

Memorandum of Meeting with Abatement Systems

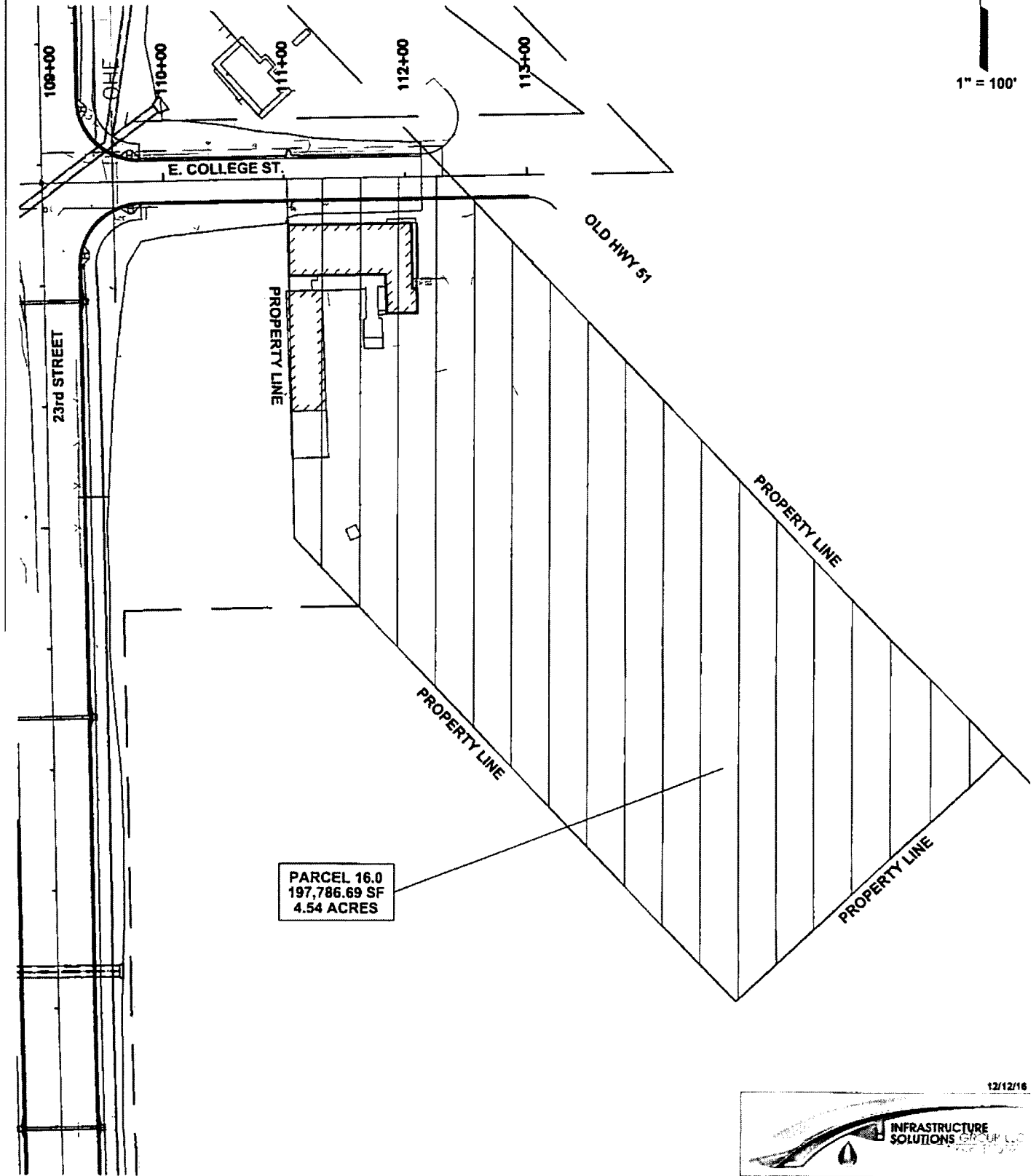
From: Thomas D. Hendrix, Planning Division Manager, Engineering and Construction Department

Date: 12/06/17

During the design of the 23rd Street Widening from Houston to Kenosha project, the engineer, Steve Powell of Mehlberger Brawley Engineers (now Infrastructure Solutions Group) met with the manager of Abatement Systems, Inc., in 2012 to discuss the acquisition of right of way for the project. The Abatement Systems Building sits about 45 feet from the centerline of College Street, and acquisition of the 50-foot right-of-way and utility easements for College Street would necessitate taking the building. If left in place, it would be too close to the new right-of-way and would be considered a non-conforming use. During those discussions in 2012, the Abatement Systems manager stated that for these reasons, the entire property should be taken. Therefore, the design engineer showed the entire 4.7 acre site being acquired.

