

MEMO FOR CESWT-RE

THRU CESWT-OD

15 APR 2016

FROM FORT GIBSON LAKE OFFICE

SUBJECT: INSPECTION OF PRYOR CREEK CONCESSION AND PROJECT
RECOMMENDATIONS

1. On April 15, 2016 Project personnel (b)(6) USACE Employee Info (b)(6) USACE Employee Info met with Real Estate personnel (b)(6) USACE Employee Info and (b)(6) USACE Employee Info to re-inspect safety issues that were identified during the annual Real Estate Compliance Inspection conducted on April 12, 2016 at Pryor Creek Concession Area. The following safety concerns were found:

ELECTRICAL

- o Electrical service to Sewage Lift Station south of store currently consists of an extension cord wired into an exposed breaker panel. This is a violation of NEC.
- o Main Sewage Lift Station requires 50-amp service. It is currently powered with multiple extension cords that are draped overhead thru the trees to adapters that reduce the 50-amp service receptacle to a 20-amp cord. This is a violation of NEC.
- o Multiple electrical panel boxes in Mobile Home/RV area have un-covered openings which violate NEC.
- o Many secondary power lines are downsized from main lines. This is a violation of National Electrical Code (NEC). Concessionaire is responsible for all secondary lines.
- o Electric pedestals for RV sites are not to NEC and harbor many safety hazards including:
 1. Indoor rated appliance receptacle installed as outdoor RV service connection
 2. 60 amp disconnect with romex wire
 3. Electrical service boxes without Ground Fault protection
 4. Exposed romex wire looping on service pole
 5. 60 amp electrical service to mobile homes which require 100 or 200 amp service
 6. Voltage insufficient on multiple electrical service box and RV plug-in receptacle.

- Gas Canopy - Incorrect conduit under gas canopy. Electrical conductors reduced in size from feed wire. 2014 National Electric Code prohibits downsizing electrical conductors.

SEWAGE

- Lift Station south of store – Raw sewage is currently running on to the ground through an un-capped line.
 - Main Sewage Lift Station – Lift pump not energized causing raw sewage running out of lift station directly into the River where boaters were launching downstream.
2. The above findings are not all inclusive for the area, there may be more hazards that were not found during the time personal were there. All of the issues identified above require immediate correction, however the electrical service issues at both sewage lift stations constitute such immediate safety hazards that the Project recommends de-energizing these systems immediately until repairs can be made to bring the services up to the National Electrical Code standards. This park is open to the public and allowing energized service to both lift stations is endangering the visiting public and could result in severe electrical shock or possible death.















SERVED BY
 Northeast
Oklahoma
Electric
Coop, Inc.











