



PHASE I ENVIRONMENTAL SITE ASSESSMENT

**99.3 - ACRES OF VACANT LAND
7136 WEST FARM ROAD 144
REPUBLIC, GREENE COUNTY, MISSOURI**

Prepared For:
Drury Properties, Inc.
Springfield, Missouri

Prepared By:
Environmental Works, Inc.
Springfield, Missouri

EWI Project #150550, A1

August 5, 2015

1455 E. Chestnut Expy
Springfield, MO 65802
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Kansas City, MO 64105
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99.3-Acres of Vacant Land

7136 West Farm Road 144
Republic, MO 65738

Inquiry Number: 4352084.5
July 15, 2015

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th Floor
Shelton, Connecticut 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

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Date EDR Searched Historical Sources:

Aerial Photography July 15, 2015

Target Property:

7136 West Farm Road 144

Republic, MO 65738

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
1959	Aerial Photograph. Scale: 1"=500'	Flight Date: March 21, 1959	EDR
1970	Aerial Photograph. Scale: 1"=500'	Flight Date: September 24, 1970	EDR
1979	Aerial Photograph. Scale: 1"=500'	Flight Date: September 16, 1979	USGS
1984	Aerial Photograph. Scale: 1"=500'	Flight Date: April 06, 1984	USGS
1990	Aerial Photograph. Scale: 1"=750'	Flight Date: February 17, 1990	EDR
1997	Aerial Photograph. Scale: 1"=500'	DOQQ - acquisition dates: March 20, 1997	USGS/DOQQ
2005	Aerial Photograph. Scale: 1"=500'	Flight Year: 2005	USDA/NAIP
2006	Aerial Photograph. Scale: 1"=500'	Flight Year: 2006	USDA/NAIP
2007	Aerial Photograph. Scale: 1"=500'	Flight Year: 2007	USDA/NAIP
2009	Aerial Photograph. Scale: 1"=500'	Flight Year: 2009	USDA/NAIP
2010	Aerial Photograph. Scale: 1"=500'	Flight Year: 2010	USDA/NAIP
2012	Aerial Photograph. Scale: 1"=500'	Flight Year: 2012	USDA/NAIP

SITE
LOCATION

INQUIRY #: 4352084.5
YEAR: 2005
| = 500'



SITE
LOCATION

INQUIRY #: 4352084.5
YEAR: 2006
| = 500'



SITE
LOCATION

INQUIRY #: 4352084.5
YEAR: 2007
|-----| = 500'



SITE
LOCATION

INQUIRY #: 4352084.5

YEAR: 2009

| = 500'



SITE
LOCATION

INQUIRY #: 4352084.5
YEAR: 2010
| = 500'



SITE
LOCATION

INQUIRY #: 4352084.5

YEAR: 2012

| = 500'



99.3-Acres of Vacant Land

7136 West Farm Road 144
Republic, MO 65738

Inquiry Number: 4352084.3
July 13, 2015

Certified Sanborn® Map Report



6 Armstrong Road, 4th Floor
Shelton, Connecticut 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

7/13/15

Site Name:

99.3-Acres of Vacant Land
7136 West Farm Road 144
Republic, MO 65738

Client Name:

Environmental Works Inc.
1455 East Chestnut
Springfield, MO 65802



EDR Inquiry # 4352084.3

Contact: Laura Westfall

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Environmental Works Inc. were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Site Name: 99.3-Acres of Vacant Land
Address: 7136 West Farm Road 144
City, State, Zip: Republic, MO 65738
Cross Street:
P.O. # 150550
Project: 99.3-Acres of Vacant Land
Certification # 4810-4E35-BD25



Sanborn® Library search results
Certification # 4810-4E35-BD25

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

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- Library of Congress
- University Publications of America
- EDR Private Collection

