundwater-bearing unit (GBU) is located at 65 to 70 feet bgs, and the third GBU is located at 85 to 115 feet bgs. (APAR Addendum) It was noted in the APAR that "On-site COCs (Constituents of Concern) were not detected in the 2nd and 3rd GBUs." Attachment B provides a copy of the PCL Exceedance zone map from the APAR Addendum.

Surface Soils: Of the hundreds of soil samples that have been collected at the property, only approximately 15 appear to have been collected of the surface soils (<5 ft) within the subject property, and even fewer are of the upper 0.5 to 1.0 ft of soil. The majority of the "surface samples" collected during the APAR were collected at 2 to 3 feet below the surface. Figures of the "surface sample" result maps are provided in Attachment C from the APAR and APAR Addendum. Generally, the soil that is exposed to users of a property (such as being contemplated) would be those within the upper foot or less. Additional samples were collected in areas where mercury was found and remediated, but sampling for mercury does not appear to have been performed across the property. A typical sampling frequency for non-commercial/industrial purpose (i.e. residential), is one sample per 1/8th of an acre. For an approximate 12.5-acre property, this would be approximately 100 surface soil samples. Consideration should be given to at least doing some surface soil sampling prior to purchase to assess whether there are additional soils that should be removed for environmental purposes (i.e. exceed the residential risk-based levels) and confirm that the remaining soils, that may be exposed following redevelopment, meet the residential criteria for direct contact. Due to the fact that groundwater has already been impacted, the evaluation should focus on direct contact, and not groundwater protection.

Soil Vapor Testing: Soil vapor probes were installed in two-probe pairs. One probe was reported to have been installed at a depth of 5 ft and one at a depth of 15 ft. These were reported to have been installed in two separate soil borings, approximately two feet apart. There are approximately 20 pairs of these probes remaining on the subject property. Sub-slab probes were installed within the slab of Building F (east of the northern portion of the subject property). All of the probes were reported to be "permanent" indicating that they are likely still in place. In addition to testing for typical volatile organic compounds, the methane concentrations were measured and found to be above the Lower Explosive Limit (LEL) and a number of locations, including (all in % by volume): SB-25 (6.3 to 9.9), SB-38 (24 to 30), SB-40 (7.9), and SB-52 (9.8). The APAR Addendum, Supplemental Soil Vapor and Sub Slab Vapor Investigation Report (dated April 2018) recommends that: "*As part of the sales agreement, installation of vapor barrier or venting system may be required for new construction. The barrier system must meet or exceed the recommendations specified in EPA document "Indoor Air Vapor Intrusion Mitigation Approaches" EPA/600/R-08-115 October 2008*." A summary of the results for location SB-38 are provided below:

Constituent	SB-38-S (ug/m3)	Res. RBEL (ug/m3)	Comparison Value (ug/m3)*
Benzene	11,000	11	367
Dichloroethene, 1,1-	15,000	63	2,100
Ethylbenzene	640	2,000	66,700
Hexane	56,000	NV	NA
PCE	25 J	64	2,130
TCE	110	5.9	197
VC	10,000	2.9	97
Methane	30%	NV	NA

* Comparison value is based on 0.03 attenuation factor for soil vapor to indoor air (EPA, "OSWER Technical Guide for Assessing and Mitigating the Vapor Intrusion Pathway from Subsurface Vapor Sources to Indoor Air." Publication 9200.2-154, June 2015.

CONCLUSIONS AND RECOMMENDATIONS

Based on the review of documents, the following conclusions and recommendations are made:

- Groundwater. It is assumed that there will be a restriction placed on the groundwater and that the groundwater will remain impacted for an extended period of time. The current data supports that there are likely off-site sources coming onto the subject property, it does not appear to support that there are no on-site contributions. Several of the potential on-site sources appear to be within the subject property, but these to no appear to extend beyond the former Chevron property. At least for now, Chevron appears to be required to continue semi-annual groundwater monitoring. A demonstration that the groundwater concentrations are stable or declining, do not (and will not) extend beyond the PMZ, and documentation that he entire PMZ can be controlled with the deed restrictions should be all that is needed to close out this on-site issue. There is the potential that Chevron will be required to continue addressing contamination of the groundwater north of the former Chevron property, but this does not appear to be related to activities on the subject property.
- Soil. It does not appear that sufficient surface soil sampling has been performed on the subject property. It is recommended that surface soil sampling be conducted in areas that may potentially be exposed at the surface following redevelopment, to confirm that they meet residential standards (based on direct contact), and/or are removed as part of the property redevelopment.
- Vapor. There are currently vapors beneath portions of the subject property which exceed risk-based concentrations. It is recommended that a VMS be installed beneath any ground floor occupied spaces.
- Other. There are numerous wells and soil vapor points (approximately 100 total), that may impact the ability to develop the property. Additional information is needed regarding the long-term need for these structures and whether they will impact the redevelopment schedule.

CLOSING

Please let me know if you have any questions or comments. I can be reached by e-mail (S.Litherland@sqenv.com). or phone (512-656-9445). We look forward to assisting you with this project.

Sincerely,
SQ Environmental, LLC

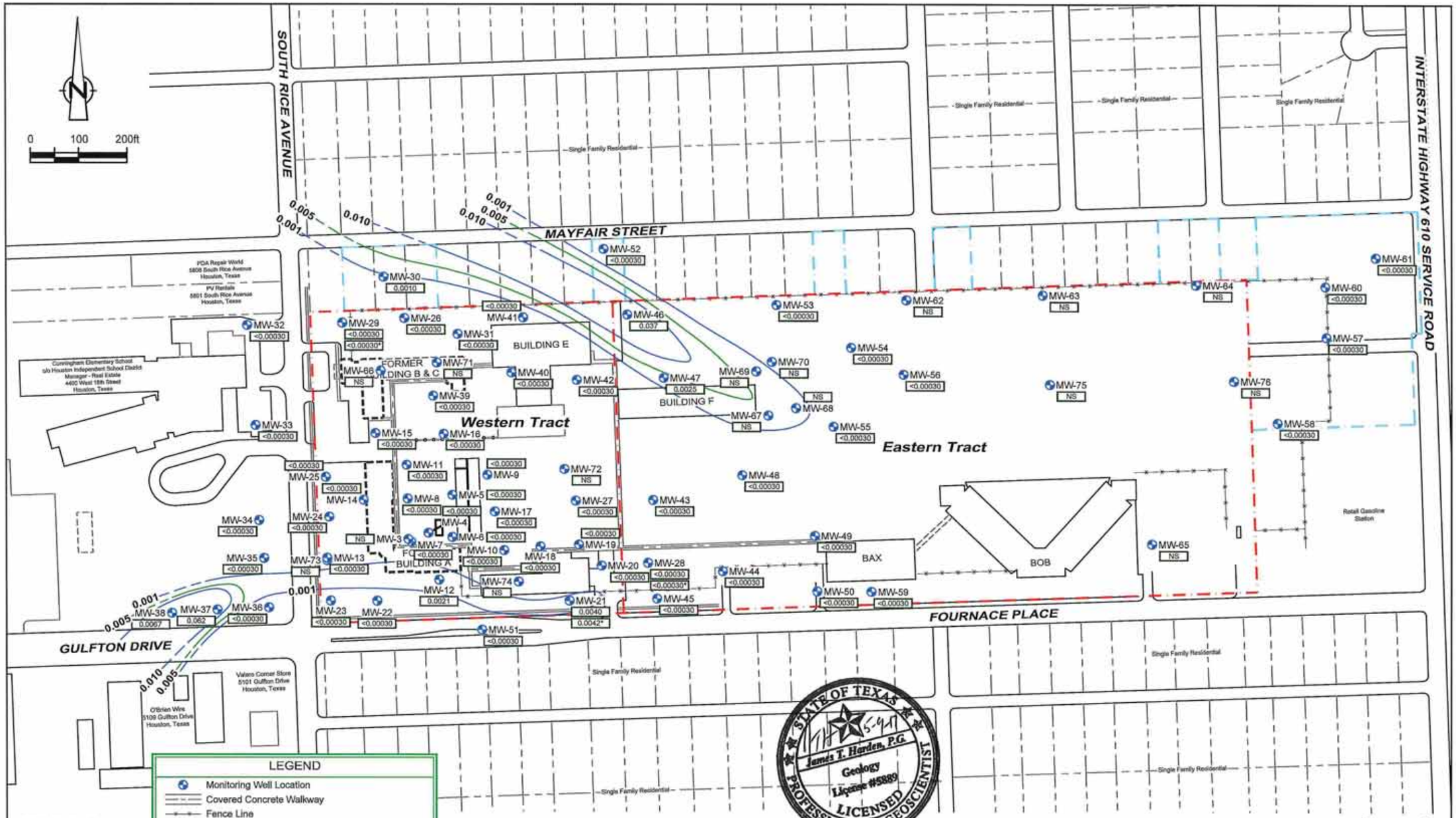
Susan T. Litherland, P.E.
Principal

cc: Ben Cowan – Locke Lord
Samantha Litherland – SQE (Sam.Litherland@sqenv.com; 512-695-9509)

ATTACHMENTS

- A – Groundwater Plume Maps from 2016 Annual Groundwater Report
- B – Groundwater PCLE Zone Map from APAR Addendum
- C – Soil Results Maps
- D – Preliminary Draft Facility Layouts

