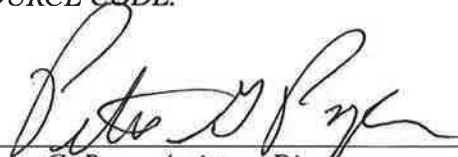


**VOLUNTARY CLEANUP PROGRAM
FINAL CERTIFICATE OF COMPLETION
RELYING ON INSTITUTIONAL CONTROLS**

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

I, PETER G. POPE, ASSISTANT DIRECTOR OF THE SITE REMEDIATION SECTION, 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 VOLUNTARY CLEANUP PROGRAM SITE VCP NO.03-17009 FOR THE TRACT OF LAND DESCRIBED IN EXHIBIT "A", BASED ON THE AFFIDAVIT OF COMPLETION OF RESPONSE ACTION, EXHIBIT "B" AND WHICH ARE FURTHER DESCRIBED IN THE APPROVED FINAL REPORT FOR THE SITE. THE APPLICANT WAS NOT A RESPONSIBLE PARTY UNDER SECTION 91.113. ON THE DATE OF ISSUANCE OF THIS CERTIFICATE THE APPLICANT IS QUALIFIED TO OBTAIN THE PROTECTION FROM LIABILITY PROVIDED BY CHAPTER 91, SUBCHAPTER 0, TEXAS NATURAL RESOURCE CODE.

EXECUTED on 4th January 2018

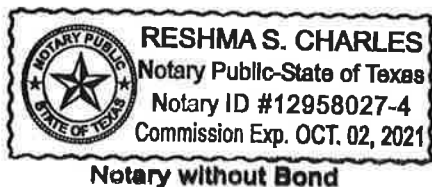

Peter G. Pope, Assistant Director
Site Remediation Section

STATE OF Texas

COUNTY OF Travis

BEFORE ME, personally appeared Peter G. Pope, Assistant Director, Site Remediation Section, of the 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 4th Day of January 2018.



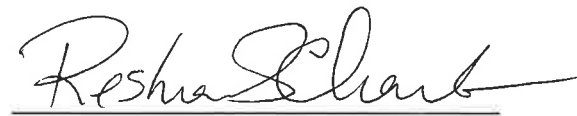

Notary Public in and for the State of Texas

EXHIBIT "A"
RAILROAD COMMISSION OF TEXAS
VOLUNTARY CLEANUP PROGRAM
METES AND BOUNDS 1.0328-ACRE TRACT

VCP No. 03-17009

County: Fort Bend
 Project: Noble Seven at Riverstone Amending Plat – Reserve E
 C.I. No.: 1201-17
 Job Number: 2017-062-020

METES AND BOUNDS FOR 1.0328 ACRES

Being a 1.0328 acre tract of land located in the William Little Survey, Abstract-54, in Fort Bend County, Texas; said 1.0328 acre tract being all of Reserves "E", Block 1 of Noble Seven at Riverstone Amending Plat, a subdivision recorded in Plat Number 20170141 of the Fort Bend County Plat Records (F.B.C.P.R.); said 1.0328 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the Texas Coordinate System, South Central Zone and referenced to the south line of said Noble Seven at Riverstone Amending Plat):

Beginning at an "X" in concrete found for the northwest corner of said Reserve "E" and the northeast corner of Reserve "F" of said Noble Seven at Riverstone Amending Plat, same being the south line of Reserve "A", Block 1 of Noble Seven at Riverstone, a subdivision recorded in Plat Number 20160144 of the F.B.C.P.R.;

1. Thence, with the common line of said Reserve "E" and said Reserve "A", North 72 degrees 41 minutes 18 seconds East, a distance of 134.15 feet;
2. Thence, continuing with said common line, 20.15 feet along the arc of a curve to the left, said curve having a central angle of 07 degrees 41 minutes 48 seconds, a radius of 150.00 feet and a chord that bears North 68 degrees 50 minutes 24 seconds East, a distance of 20.14 feet to the northeast corner of said Reserve "E" and the northwest corner of Reserve "D" of said Noble Seven at Riverstone;
3. Thence, with the common line of said Reserve "E" and said Reserve "D", South 31 degrees 57 minutes 16 seconds East, a distance of 246.45 feet to the east corner of said Reserve "E" and the south corner of said Reserve "D";
4. Thence, with the south line of said Reserve "E", South 58 degrees 02 minutes 44 seconds West, a distance of 183.15 feet to the south corner of said Reserve "E" and the most easterly corner of aforesaid Reserve "F";
5. Thence, with the common line of said Reserve "E" and said Reserve "F", North 26 degrees 13 minutes 00 seconds West, a distance of 254.12 feet;
6. Thence, continuing with said common line, North 17 degrees 18 minutes 42 seconds West, a distance of 32.34 feet to the **Point of Beginning** and containing 1.0328 acres of land.