When Universal Field services (UFS), the right-of-way agent for the project, started right-of-way negotiations in 2016, the current Abatement Systems manager, Steve Fulps, demanded to discuss the right-of-way with the engineer before any acquisition negotiations started for their property. On 12/05/2016, Steve Powell, Tom Hendrix, and Alex Mills met with Mr. Fulps and presented 3 options for acquiring the right-of-way (see attached) short of a total take. Mr. Fulps said he would consider the options. After UFS failed in multiple attempts to get Abatement Systems to either make a counteroffer on the total take or one of the other options, Universal Field Services submitted the request for condemnation of the entire property.

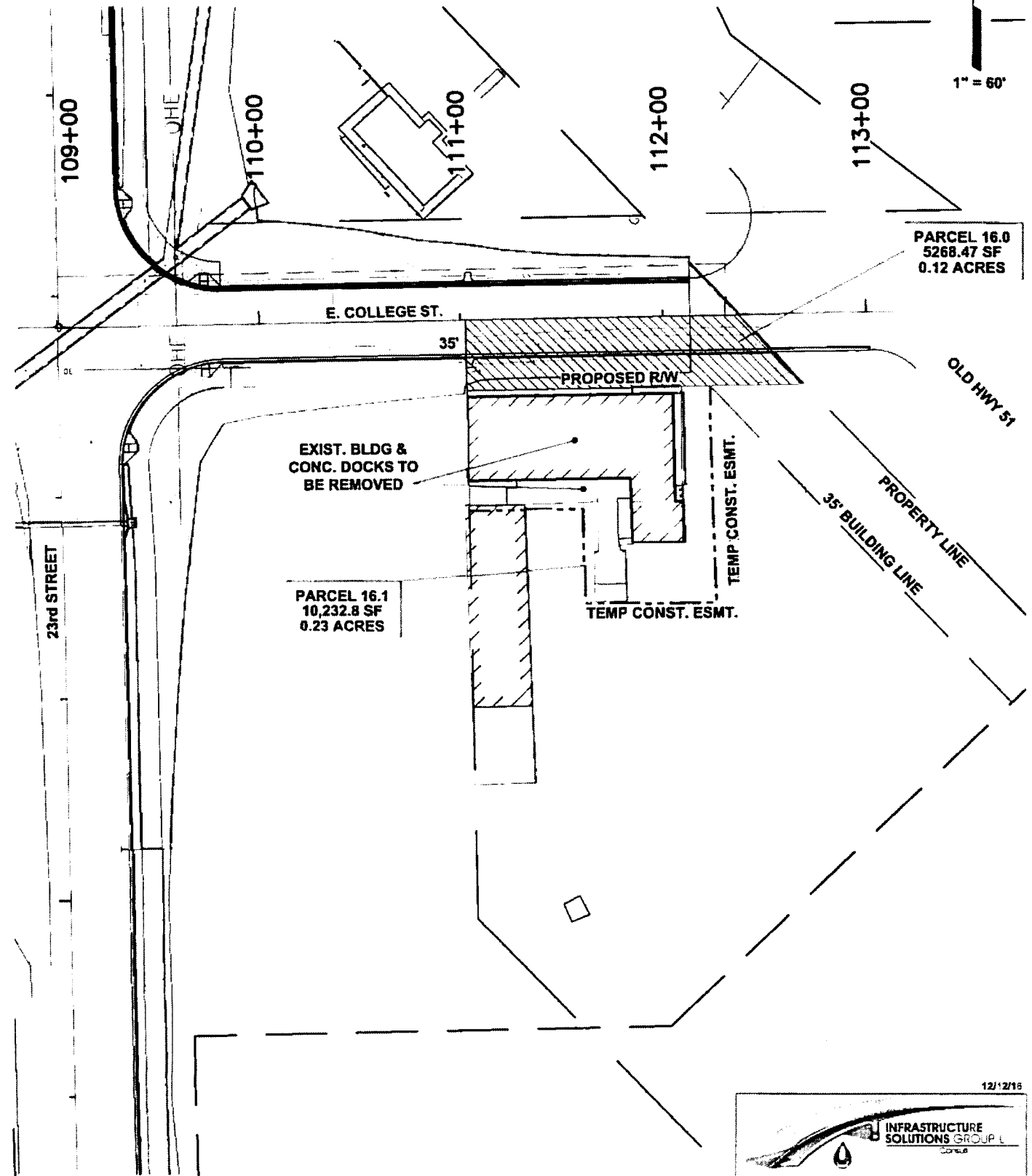
EXHIBIT 1 FULL TAKE PARCEL 16.0



12/12/16



EXHIBIT 2 R/W WITH TEMP CONST. EASEMENT PARCEL 16.0



PARCEL 16.0
5268.47 SF
0.12 ACRES

PARCEL 16.1
10,232.8 SF
0.23 ACRES

EXIST. BLDG &
CONC. DOCKS TO
BE REMOVED

PROPOSED R/W

TEMP CONST. ESMT.

TEMP CONST. ESMT.

PROPERTY LINE

35' BUILDING LINE

OLD HWY 51

E. COLLEGE ST.

35'

