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SITEX ENVIRONMENTAL, INC

Environmental/Occupational Safety and Health Consulting/Training

May 2, 2018

Tim Brinkner
Franklin County Sheriff Department
c/o Navigate Building Solutions
9920 Watson Road
St. Louis, Missouri 63126

RE: Phase I Environmental Site Assessment
Franklin County Sheriff's Office
1 Bruins Lane, Union, Missouri 63084
Proposal #18-076

Mr. Brinkner,

Thank you for providing SITEX Environmental, Inc. (SITEX) the opportunity to submit this proposal to conduct a Phase I Environmental Site Assessment of the above-referenced Subject Property. The purpose of the Phase I Environmental Site Assessment is to make inquiry and investigation into the environmental conditions and potential contamination to the air, water, soil, and improvements on a specifically designated property.

The attached contract details the services undertaken by SITEX with respect to the Phase I Environmental Site Assessment of the Subject Property. Except for the user/client-provided recorded land title records and judicial records review for environmental liens and/or Activity and Use Limitations (AULs), this scope meets the scope and limitations set forth in the **ASTM Standard Practice E1527-13; Phase I Environmental Site Assessments** and the **All Appropriate Inquiry (AAI)** regulations set forth in 40 CFR 312.

Work will begin immediately upon receipt of the signed authorization and completed User Questionnaire/Property Data Sheet and the final report will be delivered electronically by May 31, 2018, provided signed authorization is received by May 7, 2018. Hard copies are available for $100 each, including shipping.

All field and investigative work will be completed or supervised by an Environmental Professional. Please contact me at 314.421.0600 ext. 1045 with any questions.

Sincerely,

Christopher Byrne
Operations Manager
SITEX Environmental, Inc.

CONTRACT FOR SERVICES BY SITEX
PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

SCOPE OF WORK TO BE PERFORMED BY SITEX

1. SITEX will conduct an on-site visual inspection of accessible areas of the Subject Property for the purpose of viewing and noting the following specific matters:

    - current uses of the Subject Property and adjacent properties;
    - current drainage patterns on the property;
    - visual evidence of fires or recent construction;
    - visual evidence of underground/aboveground storage tanks, water wells, septic tanks, grease traps, pipelines, and oil, gas, or geothermal wells;
    - obvious signs of dumping, spills, or surface soil contamination;
    - storage and/or use of hazardous materials;
    - electrical transformers and other equipment which may contain polychlorinated biphenyls;
    - potential vapor migration or release;
    - potential lead concerns such as peeling paint or water coolers;
    - special resources such as wetlands, critical/unique habitats, historical/archaeological significance, wild and scenic rivers, and coastal beaches; and areas of potential concern in the vicinity of the Subject Property.

2. When appropriate and available, the property owner, property manager, maintenance supervisor, or other asset representative will be interviewed for information concerning the Subject Property.

3. If applicable, review available documents for any on-site underground/aboveground storage tanks, safety/health standards, and previous assessments.

4. If available, obtain and review aerial photographs of the subject and adjacent properties to note the development of property improvements and the surrounding area, and indications of industrial or unusual activity.

5. Review available city directories and Sanborn maps to identify possible prior land utilization. Review available USGS topographical maps to note the site topography and elevation. Review available geologic maps, aquifer maps, soil maps, radon gas maps, and wetland maps. Review available FEMA flood insurance rate maps to determine if the Subject Property is in a flood hazard zone and the distance to the nearest downstream surface water. Review available municipal zoning maps to determine if any municipal zoning policies affect the Subject Property.

6. Review available information to identify the underlying aquifer of concern, depths to usable water, and municipal water wells within an approximate one-mile radius of the Subject Property. Review available information to determine if the underlying aquifer is

designated as a "sole source" aquifer. If applicable, review land use restrictions near water wells.

7. Review National Priorities List (NPL) hazardous waste (Superfund) database information from the EPA and State/Tribal Hazardous Waste Sites (SHWS) database information published by the Missouri Department of Natural Resources (MDNR), State equivalent to Superfund, to determine if the Subject Property is on or within an approximate one (1) mile search distance of a registered NPL or SHWS and/or spill clean-up site. Review Proposed and Delisted NPL database information published by the EPA to determine if the Subject Property is on or located within an approximate one-half (0.5) mile search distance of a Proposed NPL and Delisted NPL facility.

8. Review Comprehensive Environmental Response, Compensation, and Liability Act Information System (CERCLIS) database information published by the EPA and State/Tribal equivalent to CERCLIS database information published by the MDNR to determine if the Subject Property is on or located within an approximate one-half (0.5) mile search distance of a CERCLA facility. Review CERCLIS - No Further Remediation Action Planned (NFRAP) and Proposed and Delisted NPL database information published by the EPA to determine if the Subject Property is on or located within an approximate one-half (0.5) mile search distance of a CERCLIS-NFRAP, Proposed NPL, and Delisted NPL facility.

