

**AMENDMENT TO ENVIRONMENTAL ASSESSMENT REPORT FOR
PARTNERSHIP INDUSTRIAL CENTER WEST, DATED APRIL 2000**

ENVIRONMENTAL ASSESSMENT

FOR

**130-ACRE PLOTNER TRACT
SPRINGFIELD, MISSOURI**

FEBRUARY 2001

**Prepared for:
CITY UTILITIES OF SPRINGFIELD
301 EAST CENTRAL
SPRINGFIELD, MISSOURI 65801**

**Prepared by:
MIDWEST ENVIRONMENTAL CONSULTANTS
1949 EAST SUNSHINE, SUITE 2-115
SPRINGFIELD, MISSOURI 65804**

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1. INTRODUCTION

1.1 Purpose and Limitations of Assessment

The purpose and limitations for this amendment to the Environmental Assessment for the Partnership Industrial Center West report are the same as described in Section 1 of the original report. This environmental assessment of the Plotner tract was conducted in general accordance with ASTM E 1527-00 "Standard Practice for Environmental Site Assessment: Phase I Environmental Site Assessment Process".

1.2 Methodology Used for Assessment

A representative of Midwest Environmental Consultants, Co., conducted a site visit on January 29, 2001. The site was walked to verify existing conditions. People with first hand knowledge of the site were interviewed to determine current and past uses of the sites.

2. SITE DESCRIPTION

2.1 Location and Legal Description

The property being assessed is a 130-acre tract owned by Heritage Bookshops, Inc., herein referred to as the "Property."

The Property is located at the southeast corner of the intersection of Division Street (County Road EE) and Haseltine Road (Farm Road 115). It is bounded on the north by County Road EE, on the west by Farm Road 115, on the south by the Burlington Northern Santa Fe (BNSF) railroad line, and on the east by a privately owned farm. The Property is outside of the City of Springfield limits. The property is generally located in the northwest quarter of Section 18, Township 29 North, Range 22 West, Greene County, Missouri.

Site maps showing the location of the Property are included as Figures 1 and 2. Figure 1 is a portion of the United States Geologic Survey (USGS) topographic map (7.5-minute series) for Springfield and Brookline Quadrangles, Missouri. Figure 2 shows a Site Location Map including the properties and adjoining properties.

2.2 Site and Vicinity Characteristics

The total area of the Property is reportedly 130 acres. The land surface generally slopes from the south to the north. The land elevation ranges from approximately 1,290 feet above mean sea level at the southern boundary along the BNSF railroad tracks to 1,270 feet at the northern boundary along County Road EE according to the Brookline U.S.G.S.

Project: CU - Partnership Industrial Center-West (Plotner Tract)
Phase I Environmental Assessment
Site Vicinity Map

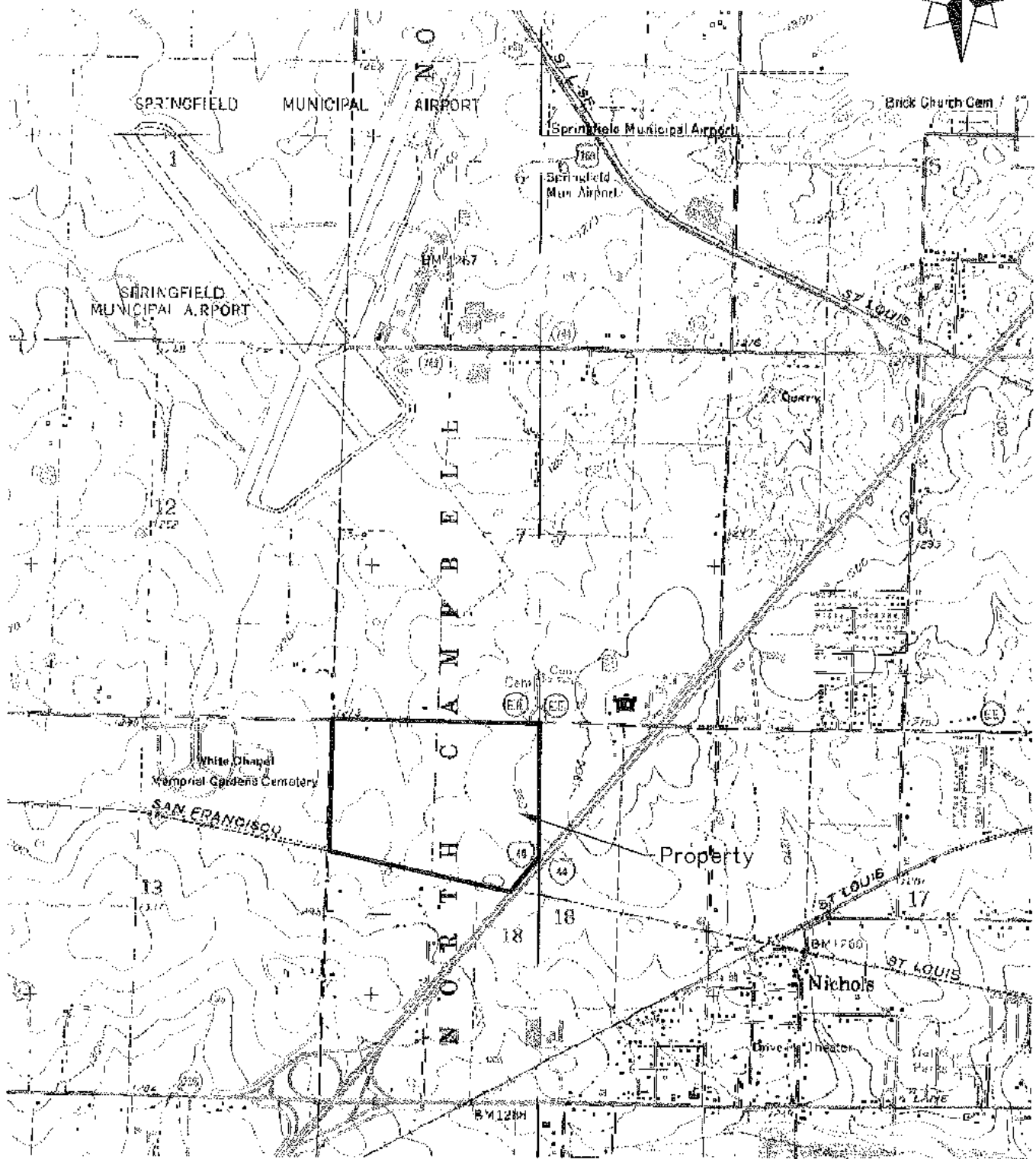
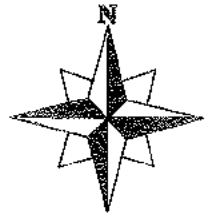


MIDWEST ENVIRONMENTAL CONSULTANTS

Project Number: 0084.09

Date: 2/01

Figure 1
Scale: 1"=2000'
T29N, R22W, Sec.18
Brookline, MO & Springfield, MO USGS Quadrangles



