

Phase 1 Environmental Site Assessment with Visual Asbestos Survey

1900 N. Colgate Avenue

Date of Report: April 13, 2009

Assessment Funding: EPA Brownfields Assessment Grant

Acres: lot 1 is approximately 0.13, lot 2 is approximately 0.26, and lot 3 is approximately 0.65

Site Background

Environmental Works, Inc. conducted a Phase I Environmental Site Assessment (ESA) of the property located at 1900 North Colgate Avenue in Springfield, Missouri. The subject property is comprised of 3 residential lots. Lots 1 and 3 are currently grass and/or tree covered and lot 2 has a recently cleared area where a structure was previously planned. Historically, the subject property has been undeveloped.

Findings

The Phase I ESA identified the following recognized environmental conditions for the subject property: The adjoining property to the north, a Quikcrete concrete facility, has 5 closed in place underground storage tanks (USTs) that were reportedly installed in 1975. According to information obtained during this assessment, the contents of two of these USTs was reported as “empty” while the remaining tanks contained aromatic solvent, aliphatic hydrocarbon and p. fuel oil. It is unknown when these tanks were closed in place and what regulatory guidance, if any, was followed. Therefore, the potential exists that these tanks have environmentally impacted the subject property based on its topographically upgradient location. If this property has environmentally impacted the Site, it would be the responsibility of the adjacent property owner to perform any necessary remediation.

No suspect asbestos containing materials (ACMs) were identified during this assessment.