February 4, 2015

Mr. Jared Jakubowski Associate Planner/Grants Manager City of Moore, Community Development 301 N. Broadway Moore, Oklahoma 73160

RE: Limited Phase II Environmental Site Assessment

Royal Park Redevelopment Tract

Moore, Oklahoma

Dear Mr. Jakubowski:

Marshall Environmental Management, Inc. (MEM) is pleased to submit this scope of services to the City of Moore to prepare the Limited Phase II Environmental Site Assessment (ESA) for approximately 14.44 acres of land located within the redevelopment tract within the southeast quarter of Section 22, Township 10 North, Range 3 West in Moore, Cleveland County, Oklahoma (hereafter referred to as the 'Property').

PHASE I ENVIRONMENTAL SITE ASSESSMENT SUMMARY

A Phase I Environmental Site Assessment was conducted by HW Lochner, Inc. for the Royal Park Redevelopment Tract in December 2014. The Royal Park Redevelopment Tract is comprised of 14.44 acres located within the southeast quarter of Section 22, Township 10 North, Range 3 West in Moore, Cleveland County, Oklahoma. The attached exhibit depicts the location of the property for which the Phase I ESA was conducted. The Phase I ESA indicated that the Property was initially developed as a mobile home park in the late 1960s. Development of the mobile home park continued until the early 1970s. The mobile home park remained in operation until 2014, when it was vacated due to tornado damage. To date, the Property is predominantly vacant, with mobile home pad infrastructure in place and three buildings remaining of the Property.

The Property is located in an area that served as rural agricultural land from at least the early 1950s through the 1960s. In the 1960s, land to the east and south of the Property began to be developed for residential purposes. This development continued throughout the 1970s, and by the 1980s, all adjoining properties were comprised of residential structures except the land to the southwest of the Property. Commercial buildings were constructed south and southeast of the Property, along SW 19th Street and Telephone Road, in the 1990s and 2000s. In May 2013, an EF-5 tornado caused severe damage or destroyed homes to the west, north, and northeast of the Property. The homes to the west and south of the Property were cleared in 2014; homes to the north and northeast were rebuilt as residential structures. At the time of this report, land to the west and southwest was under construction as an apartment complex and a commercial building.

No inquiry was made in the Phase I ESA report with respect to asbestos-containing materials within the three remaining buildings remaining on the Property. As such, prior to renovation or demolition of the three remaining structures, an asbestos-containing materials survey was recommended. Additionally, due to the unknown origin of the debris scattered throughout the Property resulting from the May 2013 tornado, it was recommended that surface soil samples be obtained and analyzed for asbestos-containing materials and lead-based paint.

PROPOSED SCOPE OF SERVICES

Marshall Environmental Management, Inc. will provide the following services as part of the Limited Phase II Activities for the Royal Park Redevelopment Tract:

Asbestos-Containing Materials Survey – Three Remaining Buildings

An asbestos-containing materials survey in accordance with recognized United States Environmental Protection Agency Region 6 and United States Occupational Health & Safety Administration protocols will be provided for the three remaining buildings on the Property. A currently-licensed Oklahoma Department of Labor Asbestos Inspector/Management Planner will be utilized to conduct this work.

The scope of work will include destructive sampling and/or investigation in order to adequately identify and quantify asbestos-containing materials. The inspection will include accessing the common areas, crawlspaces and representative homogenous areas within each building. The inspection criteria will include Category I and II non-friable asbestos-containing materials, as well as regulated asbestos-containing materials, as defined under Title 40 of the Code of Federal Regulations Part 61 (40 CFR 61), Subpart M of the National Emission Standards for Hazardous Air Pollutants.

Samples collected during the inspection will be analyzed by a certified laboratory to determine the presence of asbestos fibers in the samples. The inspector will quantify each material identified in the report.

Shallow-Surface Soil Sampling

The Phase I ESA recommended subsequent shallow-surface (0 to 6 inches below ground surface) sampling of soils on the Property to assess the potential presence of asbestos fibers and/or lead. The sampling locations will be systematically determined by sampling at a ratio of one sample per 10 trailer pads and creating a grid-system approach for surface soil sampling locations.