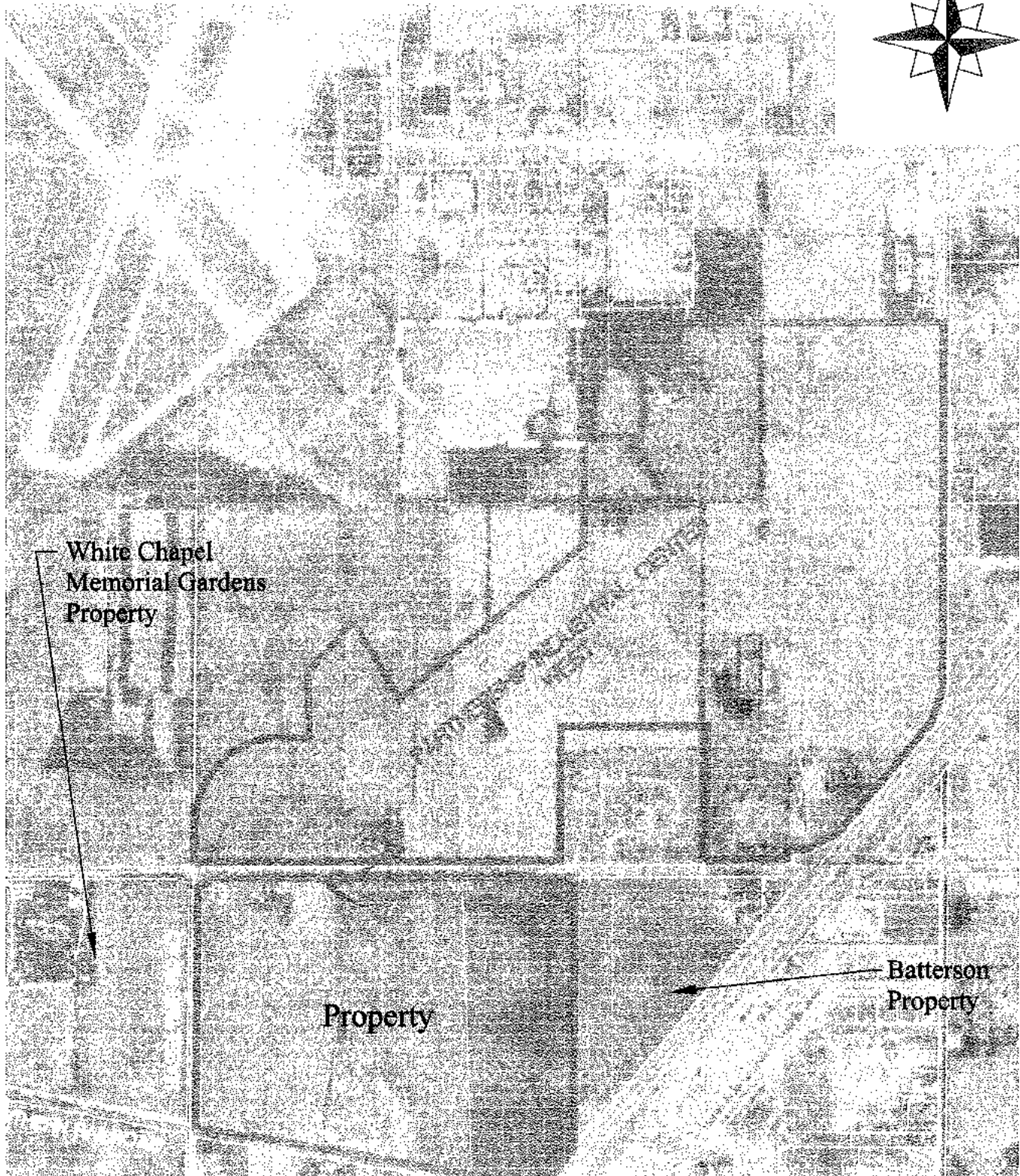
Project: CU - Partnership Industrial Center-West (Plotner Tract)
Phase I Environmental Assessment
Site Location Map



Project Number: 0084.09

Date: 2/01

Figure 2
Scale: 1"=1000'



Quadrangle map. The surrounding area consists of farmland, rural homes, a softball complex, and cemeteries.

To identify documented potential sinkholes, Plate 1 - Sinkhole Flooding Hazard Map, was reviewed from the report entitled Hydrogeologic Mapping of Unincorporated Greene County, Missouri To Identify Areas Where Sinkhole Flooding and Serious Groundwater Contamination Could Result From Land Development, June 1981 by Aley and Thomson. In addition, a second map entitled Environmental Factors, prepared by the City of Springfield Planning Department dated 1986, was reviewed. Copies of these maps are included in Appendix 1.

2.3 Zoning

The Property is located outside of the City of Springfield in Greene County and is zoned for industrial use.

2.4 Description of Structures, Roads or Other Improvements on the Site

The property is undeveloped agricultural land with some large trees along the northern property line. The western half of the property appeared to be used for fescue hay, the eastern half appeared to be planted in soybeans. There were no other structures, roads, or improvements on the Property.

An electrical power supply for the Property is available from a pole-mounted transformer that is owned by City Utilities of Springfield.

2.5 Environmental Liens/Specialized Knowledge

A representative of the Heritage Bookstores, Inc., Mr. Don Plotner, was asked if he knew of any environmental liens or government notifications relating to past or recurrent violations of environmental laws. Mr. Plotner stated he was not aware of any environmental liens or government notifications relating to past or recurrent violations of environmental laws.

2.6 Current/Past Use of the Property

The current use of the Property was described in Section 2.4. More detailed historical research for the Property is included in Section 3.

2.7 Current and Past Uses of Adjoining Properties

Adjoining properties are defined in ASTM E 1527-00 as, “any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them.” Current uses of adjoining properties are discussed below. More detailed historical research for adjoining properties is included in Section 3.

North Adjoining Property

The Property is bounded to the north by West Division Street, or County Road EE. North of County Road EE, are land tracts in the proposed Partnership Industrial Center West (PIC-West). The PIC-West lands include three tracts (17.7-acres, 186.3-acres, and 100-acres) owned by the City of Springfield on the south side of the airport, and the 111.8-

acre Jack Rainey tract. Also north of County Road EE is the Resurrection Cemetery property.

To the north and west is the Springfield-Branson airport that includes the terminal building, parking lots, runways, hanger buildings, and other equipment and buildings related to operations for the airport.

South Adjoining Property

The Property is bounded to the south by the BNSF railroad tracks. South of the railroad tracks are three properties: the Players Softball Complex (1048 N. Farm Road 115), Nature's Harvest - a landscaping business and private home at 4933 W. Farm Road 128, and a private home. Based on aerial photographs, there is a small pond on the north side of the Nature's Harvest property, adjacent to the railroad tracks.

East Adjoining Property

The Property is bounded on the east by a farm and residence, listed on the mailbox as Ray Batterson, at 4450 West County Road EE. The western portion of the Batterson property, which directly adjoins the Property, consists of farm crop fields. The Batterson trailer home and outbuildings are located on the east side, or away, from the Property.

East of the Batterson property is Interstate 44 and east of the interstate right-of-way is U.S. Express, Inc. truck terminal.

West Adjoining Property

The Property is bounded to the west by Haseltine Road (Farm Road 115). West of the road is White Chapel Memorial Gardens Cemetery property. The property includes an office building and a small Butler type building, most likely used for storage of tractors and lawn maintenance equipment.

3. HISTORICAL REVIEW

3.1 Assessor's Records

Chain-of-title searches for the Property were not obtained for review.

3.2 Street Directories

Street directories are developed each year and list the street, street number and occupant of a property. The directories provide an idea of past use of the property.

Since the Property is outside of the Springfield city limits, there were no street directory listings. Since there were no listings, no conclusions can be made from street directories regarding the past occupants or uses of the Property.

3.3 Aerial Photographs

Historical aerial photographs for Greene County were reviewed at the map library of the Duane Meyer Library on the campus of Southwest Missouri State University in Springfield, Missouri. The map collection consists of historical photographs from the U.S. Department of Agriculture – Agricultural Stabilization and Conservation Service (ASCS). For the Property, photographs were available for the years of 1938, 1953, 1970, 1975, 1982, and 1990. In addition, an aerial photograph taken in December 1996 was obtained from the Greene County Tax Assessor.

Observations for each aerial photograph, in reverse chronological order, are as follows:

- Photograph dated 2-17-90 (I.D. No. 2276-106): The Property appears much as it does today, as undeveloped farm and pasture land. Trees along the northern

boundary of the Property are visible. No houses or other structures can be seen.

The Resurrection Cemetery, Players Softball Complex, and White Chapel Memorial Gardens cemetery are visible and appear the same as they do today.