ATTACHMENT A



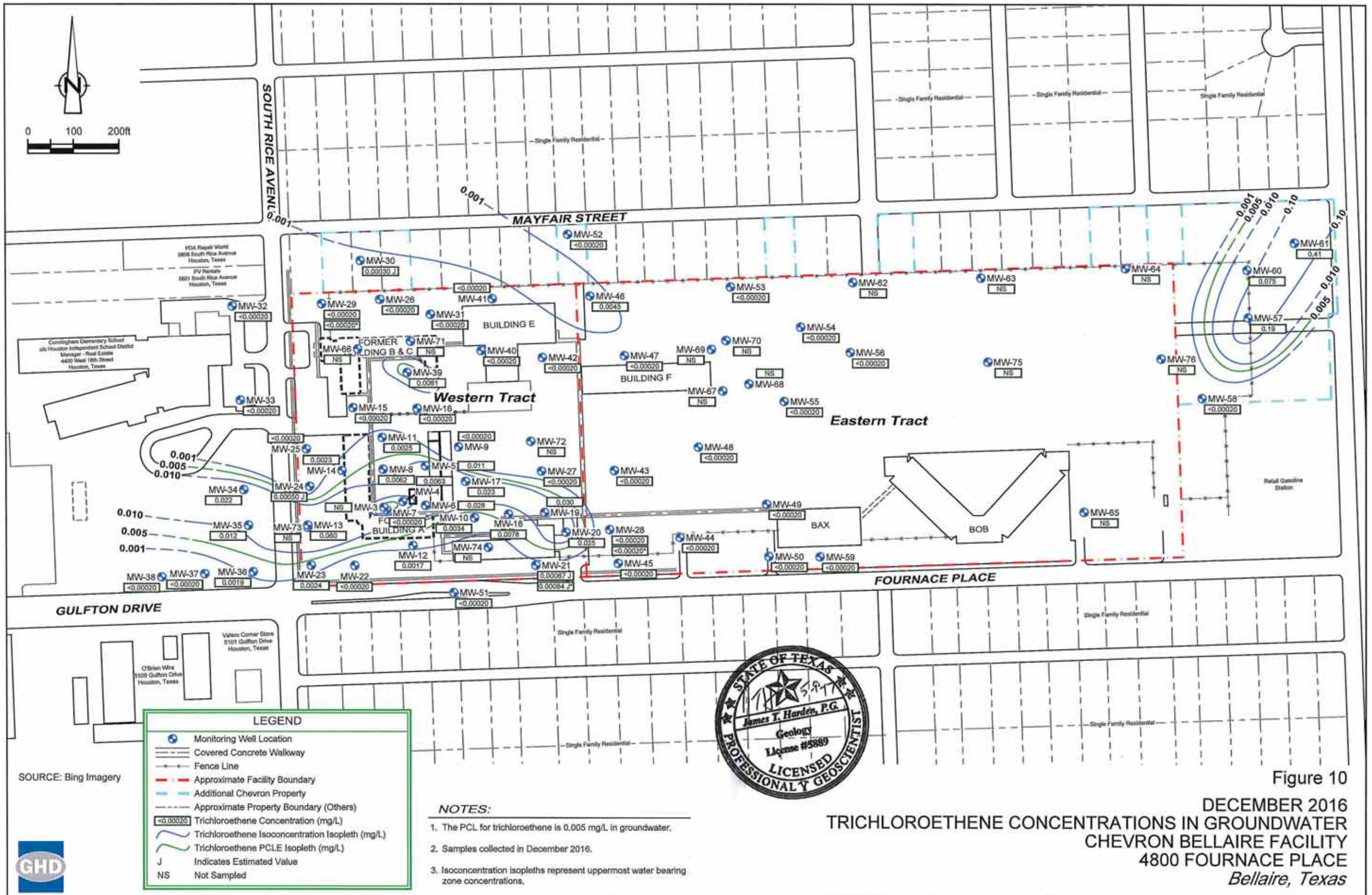
NOTES:

1. The PCL for Tetrachloroethene is 0.005 mg/L in groundwater.
2. Samples collected in December 2016.
3. Isoconcentration isopleths represent uppermost water bearing zone concentrations.

Figure 9

DECEMBER 2016
TETRACHLOROETHENE CONCENTRATIONS IN GROUNDWATER
CHEVRON BELLAIRE FACILITY
4800 FOURNACE PLACE
Bellaire, Texas

041084-2016(029)GN-DL001 MAY 3, 2017



LEGEND

- Monitoring Well Location
- Covered Concrete Walkway
- Fence Line
- Approximate Facility Boundary
- Additional Chevron Property
- Approximate Property Boundary (Others)
- <0.00020 Trichloroethene Concentration (mg/L)
- Trichloroethene Isoconcentration Isopleth (mg/L)
- Trichloroethene PCLE Isopleth (mg/L)
- J Indicates Estimated Value
- NS Not Sampled

SOURCE: Bing Imagery

NOTES:

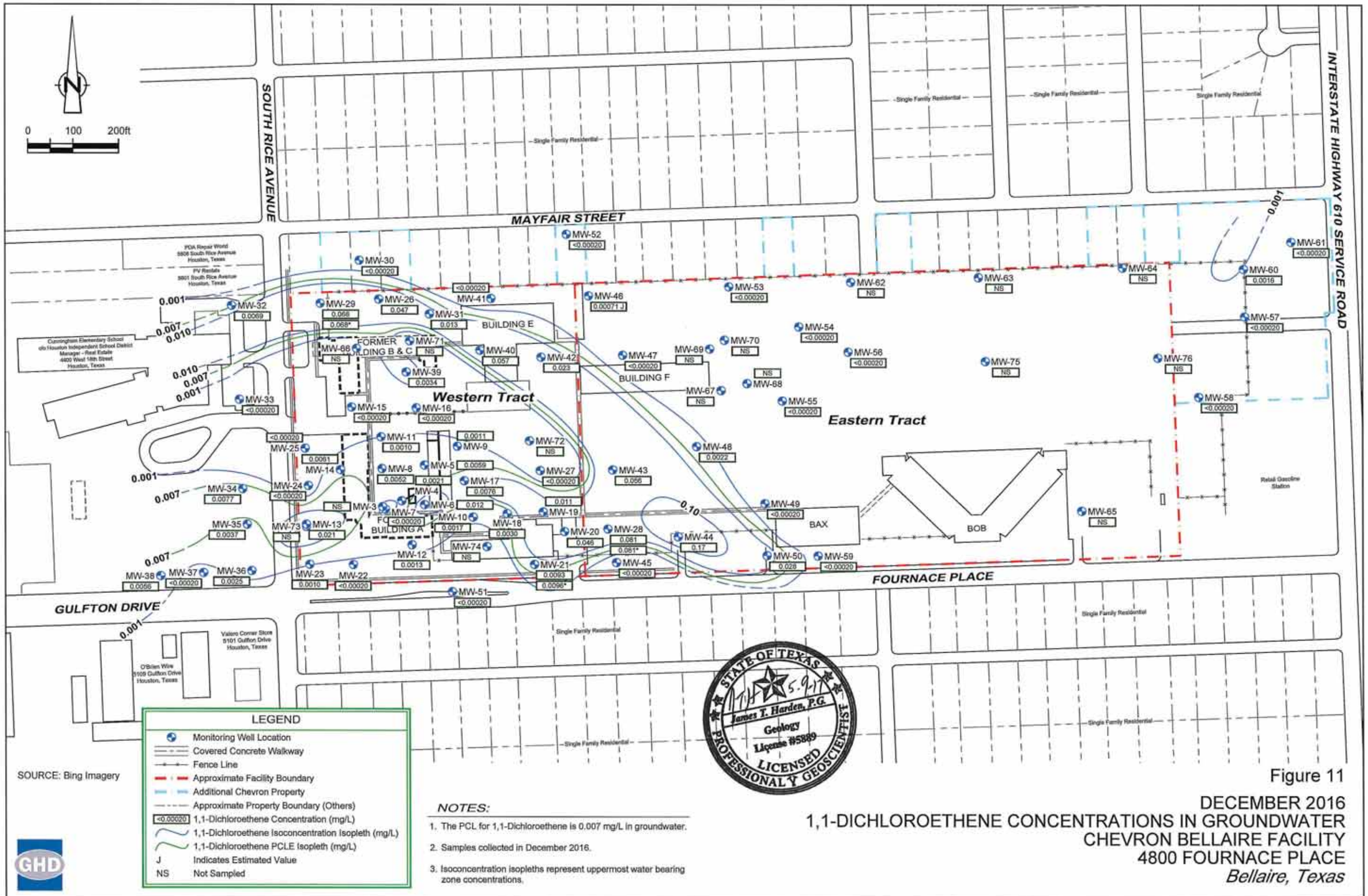
1. The PCL for trichloroethene is 0.005 mg/L in groundwater.
2. Samples collected in December 2016.
3. Isoconcentration isopleths represent uppermost water bearing zone concentrations.

STATE OF TEXAS
James T. Harden, P.G.
Geology
License #5889
LICENSED PROFESSIONAL GEOSCIENTIST

Figure 10

DECEMBER 2016
TRICHLOROETHENE CONCENTRATIONS IN GROUNDWATER
CHEVRON BELLAIRE FACILITY
4800 FOURNACE PLACE
Bellaire, Texas

041084-2016(029)GN-DL001 MAY 3, 2017



SOURCE: Bing Imagery

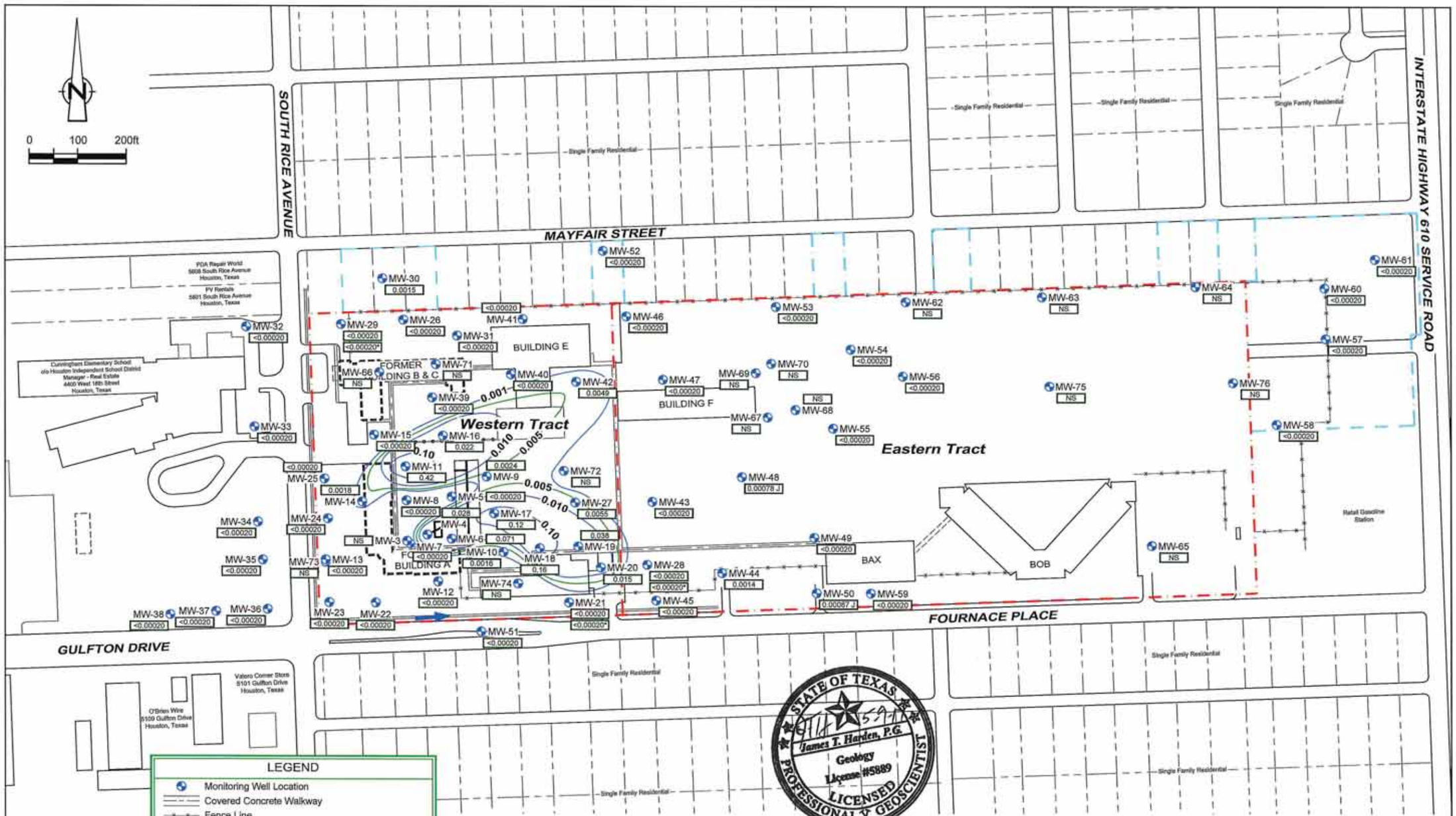
NOTES:

1. The PCL for 1,1-Dichloroethene is 0.007 mg/L in groundwater.
2. Samples collected in December 2016.
3. Isoconcentration isopleths represent uppermost water bearing zone concentrations.

