

REMEDIAL ACTION PLAN

QUALITY HEIGHTS I KANSAS CITY, MISSOURI 63127



RIVERFRONT PROJECT NO. 5938-05

June 3, 2011

ENVIRONMENTAL CONSULTANTS

Phase I & II ESA—
Due Diligence

Brownfields
Redevelopment

Environmental Risk
Assessment

Underground Storage Tank
Management

Subsurface
Investigation/Remediation

Industrial Hygiene

Asbestos, Lead-Based
Paint Inspection

Remediation Oversight

CERCLA / RCRA

and more...

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1.0 SITE DESCRIPTION

Site: Quality Heights I (Site)

Location: Multiple Addresses-List of Site Addresses Included as Appendix A
Kansas City, Missouri. See Figure 1.

Description: The Site consists of 40 rental houses situated on approximately 6-acres of land. The rental houses are located in groups throughout the development, and are not interconnected parcels.

Access: Access to the Site is possible from multiple local streets surrounding the area including E. 24th and #25th Streets from the east and west, and Michigan and Euclid Avenues from the north and south. Highway 71 is located approximately 3 blocks to the west; Interstate 70 is located approximately one-mile to the north.

Setting: The Site is located within a predominantly residential area of Kansas City Missouri.

Background: The Site has been primarily occupied by residences since its initial development in the late 1800s. Various redevelopments of the Site have occurred since the initial development, with the most recent occurring in the late 1980s. The project Site is a low-income housing development financed by Missouri Housing and Development Commission (MHDC).

Ownership: The Site is presently owned by Quality Heights Associates, L.P. In connection with the proposed redevelopment of the Site, the Site will be, and will continue to be, owned for the foreseeable future by Oakland Redevelopment, LLC and managed by a property management entity.

Planned Redevelopment:

The planned redevelopment of the Site includes the renovation of the existing rental houses. Proposed rehabilitation includes the interior and exterior updates to the buildings, landscaping, retaining wall reconstruction, and stormwater system updates.

1.1 Previous Environmental Investigations:

The remedial action plan is based on redevelopment plans and results of the following previous environmental investigations conducted at the Site:

1.1.1 Phase I Environmental Site Assessment, Oakland Heights, 2010 E. 25th Street, Kansas City, Missouri 64109 performed by Riverfront Environmental and dated December 7, 2010

The Phase I ESA recommended the following pertaining to the Site:

1. The former dry cleaning activities on the east adjoining, upgradient property at 2112 E. 25th Street presents a recognized environmental condition for the Site.

Riverfront recommended that subsurface investigation, including soil and groundwater sampling, be performed along the southeast portion of the Site to determine whether a release associated with the former dry cleaning activities at the east adjoining 2112 E. 25th Street facility has impacted the Site.

2. The former dry cleaning activities on the nearby, upgradient property to the east-southeast at 2461 Brooklyn presents a recognized environmental condition for the Site.

Riverfront recommended that subsurface investigation, including soil and groundwater sampling, be performed along the southeast portion of the Site to determine whether a release associated with the former dry cleaning activities at 2461 Brooklyn facility has impacted the Site.

3. The VCP listing associated with lead-impacted soil and TPH-impacted soil to the south (25th and Brooklyn)

Riverfront recommended that subsurface investigation, including soil and groundwater sampling, be performed along the south and southeast portion of the Site to determine whether a release associated with the former VCP/LUST activities at 25th & Brooklyn/2510 Brooklyn has impacted the Site.

While not identified as a recognized environmental condition, the following recommendations pertaining to the known lead-impacted soil at the adjoining Quality Heights II property were provided:

- *Riverfront recommended that all appropriate steps be taken to ensure compliance with the Notice of Deed of Environmental Contamination and Declaration of Restriction that has been imposed on the adjoining related property, known as "Quality Heights II", which received a Certificate of Completion under Missouri Brownfields/Voluntary Cleanup Program in 1997. A visual walk-over of the property grounds, including both Quality Heights I and portions of the adjoining Quality Heights II should be made to evaluate the integrity of the surface cap at the adjoining Quality Heights II. Given that the remediation and capping procedures at the adjoining Quality Heights II took place approximately 13 years ago and the fact that no active management activities have apparently been taking place specific to the Notice of Deed of Environmental Contamination and Declaration of Restriction requirements, there is*

- a potential for erosion to have occurred and the possibility of lead contaminated soils to have migrated the surface. If bare areas are encountered, steps should be taken to re-cap these areas with an appropriate, clean fill or other acceptable surface cover. In addition, any active redevelopment of the adjoining Quality Heights II will require notice to the MDNR.*
- *A review of the existing O&M Plan for the adjoining Quality Heights II should be performed and updated accordingly to ensure that the protocols are current to today's standards and that the plan appropriately addresses any future disturbances to the subsurface, particularly during the planned property redevelopment activities. Given the nature of the planned redevelopment activities, including landscaping, utility work, and retaining wall construction, the O&M Plan should be updated promptly and implemented prior to redevelopment and construction activities. The O&M Plan should include procedures to be followed to safely and appropriately handle and dispose of subsurface materials at the adjoining Quality Heights II. .*
 - *Based on redevelopment plans, an appropriate sampling strategy should be developed and implemented that identifies possible lead-impacted soil in areas that will be disturbed during redevelopment activities. The sampling strategy should also include sampling of the Site (not previously sampled - Quality Heights I) in order to identify lead impacts in these areas.*

While not identified as a recognized environmental condition, the following recommendations pertaining to the former UST-LUST facility to the southeast across E. 25th Street (2510 Brooklyn) which was enrolled in the Brownfields/VCP were provided:

- *The subsurface investigation scope recommended, that addresses the VCP activities to south and dry cleaner activities to the southeast, can easily be amended to address possible gasoline impacts at the Site associated with the UST-LUST activities by including certain analytical parameters to the already recommended investigation. Therefore, for confirmation purposes, the Riverfront recommends that recommended subsurface investigation in the southeast portion of the Site be amended to include chemicals of concern associated gasoline use. The sampling strategy should also support redevelopment plans that may impact this area of the Site.*

1.1.2 Phase II Surficial Soil Investigation Oakland Heights, 2010 E. 25th Street, Kansas City, Missouri 64109 performed by Riverfront Environmental and dated February 10, 2011

The Phase II surficial (0-3 feet) soil investigation concluded the following:

The purpose of the investigation was to assess the presence of lead impacted surficial soils in areas of the Site which was not addressed in the corrective actions associated with the enrollment of the adjoining Quality Heights I into the Voluntary Cleanup Program, as well as bare soil areas, and areas of planned redevelopment. In addition, PAH sampling of surficial soils from both the Site and the adjoining Quality Heights II developments

was performed to determine the presence of PAH levels exceeding applicable Risk Based Target Levels in areas that had been addressed during previous corrective action efforts (adjoining Quality Heights II property) as well as the Site that had no corrective action performed.

The results of this investigation have confirmed lead impacted soils above the Tier 1 Risk Based Target Levels (RBTL) Type 1 soils for Residential Properties, are found throughout areas of the Site. The extent of lead impacted soils appears to encompass the entire Site. Conversely, surficial soils in the adjoining Quality Heights II development did not reveal levels of lead in soil above the Tier 1 RBTL in most areas, with 75 of 76 samples collected in various targeted areas below the Tier 1 RBTL. These findings support the historical research which identified the remediation and capping of impacted soils on the adjoining Quality Heights II development, with no actions previously performed on the Site.

Polycyclic Aromatic Hydrocarbon (PAH) samples from the surficial soils (0-3 feet) on the Site exceeded the Tier I RBTL for Ingestion (Vapor Emissions and Particulates) of benzo(a)pyrene, with lesser exceedances of benzo(a)anthracene, benzo(b)fluoranthene, and dibenzo(a,h)anthracene.

The specific source of lead contamination is not known. Similar lead and PAH levels were also found on the south adjoining property during past investigative work performed as part of MDNR-VCP activities.

1.1.3 Phase II Subsurface Investigation_Oakland Heights, 2010 E. 25th Street, Kansas City, Missouri 64109 performed by Riverfront Environmental and dated February 10, 2011

The Phase II subsurface investigation concluded the following:

On-Site Issues

- Lead impacted soils have been identified in the area of Quality Heights I above the respective RBTLs. Based on a prior conversation with Mr. Chris Cady of the MDNR Brownfields/Voluntary Cleanup Program (B/VCP), the Indoor Inhalation Pathway listed in the Departmental Guidelines for lead is not considered an enforceable target level. Based on this information, the presence of lead impacted soils above the residential Indoor Inhalation pathway is not considered a concern to the Site, however, redevelopment which brings subsurface soils within the surficial soil range (0-3 feet), will require controls to prevent an exposure risk as the subsurface soils within Quality Heights I exceed surficial soil Risk Based Target Levels.
- Samples (P15 and P16) collected in the area of the former auto repair facility (1817 E. 24th Terrace) have shown chemicals in the soils above DTLs, but below actionable levels, including, lead, cadmium, silver (based on detection limits), benzo(a)pyrene, benzo(a)anthracene, and benzo(b)fluoranthene. Of these chemicals, all have been

detected in various other areas of the Site outside of the vicinity of the auto repair facility with the exception of silver and cadmium. Based on the absence of detectable petroleum hydrocarbon constituents, the presence of silver and cadmium in the soils above DTLs is not indicative of a release from the former auto repair activities.

- Soil samples (P18 through P20) collected in the area of the former dry cleaning activities on the Site at 1926 E. 24th Terrace yielded no samples above default target levels and chlorinated solvents or their degradents typically encountered in areas of drycleaner facilities were not detected. Based on the laboratory results, it does not appear that a release from the former dry cleaner has occurred.

Off-Site Issues

- Soil and groundwater samples on Site near the former dry cleaning activities on the east adjoining property at 2112 E. 25th Street and the nearby, upgradient property to the east-southeast at 2461 Brooklyn did not detect chlorinated solvents or their degradents typically associated with drycleaner facilities. Based on the laboratory results, it does not appear that the former off-site dry cleaners have impacted the Site.
- Samples collected on the Site, downgradient from a reported release associated with the former VCP/LUST activities identified at 25th & Brooklyn/2510 Brooklyn have yielded levels of gasoline constituents above DTLs based on the protection of domestic groundwater use including Benzene, ETBE, and Napthalene. However, the levels were well below the applicable pathway of Tier 1 Risk Based Target Level for Type 1 soils, Indoor Inhalation. The detection of these chemicals above DTLs is evidence that low levels of contamination from the off-site, upgradient VCP/LUST to the southeast has migrated onto the Site. The applicable Risk Based Target Level for the Site is considered to be the Tier 1 Indoor Inhalation Pathway for Type 1 soils, since groundwater is not and will not be used on the Site. Multiple data points on the Site downgradient of the former VCP/LUST facility are believed to have adequately characterized the impact on the Site. It is our opinion that, based on the presence of onsite contamination well below the applicable pathway of Tier 1 Risk Based Target Level for Type 1 soils, Indoor Inhalation, further investigation or corrective action is not required.

The investigation has identified elevated lead levels in subsurface soils and associated fill materials throughout the southeast portion of the Site. Based on the results of this investigation and the surficial investigation of soils, the presence of lead impacted soils in subsurface soils is considered to extend throughout the Site. As previously stated in this report, elevated lead concentrations in the subsurface soils are not considered a risk to the indoor inhalation pathway.

The specific source of the lead contamination is not known.

1.1.4 Asbestos, Miscellaneous Materials and Mold Inspections Oakland Heights, Kansas City, MO

Asbestos-Containing Materials

The asbestos inspection did not identify any asbestos-containing materials in the buildings. Reasonable and adequate access was available to hidden/enclosed areas that would be expected to contain suspect materials, such as wall/ceiling cavities and subflooring, in several vacant houses. These inspections did not reveal any suspect materials in the areas inspected. Based on the results of the inspections and apparent common construction era and type, the presence of asbestos-containing materials is not considered likely in other areas not inspected.

Miscellaneous Environmental Materials

Miscellaneous environmental materials were identified in the buildings included mercury-containing fluorescent lamps and thermostats; ionizing smoke detectors; various hazardous materials, cleaning supplies, paints, etc.; and HCFCs-CFCs-containing equipment. These materials are considered commonly associated with a residential setting and were observed to be in good condition at the time of the inspection.

Mold

Except for minor water damage, considered typical of residential setting, observations indicated no obvious evidence of water intrusion or mold growth in accessible areas of the townhomes. The rental houses were observed to be in varying condition. Typically, the vacant rental houses were in fair to poor condition with evidence of water-damaged drywall along kitchen/bath walls with visible mold growth in some areas. Also, wood floor decking appeared to be water damaged in many of kitchen/bathroom/mechanical closet floors in the vacant rental houses. The occupied rental houses appeared to be in better condition with less evidence of water-damage. Two severely damaged rental houses, attributable to fire and water intrusion was also identified.

Removal of water damaged and mold affected building materials will be performed by the demolition contractor. Post-demolition visual inspections will be performed by Riverfront to assure building materials exhibiting signs of mold growth and water damage have been removed.

Renovation of Painted Surfaces

Lead paint sampling was not performed as part of this inspection based on the reported construction dates of the onsite buildings which occurred after 1978. However, if an employer is working with paint which contains any amount of lead, including those with less than 0.06%, in such as way that would generate airborne levels to which employees may be exposed, it is the

employer's duty to conduct exposure monitoring (or use objective or historical data as defined in 29 CFR 1926.62(d)(3)(iii) through 1926.62(d)(3)(iv)(B) and in 29 CFR 1926.62(n)(4)) to demonstrate that the Lead in Construction standard's action level (30 micrograms/cubic meter of air) is not exceeded. The results of the exposure assessment then determine whether the employer would need to apply the further protections of that rule. If the levels of lead to which employees are exposed are below the action level (which may occur when the levels of lead in paint are very low and work is being done in such a way as to not disturb the paint and, therefore, generate airborne concentrations of lead), then the further requirements of the standard would not apply.

1.1.5 Radon Testing Results Inspections Oakland Heights, Kansas City, MO

Radon testing within the Oakland Heights Development concluded the following:

The radon sampling indicated overall radon concentrations within EPA action levels or 4.0 pCi/L. Radon mitigation would be recommended in units where representative radon concentrations exceed the EPA action level.

The short-term sampling identified three units which exceeded the EPA action level of 4.0 pCi/L, specifically 2458 Euclid, 2452 Michigan, and 2458 Michigan. Long-term sampling was initiated in these units to identify more representative radon levels over time. Subsequent long term sampling in 2458 Euclid identified a radon concentration slightly below the EPA action level. Long-term sampling is currently in progress in 2452 Michigan and 2458 Michigan, the results if which are expected in late May 2011. If the result of the long-term sampling confirms an elevated radon level that exceeds action levels, mitigation will be performed with post-mitigation confirmation sampling.

Copies of the previous environmental assessments are provided under separate cover.

2.0 OBJECTIVE

The objective of this remedial action plan is to provide measures for the appropriate environmental remediation to be implemented during the redevelopment of the Site, specifically for protection of human health as it relates to ingestion, inhalation, and dermal contact of elevated lead and PAH concentrations in soil.

3.0 SCOPE

The environmental investigations conducted to date have identified the following environmental conditions requiring remediation during the redevelopment of the Site:

- The presence of lead in soils above the Departmental Guidance Missouri Risk Based Corrective Action (MRBCA) Tier 1 Risk Based Target Levels (RBTLs) of 260 ppm and PAHs above the

Tier I RBTL for Ingestion (Vapor Emissions and Particulates) within surficial soils at the Site.

- In addition to lead levels in soils above the MRBCA Guidelines, lead concentrations in certain soils have also been found to exceed the U.S. Environmental Protection Agency (EPA) Regional Screening Levels (RSLs), specifically the acceptable residential soil level of 400 ppm and the EPA Time-Critical Removal Action Level of 1,200 ppm.
- The risk will be mitigated by the combination of the excavation of contaminated soil and the placement of a sufficiently compacted 12 inch clean soil cap with vegetation over lead impacted soils throughout the site.
- A witness barrier will be placed beneath the 12-inch clean soil cap to clearly mark the depth below which contaminated soils exist. The witness barrier will consist of orange-mesh plastic webbing across the entire area to be capped.
- Excavation will be required around existing build structures and flat work (concrete sidewalks and drives) in order to maintain the current grade for building code requirements and Site drainage. Excavated soils will either be relocated within the Site (below a witness barrier and 12 inch clean soil cap) or transported offsite to a facility permitted to accept such waste.
- The tenant lease agreements will contain provisions prohibiting any disturbance of the surface cap including a prohibition on gardening, planting or landscaping activities by tenants
- Any breaching or disturbance of the surface cap at the Site will be governed by a soil operations and maintenance (O&M) program which will establish procedures to inspect and maintain the clean soil cap, prevent the unauthorized disturbance of contaminated soil, and provide procedures to properly manage contaminated soil that may be encountered during future maintenance activities (e.g., utility repair) or construction activities.
- A Environmental Covenant will be recorded on the Site prohibiting unrestricted residential use of the Site until such time as MDNR approves unrestricted use of the Site in writing. These restrictions are stated in the Environmental Covenant included in Appendix I, and summarized in Section 4.5 of this report.

General maps of the excavation and cap areas are provided as Appendix C.

4.0 REMEDIAL ACTION

The following summarizes the proposed remedial action activities at the Site that have been developed in general accordance with the EPA Superfund Lead-Contaminated Residential Site Handbook, August 2003:

Based on the results of subsurface investigations, dated February 10, 2011, lead-impacted soil exists within surficial and subsurface soils at the Site, most of which exceed the applicable MRBCA Risk Based Target Levels.