109+00

110+00

111+00

112+00

113+00

23rd STREET

12/12/15



EXHIBIT 3 POSSIBLE LAYOUT AFTER PARTIAL TAKE COMPLETED

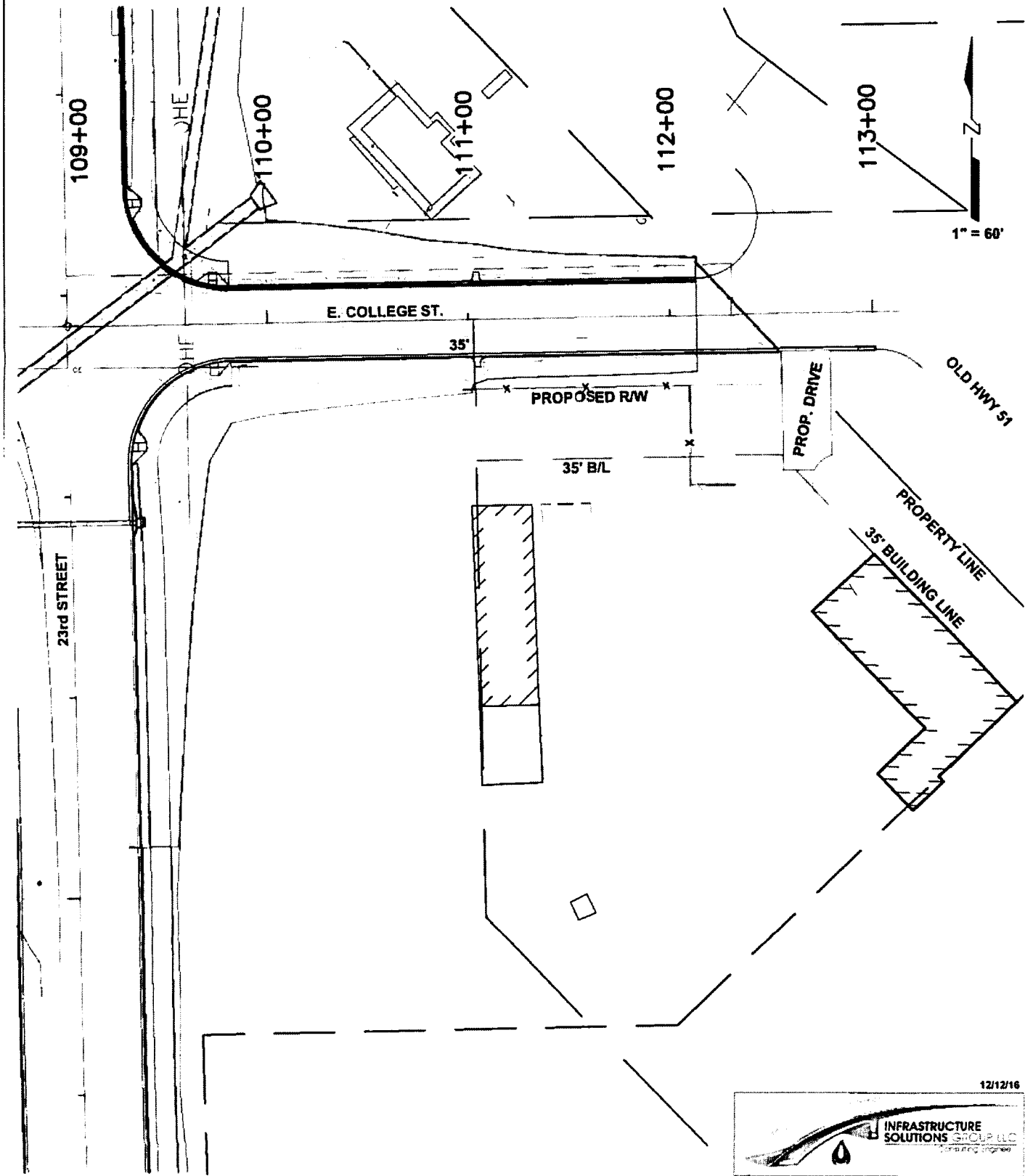