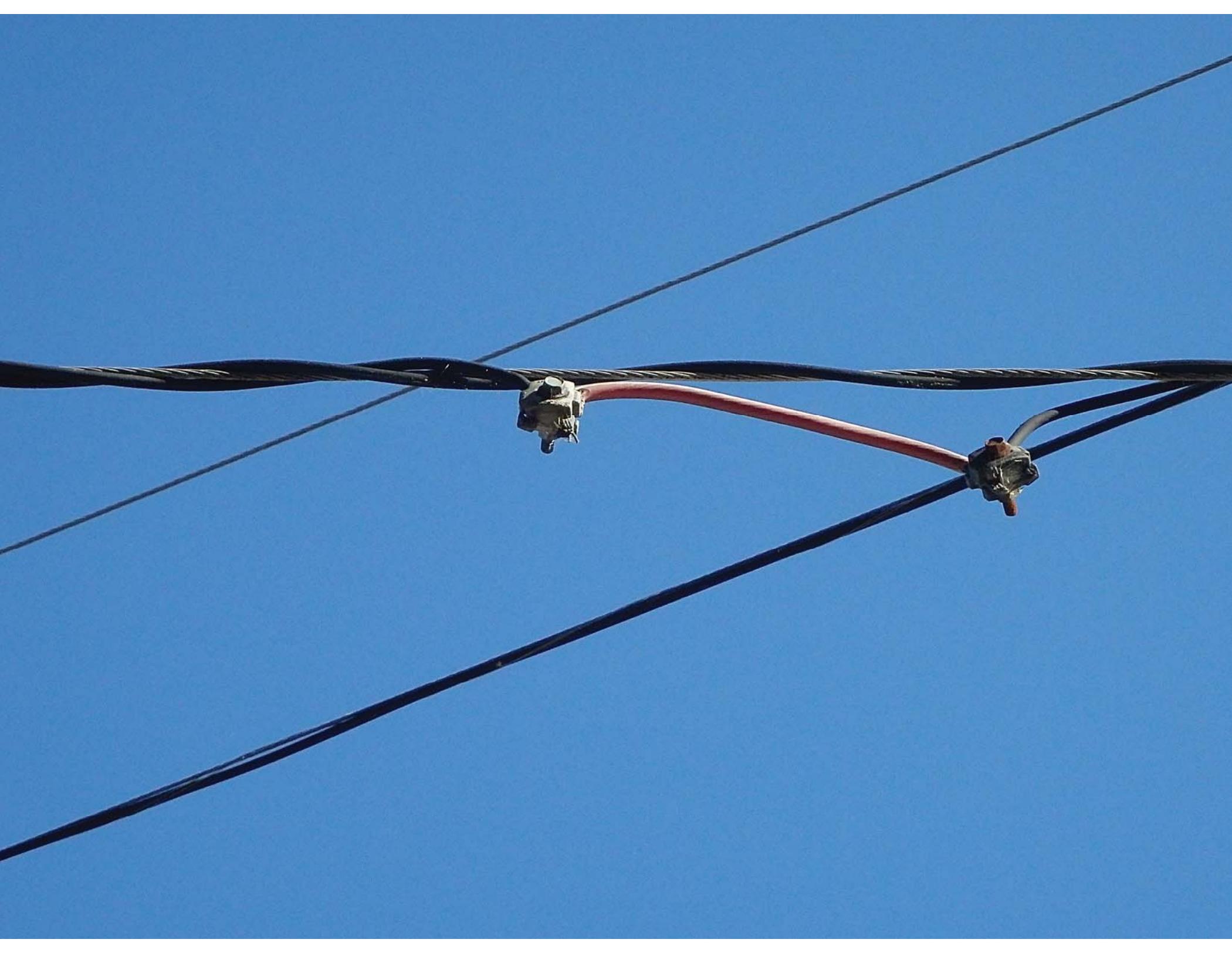




NOW RENTING
14'X30' enclosed 12 door
\$80.00 per month









DANGER



30-10076

TURN OFF POWER SUPPLYING THIS SWITCH BEFORE WORKING INSIDE.

- REMOVE PULLOUT HANDLE FOR "OFF". TO STORE IN "OFF" POSITION, INVERT AND REINSTALL INTO BASE. TO REPLACE FUSES IF A FUSIBLE PULLOUT SWITCH:
1. REMOVE PULLOUT HANDLE AND STORE PER ABOVE.
 2. REMOVE SHIELD (CONNECTIONS MARKED "LINE" ARE ELECTRICALLY LIVE AT ALL TIMES).
 3. REPLACE FUSE(S), IF APPLICABLE.
 4. REINSTALL SHIELD, THEN PULLOUT HANDLE.

ON

OFF



Ouflo-Hammer



LISTED
749

CAUTION

REPLACEMENT PULLOUT HANDLE

RATINGS: 30 AMP, 240VAC
1 PHASE, 2 WIRE

The Ampere current of motors of more than 1/2 horsepower...
may require the use of fuses with appropriate...
Continuous load...
in other...