4.1 Excavation of Lead Impacted Soils to Facilitate Soil Cap

No changes related to the foundations of build structures or flatwork (sidewalks and driveways) within the Site will occur. No new structures will be constructed.

1. A 12 inch clean soil cap will be placed over the entire Site not already covered by hardscape. The current rental houses, driveways, sidewalks, and other impenetrable hardscape will remain in place. In order to retain the current grade and proper drainage, the areas around the footprints of rental houses will be excavated from the buildings' foundations extending outward to approximately 5-10 feet beyond the foundations up to 12 inches to facilitate placement of the soil cap. Soils outside of the immediate vicinity of the rental houses, driveways, sidewalks, etc. do not require excavation; the soil cap will be placed directly onto the existing surface grade as current surface elevations away from rental houses can accept a 12 inch increase in elevation. Excavations shall start adjacent to all concrete sidewalks, walkways, drives, and building structures and shall extend to the Site boundary.
2. A right of way which exists between the sidewalk and each city street is owned by the city of Kansas City. Soils within the public right are included within this remediation. An access agreement will be sought from Kansas City to allow for remediation of the right of way in same manner as discussed above.
3. A qualified remediation contractor (Remediation Contractor) will be contracted to provide all labor, materials, services and equipment necessary for the excavation, relocation, and/or off-site disposal of impacted soil.
4. Riverfront will oversee and manage the implementation of the remedial action plan. Riverfront will be present during excavation, backfilling and restoration activities in order to closely monitor the work being performed.
5. It is currently assumed that all shrubs and bushes will need to be removed and properly disposed offsite. Larger trees will remain in-place undisturbed.
6. It is possible that some of the excavated materials will be relocated within common areas within the Site, which will be capped following the completion of the on-site relocation activities. A map showing the potential areas of relocation has been included as Appendix D. Engineering contour maps depicting the soil relocation design is included in Appendix F
7. Once the excavated material is ready for off-site disposal, the excavated material shall be loaded, hauled, and properly disposed of at a permitted waste disposal facility.
8. When possible, excavated impacted soil will be placed directly into a licensed special waste hauler's trucks. Excess soil and debris will be removed from the sides of the vehicle, wheels and

undercarriage prior to leaving the Site. The load will be transported directly to an approved sanitary landfill permitted to accept special waste. The waste hauler will be required to cover all loads of lead-impacted soil leaving the Site and will be required to ensure that no soil is spilled onto public right-of-ways.

9. TCLP testing of representative areas of the soil excavation has been performed. Fourteen random locations throughout the remediation areas were selected for analysis. Based on the results of the laboratory analysis, TCLP sampling has yielded lead TCLP soils ranging from non-detectable (<0.04 ppm) to 0.20 ppm. All samples were well below the hazardous waste criteria level of 5.0 ppm. A copy of the laboratory report and map showing the locations of the samples collected is included as Appendix G.
10. Based on the results of testing at the Site, the Contractor may assume that the excavated materials can be handled and disposed as a non-hazardous special waste. The landfill facility shall be permitted by the State of Missouri to accept such material. The Contractor will be required to provide documentation of the anticipated landfill with their bid. All truckloads of material shall be properly manifested.
11. If required by the landfill disposal facility, additional samples needed for landfill characterization purposes depending on disposal facility requirements will be collected.
12. Temporary stockpiling of soils is anticipated. On-site storage methods will consist of stockpiling on 10-mil minimum polyethylene sheeting and securely covered in the same in a manner that will minimize access to the soil and prevent any precipitation infiltration or leaching.
13. If groundwater should be encountered during excavation or if a significant precipitation event should occur during excavation which requires the removal of the water, the water will be sampled and characterized in order to determine appropriate handling and disposal alternatives. Excavations will be conducted in a manner which minimizes the potential for surface run-off. Based on the shallow depths of the excavation, groundwater is not anticipated to be encountered.
14. Project activities requiring the disturbance of the impacted soils will be conducted in a manner that minimizes the potential for airborne lead emissions. Engineering controls will be implemented to minimize the potential for airborne lead emissions. The primary technique will consist of misting the exposed fill material areas with a fine water spray throughout the duration of the project. The misting will not be excessive as to create any surface run-off. If periods of high winds persist that render dust suppressant techniques ineffective, project activities will be temporarily suspended. Perimeter dust particulate monitoring will be performed to document effective dust control measures are employed throughout the duration of the project.
15. It is anticipated that rental houses near or within the excavation and capping zone will be occupied during remediation activities. Fugitive dust emissions will be monitored in-the-field using a Total Suspended Particulate counter, such as a MiniRam or equivalent instrument. The site-specific action level will be determined by calculating the maximum amount of particulates that can be in the air without exceeding the National Ambient Air Quality Standard (NAAQS) for lead of 0.15 ug/cubic meter measured as an eight-hour Time Weighted Average. A MiniRam will provide real-time data, and allow for immediate corrective actions if necessary to adequately

protect residents and the general public from the hazards of lead contaminated suspended dusts. Measurements will be taken near, or on, residents' front porches, and also downwind from active work areas at the property line. If the action level is exceeded, additional engineering controls will be implemented.

16. Throughout the duration of the project, the initial level of safety is assumed to be Level D Modified. Level D Modified protective equipment shall consist of hardhats, coveralls, gloves and boots/shoes (leather or chemical resistant) with steel toe and shank.
17. Tools, machinery, vehicles or other equipment used on Site that comes into direct contact with lead-impacted soils will be wiped clean of any excessive soil or debris upon completion of work activities and prior to leaving the Site. Any resulting lead-impacted soil and debris will be segregated, contained and characterized in order to determine appropriate disposal alternatives. If washing, rinsing or steam cleaning of equipment is deemed necessary, the rinsates will be contained and characterized in order to determine appropriate disposal alternatives.
18. A Site Health and Safety Plan will be developed that addresses all applicable safety precautions associated with the project. All safety precautions in accordance with the project specific Site Health and Safety Plan will be followed during excavation activities.
19. All work shall be performed in a manner that minimizes transfer of lead-impacted soils beyond the excavation areas. Cleanup of any soils or debris that may collect on adjoining surface areas including, but not necessarily limited to, driveways, patios, sidewalks or public right-of-ways will be performed.

4.2 Post Excavation Sampling

One five-point composite sample per rental property will be collected from the floor of excavated areas, including the right-of-way in front of each house, prior to placement of the witness barrier and the clean soil cap to document the lead levels remaining beneath the soil cap. Analysis of the soils will be a follows:

- Total Lead (EPA Method 6010)

The collection of samples will be performed in general accordance with the EPA's Generic Quality Assurance Project Plan (QAPP) for Region 7's Superfund Lead-Contaminated Sites, dated June, 2007. A copy of the QAPP, as well as a site specific Sampling Analysis Plan (SAP) is included as Appendix J (to be provided).

4.3 Soil Cap (Backfill) and Witness Barrier

1. Backfilling with clean fill will commence as soon as possible following removal of impacted soils surrounding each house. Exposed excavations will not be allowed more than 24 hours in duration without prior permission from the Riverfront. In the event the excavation is exposed for a period greater than 24 hours, the excavation will be cordoned off with orange construction fencing and notifications.
2. A witness barrier, consisting of orange-mesh plastic webbing will be placed upon completion of excavation and relocation of soils. The fabric will cover the entire Site not already covered by impermeable surfaces including excavation areas, on-site relocation areas, and areas that will have only the clean soil cap. The cloth will be rolled into place, overlapped at the edges, and anchored into position.
3. Backfilling will start adjacent to all concrete sidewalks, walkways, drives, and build structures and shall extend to the Site boundary.
4. The soil barrier cap shall be a minimum of 12 inches compacted in thickness and shall return the Site grade to its previous state in areas around existing structures.
5. The fill material used for the barrier soil cap shall come from a clean fill source, and be capable of compaction and supporting new grass growth. The fill material will be free of large rocks, debris, vegetation, and dirt clumps. The source of the fill material has been determined to be the Grandview, Missouri quarry. Written documentation will be provided of the source of the clean fill and proof by laboratory analysis. If another fill source is utilized, the frequency and type of analysis required may vary depending upon the source of the fill material and heterogeneous nature of the material. Historical aerial photographs of the Grandview, Missouri fill source location have indicated the source of the fill material has been historically undeveloped, and improved only for agricultural use. Based on the undeveloped use of the fill source, laboratory analysis will generally be provided on a frequency as follows:
 - Approximately 10 samples will be analyzed for Barium, Cadmium, Lead, and Arsenic (EPA Method 6010C)
 - Approximately 5 samples, composited from two locations, will be analyzed for Pesticides (EPA method 8081) and Herbicides (EPA method 8151).

Current estimates indicate approximately 10,000 tons of imported material will be brought onsite. Prior to the initiation of excavation and fill activities, samples from areas at the Grandview Quarry scheduled for use as fill materials will be sampled to prevent the placement of contaminated soils on the Site. The levels of lead, barium, arsenic and cadmium as well as pesticide and herbicide levels will be compared to Missouri Risk Based Target Levels, Departmental Guidelines for Type 1 soils, Ingestion, Inhalation, and Dermal Contact pathway. Concentrations of metals will also be evaluated based on the elemental distribution of metals in soils in Missouri, or background levels. Background levels of metals (such as arsenic), if above the RBTL for Type 1 soil, may still be used onsite.

The backfill will be placed in a manner that is consistent with Site grading plans and should provide for slopes away from buildings.

6. Compaction will be performed by tracking and tamping with heavy equipment that will effectively eliminate the potential for future settling of materials.
7. The soil barrier cap will be prepared for hydroseeding and then hydroseeded with a tall fescue seed blend.

4.4 Contractor Requirements and O&M Plan

1. All work shall be performed in accordance with the project specific OSHA compliant Site Health and Safety Plan in accordance with all applicable local, state and federal laws and regulations.
2. To limit access to the Site during project activities, the Remediation Contractor may be required to secure the Site including appropriate fencing (e.g. plastic orange fencing) and warning signs prepared in number and content satisfactory to the Riverfront placed at regular intervals along the work area perimeter.
3. Prior to initiating field activities, the Contractor will be required to furnish the following information:
 - a) Work plan summary describing the manner in which the project will be completed.
 - b) List of all equipment to be used on the project.
 - c) List of off-site disposal facilities to be used.
 - d) List of workers including name, length of service with the company and evidence of participation in a 40-hour Personnel Protection and Safety Course which meets the requirements of Title 29 Code of Federal Regulations (CFR) Section 1910.120 - Occupational Safety and Health Administration's (OSHA) Hazardous Waste Operations and Emergency Response Standard. The workers used on the project shall be skilled and experienced as evidenced by participation in at least two environmental remediation projects of similar scope and scale.
 - e) Site specific health and safety plan.
 - f) Copies of all necessary permits, insurance certificates, worker certifications, waste hauler certifications and the designated off-site disposal facility.
 - g) Solid waste handling, characterization, disposal plan.
 - h) The remediation contractor will be responsible for notifying the Missouri One Call System prior to any excavation.

The following summarizes development activities that will require disturbance of lead-impacted soil:

Activity	Depth of Impact	Approximate Quantity
Excavation of existing surface cover	0-12 inches	5,000 tons
Underground stormwater utility installations	12-36 inches	15 tons
Landscaping installations	0-18 inches	10 tons

4.5 Engineering and Institutional Controls

Engineering Controls

The following engineering controls will be implemented:

All non-hardscape areas of the Site will be covered with a witness barrier, a 12 inch clean soil cap, hydroseeded, or landscaping. Existing concrete sidewalks, concrete driveways, concrete pads and other impenetrable surface materials will remain in place. A soil Operations and Maintenance Program will be developed to ensure the surface cover will be maintained in a manner that eliminates exposure pathways via ingestion, inhalation and dermal contact and to minimize erosion. Landscaped areas that will not be hydroseeded will be covered with shredded mulch materials and properly maintained.

Institutional Controls

The following institutional controls will be implemented:

- Lease agreements for the rental houses will be utilized, which will specify restrictions for occupying tenants. Any tenant activity that results in the disturbance of the surface cap will be prohibited. An example of the lease agreement is included in Appendix H.
- Impacted soils will remain beneath the 12 inch clean soil cap and witness barrier upon completion of the project. An Environmental Covenant will be prepared and filed with the local recorders office that provides for notification of this condition, specifies restrictions on use, and specifies the engineering controls that are to be maintained at the Site. A copy of the Environmental Covenant is included in Appendix I.
- Included in the Environmental Covenant will be the prohibition of the individual sale of properties within the Site development will be prepared and recorded with the local recorders office. These restrictions in Appendix I, include:

- Restricted Residential Land use
 - No drilling or use of groundwater (except for environmental monitoring)
 - No disturbance of soil by tenants
 - Disturbance of soil permitted under approved soil management plan
 - The Environmental Covenant shall be binding to the owner, successors, assigns, and Transferees (i.e., the Environmental Covenant shall run with the land)
 - Right of Access to the Missouri Department of Natural Resources
 - Compliance Reporting
- An operations and maintenance program (O&M Program) will be developed for the impacted soils to be left in-place below hardscape and the clean soil cap within Quality Heights I and Quality Heights II. The O&M Program will include visual inspections of the surface cover on a regular basis to ensure the integrity of the cap. Visual inspections will be conducted by property management personnel to assess the condition of the cover and the potential for exposure pathways. Any deficiencies will be repaired or corrected on a timely basis. The O&M Program will also provide steps to be taken in the event future disturbance of the surface cover is required to assure that the surface cover is returned to an acceptable condition. Any disturbance of contaminated soil beneath the witness barrier will be managed to prevent an exposure risk.

4.6 Community Relations Plan

Upon approval of this Remedial Action Plan, a Community Relations Plan (CRP) will be developed and implemented for the residents of Quality Heights I and Quality Heights II to communicate the results of the environmental investigations performed onsite related to the presence of lead and PAH impacted soils. This CRP will be performed in conjunction with the Kansas City Health Department, the Missouri Department of Health and Senior Services, and the Missouri Department of Natural Resources. The CRP will include:

- A notice/informational flyer stating the site has elevated lead and PAH levels in soils
- Contact information for regulatory agencies
- Information and education for residents on how to mitigate lead hazards in the home related to the site conditions. Instructions including home cleaning procedures to be conducted prior to, during, and following the remediation work
- Planned remediation at the site
- The schedule of a community meeting
- Locations where blood lead testing is available.

5.0 VERIFICATION OF CAP THICKNESS

Confirmation that the clean soil cap thickness is a minimum of 12 inches will be achieved by a combination of work practices including the following:

1. Upon the completion of the excavation of soils around the rental houses and the relocation areas of soils, and following the placement of the witness barrier, stakes will be driven into the ground until 12 inches of the stake remains exposed above grade. The stakes will be positioned as points of reference outside of the track areas of earth moving equipment so as to retain their position and avoid disturbance. Following the placement of the cap adjoining these reference points, areas around the stakes will be filled in. The compacted soil cap will be considered of satisfactory thickness when the stakes are no longer exposed.

2. Following the completion of the excavation and relocation of soils, and the placement of the witness barrier, elevation surveys based on an established reference datum (i.e. manhole cover, concrete slab, etc.) will be performed as needed to measure the cap thickness following compaction and confirm a thickness of 12 inches. To ensure the locations of pre/post measuring points are duplicated, the locations of the original measurements locations will be calculated by measuring distances from points of reference (i.e., homes).

6.0 QUALITY ASSURANCE/QUALITY CONTROL

Quality levels for soil sampling will be assured by adoption of: 1) EPA protocols for field sampling, and 2) laboratory analyses using the USEPA Guidance SW-846 Method 6010C. These EPA protocols and methods will be used for both the bottom-of-excavation samples and the backfill qualification assessments. Homogenized field replicate soil samples will be taken at a 10 % frequency.

