

November 17, 2017

A1 Security Self Storage
Alice Erland
4067 South Federal Avenue
Mason City, Iowa 50401

Attn: Ms. Alice Erland
P: (641) 423-5650
E: werland@mchsi.com

Re: Supplemental Proposal / Work Plan for Additional Assessment
A1 Security Self Storage
4067 South Federal Avenue
Mason City, Iowa 50401
Terracon Proposal No. P13177098A

Dear Ms. Erland,

Terracon Consultants, Inc. (Terracon) appreciates the opportunity to submit this supplemental proposal / work plan to conduct additional soil and groundwater assessment activities at the above referenced site. An outline of the project, Terracon's scope of services, including schedule and compensation are provided in the following sections.

1.0 PROJECT INFORMATION

Terracon completed a Limited Site Investigation (LSI) at the referenced site as a part of due diligence for a proposed property transaction (Terracon Project 13177050 dated July 10, 2017) and an Additional Soil and Groundwater Assessment (Terracon Project 13177098 dated October 27, 2017).

Based on the IDNR review dated November 3, 2017, additional groundwater assessment is required north (downgradient) of MW-6 to provided necessary additional data to characterize the horizontal extent of the groundwater contamination at the A1 Security Self Storage site.

2.0 SCOPE OF SERVICES

Terracon has a 100% commitment to the safety of all its employees. As such, and in accordance with our *Incident and Injury Free®* safety culture, Terracon will develop a safety plan for use by our personnel during field services. Prior to commencement of on-site activities, Terracon will hold a meeting to review health and safety needs for this specific project. At this time, we anticipate performing fieldwork in a United States Environmental Protection Agency (USEPA) Level D work



uniform consisting of hard hats, safety glasses, protective gloves, and steel-toed boots. It may become necessary to upgrade this level of protection, at additional cost, during sampling activities in the event that petroleum or chemical constituents are encountered in soils or groundwater that present an increased risk for personal exposure.

The field activities and report will be handled by or under the management of a Certified Groundwater Professional (CGP). Sample results from the LSI will also be incorporated into the evaluation.

The following sections will present Terracon's approach to meeting the IDNR request.

2.1 Base Services

- n Terracon will request municipal utility locations through Iowa One-Call. Onsite and private utilities will be provided by the client unless otherwise directed.
- n The site specific Health and Safety Plan will be updated prior to starting field work and will be used by Terracon personnel while on site.
- n Two to three borings (B-8, B-9 and B-10) will be completed at the following locations indicated below and will be converted into a monitoring wells on the north adjoining property. Soil samples will be submitted for laboratory analysis from the borings. The proposed locations are shown on the attached Exploration Plan along with boring / temporary well location previously performed for the LSI.
- n The borings/wells will be advanced by logging and field screening soil cores continuously in one foot intervals using an organic vapor meter (OVM) to qualitatively evaluate for the presence of volatile petroleum hydrocarbons. The borings/wells will be advanced approximately 5 feet into the first observed groundwater table or until field screening results are less than 10 parts per million (ppm), but not to exceed 10 feet beneath the observed groundwater table. We expect this depth not to exceed approximately 15 feet below ground surface (bgs) based on previously reported water levels.
- n The wells will be constructed according to IDNR guidance to intersect the groundwater table based on drilling observations and previously observed water levels. The wells will be developed, top of casing and ground surface elevations will be surveyed to a known benchmark, and groundwater level measurements will be obtained. Ground surface elevations will also be surveyed for the borings.
- n Groundwater samples will be collected from the wells after water level measurement and purging at least three well volumes.

- n Soil and groundwater samples will be analyzed for concentrations of volatile organic compounds by EPA Method 8260.
- n Upon completion of site activities and receipt of the laboratory analytical results, a final report will be prepared for the project that will include the following:
 - § Documentation of field activities;
 - § Site plan showing site features with boring locations;
 - § Soil boring/monitor well logs;
 - § Analytical laboratory results; and,
 - § Data evaluation and presentation of findings.

Terracon's services will be performed in a manner consistent with generally accepted practices of the profession in similar studies in the same geographic area during the same period. Terracon makes no warranties, express or implied, regarding its services, findings, conclusions or recommendations. Please note that Terracon does not warrant the work of laboratories, regulatory agencies or other third parties supplying information used in the preparation of the report. These services will be performed in accordance with the scope of work agreed with you, our Client, as set forth in this proposal.