DANGER
HAZARD OF ELECTRICAL SHOCK
OR BURN
TURN OFF POWER
SUPPLYING THIS
EQUIPMENT BEFORE
WORKING INSIDE. 706343-MO

On/I OFF 30
On/I OFF 20
On/I OFF 20

Off/O
Off/O

On/I OFF 20

Connecticut Electric
Type TB
1 Pole
120/240 VAC
NACR Type
Common Trip
E162459

SERVICE
DISCONNECTS

PSC-75GR-H
Connecticut



Electric

Quality Electrical Produ
Since 1906



GFCI PROTECTED
OUTLET

DANGER
HAZARD OF ELECTRICAL SHOCK
OR BURN
TURN OFF POWER
SUPPLYING THIS
EQUIPMENT BEFORE
WORKING INSIDE. 706343-MO



**SERVICE
DISCONNECTS**

**PSC-75GR-HR
Connecticut**



Electric

*Quality Electrical Products
Since 1906*



**GFCI PROTECTED
OUTLET**

POWER OUTLET
E15030407



PSC-75GR-HR
Connecticut
Electric
Quality Electrical Products
Since 1906

SERVICE
DISCONNECTS



DO NOT BREAKER BEFORE INSERTING
OR REMOVING PLUG
PLUG MUST BE FULLY INSERTED
OR REMOVED.



GFCI PROTECTED
OUTLET



PSC-75GR-HR
Connecticut



Electric

Quality Electrical Products
Since 1906

SERVICE
DISCONNECTS



GFCI PROTECTED
OUTLET

BEFORE INSERTING
PLUG
BE FULLY INSERTED
IF REMOVED.





1-10

















(b)(6) USACE Employee Info

From: Palmer, Amanda SWT
Sent: Monday, April 18, 2016 12:45 PM
To: (b)(6) USACE Employee Info; Rupe, Terry D
(b)(6) USACE Employee Info
Cc: Groves, Earl SWT; (b)(6) USACE Employee Info; Roberts, Dean A SWT; Polk, Jonathan SWT;
(b)(6) USACE Employee Info
Subject: Pryor Creek Site Visit Today with ODEQ

On April 18, 2016 at 10:00am, Environmental Specialist (b)(6) USACE Employee Info and Park Rangers (b)(6) USACE Employee Info met on site with ODEQ staff at Pryor Creek Concession. Findings included Mr. & Mrs. Sinor have not completed any of the noted deficiencies in their consent order. (b)(6) USACE Employee Info asked ODEQ if they would be shutting of the water to Pryor Creek Concession and they advised they would not, that it was up the Corps to do this. ODEQ advised (b)(6) USACE Employee Info they would be going back and handing this over to their attorneys. No end date was given.

Terry, What are the next steps? What can the project do? The recent rainfall is contributing to the run-off making matters worse. With more rain in the forecast all week, it will only continue to worsen.
Amanda

Amanda Palmer
Acting, Fort Gibson Lake Manager
918-682-4314
VOIP 3225
(b)(6) USACE Employee Info

From: (b)(6) USACE Employee Info
To: "Carolyn Sinor"; "Carolyn Sinor"
Cc: (b)(6) USACE Employee Info
Bcc: Rupe, Terry D SWT (Terry.D.Rupe@usace.army.mil); (b)(6) USACE Employee Info
Subject: Pryor Creek Concession - Notice of Compliance Deficiencies
Date: Monday, April 25, 2016 5:08:00 PM
Attachments: [42516 Pryor Creek Concession - Notice of Compliance Deficiencies.pdf](#)

Carolyn,

Please see attached letter concerning the recent compliance inspection at Pryor Creek Concession. A hard copy will be mailed to you for your records.

As discussed (b)(6) US and I are available to discuss at your convenience.