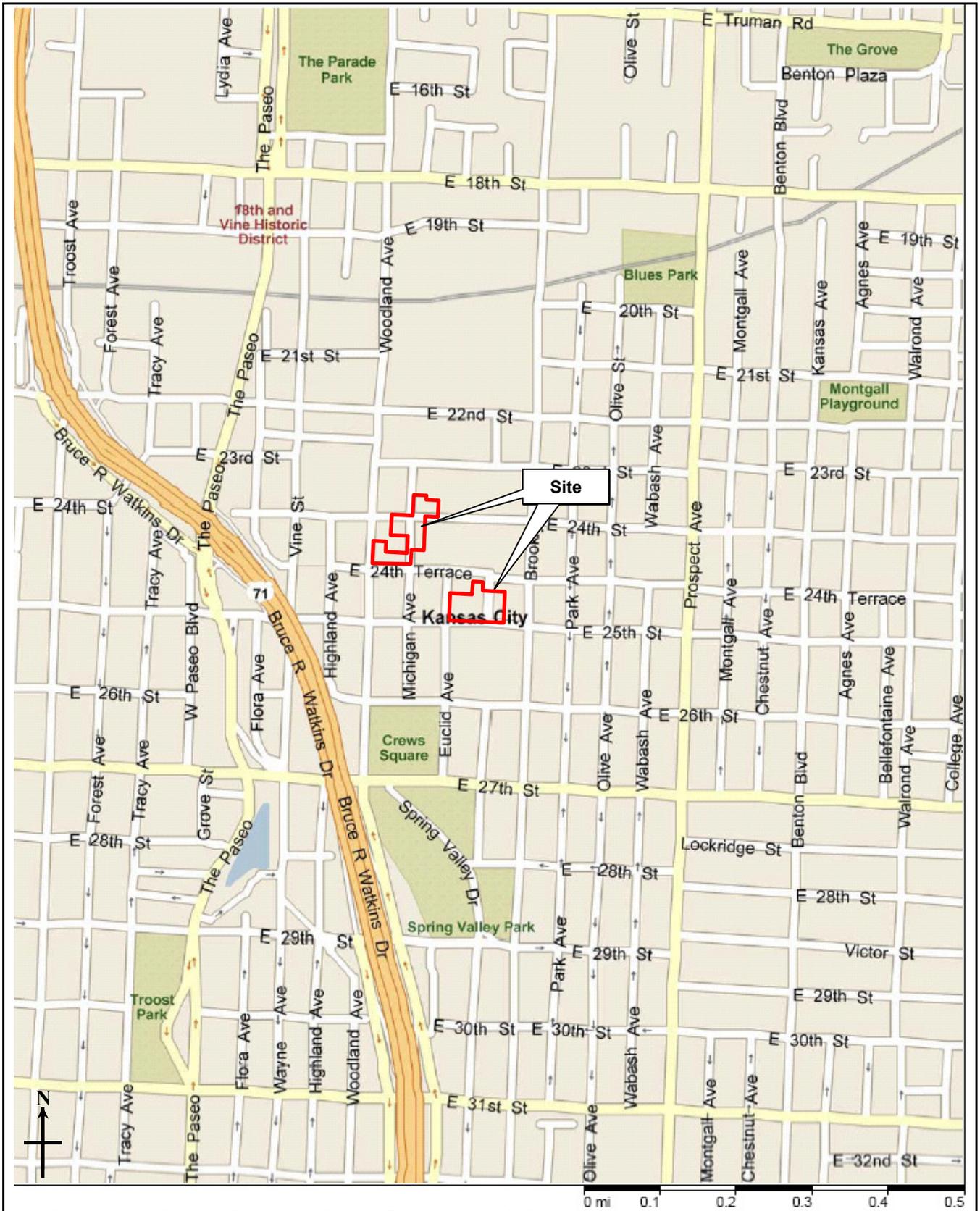
7.0 FINAL REPORT

Upon completion of remediation activities, a comprehensive final report will be prepared and submitted to the MDNR.

8.0 TENTATIVE SCHEDULE

This project will be performed in two phases. It is anticipated that each task will require up to 5 weeks to complete and will commence on October 15, 2011 for the first phase and June 15, 2012 for the second phase. A map showing the planned remediation phases is included as Appendix E.

FIGURES



1139 Olive, Ste. 300 - St. Louis, MO 63101
 Ph. 314-436-9492 - Fx. 314-436-9733

Date: May 12, 2011

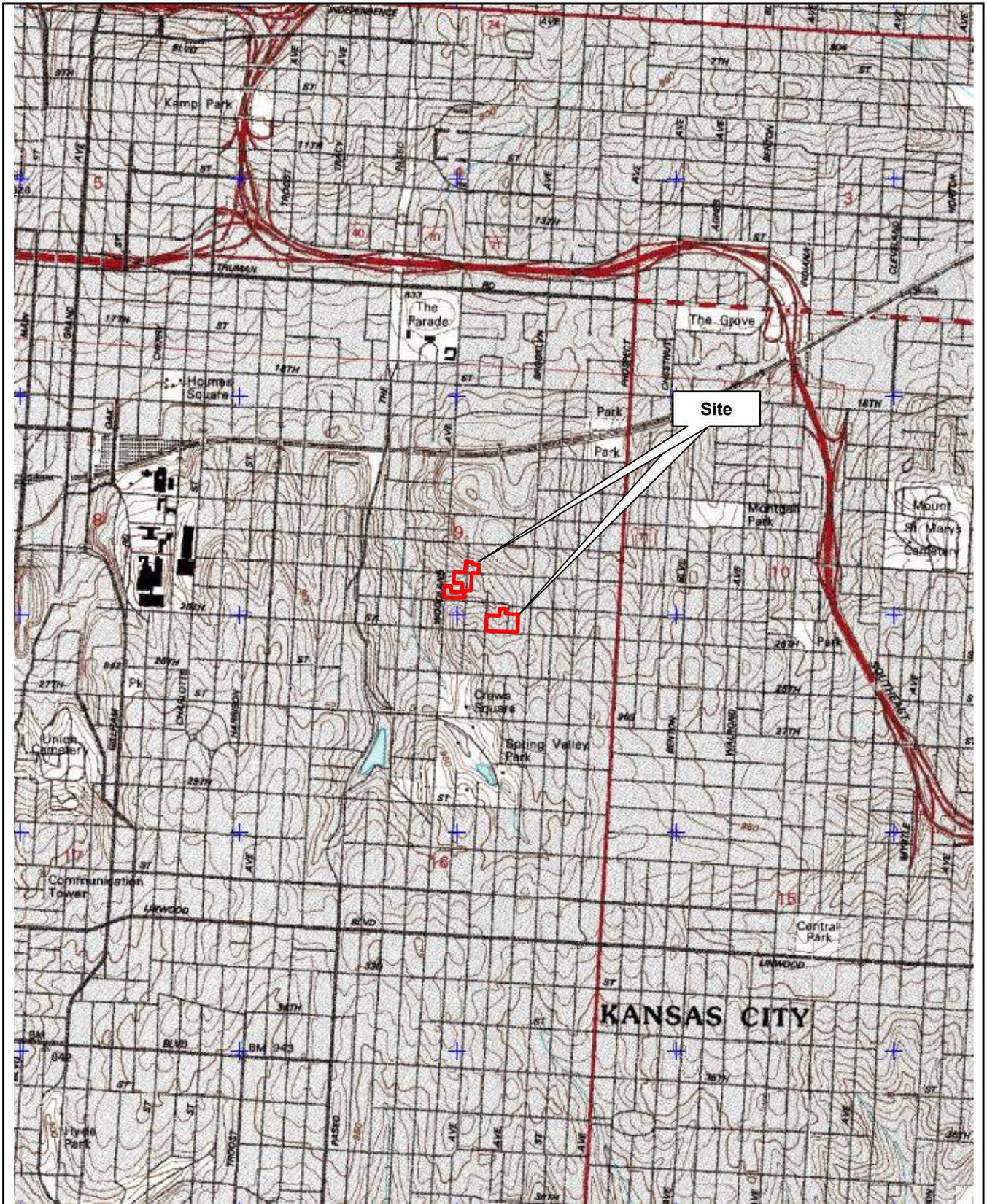
Project No: 5938-05

Scale: See Map

Drawn by: NA

Oakland Heights I
 Kansas City, Missouri 64127

Figure 1: Site Location Map



1139 Olive, Ste. 300 - St. Louis, MO 63101
 Ph. 314-436-9492 – Fx. 314-436-9733

Date: May 12, 2011

Project No: 5938-05

Scale: 1:24,000

Drawn by: NA

Oakland Heights I
 Kansas City, Missouri 64127

Figure 2: U.S.G.S. Topographic Map – Kansas City, Missouri 1996
 Quadrangle

APPENDIX A

OAKLAND HEIGHTS I –SITE ADDRESSES

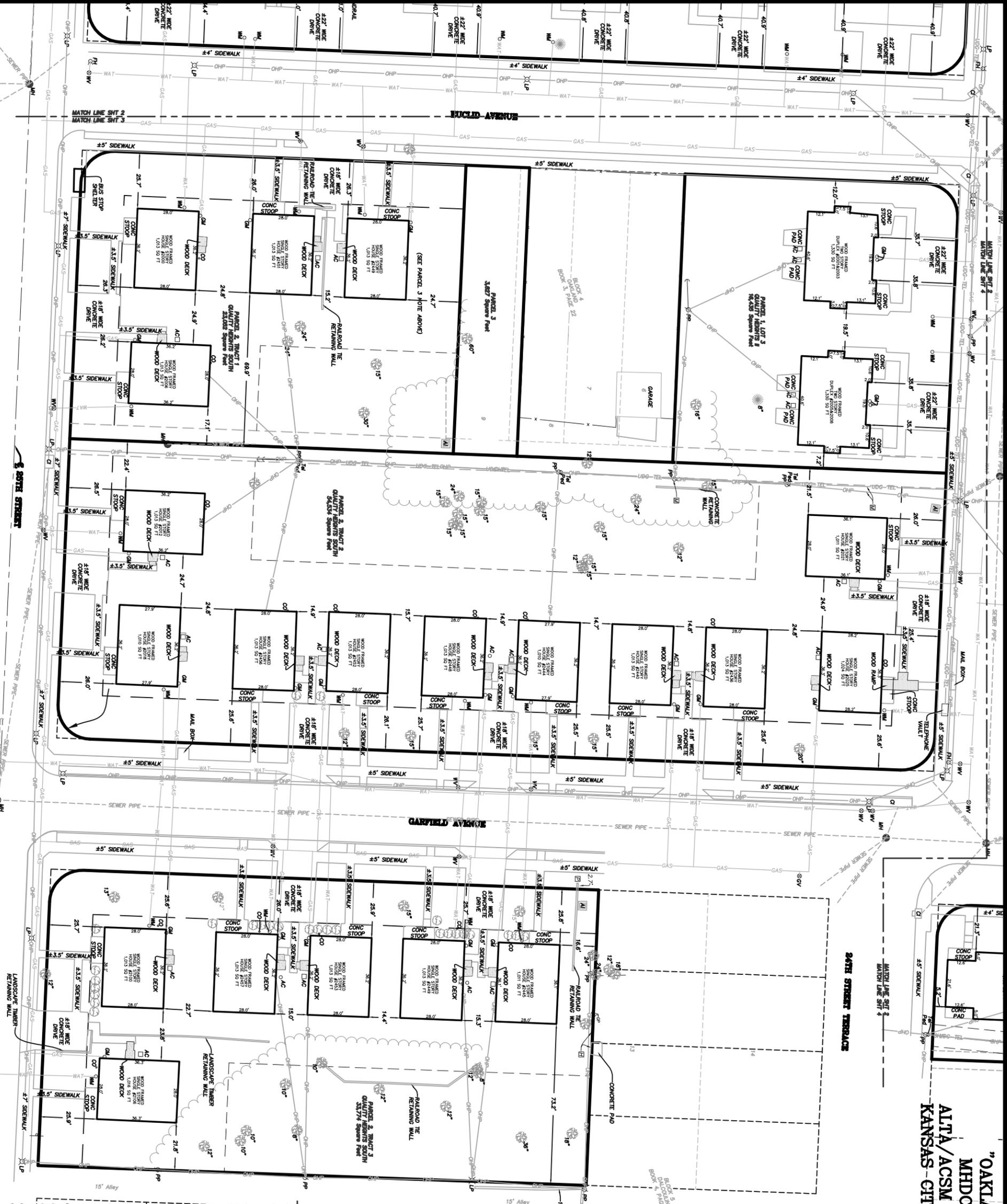
QUALITY HEIGHTS I ADDRESS LIST

ADDRESS		ADDRESS	
1	1809 E. 24th Street	21	2021 E. 24th Terrace
2	1813 E. 24th Street	22	2025 E. 24th Terrace
3	1900 E. 24th Street	23	2449 Euclid Ave.
4	1904 E. 24th Street	24	2451 Euclid Ave.
5	1908 E. 24th Street	25	2000 E. 24th Street
6	2323 Michigan Ave.	26	2006 E. 24th Street
7	2325 Michigan Ave.	27	2012 E. 24th Street
8	2408 Michigan Ave.	28	2018 E. 24th Street
9	2410 Michigan Ave.	29	2106 E. 24th Street
10	2409 Michigan Ave.	30	2445 Garfield Ave.
11	2413 Michigan Ave.	31	2449 Garfield Ave.
12	2415 Michigan Ave.	32	2455 Garfield Ave.
13	2417 Michigan Ave.	33	2457 Garfield Ave.
14	2420 Michigan Ave.	34	2100 E. 24th Street
15	2419 woodland Ave	35	2436 Garfield Ave.
16	2421 Woodland Ave.	36	2440 Garfield Ave.
17	1800 E. 24th Terrace	37	2444 Garfield Ave.
18	1806 E. 24th Terrace	38	2448 Garfield Ave.
19	1812 E. 24th Terrace	39	2452 Garfield Ave.
20	1818 E. 24th Terrace	40	2456 Garfield Ave.

APPENDIX B

PROPERTY BOUNDARY SURVEY OF SITE

**"OAKLAND HEIGHTS /
MHDC #10-059-HT"
ALTA/ACSM LAND TITLE SURVEY
KANSAS CITY, JACKSON COUNTY,
MISSOURI**



LEGEND

SCALE 1" = 20'

20 0 20 40

- POWER POLE
- LIGHT POLES
- TELEPHONE PEDSTAL
- ELECTRIC TRANSFORMER
- ANCHOR
- WATER METER
- GAS METER
- WATER VALVE
- FIRE HYDRANT
- SIGN
- AC UNIT
- ISLAND POST
- MANHOLE (CAN, TOWER, TET)
- TREE (DA)
- PINE TREE (DA)
- BUSH
- TREE LINE
- FENCE
- OVERHEAD POWER LINE
- GAS LINE
- WATER LINE
- UNDER GROUND POWER
- UNDER GROUND TELEPHONE

LOVELACE & ASSOCIATES
Land Surveying - Land Planning
929 SE 3rd Street Lee's Summit, Missouri 64063
Phone: (816) 347-9997 Fax: (816) 347-9979

ALTA/ACSM

SHT 2 OF 6

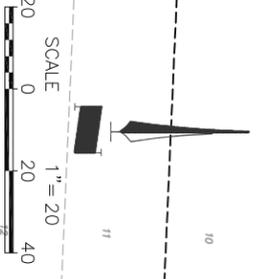
**ALTA / ACSM LAND TITLE SURVEY
OAKLAND HEIGHTS MHDC 10-059-HT
KANSAS CITY, JACKSON COUNTY, MISSOURI**

PREPARED FOR: **WALTER P. MOORE AND ASSOCIATES, INC.**
920 MAIN ST, TENTH FLOOR
KANSAS CITY, MISSOURI 64105

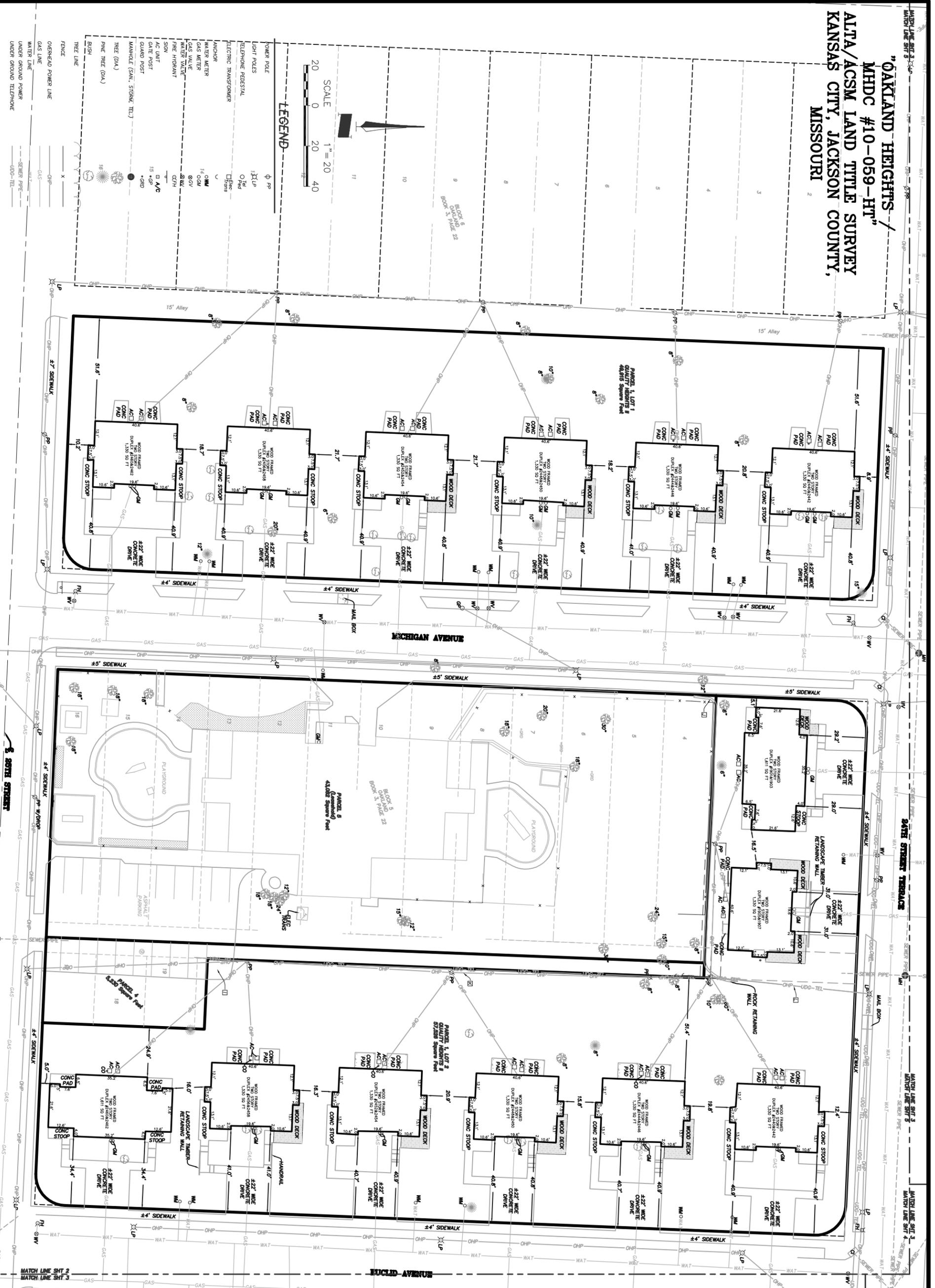
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**"OAKLAND HEIGHTS" /
MHDC #10-059-HT"
ALTA/ACSM LAND TITLE SURVEY
KANSAS CITY, JACKSON COUNTY,
MISSOURI**

