

LIMITED SITE INVESTIGATION WEB SUMMARY

Kelly's VIP Automotive

2867 E. Sunshine Springfield, Missouri

June 23, 2016

Site Description

The site is developed with a single-story concrete block structure constructed in 1974. Current site operations include an auto repair shop, vacant office space, and associated paved parking lot.

Historical use of the building includes automotive repair in the western portion of the building from 1974 to 2015 and a dry-cleaning service that operated in the eastern portion of the building from 1989 to 2015. Surrounding properties include a secure parking lot located adjacent to the north of the site. Southern Bank, and tree-covered land, is adjacent east of the site. A Kum & Go gas station is located adjacent south of the site across East Sunshine Street. A vacant building, previously a Dillon's Grocery, and associated parking lot is located adjacent to the west.

Environmental Assessment Findings

Terracon Consultants, Inc. completed a Phase 1 Environmental Site Assessment of the property in November, 2015. The phase 1 ESA identified RECs in association with long-term onsite vehicle repair/maintenance operations and historical onsite dry cleaning operations.

Terracon Consultants, Inc. completed a Limited Site Investigation on the property in June 2016. The LSI identified levels of Arsenic above Missouri Department of Natural Resources Default Target Levels (MDNR DTLs) in all soil borings, and above Greene County background levels and MRBCA RBTL Tier 1 Non-Residential levels in Soil Boring 3 located in the central west portion of the site.