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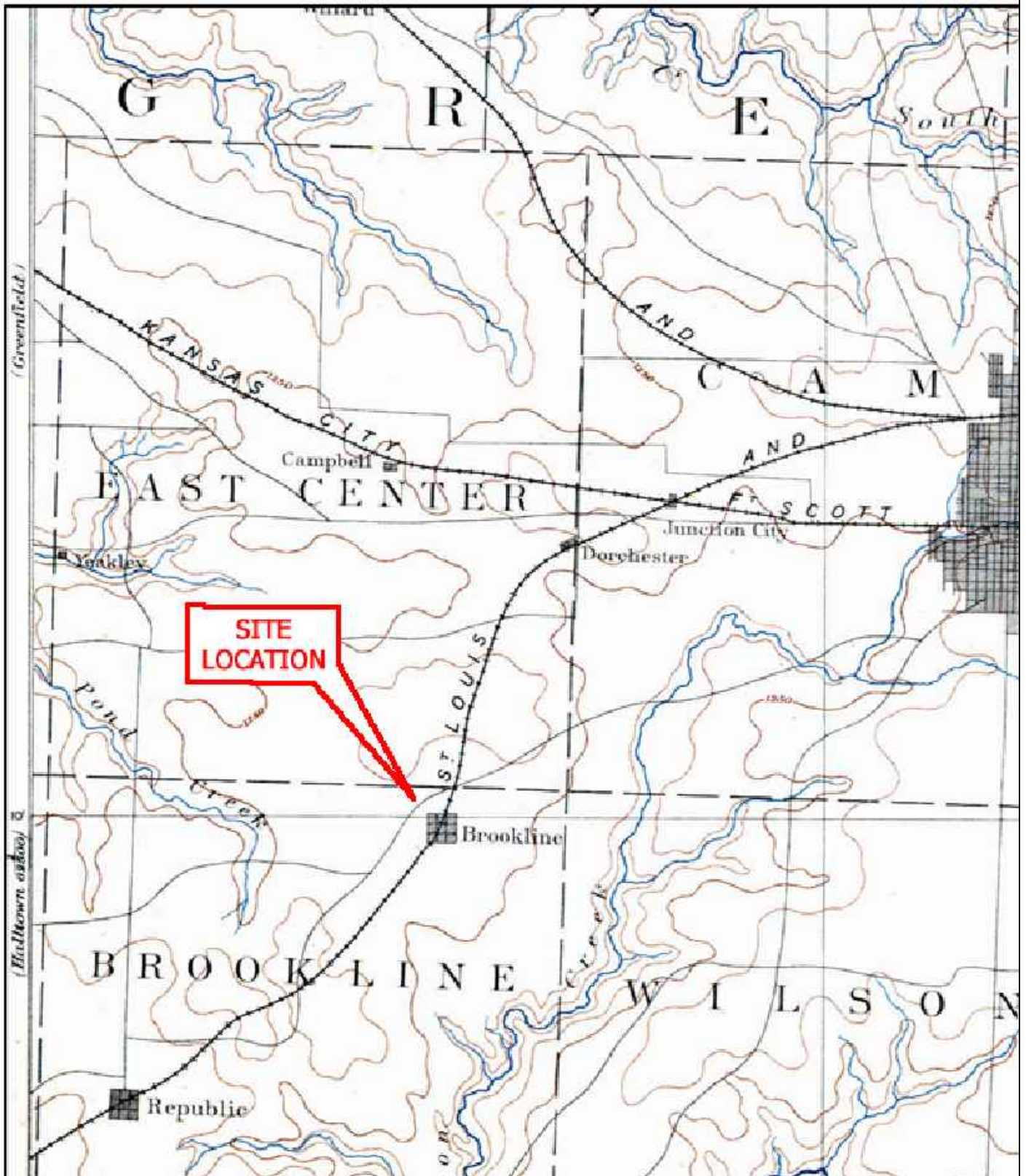
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Historical Topographic Map



 ENVIRONMENTAL WORKS	PROPERTY BOUNDARY IS APPROXIMATE	HISTORIC TOPOGRAPHIC MAP	1886	NORTH 
		99.3-ACRES OF VACANT LAND 7136 WEST FARM ROAD 144 REPUBLIC, GREENE COUNTY, MISSOURI		