LEGEND



- POWER POLE ϕ PP
- LIGHT POLES \uparrow LP
- TELEPHONE PEDSTAL \square TPd
- ELECTRIC TRANSFORMER \square Trns
- ANCHOR \square AN
- WATER METER \square WM
- GAS METER \square GM
- GAS VALVE \square GV
- WATER VALVE \square WV
- FIRE HYDRANT \square FH
- SIGN \square S
- AC UNIT \square AC
- GATE POST \square GP
- MANHOLE (SANI, STORM, TEL) \square MH
- TREE (DA) \odot T
- PLANT TREE (DA) \odot T
- BUSH \odot B
- TRAIL LINE --- TL
- FENCE --- F
- OVERHEAD POWER LINE --- OHP
- GAS LINE --- GAS
- WATER LINE --- WAT
- UNDER GROUND POWER --- UGP
- SEWER PIPE --- SP
- UNDER GROUND TELEPHONE --- UGT



LOVELACE & ASSOCIATES
Land Surveying - Land Planning
929 SE 3rd Street Lee's Summit, Missouri 64063
Phone: (816) 347-9997 Fax: (816) 347-9979

Project No: 10232 Alta
Drawn By: JWS / JBL
Checked By: JBL
Date: 02/04/2011
Scale: 1" = 50'
File Name: ALTA

**ALTA / ACSM LAND TITLE SURVEY
OAKLAND HEIGHTS MHDC 10-059-HT
KANSAS CITY, JACKSON COUNTY, MISSOURI**

PREPARED FOR: WALTER P. MOORE AND ASSOCIATES, INC
920 MAIN ST, TENTH FLOOR
KANSAS CITY, MISSOURI 64105

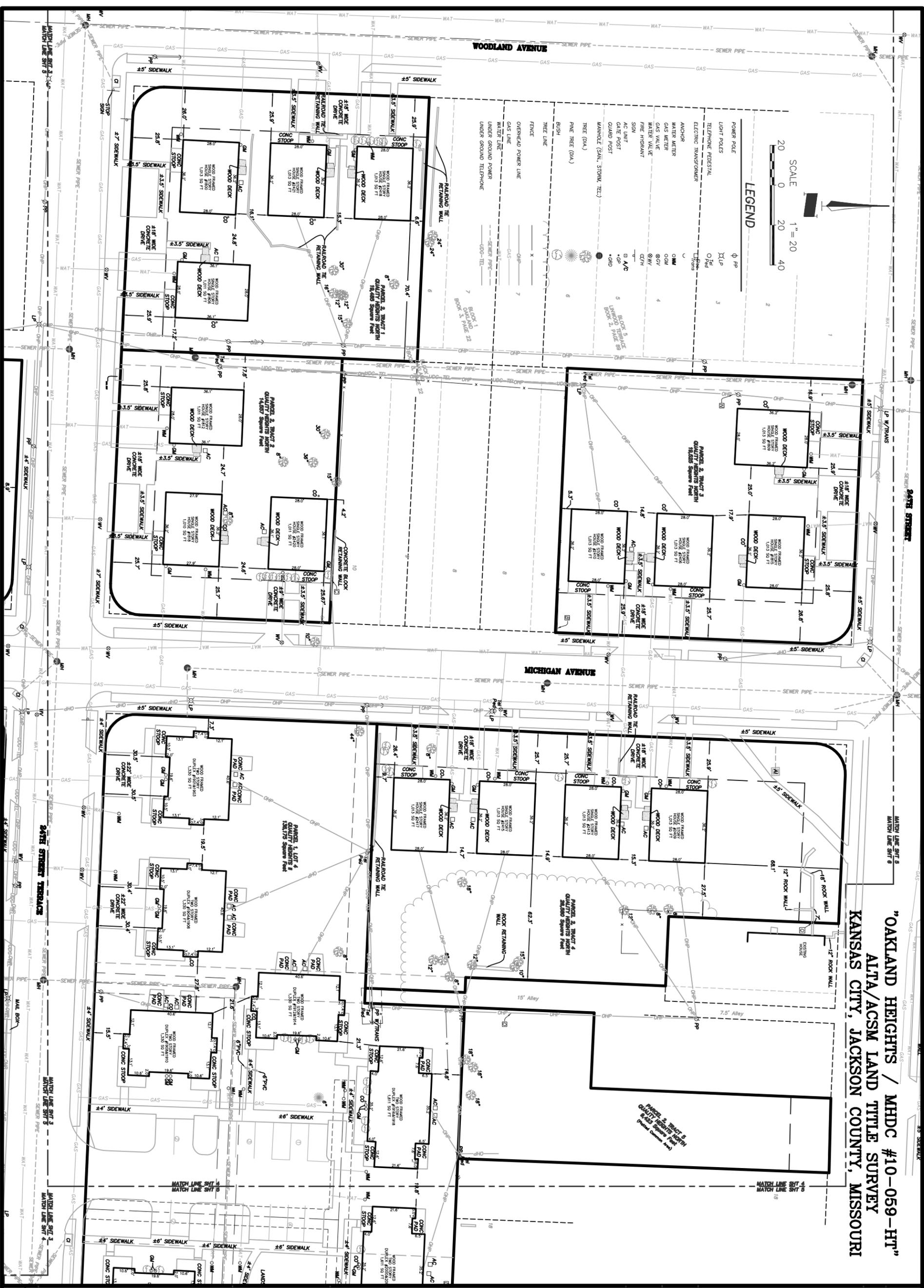
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"OAKLAND HEIGHTS / MHDC #10-059-HT"
ALTA/ACSM LAND TITLE SURVEY
KANSAS CITY, JACKSON COUNTY, MISSOURI

SCALE
 1" = 20'
 0 20 40

LEGEND

- 1 POWER POLE
- 2 LIGHT POLES
- 3 TELEPHONE PEDESTAL
- 4 ELECTRIC TRANSFORMER
- 5 ANCHOR
- 6 WATER METER
- 7 GAS VALVE
- 8 WATER VALVE
- 9 FIRE HYDRANT
- 10 SIGN
- 11 AC DUMP
- 12 GAS POST
- 13 GROUND POST
- 14 MANHOLE (SAN, STORM, TEL.)
- 15 TREE (DA)
- 16 PINE TREE (DA)
- 17 BUSH
- 18 TREE LINE
- 19 FENCE
- 20 OVERHEAD POWER LINE
- 21 GAS LINE
- 22 WATER LINE
- 23 UNDER GROUND POWER
- 24 UNDER GROUND TELEPHONE
- 25 CONC STOOP
- 26 WOOD DECK
- 27 WOOD FRAMED SHED
- 28 WOOD FRAMED HOUSE
- 29 WOOD FRAMED GARAGE
- 30 WOOD FRAMED PORCH
- 31 WOOD FRAMED PATIO
- 32 WOOD FRAMED DECK
- 33 WOOD FRAMED STAIR
- 34 WOOD FRAMED WALKWAY
- 35 WOOD FRAMED DRIVE
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- 100 WOOD FRAMED CONCRETE DRIVE



LOVELACE & ASSOCIATES
 Land Surveying - Land Planning
 929 SE 3rd Street Lee's Summit, Missouri 64063
 Phone: (816) 347-9997 Fax: (816) 347-9979

Project No: 10232 Alta
 Drawn By: JWS / JBL
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 Scale: 1" = 50'
 File Name: ALTA

ALTA / ACSM LAND TITLE SURVEY
OAKLAND HEIGHTS MHDC 10-059-HT
KANSAS CITY, JACKSON COUNTY, MISSOURI

PREPARED FOR: WALTER P. MOORE AND ASSOCIATES, INC
 920 MAIN ST, TENTH FLOOR
 KANSAS CITY, MISSOURI 64105

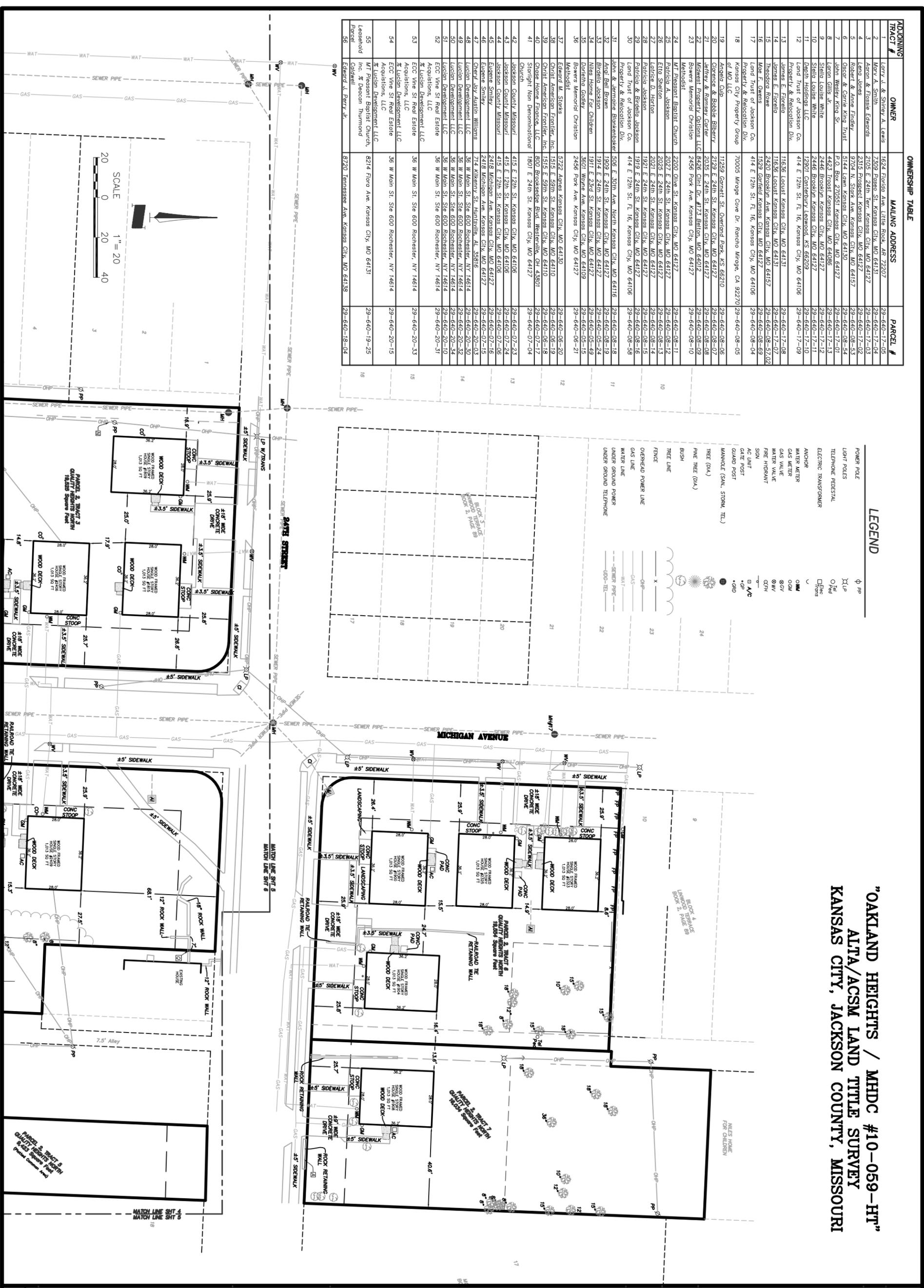
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OWNERSHIP TABLE

TRADING TRACT #	OWNER	MAILING ADDRESS	PARCEL #
1	Larry J. & Shirley A. Lewis	1524 Florida Ave. Little Rock, AR 72207	29-640-17-06
2	Mary A. Smith	2309 Forest St. Kansas City, MO 64131	29-640-17-02
3	Karon & Rosalee Edwards	2315 E. 24th St. Kansas City, MO 64127	29-640-17-02
4	Robert & Carrie Fendley	9202 Resford Avenue Kansas City, MO 64127	29-640-17-02
5	Robert & Carrie Fendley	9202 Resford Avenue Kansas City, MO 64127	29-640-17-02
6	Robert & Carrie Fendley	9202 Resford Avenue Kansas City, MO 64127	29-640-17-02
7	John & Marie King Sr.	5144 N. State Ave. Overland Park, KS 66209	29-640-09-53
8	John & Marie King Sr.	P.O. Box 270551 Kansas City, MO 64127	29-640-17-01
9	Stella Louise White	4423 Troost Kansas City, MO 64127	29-640-17-13
10	Stella Louise White	2446 Brookline Kansas City, MO 64127	29-640-17-11
11	Depth Holdings LLC	12901 Canterbury Leawood, KS 66209	29-640-17-10
12	Land Trust of Jackson Co. Property & Relocation Div.	414 E 12th St. Fl. 16, Kansas City, MO 64106	29-640-17-09
13	Jones E. Fionella	11636 Locust Kansas City, MO 64131	29-640-17-08
14	Jones E. Fionella	11636 Locust Kansas City, MO 64131	29-640-17-07
15	Theodore Rowe	2420 Brookline Ave. Kansas City, MO 64131	29-640-08-52,02
16	Marg F. Owens	1529 Carlfield Kansas City, MO 64127	29-640-08-69
17	Land Trust of Jackson Co. Property & Relocation Div.	414 E 12th St. Fl. 16, Kansas City, MO 64106	29-640-08-04
18	Kansas City Property Group of MO LLC	70005 Mirage Cove Dr. Rancho Mirage, CA 92270	29-640-08-05
19	Angelo Dulp	11259 Garnett St. Overland Park, KS 66210	29-640-08-06
20	Carlene & Bobbie Biberly	2129 E. 24th St. Kansas City, MO 64127	29-640-08-07
21	Jeffrey & Rosmary Carter	2035 E. 24th St. Kansas City, MO 64127	29-640-08-08
22	Midwest Property Options LLC	8426 Glrlt Dr. #173 Ballwin, MO 64012	29-640-08-09
23	Bowers Memorial Christian Methodist	2456 Park Ave. Kansas City, MO 64127	29-640-08-10
24	Wt. Pleasant Baptist Church	2200 Olive St. Kansas City, MO 64127	29-640-08-11
25	Patricia A. Jackson	2027 E. 24th St. Kansas City, MO 64127	29-640-08-12
26	Ella Shelton	2025 E. 24th St. Kansas City, MO 64127	29-640-08-13
27	Ladice D. Horton	2021 E. 24th St. Kansas City, MO 64127	29-640-08-14
28	Patricia Jackson	1921 E. 24th St. Kansas City, MO 64127	29-640-08-15
29	Patricia & Birdella Jackson	1919 E. 24th St. Kansas City, MO 64127	29-640-08-16
30	Land Trust of Jackson Co. Property & Relocation Div.	414 E 12th St. Fl. 16, Kansas City, MO 64106	29-640-08-58
31	John & Jeannette Bumpenbaker	506 E. 30th Ave. North Kansas City, MO 64116	29-640-08-18
32	Andi Bell Brown	1909 E. 24th St. Kansas City, MO 64127	29-640-08-19
33	Birdella Jackson	1914 E. 24th St. Kansas City, MO 64127	29-640-05-24
34	Niles Home For Children	1911 E. 23rd St. Kansas City, MO 64127	29-640-05-49
35	Dorletha Godley	3601 Wayne Ave. Kansas City, MO 64109	29-640-05-15
36	Bowers Memorial Christian Methodist	2456 Park Ave. Kansas City, MO 64127	29-640-06-21
37	Edward M. Steaks	5722 Agnes Kansas City, MO 64130	29-640-06-20
38	Christ American Frontier, Inc.	1515 E. 59th St. Kansas City, MO 64110	29-640-06-19
39	Christ American Frontier, Inc.	1515 E. 59th St. Kansas City, MO 64110	29-640-06-18
40	Chase Home Finance, LLC	800 Brookside Blvd. Westerville, OH 43081	29-640-07-17
41	Starlight Non Denominational Church	1801 E. 24th St. Kansas City, MO 64127	29-640-07-04
42	Jackson County Missouri	415 E. 12th St. Kansas City, MO 64106	29-640-07-23
43	Jackson County Missouri	415 E. 12th St. Kansas City, MO 64106	29-640-07-24
44	Jackson County Missouri	415 E. 12th St. Kansas City, MO 64106	29-640-07-06
45	Eugene Smiley	2418 Michigan Ave. Kansas City, MO 64127	29-640-07-16
46	Eugene Smiley	2418 Michigan Ave. Kansas City, MO 64127	29-640-07-15
47	Cheryl Joy Austin Williams	714 Kirkham St. Huntsville, AL 35816	29-640-20-03
48	Lugon Development LLC	36 W Main St. Site 600 Rochester, NY 14614	29-640-20-30
49	Lugon Development LLC	36 W Main St. Site 600 Rochester, NY 14614	29-640-20-32
50	Lugon Development LLC	36 W Main St. Site 600 Rochester, NY 14614	29-640-20-34
51	Lugon Development LLC	36 W Main St. Site 600 Rochester, NY 14614	29-640-20-31
52	ECC Vine St Real Estate Acquisitions, LLC	36 W Main St. Site 600 Rochester, NY 14614	29-640-20-31
53	ECC Vine St Real Estate Acquisitions, LLC	36 W Main St. Site 600 Rochester, NY 14614	29-640-20-33
54	ECC Vine St Real Estate Acquisitions, LLC	36 W Main St. Site 600 Rochester, NY 14614	29-640-20-15
55	MT Protestant Baptist Church, Inc. % Deacon Thurmond Edwards & Barry Jr.	8214 Floro Ave. Kansas City, MO 64131	29-640-19-25
56	Lesesold	8720 Tennessee Ave. Kansas City, MO 64138	29-640-18-04