Sincerely,

(b)(6) USACE Employee Info

Lead Realty Specialist

U.S. Army Corps of Engineers

Tulsa District

(b)(6) USACE Employee Info



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, TULSA DISTRICT
1645 SOUTH 101st EAST AVENUE
TULSA, OKLAHOMA 74128-4609

CERTIFIED MAIL

APR 25 2016

SUBJECT: Fort Gibson Lake, Oklahoma; Lease No. DACW56-1-15-317, Annual Compliance Inspection at Pryor Creek Concession

Mr. Eddie G. and Mrs. Carolyn J. Sinor
P.O. Box 130
Chouteau, OK 74337

Dear Mr. and Mrs. Sinor:

An annual compliance inspection was conducted by Real Estate Division staff on April 12, 2016 enclosed. A detailed list of deficiencies noted during this inspection is enclosed. Over the past several years, ongoing compliance issues at Pryor Creek Concession have been well documented. Your current lease is scheduled to expire on June 30, 2016.

The following deficiency items must be fully corrected by Tuesday, May 24, 2016 or your lease will not be renewed.

a. All electrical facilities within the leased premises must be in good working order and comply with the requirements of the National Electrical Code and/or the National Electrical Safety Code. The enclosed affidavit must be completed and signed by a licensed electrical contractor to certify that all electrical systems within the leased premises have been inspected and repaired, if necessary, and meet the standards of the above stated code.

b. The items listed in the enclosed ODEQ Final Notice of Consent Order Case No. 15-256 must be fully corrected. Written confirmation from ODEQ proving compliance must be provided to our office.

c. Correct the following Environmental Compliance deficiencies identified on April 12, 2016, in the USACE ERGO report:

1. Remove all solid waste (man-made material/trash) from leased premises, including south end of lease area and throughout storage compound.
2. Install no smoking and contents signs on all propane tanks.
3. Install warning, no smoking, and contents signs on fuel tank near storage area.
4. Secure fuel containers in approved, flammable cabinets.
5. Secure acetylene tank to wall at least 25 feet from oxygen tank.
6. Install contents labels on all unmarked containers in storage compound.
7. Remove all oil contaminants from the ground.

d. Pay all past-due rent. Current past-due balance as of the date of this letter is \$1,466.39.

If you correct all of the above listed deficiency items by May 24, 2016, we will work with you on a plan for correcting the remaining deficiencies noted in the enclosed Compliance Inspection.

Due to public health and safety concerns, we will be notifying your tenants of the identified health and safety hazards so they may take appropriate steps to protect themselves and their property. A copy of the notice is enclosed. (ENCLOSURE 5)

It is imperative that all health and safety deficiencies are promptly corrected. It is also imperative that there is cooperation and coordination with my staff. If you have any questions, please call (b)(6) USACE Employee Info Lead Realty Specialist (b)(6) USACE Employee Info or (b)(6) USACE Employee Info (b)(6) USACE Employee Info Chief, Management and Disposal Branch, (b)(6) USACE Employee Info

Sincerely,



Terry D. Rupe
District Chief of Real Estate
Real Estate Contracting Officer

Enclosures

301287

COMPLIANCE INSPECTION REPORT

Page 1 of 2

PROJECT Fort Gibson Lake DATE 4-12-17 2017
 NAME OF GRANTEE Eddie G. Sinor & Carolyn Sinor
 PROPERTY NAME OR DESCRIPTION Chouteau Bend - Pryor Creek Concession
 OUTGRANT TYPE LEASE EASEMENT LICENSE PERMIT
 NUMBER DACW56-1-15-317 PURPOSE Comm. Concession ACRES _____
 ANNUAL RENTAL \$ REES EFFECTIVE DATE 7-1-2010 EXPIRATION 6-30-16
 INSPECTION TEAM (b)(6) USACE Employee Info

NOTES: (1) Refer to Lease Compliance Inspection Report Key for explanation of "Item No." requiring correction. (2) All items listed below are to be corrected within 30 days of above date, unless otherwise specified in "Remarks". (3) The purpose of this report is to assist the grantee in providing safe facilities for the visiting public and to document any findings of non-compliance. (4) The grantee is primarily responsible for ensuring that the facility is operated in a safe manner in accordance with applicable laws and regulations. This includes monitoring, maintenance, and repair of the facility. (5) This is not a guarantee that all deficiencies existing at the facility were detected during the inspection. (6) All electrical work, wiring, and fixtures must meet the requirements of the National Electrical Code and/or the National Electrical Safety Code (code). Such work must be certified to meet code by an affidavit signed by a licensed electrical contractor or equivalent. (7) This report satisfies ENG Form 3131 requirements.