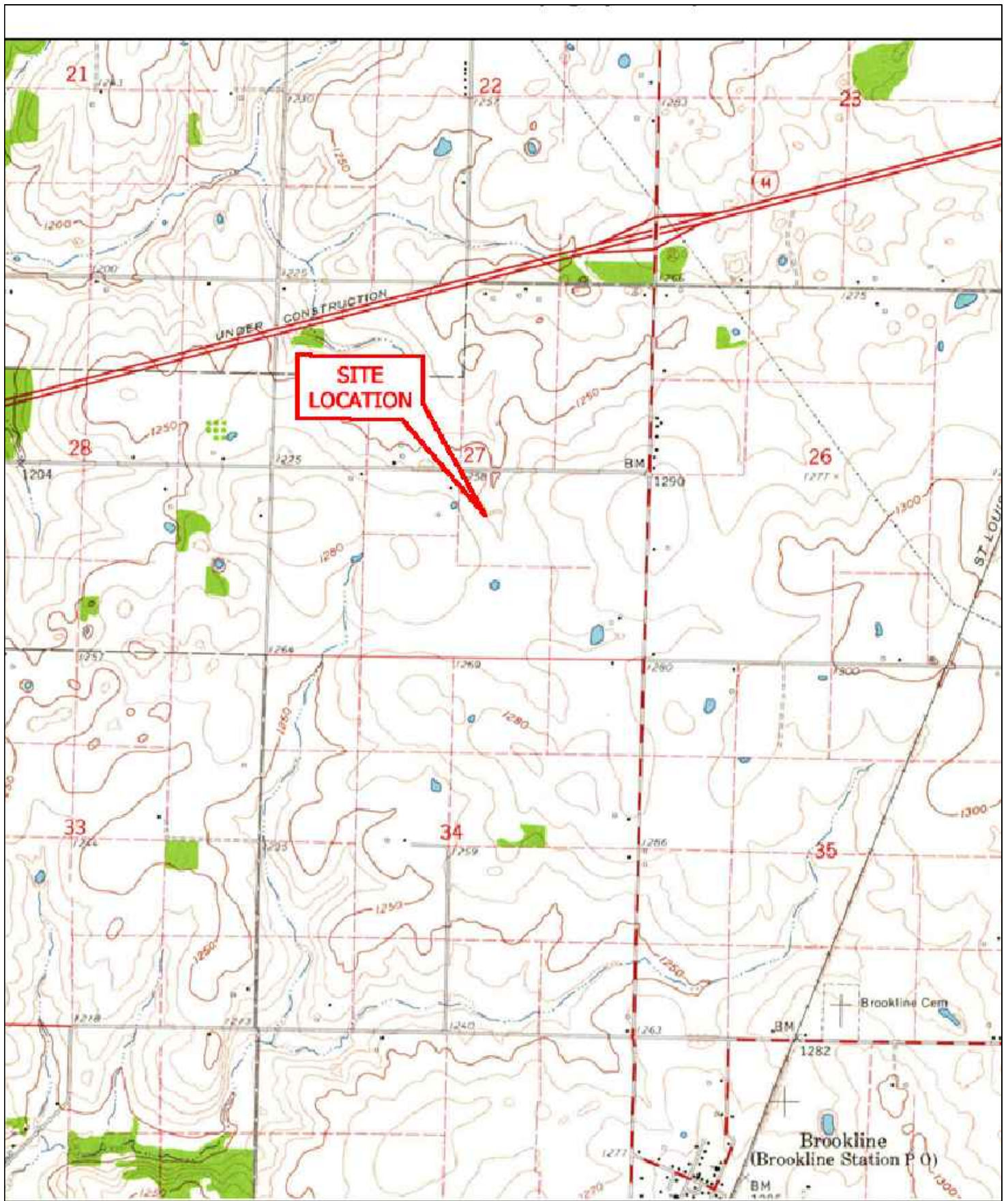
PROPERTY BOUNDARY
IS
APPROXIMATE



HISTORIC TOPOGRAPHIC MAP

99.3-ACRES OF VACANT LAND
7136 WEST FARM ROAD 144
REPUBLIC, GREENE COUNTY, MISSOURI

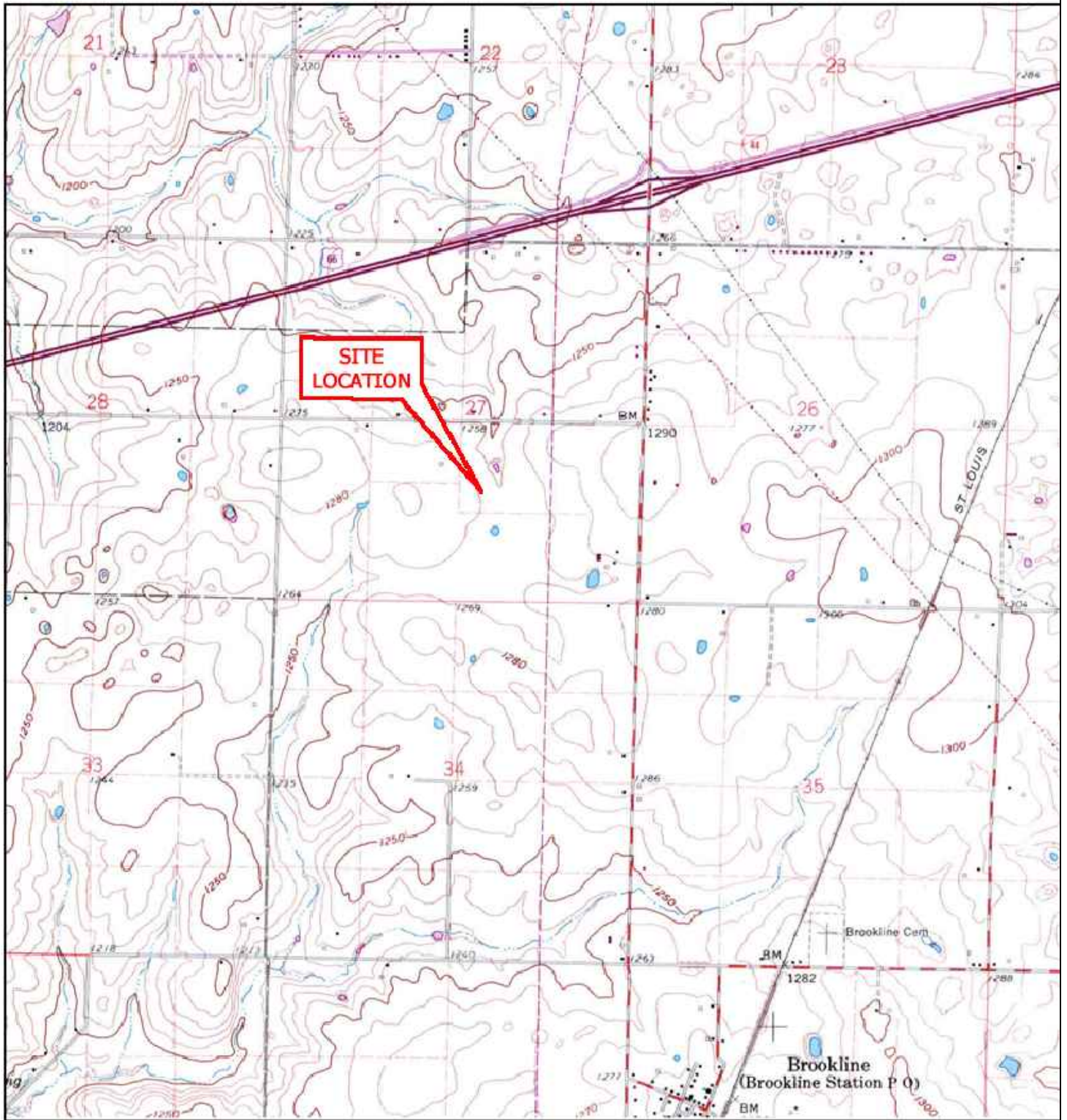
1936





 <p>ENVIRONMENTAL WORKS</p>	<p>PROPERTY BOUNDARY IS APPROXIMATE</p>	<p>HISTORIC TOPOGRAPHIC MAP</p> <p>99.3-ACRES OF VACANT LAND 7136 WEST FARM ROAD 144 REPUBLIC, GREENE COUNTY, MISSOURI</p>	<p>1960</p>	<p>NORTH</p> 
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Historical Topographic Map