Figure 11

DECEMBER 2016
1,1-DICHLOROETHENE CONCENTRATIONS IN GROUNDWATER
CHEVRON BELLAIRE FACILITY
4800 FOURNACE PLACE
Bellaire, Texas

041084-2016(029)GN-DL001 MAY 3, 2017



SOURCE: Bing Imagery

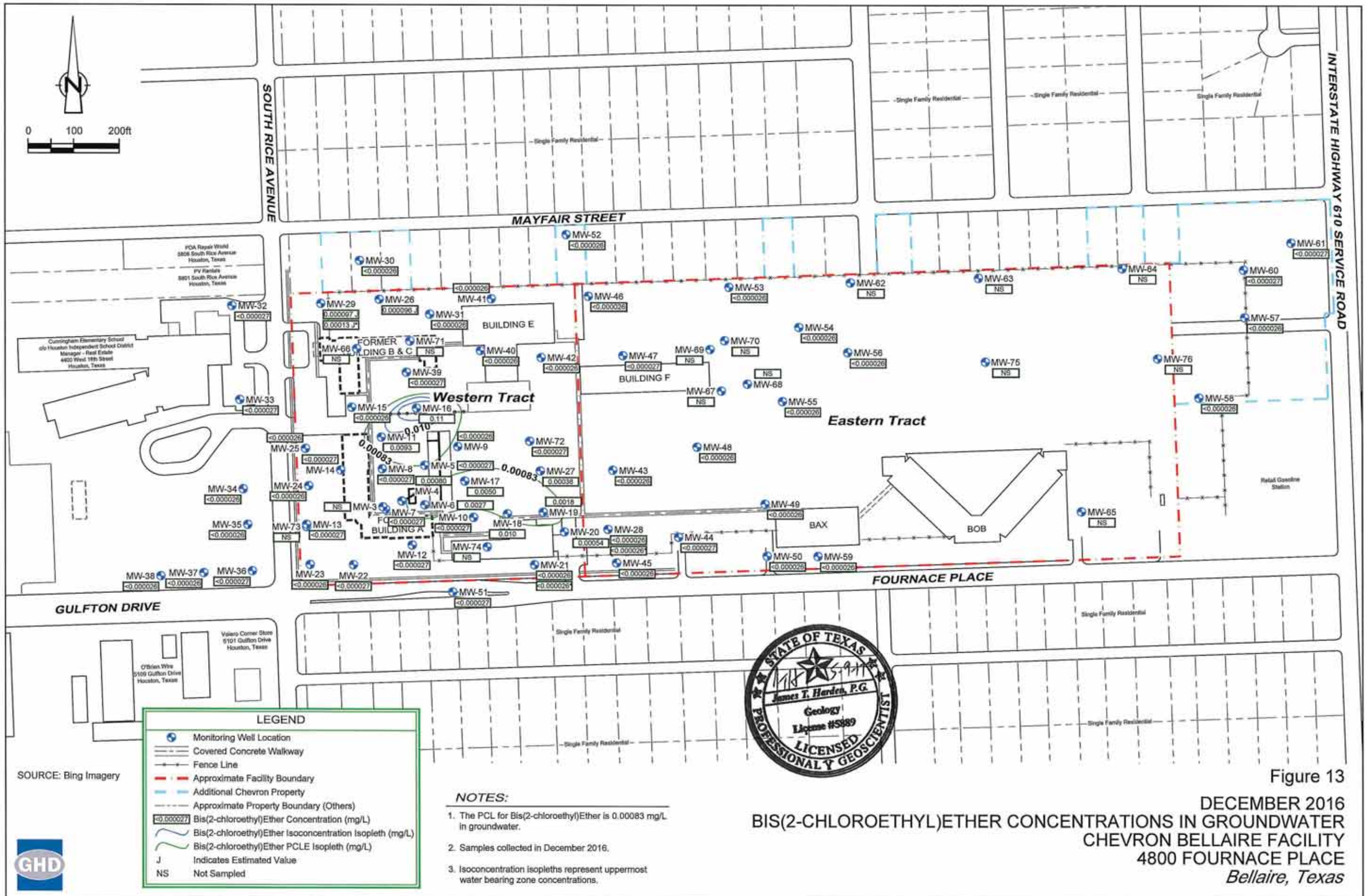
NOTES:

1. The PCL for 1,2-dichloroethane is 0.005 mg/L in groundwater.
2. Samples collected in December 2016.
3. Isoconcentration isopleths represent uppermost water bearing zone concentrations.

Figure 12

DECEMBER 2016
1,2-DICHLOROETHANE CONCENTRATIONS IN GROUNDWATER
CHEVRON BELLAIRE FACILITY
4800 FOURNACE PLACE
Bellaire, Texas

041084-2016(029)GN-DL001 MAY 3, 2017



SOURCE: Bing Imagery

NOTES:

1. The PCL for Bis(2-chloroethyl)Ether is 0.00083 mg/L in groundwater.
2. Samples collected in December 2016.
3. Isoconcentration isopleths represent uppermost water bearing zone concentrations.

Figure 13

DECEMBER 2016
BIS(2-CHLOROETHYL)ETHER CONCENTRATIONS IN GROUNDWATER
CHEVRON BELLAIRE FACILITY
4800 FOURNACE PLACE
Bellaire, Texas

041084-2016(029)GN-DL001 MAY 3, 2017

ATTACHMENT B

SOUTH RICE AVENUE

MAYFAIR STREET

INTERSTATE HIGHWAY 610 SERVICE ROAD

GULFTON DRIVE

FOURNACE PLACE

Single Family Residential

PDA Repair World
5934 South Rice Avenue
Houston, Texas

PV Rentals
5901 South Rice Avenue
Houston, Texas

Cunningham Elementary School
c/o Houston Independent School District
Manager - Real Estate
4400 West 18th Street
Houston, Texas

1,1-DCE Exceedance

TPH and Nitroaromatics Exceedance

1,2-DCA Exceedance

Methylene Chloride Exceedance

TCE and 1,1-DCE Exceedance

FORMER BUILDINGS B & C

FORMER BUILDING E

FORMER BUILDING A

FORMER BUILDING D

BUILDING F

BAX

BOB

PCE and TCE Exceedance

bis(2-chloroethyl)ether Exceedance

bis(2-chloroethyl)ether, TCE, and 1,2-DCA Exceedance

TPH Exceedance

bis(2-chloroethyl)ether and 1,2-DCA Exceedance

2,6 Dinitrotolene Exceedance

1,2-DCA Exceedance

TCE Exceedance

Retail Gasoline Station

Valero Corner Store
6101 Gulfton Drive
Houston, Texas

O'Brien Wire
5109 Gulfton Drive
Houston, Texas

STATE OF TEXAS
RAAJ U. PATEL
GEOLOGY
1014
LICENSED
PROFESSIONAL GEOSCIENTIST
5/21/18

LEGEND
- Approximate Facility Boundary
- Additional Chevron Property
- Fence Line
- Groundwater PCLE Zone from On Site Source
- Subsurface Soil PCLE Zone from On Site Source
- Surface Soil PCLE Zone from On Site Source
- Groundwater PCLE Zone from Off Site Source
- Direction of Groundwater Flow

0 100 200ft

Coordinate System:
NAD 1983 (2011) StatePlane-
Texas South Central (US Feet)