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PAGE 2 OF 2

ABBREVIATIONS

P.O.C. - PLACE OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING



RESERVE B

NOBLE SEVEN
AT RIVERSTONE
PLAT NO. 20160144
F.B.C.P.R.

RESERVE A

①

P.O.B.

RESERVE D

THE ISLAND
AT RIVERSTONE
PLAT NO. 20140281
F.B.C.P.R.

RESERVE F

NOBLE SEVEN
AT RIVERSTONE
AMENDING PLAT
PLAT NO. 20170141
F.B.C.P.R.

CALL 597-7707 ACRES
DEVELOPMENT 1 CORP.
C.F. NO. 2006092139
O.R.F.B.C.

WATERSIDE
AT RIVERSTONE
PLAT NO. 20120150
F.S.S.P.R.

5

4

3

2

1



6880 RICHMOND AVENUE SUITE 450
NORTH BUILDING
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3390
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100466

EXHIBIT OF
RESERVE E
1.0328 ACRES

DRAWN BY: LD DATE: 09-22-2017 SCALE: 1"=100'
CHECKED BY: MA JOB NO: 2017-052-020 12017.DGN

LJ PARKWAY
UNIVERSITY BOULEVARD
AND LJ PARKWAY
AT RIVERSTONE PHASE 2
STREET DEDICATION PLAT
PLAT NO. 20120039
F.B.C.P.R.

EXHIBIT "B"
RAILROAD COMMISSION OF TEXAS
VOLUNTARY CLEANUP PROGRAM
AFFIDAVIT OF COMPLETION

VCP No. 03-17009

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

I, Karim M. Momin, representing Riverstone Commercial Development LLC, have completed the necessary response actions, pursuant to Chapter 91, Subchapter O, Texas Natural Resource Code, at the approximately 1.0328-Acre tract of land described in Exhibit "A" (Site) of this certificate pertaining to Voluntary Cleanup Program (VCP) No. 03-17009 located in Sugar Land, Fort Bend County, Texas. The applicant has submitted and received approval from the Railroad Commission of Texas (RRC) 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 controls are maintained:

1. Use of the groundwater beneath the Affected Property shall not be allowed except for monitoring purposes.
2. Penetration of groundwater zones for any purpose shall only be conducted in such a manner as to prevent the migration 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 Fort Bend County Clerk's office on December 26, 2017, Document Number 2017140022 (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 final report at the central office of the RRC filed under VCP No. 03-17009.

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

Applicant

By: _____

Print Name: Karim M. Momin

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, personally appeared Karim M. Momin, 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 27th day of December 2017.

Notary Public in and for the State of Texas



Attachment 1
Environmental Restrictive Covenant
Document 2017140022
Fort Bend County, Texas



Laura Richard

Laura Richard, County Clerk
Fort Bend County Texas
Pages: 7 Fee: \$ 35.00

**Railroad Commission of Texas
Environmental Restrictive Covenant**

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

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 (**Affected Property**) described as follows:

Riverstone Commercial Development LLC., is the current Owner of the **Affected Property** and premises, and appurtenances thereto, located in Fort Bend County, Texas, consisting of a 1.0328 acre tract of land located in the William Little Survey, A-54 in Fort Bend County, Texas; said 1.0328 acre tract being all of Reserves "E", Block 1 of Noble Seven at Riverstone Amending Plat, a subdivision recorded in Plat Number 20170141 of the Fort Bend County Plat Records (F.B.C.P.R.); said 1.0328 acre tract with a metes and bounds description as more fully described on **Exhibit A**, which exhibits attached hereto and incorporated herein.