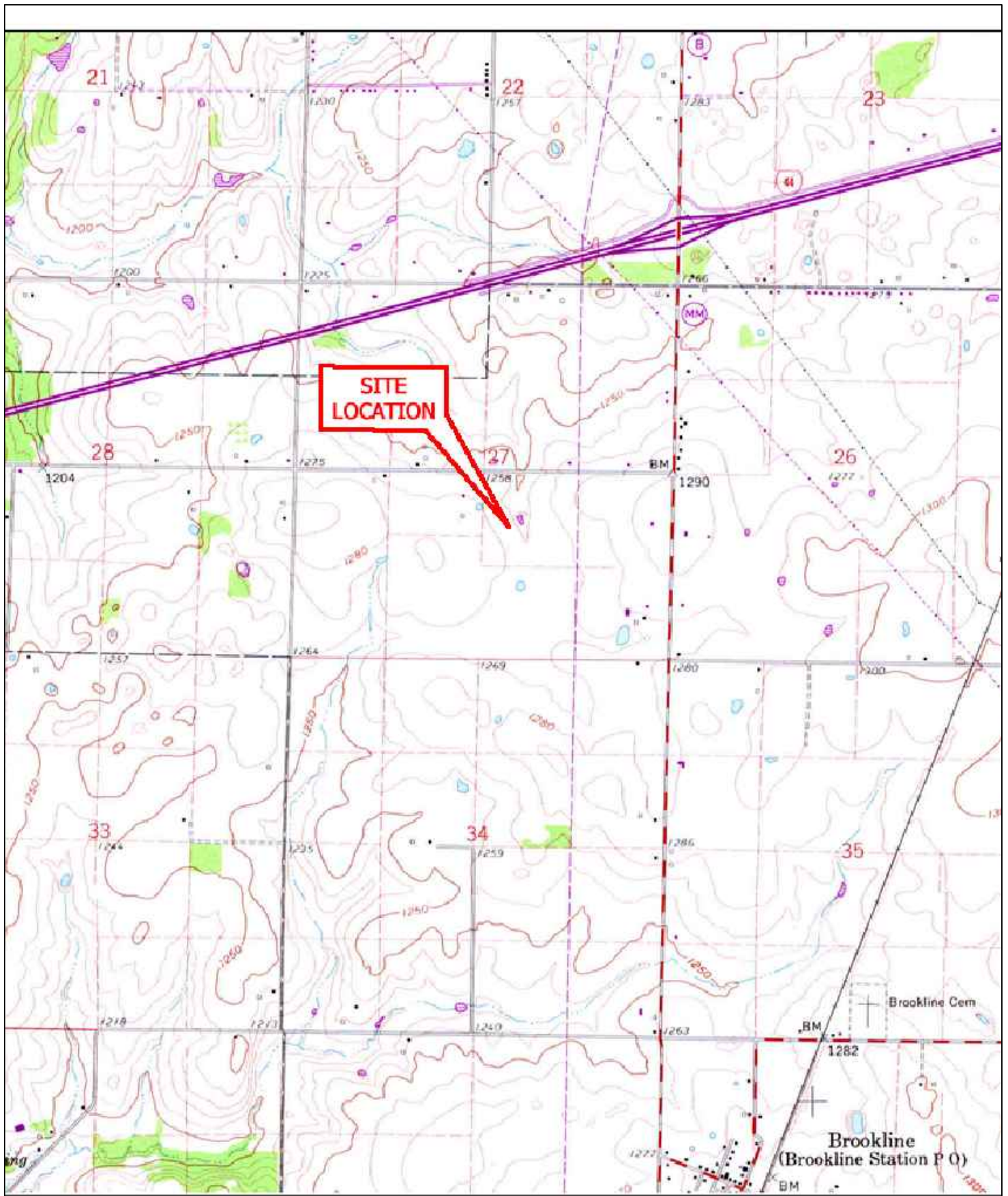


PROPERTY BOUNDARY
IS
APPROXIMATE

HISTORIC TOPOGRAPHIC MAP
99.3-ACRES OF VACANT LAND
7136 WEST FARM ROAD 144
REPUBLIC, GREENE COUNTY, MISSOURI

1970





PROPERTY BOUNDARY
IS
APPROXIMATE

HISTORIC TOPOGRAPHIC MAP
99.3-ACRES OF VACANT LAND
7136 WEST FARM ROAD 144
REPUBLIC, GREENE COUNTY, MISSOURI

1975



APPENDIX E

Photographic Documentation

**Phase I Environmental Site Assessment
99.3 - Acres of Vacant Land
7136 West Farm Road 144
Republic, Greene County, Missouri**

**Photographed by: Laura Westfall
on July 17, 2015**



1. North - Overview of the Site from the adjoining property to the south.



2. East - View of typical pole-mounted transformers (indicated by the arrows) located on the northern portion of the Site.

**Phase I Environmental Site Assessment
99.3 - Acres of Vacant Land
7136 West Farm Road 144
Republic, Greene County, Missouri**

**Photographed by: Laura Westfall
on July 17, 2015**



3. East - View of the Site from the adjoining property to the west.



4. South - View of a mobile home and well house (indicated by the arrow) located on the northern portion of the Site.

**Phase I Environmental Site Assessment
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Republic, Greene County, Missouri**

**Photographed by: Laura Westfall
on July 17, 2015**



5. Northeast - View of the adjoining property to the north. West Farm Road 144 is visible in the foreground of the photograph.



6. Southwest - View of the adjoining property to the east.

**Phase I Environmental Site Assessment
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**Photographed by: Laura Westfall
on July 17, 2015**



7. Southwest - View of the adjoining property to the south (BlueLine Rental).



8. North - View of the adjoining property to the west. An unnamed gravel road is visible on the right portion of the photograph.

**Phase I Environmental Site Assessment
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Republic, Greene County, Missouri**

**Photographed by: Laura Westfall
on July 17, 2015**




9. South - View of the adjoining property to the east (Springfield Rugby Football Club Inc.).

