

Phase 1 Environmental Site Assessment

210 N. Broadway Ave.

Date of Report: December, 2008

Assessment Funding:

Acres: 0.15

Site Background

The subject site occupies approximately 0.15 acres of land within a mixed residential/commercial setting near the intersection of N. Broadway Avenue and W. Olive Street. The property is improved with warehouse (approximately 8,450 square feet) owned by Mr. Raymond Reaves.



Findings

Terracon Consultants Inc. completed a Phase I Environmental Site Assessment (ESA) of the property in December 2008. Available records indicate the site was developed since at least 1910 and utilized as an auto repair facility, a pickle factory, fused furniture store, and a bottled water distribution warehouse. A bulk oil station was located north of the site from 1930 to 1970. The historical use of the site as an auto repair facility represents a Recognized Environmental Condition (REC) due to solvents and degreasers typically used in these facilities. The south-adjointing property was identified as a former location of a gasoline station from 1930 to 1964 and the south-west adjoining property was historically the location of a gasoline station from approximately 1925 to 1935. The south and southwest-adjointing properties were identified as RECs.