Groundwater near the **Affected Property** is affected by a certain identified chemicals of concern.

This restrictive covenant is required for the following reasons:

The **Affected Property**, otherwise known as Reserve E – Section 2 is an undeveloped tract of land that was historically developed for oil and/or gas exploration and production (E&P) since the late 1920s. Chemicals of concern (Total Petroleum Hydrocarbons (TPH), benzene, ethyl benzene, barium, and arsenic) attributable to the former oil and/or gas E&P activities impacted soil and groundwater near the **Affected Property** and an environmental investigation was required in accordance with Commission regulations. Hillsboro Estates and Sugarland Ranch Development II Corp., performed the response action to characterize and remediate the chemicals of concern. The response action was performed in such a manner and no chemicals of concern at the time of restrictive covenant filing were left in soil and groundwater.

The investigation, assessment, and analytical data are contained in the following reports and/or documents:

- i. *Phase I Environmental Site Assessment, Reserve E- Section 2; Approximately 1.0328-Acres, dated October 2017*
- ii. *Phase II ESA- Limited Site Assessment, Reserve E- Section 2; Approximately 1.0328-Acres, dated October 2017*

Copies of the reports may be obtained from Sugar Land Ranch Development located at 4855 Riverstone Boulevard, Missouri City, Texas 77459 and from the RRC under VCP No. 03-17009.

The restrictions are appropriate for residential land use. The response action has been approved by the Commission based upon the presumption that the **Affected Property** is protective of residential land use, and 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 land use. Based on information contained in the reports identified above, the chemicals of concern pose no present or future risk to humans or the environment based on residential land use. With the filing of this document, the Commission does not require any further remediation of the **Affected Property** as long as groundwater from below the surface is not used for any purpose other than monitoring.

For purposes of this Covenant, the term "residential use" means use for dwellings such as single family houses 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, residential portions of 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 **Affected Property** in the future in any manner inconsistent with the restrictions described in this covenant, the Commission must be notified at least 60 days in advance of such use. Additional response action contemplating a change in land use or in the size of the assumed exposure area may be necessary. The additional response action must be approved by the Commission and completed prior to commencement of the new use of the **Affected Property**.

In consideration of the Response Action leading to final approved remediation of the **Affected Property**, the Owner of the **Affected 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 **Affected Property** described in Exhibit "A", to-wit:

1. Use of the groundwater from below the ground surface beneath the **Affected Property** shall not be allowed except for monitoring purposes.
2. Penetration of groundwater zones for any purpose shall only be conducted in such a manner as to prevent the migration 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
Oil and Gas Division
Site Remediation Section
P.O. Box 12967
1710 N. Congress
Austin, Texas 78711-2967

Railroad Commission of Texas Voluntary Cleanup Program No. 03-17009. As of the date of the Covenant, the record owner of fee title to the **Affected Property** is owned by Riverstone Commercial Development LLC, with an address of 12750 S. Kirkwood, Suite 200, Stafford, Texas 77477.

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 19th day of DECEMBER, 2017

Riverstone Commercial Development LLC

Signature: [Handwritten Signature]

Print Name: KARIM M. MANIR

Title: MANAGER

STATE OF TEXAS
FORT BEND COUNTY

BEFORE ME, on this the 19th day of December 2017 personally appeared Karim M. Manir 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 19th day of December 2017

Signature: [Handwritten Signature]

Notary Public in and for the State of Texas

County of Fort Bend

My Commission Expires: Sept 06 2019



Accepted as Third Party Beneficiary this the 20th day of December, 2017.

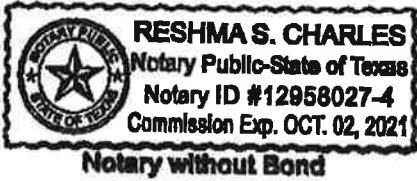
By: [Signature]
Name: Larry Hargrave
Title: Attorney

STATE OF TEXAS
TRAVIS COUNTY

BEFORE ME, on this the 20th day of December personally appeared Larry Hargrave 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 20th day of December, 2017

Signature: [Signature]