(B) Circle the letters of the following statements that pertain to this outgrant:

- (A) This outgrant is in satisfactory compliance with its terms.
- (B) Deficiencies are noted below.

FOLLOW-UP VISIT
 DATE: _____
 BY: _____

ITEM NO.	LOCATION/REMARKS	RESULTS
1aF11	Store - Fire Extinguisher Expired 5/13	
3G1	Storage needs cleaned	
1bE16	Nippers Lift Station - wiring unsafe	
1bE52	no ground fault - no cover on plug	
	Open wires	
ApSW1	Open Cleanout - Raw sewage on ground	
	RVs hooked in permanently	
	11 RVs in place	
ApH165	Gas Tanks not complete	
3G1	Storage yard - Remove all non marina related equipment - Repeat	
3G1	Shop - disarray needs organized	
302	oil spills	
1aF11	Fire Ext expired - Serv Aug-2011	
2T16	Propane tanks attached to trees	

SIGNATURE OF GRANTEE OR REPRESENTATIVE:
Carolyn Sinor 4-12-16
 DATE

(b)(6) USACE Employee Info
 _____ 4-12-16
 DATE

COMPLIANCE INSPECTION REPORT

ITEM NO.	LOCATION/REMARKS	FOLLOW-UP VISIT RESULTS
2DS1	7 storage units locked - no access	
2DS1	Storage Bldg locked - no access	
16EC6	Power lines near South lift station unsafe - wired hot & using extension cord debris - from mobile that was pulled out	
302	REC coming to fix electrical when Eddie calls him -	
A _{PSW} 1	Flow meter installed and he plugged in to show working - bubbling out of ground	
364	Road has major potholes need repaired	
6A8	Fish Cleaning Station - Unapproved	
364	Boat Ramp 2 buckled and needs repaired or barricaded	
	56 non-transients in place must get authorization before replacing vacant spots.	
	Gas Dock needs removed decks abandoned need removed decks that broke away need removed	
	Repair Gas system.	
	Unutilized stair access needs removed.	

PROJECT: Fort Gibson Lake
Pryor Creek

(b)(6) USACE Employee Info

DATE: 4-12-16

AFFIDAVIT OF ELECTRICAL COMPLETION
(State of Oklahoma)

I, _____, being a duly licensed, bonded, and insured electrical contractor, operating within the State of Oklahoma, and in accordance with minimum code standards set forth by Oklahoma Statutes, Title 59, Chapter 40A, Sec. 1695B, certify that all electrical appurtenances listed below, and located at _____, owned and operated by _____, have been installed in accordance with current standards contained in the National Electrical Code, National Electrical Safety Code, and all applicable state, local, and Corps of Engineers electrical requirements.

(Identify facilities inspected here. If the list is too long, put them on an attachment and state "See Attachment" in this space.)

Signature of Electrical Contractor

Date

License Number

Business Name

Mailing Address

Telephone Number

Subscribed and sworn to before me on this ____ day of _____, 20____.

Notary Public _____

My Commission Expires: _____

(SEAL)

ENCLOSURE 2



OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY

RECEIVED

MAR 10 2016

REAL ESTATE DIVISION MARY FALLIN Governor

SCOTT A. THOMPSON Executive Director

March 7, 2016

CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Eddie & Carolyn Sinor Chouteau Bend Trailer Park PO Box 130 Chouteau, OK 74337

RE: Surfacing Sewage in Mayes County, Oklahoma DEQ Complaint Numbers: 140027 & 142883 DEQ Case Number: 15-256

FINAL NOTICE

Dear Mr. & Mrs. Sinor:

Pursuant to the Administrative Compliance Order ("ACO") filed on January 5, 2016 you were ordered to correct the violations listed in the ACO within thirty (30) day of receiving the order by:

- (1) Upgrading all lift station alarms to meet current OAC 252:641 regulations.
(2) Repairing or replacing any part of the on-site sewage treatment system on the property to ensure that sewage no longer surfaces.
(3) Installing a flow meter to measure the daily flow to the lateral field. You were also ordered to record daily wastewater flows and submit the data to DEQ by the 10th of each month, beginning on February 10, 2016 and continuing each month thereafter until DEQ advises you the flow data no longer needs to be submitted.