- Photograph dated 10-22-82 (I.D. No. 181-99): The Property appears the same as it does in the 1990 aerial photograph. The Players Softball Complex is visible, but the Nature's Harvest house and outbuildings are not present.
- Photograph Dated 1-20-75 (I.D. No. 1-126): The Property and adjoining properties appear much the same as the 1982 photograph. The Resurrection Cemetery and White Chapel Memorial Gardens Cemetery are visible.
- Photograph Dated 9-24-70 (I.D. No. 1-87): The Property and adjoining properties appear similar to the 1975 photograph. A farmhouse on the Property and a farmhouse on the north side of County Road EE are visible.
- Photograph Dated 9-20-53 (I.D. No. BLJ-1M-88): The Property is undeveloped farmland and the farmhouse is not visible. The White Chapel Memorial Gardens cemetery is visible to the west of the Property. Most of the adjoining land is undeveloped farmland. The former Haseltine apple orchard is visible to north of County Road EE. Interstate Highway 44 has not yet been constructed.
- Photograph Dated 8-25-38 (I.D. No. BLJ-5-23): The Property is undeveloped

farmland. A farmhouse and outbuildings are visible along the north boundary of County Road EE, along the west side of the Property. Most of the adjoining land is undeveloped farmland. The former Haseltine apple orchard is visible to west of the the City of Springfield's 100-acre tract.

Copies of the 1938, 1953, 1970, 1975, 1982, and 1990 aerial photographs are included with this Addendum.

3.4 Sanborn Maps

Sanborn Maps were originally developed to help the insurance industry determine fire risks of structures. The maps provide details of buildings (i.e., size, shape, construction, window and door locations), use of the building, property boundaries, street names, building address numbers, fire protection information, and other features. Neither the Springfield Main Library nor the Missouri State Archives building had Sanborn Maps covering the Property

Since there were no Sanborn Maps for the properties, no conclusions can be made regarding the past occupants or uses of the properties.

3.5 Topographic Map Review

The current U.S.G.S. topographic maps for Springfield and Brookline were reviewed and a portion of the maps is included in Figure 1. The Brookline and Springfield maps, both dated 1960 and photorevised in 1970 and 1975, show the Ressurrection Cementery, the White Chapel Memorial Gardens cemetery, and a farmhouse located along County Road

EE, on the northwest part of the Property

3.6 Local Building Department Records

The Property is not within the city limits of Springfield and no local building department records were available for review.

3.7 Interviews

MEC interviewed a representative of Heritage Bookstores, Mr. Don Plotner, to discuss the uses and history of the property. According to Mr. Plotner, the property was purchased about 15 years ago. Before his purchase, the property was a farm and they have continued to lease the property for use as a farm, including the pasture land and soybean crop. Mr. Plotner said that a farm house was located on the property but he had it was torn down many years ago. The well for the house still exists on the site.

3.8 Site History Summary

The Property was purchased by Heritage Bookstores approximately 15 years ago. Prior to their ownership, the site had reportedly been used for farming. Since the purchase, Heritage has continued to lease the Property for farming.

4. RECORDS REVIEW

4.1 Standard Environmental Records

The standard ASTM E 1527-00 file search of federal and state records was conducted. All information was obtained from VISTA Information Solutions, Inc. A map showing identified sites and the list search summary information are included in Attachment 3.

The federal ASTM record search addresses the following records and/or lists:

- National Priority List (NPL) No sites were identified within the ASTM search distance radius of 1.0 mile from the Property.
- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) No CERCLIS sites were identified within the ASTM search distance radius of 0.5-mile radius of the Property.
- Resource Conservation and Recovery (RCRA) Treatment, Storage, Disposal (TSD) CORRACTS List No RCRA TSD non-CORRACTS and CORRACTS list sites were identified within the ASTM search distance radius of 0.5-mile radius of the Property.
- RCRA Generators List The search distance is the Property and adjoining properties. Three small quantity generators were listed within a 1.0-mile of the Property:: Central Blower Repair at 1223 North Westgate (0.33 miles south); Specialized Metal Service at 4422 West Helen (0.93 miles south); and Springfield Remanufacturing Corporation – Heavy Duty at 4860 West Maple (0.97 miles south). Because of the distance

between these waste generators and the Property, it is unlikely the generators have environmentally impacted the Property.

- Emergency Response Notification System (ERNS). The search distance is the Property and it was not listed on the ERNS list.
- CERCLIS - No Further Remedial Action (NFRAP) In the 0.5-mile search radius and an extended 1.0-mile radius, no sites were listed.

The state ASTM record search addresses the following records and/or lists:

- State lists of hazardous waste sites identified for investigation or remediation (State Priority List or SPL). The 1999 annual report of "Confirmed Abandoned or Uncontrolled Hazardous Waste Disposal Sites in Missouri" was reviewed as well as the Missouri Department of Natural Resources (MDNR) 1999 Registry. The Litton Interconnect Technologies facility at 4811 East Kearney, over 1.0 miles north, was listed.
- State landfill and/or solid waste disposal site lists. No sites were identified within the specified search distance of 1.0 mile from the Property.
- State leaking underground storage tank (LUST) lists. No sites were identified within the specified search distance of 0.5 miles. Within an extended distance of 1.0-mile,

three sites were identified: Lady Baltimore at 4550 West Maple (0.79 miles south), and Show Me Shuttle at 4800 West Kearney (0.88 miles north). It is unlikely that petroleum from the leaking underground tanks has impacted the Property because of the distance between them.

- State registered UST lists. ASTM search distance is the Property and the adjoining properties. No sites were listed within the ASTM search radius.

All of the unmapped sites were reviewed and none of the sites were located within a one-mile radius of the properties.

4.2 Agency File Review

Since there were no listed sites within the search radius of the Property, a review of the Missouri Department of Natural Resources – Southwest Regional Office files was not performed.

5. INFORMATION FROM THE SITE VISIT AND INTERVIEWS

5.1 Hazardous Substance, Petroleum Products and Other Products in Connection With Identified Uses

There were no signs of usage of hazardous substances, petroleum products, or other products on the Property.

5.2 Hazardous Substance and Petroleum Product Containers and Unidentified Substance Containers

There were no unidentified containers located on the Property.

5.3 Storage Tanks

MEC looked for signs of underground storage tanks such as fill pipes, vent pipes, or fuel islands and signs of above ground tanks such as concrete cradles and stilt bases, during the site walk. There were no indications of storage tanks on the Property.

5.4 Indications of PCBs

Electrical power for the Property is provided by City Utilities of Springfield (CU). A pole-mounted transformer (#5280B) is located along the northern portion of the Property, adjacent to County Road EE. No leaks or spills were observed beneath the transformer. Transformer records from CU were checked and transformer has not been tested for PCB's. A copy of the transformer PCB data request record is attached.

5.5 Indications of Solid Waste Disposal

A large brush pile containing some solid wastes was noted along the northern edge of the Property in a small stand of trees. Items that were noted in the brush pile included materials that might have been generated from demolition of the former farmhouse,

including a sink, wood trim, and metal siding.

There was an operating combine parked on the Property at the time of the site visit. The combine belongs to the farmer leasing the Property.

5.6 Asbestos

There were no structures on the Property and no potential asbestos materials from transite siding, floor or ceiling tiles, or piping insulation. No transite siding was noted in the solid wastes in the large brush pile along the northern portion of the Property.

5.7 Other Conditions of Concern

5.7.1 Wastewater/Stormwater

There were no regulated wastewater or stormwater discharges from the Property.

5.7.2 Septic Tanks

No signs of septic tanks were visible. The former farmhouse may have had either a septic tank or privy for wastewater disposal. The septic tank or privy may still be on the Property near the former farm house vicinity.

5.7.3 Wells

The former farmhouse had a well for a water supply. The well still exists on the Property and has not been closed according to Missouri regulations. Details of the well construction are unknown.

5.7.4 Pits, Ponds, and Lagoons

There were no other pits, ponds, or lagoons noted on the Property that could have been used for disposal of hazardous wastes or petroleum products.

5.7.5 Stained Soils and Surfaces

There were no stained soils or surfaces, or signs of distressed vegetation, on the Property.

5.7.6 Floor Drains

There were no houses or other structures on the Property and there were no floor drains.

5.7.7 Fill Material

There did not appear to be any fill materials used on either the Property. The Property apparently has been used as farm land since at least 1938 and no signs of filling or grading were observed to alter the natural ground contours.

5.8 Photographs of the Site

Photographs of the Property and adjoining properties, with captions to identify where they were taken, are included.

5.9 Interviews

The following individuals were interviewed on the dates indicated:

- Mr. Don Plotner, representative of the Property owner, Heritage Bookstores, Inc. on January 25, 2001.