9. Review Resource Conservation and Recovery Act (RCRA) Corrective Action Reports (RCRA CORRACTS) database information published by the EPA to determine if the Subject Property is located on or within an approximate one (1) mile search distance of any RCRA-CORRACTS facilities. Review RCRA database information published by the EPA to determine if the Subject Property is located on or adjacent to any RCRA-regulated generator facilities (small quantity, large quantity, and/or conditionally exempt) and to determine if the Subject Property is located on or within an approximate one-half (0.5) mile search distance of any RCRA-regulated transport, storage, and/or disposal (RCRA TSD) facilities of hazardous waste.

10. Review Emergency Response Notification System (ERNS) database information published by the National Response Center to determine if a registered release of oil or hazardous substance occurred on the Subject Property.

11. Review the Closed Landfill Inventory (CLI), Permitted Solid Waste Facilities/Landfill Sites (SWF/LF) and Commercial Hazardous and Solid Waste Facilities (WASTEMGT) database information published by the MDNR to determine if the Subject Property is on or located within an approximate one-half (0.5) mile search distance of any landfills, solid waste disposal facilities, or closed landfills.

12. Review Leaking Petroleum Storage Tank (LPST) database information published by the MDNR to determine if the Subject Property is located within an approximate one-half (0.5) mile search distance of any registered LPST facilities. Review Petroleum Storage Tank

(PST) database information published by the MDNR to determine if the Subject Property is or adjacent to any registered PST (underground or aboveground) facilities.

13. Review Engineering Controls Sites (US Eng. Controls) database information from the EPA and Activities and Use Limitations (AUL) database information published by the MDNR to determine if a registered Institutional Control or Engineering Control (IC/EC) exists on the Subject Property.

14. Review the Missouri Voluntary Cleanup Program (VCP) database information published by the MDNR and US Brownfields and Missouri Brownfields database information published by the EPA MDNR to determine if the Subject Property is on or located within an approximate one-half (0.5) mile search distance of any VCP and Brownfields sites.

15. Review the Missouri Drycleaner Registration Database Listing (Drycleaners), Missouri Spills Database (Spills), Missouri Innocent Owner Program (IOP), and Industrial and Hazardous Waste (OK-IHW) databases published by the MDNR to determine if the Subject Property is on or located within an approximate one-half (0.5) mile search distance of any of these registered facilities.

16. Review the Facility Index System (FINDS) database information published by the EPA to determine if the Subject Property is on a permitted/regulated facilities list not listed on previously disclosed databases.

17. Review the Hazardous Materials Information Reporting System (HMIRS) database information published by the U.S. Department of Transportation to determine if the Subject Property is on a location of reported hazardous material spill incidents.

18. Review EPA Toxic Release Inventory System (TRIS) (SARA Title III) database information to determine if the Subject Property is on a location of reported toxic chemical releases to the air, water, or land.

19. Review Missouri Railroad Commission oil and gas well maps and USGS topographic maps to determine if any oil/gas wells are located on or adjacent to the Subject Property.

20. Review the National Register of Historic Places website to determine if the Subject Property has historical or archaeological significance.

21. Contact local environmental, fire, and building officials to request a file search for any references to the Subject Property.

22. Review of pertinent regulatory files and/or records associated with listings of the Subject Property and any adjoining property identified on one or more of the standard environmental record sources, if reasonably ascertainable.

SCOPE OF FINAL REPORT

SITEX will provide one electronic copy of a final written report for the Subject Property presenting the results of the investigation set forth herein along with recommendations for further testing if required, including but not limited to the following information:

- A summary of the on-site inspection including general development of the property, water drainage, chemical storage, waste disposal, obvious signs of spills or contamination, lead concerns, possible PCB-containing equipment, potential vapor migration or release, and general implied activity of the adjacent properties

- A summary of the review of environmental databases (NPL, CERCLA, RCRA, MSD, CORRACTS, FINDS, ERNS, MRIS, PST, LPST, landfill, CLI, VCP, IHW, and State Superfund)

- Summarized interviews with appropriate state, county, and city departments

- A review of municipal water well lists, municipal zoning maps, county soil maps, and flood maps in relation to the Subject Property

- Information regarding historical, archaeological, or natural significance

- If applicable; recommendations for asbestos testing, radon testing, lead testing, and PCB testing

- An executive summary detailing the findings and recommendations for further studies

Printed report copies are available at $100 each, delivery included.

The User Questionnaire & Property Date Sheet, Payment Agreement, Scope of Work for Services by SITEX - Phase I Environmental Site Assessment - constitute a part of this contract and are incorporated herein as though set forth fully herein.