In addition, you were ordered to pay DEQ a penalty of EIGHT THOUSAND DOLLARS (\$8,000.00) for the violations as listed in the ACO.

As of today, you have failed to:

- (1) Upgrade all lift station alarms to meet current OAC 252:641 regulations.
(2) Repair or replace any part of the on-site sewage treatment system on the property to ensure that sewage no longer surfaces.
(3) Install a flow meter to measure the daily flow to the lateral field. You have also failed to record daily wastewater flows and submit the data to DEQ by the 10th of each month.

In addition, you have failed to pay DEQ a penalty of EIGHT THOUSAND DOLLARS (\$8,000.00) for the violations as listed in the ACO.

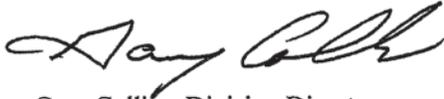
This is your FINAL NOTICE. If you fail to come into compliance with the Administrative Compliance Order, including submitting payment for the penalty, within the next THIRTY (30) DAYS, DEQ will be



forced to take further enforcement.

If you have any questions or need any further information, feel free to contact Robin Stratton at (918) 293-1600 or at the address listed below. Thank you for your time and cooperation in this matter.

Sincerely,

A handwritten signature in cursive script, appearing to read "Gary Collins".

Gary Collins, Division Director
Environmental Complaints and Local Services

cc: Enforcement File, Legal

ENCLOSURE 3

FINDINGS BY ASSESSMENT

Division: South West Division
District: Tulsa District
Project Site: Fort Gibson Lake
Assessment: ERGO Assessment
Project Site Area: Pryor Creek

INDIVIDUAL FINDING SHEET

Prepared By: (b)(6) USACE Employee Info Rating: Regulatory

Short Title: Manmade material being disposed of or dumped on government property.

Condition: Large amount of trash and other man made materials that are scattered around on the ground and or disposed of on government property.

Location: South end of lease & shop & throughout lease
storage compound

Manual Name: ERGO Team manual

Manual Edition Date: December 2012

Protocol: SO (Solid Waste)

Question: SO.10.7.C

Basis of Finding (Citation or Regulation): MP

Prepared By: (b)(6) USACE Employee Info Finding Date:

Suggested Solution(s): Remove all solid waste (man made material/trash) from government property and take it to an approved land fill for disposal.

Comments: No man made material can be disposed of or dumped on government property.

Corrective Actions:

Explanation of Ratings

Regulatory: Noncompliance with a regulation that is not Significant.

FINDINGS BY ASSESSMENT

Division: South West Division
District: Tulsa District
Project Site: Fort Gibson Lake
Assessment: ERGO Assessment
Project Site Area: *POYOR CREEK*

INDIVIDUAL FINDING SHEET

Prepared By: (b)(6) USACE Employee Info Rating: Regulatory

Short Title: No signs on Propane tank.

Condition: The Propane tank does not have no smoking signs on both sides of it. *or contents signs*

Location: *Through out Trailer park*

Manual Name: U.S. TEAM Guide

Manual Edition Date: December 2011

Protocol: HM (Hazardous Materials Management) Question: HM.45.1.US.

Basis of Finding (Citation or Regulation): 29 CFR 1910.101(b)

Prepared By: (b)(6) USACE Employee Info

Finding Date: *4-12-16*

Suggested Solution(s): Install no smoking signs on both sides of Propane tank. *& contents signs*

Comments:

Corrective Actions:

Explanation of Ratings

Regulatory: Noncompliance with a regulation that is not Significant.