CHEVRON ENVIRONMENTAL MANAGEMENT COMPANY
4800 FOURNACE PLACE, BELLAIRE, TEXAS
CHEVRON BELLAIRE FACILITY

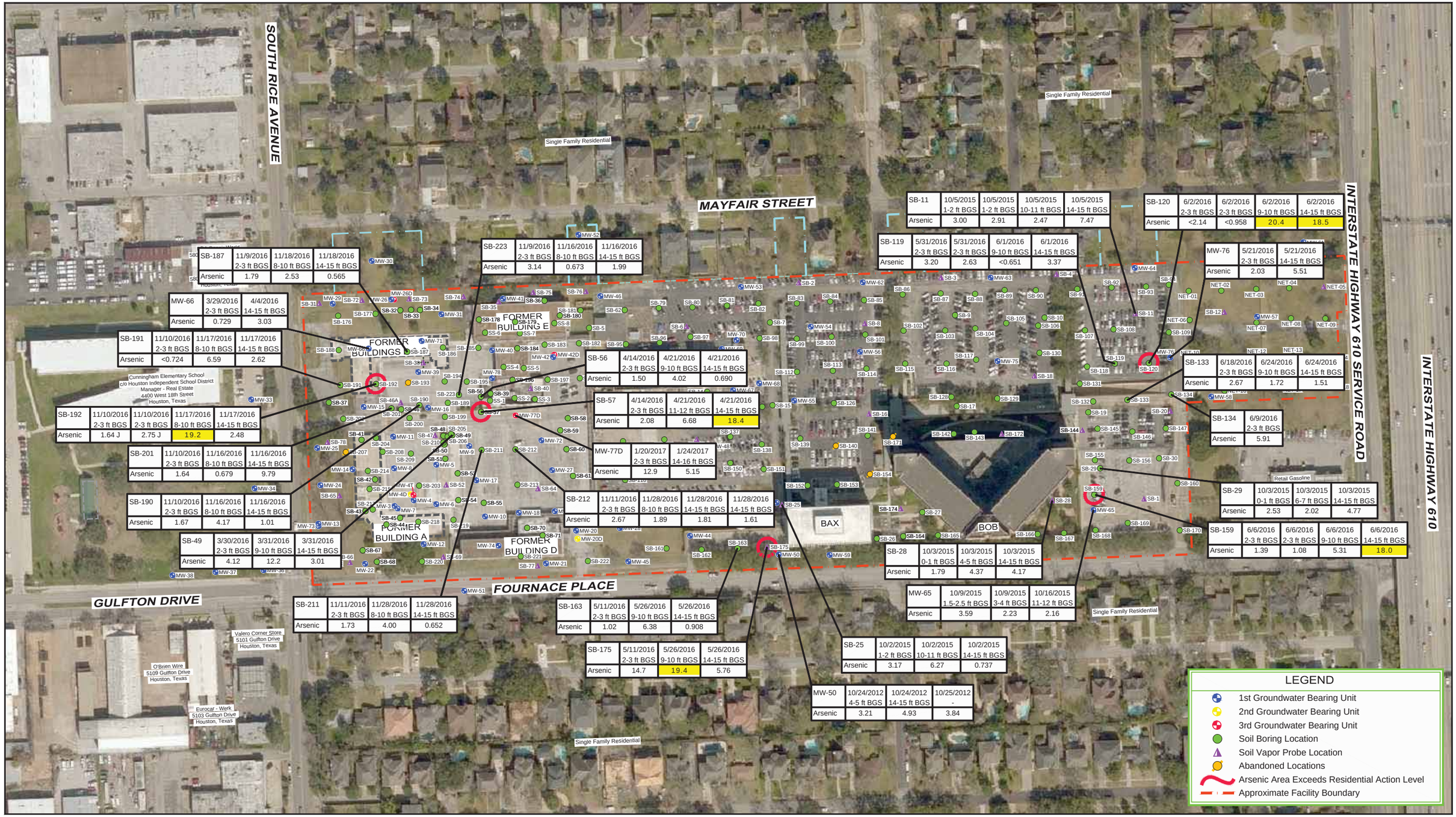
AFFECTED PROPERTY MAP -
PCLE ZONES FROM OFF SITE SOURCES

11109737-2018.1
Apr 27, 2018

FIGURE 1B-1

CAD File: I:\CAD\Files\Eight Digit Job Numbers\11109---\11109737-CEMC-Bellaire\11109737-2018.1_APAR Addendum\11109737-2018.1(026)GN-DL002.dwg

ATTACHMENT C



SB-187	11/9/2016 2-3 ft BGS	11/18/2016 8-10 ft BGS	11/18/2016 14-15 ft BGS
Arsenic	1.79	2.53	0.565

MW-66	3/29/2016 2-3 ft BGS	4/4/2016 14-15 ft BGS
Arsenic	0.729	3.03

SB-191	11/10/2016 2-3 ft BGS	11/17/2016 8-10 ft BGS	11/17/2016 14-15 ft BGS
Arsenic	<0.724	6.59	2.62

SB-192	11/10/2016 2-3 ft BGS	11/10/2016 2-3 ft BGS	11/17/2016 8-10 ft BGS	11/17/2016 14-15 ft BGS
Arsenic	1.64 J	2.75 J	19.2	2.48

SB-201	11/10/2016 2-3 ft BGS	11/16/2016 8-10 ft BGS	11/16/2016 14-15 ft BGS
Arsenic	1.64	0.679	9.79

SB-190	11/10/2016 2-3 ft BGS	11/16/2016 8-10 ft BGS	11/16/2016 14-15 ft BGS
Arsenic	1.67	4.17	1.01

SB-49	3/30/2016 2-3 ft BGS	3/31/2016 9-10 ft BGS	3/31/2016 14-15 ft BGS
Arsenic	4.12	12.2	3.01

SB-223	11/9/2016 2-3 ft BGS	11/16/2016 8-10 ft BGS	11/16/2016 14-15 ft BGS
Arsenic	3.14	0.673	1.99

SB-56	4/14/2016 2-3 ft BGS	4/21/2016 9-10 ft BGS	4/21/2016 14-15 ft BGS
Arsenic	1.50	4.02	0.690

SB-57	4/14/2016 2-3 ft BGS	4/21/2016 11-12 ft BGS	4/21/2016 14-15 ft BGS
Arsenic	2.08	6.68	18.4

MW-77D	1/20/2017 2-3 ft BGS	1/24/2017 14-16 ft BGS
Arsenic	12.9	5.15

SB-212	11/11/2016 2-3 ft BGS	11/28/2016 8-10 ft BGS	11/28/2016 14-15 ft BGS	11/28/2016 14-15 ft BGS
Arsenic	2.67	1.89	1.81	1.61

SB-211	11/11/2016 2-3 ft BGS	11/28/2016 8-10 ft BGS	11/28/2016 14-15 ft BGS
Arsenic	1.73	4.00	0.652

SB-163	5/11/2016 2-3 ft BGS	5/26/2016 9-10 ft BGS	5/26/2016 14-15 ft BGS
Arsenic	1.02	6.38	0.908

SB-175	5/11/2016 2-3 ft BGS	5/26/2016 9-10 ft BGS	5/26/2016 14-15 ft BGS
Arsenic	14.7	19.4	5.76

SB-11	10/5/2015 1-2 ft BGS	10/5/2015 1-2 ft BGS	10/5/2015 10-11 ft BGS	10/5/2015 14-15 ft BGS
Arsenic	3.00	2.91	2.47	7.47

SB-119	5/31/2016 2-3 ft BGS	5/31/2016 2-3 ft BGS	6/1/2016 9-10 ft BGS	6/1/2016 14-15 ft BGS
Arsenic	3.20	2.63	<0.651	3.37

SB-120	6/2/2016 2-3 ft BGS	6/2/2016 2-3 ft BGS	6/2/2016 9-10 ft BGS	6/2/2016 14-15 ft BGS
Arsenic	<2.14	<0.958	20.4	18.5

MW-76	5/21/2016 2-3 ft BGS	5/21/2016 14-15 ft BGS
Arsenic	2.03	5.51

SB-133	6/18/2016 2-3 ft BGS	6/24/2016 9-10 ft BGS	6/24/2016 14-15 ft BGS
Arsenic	2.67	1.72	1.51

SB-134	6/9/2016 2-3 ft BGS
Arsenic	5.91

SB-29	10/3/2015 0-1 ft BGS	10/3/2015 6-7 ft BGS	10/3/2015 14-15 ft BGS
Arsenic	2.53	2.02	4.77

SB-159	6/6/2016 2-3 ft BGS	6/6/2016 2-3 ft BGS	6/6/2016 9-10 ft BGS	6/6/2016 14-15 ft BGS
Arsenic	1.39	1.08	5.31	18.0

SB-28	10/3/2015 0-1 ft BGS	10/3/2015 4-5 ft BGS	10/3/2015 14-15 ft BGS
Arsenic	1.79	4.37	4.17

MW-65	10/9/2015 1.5-2.5 ft BGS	10/9/2015 3-4 ft BGS	10/16/2015 11-12 ft BGS
Arsenic	3.59	2.23	2.16

SB-25	10/2/2015 1-2 ft BGS	10/2/2015 10-11 ft BGS	10/2/2015 14-15 ft BGS
Arsenic	3.17	6.27	0.737

MW-50	10/24/2012 4-5 ft BGS	10/24/2012 14-15 ft BGS	10/25/2012 -
Arsenic	3.21	4.93	3.84

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Lat/Long: 29.717473° North, 95.464470° West

0 100 200ft

Coordinate System:
NAD 1983 (2011) StatePlane-
Texas South Central (US Feet)

NOTE:

1. Yellow shaded cells indicate exceedances of the Site RAL of 15 mg/kg for arsenic.

CHEVRON ENVIRONMENTAL MANAGEMENT COMPANY
4800 FOURNACE PLACE, BELLAIRE, TEXAS
CHEVRON BELLAIRE FACILITY

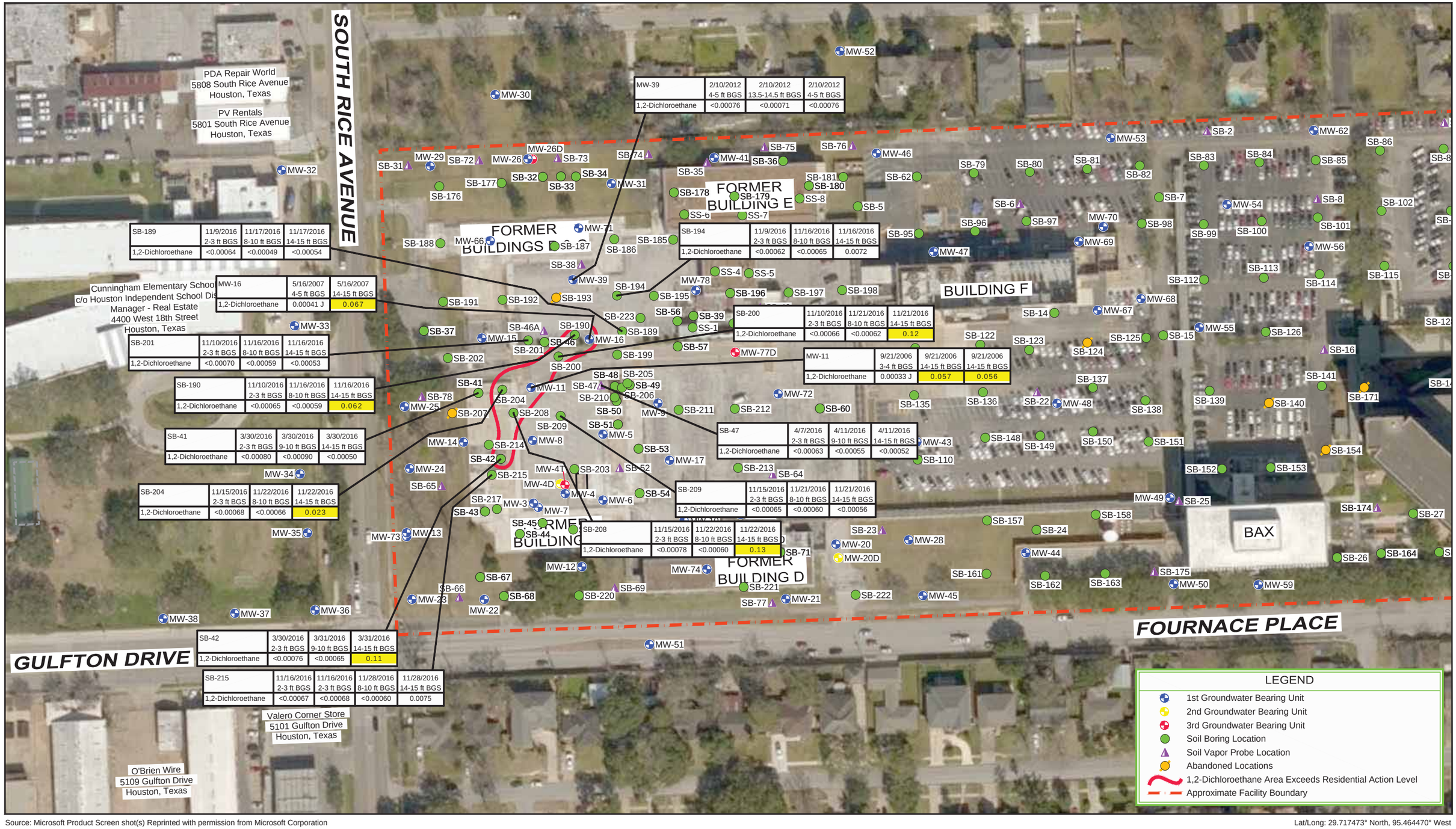
SURFACE SOIL (0-15 FT) COC CONCENTRATION MAP - ARSENIC

