

Phase 1 Environmental Site Assessment

610 N. National Avenue (Carter Mill)

Date of Report: November, 2005

Assessment Funding: Unknown

Acres: approx. 1.2

Site Background

The subject site occupies approximately 1.2 acres of land north of Pine Street and between Prospect Avenue and National Avenue. The Forrester Group conducted a Phase I Environmental Site Assessment (ESA) of the subject property in 2001. Several Recognized Environmental Conditions (RECs) were noted in the Forrester Phase I report. The subject property was used as a grain warehouse from at least 1933 through 1969. Based on a high probability for fumigant use during this period, specifically carbon tetrachloride, Forrester identified the probable on-site application of fumigants as a historical REC, and recommended collection and analysis of one or more representative soil samples. A fuel oil aboveground storage tank (AST) was present on site from about 1933 through 1975. Forrester identified the AST as a historical REC based on the probability of a petroleum release during operation of the tank. Abandoned electrical equipment was identified within the silo structures during the Forrester Phase I ESA. Based on the potential for polychlorinated biphenyl (PCB) impacts associated with the equipment, Forrester identified the abandoned equipment as an historical REC, and recommended PCB testing prior to disposal.



Findings

Terracon Consultants Inc. completed an updated Phase I Environmental Site ESA of the property in November 2005. The property was abandoned with two former grain silo structures. The remainder of the area was vacant. A visual survey of readily accessible areas of both on-site silo structures was conducted by a State of Missouri accredited Building Inspector. Based on the ACM survey efforts discussed above, the visual survey identified the following suspect materials: reinforced concrete; caulking used to fill cracks and seams of the reinforced concrete; caulking/molding used around window panes; thermal insulation wrap on piping; and roofing materials.

Terracon's Phase I ESA Update findings generally concur with the referenced Forrester report. Consequently, the historical RECs associated with the on-site fuel oil AST and abandoned electrical equipment remain in connection with the subject property. The REC associated with

grain storage and fumigant use, however, has apparently been disproved through the collection of non-detect Phase II soil data. However, Reyco Industries and SACO Petroleum facilities located directly south/southeast of the subject property are referenced in several environmental databases in response to petroleum releases to soil and groundwater. Based on the proximity of these facilities relative to the subject property, in addition an unconfirmed hydraulic gradient, the Reyco and SACO facilities represent an REC in connection with the Springfield Flour / Carter Mill property.