

Phase 1 Environmental Assessment

439-445 E. Commercial Street

Date of Report: June 25, 2008

Assessment Funding: EPA Petroleum Assessment Fund

Site Description

The subject site is located within a mixed commercial and light industrial setting at the intersection of East Commercial Street and North Benton Avenue. The property includes two developed parcels listed as 439, 441, and 445 East Commercial Street. These parcels occupy approximately 0.27 acres of land improved with a two-story commercial building containing a basement and three store fronts. The first floor of the building is currently occupied by Springfield Mattress Inc. who produces and sells new bed mattresses.



Findings

Terracon Consultants Inc. completed a Phase I Environmental Site Assessment (ESA) of the property in June 2008. The Phase I identified historical service station operations on adjoining/nearby properties to the east and west as Recognized Environmental Conditions (RECs) in connection with the site. This conclusion was based on former service station locations within 70 feet of the property and the associated potential for topographically upgradient petroleum sources. Terracon has recommended further investigation and sampling in response to the RECs noted above.

Visual observations for asbestos containing materials (ACM) identified vinyl flooring, drywall, ceiling tiles and related mastic, plaster and caulking materials as suspect ACM. Based on these findings, the Terracon Phase I report recommended a thorough asbestos survey prior to planned renovations or building demolition.