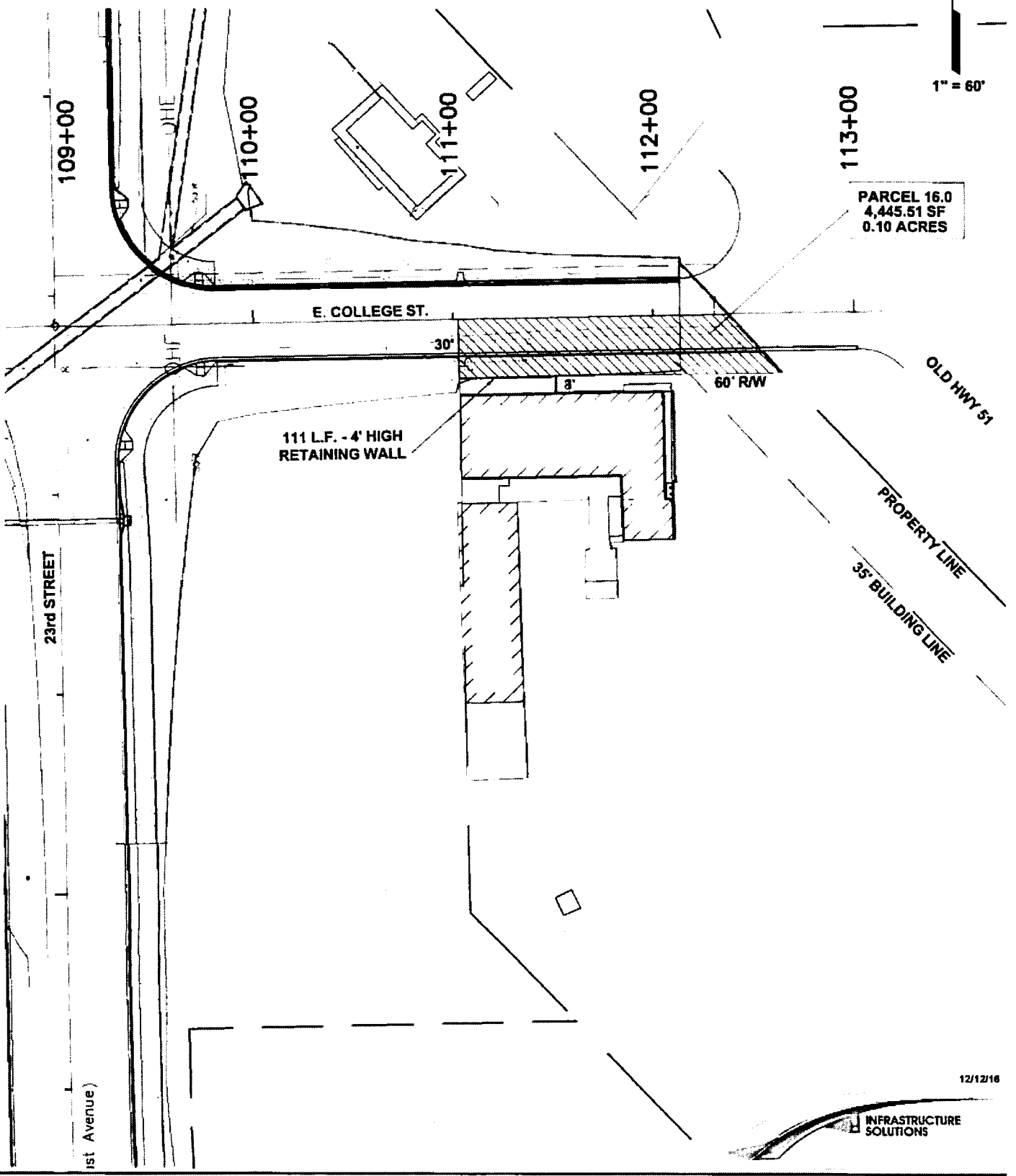


EXHIBIT 4 60' R/W WITH 4' HIGH RETAINING WALL PARCEL 16.0



12/12/16

INFRASTRUCTURE SOLUTIONS