- Mr. Ted Salveter, with City Utilities of Springfield regarding the transformer on the Property, on February 6, 2001.

6. FINDINGS AND RECOMMENDATIONS

This Phase I Environmental Site Assessment has been performed in general accordance with the scope and limitations of ASTM Practice E 1527-00 on the previously described Plotner tract with a total area of 130 acres.

6.1 Findings

There are no recognized environmental conditions on the Property, which is undeveloped farm land. The eastern portion of the Property has been used to plant soy beans. The western portion of the Property has been used as a hay pasture. The water supply well for the Property still exists on the site and has not been closed according to Missouri regulations. A septic tank or privy for the former house on the Property may also still exist on the Property.

6.2 Recommendations

No further actions are recommended for the Property. It should be recognized that if the Property is acquired "as is" some costs might be expended for proper closure and abandonment of the water well, removal of any septic tank, and removal of solid wastes in the large brush pile.

William B. Lindsey, P.E.

Principal

7. QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS PARTICIPATING IN PHASE I ENVIRONMENTAL SITE ASSESSMENT

The site visit was conducted and the Phase I EA report was prepared by William B.

Lindsey, P.E. with MEC's Springfield, Missouri office. A copy of Mr. Lindsey's resume is included in Attachment 6.

Historical Aerial Photograph of Property

BLJ-4-3

1-20000

1-1-49

1-1-49

PROPERTY



MAP 1 44-50

WP3

CP1

WP6N

WP3

PP2

CP2

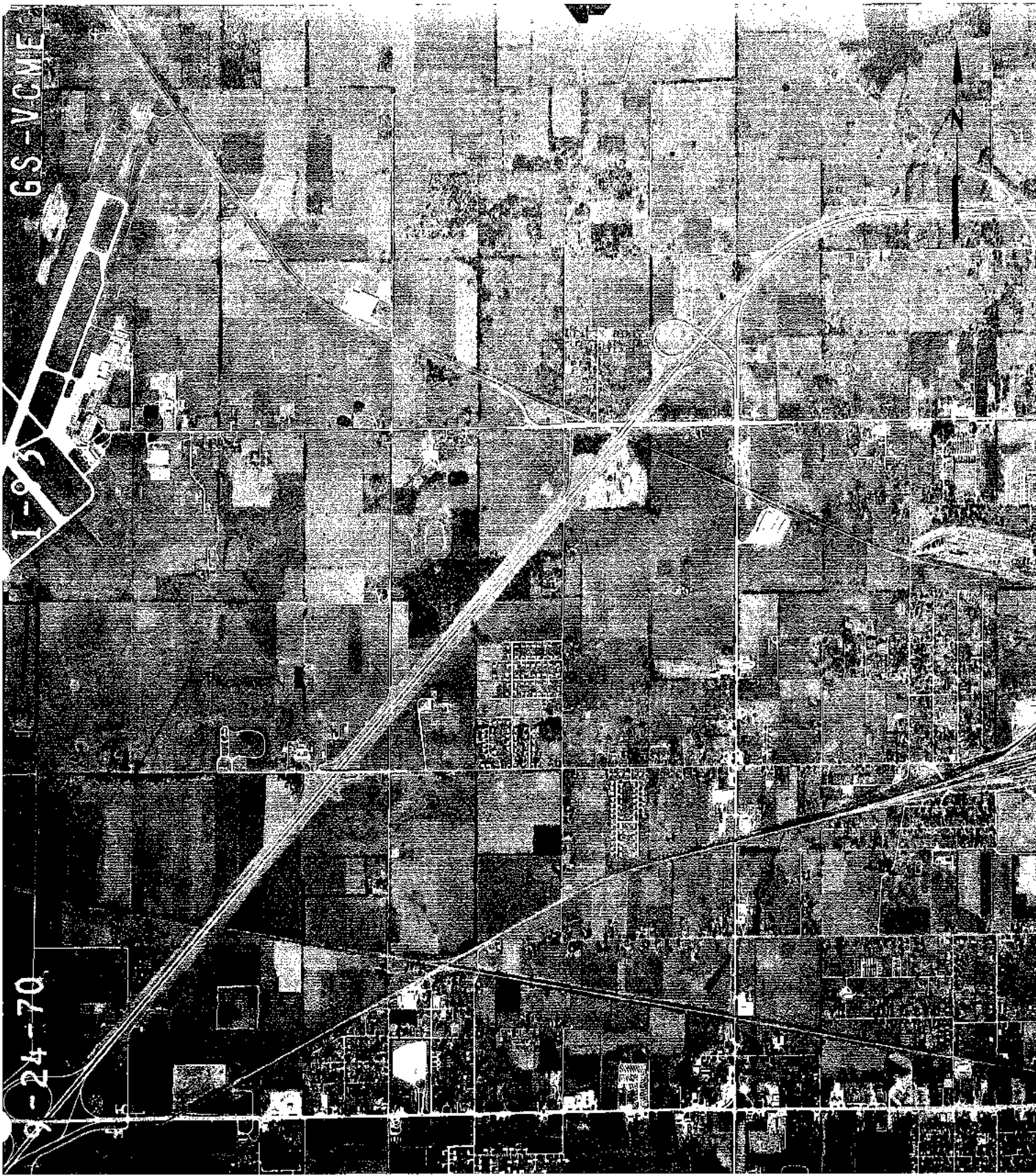
WP4

Proper

CP4

CP3

CP2



GS-VCME

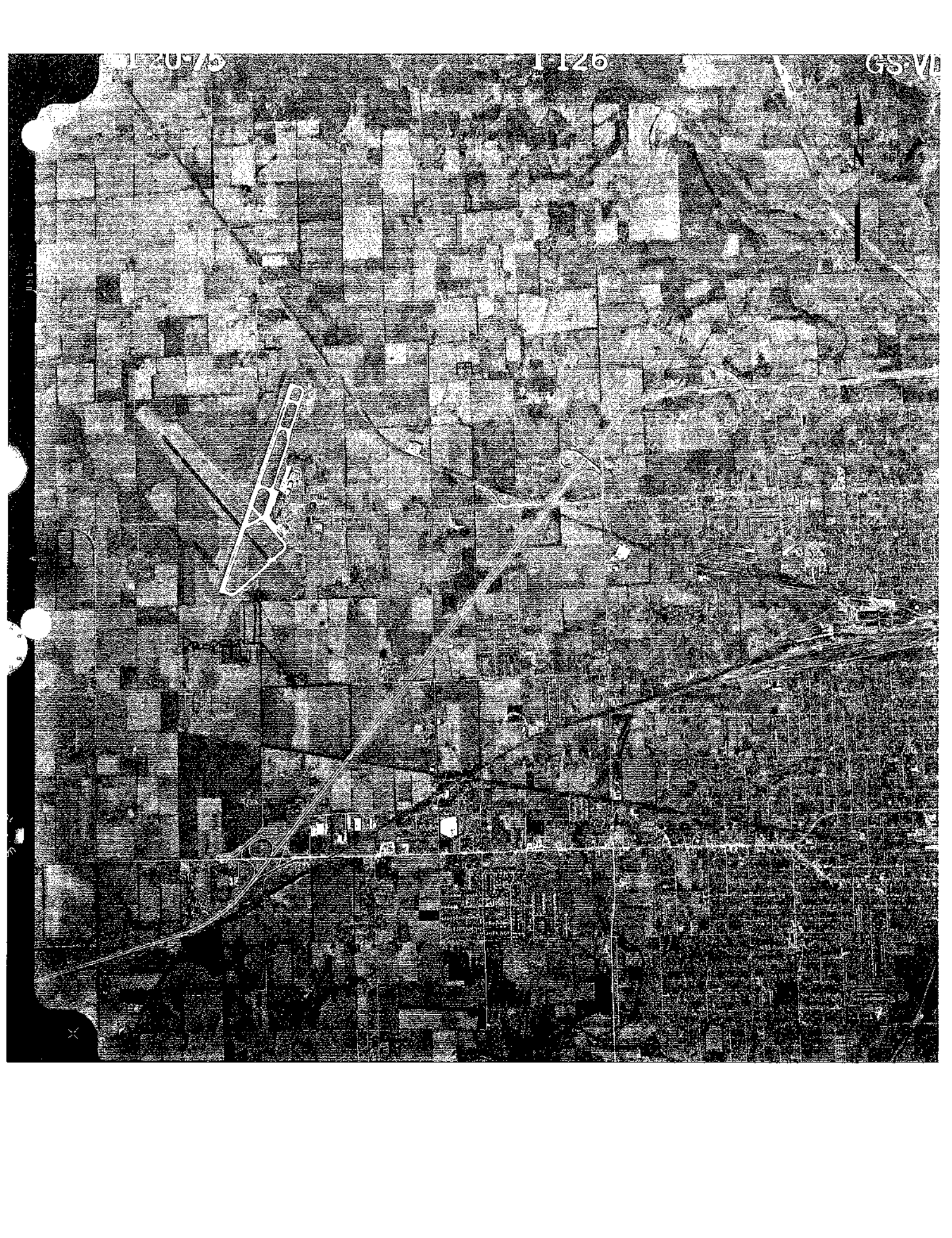
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9-24-70

