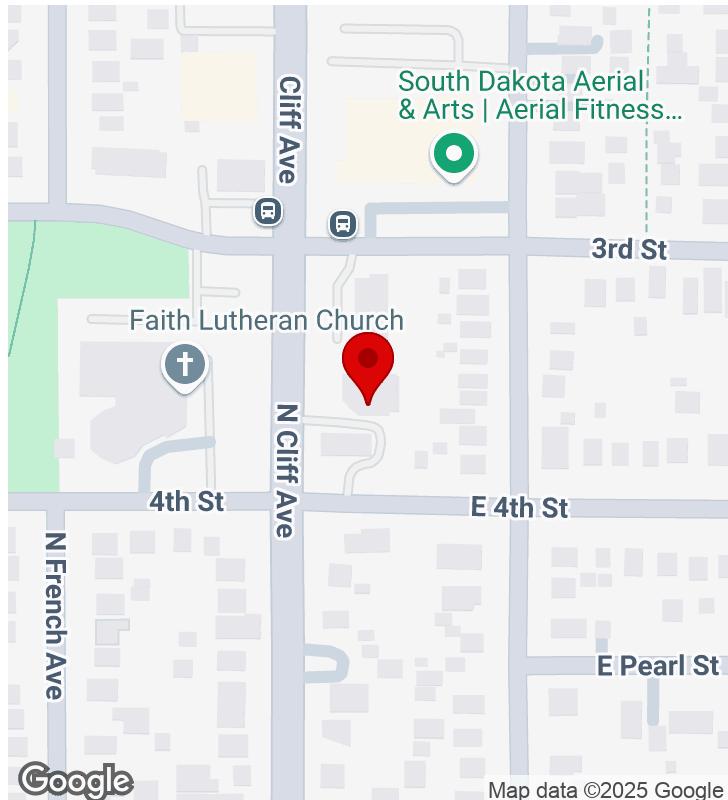


Field Visit Form

NEPA/Phase I

**762025**

4/22/2025, 12:49:12 PM UTC

**CREATED**

⌚ 4/22/2025, 12:28:55 PM UTC
👤 by Chicago Environmental 1

UPDATED

⌚ 4/22/2025, 12:49:12 PM UTC
👤 by Chicago Environmental 1

STATUS

🟩 Complete

LOCATION

📍 43.554216, -96.710975



Trileaf Corporation
1515 DES PERES RD
SAINT LOUIS, MO 63131-1959

| | |
|--------------------------|----------------|
| Date | April 22, 2025 |
| Project # | 762025 |
| Branch Name (Folder) | St. Louis |
| Site Visitor | Alina Schenk |
| Attachments - Aerial Map | 1 Attachment |
| Attachments - CDs | |



Site Plan

Photos - Site Plan

Preparation Notes



Trileaf Corporation
1515 DES PERES RD
SAINT LOUIS, MO 63131-1959

General

| | |
|---|----------------|
| Current Use | Vacant |
| Previous Use | Gas station |
| Limiting Conditions / Access Limitations | None |
| Site Topography / Drainage | Draining south |
| Is an escort present? | Yes |
| Is the escort also the owner? | No |



Site Escort Questions

| | |
|--|---------------------|
| Site Escort Name | Reggie Kuipers |
| Site Escort Contact Information | Reggie@benderco.com |
| How long has the company/owner operated at the Subject Property? | |
| What were the previous uses of the Subject Property? | Gas station |
| When were the buildings/structures built? | Unknown |
| Current or past wells on the Subject Property? | No |
| Current or past septic systems on the Subject Property? | No |
| Has a significant quantity of fill dirt (for grading/filling/construction) been brought onto the Subject Property? | Unknown |
| What chemicals have been stored on the Subject Property? | Cleaning chemicals |
| Any hazardous waste removed? | No |
| Any storage tanks on the Subject Property (AST/UST)? | No |
| Are there any oil water separators on the Subject Property? | No |
| Are there any Environmental Permits or Registrations associated with the Subject Property? | No |
| Any Potential PCBs - any transformers, capacitors, hydraulic equipment (auto lifts, elevators, etc.) | No |
| Are you aware of any spills or fires that have occurred on -site? | No |
| Have any environmental permits (for ex: solid waste disposal permits, hazardous waste disposal permits, wastewater permits, NPDES permits, land disturbance permits) been issued or requested? | No |
| Have you ever been informed of any hazardous substances, petroleum products, or environmental violations with respect to the Property or any facilities located on the Subject Property? | No |
| Are you aware of any past, threatened, or pending lawsuits or administrative proceedings regarding hazardous substances or petroleum products involving the Subject Property? | No |



