

Phase 1 Environmental Site Assessment

155 E. Park Central Square

Date of Report: January 6, 2012

Assessment Funding: EPA Brownfields Assessment Grant

Acres: approx. 0.047 acre

Site Background

Seagull Environmental Technologies Inc. was tasked by the City of Springfield – Planning and Development Department to conduct a Phase I Environmental Site Assessment (ESA) of the 155 East Park Central Square site located in Springfield, MO. The site contains a two-story commercial office building that is located on a 0.047-acre property in downtown Springfield. The subject property is currently owned by Mr. Devon Sherwood, Mr. Richard and Mrs. Kathryn Bender, and Ms. Susan

Applequist. The Phase I ESA was requested by the City of Springfield and WHCTL, LLC (prospective

purchaser). Seagull conducted this Phase I ESA in accordance with the Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, American Society for Testing and Materials designation E 1527-05, and otherwise in compliance with EPA's "All Appropriate Inquiries" Rule ("AAI Rule") (40 Code of Federal Regulations [CFR] Part 312). The purpose of the Phase I ESA is to identify recognized environmental conditions (REC) in association with the subject property, and to identify the nature of contamination and the risks posed by the contamination, if present.

The subject property contains a two-story commercial office building (with a basement) that is approximately 5,800 square feet (ft²) in size. Currently, the building is operated as a law office. Historical documents indicate that the site has contained a building since the late 1800s, and the current building was constructed in 1914. The building has historically been utilized as a store and for business offices.

Findings

No RECs were identified as a result of this Phase I ESA. However, the following environmental issues were identified during the site reconnaissance:

- During site reconnaissance activities, it was determined asbestos-containing materials (ACM) and lead-based paint (LBP) were likely present at/in the building located on the subject property. The presence of ACM and LBP is of environmental concern.

Recommendations

Based on the identification of those environmental issues, Seagull provides the following recommendations:

- If future plans for the subject property include renovation/demolition activities, then asbestos and LBP inspections should be completed. Future demolition or renovation of building materials determined to contain ACM and/or LBP (including abatement and disposal activities) should be conducted in accordance with applicable local, state and federal regulations.