

EXHIBIT "B"

Services to be Provided by the Engineer (L&G Engineering)

SCOPE OF WORK

L&G's approach for performing the project consists of four tasks: First, a review of the public record and an examination of the history of the property; second, an on-site investigation of the property by experienced environmental scientists and engineers; third, a survey of the building interior for asbestos containing materials and mold; and fourth, preparation of a final report summarizing the findings and recommendations of the assessment. L&G will use the American Society for Testing and Materials (ASTM) Publication E 1527-05 to fulfill the U.S. Environmental Protection Agency (EPA). All Appropriate Inquiries (AAI) Rule outlined in Title 40, Code of Federal Regulations, Part 312. The Phase I ESA will be performed by or under the direction of a qualified Environmental Professional (EP) as defined in 40 CFR Part 312.

Task 1.0 Compilation and Review of the Public Record

This task serves to identify evidence in the public record of activities that may have resulted or could result in contamination or deposition of hazardous materials on the site. Activities conducted by L&G include:

- Compilation and review of pertinent public records (e.g., Texas Commission on Environmental Quality and U.S. Environmental Protection Agency) regarding past, present and pending enforcement actions and/or investigations at the site and on the adjoining sites, including Activity and Use Limitations (AULs) and Environmental Cleanup Liens. Available information pertinent to underground storage tanks; hazardous waste transporter/generator, treatment, storage and disposal facilities; wastewater discharges; and air emission permit activities will also be evaluated.
- Examination of available historical aerial photographs and topographic maps of the site and its environs for evidence of past uses that might include disposal of hazardous waste material or other disturbances indicative of hazardous waste disposal activities. L&G will also review information pertaining to existing conditions of the site and surrounding properties (e.g., flood plain maps, wetlands, soil surveys and groundwater information).
- Review of historical records to identify previous uses of the property to a point in time when the property first contained structures or was developed for residential, commercial, agricultural, industrial or governmental purposes.
- Identification of any data gaps and preparation of opinions and/or explanations of the significance of the data gaps.

Task 2.0 Site Reconnaissance and Interviews

A site reconnaissance will be performed to inspect for evidence of past and/or current presence of hazardous material on the site and adjoining sites. In addition, L&G will evaluate any factors in the review of the public record that might be indicative of activities that resulted in hazardous materials being used or deposited on the site or that could result in contamination of the site. The site reconnaissance will include:

- Performance of a detailed visual reconnaissance of every section of the site and adjacent properties to observe any signs which may indicate the presence of contaminants on the property and contaminant pathways to the property.
- Photographic documentation of all indicative features.
- Interviews with persons knowledgeable about the property, including current and past owners and occupants of the subject property, and adjacent property owners if the subject property is abandoned.

Task 3.0 Structural Inspection

A visual inspection of the exterior of the buildings and any visually accessible interior structures will be conducted by a structural engineering professional. The intent of the inspection is to identify potential structural problems and provide further recommendations.

Task 4.0 Asbestos Survey

A visual inspection of on-site buildings for suspect asbestos containing materials (ACM) will be conducted. Bulk material samples will be collected and subjected to polarized light microscopy (PLM) analysis for asbestos fiber identification. Three samples are required to be sampled for each identified material or area. A summary report will be prepared relating to the asbestos inspection. L&G estimates collecting 20-30 samples for asbestos testing.

Task 5.0 Mold Survey

An inspection of on-site buildings will also be performed for evidence of mold and mold-related contaminants. Sampling points may include either tape samples of visible mold on building surfaces, or air samples of indoor or outdoor (background) areas. The procedures and findings of the mold survey will be incorporated into the summary report. L&G anticipates collecting 10-15 samples for mold testing.

Task 6.0 Lead-Based Paint Survey

L&G proposes performing an inspection of on-site buildings for evidence of lead-based paint. Samples of suspect materials from separate and distinct areas will be collected for analytical testing of total lead. The procedures and findings of the lead-based paint survey will be incorporated into the summary report. L&G anticipates collecting 10-15 samples for lead testing.

Task 7.0 Report Preparation

Upon completion of the above tasks, L&G will provide you with a written report documenting our findings. If our findings warrant continuation to a Phase II Assessment (subsurface investigations, site sampling, laboratory analysis, risk assessment, remedial actions and regulatory compliance assessment), L&G will provide you with the expanded scope of work and its associated budget. Unless directed otherwise, you will be the only recipient of our report, and no copies will be distributed without your prior approval.

EXHIBIT "C"

SCHEDULE

L&G is prepared to initiate this project within five working days of authorization. It is anticipated being able to provide a written report of our findings within 30 days of written authorization. Please note that our ability to complete the services involved in review of the public record within the above referenced time frame may be dependent upon the availability of relevant maps and records, and the schedule of pertinent officials. If difficulties arise, you will be informed at the earliest possible time and obtain your concurrence on extending the evaluation period or continuing without the benefit of the information in question.

EXHIBIT "D"

PROPOSED BUDGET

L&G proposes to complete the project report for the costs presented below.

Phase I Environmental Site Assessment	\$ 4,700.00
Structural Survey	\$ 5,000.00
Asbestos Survey	\$ 800.00
Asbestos Testing	\$ 1,050.00 (30 samples @ \$35/sample)
Mold Survey	\$ 800.00
Mold Testing	\$ 1,875.00 (15 samples @ \$125/sample)
Lead-Based Paint Survey	\$ 800.00
Lead-Based Paint Testing	\$ 675.00 (15 samples @ \$45/sample)

TOTAL	\$15,700.00
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