1-2075

1-126

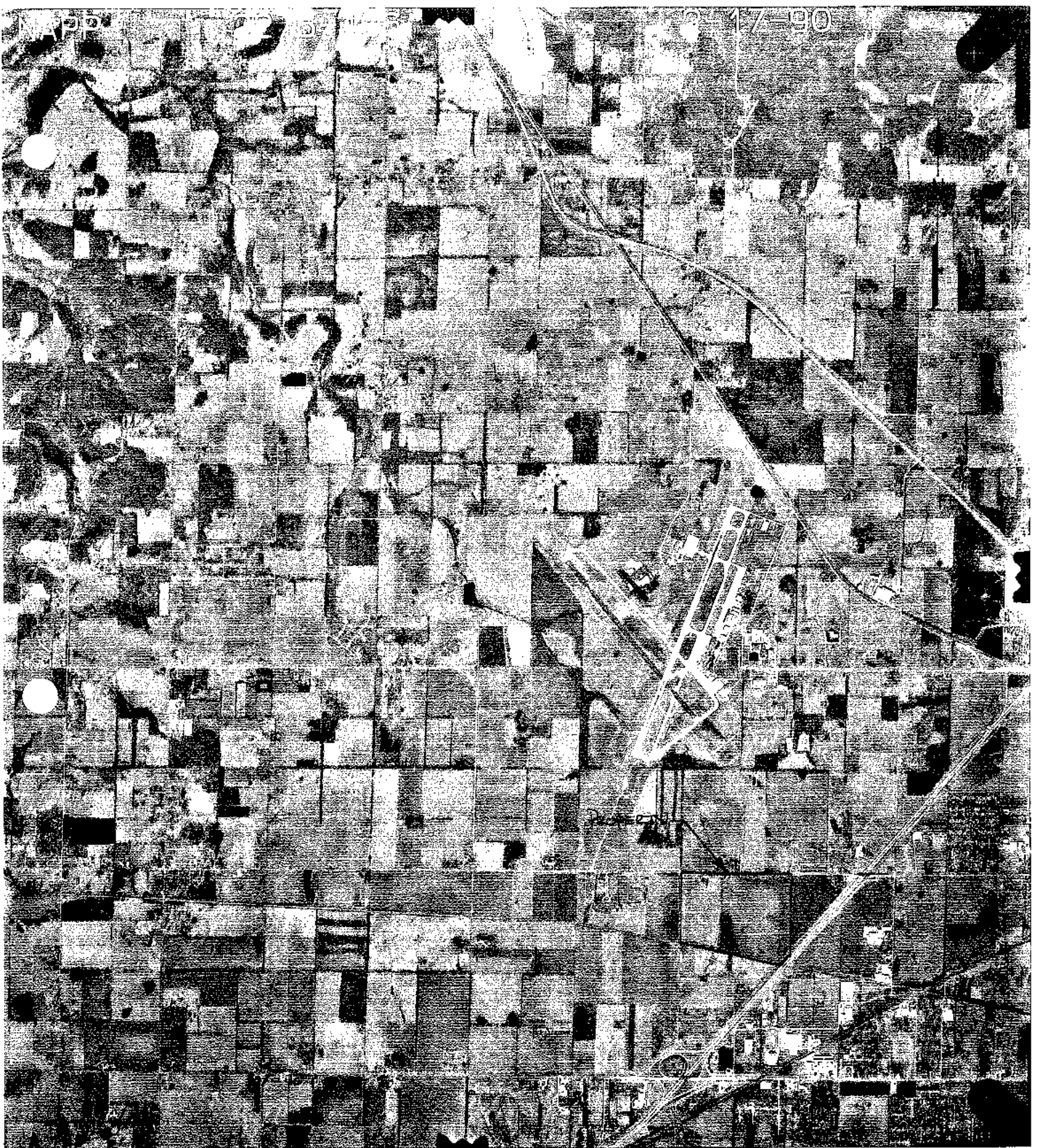
GS-VI





Property





Photographs of the Property



1. West Property boundary, looking south along Haseltine Road (Farm Road 115) from junction of Haseltine Road and Division Street (State Route EE). Grass pasture land can be seen.



2. Property, looking southeast from junction of Haseltine Road and State Route EE.



3. North Property boundary, looking east along State Road EE, from junction of Haseltine Road and State Route EE.



4. South Property boundary, looking east from junction of Haseltine Road and Burlington Northern Santa Fe railroad tracks.



5. Property, looking northeast from junction of Haseltine Road and Burlington Northern Sante Fe railroad tracks.



6. West boundary of Property, looking north along Haseltine Road from junction of Haseltine Road and Burlington Northern Sante Fe railroad tracks.



7. North boundary of Property, looking west along State Road EE. Note pole-mounted transformer.



8. North boundary of Property, looking west along State Road EE, from junction of west property line and State Road EE.



9. Northern portion of Property, looking west. Soybean field can be seen.



10. Northern portion of Property, looking southwest.



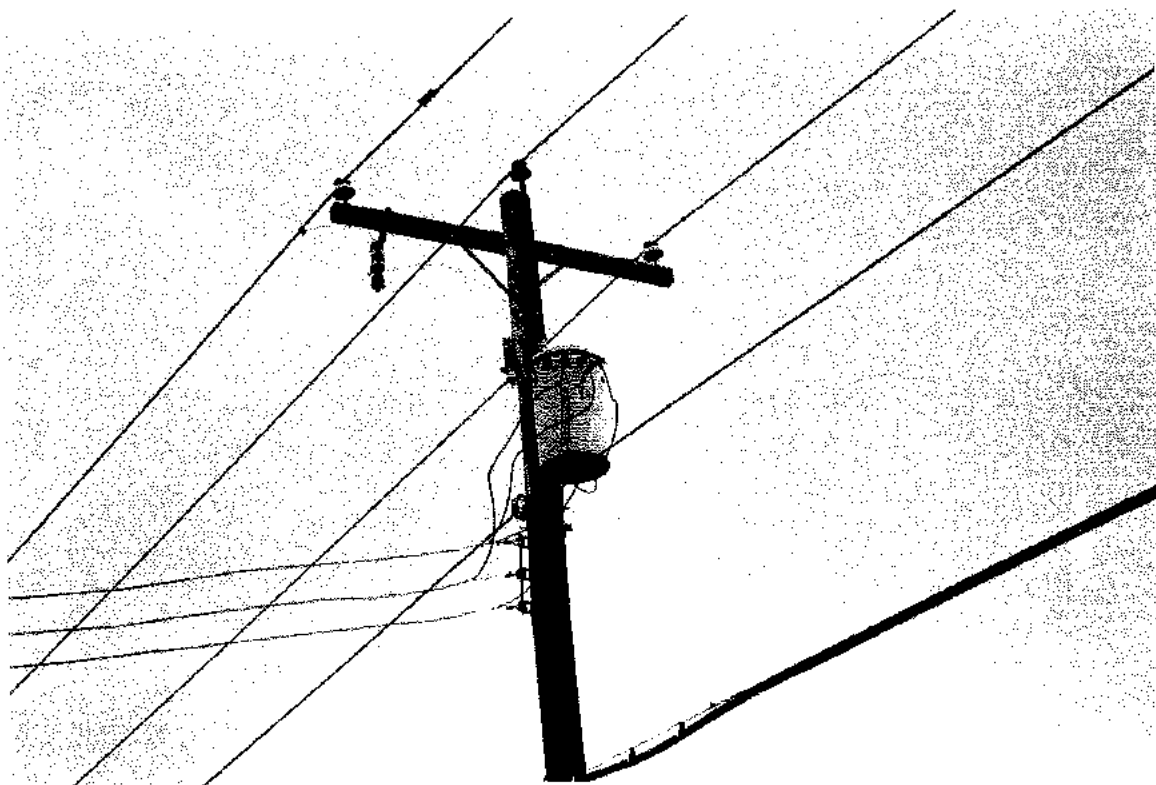
11. Northern portion of Property, looking south. Train on tracks (south boundary) visible in background.