Notary Public in and for the State of Texas

County of Travis

My Commission Expires: October 2, 2021

Exhibit A

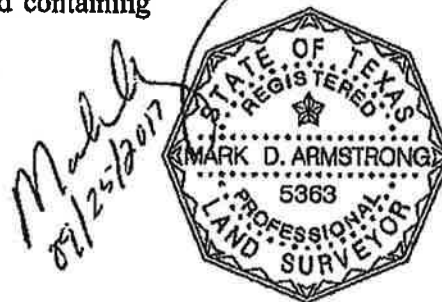
County: Fort Bend
 Project: Noble Seven at Riverstone Amending Plat – Reserve E
 C.I. No.: 1201-17
 Job Number: 2017-062-020

METES AND BOUNDS FOR 1.0328 ACRES

Being a 1.0328 acre tract of land located in the William Little Survey, Abstract-54, in Fort Bend County, Texas; said 1.0328 acre tract being all of Reserves “E”, Block 1 of Noble Seven at Riverstone Amending Plat, a subdivision recorded in Plat Number 20170141 of the Fort Bend County Plat Records (F.B.C.P.R.); said 1.0328 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the Texas Coordinate System, South Central Zone and referenced to the south line of said Noble Seven at Riverstone Amending Plat):

Beginning at an “X” in concrete found for the northwest corner of said Reserve “E” and the northeast corner of Reserve “F” of said Noble Seven at Riverstone Amending Plat, same being the south line of Reserve “A”, Block 1 of Noble Seven at Riverstone, a subdivision recorded in Plat Number 20160144 of the F.B.C.P.R.;

1. Thence, with the common line of said Reserve “E” and said Reserve “A”, North 72 degrees 41 minutes 18 seconds East, a distance of 134.15 feet;
2. Thence, continuing with said common line, 20.15 feet along the arc of a curve to the left, said curve having a central angle of 07 degrees 41 minutes 48 seconds, a radius of 150.00 feet and a chord that bears North 68 degrees 50 minutes 24 seconds East, a distance of 20.14 feet to the northeast corner of said Reserve “E” and the northwest corner of Reserve “D” of said Noble Seven at Riverstone;
3. Thence, with the common line of said Reserve “E” and said Reserve “D”, South 31 degrees 57 minutes 16 seconds East, a distance of 246.45 feet to the east corner of said Reserve “E” and the south corner of said Reserve “D”;
4. Thence, with the south line of said Reserve “E”, South 58 degrees 02 minutes 44 seconds West, a distance of 183.15 feet to the south corner of said Reserve “E” and the most easterly corner of aforesaid Reserve “F”;
5. Thence, with the common line of said Reserve “E” and said Reserve “F”, North 26 degrees 13 minutes 00 seconds West, a distance of 254.12 feet;
6. Thence, continuing with said common line, North 17 degrees 18 minutes 42 seconds West, a distance of 32.34 feet to the **Point of Beginning** and containing 1.0328 acres of land.



PAGE 2 OF 2

ABBREVIATIONS

P.O.C. - PLACE OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING



RESERVE B

NOBLE SEVEN
AT RIVERSTONE
PLAT NO. 20160144
F.B.C.P.R.

RESERVE A



P.O.B.

RESERVE F

NOBLE SEVEN
AT RIVERSTONE
AMENDING PLAT
PLAT NO. 20170141
F.B.C.P.R.

RESERVE D

RESERVE C

THE ISLAND
AT RIVERSTONE
PLAT NO. 20140281
F.B.C.P.R.

5

4

CAL. 597.7707 ACRES
DEVELOPMENT I CORP.
O.R.F.B.C.

WATERSIDE
AT RIVERSTONE
PLAT NO. 20120150
F.B.C.P.R.

2

3

LJ PARKWAY
UNIVERSITY BOULEVARD
AND LJ PARKWAY
AT RIVERSTONE PHASE 2
STREET DEDICATION PLAT
PLAT NO. 20120039
F.B.C.P.R.



8880 RICHMOND AVENUE SUITE 450
NORTH BUILDING
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3590
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100488

EXHIBIT OF
RESERVE E
1.0328 ACRES

DRAWN BY: LD LD DATE: 08-22-2017 SCALE: 1"=100'
CHECKED BY: MA JOB NO: 2017-062-020 120117.DGN