

Phase 1 Environmental Site Assessment with Visual Asbestos Survey

501 N. Main Ave. (Former Willow Brook Foods)

Date of Report: November 20, 2008

Assessment Funding:

Acres: 7

Site Background

The subject site is located within a mixed commercial and light industrial setting south of the intersection of West Tampa Street and North Main. The property includes one developed parcel listed as 501 North Main. This parcel includes a 7-acre tract of land improved with an approximately 195,490 square foot three-story structure and an approximately 6,000 square foot one story structure formerly associated with a poultry slaughter house.



Land use records indicate initial development of the subject site and surrounding properties prior to 1884. Historical tenants include grocery stores, Thomas M. Brown manufacture of canning equipment, a filling station, a drycleaner, a printing company, Producers Produce Co., a motor freight station and multiple food processing plants.

Findings

Terracon Consultants Inc. completed a Phase I Environmental Site Assessment (ESA) of the property in November 2008. The Phase I identified adjoining properties to the northwest, south and east as Recognized Environmental Conditions (RECs) based on previous industrial operations. More specifically, these operations reportedly included a filling station, Springfield Yellow Cab, Springfield Gas and Electric Co and City Utilities.

The Phase I also identified historic uses of the site as RECs based on previous industrial operations. Historical operations reportedly included Willow Brook Food, Bloomer Printing Co, a drycleaner, a truck company, a MFA filling station, Thomas M Brown manufacture of canning equipment and the presents of two used oil ASTs at the site.

Terracon performed a visual building survey for suspect asbestos containing materials (ACM) during the Phase I ESA. The visual survey identified ceiling tiles, floor tiles, insulation, and various other building materials as suspect ACM.