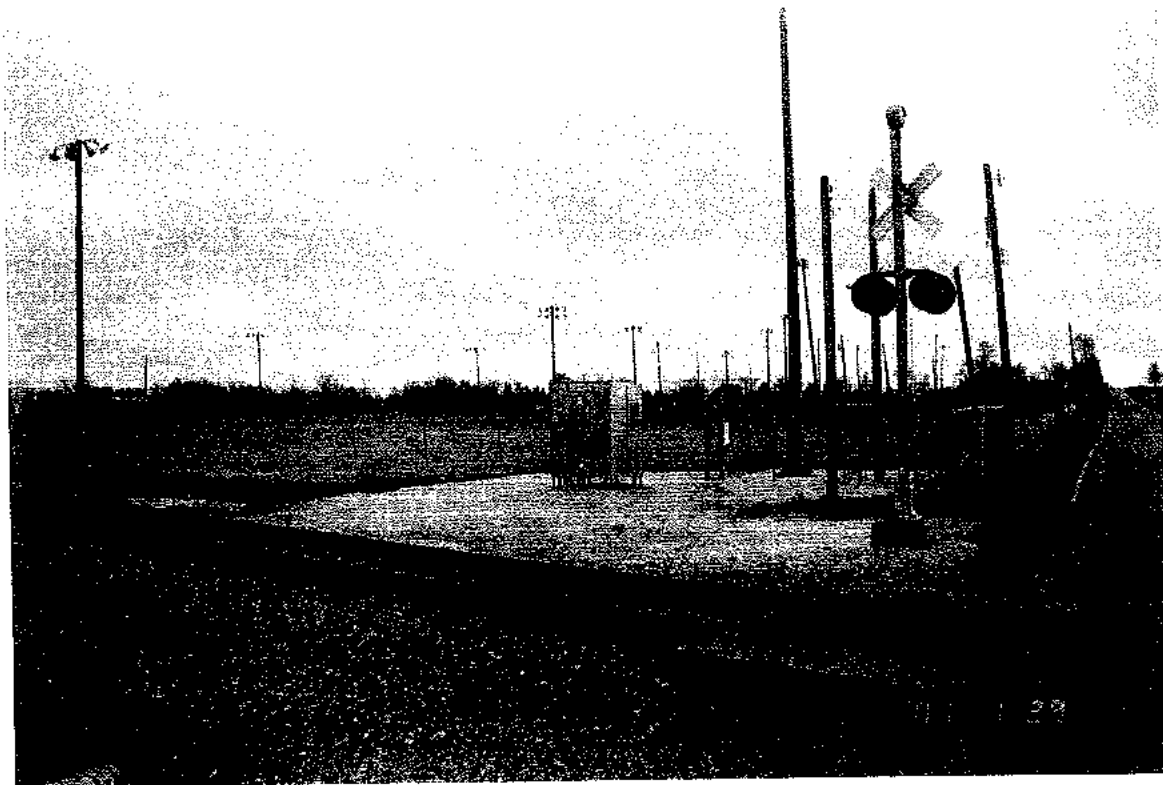
12. Former location of farm house along State Road EE. View from road looking south.



13. View of clump of tree and pile of debris.



14. Pole-mounted transformer, Number 25-5280B.



15. South adjoining property, Players Softball Complex. View from southern Property boundary along BNSF railroad tracks, looking south.



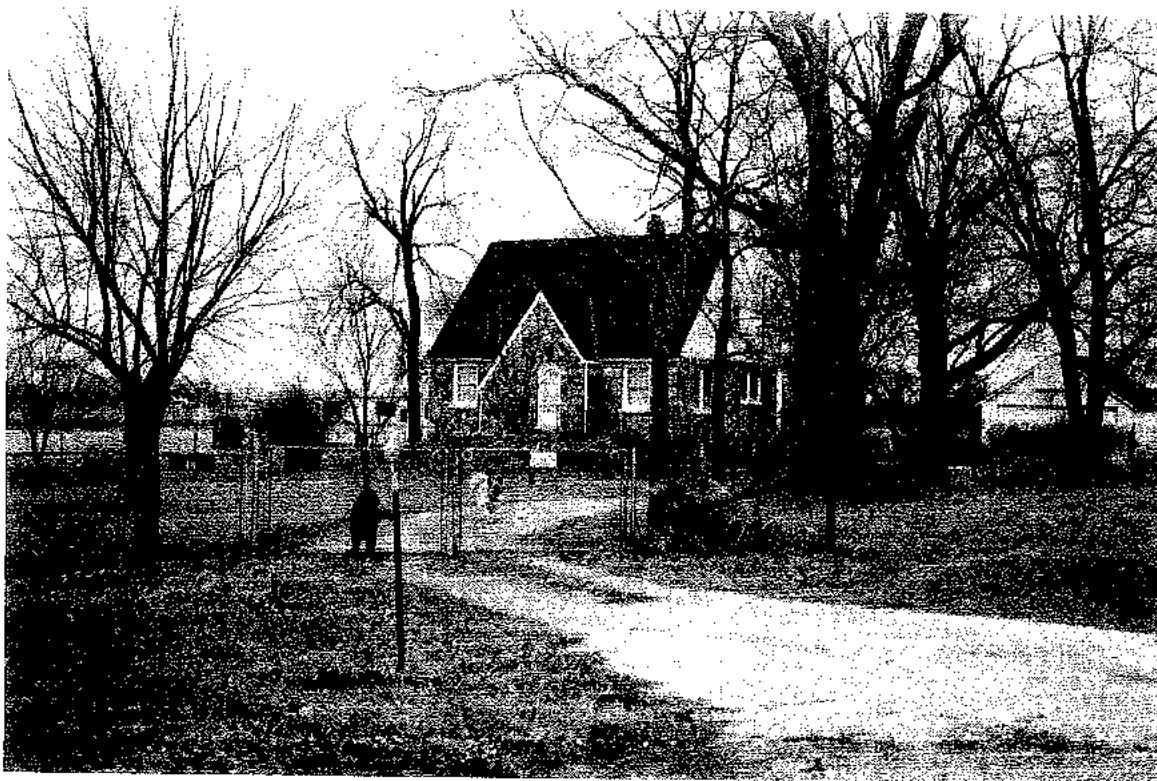
16. South adjoining property, Players Softball Complex. View from junction of Haseltine Road and Farm Road 128.