11109737-2017.6

Oct 20, 2017

FIGURE 4A-1

CAD File: I:\CAD\Files\Eight Digit Job Numbers\1110---\11109737-CEMC-Bellaire\11109737-2017.6\11109737-2017.6(025)GN-DL002.dwg



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Lat/Long: 29.717473° North, 95.464470° West

0 60 120ft

Coordinate System:
NAD 1983 (2011) StatePlane-
Texas South Central (US Feet)

NOTE:

1. Yellow shaded cells indicate exceedances of the Site RAL of 0.014 mg/kg for 1,2-Dichloroethane.

GHD

CHEVRON ENVIRONMENTAL MANAGEMENT COMPANY
4800 FOURNACE PLACE, BELLAIRE, TEXAS
CHEVRON BELLAIRE FACILITY

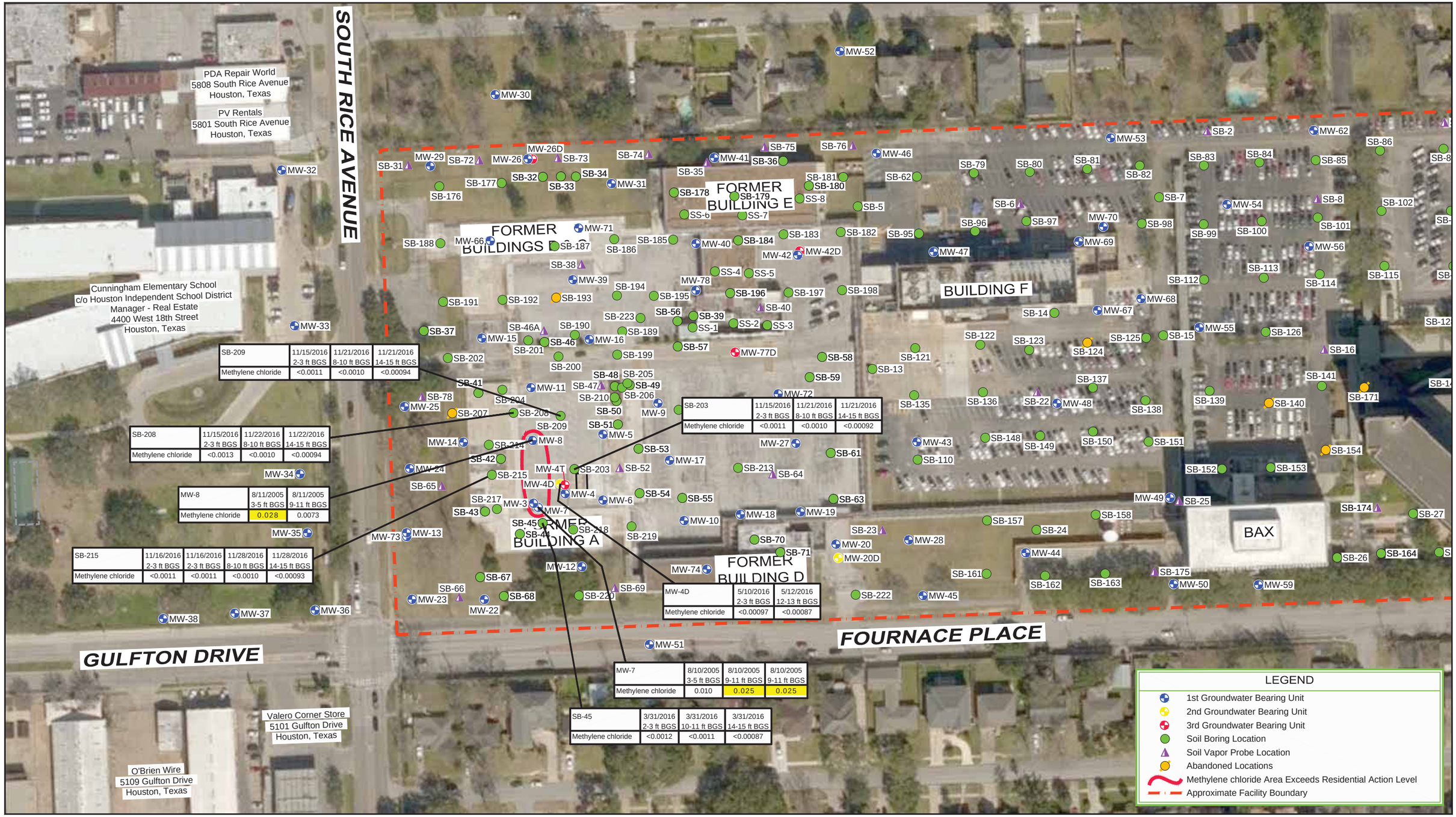
SURFACE SOIL (0-15 FT) COC CONCENTRATION MAP - 1,2-DICHLOROETHANE

11109737-2017.6

Oct 20, 2017

FIGURE 4A-2

CAD File: I:\CAD\Files\Eight Digit Job Numbers\1110---\11109737-CEMC-Bellaire\11109737-2017.6\11109737-2017.6(025)GN-DL003.dwg



Source: Microsoft Product Screen shot(s) Reprinted with permission from Microsoft Corporation

Lat/Long: 29.717473° North, 95.464470° West

0 60 120ft

Coordinate System:
NAD 1983 (2011) StatePlane-
Texas South Central (US Feet)

NOTE:

1. Yellow shaded cells indicate exceedances of the Site RAL of 0.013 mg/kg for methylene chloride.

CHEVRON ENVIRONMENTAL MANAGEMENT COMPANY
4800 FOURNACE PLACE, BELLAIRE, TEXAS
CHEVRON BELLAIRE FACILITY

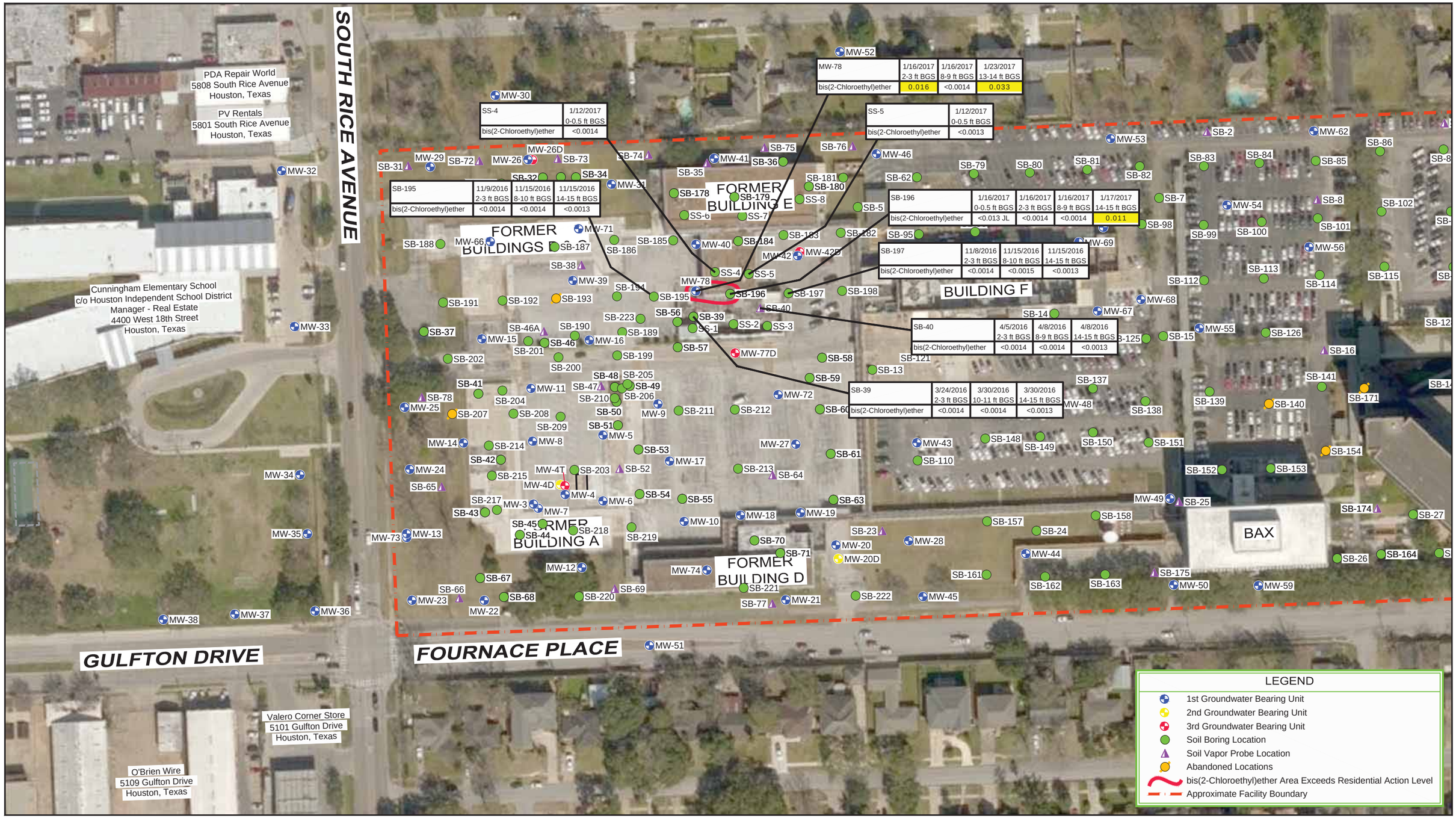
SURFACE SOIL (0-15 FT) COC CONCENTRATION MAP - METHYLENE CHLORIDE

11109737-2017.6

Oct 20, 2017

FIGURE 4A-3

CAD File: I:\CAD\Files\Eight Digit Job Numbers\1110----\11109737-CEMC-Bellaire\11109737-2017.6\11109737-2017.6(025)GN-DL004.dwg



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Lat/Long: 29.717473° North, 95.464470° West

0 60 120ft

Coordinate System:
NAD 1983 (2011) StatePlane-
Texas South Central (US Feet)