APPENDIX F

Owner/Occupant Questionnaire

OWNER / OCCUPANT ENVIRONMENTAL QUESTIONNAIRE

Site Name:	
Address:	TROGDON INDUSTRIAL PARK
On-Site Contact Name/Title:	7136 W. Farm Road 144, Republic, MO
Telephone:	Mitch Drury, Drury Properties, Inc Vice Pres.
Years Owned:	417-823-7200
Previous Owners Name & Contact Information, if known:	Since 2006.
Acreage:	
Number of Buildings:	99.3 m/L
Building Age:	N/A
Building Area:	N/A
	N/A
RESPONDENT(S)	
Name/Title:	Mitch Drury, Vice President
Address:	863 N. State Hwy 125 Springfield, MO 65802
Telephone:	417-823-7200
Date Questionnaire Completed:	7-17-15
Signature:	

OWNER / OCCUPANT ENVIRONMENTAL QUESTIONNAIRE

(Y = Yes, N = No, U = Unknown, NA = Not Applicable)	Y	N	U	NA
<u>Please Comment on any "yes" answers.</u>				
<p>1. Describe the current uses of the subject property and list all commercial tenants:</p> <p style="font-size: 1.2em; margin-left: 20px;"><i>AGRICULTURE</i></p>				
<p>2. List the type of use and/or name of the business located on each adjoining property.</p> <p>North - <i>Residential + Agricultural</i></p> <p>South - <i>Various commercial uses</i></p> <p>East - <i>Various commercial uses</i></p> <p>West - <i>Agriculture</i></p>				
<p>3 Do you have any environmental operating permits? (i.e. storm water, water well, lagoon)</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Comments:</p>				
<p>4. Do you know what the Site was used for prior to your ownership? (List all known prior uses):</p> <p style="font-size: 1.2em; margin-left: 20px;"><i>Agriculture</i></p>				
<p>5. What were the adjoining properties used for prior to their current uses?</p> <p>a) North - <i>U</i></p> <p>b) South - <i>U</i></p> <p>c) East - <i>U</i></p> <p>d) West - <i>U</i></p>				
<p>6. Do you know of any person or organization which would have readily available information on the prior uses of the general area? For example, a tenant or local resident who has resided in the area for a number of years, a municipal employee or office, a local historical society, etc. (If yes, please list them with a phone number below).</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Comments:</p>				

