

Phase 1 Environmental Site Assessment

923 W. Olive St. (Melvin Painting, north portion)

Date of Report: February 20, 2014

Acres: 1.11

Site Background

Description & Use

The site is located at 923 W. Olive Street in Springfield, Greene County, Missouri. The site is a 1.11 acre tract of land that currently consists of a single warehouse utilized by Melvin Paint for storage of scrap aluminum, drums of dust suppressor, two generators, pressure washer, large bags of cement, forklift, three motorcycles and miscellaneous tools. A portion of the warehouse is rented to a Mr. Henry Massof for storage of wood materials, two canoes and miscellaneous woodworking tools. The remaining area of the site is an asphalt covered parking lot with two concrete foundation pads that are apparent remains of previously existing structures.

Historical Information

Based on a review of the historical information, the site has been utilized as a bulk oil station, garage and warehouse to store hay and fertilizer. Sanborn maps illustrated multiple ASTs containing bulk oil were present on site from at least 1933 until at least 1969. Historically adjoining and neighboring properties include a commercial paint warehouse, rail yard, automotive repair facility, storage yard, fueling stations and residential areas. The following recognized environmental conditions (RECs) were identified:

- Hay and fertilizer warehouse on site
- Bulk oil station with six (6) ASTs, automobile garage, oil warehouse
- Adjacent automotive repair facility
- South filling station with three gas tank
- South-southwest filling station with three gas tanks

Records Review

Selected federal and state environmental regulatory databases as well as responses from state and local regulatory agencies were reviewed. The site was not identified in the regulatory databases. Based on distance, environmental setting and/or facility characteristics, two facilities were identified as RECs in connection with the site.

- Fall Out Shelter, 935 W. Olive St.
- Vacant Building, 210 N. Broadway Ave.

Site Reconnaissance

During the site visit, Terracon observed the presence of one monitoring well, two debris piles, stained pavement, three 55-gallon drums, and a hydraulic lift. Indications of RECs were not identified during the site visit.

Adjoining Properties

Jordan Valley West Meadows was observed north of the site, is owned by the City of Springfield and is currently a Brownfields remediation project. Summit Specialty Products is the east adjoining property and are suppliers for masonry and concrete products. The south adjacent property is Melvin Painting (commercial and residential painting). The southwest adjoining property is a vacant building. West adjoining property is vacant land and railroad tracks. Indications of RECs were not observed with the adjoining properties.

Previous Reports

Terracon Consultants Inc. completed a Remedial Action Report dated September 30, 2013 which outlined an area wide contamination on the Jordan Valley West Meadows property approximately 170 feet north of the site. Contaminates identified in the report are petroleum, lead, arsenic and benzo(a)pyrene. The property is currently undergoing remediation and does not constitute a REC to the site.

Additional Services

A limited visual observation for asbestos containing material (ACM) was conducted on site. Wallboard identified in the warehouse was noted as a suspect material.

Recommendations

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM E1527-13 of 923 W. Olive Street in Springfield, Greene County, Missouri. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has identified the following recognized environmental conditions associated with the site:

- Former hay and fertilizer warehouse on site
- Former bulk oil station with six (6) ASTs, automobile garage, oil warehouse
- Adjacent automotive repair facility
- South filling station with three gas tanks
- South-southwest filling station with three gas tanks

Based on the authorized scope of services and limitations of this assessment, it is Terracon's opinion that further investigation of the site is warranted at this time.