

Phase 1 Environmental Site Assessment with Visual Asbestos Survey

137 Park Central Square

Date of Report: December 18, 2008

Assessment Funding: EPA Brownfields Assessment Grant

Acres: approximately 0.05

Site Background

Environmental Works, Inc. conducted a Phase I Environmental Site Assessment (ESA) of the property located at 137 Park Central Square in Springfield, Missouri. The subject property is located in historic downtown and includes one building, which is also the Site's boundary. The first level of the subject property is vacant and the second level has been occupied as office space since 2007 by Liquidus Tech, LLC (computer software), The Grant Well, Inc. and Christina Ryder and Associates, LLC (grant writers). From approximately 1987 to 2007 other occupants of the subject property included the Center of Miracles (metaphysical supply and service), Rebel Metals (a t-shirt and rock and roll shop) and Down Town Metropolis gift shop. The subject property was vacant from approximately 1971 to 1987 and was occupied by the National Shirt Shop from approximately 1941 to 1971. Various other retail stores occupied the subject property including a candy shop, shoe store, drug store, cigar store, jeweler and barber from 1902 to 1941. Prior to 1902, the subject property was utilized as a bank.



Findings

The Phase I ESA did not identify evidence of recognized environmental conditions for the subject property.

Suspect ACMs observed at the Site include mosaic tile mastic, wall system joint compound, sheet flooring and resilient floor tiles. Sampling and analysis of those materials would be necessary in order to determine the asbestos content of these items, if any.