Findings and conclusions resulting from these services will be based on information derived from onsite activities and other services performed under this scope of work; such information is subject to change over time. Certain indicators of the presence of hazardous substances, petroleum products, or other constituents may have been latent, inaccessible, unobservable, undetectable or not present during these services, and we cannot represent that the site contains no hazardous substances, toxic substances, petroleum products, or other latent conditions beyond those identified during these services. Subsurface conditions may vary from those encountered at specific borings or wells or during other surveys, tests, assessments, investigations or exploratory services; the data, interpretations, findings and our recommendations are based solely upon data obtained at the time and within the scope of these services.

2.2 Schedule

Services will be initiated upon receipt of the written notice to proceed.

In order to comply with the proposed schedule, the following items are **required** to be provided by the client at the time of notification to proceed in order to meet the client's required project completion date. Please include the following requested items along with the notification to proceed:

- n Right of entry to conduct the field services.

- n Notification of any restrictions or special requirements (such as safety) regarding accessing the site.
- n Locations of any buried tanks or other subsurface structures, including site service utilities, known to exist in the area.
- n A signed Agreement for Services (Agreement) evidencing acceptance of this scope of services.

2.3 Scope and Report Limitations

fees on Table 1 assume that boring locations are accessible by truck mounted equipment. Auger cuttings and purged groundwater will be thin spread on site unless otherwise requested by the client. The auger cuttings and purged groundwater can be containerized and disposed of at a permitted facility at additional cost if requested by the client.

The findings and conclusions presented in the final report will be based on the site's current utilization and the information collected as discussed in this proposal. Please note that we do not warrant database or third party information or regulatory agency information used in the compilation of reports.

This evaluation will make use of Iowa-specific risk-based corrective action (RBCA) protocols to evaluate the nature of adverse environmental impact associated with the identified chemical release under 1996 changes to Iowa Administrative Code 455B, Chapter 135. The evaluation does not constitute a complete risk assessment consistent with the definitions and protocols of CERCLA. The client should recognize that no guarantee can be made that the RBCA evaluation will result in either a no action or reduced remedial recommendation.

The limitations herein must be considered when the user of this report formulates opinions as to risks associated with the site. No warranties, express or implied, are intended or made.

3.0 COMPENSATION

Fees for services specific to this site are detailed in the attached Exhibit C. Interim invoices will be submitted regularly and are due upon receipt. Invoices will reflect the units performed in accordance with the above discussion and expressed in Table 1. If, as a result of these services, additional work is required outside the scope of this proposal, you will be contacted, and upon request, proposed costs for additional work will be provided. Client authorization will be obtained prior to commencement of any additional work outside the scope of this proposal.

The fee is valid for 90 days from the date of this proposal and is based on the assumption that all field services will be performed under safety Level D personal protective procedures and that one site visit will be required by Terracon personnel to install and sample the monitoring wells and

complete all Tier 1 field requirements. If these assumptions are not valid, there may be additional charges.

4.0 AUTHORIZATION

This proposal may be accepted by executing both originals of the attached Agreement and returning one copy to Terracon. Services will be initiated upon receipt of the written notice to proceed.

The terms, conditions and limitations stated in the Agreement, and sections of this proposal incorporated therein, shall constitute the exclusive terms and conditions and services to be performed for this project. This proposal is valid only if authorized within 90 days from the proposal date.

We appreciate the opportunity to provide this proposal and look forward to continue working with you on this project. If you have questions or comments regarding this proposal, please contact Dave Cleary at (319) 277-40164 or via email at dcclarey@terracon.com.

Sincerely,

Terracon Consultants, Inc.

Dave C. Cleary, REM
Environmental Department Project Manager



Dennis R. Sensenbrenner, PG
Senior Associate

Attachments: Exploration Plan
Exhibit C
Agreement for Services

Copies: Addressee (2)
Mr. Jim Caldwell, 377 Sierra Trace, Coralville, IA 52241-1195 (email)
Mr. Matt Culp, IDNR, Wallace Building, 502 E 9th Street, Des Moines, IA 50319 (email)

