



Exhibit 'B'

Matthew R. Dowdell
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February 28, 2018

Via Electronic Mail

Shara Heimbach
Sandbox Management, LLC
2909 E. Montpelier St
Broken Arrow, OK 74014

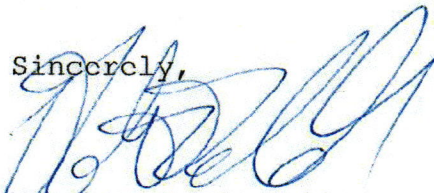
Re: Johanna Woods Mobile Community platting process
RW#23928 & 23929

Ms. Heimbach:

This letter follows our various correspondence detailing Johanna Woods Mobile Community's (JWO) efforts to plat undeveloped portions of JWO's property. As you and the City know, Phillips 66's (PSX) Out of Service Woodriver/Cherokee Pipelines cross the JWO property, with an associated thirty (30) foot easement. As a clarification for the platting efforts PSX acknowledges the two pipelines at issue are out of service, with no plans to return them to service. Additionally, PSX does not have plans to remove the pipelines, without reimbursement. These lines are governed by United State Department of Transportation guidelines which require a thirty-five (35) foot setback of any "dwelled-in structure" from the outside of each pipeline.

Thank you for patience in this matter. Please call or e-mail me with any comment or questions.

Sincerely,



Matthew R. Dowdell

City of Broken Arrow

APR 13 2018