LEGEND

- φ PP POWER POLE
- ⊥ UP POWER POLE
- TEL TELEPHONE PERESTAL
- TEL TELEPHONE PERESTAL
- FENCE ELECTRIC TRANFORMER
- ⋈ ANCHOR WATER METER
- M GAS METER
- M GAS VALVE
- M WATER VALVE
- M FREE HYDRANT SIGN
- AC UNIT
- GROUND ROD
- MANHOLE (SMALL, STORM, TEL.)
- TREE (DIA.)
- PINE TREE (DIA.)
- BUSH
- FENCE
- OVERHEAD POWER LINE
- GAS LINE
- WATER LINE
- UNDER GROUND POWER
- UNDER GROUND TELEPHONE



**"OAKLAND HEIGHTS / MHC #10-059-HT"
ALTA/ACSM LAND TITLE SURVEY
KANSAS CITY, JACKSON COUNTY, MISSOURI**

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OAKLAND HEIGHTS MHC 10-059-HT
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920 MAIN ST, TENTH FLOOR
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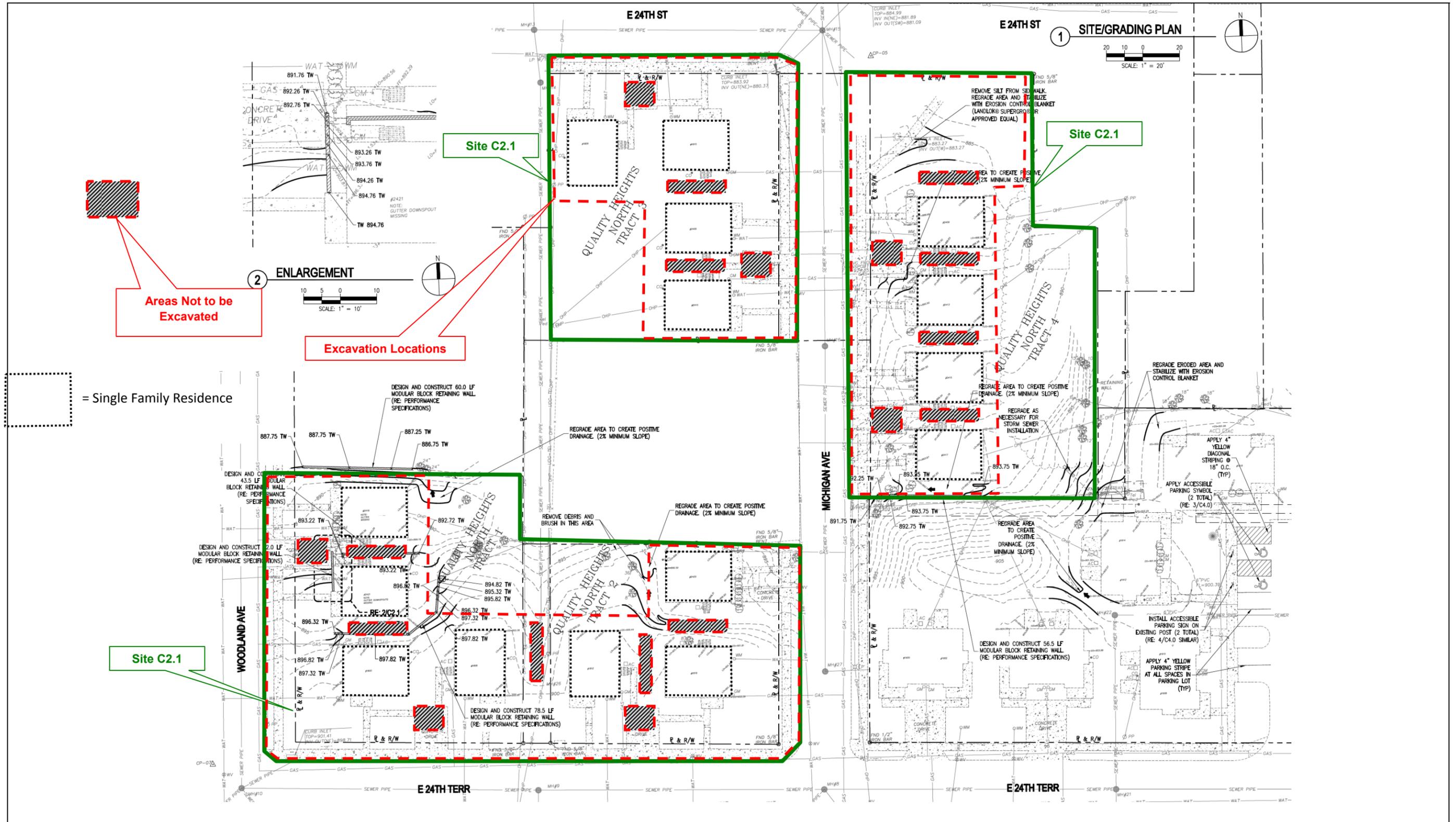
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Phone: (816) 347-9997 Fax: (816) 347-9979

ALTA/ACSM

SHEET **6** OF **6**

APPENDIX C

EXCAVATION AND CAP AREAS



1139 Olive, Ste. 300 - St. Louis, MO 63101 Ph. 314-436-9492 - Fx. 314-436-9733

Date: May 26, 2011

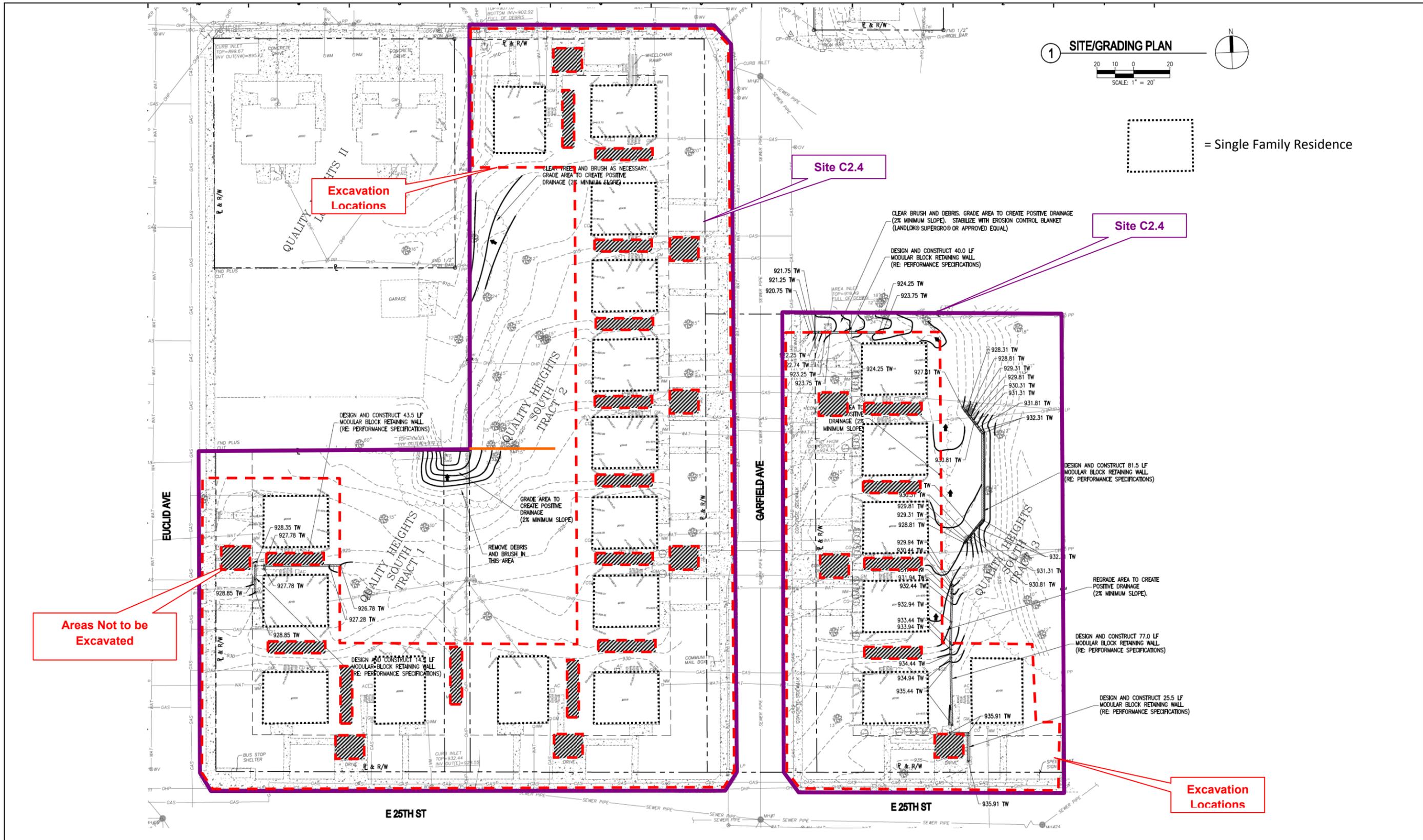
Riverfront Project: 5938-05

Scale: see drawing

Drawn by: COX

Oakland Heights
Kansas City, Missouri 64127

Site Boundary Map - C2.1: Proposed Excavation Areas



Date: May 26, 2011

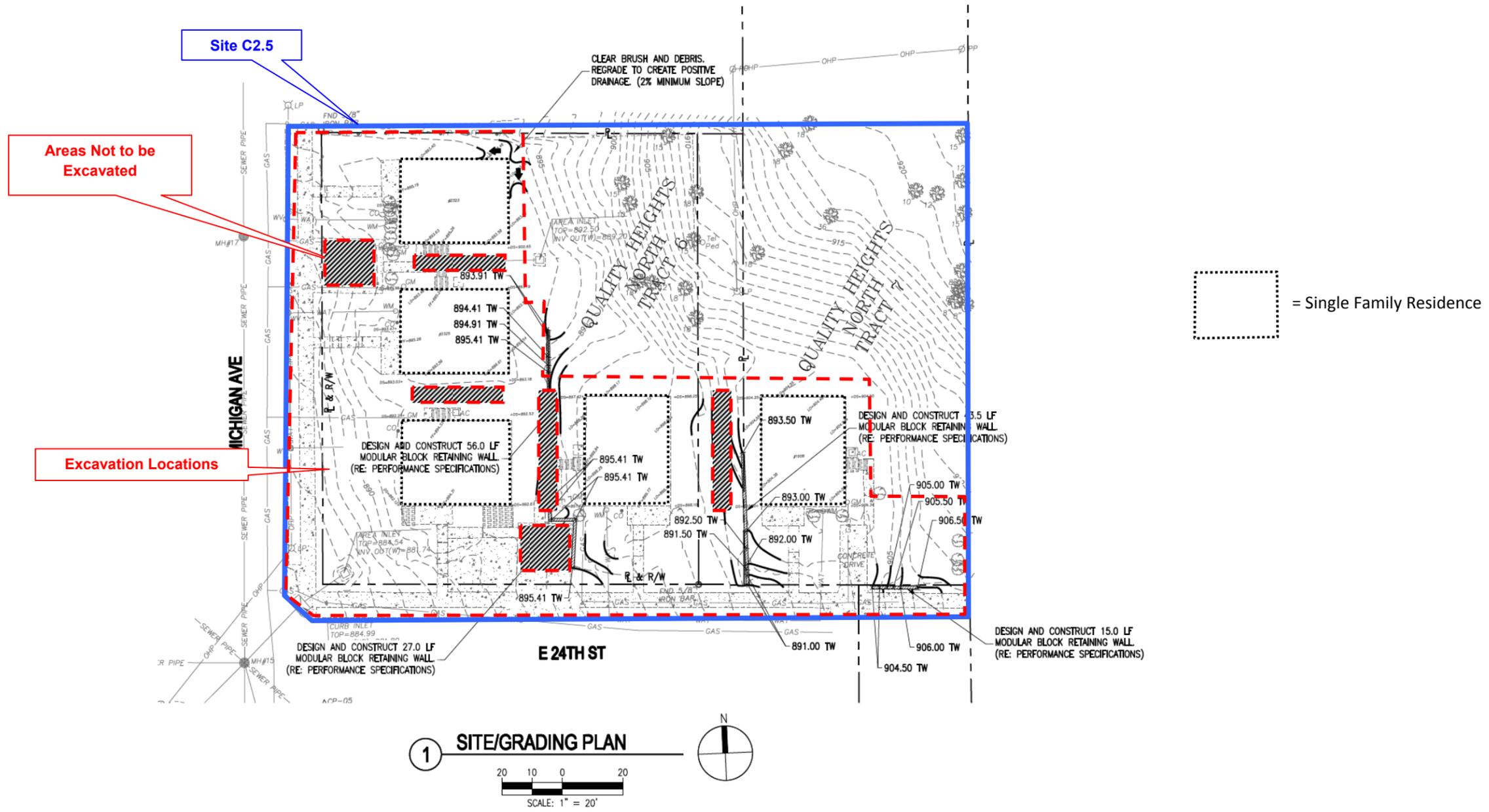
Riverfront Project: 5938-05

Scale: see drawing

Drawn by: COX

1139 Olive, Ste. 300 - St. Louis, MO 63101 Ph. 314-436-9492 - Fx. 314-436-9733

Oakland Heights
 Kansas City, Missouri 64127
 Site Boundary Map - C2.4: Proposed Excavation Areas



1139 Olive, Ste. 300 - St. Louis, MO 63101 Ph. 314-436-9492 – Fx. 314-436-9733

Date: May 26, 2011

Riverfront Project: 5938-05

Scale: see drawing

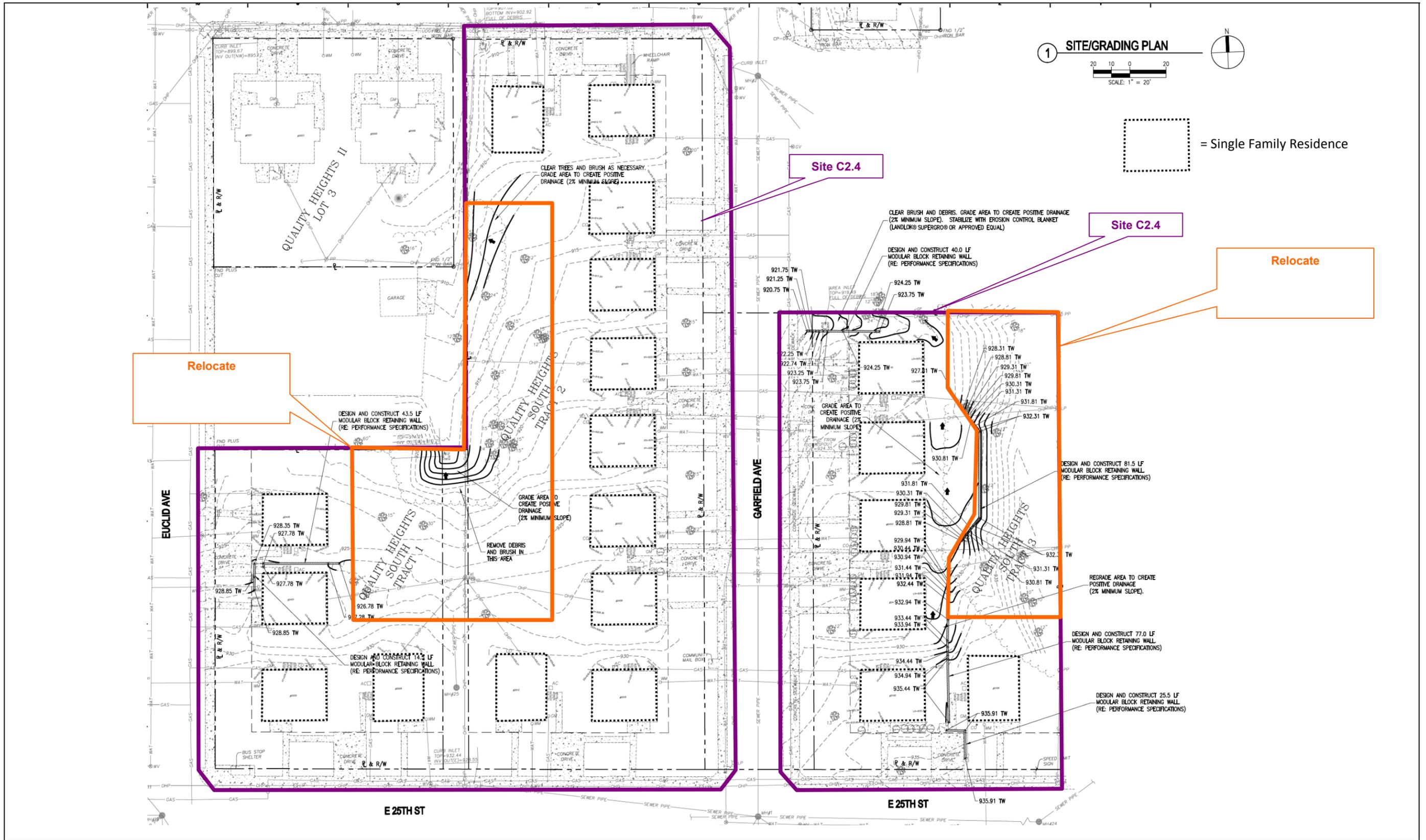
Drawn by: COX

Oakland Heights
Kansas City, Missouri 64127

Site Boundary Map - C2.5: Proposed Excavation Areas

APPENDIX D

PROPOSED RELOCATION AREAS OF SOILS



Date: May 26, 2011

Riverfront Project: 5938-05

Scale: see drawing

Drawn by: COX

1139 Olive, Ste. 300 - St. Louis, MO 63101 Ph. 314-436-9492 - Fx. 314-436-9733

Oakland Heights
Kansas City, Missouri 64127

Site Boundary Map - C2.4: Proposed Relocation Areas

APPENDIX E

CIVIL ENGINEERING DIAGRAMS OF PROPOSED RELOCATION

AREA CONTOURS

APPENDIX F

MAP OF REMEDIATION PHASE AREAS



Date: May 12, 2011

Riverfront Project: 5938-05

Scale: NA

Drawn by: COX

Oakland Heights
Kansas City, Missouri 64127

Project Phasing Map

APPENDIX G

TCLP-LEAD SOIL SAMPLING RESULTS

March 16, 2011

Craig Lanouette
Riverfront Environmental, Inc.
1139 Olive, Suite 300
St. Louis, MO 63101
TEL: (314) 436-9492
FAX: (314) 436-9733



RE: Oakland Heights-5938-03

WorkOrder: 11020602

Dear Craig Lanouette:

TEKLAB, INC received 14 samples on 2/16/2011 12:55:00 PM for the analysis presented in the following report.