OWNER / OCCUPANT ENVIRONMENTAL QUESTIONNAIRE

7. Has the Site or any of the adjoining properties ever been used for industrial or manufacturing purposes? *TO MY KNOWLEDGE ...*

As a gasoline station? *NO*

As a motor repair facility? *NO*

As a commercial printing facility? *NO*

Dry cleaners? *NO*

Photo developing lab? *NO*

Junk yard or landfill? *NO*

Waste treatment facility? *NO*

Storage, disposal, or processing facility? *NO*

Recycling Center? *NO*

If yes to any, please explain

8. Has there ever been any hazardous substances or petroleum products located onsite? If yes, please explain.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Comments:

9. Are you aware of any of the following with regard to the Site (either currently or historically):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Environmental violations?				
Environmental liens?				
Threatened or pending lawsuits?				
Damaged or discarded automotive or industrial batteries?				
Storage tanks? (gasoline, diesel, etc.)				
If the tank is known or suspected to be over ten years old, has it passed a tightness test within the last five years?				
55-gallon drums?				
Pesticides, paints, or other chemicals stored or utilized onsite in containers greater than 5 gallons?				
Have any materials been dumped, burned, or buried onsite?				
If yes, please explain.				

OWNER / OCCUPANT ENVIRONMENTAL QUESTIONNAIRE

(Y = Yes, N = No, U = Unknown, NA = Not Applicable)	Y	N	U	NA
10. Has fill dirt been brought onto the property? If yes, was the soil ever tested? If so, for what contaminants?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments:				
11. Have you ever noticed any unusual odors or stained soils on the property? If yes, please explain.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments:				
12. Are there or have there ever been any pits, ponds, or lagoons located onsite?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments: <i>(2) ponds located on the property</i>				
13. How are the onsite structures currently heated (natural gas, electric, etc)? Do you know if a heating oil tank was ever utilized onsite as a heating source? <i>Mobil home has an electric furnace</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments:				
14. Is the property served by municipal water and sewer systems? (If yes, please provide the name of the utility)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments: <i>Natural Gas available from (MGE) MISSOURI GAS ENERGY City of Republic water + sewer available</i>				
15. Are there currently any abandoned water wells or septic systems located on the property? If yes, please identify the location of the water well or septic system. <i>private well and septic service mobil home. Not abandoned.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Do you know if any environmental assessments have previously been performed on the subject property? a. If yes, what was the approximate date of each previous assessment? <i>3/20/06</i> b. If yes, please provide a copy of any assessments in you possession or state where a copy can be obtained (if known).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments: <i>Performed by Environmental works #60074</i>				

OWNER / OCCUPANT ENVIRONMENTAL QUESTIONNAIRE

(Y = Yes, N = No, U = Unknown, NA = Not Applicable)	Y	N	U	NA
17. Is there any hydraulic equipment on the property? If yes, Are there any records indicating the presence of PCBs?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments:				

Any additional information about the Site or its adjoining properties you might have?

APPENDIX G

Resumes of Environmental Personnel Participating in this Environmental Assessment



Laura Westfall

Environmental Associate

ENVIRONMENTAL WORKS

EDUCATION/CERTIFICATIONS

B.A. Physics

Drury University

OSHA 40-hr HAZWOPER Certification

E-RAILSAFE Certification

EXPERIENCE SUMMARY:

Ms. Westfall is an Environmental Associate whose responsibilities consist of conducting ASTM Phase I Environmental Site Assessments (ESAs), Environmental Transaction Screenings (ETS), Record Search Risk Assessments (RSRAs) and Limited Phase II Subsurface Investigations.