Lead-based paint surface soil sampling will be conducted using an X-ray fluorescence (XRF) spectrometer or a 'grab' sample. In the event that an XRF spectrometer is utilized, due to ease of use of the device, it is recommended that additional sampling locations be determined beyond the designation of one sample per 10 trailer pads. Asbestos-containing materials sampling may be conducted using a 'grab' sample, ensuring the removal of debris prior to depositing in the sample container. It is recommended that samples collected during the inspection are analyzed by a certified laboratory to determine the presence of asbestos fibers or lead.

The asbestos-containing materials survey for the remaining buildings and the shallow-surface soil sampling results will be included in a report that includes a thorough description of the sampling methodology, qualifications of staff conducting the survey, a map or diagram depicting sampling locations, description of the condition of the material sampled (in the case of the asbestos-containing materials survey), analytical results and sample chain of custody, analysis of results, and recommendations for abatement or further sampling activities, if necessary.

PROPOSED COSTS

Marshall Environmental Management, Inc. will complete the proposed task for a lump-sum fee as defined by the scope of services presented above:

	Analytical Report	7 130.00
•	Site Characterization of Lead and Ashestos in Soils	1/00 0.0 0

The budget is based on the anticipated scope-of-work outlined in this proposal. Lochner will devote its best efforts to perform the work and accomplish the objectives defined, within the cost proposed. If the findings of the investigation indicate the need for further or modified environmental study, you will be notified immediately of the conditions of concern with recommendations, if necessary.

Marshall Environmental Management, Inc. appreciates the opportunity to support the City of Moore with this important initiative. If you have any questions regarding our proposed scope of services, do not hesitate to contact us at (405) 748-6651.

Sincerely,

Sarah Marshall, Project Manager

Marshall Environmental Management, Inc.

h Marshall

Signature below represents acceptance of the proposed scope and fee.

Signed:

Organization: City of Moore, Oklahoma

Date: 02/09/2015



CERTIFICATE OF LIABILITY INSURANCE

DATE (MNVDD/YYYY) 02/09/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the

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Form W-9

(Rev. December 2014)

Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

III(CIIId	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.							
	Marshall Environmental Management, Inc.							
	2 Business name/disregarded entity name, if different from above							
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Print or type Specific Instructions on page	3 Check appropriate box for federal tax classification; check only one of the following seven boxes: ☐ Individual/sole proprietor or ☐ C Corporation ☐ S Corporation ☐ Partnership	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):	o e					
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Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at www.irs.gov/fw9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)

Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding? on page 2.

By signing the filled-out form, you:

- 1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- 2. Certify that you are not subject to backup withholding, or
- 3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
- 4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 02/11/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

certifica	te holder in lieu of such endorsement(s).						
PRODUCER		CONTACT Barry F. Peters					
Hays Affin Suite 425 \	iity West	PHONE (A/C, No. Ext): 202-263-4000	FAX (A/C, No): 202-263-	4001			
1025 Thon	nas Jefferson St NW	E-MAIL ADDRESS:					
Barry F. Po	on, DC 20007 eters	INSURER(S) AFFORDING O	OVERAGE	NAIC #			
		INSURER A : Lloyd's of London					
INSURED	Marshall Environmental	INSURER B :					
	Management, Inc. Dr. Charles L. Marshall	INSURER C :					
	1601 SW 89 St., #A100	INSURER D :					
	Oklahoma City, OK 73159	INSURER E :					
	·	INSURER F:					
COVERA	GES CERTIFICATE NUMBER:	REVIS	SION NUMBER:				
INDICATE	TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BEI ED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CON CATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE /	NDITION OF ANY CONTRACT OR OTHER DOCUM	MENT WITH RESPECT TO WHI	CH THIS			
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If yes, describe under
DESCRIPTION OF OPERATIONS below E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$ AIHA0014145 10/09/2014 10/09/2015 Per Claim 1.000.000 Prof. E&O Liab. 1,000,000 Aggregate

This certificate of insurance serves Liability coverage.	acond 101, Additional Remarks Schedule, if more space is required) s as evidence of the Professional	
CERTIFICATE HOLDER	CANCELLATION	

City of Moore Attn: Kahley Gilbert 301 N. Broadway Moore, OK 73160 SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Jour Mu

NOTEPAD	INSURED'S NAME	Marshall Environmental	MARSH-4 OP ID: IQ	PAGE 2 Date 02/11/2015
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