Samples are analyzed on an as received basis unless otherwise requested and documented. The sample results contained in this report relate only to the requested analytes of interest as directed on the chain of custody. NELAP accredited fields of testing are indicated by the letters NELAP under the Certification column. All tests are performed in the Collinsville, IL laboratory unless otherwise noted in the Case Narrative.

All quality control criteria applicable to the test methods employed for this project have been satisfactorily met and are in accordance with NELAP except where noted. The following report shall not be reproduced, except in full, without the written approval of Teklab, Inc.

If you have any questions regarding these tests results, please feel free to call.

Sincerely,



Elizabeth A. Hurley
Project Manager

ehurley@teklabinc.com



Report Contents

<http://www.teklabinc.com/>

Client: Riverfront Environmental, Inc.

Work Order: 11020602

Client Project: Oakland Heights-5938-03

Report Date: 16-Mar-11

This reporting package includes the following:

Cover Letter	1
Report Contents	2
Definitions	3
Case Narrative	4
Laboratory Results	5
Quality Control Results	19
Receiving Check List	23
Chain of Custody	Appended

Client: Riverfront Environmental, Inc.

Work Order: 11020602

Client Project: Oakland Heights-5938-03

Report Date: 16-Mar-11

Abbr Definition

- CCV Continuing calibration verification is a check of a standard to determine the state of calibration of an instrument between recalibration.
- DF Dilution factor is the dilution performed during analysis only and does not take into account any dilutions made during sample preparation. The reported result is final and includes all dilutions factors.
- DNI Did not ignite
- DUP Laboratory duplicate is an aliquot of a sample taken from the same container under laboratory conditions for independent processing and analysis independently of the original aliquot.
- ICV Initial calibration verification is a check of a standard to determine the state of calibration of an instrument before sample analysis is initiated.
- IDPH IL Dept. of Public Health
- LCS Laboratory control sample, spiked with verified known amounts of analytes, is analyzed exactly like a sample to establish intra-laboratory or analyst specific precision and bias or to assess the performance of all or a portion of the measurement system. The acceptable recovery range is in the QC Package (provided upon request).
- LCSD Laboratory control sample duplicate is a replicate laboratory control sample that is prepared and analyzed in order to determine the precision of the approved test method. The acceptable recovery range is listed in the QC Package (provided upon request).
- MB Method blank is a sample of a matrix similar to the batch of associated sample (when available) that is free from the analytes of interest and is processed simultaneously with and under the same conditions as samples through all steps of the analytical procedures, and in which no target analytes or interferences should present at concentrations that impact the analytical results for sample analyses.
- MDL Method detection limit means the minimum concentration of a substance that can be measured and reported with 99% confidence that the analyte concentration is greater than zero and is determined from analysis of a sample in a given matrix type containing the analyte.
- MS Matrix spike is an aliquot of matrix fortified (spiked) with known quantities of specific analytes that is subjected to the entire analytical procedures in order to determine the effect of the matrix on an approved test method's recovery system. The acceptable recovery range is listed in the QC Package (provided upon request).
- MSD Matrix spike duplicate means a replicate matrix spike that is prepared and analyzed in order to determine the precision of the approved test method. The acceptable recovery range is listed in the QC Package (provided upon request).
- ND Not Detected at the Reporting Limit
- NELAP NELAP Accredited
- PQL Practical quantitation limit means the lowest level that can be reliably achieved within specified limits of precision and accuracy during routine laboratory operation conditions. The acceptable recovery range is listed in the QC Package (provided upon request).
- RL The reporting limit the lowest level that the data is displayed in the final report. The reporting limit may vary according to customer request or sample dilution. The reporting limit may not be less than the MDL.
- RPD Relative percent difference is a calculated difference between two recoveries (ie. MS/MSD). The acceptable recovery limit is listed in the QC Package (provided upon request).
- SPK The spike is a known mass of target analyte added to a blank sample or sub-sample; used to determine recovery deficiency or for other quality control purposes.
- Surr Surrogates are compounds which are similar to the analytes of interest in chemical composition and behavior in the analytical process, but which are not normally found in environmental samples.
- TNTC Too numerous to count (> 200 CFU)

Qualifiers

- | | |
|--|--|
| # - Unknown hydrocarbon | B - Analyte detected in associated Method Blank |
| E - Value above quantitation range | H - Holding times exceeded |
| J - Analyte detected below quantitation limits | M - Manual Integration used to determine area response |
| ND - Not Detected at the Reporting Limit | R - RPD outside accepted recovery limits |
| S - Spike Recovery outside recovery limits | X - Value exceeds Maximum Contaminant Level |



Case Narrative

<http://www.teklabinc.com/>

Client: Riverfront Environmental, Inc.

Work Order: 11020602

Client Project: Oakland Heights-5938-03

Report Date: 16-Mar-11

Cooler Receipt Temp: 1.8 °C

Locations and Accreditations

Collinsville

Address 5445 Horseshoe Lake Road
Collinsville, IL 62234-7425
Phone (618) 344-1004
Fax (618) 344-1005
Email jhriley@teklabinc.com

Springfield

Address 3920 Pintail Dr
Springfield, IL 62711-9415
Phone (217) 698-1004
Fax (217) 698-1005
Email kmclain@teklabinc.com

Kansas City

Address 8421 Nieman Road
Lenexa, KS 66214
Phone (913) 541-1998
Fax (913) 541-1998
Email dthompson@teklabinc.com

State	Dept	Cert #	NELAP	Exp Date	Lab
Illinois	IEPA	100226	NELAP	1/31/2012	Collinsville
Kansas	KDHE	E-10374	NELAP	1/31/2012	Collinsville
Louisiana	LDEQ	166493	NELAP	6/30/2011	Collinsville
Louisiana	LDEQ	166578	NELAP	6/30/2011	Springfield
Arkansas	ADEQ	88-0966		3/31/2011	Collinsville
Illinois	IDPH	17584		5/31/2011	Collinsville
Kentucky	UST	0073		5/26/2012	Collinsville
Missouri	MDNR	00930		5/31/2011	Collinsville
Oklahoma	ODEQ	9978		8/31/2011	Collinsville



Laboratory Results

<http://www.teklabinc.com/>

Client: Riverfront Environmental, Inc.

Work Order: 11020602

Client Project: Oakland Heights-5938-03

Report Date: 16-Mar-11

Lab ID: 11020602-001

Client Sample ID: TCLP 1

Matrix: SOLID

Collection Date: 02/15/2011 9:00

Analyses	Certification	RL	Qual	Result	Units	DF	Date Analyzed	Batch
SW-846 1311, 3010A, 6010B, METALS IN TCLP EXTRACT BY ICP								
Lead	NELAP	0.400		< 0.400	mg/L	1	02/21/2011 14:36	66070
SW-846 1312, 3020A, METALS IN SPLP EXTRACT BY GFAA								
Lead, SPLP by GFAA	7421 NELAP	0.0800	S	0.250	mg/L	40	02/21/2011 17:00	66090
<i>Pb- Sample concentration was greater than 5 times the spike concentration.</i>								



Laboratory Results

<http://www.teklabinc.com/>

Client: Riverfront Environmental, Inc.

Work Order: 11020602

Client Project: Oakland Heights-5938-03

Report Date: 16-Mar-11

Lab ID: 11020602-002

Client Sample ID: TCLP 2

Matrix: SOLID

Collection Date: 02/15/2011 9:10

Analyses	Certification	RL	Qual	Result	Units	DF	Date Analyzed	Batch
SW-846 1311, 3010A, 6010B, METALS IN TCLP EXTRACT BY ICP								
Lead	NELAP	0.400	J	0.40	mg/L	1	02/21/2011 14:52	66070
SW-846 1312, 3020A, METALS IN SPLP EXTRACT BY GFAA								
Lead, SPLP by GFAA	7421 NELAP	0.0800	S	0.296	mg/L	40	02/21/2011 17:07	66090
<i>Pb- Sample concentration was greater than 5 times the spike concentration.</i>								



Laboratory Results

<http://www.teklabinc.com/>

Client: Riverfront Environmental, Inc.

Work Order: 11020602

Client Project: Oakland Heights-5938-03

Report Date: 16-Mar-11

Lab ID: 11020602-003

Client Sample ID: TCLP 3

Matrix: SOLID

Collection Date: 02/15/2011 9:20

Analyses	Certification	RL	Qual	Result	Units	DF	Date Analyzed	Batch
SW-846 1311, 3010A, 6010B, METALS IN TCLP EXTRACT BY ICP								
Lead	NELAP	0.400		< 0.400	mg/L	1	02/21/2011 15:03	66070
SW-846 1312, 3020A, METALS IN SPLP EXTRACT BY GFAA								
Lead, SPLP by GFAA	7421 NELAP	0.0400	S	0.108	mg/L	20	02/21/2011 17:17	66090
<i>Pb- Sample concentration was greater than 5 times the spike concentration.</i>								



Laboratory Results

<http://www.teklabinc.com/>

Client: Riverfront Environmental, Inc.

Work Order: 11020602

Client Project: Oakland Heights-5938-03

Report Date: 16-Mar-11

Lab ID: 11020602-004

Client Sample ID: TCLP 4

Matrix: SOLID

Collection Date: 02/15/2011 9:30

Analyses	Certification	RL	Qual	Result	Units	DF	Date Analyzed	Batch
SW-846 1311, 3010A, 6010B, METALS IN TCLP EXTRACT BY ICP								
Lead	NELAP	0.400		< 0.400	mg/L	1	02/21/2011 15:13	66070
SW-846 1312, 3020A, METALS IN SPLP EXTRACT BY GFAA								
Lead, SPLP by GFAA	7421 NELAP	0.0200		0.0373	mg/L	10	02/22/2011 8:55	66090



Laboratory Results

<http://www.teklabinc.com/>

Client: Riverfront Environmental, Inc.

Work Order: 11020602

Client Project: Oakland Heights-5938-03

Report Date: 16-Mar-11

Lab ID: 11020602-005

Client Sample ID: TCLP 5

Matrix: SOLID

Collection Date: 02/15/2011 9:40

Analyses	Certification	RL	Qual	Result	Units	DF	Date Analyzed	Batch
SW-846 1311, 3010A, 6010B, METALS IN TCLP EXTRACT BY ICP								
Lead	NELAP	0.400		< 0.400	mg/L	1	02/21/2011 15:35	66070
SW-846 1312, 3020A, METALS IN SPLP EXTRACT BY GFAA								
Lead, SPLP by GFAA	7421 NELAP	0.0400	S	0.0539	mg/L	20	03/11/2011 14:27	66090
<i>Pb- Matrix interference present in sample.</i>								



Laboratory Results

<http://www.teklabinc.com/>

Client: Riverfront Environmental, Inc.

Work Order: 11020602

Client Project: Oakland Heights-5938-03

Report Date: 16-Mar-11

Lab ID: 11020602-006

Client Sample ID: TCLP 6

Matrix: SOLID

Collection Date: 02/15/2011 9:50

Analyses	Certification	RL	Qual	Result	Units	DF	Date Analyzed	Batch
SW-846 1311, 3010A, 6010B, METALS IN TCLP EXTRACT BY ICP								
Lead	NELAP	0.400		< 0.400	mg/L	1	02/21/2011 15:46	66070
SW-846 1312, 3020A, METALS IN SPLP EXTRACT BY GFAA								
Lead, SPLP by GFAA	7421 NELAP	0.0400	S	0.0728	mg/L	20	03/11/2011 14:34	66090
<i>Pb- Matrix interference present in sample.</i>								



Laboratory Results

<http://www.teklabinc.com/>

Client: Riverfront Environmental, Inc.

Work Order: 11020602

Client Project: Oakland Heights-5938-03

Report Date: 16-Mar-11

Lab ID: 11020602-007

Client Sample ID: TCLP 7

Matrix: SOLID

Collection Date: 02/15/2011 10:00

Analyses	Certification	RL	Qual	Result	Units	DF	Date Analyzed	Batch
SW-846 1311, 3010A, 6010B, METALS IN TCLP EXTRACT BY ICP								
Lead	NELAP	0.400		< 0.400	mg/L	1	02/21/2011 15:56	66070
SW-846 1312, 3020A, METALS IN SPLP EXTRACT BY GFAA								
Lead, SPLP by GFAA	7421 NELAP	0.0400	S	0.158	mg/L	20	02/22/2011 12:18	66090
<i>Pb- Sample concentration was greater than 5 times the spike concentration.</i>								



Laboratory Results

<http://www.teklabinc.com/>

Client: Riverfront Environmental, Inc.

Work Order: 11020602

Client Project: Oakland Heights-5938-03

Report Date: 16-Mar-11

Lab ID: 11020602-008

Client Sample ID: TCLP 8

Matrix: SOLID

Collection Date: 02/15/2011 10:10

Analyses	Certification	RL	Qual	Result	Units	DF	Date Analyzed	Batch
SW-846 1311, 3010A, 6010B, METALS IN TCLP EXTRACT BY ICP								
Lead	NELAP	0.400		< 0.400	mg/L	1	02/21/2011 16:13	66070
SW-846 1312, 3020A, METALS IN SPLP EXTRACT BY GFAA								
Lead, SPLP by GFAA	7421 NELAP	0.0040		0.0310	mg/L	2	02/22/2011 12:25	66090



Laboratory Results

<http://www.teklabinc.com/>

Client: Riverfront Environmental, Inc.

Work Order: 11020602

Client Project: Oakland Heights-5938-03

Report Date: 16-Mar-11

Lab ID: 11020602-009

Client Sample ID: TCLP 9

Matrix: SOLID

Collection Date: 02/15/2011 10:20

Analyses	Certification	RL	Qual	Result	Units	DF	Date Analyzed	Batch
SW-846 1311, 3010A, 6010B, METALS IN TCLP EXTRACT BY ICP								
Lead	NELAP	0.400	J	0.14	mg/L	1	02/21/2011 16:34	66070
SW-846 1312, 3020A, METALS IN SPLP EXTRACT BY GFAA								
Lead, SPLP by GFAA	7421 NELAP	0.0400		0.0816	mg/L	20	03/11/2011 14:41	66090



Laboratory Results

<http://www.teklabinc.com/>

Client: Riverfront Environmental, Inc.

Work Order: 11020602

Client Project: Oakland Heights-5938-03

Report Date: 16-Mar-11

Lab ID: 11020602-010

Client Sample ID: TCLP 10

Matrix: SOLID

Collection Date: 02/15/2011 10:30

Analyses	Certification	RL	Qual	Result	Units	DF	Date Analyzed	Batch
SW-846 1311, 3010A, 6010B, METALS IN TCLP EXTRACT BY ICP								
Lead	NELAP	0.400		< 0.400	mg/L	1	02/21/2011 16:45	66070
SW-846 1312, 3020A, METALS IN SPLP EXTRACT BY GFAA								
Lead, SPLP by GFAA	7421 NELAP	0.0200	S	0.0857	mg/L	10	03/11/2011 15:04	66090
<i>Pb- Sample concentration was greater than 5 times the spike concentration.</i>								



Laboratory Results

<http://www.teklabinc.com/>

Client: Riverfront Environmental, Inc.