17. South adjoining property, house and outbuildings of Natures Harvest Nursery & Landscape Supply.



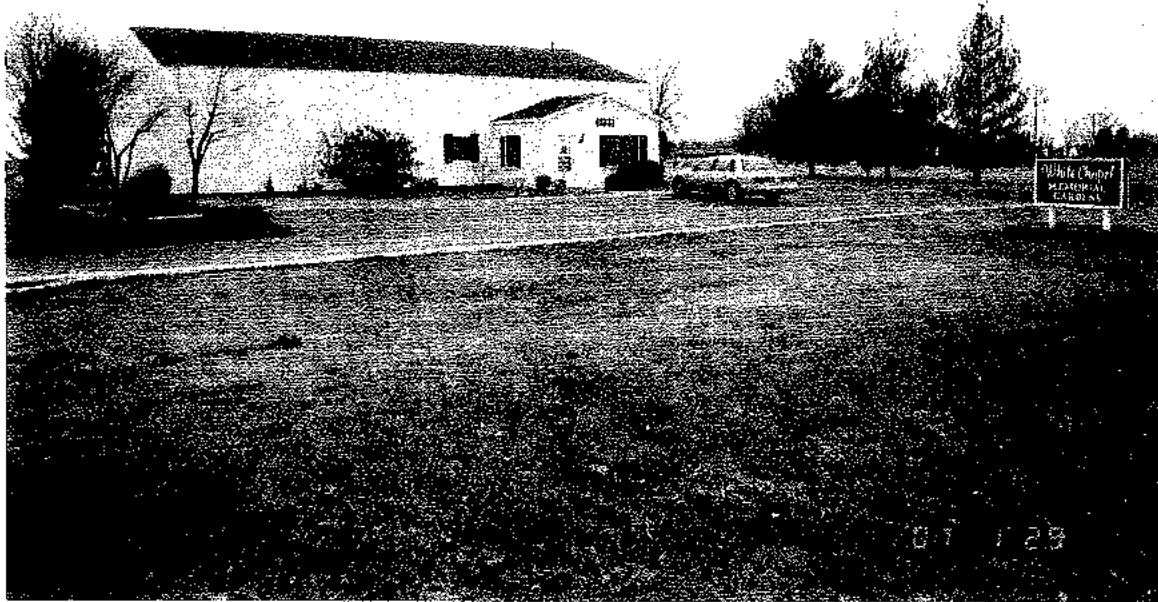
18. Sign for south adjoining property, Natures Harvest Nursery & Landscape Supply at 4933 West Farm Road 128.



19. South adjoining property, rock house.



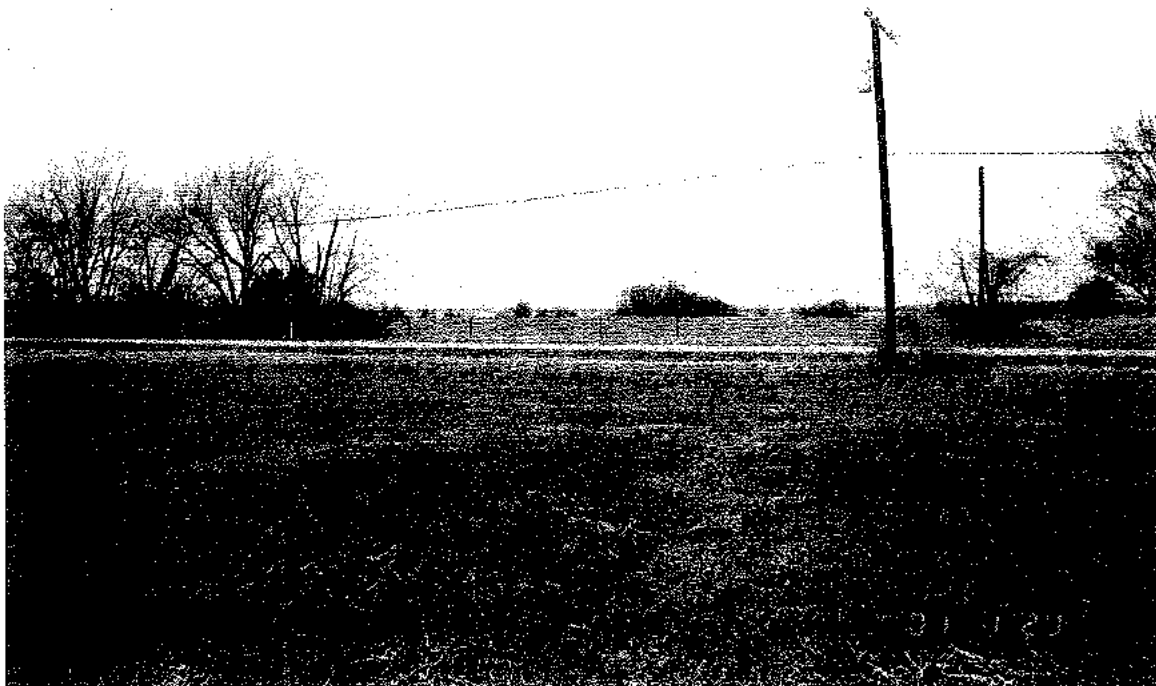
20. Southwest adjoining property, looking southwest at pasture field from junction of BNSF tracks and Haseltine Road.



21. West adjoining property, building of White Chapel Memorial Gardens.



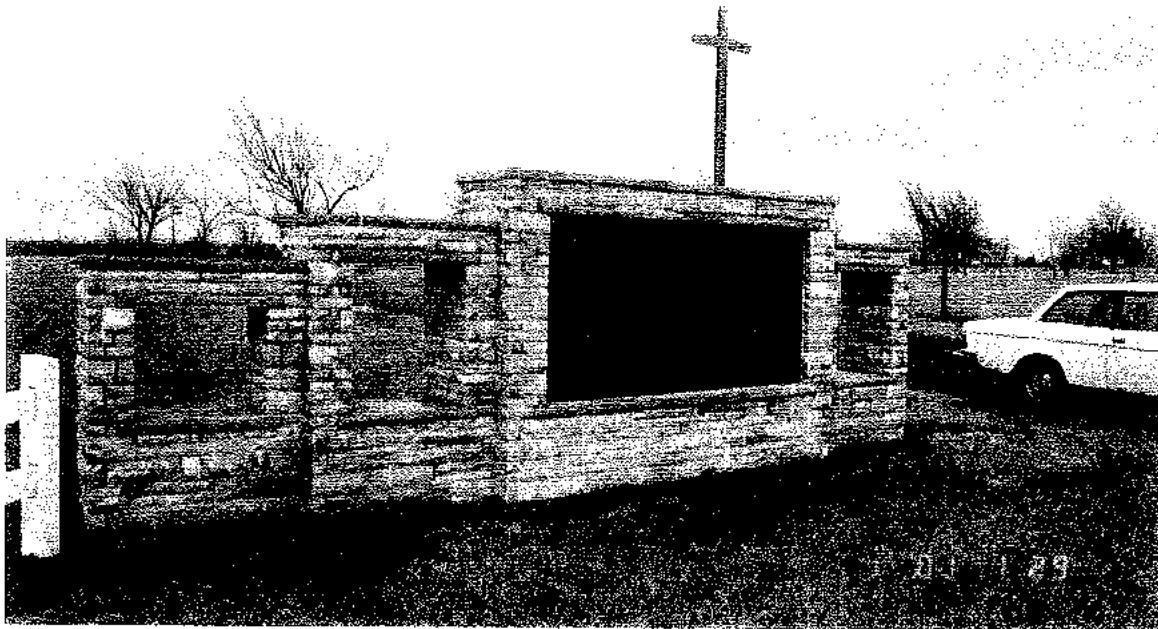
22. West adjoining property, view looking south along east side of White Chapel Memorial Garden property.