KEY PROJECT SUMMARY:

- Performed a Phase I for a multi-structure commercial property with a complex construction and demolition history including use by an oil refinery, pencil manufacturer, and wood-working company. The Site had a history dating back to 1910 and was located adjacent to a filling station.
- Assisted a team in conducting multiple Phase I Environmental Site Assessments for a national outdoor retail store. The ESAs were conducted as a part of a business acquisition totaling over 3,000-acres.

FIELDS OF SPECIALIZATION

- ASTM Phase I Environmental Site Assessments
- Limited Phase II Subsurface Investigations
- Environmental Compliance



NICK GODFREY

Program Manager

ENVIRONMENTAL WORKS

EDUCATION/CERTIFICATIONS

BA, Environmental Policy and Earth Science, University of Kansas, 2001

ASTM Environmental Professional
2005 to Current

General Asbestos Inspector
Certification 2004, MO 2005, NE 2006,
IA 2009

Certified Air Sampling Professional
2008

Certified Mold Assessor- TX 2010

Certified Lead-Based Paint
Inspector/Risk Assessor 2010

Hazardous Waste Operations and
Emergency Response – Supervisor
2005

KDHE Certified Groundwater
Specialist 2009

FIELDS OF SPECIALIZATION

- Phase I Environmental Site Assessments
- Phase II Site Assessments
- ASTM Transaction Screens
- Industrial / Field Services
- Environmental Remediation Management
- UST
- Business Development and Account Management
- Regulatory Compliance
- Brownsfield Redevelopment
- CERCLA-Funded

EXPERIENCE SUMMARY:

Mr. Godfrey has over 15 years of experience in the environmental services industry. Mr. Godfrey's experience includes managing and overseeing due diligence assessments, field/industrial services, and investigation, remediation, and tank removal projects. Mr. Godfrey has served as Project Manager for 32 tasks delivered under the U.S. Environmental Protection Agency Superfund Technical Assessment and Response Team (START) 2 and 3 contracts. He has also worked with multiple state and local agencies including: KDHE, NDEQ, IDNR and MDNR.

KEY PROJECT SUMMARY:

- Project Manager for KDHE Brownfields Voluntary Cleanup Program, Kansas 2008 to 2009. Program included assessment and remediation for the cleanup of contaminated soils affected with PAHs and heavy metals across 1 square block of Leavenworth, Kansas. Mr. Godfrey authorized and coordinated all work plans and communications with onsite staff and the KDHE. Site work and closeout documentation and final reporting were conducted by Mr. Godfrey to further one square block of development in downtown Leavenworth, Kansas and obtaining of a letter of No-Further Action from KDHE. This site was featured as the 2009 State of Kansas "Remedial Success Stories" by the KDHE.
- Deputy Program Manager for US EPA Brownfields Petroleum Products and Hazardous Substances Grants for the Unified Government of Wyandotte County, Kansas (UG or City of Kansas City, Kansas) 2010 to 2013. Mr. Godfrey's duties included the identification, qualification, management and submittal of all site eligibility determinations for acceptance and funding from US EPA Region 7 and KDHE for the grant. Mr. Godfrey was responsible for community outreach, site selection, leading stakeholder meetings, authoring website and program literature for the City, and managing and performing Phase I & II ESAs on over 40 properties under the grant. Mr. Godfrey successfully qualified over 90 parcels of land for Brownfields funding use for the City. High profile sites he performed Phase I and II ESAs at included; over 10 properties that were formerly part of the City land bank, the Indian Springs Mall and surrounding properties, and the former EPA Regional 7 Headquarters property.
- Project Manager for Leaking Underground Petroleum Storage Tank assessments on behalf of the KDHE. Mr. Godfrey's duties included environmental assessment and management of 17 LUST sites enrolled into the development, collection of groundwater parameters, chemical analysis and groundwater reporting. Mr. Godfrey was responsible for creating groundwater flow directional and ISO concentration mapping for sites, as well as quarterly, semiannual and annual reporting to the KDHE.
- Fields Operations, Quality Assurance/Quality control and Interim Environmental Project Manager. Sunflower Army Ammunitions Plant. Managed over 80 assessments and removal sites around the 9,000 acre EPA NPL site. Specific duties included assigning tasks to sampling staff and familiarizing the staff with the needs and requirements of the project.