

Phase 1 Environmental Site Assessment

Site Location:

4310 West 6th Avenue

Stillwater, OK

December 15, 2015



**Gose &
Associates**

ENGINEERING • PLANNING • LAND SERVICES



1.0 - FINDINGS and CONCLUSIONS

Gose & Associates performed a Phase I Environmental Site Assessment (Phase I ESA) of an approximate 0.6 acre tract of land located north of SH 51 (West 6th Avenue) adjacent to and west of the Honda car dealership and east of CStar Boulevard; under construction. The last site visit was conducted on December 14, 2015. The property currently is vacant. No title search was provided for this property. Our research indicates that the current facility/operator is Howard Aufleger doing business as Bourbon Street Square L.L.C., 304 South Duck, Stillwater, Oklahoma 74074. The assessment included a Phase I ESA only. This assessment was performed at the request of Mr. Adam Redenius, Executive Project Manager, Liautaud Development Group, LLC, Jimmy John's Franchise, LLC, 2212 Fox Drive, Champaign, IL 61820.

The subject property is part of a larger vacant tract of land that is under development as a commercial center. The subject property is currently a vacant grass field. There are no structures or improvements on the subject property.

The earliest historical aerial photographs (1938 thru 1979) show the subject property as a single home with farm ground to the rear. A visual inspection of the site was made. No improvements were observed on the site. No records of any underground storage tanks or wells were found in the Regulatory Database Report. Based on available information and observations at the site, evidence of misuse or mishandling of any kind on the subject property is not apparent. Therefore, the subject property does not appear to represent evidence of a recognized environmental condition (REC).

Current use(s) of adjoining properties on the dates of Gose & Associates' reconnaissance include:

To the south is West 6th Avenue (SH51) and south of that is a commercial center including a Wal-Mart Super Center, Sonic and Ford auto dealership.

To the east is a Honda Car dealership.

To the north is open undeveloped land.

To the west is vacant land that is now under development for commercial uses.

A review of the regulatory database report obtained from Banks Environmental Data did not identify the subject property as a regulated facility.

Based on the facility-specific information listed in the Banks Environmental Report, regulatory status and/or topographic position(s) of this facility, this facility does not appear to represent evidence of any REC.

1.1 - PHASE I ESA

Gose & Associates performed the Phase I ESA in general conformance with ASTM E 1527-05, to comply with a request from *Liautaud Development Group, LLC*.

1.1.1 - OPINIONS Significant Data Gaps

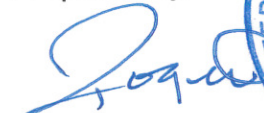
Based on Gose & Associates' experience, the information gathered and evaluated did not present significant data gaps that affected our ability to identify RECs for or in connection with the subject property.

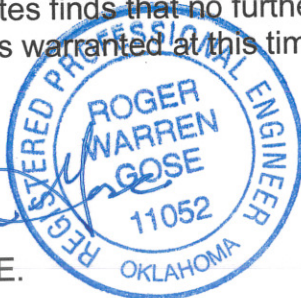
Based on the findings, no RECs were identified in connection with the subject property or adjoining properties.

1.1.2 - PROFESSIONAL RECOMMENDATIONS

Gose & Associates finds that no further environmental investigation of the subject property appears warranted at this time.

Prepared by:


Roger Gose, P.E.



This summary does not contain all the information presented in the full report. The report should be read in its entirety to obtain a more complete understanding of the information provided and to aid in any decisions made or actions taken based on this information.