A recorded land title records/judicial records review for environmental liens and/or Activity and Use Limitations (AULs) is required for all ASTM E1527-13 Compliant Phase I ESAs and is outside the scope of work proposed herein. Users/clients may have this information on record for other aspects of the project and can provide this required information to SITEX for inclusion in the Phase I ESA at no additional cost, or SITEX can engage a title professional/company to provide the required information as an additional scope of work to be conducted concurrent to the Phase I ESA.

May 2, 2018

Tim Brinkner
Franklin County Sheriff Department
c/o Navigate Building Solutions
9920 Watson Road
St. Louis, Missouri 63126

RE: Phase I Environmental Site Assessment
Franklin County Sheriff's Office
1 Bruins Lane, Union, Missouri 63084
Proposal #18-076

_____ $1,950.^{00} - ASTM E1527-13 Compliant Phase I ESA

_____ # of printed report copies @ $100 each

Additional Scope of Work IF Requested

_____ $395 for each parcel of land – The user/client authorizes SITEX to engage a title professional/company to provide a recorded land title records/judicial records review for environmental liens and/or Activity and Use Limitations (AULs) to be included in the Phase I ESA.

_____ No Cost – The user/client shall provide a recorded land title records/judicial records review for environmental liens and Activity and Use Limitations (AULs) to be included in the Phase I ESA **OR** the user/client chooses not to provide a recorded land title records/judicial records review and does not authorize SITEX to engage a title professional/company on their behalf; therefore, recognizing this absence of information will exist as a data gap in the Phase I ESA document.

The final report will be addressed to one entity of your choice. Without explicit written instructions from the client neither the report nor copies of the report shall be provided to any other party. SITEX reserves the right to assess a charge to the client for any such request by the client.

This proposal is accepted by the client, the client agrees to pay SITEX in accordance with this Payment Agreement and SITEX is hereby authorized to begin work on the project in accordance with the contract as of the date of the execution of this Payment Agreement. The Client agrees that invoices for services rendered shall be due upon receipt and agrees that all amounts past due beyond 30 days shall bear interest at the rate of 1.5% per month.

_____
By (signature)

_____
Printed Name Title Date

PROPERTY DATA SHEET & ASTM E1527-13 USER QUESTIONNAIRE

Please complete the following and return to SITEX. In accordance with ASTM E1527-13, in order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user (party seeking to use Practice E1527 to complete a Phase I ESA of the Subject Property) must provide the following User Questionnaire information (if available) to SITEX. Failure to provide this User Questionnaire could result in a determination that "all appropriate inquiry" is not complete.

Franklin County Sheriff's Office
1 Bruins Lane
Union, Missouri 63084

PROPERTY DATA SHEET

Please state purpose for conducting the Phase I ESA of the Subject Property:

_____

Legal description and street address of the Subject Property (please include map or plat, if avail.):

_____

Who is the present owner of the Subject Property? What is their phone number/e-mail address?

_____

If structures are located on the Subject Property, when were they constructed and, if any additions exist to the original structure, when were they constructed?

_____

Is the Subject Property presently occupied?

_____

Will floor plans and site maps be sent? _____

Name and phone number of person who will act as contact to provide access onto the Subject Property and buildings:

_____

Person(s) authorized to receive reports or information on this project:

_____

_____

Do you provide permission to interview adjoining property personnel and discuss the project?

_____

USER QUESTIONNAIRE

1) Are you aware of, or did a search you conducted of recorded land title records (or judicial records where appropriate), identify any environmental cleanup liens against the Subject Property that are filed or recorded under federal, tribal, state, or local law?

_____

2) Are you aware, of or did a search you conducted of recorded land title records (or judicial records where appropriate), identify any AULs (Activity and Use Limitations), such as engineering controls, land use restrictions, or institutional controls that are in place at the Subject Property and/or have been filed or recorded in a registry under federal, tribal, state, or local law?

_____

3) As the user of this ESA do you have any specialized knowledge or experience related to the Subject Property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the Subject Property or an adjoining property so that you have specialized knowledge of the chemicals and processes used by this type of business?

_____

4) Does the purchase price being paid for this Subject Property reflect the fair market value of the Subject Property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the Subject Property or nearby properties?

_____

5) Are you aware of commonly known or reasonably ascertainable information about the Subject Property that would help SITEX to identify conditions indicative of releases or threatened releases? For example, as the user,

a) Do you know the past uses of the Subject Property?

_____

b) Do you know of specific chemicals that are present or once were present at the Subject Property?

_____

c) Do you know of spills or other chemical releases that have taken place at the Subject Property?

_____

d) Do you know of any environmental cleanups that have taken place at the Subject Property?

_____

e) Do you know of any water wells, underground storage tanks, septic tanks, natural gas or petroleum product pipelines, or other underground structures exist at the Subject Property?

_____

6) As the user of this ESA, based on your knowledge and experience related to the Subject Property are there any obvious indicators that point to the presence or likely presence of contamination at the Subject Property?

_____

User/Client-provided Comments: