

Phase 2 Environmental Site Assessment

727 E. St. Louis, 709 & 807 E. Trafficway (Thompson Sales)

Date of Report: May 1998

Assessment Funding:

Acres:

Site Background

Identified environmental concerns for each property are as listed.

727 E. St. Louis (Tract 2A) – Sales Showroom property – A waste oil spill at the above ground waste oil tank in 1996 was not completely cleaned up. Two former gasoline underground storage tanks (USTs) and one fuel oil UST were removed in 1985, but there are no closure reports or sample results that would show possible contamination. The building was constructed in the 1950's and may have asbestos containing materials.

709 E. Trafficway (Tracts 2C and 2D) – Sales Lot and Body Shop – The building has been used as a paint and body shop since the 1950's. Hazardous materials such as paints and solvents have been used during this time. Soils and/or groundwater may have been impacted from onsite disposal of these products both before and during the use of outdoor solvent recovery still. The building was constructed in the 1950's and may have asbestos containing materials.

807 E. Trafficway (Tract 2B) – New Car Make Ready – A former UST and fuel dispensing pump were removed in 1985, but there are no closure reports or sample results that would show possible soil contamination levels. The building was constructed in the 1950's and may have asbestos containing materials.

Findings

The site assessment consisted of collection of soil samples using Geoprobe® direct push technology. Borings were completed at all three properties. A comprehensive asbestos survey was conducted of all buildings on all three properties.

727 E. St. Louis (Tract 2A) – Sales Showroom property –No petroleum contamination above MDNR cleanup levels was detected at the location of the two former gasoline USTs or dispensing pump, or the former fuel oil UST. Petroleum hydrocarbons in the diesel - motor oil range were detected in soils 12 feet below the ground surface near the waste oil tank where the spill occurred in 1996. Based on the detected petroleum hydrocarbons and the known spill, it is assumed that the soils surrounding the waste oil tank have been impacted by waste oil and would require cleanup consisting of excavation and disposal at a state-licensed landfill. Asbestos containing materials were detected in the mechanical room and service bays including the boiler insulation, precast pipe runs, pipe joint insulation, and pipe run papers. The expansion joints in the mechanical room were assumed to be positive for asbestos by the asbestos inspector because

of their age and appearance.

709 E. Trafficway (Tracts 2C and 2D) – Sales Lot and Body Shop – No contamination from petroleum hydrocarbons or volatile organic compounds was detected at levels above MDNR clean-up standards for locations near the solvent distillation units, downgradient of the new body shop building, or downgradient of the car wash building near several empty drums. Petroleum hydrocarbons in the diesel – motor oil range were detected above MDNR cleanup levels on the north end of the asphalt paved parking area, east of the car wash building. It is assumed that the soil has been impacted by waste oil from surface runoff and would require cleanup consisting of excavation and disposal at a state-licensed landfill. The 12-inch square floor tile in the front office area tested positive for asbestos.

807 E. Trafficway (Tract 2B) – New Car Make Ready – No petroleum contamination was found at the former UST pit, dispenser pump, or the nearby downslope yard areas. The 9-inch square floor tiles in the office/break room were assumed to be positive for asbestos content by the certified asbestos inspector due to the age of the building and tile type.