Work Order: 11020602

Client Project: Oakland Heights-5938-03

Report Date: 16-Mar-11

Lab ID: 11020602-011

Client Sample ID: TCLP 11

Matrix: SOLID

Collection Date: 02/15/2011 10:40

Analyses	Certification	RL	Qual	Result	Units	DF	Date Analyzed	Batch
SW-846 1311, 3010A, 6010B, METALS IN TCLP EXTRACT BY ICP								
Lead	NELAP	0.400	J	0.20	mg/L	1	02/21/2011 16:55	66070
SW-846 1312, 3020A, METALS IN SPLP EXTRACT BY GFAA								
Lead, SPLP by GFAA	7421 NELAP	0.0200	S	0.0992	mg/L	10	03/11/2011 15:11	66090
<i>Pb- Sample concentration was greater than 5 times the spike concentration.</i>								



Laboratory Results

<http://www.teklabinc.com/>

Client: Riverfront Environmental, Inc.

Work Order: 11020602

Client Project: Oakland Heights-5938-03

Report Date: 16-Mar-11

Lab ID: 11020602-012

Client Sample ID: TCLP 12

Matrix: SOLID

Collection Date: 02/15/2011 10:50

Analyses	Certification	RL	Qual	Result	Units	DF	Date Analyzed	Batch
SW-846 1311, 3010A, 6010B, METALS IN TCLP EXTRACT BY ICP								
Lead	NELAP	0.400		< 0.400	mg/L	1	02/21/2011 17:06	66070
SW-846 1312, 3020A, METALS IN SPLP EXTRACT BY GFAA								
Lead, SPLP by GFAA	7421 NELAP	0.0200	S	0.0651	mg/L	10	03/11/2011 15:18	66090
<i>Pb- Matrix interference present in sample.</i>								



Laboratory Results

<http://www.teklabinc.com/>

Client: Riverfront Environmental, Inc.

Work Order: 11020602

Client Project: Oakland Heights-5938-03

Report Date: 16-Mar-11

Lab ID: 11020602-013

Client Sample ID: TCLP 13

Matrix: SOLID

Collection Date: 02/15/2011 11:00

Analyses	Certification	RL	Qual	Result	Units	DF	Date Analyzed	Batch
SW-846 1311, 3010A, 6010B, METALS IN TCLP EXTRACT BY ICP								
Lead	NELAP	0.400		< 0.400	mg/L	1	02/21/2011 17:17	66070
SW-846 1312, 3020A, METALS IN SPLP EXTRACT BY GFAA								
Lead, SPLP by GFAA	7421 NELAP	0.0200		0.0566	mg/L	10	03/11/2011 15:25	66090



Laboratory Results

<http://www.teklabinc.com/>

Client: Riverfront Environmental, Inc.

Work Order: 11020602

Client Project: Oakland Heights-5938-03

Report Date: 16-Mar-11

Lab ID: 11020602-014

Client Sample ID: TCLP 14

Matrix: SOLID

Collection Date: 02/15/2011 11:10

Analyses	Certification	RL	Qual	Result	Units	DF	Date Analyzed	Batch
SW-846 1311, 3010A, 6010B, METALS IN TCLP EXTRACT BY ICP								
Lead	NELAP	0.400		< 0.400	mg/L	1	02/21/2011 17:38	66070
SW-846 1312, 3020A, METALS IN SPLP EXTRACT BY GFAA								
Lead, SPLP by GFAA	7421 NELAP	0.0100		0.0216	mg/L	5	03/11/2011 15:45	66090



Quality Control Results

<http://www.teklabinc.com/>

Client: Riverfront Environmental, Inc.

Work Order: 11020602

Client Project: Oakland Heights-5938-03

Report Date: 16-Mar-11

SW-846 1311, 3010A, 6010B, METALS IN TCLP EXTRACT BY ICP

Batch 66070		SampType: MBLK		Units mg/L						
SampID: MB-66070										
Analyses	RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit	Date Analyzed	
Lead	0.400		< 0.400	0.400	0	0	-100	100	02/21/2011	

Batch 66070		SampType: LCS		Units mg/L						
SampID: LCS-66070										
Analyses	RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit	Date Analyzed	
Lead	0.400		4.89	5.00	0	97.8	85	115	02/21/2011	

Batch 66070		SampType: MS		Units mg/L						
SampID: 11020602-001AMS										
Analyses	RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit	Date Analyzed	
Lead	0.400		4.86	5.00	0	97.2	75	125	02/21/2011	

Batch 66070		SampType: MSD		Units mg/L				RPD Limit 20		Date Analyzed	
SampID: 11020602-001AMSD											
Analyses	RL	Qual	Result	Spike	SPK Ref Val	%REC	RPD Ref Val	%RPD	Date Analyzed		
Lead	0.400		4.88	5.00	0	97.5	4.858	0.35	02/21/2011		

Batch 66070		SampType: MS		Units mg/L						
SampID: 11020602-002AMS										
Analyses	RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit	Date Analyzed	
Lead	0.400		5.19	5.00	0.3980	95.9	75	125	02/21/2011	

Batch 66070		SampType: MS		Units mg/L						
SampID: 11020602-003AMS										
Analyses	RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit	Date Analyzed	
Lead	0.400		5.05	5.00	0	101.0	75	125	02/21/2011	

Batch 66070		SampType: MS		Units mg/L						
SampID: 11020602-004AMS										
Analyses	RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit	Date Analyzed	
Lead	0.400		4.98	5.00	0	99.7	75	125	02/21/2011	

Batch 66070		SampType: MS		Units mg/L						
SampID: 11020602-005AMS										
Analyses	RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit	Date Analyzed	
Lead	0.400		4.85	5.00	0	97.0	75	125	02/21/2011	

Batch 66070		SampType: MS		Units mg/L						
SampID: 11020602-006AMS										
Analyses	RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit	Date Analyzed	
Lead	0.400		4.90	5.00	0	97.9	75	125	02/21/2011	



Quality Control Results

<http://www.teklabinc.com/>

Client: Riverfront Environmental, Inc.

Work Order: 11020602

Client Project: Oakland Heights-5938-03

Report Date: 16-Mar-11

SW-846 1311, 3010A, 6010B, METALS IN TCLP EXTRACT BY ICP

Batch 66070		SampType: MS		Units mg/L						Date Analyzed
SampID: 11020602-007AMS										
Analyses	RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit		
Lead	0.400		5.02	5.00	0	100.4	75	125	02/21/2011	

Batch 66070		SampType: MSD		Units mg/L				RPD Limit 20		Date Analyzed
SampID: 11020602-007AMS										
Analyses	RL	Qual	Result	Spike	SPK Ref Val	%REC	RPD Ref Val	%RPD		
Lead	0.400		4.99	5.00	0	99.8	5.022	0.60	02/21/2011	

Batch 66070		SampType: MS		Units mg/L						Date Analyzed
SampID: 11020602-008AMS										
Analyses	RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit		
Lead	0.400		4.95	5.00	0	98.9	75	125	02/21/2011	

Batch 66070		SampType: MS		Units mg/L						Date Analyzed
SampID: 11020602-009AMS										
Analyses	RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit		
Lead	0.400		5.04	5.00	0.1370	98.0	75	125	02/21/2011	

Batch 66070		SampType: MS		Units mg/L						Date Analyzed
SampID: 11020602-010AMS										
Analyses	RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit		
Lead	0.400		4.98	5.00	0	99.6	75	125	02/21/2011	

Batch 66070		SampType: MS		Units mg/L						Date Analyzed
SampID: 11020602-011AMS										
Analyses	RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit		
Lead	0.400		5.14	5.00	0.1990	98.7	75	125	02/21/2011	

Batch 66070		SampType: MS		Units mg/L						Date Analyzed
SampID: 11020602-012AMS										
Analyses	RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit		
Lead	0.400		5.03	5.00	0	100.6	75	125	02/21/2011	

Batch 66070		SampType: MS		Units mg/L						Date Analyzed
SampID: 11020602-013AMS										
Analyses	RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit		
Lead	0.400		4.94	5.00	0	98.7	75	125	02/21/2011	

Batch 66070		SampType: MS		Units mg/L						Date Analyzed
SampID: 11020602-014AMS										
Analyses	RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit		
Lead	0.400		5.04	5.00	0	100.8	75	125	02/21/2011	

Client: Riverfront Environmental, Inc.

Work Order: 11020602

Client Project: Oakland Heights-5938-03

Report Date: 16-Mar-11

SW-846 1312, 3020A, METALS IN SPLP EXTRACT BY GFAA

Batch 66090		SampType: MBLK		Units mg/L						Date Analyzed
SampID: MB-66090										
Analyses		RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit	
Lead, SPLP by GFAA	7421	0.0020		< 0.0020	0.0020	0	0	-100	100	02/21/2011
Batch 66090		SampType: LCS		Units mg/L						Date Analyzed
SampID: LCS-66090										
Analyses		RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit	
Lead, SPLP by GFAA	7421	0.0020		0.0145	0.0150	0	97.0	80	120	02/21/2011
Batch 66090		SampType: MS		Units mg/L						Date Analyzed
SampID: 11020602-001AMS										
Analyses		RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit	
Lead, SPLP by GFAA	7421	0.0800	S	0.387	0.0150	0.2496	915.0	70	130	02/21/2011
Batch 66090		SampType: MS		Units mg/L						Date Analyzed
SampID: 11020602-002AMS										
Analyses		RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit	
Lead, SPLP by GFAA	7421	0.0800	S	0.301	0.0150	0.2960	30.3	70	130	02/21/2011
Batch 66090		SampType: MSD		Units mg/L		RPD Limit 20				Date Analyzed
SampID: 11020602-002AMSD										
Analyses		RL	Qual	Result	Spike	SPK Ref Val	%REC	RPD Ref Val	%RPD	
Lead, SPLP by GFAA	7421	0.0800	S	0.266	0.0150	0.2960	-199.4	0.3006	12.16	02/21/2011
Batch 66090		SampType: MS		Units mg/L						Date Analyzed
SampID: 11020602-003AMS										
Analyses		RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit	
Lead, SPLP by GFAA	7421	0.0400	S	0.134	0.0150	0.1085	170.6	70	130	02/21/2011
Batch 66090		SampType: MS		Units mg/L						Date Analyzed
SampID: 11020602-004AMS										
Analyses		RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit	
Lead, SPLP by GFAA	7421	0.0200		0.0513	0.0150	0.03729	93.1	70	130	02/22/2011
Batch 66090		SampType: MS		Units mg/L						Date Analyzed
SampID: 11020602-005AMS										
Analyses		RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit	
Lead, SPLP by GFAA	7421	0.0400	S	0.0809	0.0150	0.05390	180.3	70	130	03/11/2011
Batch 66090		SampType: MS		Units mg/L						Date Analyzed
SampID: 11020602-006AMS										
Analyses		RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit	
Lead, SPLP by GFAA	7421	0.0400	S	0.0944	0.0150	0.07279	144.1	70	130	03/11/2011



Quality Control Results

<http://www.teklabinc.com/>

Client: Riverfront Environmental, Inc.

Work Order: 11020602

Client Project: Oakland Heights-5938-03

Report Date: 16-Mar-11

SW-846 1312, 3020A, METALS IN SPLP EXTRACT BY GFAA

Batch 66090		SampType: MS		Units mg/L							
SampID: 11020602-007AMS											
Analyses		RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit	Date Analyzed	
Lead, SPLP by GFAA	7421	0.0400	S	0.198	0.0150	0.1579	265.2	70	130	02/22/2011	

Batch 66090		SampType: MS		Units mg/L							
SampID: 11020602-008AMS											
Analyses		RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit	Date Analyzed	
Lead, SPLP by GFAA	7421	0.0080		0.0484	0.0150	0.03100	116.2	70	130	02/22/2011	

Batch 66090		SampType: MS		Units mg/L							
SampID: 11020602-009AMS											
Analyses		RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit	Date Analyzed	
Lead, SPLP by GFAA	7421	0.0400		0.0993	0.0150	0.08163	117.7	70	130	03/11/2011	

Batch 66090		SampType: MS		Units mg/L							
SampID: 11020602-010AMS											
Analyses		RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit	Date Analyzed	
Lead, SPLP by GFAA	7421	0.0200	S	0.106	0.0150	0.08565	137.7	70	130	03/11/2011	

Batch 66090		SampType: MS		Units mg/L							
SampID: 11020602-011AMS											
Analyses		RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit	Date Analyzed	
Lead, SPLP by GFAA	7421	0.0200	S	0.120	0.0150	0.09919	135.6	70	130	03/11/2011	

Batch 66090		SampType: MS		Units mg/L							
SampID: 11020602-012AMS											
Analyses		RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit	Date Analyzed	
Lead, SPLP by GFAA	7421	0.0200	S	0.0928	0.0150	0.06507	185.2	70	130	03/11/2011	

Batch 66090		SampType: MS		Units mg/L							
SampID: 11020602-013AMS											
Analyses		RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit	Date Analyzed	
Lead, SPLP by GFAA	7421	0.0200		0.0738	0.0150	0.05662	114.9	70	130	03/11/2011	

Batch 66090		SampType: MS		Units mg/L							
SampID: 11020602-014AMS											
Analyses		RL	Qual	Result	Spike	SPK Ref Val	%REC	Low Limit	High Limit	Date Analyzed	
Lead, SPLP by GFAA	7421	0.0100		0.0379	0.0150	0.02157	108.9	70	130	03/11/2011	

Batch 66090		SampType: MSD		Units mg/L				RPD Limit 20		Date Analyzed
SampID: 11020602-014AMSD										
Analyses		RL	Qual	Result	Spike	SPK Ref Val	%REC	RPD Ref Val	%RPD	Date Analyzed
Lead, SPLP by GFAA	7421	0.0100		0.0410	0.0150	0.02157	129.3	0.03790	7.77	03/11/2011



Receiving Check List

<http://www.teklabinc.com/>

Client: Riverfront Environmental, Inc.

Work Order: 11020602

Client Project: Oakland Heights-5938-03

Report Date: 16-Mar-11

Carrier: Terry Hattan

Received By: TWM

Completed by:

Reviewed by:

On:

On:

16-Feb-11

16-Feb-11

Dawn Brantley

Elizabeth A. Hurley

Pages to follow: Chain of custody

Extra pages included

Shipping container/cooler in good condition?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Not Present <input type="checkbox"/>	Temp °C 1.8
Type of thermal preservation?	None <input type="checkbox"/>	Ice <input checked="" type="checkbox"/>	Blue Ice <input type="checkbox"/>	Dry Ice <input type="checkbox"/>
Chain of custody present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>		
Chain of custody signed when relinquished and received?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>		
Chain of custody agrees with sample labels?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>		
Samples in proper container/bottle?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>		
Sample containers intact?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>		
Sufficient sample volume for indicated test?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>		
All samples received within holding time?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>		
Reported field parameters measured:	Field <input type="checkbox"/>	Lab <input type="checkbox"/>	NA <input checked="" type="checkbox"/>	
Container/Temp Blank temperature in compliance?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>		
<i>When thermal preservation is required, samples are compliant with a temperature between 0.1°C - 6.0°C, or when samples are received on ice the same day as collected.</i>				
Water - vials have zero headspace?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	No VOA vials <input checked="" type="checkbox"/>	
Water - TOX containers have zero headspace?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	No TOX containers <input checked="" type="checkbox"/>	
Water - pH acceptable upon receipt?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>		

Any No responses must be detailed below or on the COC.

Print Form

Teklab Chain of Custody

5445 Horseshoe Lake Road ~ Collinsville, IL 62234 ~ Phone: (618)344-1004 ~ Fax:(618)344-1005

Riverfront Environmental

1139 Olive St. Suite 300

St. Louis MO 63101

Oakland Heights-5938-03

Are the samples chilled? Yes No with: Ice Blue ice Preserved in Lab Field

Cooler Temp 1.8 Sampler COX

Comments

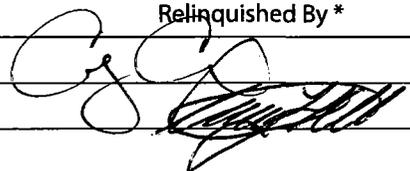
PER CRAIG COX ANALYSIS TCLP LEAD, SPLP LEAD.
 Sample Results required by Monday 2/21/11 TWAY 2:16:11
 KC site per Teresa @ Riverfront. 9AM 2/16/11

Teklab, Inc.
Courier Pick Up

Contact Craig Cox eMail ccox@riverfrontenvironme Phone 314.436.9492 Requested Due Date 2/21/11 Billing/PO 5938-03

3 DAY

Lab Use	Sample ID	Sample Date/Time	Preservative Matrix		TCLP	SPLP											
11020602 001	TCLP 1	2/15/11 9:00	Unpres	Soil	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>										
002	TCLP 2	2/15/11 9:10	Unpres	Soil	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>										
003	TCLP 3	2/15/11 9:20	Unpres	Soil	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>										
004	TCLP 4	2/15/11 9:30	Unpres	Soil	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>										
005	TCLP 5	2/15/11 9:40	Unpres	Soil	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>										
006	TCLP 6	2/15/11 9:50	Unpres	Soil	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>										
007	TCLP 7	2/15/11 10:00	Unpres	Soil	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>										
			Unpres		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Relinquished By *	Date/Time	Received By	Date/Time
	2/16/11 1145		2/16/11 1145
	2/16/11 1255		2-16-11 1255

* The individual signing this agreement on behalf of client acknowledges that they have read and understand the terms of this agreement and that they have the authority to sign on behalf of client.