NOTE:

1. Yellow shaded cells indicate exceedances of the Site RAL of 0.0021 mg/kg for Bis(2-Chloroethyl)ether.

CHEVRON ENVIRONMENTAL MANAGEMENT COMPANY
4800 FOURNACE PLACE, BELLAIRE, TEXAS
CHEVRON BELLAIRE FACILITY

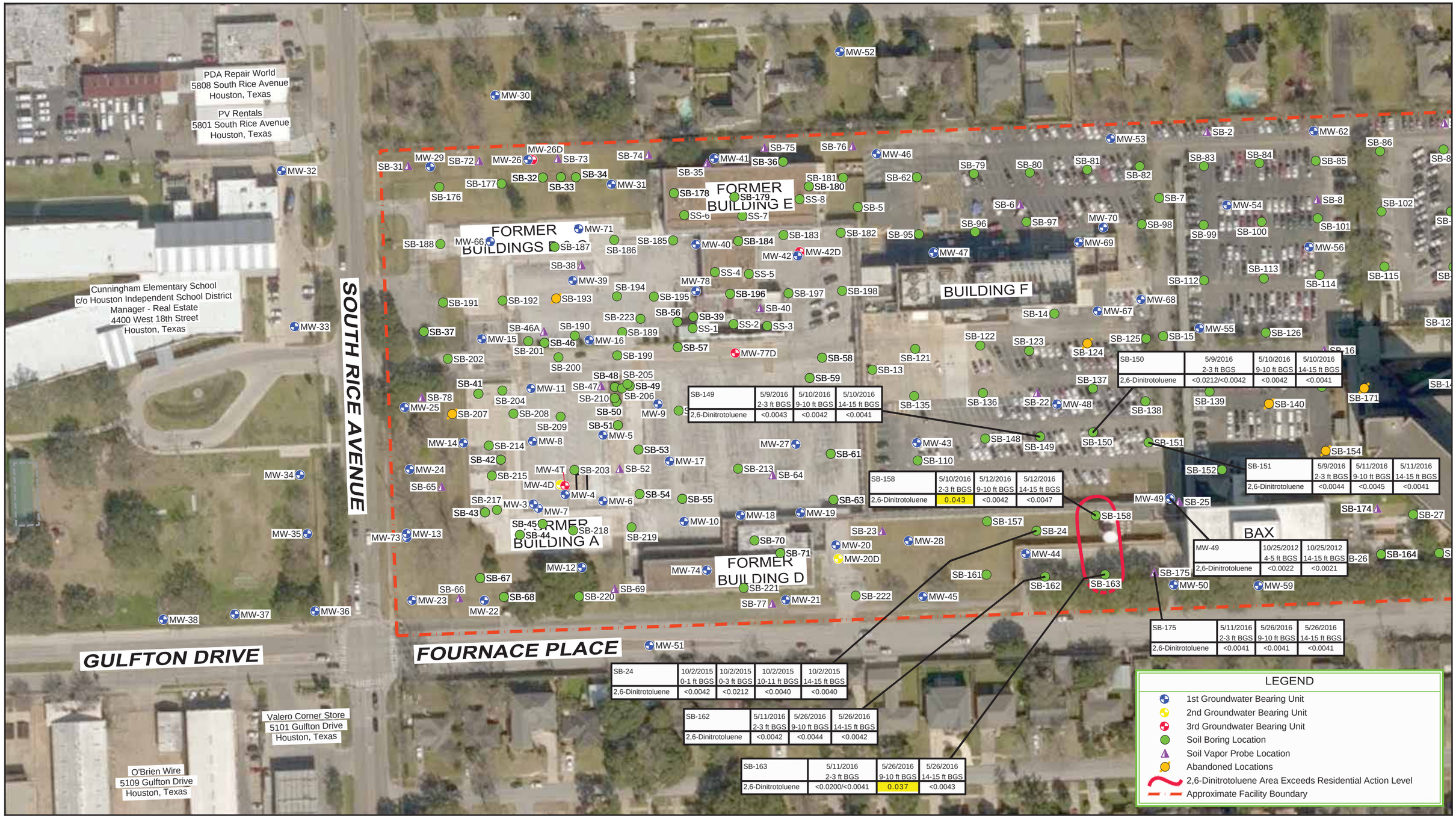
SURFACE SOIL (0-15 FT) COC CONCENTRATION MAP - BIS(2-CHLOROETHYL)ETHER

11109737-2017.6

Oct 20, 2017

FIGURE 4A-4

CAD File: I:\CAD\Files\Eight Digit Job Numbers\1110----\11109737-CEMC-Bellaire\11109737-2017.6\11109737-2017.6(025)GN-DL005.dwg


PDA Repair World
5808 South Rice Avenue
Houston, Texas
PV Rentals
5801 South Rice Avenue
Houston, Texas
Cunningham Elementary School
c/o Houston Independent School District
Manager - Real Estate
4400 West 18th Street
Houston, Texas
SOUTH RICE AVENUE
FORMER BUILDINGS B & C
FORMER BUILDING E
BUILDING F
FORMER BUILDING A
FORMER BUILDING D
BAX
GULFTON DRIVE
FOURNACE PLACE
Valero Corner Store
5101 Gulfton Drive
Houston, Texas
O'Brien Wire
5109 Gulfton Drive
Houston, Texas
MW-52
MW-30
MW-32
MW-33
MW-34
MW-35
MW-36
MW-37
MW-38
MW-29
MW-26D
MW-26
MW-31
MW-71
MW-66
MW-41
MW-46
MW-53
MW-62
MW-54
MW-70
MW-69
MW-56
MW-47
MW-42
MW-42D
MW-40
MW-39
MW-78
MW-67
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MW-55
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MW-77D
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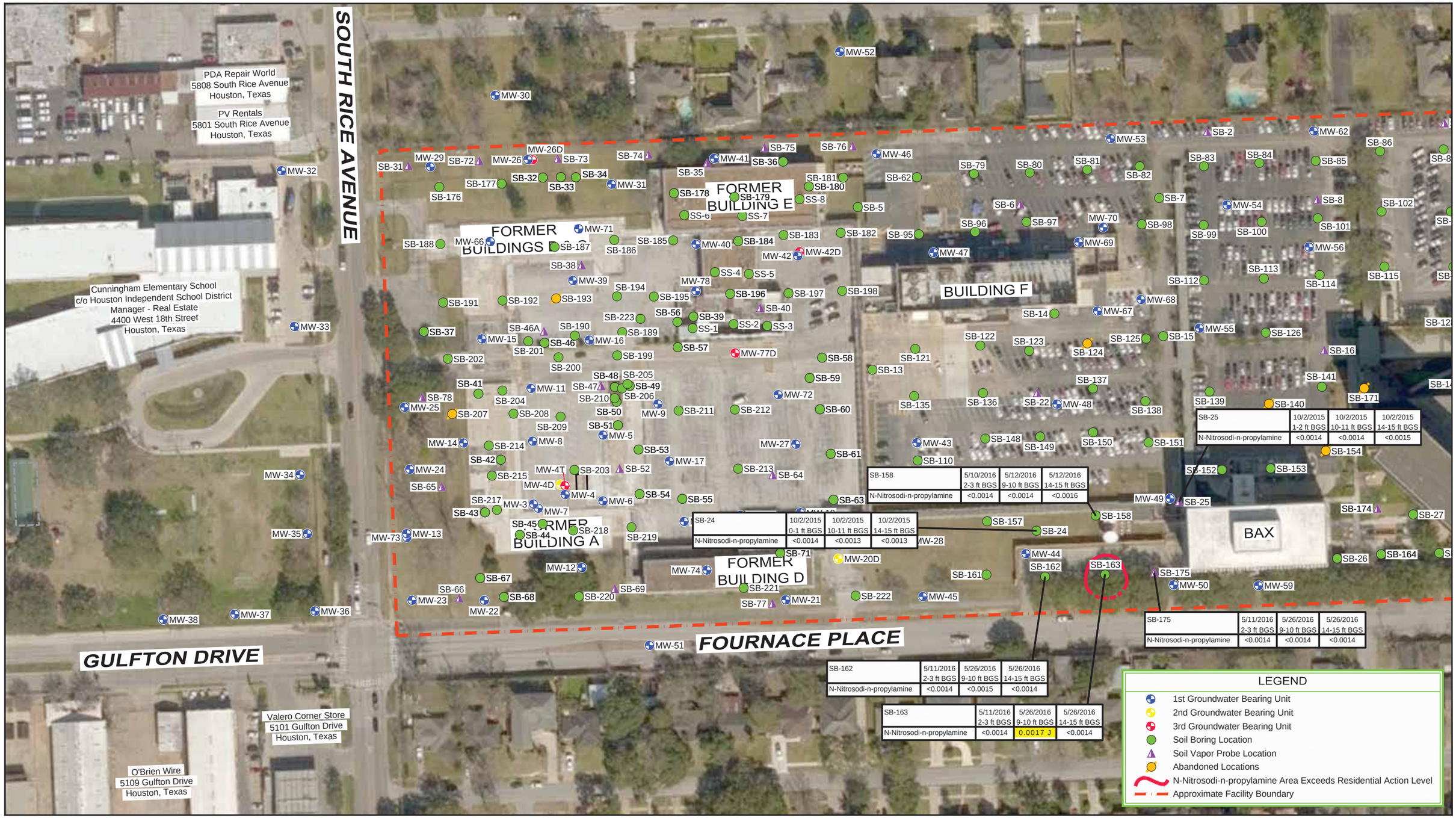

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Lat/Long: 29.717473° North, 95.464470° West

0 60 120ft

Coordinate System:
NAD 1983 (2011) StatePlane-
Texas South Central (US Feet)

NOTE:

