



Seagull Environmental Technologies, Inc.

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

211 E. Water Street Site

Date of Report: January 12, 2017

Acres: Approximately 1.18 acres

SITE BACKGROUND

Seagull Environmental Technologies Inc. (Seagull) was tasked to conduct a Phase I Environmental Site Assessment (ESA) of the 211 East (E.) Water Street site located in Springfield, Missouri. A Phase I ESA was originally completed for the site by Seagull on January 30, 2012. The site contains a three-story building that is located on a 1.18-acre property in downtown Springfield. The listed address of 223 E. Water Street is also associated with the subject property. The Phase I ESA was requested by the City of Springfield. Seagull conducted this Phase I ESA in accordance with the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, American Society for Testing and Materials designation E 1527-13, and otherwise in compliance with EPA's "All Appropriate Inquiries" Rule ("AAI Rule") (40 *Code of Federal Regulations* [CFR] Part 312). The purpose of the Phase I ESA is to identify recognized environmental conditions (REC) in association with the subject property, and to identify the nature of contamination and the risks posed by the contamination, if present.

Once construction is completed in January 2017, Andy's Frozen Custard will use the building for office space. The three-story building at the site is approximately 37,160 square feet (ft²) in size, not including the basement. The building was used as a warehouse prior to construction activities. Additionally, the subject property contains an asphalt-covered surface parking lot on the east portion of the site, and a concrete parking lot on the northwest portion of the site. Jordan Creek flows through the central portion of the site inside a box culvert. The area surrounding the site is primarily occupied by commercial office buildings and businesses. Additionally, a Burlington North Santa Fe (BNSF) railroad line borders the subject property to the north. Southeast of the site is Founder's Park, which is an urban park that contains

an amphitheatre. Historical records indicate that the surrounding area has been developed since the late 1800s and has contained a mix of commercial and industrial properties.

No RECs were identified as a result of this updated Phase I ESA. However, the following significant findings were identified during the site reconnaissance:

- In April 2012, Seagull completed Phase II ESA for the subject property. Specifically, the Phase II Brownfields Assessment included the collection of three soil samples from located in the gravel parking lot on the northwest portion of the property. Those three soil samples were submitted for laboratory analysis of site-related contaminants (volatile organic compounds [VOC], polynuclear aromatic hydrocarbons [PAH], total petroleum hydrocarbons [TPH] –gasoline range organics [GRO], and metals regulated under the Resource Conservation and Recovery Act [RCRA]). For evaluation purposes, soil sample results were compared to their respective Missouri Risk-Based Corrective Action (MRBCA) standards established by the Missouri Department of Natural Resources (MDNR). Soil samples collected from the site contained VOCs, PAHs, and RCRA metals, but all were detected at concentrations that did not exceed their respective MRBCA Tier 1 Risk-Based Target Level (RBTL) established for residential and non-residential subsurface soil. The Phase II concluded that the VOC, PAHs, and RCRA metals do not pose a risk to future use and/or redevelopment of the site.
- Since the completion of the Phase II ESA in April 2012, abatement of asbestos containing-material (ACM) and lead-based paint (LBP) has been conducted at the site buildings. The abatement of the ACM and LBP were based on the ACM and LBP inspections completed by Seagull in April 2012. The abatement of the ACM and LBP were conducted in accordance with applicable local, state, and federal regulations.
- Review of the 1884 and 1886 Sanborn® maps identified a coal storage and two tanks in the northwest portion of the subject property. However, based on the Phase II ESA findings, the coal storage and two tanks located in northwest portion of the subject property does not pose a REC to the subject property.