FINDINGS BY ASSESSMENT

Division: South West Division
District: Tulsa District
Project Site: Fort Gibson Lake
Assessment: ERGO Assessment
Project Site Area: Pryor Creek

INDIVIDUAL FINDING SHEET

Prepared By: (b)(6) USACE Employee Info **Rating:** Regulatory

Short Title: Signs missing or faded on fuel tanks.

Condition: The warning, no smoking, and contents labels are either missing or faded on the fuel tank. Signs must be visible and readable from all 4 sides of the tanks.

Location: *store area*

Manual Name: Oklahoma TEAM Guide **Manual Edition Date:** June 2011

Protocol: ST (Storage Tank) **Question:** ST.5.31.OK

Basis of Finding (Citation or Regulation): OAC 165:26-2-132

Prepared By: (b)(6) USACE Employee Info **Finding Date:** *4-12-16*

Suggested Solution(s): Install or replace warning, no smoking, and contents signs on fuel tank.

Comments:

Corrective Actions:

Explanation of Ratings

Regulatory: Noncompliance with a regulation that is not Significant.

FINDINGS BY ASSESSMENT

Division: South West Division
District: Tulsa District
Project Site: Fort Gibson Lake
Assessment: ERGO Assessment
Project Site Area: *gor Creek*

INDIVIDUAL FINDING SHEET

Prepared By: (b)(6) USACE Employee Info **Rating:** Regulatory

Short Title: Excess storage of flammable/combustible liquids outside of cabinets/storage rooms.

Condition: Containers of flammable/combustible liquids were not stored in a flammable cabinet.

Location: *Storage compound*

Manual Name: U.S. TEAM Guide

Manual Edition Date: December 2011

Protocol: HM (Hazardous Materials Management) **Question:** HM.40.2.US.

Basis of Finding (Citation or Regulation): 29 CFR 1910.106(e)(2)

Prepared By: (b)(6) USACE Employee Info

Finding Date: *4-12-16*

Suggested Solution(s): Move containers of gas to approved locations and secure in flammable cabinets.

Comments:

Corrective Actions:

Explanation of Ratings

Regulatory: Noncompliance with a regulation that is not Significant.

FINDINGS BY ASSESSMENT

Division: South West Division
District: Tulsa District
Project Site: Fort Gibson Lake
Assessment: ERGO Assessment
Project Site Area: Pryor Creek

INDIVIDUAL FINDING SHEET

Prepared By: (b)(6) USACE Employee Info Rating: Regulatory

Short Title: Oxygen, Acetylene, and Nitrogen tanks need secured.

Condition: Oxygen, Acetylene, and Nitrogen tanks are not secured or secured improperly.

Location: Storage compound

Manual Name: U.S. TEAM Guide

Manual Edition Date: December 2011

Protocol: HM (Hazardous Materials)

Question: HM.45.1.US.

Basis of Finding (Citation or Regulation): CFR 1910.101(b)

Prepared By: (b)(6) USACE Employee Info

Finding Date: 4-2-16

Suggested Solution(s): Move the Acetylene tank 25 feet from the Oxygen tank and secure all tanks to the wall.

Comments:

Corrective Actions:

Explanation of Ratings

Regulatory: Noncompliance with a regulation that is not Significant.

FINDINGS BY ASSESSMENT

Division: South West Division
District: Tulsa District
Project Site: Fort Gibson Lake
Assessment: ERGO Assessment
Project Site Area: *prior creek*

INDIVIDUAL FINDING SHEET

Prepared By: (b)(6) USACE Employee Info **Rating:** Regulatory

Short Title: No labels on containers of unknown liquid.

Condition: Containers of unknown liquid did not have contents labels on them.

Location: *storage compound*

Manual Name: U.S. TEAM Guide

Manual Edition Date: December 2011

Protocol: HM (Hazardous Materials Management) **Question:** HM.50.2.US.