1. Yellow shaded cells indicate exceedances of the Site RAL of 0.00035 mg/kg for N-Nitrosodi-n-propylamine.

CHEVRON ENVIRONMENTAL MANAGEMENT COMPANY
4800 FOURNACE PLACE, BELLAIRE, TEXAS
CHEVRON BELLAIRE FACILITY

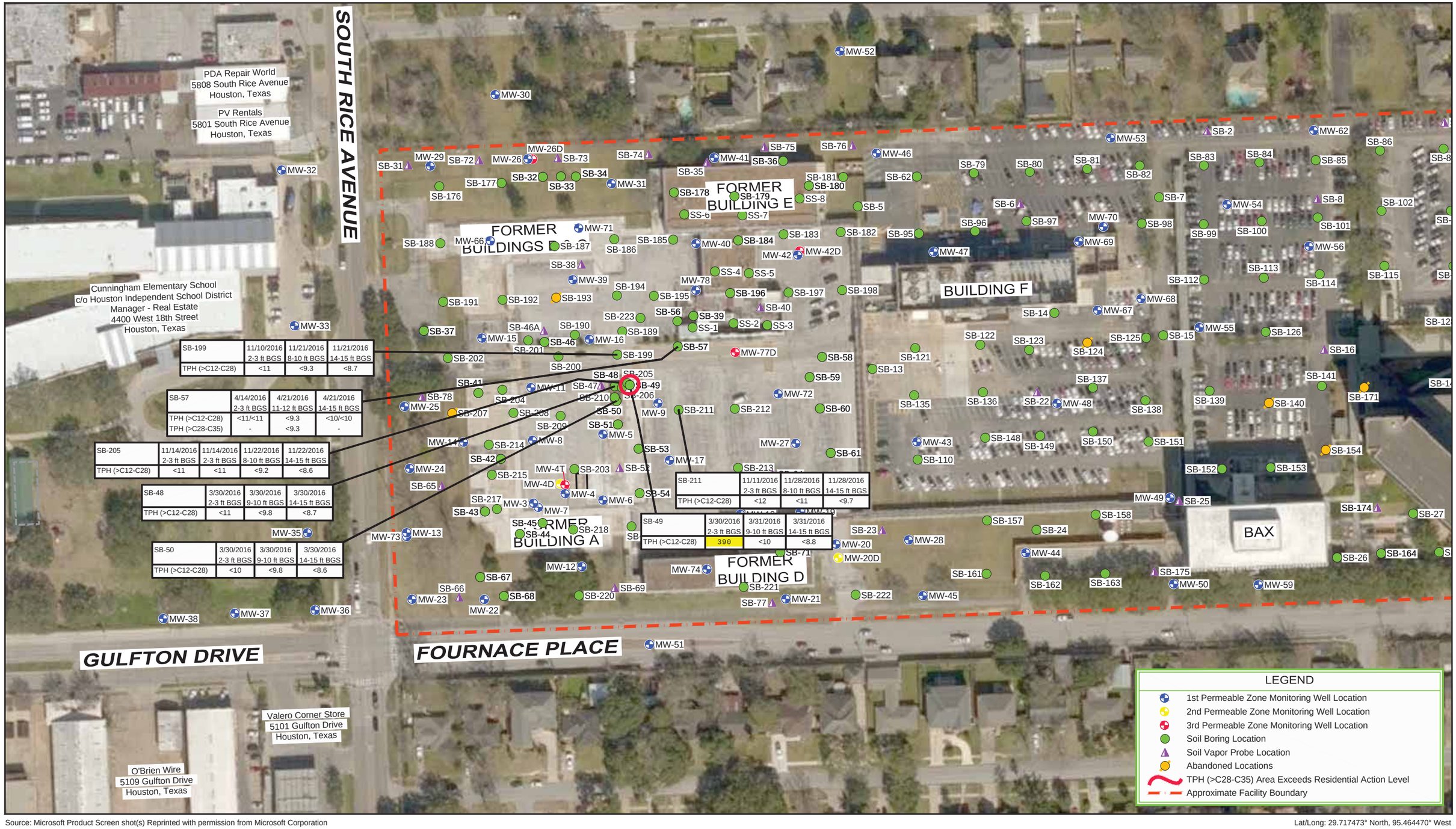
SURFACE SOIL (0-15 FT) COC CONCENTRATION MAP - N-NITROSODI-N-PROPYLAMINE

11109737-2017.6

Oct 20, 2017

FIGURE 4A-6

CAD File: I:\CAD\Files\Eight Digit Job Numbers\1110----\11109737-CEMC-Bellaire\11109737-2017.6\11109737-2017.6(025)GN-DL007.dwg



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Lat/Long: 29.717473° North, 95.464470° West

0 60 120ft

Coordinate System:
NAD 1983 (2011) StatePlane-
Texas South Central (US Feet)

NOTE:

1. Yellow shaded cells indicate exceedances of the Site RAL of 200 mg/kg for TPH C12-C28 and C28-C35.

CHEVRON ENVIRONMENTAL MANAGEMENT COMPANY
4800 FOURNACE PLACE, BELLAIRE, TEXAS
CHEVRON BELLAIRE FACILITY

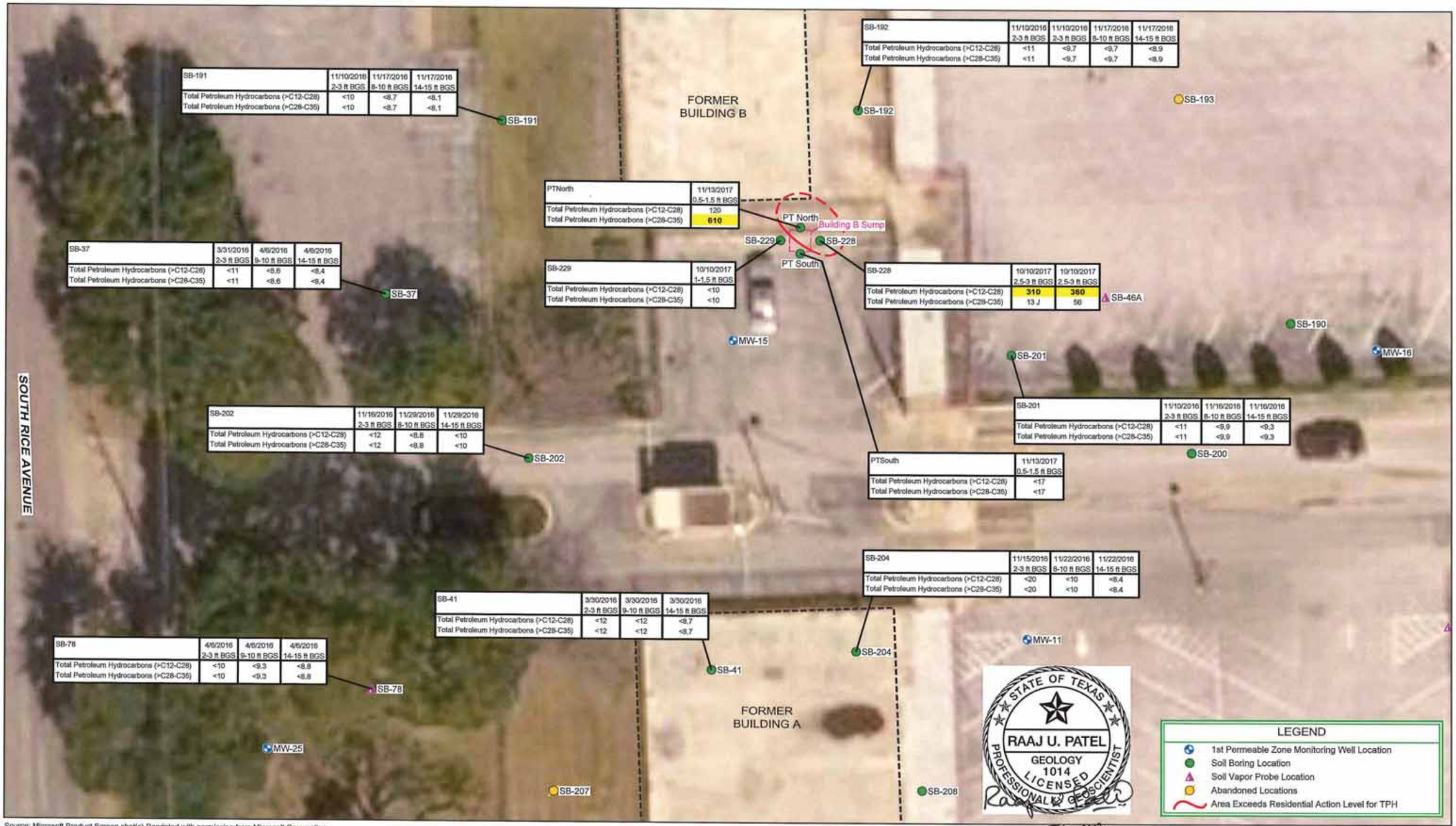
SURFACE SOIL (0-15 FT) COC CONCENTRATION MAP - TOTAL PETROLEUM HYDROCARBONS

11109737-2017.6

Nov 9, 2017

FIGURE 4A-7

CAD File: I:\CAD\Files\Eight Digit Job Numbers\1110----\11109737-CEMC-Bellaire\11109737-2017.6\11109737-2017.6(025)GN-DL008.dwg



SB-191	11/10/2016 2-3 ft BGS	11/17/2016 8-10 ft BGS	11/17/2016 14-15 ft BGS
Total Petroleum Hydrocarbons (>C12-C28)	<10	<8.7	<8.1
Total Petroleum Hydrocarbons (>C28-C35)	<10	<8.7	<8.1

SB-192	11/10/2016 2-3 ft BGS	11/10/2016 2-3 ft BGS	11/17/2016 8-10 ft BGS	11/17/2016 14-15 ft BGS
Total Petroleum Hydrocarbons (>C12-C28)	<11	<9.7	<9.7	<8.9
Total Petroleum Hydrocarbons (>C28-C35)	<11	<9.7	<9.7	<8.9

PTNorth	11/13/2017 0.5-1.5 ft BGS
Total Petroleum Hydrocarbons (>C12-C28)	120
Total Petroleum Hydrocarbons (>C28-C35)	**610**

SB-37	3/31/2016 2-3 ft BGS	4/6/2016 9-10 ft BGS	4/6/2016 14-15 ft BGS
Total Petroleum Hydrocarbons (>C12-C26)	<11	<8.6	<8.4
Total Petroleum Hydrocarbons (>C28-C35)	<11	<8.6	<8.4

SB-229	10/10/2017 1-1.5 ft BGS
Total Petroleum Hydrocarbons (>C12-C28)	<10
Total Petroleum Hydrocarbons (>C28-C35)	<10

SB-228	10/10/2017 2.5-3 ft BGS	10/10/2017 2.5-3 ft BGS
Total Petroleum Hydrocarbons (>C12-C28)	**310**	**360**
Total Petroleum Hydrocarbons (>C28-C35)	13 J	56

SB-201	11/10/2016 2-3 ft BGS	11/16/2016 8-10 ft BGS	11/16/2016 14-15 ft BGS
Total Petroleum Hydrocarbons (>C12-C28)	<11	<9.9	<9.3
Total Petroleum Hydrocarbons (>C28-C35)	<11	<9.9	<9.3

SB-202	11/16/2016 2-3 ft BGS	11/29/2016 8-10 ft BGS	11/29/2016 14-15 ft BGS
Total Petroleum Hydrocarbons (>C12-C28)	<12	<8.8	<10
Total Petroleum Hydrocarbons (>C28-C35)	<12	<8.8	<10

PTSouth	11/13/2017 0.5-1.5 ft BGS
Total Petroleum Hydrocarbons (>C12-C28)	<17
Total Petroleum Hydrocarbons (>C28-C35)	<17

SB-204	11/15/2016 2-3 ft BGS	11/22/2016 8-10 ft BGS	11/22/2016 14-15 ft BGS
Total Petroleum Hydrocarbons (>C12-C28)	<20	<10	<8.4
Total Petroleum Hydrocarbons (>C28-C35)	<20	<10	<8.4

SB-41	3/30/2016 2-3 ft BGS	3/30/2016 9-10 ft BGS	3/30/2016 14-15 ft BGS
Total Petroleum Hydrocarbons (>C12-C28)	<12	<12	<8.7
Total Petroleum Hydrocarbons (>C28-C35)	<12	<12	<8.7

SB-78	4/6/2016 2-3 ft BGS	4/6/2016 9-10 ft BGS	4/6/2016 14-15 ft BGS
Total Petroleum Hydrocarbons (>C12-C28)	<10	<9.3	<8.8
Total Petroleum Hydrocarbons (>C28-C35)	<10	<9.3	<8.8

Source: Microsoft Product Screen shot(s) Reprinted with permission from Microsoft Corporation

Lat/Long: 29.717679° North, 95467559° West

5/7/18

0 10 20ft

Coordinate System: NAD 1983 (2011) StatePlane- Texas South Central (US Feet)

NOTES:

1. Yellow shaded cells indicate exceedances of the Site RAL of 200 mg/kg for TPH.
2. All values are in milligrams per kilogram (mg/kg).