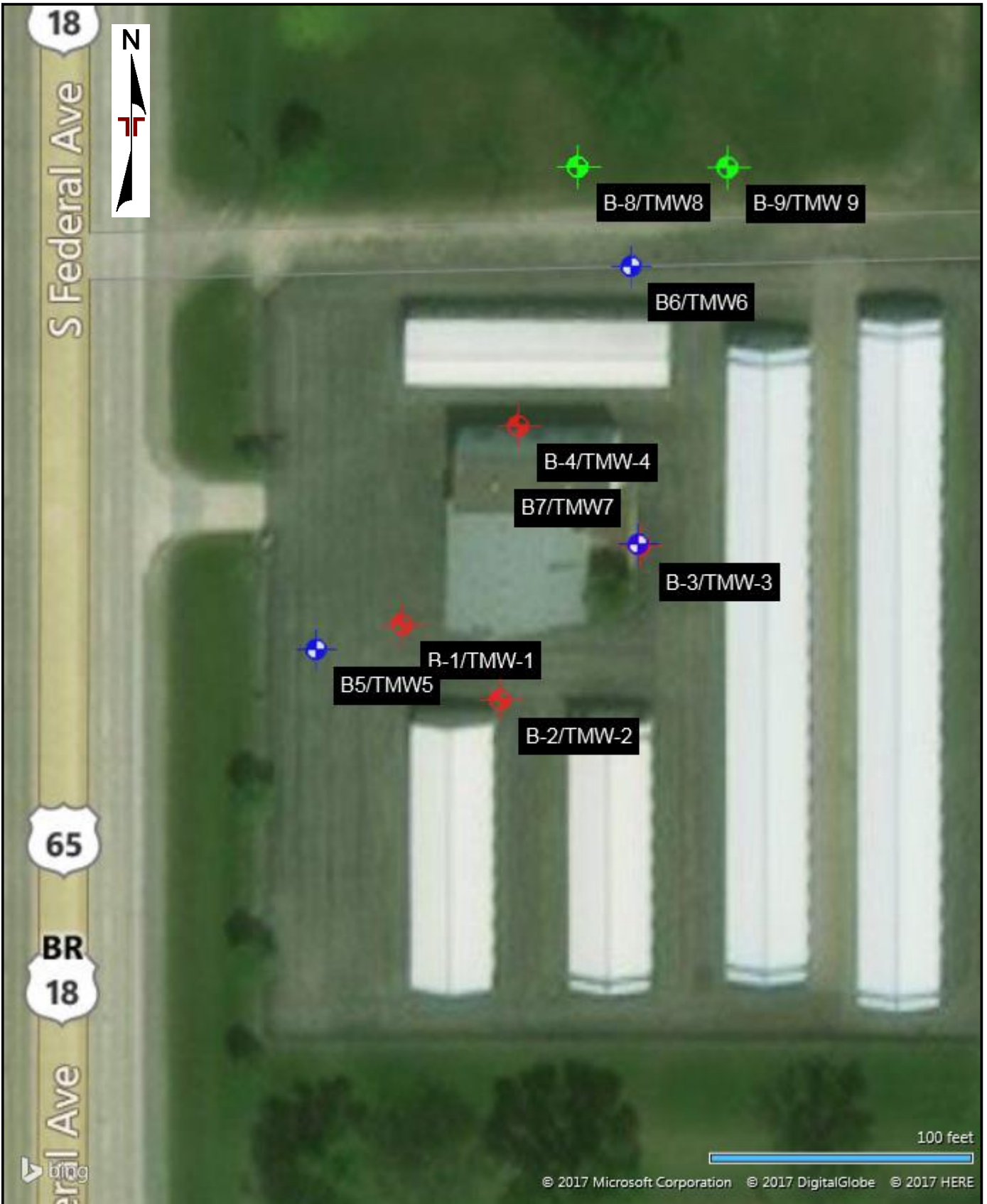


DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

AERIAL PHOTOGRAPHY PROVIDED BY MICROSOFT BING MAPS

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|------------------|-----|
| Project Manager: | DCC |
| Drawn by: | JLF |
| Checked by: | DCC |
| Approved by: | DCC |

| | |
|-------------|-----------|
| Project No. | 13177098 |
| Scale: | AS SHOWN |
| File Name: | P13177098 |
| Date: | 11/17/17 |

Terracon
 3105 Capital Way, Ste. 5
 Cedar Falls, IA 50613-7030

SITE DIAGRAM

A1 Security Self Storage
 4067 South Federal Avenue
 Mason City, IA

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| Exhibit | 2 |
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