Basis of Finding (Citation or Regulation): 49CFR 171.1(b), 172.301 and 172.302

Prepared By: (b)(6) USACE Employee Info

Finding Date: *4-10-16*

Suggested Solution(s): Install contents labels on all unmarked containers or dispose of them as hazardous waste.

Comments:

Corrective Actions:

Explanation of Ratings

Regulatory: Noncompliance with a regulation that is not Significant.

FINDINGS BY ASSESSMENT

Division: South West Division
District: Tulsa District
Project Site: Fort Gibson Lake
Assessment: ERGO Assessment
Project Site Area: Pryor Creek

INDIVIDUAL FINDING SHEET

Prepared By: (b)(6) USACE Employee Info **Rating:** Regulatory

Short Title: Release of POL to the Environment

Condition: Oil leaked or disposed of onto the ground

Location: Storage Compound, Ice House

Manual Name: U.S. TEAM Guide

Manual Edition Date: December 2011

Protocol: POL (Petroleum, oil, and lubricant management) **Question:** PO.15.1.US.

Basis of Finding (Citation or Regulation): 40 CFR 110.2, 110.3, 110.5, and 110.6

Prepared By: (b)(6) USACE Employee Info

Finding Date: 4-12-16

Suggested Solution(s): Remove all oil contaminants from the ground.

Comments:

Corrective Actions:

Explanation of Ratings

Regulatory: Noncompliance with a regulation that is not Significant.



DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, TULSA DISTRICT
1645 SOUTH 101ST EAST AVENUE
TULSA, OKLAHOMA 74128-4609

NOTICE TO TENANTS

Dear Tenant:

Recent inspections of the Pryor Creek Concession lease area have revealed numerous health and safety issues. The Corps has identified multiple electrical hazards as well as raw sewage surfacing on the property. The Oklahoma Department of Environmental Quality (ODEQ) also inspected the premises and advises the septic system servicing the trailers is not in compliance with state laws and is not functioning properly.

The Corps and the ODEQ are currently attempting to address the situation with the lessee. The Corps' ultimate goal is to have the lessee correct the electrical hazards and the unsanitary conditions by the end of May; however, repairs will not be immediate and all tenants need to assess the risks to their personal health and safety should you choose to remain on the premises.

If you choose to remain in the Pryor Creek Concession lease area you should use extreme caution. Please do not touch any electrical wires or boxes. Also avoid contact with standing water and solid waste materials. Children should be supervised at all times and not allowed to play in or around the premises until these issues are corrected.

We are currently working with the lessee to ensure prompt correction of these urgent health and safety issues. The Corps will post a second notice to all tenants by June 1, 2016 with an update on the situation.

If you have an alternate address where you would like to receive future notifications, please call (b)(6) USACE Employee Info Lead Realty Specialist, (b)(6) USACE Employee Info or (b)(6) USAC (b)(6) USACE Employee Info Chief, Management and Disposal Branch, (b)(6) USACE Employee Info You may also call if you have any questions regarding this notice. Please note, we cannot answer questions about your contract or lease agreement with Pryor Creek Concession. You will need to contact the onsite management regarding those issues.

Sincerely,

Terry D. Rupe
District Chief of Real Estate
Real Estate Contracting Officer

ENCLOSURE 5



DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, TULSA DISTRICT
1645 SOUTH 101ST EAST AVENUE
TULSA, OKLAHOMA 74128-4609

April 28, 2016

NOTICE TO TENANTS

Dear Tenant:

Recent inspections of the Pryor Creek Concession lease area have revealed numerous health and safety issues. The Corps has identified multiple electrical hazards as well as raw sewage surfacing on the property. The Oklahoma Department of Environmental Quality (ODEQ) also inspected the premises and advises the septic system servicing the trailers is not in compliance with state laws and is not functioning properly.

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Sincerely,

Terry D. Rupe
District Chief of Real Estate
Real Estate Contracting Officer

ENCLOSURE 5