CHEVRON ENVIRONMENTAL MANAGEMENT COMPANY
4800 FOURNACE PLACE, BELLAIRE, TEXAS
CHEVRON BELLAIRE FACILITY

11109737-2018.1
Apr 12, 2018

SURFACE SOIL (0-15 FT) COC CONCENTRATION MAP - TOTAL PETROLEUM HYDROCARBONS

FIGURE 4A-7a

CAD File: I:\CAD\Files\Eight Digit Job Numbers\1110---\11109737-CEMC-Bellaire\11109737-2018.1_APAR Addendum\11109737-2018.1(026)GN-DL004.dwg

SB-191	11/10/2016 2-3 ft BGS	11/17/2016 8-10 ft BGS	11/17/2016 14-15 ft BGS
1,3-Dinitrobenzene	<0.0387	NA	NA
2,4-Dinitrotoluene	<0.0011/<0.0121	<0.0011	<0.0011
4-Nitrotoluene	<0.0206	NA	NA

SB-191

SB-192	11/10/2016 2-3 ft BGS	11/10/2016 2-3 ft BGS	11/17/2016 8-10 ft BGS	11/17/2016 14-15 ft BGS
1,3-Dinitrobenzene	<0.0402	<0.0408	NA	NA
2,4-Dinitrotoluene	<0.0011/<0.0126	<0.0127/<0.0011	<0.0011	<0.0011
4-Nitrotoluene	<0.0214	<0.0217	NA	NA

SB-192

SB-193

FORMER BUILDING B

PTNorth	11/13/2017 0.5-1.5 ft BGS
1,3-Dinitrobenzene	<0.0190
2,4-Dinitrotoluene	<0.00684
4-Nitrotoluene	**1.83**

PT North

Building B Sump

SB-229

SB-228

PT South

SB-37	3/31/2016 2-3 ft BGS	4/6/2016 8-10 ft BGS	4/6/2016 14-15 ft BGS
1,3-Dinitrobenzene	<0.0386	NA	NA
2,4-Dinitrotoluene	<0.0011/<0.0121	<0.0011	<0.0010
4-Nitrotoluene	<0.0205	NA	NA

SB-37

SB-229	10/10/2017 1-1.5 ft BGS
1,3-Dinitrobenzene	NA
2,4-Dinitrotoluene	<0.00684
4-Nitrotoluene	NA

SB-228	10/10/2017 2.5-3 ft BGS	10/10/2017 2.5-3 ft BGS
1,3-Dinitrobenzene	NA	NA
2,4-Dinitrotoluene	<0.0057	<0.0054
4-Nitrotoluene	NA	NA

SB-46A

SB-190

MW-15

MW-16

PTSouth	11/13/2017 0.5-1.5 ft BGS
1,3-Dinitrobenzene	**0.280**
2,4-Dinitrotoluene	**0.664**
4-Nitrotoluene	<0.0169

SB-201

SB-201	11/10/2016 2-3 ft BGS	11/16/2016 8-10 ft BGS	11/16/2016 14-15 ft BGS
1,3-Dinitrobenzene	<0.0396	NA	NA
2,4-Dinitrotoluene	<0.0012/<0.0124	<0.0011	<0.0010
4-Nitrotoluene	<0.0210	NA	NA

SB-200

SOUTH RICE AVENUE

SB-202	11/16/2016 2-3 ft BGS	11/29/2016 8-10 ft BGS	11/29/2016 14-15 ft BGS
1,3-Dinitrobenzene	<0.0421	NA	NA
2,4-Dinitrotoluene	<0.0012/<0.0132	<0.0011	<0.0011
4-Nitrotoluene	<0.0224	NA	NA

SB-202

SB-204	11/15/2016 2-3 ft BGS	11/22/2016 8-10 ft BGS	11/22/2016 14-15 ft BGS
1,3-Dinitrobenzene	<0.0436	NA	NA
2,4-Dinitrotoluene	<0.0138/<0.0013	<0.0012	<0.0010
4-Nitrotoluene	<0.0232	NA	NA

SB-204

SB-41	3/30/2016 2-3 ft BGS	3/30/2016 8-10 ft BGS	3/30/2016 14-15 ft BGS
1,3-Dinitrobenzene	<0.0437	NA	NA
2,4-Dinitrotoluene	<0.0012/<0.0136	<0.0013	<0.0010
4-Nitrotoluene	<0.0232	NA	NA

SB-41

MW-11

SB-78	4/6/2016 2-3 ft BGS	4/6/2016 8-10 ft BGS	4/6/2016 14-15 ft BGS
1,3-Dinitrobenzene	<0.0387	NA	NA
2,4-Dinitrotoluene	<0.0011/<0.0121	<0.0011	<0.0010
4-Nitrotoluene	<0.0206	NA	NA

SB-78

FORMER BUILDING A

MW-25

SB-207

SB-208

STATE OF TEXAS
RAAJ U. PATEL
GEOLOGY
1014
LICENSED
PROFESSIONAL GEOSCIENTIST

5/2/18

LEGEND

- 1st Permeable Zone Monitoring Well Location
- Soil Boring Location
- Soil Vapor Probe Location
- Abandoned Locations
- Nitroaromatic Compounds Area Exceeds Residential Action Level
- NA Not Analyzed

Source: Microsoft Product Screen shot(s) Reprinted with permission from Microsoft Corporation

Lat/Long: 29.717679° North, 95467550° West

0 10 20ft

Coordinate System: NAD 1983 (2011) StatePlane-Texas South Central (US Feet)

NOTES:

1. Yellow shaded cells indicate exceedances of the site RAL for the COC.
2. All values are in milligrams per kilogram (mg/kg).

CHEVRON ENVIRONMENTAL MANAGEMENT COMPANY
4800 FOURNACE PLACE, BELLAIRE, TEXAS
CHEVRON BELLAIRE FACILITY

11109737-2018.1
Apr 12, 2018

SURFACE SOIL (0-15 FT) COC CONCENTRATION MAP - NITROAROMATIC COMPOUNDS

FIGURE 4A-8

CAD File: I:\CAD\Files\Eight Digit Job Numbers\1110---\11109737-CEMC-Bellaire\11109737-2018.1_APAR Addendum\11109737-2018.1(026)GN-DL005.dwg

ATTACHMENT D

CHEVRON | S RICE/FOURNACE CAMPUS | OPTION A

SITE MASTER PLAN

TOTAL NEW BUILDING AREA:
251,000 SF

SCALE: 1/100" = 1'-0"

1 **MAIN ENTRY/DROP-OFF**

2 **SOCIAL/CULTURAL (55,000 SF)**
MEETING ROOMS, MULTIPURPOSE-ROOMS, CAFE, OFFICES, JEWISH FEDERATION

3 **THEATER (6,000 SF)**
PREFUNCTION - 1,200 SF
THEATER - 4,800 SF

6 **HEALTH & WELLNESS (20,000 SF)**
MULTI-PURPOSE STUDIOS, EXERCISE ROOMS, YOGA, CLASSROOMS

7 **FITNESS CENTER (27,000 SF)**
LOCKERS - 6000 SF
EXEC LOCKERS - 6,000 SF
FITNESS - 15,000 SF

8 **ATHLETICS COMPLEX (44,000 SF)**
GYM - 12,000 SF
INDOOR POOL - 8,000 SF
RACQUETBALL - 5,500 SF
CLIMBING - 3,500 SF
GYMNASTICS - 15,000 SF

9 **INDOOR TENNIS (40,000 SF)**
6 COURTS

10 **OUTDOOR TENNIS COURTS (25,000 SF)**
4 COURTS

11 **SOCCER FIELD (300'x210')**

12 **OUTDOOR POOL & SPLASH PADS**
POOL - 10,800 SF
SPLASH PADS - 2,800 SF

13 **SURFACE PARKING** (400 SPACES)
3.71 AC

Gensler

CHEVRON | S RICE/FOURNACE CAMPUS | OPTION B

SITE MASTER PLAN

TOTAL NEW BUILDING AREA:
251,000 SF

SCALE: 1/100" = 1'-0"

1 **MAIN ENTRY/DROP-OFF**

2 **SOCIAL/CULTURAL (55,000 SF)**
MEETING ROOMS, MULTIPURPOSE-ROOMS, CAFE, OFFICES, JEWISH FEDERATION

3 **THEATER (6,000 SF)**
PREFUNCTION - 1,200 SF
THEATER - 4,800 SF

6 **HEALTH & WELLNESS (20,000 SF)**
MULTI-PURPOSE STUDIOS, EXERCISE ROOMS, YOGA, CLASSROOMS

7 **FITNESS CENTER (27,000 SF)**
LOCKERS - 6000 SF
EXEC LOCKERS - 6,000 SF
FITNESS - 15,000 SF

8 **ATHLETICS COMPLEX (44,000 SF)**
GYM - 12,000 SF
INDOOR POOL - 8,000 SF
RACQUETBALL - 5,500 SF
CLIMBING - 3,500 SF
GYMNASTICS - 15,000 SF

9 **INDOOR TENNIS (40,000 SF)**
6 COURTS

10 **OUTDOOR TENNIS COURTS (25,000 SF)**
4 COURTS

11 **SOCCER FIELD (300'x240')**

12 **OUTDOOR POOL & SPLASH PADS**
POOL - 10,800 SF
SPLASH PADS - 2,800 SF

13 **SURFACE PARKING** (430 SPACES)
4.04 AC

Gensler