Print Form

Teklab Chain of Custody

5445 Horseshoe Lake Road ~ Collinsville, IL 62234 ~ Phone: (618)344-1004 ~ Fax:(618)344-1005

Riverfront Environmental

Are the samples chilled? Yes No with: Ice Blue ice

Preserved in Lab Field

1139 Olive St. Suite 300

Cooler Temp _____ Sampler COX

St. Louis MO 63101

Comments

Sample Results required by Monday 2/21/11

Teklab, Inc. Courier Pick Up

Oakland Heights-5938-03

Contact Craig Cox

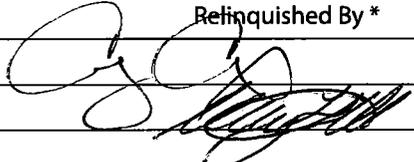
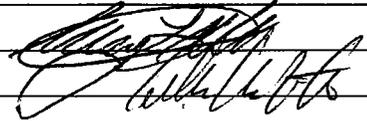
eMail ccox@riverfrontenvironme Phone 314.436.9492

Requested Due Date 2/21/11

Billing/PO 5938-03

3 DAY

Lab Use	Sample ID	Sample Date/Time	Preservative Matrix		TCLP	SPLP												
11020602-008	TCLP 8	2/15/11 10:10	Unpres	Soil	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>											
009	TCLP 9	2/15/11 10:20	Unpres	Soil	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>											
010	TCLP 10	2/15/11 10:30	Unpres	Soil	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>											
011	TCLP 11	2/15/11 10:40	Unpres	Soil	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>											
012	TCLP 12	2/15/11 10:50	Unpres	Soil	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>											
013	TCLP 13	2/15/11 11:00	Unpres	Soil	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>											
014	TCLP 14	2/15/11 11:10	Unpres	Soil	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>											
			Unpres		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Relinquished By *	Date/Time	Received By	Date/Time
	2/16/11 1145		2/16/11 1145
	2/16/11 1255		2-16-11 1255

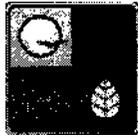
* The individual signing this agreement on behalf of client acknowledges that they have read and understand the terms of this agreement and that they have the authority to sign on behalf of client.

APPENDIX H

EXAMPLE LEASE AGREEMENT

APPENDIX I

PROPOSED ENVIRONMENTAL COVENANT



**Missouri
Department of
Natural Resources**

(ABOVE SPACE RESERVED FOR RECORDER'S USE)

Document Title: Environmental Covenant
Document Date: [TBD]

First Party: Missouri Department of Natural Resources, P.O. Box 176, 1101 Riverside Drive, Jefferson City, Missouri 65102

Second Party: Oakland Redevelopment, LLC
c/o Blue Hills Community Services
3101 Broadway, Suite 770
Kansas City, MO 64111

Legal Description: See Attached **Exhibit A**

ENVIRONMENTAL COVENANT

This Environmental Covenant is entered into by and between Oakland Redevelopment, LLC ("Owner"), and the Missouri Department of Natural Resources ("Department") as "Holder," pursuant to the Missouri Environmental Covenants Act, Sections 260.1000 through 260.1039, RSMo.

RECITALS

WHEREAS, Owner, whose mailing address is 3101 Broadway, Suite 770, Kansas City, Missouri 64111, is the owner in fee simple of certain real property commonly known as "Quality Heights I" with the legal description set forth in **Exhibit A** attached hereto, the numbered street addresses attached to **Exhibit A** and shown on the site map attached hereto as **Exhibit B** (the "Property);"

WHEREAS, Owner desires to grant to the Department, whose mailing address is P.O. Box 176, Jefferson City, Missouri 65102-0176, this Environmental Covenant for the purpose of subjecting the Property to certain activity and use limitations as provided in the Missouri Environmental Covenants Act;

WHEREAS,

The term "Department" shall have the meaning given it in Section 260.1003(2) RSMo.

WHEREAS,

The Property consists of forty (40) single-family rental units situated on approximately six (6) acres of land and is being redeveloped pursuant to federal and state low income housing tax credits and a HOME loan permanent mortgage through the Missouri Housing Development Commission. As part of the redevelopment project for the Property, Owner voluntarily entered into an Order on Consent for Removal Action ("AOC") with the Department for the Property pursuant to the authority of § 260.530 RSMo and under the authority provided by to the states under Section 107 of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, 42 U.S.C. §§ 9604, 9606(a), 9607 and 9622, as amended ("CERCLA"). The AOC requires Owner to file an Environmental Covenant with the Jackson County Recorder of Deeds for the Property in the event that contaminants of concern remain at the site above unrestricted land use levels, as determined by the Department, for any reason following the investigation and remediation of the Property under the AOC.

WHEREAS,

Pursuant to the AOC, Owner implemented a removal action at the Property, including the following:

[To Be Provided from the RAP]

[Provide background including a "brief narrative description of the contamination and remedy, including any contaminants of concern, the pathways of exposure, limits on exposure, and the location and extent of the contamination." Describe site investigative history, authority under which the environmental response project is being administered, NPL listing (if any), health assessment results, and response actions taken, i.e. soil removal to remediate xyz chemicals in whatever area of the site; placement of engineered cap; remediation of groundwater; asbestos or lead paint abatement, etc.]

For the purposes of this Environmental Covenant, the term "Unrestricted Residential Land Use" refers to property whose use is unrestricted for any and all lawful purposes. "Restricted Residential Land Use" refers to property that is used for residential purposes, but such use is subject to certain restrictions and prohibitions deemed reasonable and necessary by the Department, in consultation with the Missouri Department of Health and Senior Services, to protect human health and the environment. "Non-residential Land Use" refers to property not included in "Unrestricted Residential Land Use" or "Restricted Residential Land Use", which is publicly accessible with public access limited to non-routine visits, and where visitors are not supervised while on the property, commonly referred to as "commercial use," and to property which is not publicly accessible, and where visitors are supervised while on the property, commonly referred to as "industrial use."

NOW THEREFORE, Owner and the Department agree to the following:

1. Parties.

The Owner and the Department are parties to this Environmental Covenant and may enforce it as provided for in Section 260.1030, RSMo.

2. Activity and Use Limitations.

Pursuant to the AOC, Owner hereby subjects the Property to, and agrees to comply with, the following activity and use limitations:

(a) Restricted Residential Land Use: The Property currently meets Department standards for Restricted Residential Land Use and, based on reports on file at the Department offices in Jefferson City, Missouri, the contaminants of concern present at the Property pose no significant present or future risk to human health or the environment based on Restricted Residential Land Use of the Property. The Property may continue to be used as rental residential units and no further response action for the Property is required by the Department for such use as long as (i) the Property is not used for Unrestricted Residential Land Use or other purposes constituting unrestricted use, and (ii) the engineering and institutional controls provided in this Section 2 are maintained to prevent exposure.

The Property shall not be used in a manner such that the definition of Unrestricted Residential Land Use would define the use of the Site. If the Owner or any other person desires in the future to use the Property, or any portion thereof, for Unrestricted Residential Land Use, the Department must be notified 120 days in advance of such use and further analyses and, as necessary, response action will be necessary prior to such Unrestricted Residential Land Use.

Since cleanup standards for Non-residential Land Use (commercial or industrial use) are less stringent than Restricted Residential Land Use, the Property also meets or exceeds Non-residential Land Use standards and may be used for commercial or industrial uses.

(b) **No Drilling or Use of Groundwater.** The groundwater beneath the Property contains contaminants at concentrations exceeding default target levels (DTLs) based on the protection of domestic groundwater use. The owner and operator of the Property shall prevent: use of and exposure to the groundwater; any artificial penetration of the groundwater-bearing unit(s) containing contaminants which could result in cross-contamination of clean groundwater-bearing units; installation of any new groundwater wells on the Property, except those used for investigative purposes; use of groundwater for drinking or other domestic purposes and the use of groundwater for purposes other than domestic purposes. Should a release of contaminated groundwater occur, the owner must take action to contain and properly dispose of such groundwater.

(c) **No Disturbance of Soil By Tenants.** As identified in reports on file at the Department offices in Jefferson City, Missouri, a twelve-inch clean soil cap and witness barrier, consisting of a geotextile drain and filter fabric, has been placed on the Property in the areas identified on **Exhibit B** attached hereto to prevent exposure of contaminants to residential occupants of the Property. Soil below the 12-inch cap and witness barrier contains contaminants at concentrations exceeding Department standards for Unrestricted Residential Land Use. All leases with residential tenants of the Property shall prohibit digging or any other disturbance of soil by such tenant, including but not limited to, gardening and landscaping.

(d) **Disturbance of Soil Permitted Under Approved Soil Management Plan.** As identified in reports on file at the Department offices in Jefferson City, Missouri, soil below the 12-inch clean soil cap and witness barrier contains contaminants at concentrations exceeding Department standards for Unrestricted Residential Land Use in the areas shown on the map at **Exhibit B** attached hereto. Therefore, soil at the Property in the areas shown on the map at **Exhibit B** attached hereto shall not be excavated or otherwise disturbed in any manner unless under the provisions of the Department-approved Soil Management Plan attached hereto as **Exhibit C**.

3. Running with the Land.

This Environmental Covenant shall be binding upon Owner and his/her/its heirs, successors, assigns, and Transferees in interest, and shall run with the land, as provided in Section 260.1012, RSMo, subject to amendment or termination as set forth herein. The term "Transferee," as used in this Environmental Covenant, shall mean any future owner of any ownership interest in the Property or any portion thereof, including, but not limited to, owners of an interest in fee simple, mortgagees, easement holders, and/or ground lessees.

4. Location of File for the Environmental Response Project.

Further information regarding the removal action for the Property may be obtained from the Department through a written request under the Missouri Open Records Law, Chapter 610 RSMo, by providing the Department with the site identification name of "Quality Heights I" to Missouri Department of Natural Resources, Attn: Superfund Program Custodian of Records, P.O. Box 176, Jefferson City, Missouri 65102-0176.

5. Enforcement.

Compliance with this Environmental Covenant may be enforced as provided in Section 260.1030, RSMo. Failure to timely enforce compliance with this Environmental Covenant or the activity and use limitations contained herein by any party shall not bar subsequent enforcement by such party and shall not be deemed a waiver of the party's right to take action to enforce any non-compliance. Nothing in this Environmental Covenant shall restrict any person from exercising any authority under any other applicable law.

6. Right of Access.

Owner hereby grants to the Department and its respective agents, contractors, and employees, the right of access at all reasonable times, and with reasonable advance notice, to the Property for implementation, monitoring or enforcement of this Environmental Covenant. Nothing herein shall be deemed to limit or otherwise affect the Department's rights of access and entry under federal or state law and/or in the event of an emergency.

7. Compliance Reporting.

Owner/Transferee shall submit to the Department, by no later than January 31st of each year, documentation verifying that the activity and use limitations imposed hereby were in place and complied with during the preceding calendar year. Such reports shall be sent to the Department at the address that appears in paragraph 17 (Notice) below. The Department may change its mailing address by written notice to Owner/Transferee.

8. Notice upon Conveyance.

Each instrument hereafter conveying any ownership interest in the Property or any portion of the Property shall contain a notice of the activity and use

limitations set forth in this Environmental Covenant, and provide the recording reference for this Environmental Covenant. The notice shall be substantially in the following form:

THE INTEREST CONVEYED HEREBY IS SUBJECT TO AN ENVIRONMENTAL COVENANT, DATED _____, 20____, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF _____ COUNTY, _____, ON _____, 20____, AS DOCUMENT BOOK ____, PAGE _____.

Owner/Transferee shall notify the Department within ten (10) days following each conveyance of an ownership interest in any portion of the Property. The notice shall include the name, address, and telephone number of the Transferee, and a copy of the deed or other documentation evidencing the conveyance.

9. Representations and Warranties.

Owner hereby represents and warrants to the Department that Owner has the power and authority to enter into this Environmental Covenant, to grant the rights and interests herein provided and to carry out all of Owner's obligations hereunder;

[Need clarification and additional information to complete this section]

- that Owner is the sole owner of the Property and holds fee simple title, which is free, clear and unencumbered;
- to the extent that other interests in the Property exist, Owner [and any other person who holds an interest] has agreed to subordinate such interest to this Environmental Covenant, pursuant to Section 260.1006.4, RSMo, and the subordination agreement (attached hereto as Exhibit or recorded at _____);
- that Owner has identified all other parties who hold any interest (e.g., encumbrance) in the Property and notified such parties of Owner's intention to enter into this Environmental Covenant; and
- that this Environmental Covenant will not materially violate or contravene or constitute a material default under any other agreement, document or instrument to which Owner is a party or by which Owner may be bound or affected.

10. Amendment or Termination.

This Environmental Covenant may be amended or terminated by consent signed by the Department. Within thirty (30) days of signature by all requisite parties on any amendment or termination of this Environmental Covenant, Owner/Transferee shall file such instrument for recording with the office of the recorder of the county in which the Property is situated, and within thirty (30)

days of the date of such recording, Owner/Transferee shall provide a file- and date-stamped copy of the recorded instrument to the Department.

11. Severability.

If any provision of this Environmental Covenant is found to be unenforceable in any respect, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired.

12. Governing Law.

This Environmental Covenant shall be governed by and interpreted in accordance with the laws of the State of Missouri.

13. Recordation.

Within thirty (30) days after the date of the final required signature upon this Environmental Covenant, Owner shall record this Environmental Covenant with the office of the recorder of the county in which the Property is situated.

14. Effective Date.

The effective date of this Environmental Covenant shall be the date upon which the fully executed Environmental Covenant has been recorded with the office of the recorder of the county in which the Property is situated.

15. Distribution of Environmental Covenant.

Within thirty (30) days following the recording of this Environmental Covenant, or any amendment or termination of this Environmental Covenant, Owner/Transferee shall, in accordance with Section 260.1018, RSMo, distribute a file- and date-stamped copy of the recorded Environmental Covenant to: (a) each signatory hereto; (b) each person holding a recorded interest in the Property; (c) each person with a ground lease for the Property; (d) each municipality or other unit of local government in which the Property is located; and (e) any other person designated by the Department.

16. Institutional Control Contract

The Department requires that the Owner enter into an Institutional Control Contract with the Department. Owner of the Property has entered into such a Contract with the Department. Said Contract is attached hereto as **Exhibit D** and by this reference made a part hereof.

17. Notice.

Any document or other item required by this Environmental Covenant to be given to another party hereto shall be sent to:

If to Owner:

[name]

[address]

If to Department:
[PM name]
Hazardous Waste Program
Superfund Section
PO Box 176
Jefferson City, MO 65102-0176

The undersigned represent and certify that they are authorized to execute this Environmental Covenant.

IT IS SO AGREED:

FOR [OWNER(S)]

By: _____
Name (print): _____
Title: _____
Address: _____

Date: _____

STATE OF _____
COUNTY OF _____

On this ____ day of _____, 200__, before me a Notary Public in and for said state, personally appeared _____ (Name), _____ (Title) of _____ (Corporate Name), known to me to be the person who executed the within Environmental Covenant in behalf of said corporation and acknowledged to me that he/she executed the same for the purposes therein stated.

Notary Public

FOR DEPARTMENT

By: _____

Date: _____

Superfund Program
Missouri Department of Natural Resources
PO Box 176
Jefferson City, MO 65102-0176

STATE OF MISSOURI)
COUNTY OF _____)

On this ____ day of _____, 200__, before me a Notary Public in and for said state, personally appeared, _____ of the Missouri Department of Natural Resources, a state agency, known to me to be the person who executed the within Environmental Covenant in behalf of said corporation and acknowledged to me that he/she executed the same for the purposes therein stated.

Notary Public

**Exhibit A – Legal Description
Quality Heights I**

QUALITY HEIGHTS I

STREET ADDRESSES

BLDG. #	ST. #	STREET
1	2419	WOODLAND AVE.
2	2421	WOODLAND AVE.
3	1800	E 24TH TERR
4	1806	E 24TH TERR
5	1812	E 24TH TERR
6	1818	E 24TH TERR
7	2420	MICHIGAN AVE.
8	2417	MICHIGAN AVE.
9	2415	MICHIGAN AVE.
10	2413	MICHIGAN AVE.
11	2409	MICHIGAN AVE.
12	2410	MICHIGAN AVE.
13	2406	MICHIGAN AVE.
14	1815	E 24TH ST.
15	1809	E 24TH ST.
16	1900	E 24TH ST.
17	1904	E 24TH ST.
18	1908	E 24TH ST.
19	2325	MICHIGAN AVE.
20	2323	MICHIGAN AVE.
21	2449	EUCLID AVE.
22	2451	EUCLID AVE.
23	2000	E 25TH ST.
24	2006	E 25TH ST.
25	2012	E 25TH ST.
26	2018	E 25TH ST.
27	2456	GARFIELD AVE.
28	2452	GARFIELD AVE.
29	2448	GARFIELD AVE.
30	2444	GARFIELD AVE.
31	2440	GARFIELD AVE.
32	2436	GARFIELD AVE.
33	2025	E 24TH TERR
34	2021	E 24TH TERR
35	2445	GARFIELD AVE.
36	2449	GARFIELD AVE.
37	2453	GARFIELD AVE.
38	2457	GARFIELD AVE.
39	2100	E 25TH ST.
40	2106	E 25TH ST.

**EXHIBIT B
(SITE MAP)**

EXHIBIT C
APPROVED SOIL MANAGEMENT PLAN

EXHIBIT D
INSTITUTIONAL CONTROL CONTRACT

APPENDIX J

**QUALITY ASSURANCE PROJECT PLAN AND SAMPLING AND
ANALYSIS PLAN**