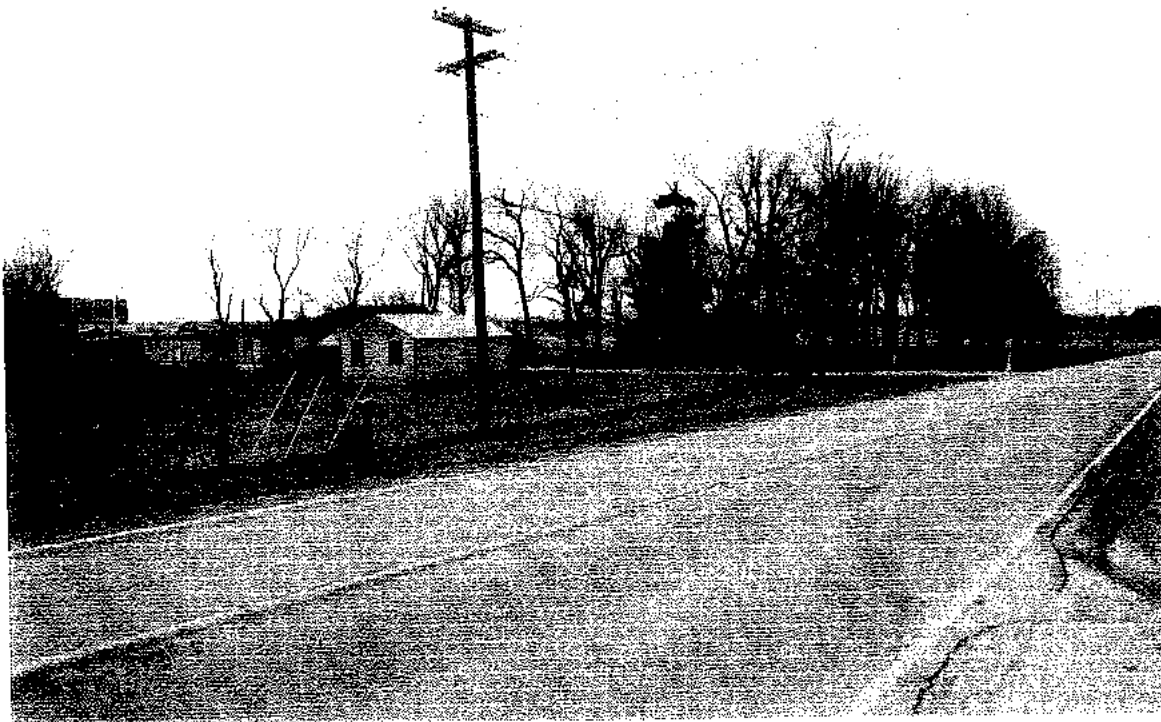
23. Northern adjoining property, looking north at land to be in Partnership Industrial Center – West.



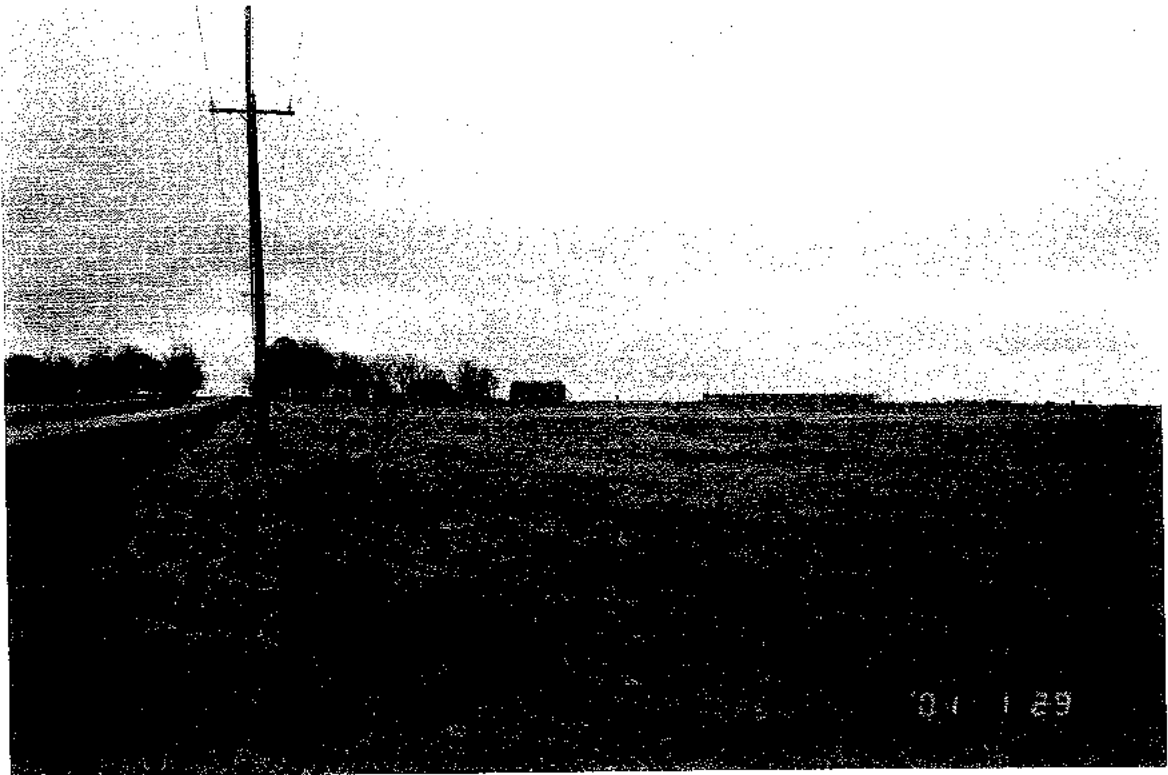
24. Northern adjoining property, land of Resurrection Cemetery.



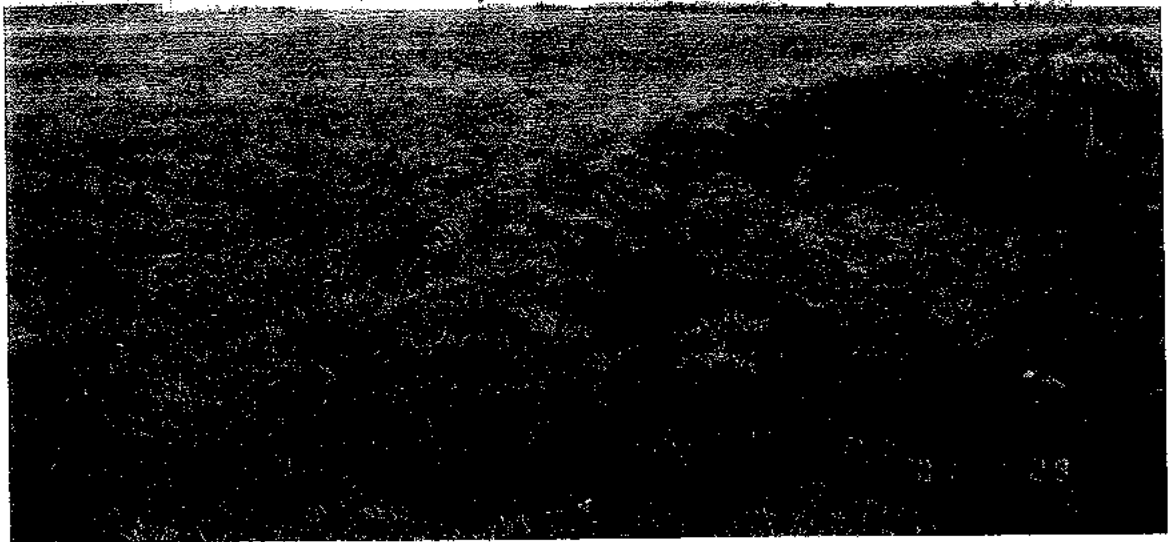
25. Northern adjoining property, land of Resurrection Cemetery.



26. East adjoining property, Ray Batterson trailer and outbuildings at 4450 West State Road EE.



27. East adjoining property, view looking east at Batterson pasture field from east boundary of Property.



28. East adjoining property, view looking southeast at Batterson pasture field from east boundary of Property.

Transformer Date Record

TRANSFORMER PCB DATA REQUEST RECORD

I. Requester Information:

1. Name	Bill Lindsey	4. Date of Request	2-6-01
2. Affiliation	Midwest Environmental	5. Requestor's Phone	417.886.9200
3. Address	1949 E. Sunshine, Suite 2-115	6. Facsimile	417.886.9876
	Springfield, MO 65804		

II. Location:

5. Property Address:	130 Acre Plotner Tract
	4100 - 4200 W. Division
6. Reason for Request:	Phase I Environmental Assessment

III. Transformer Data:

7. Company Number(s)	Location (e.g., Pole or Pad Description)	Year of Purchase	PCB Test Data*
5280B	Pole; North part of property along Division Street	1987	Untested

8. Comments:

9. Request handled by: Ted Salveter	10. Data reported to requestor by: Ted Salveter

* For "untested" mineral oil filled units manufactured prior to July 2, 1979, federal regulations require a presumption of PCB contamination at a level of 50 to 500 parts per million (ppm), regardless of the actual concentration. Units manufactured after this date may be presumed to be less than 50 ppm.