Are you aware of any other environmental concerns? No

Is this a Telecom Site Evaluation? No



Trileaf Corporation
1515 DES PERES RD
SAINT LOUIS, MO 63131-1959

Commercial Sidewalk Photos

Exterior Subject Property

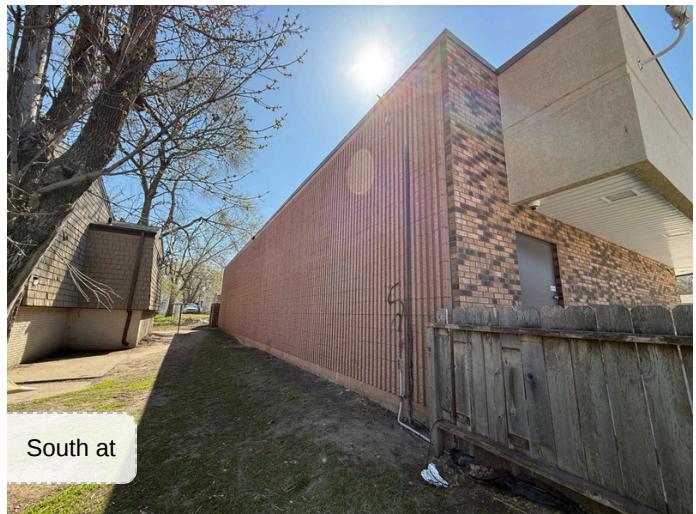
Photos at - Subject Property



Trileaf Corporation
1515 DES PERES RD
SAINT LOUIS, MO 63131-1959



SE at



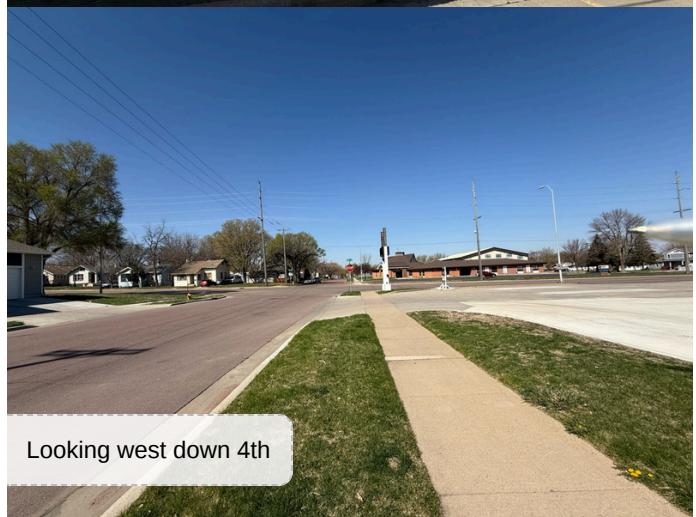
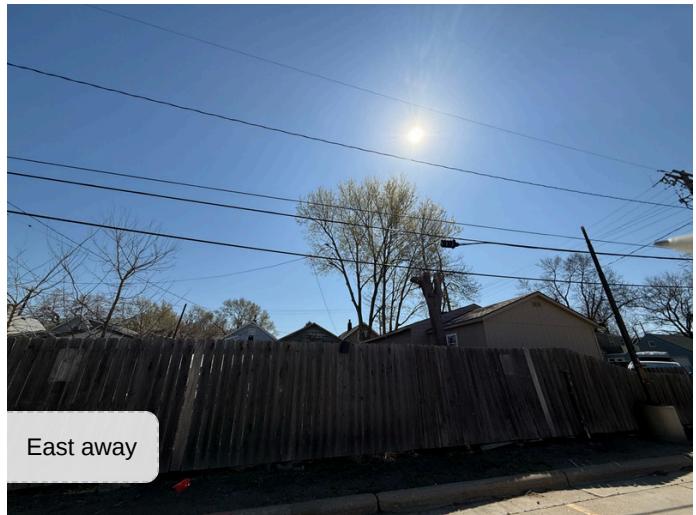
South at



North at 2

Photos Away - Subject Property

Trileaf Corporation
1515 DES PERES RD
SAINT LOUIS, MO 63131-1959



Interior Subject Property

Photos Interior - Subject Property



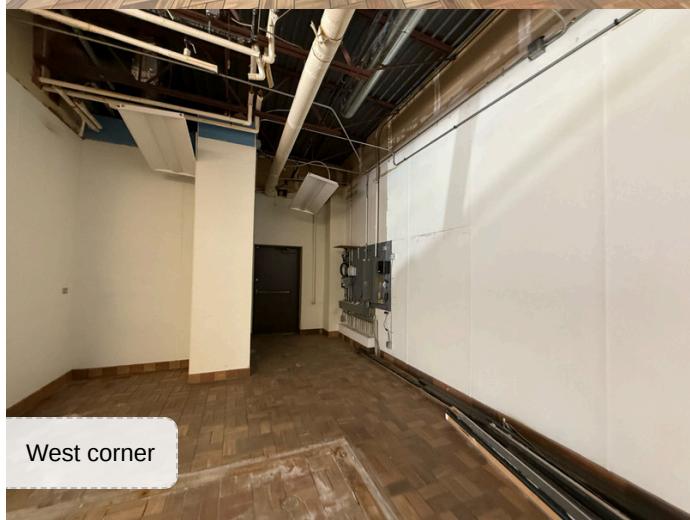
Trileaf Corporation
1515 DES PERES RD
SAINT LOUIS, MO 63131-1959



Inside 1



North wall



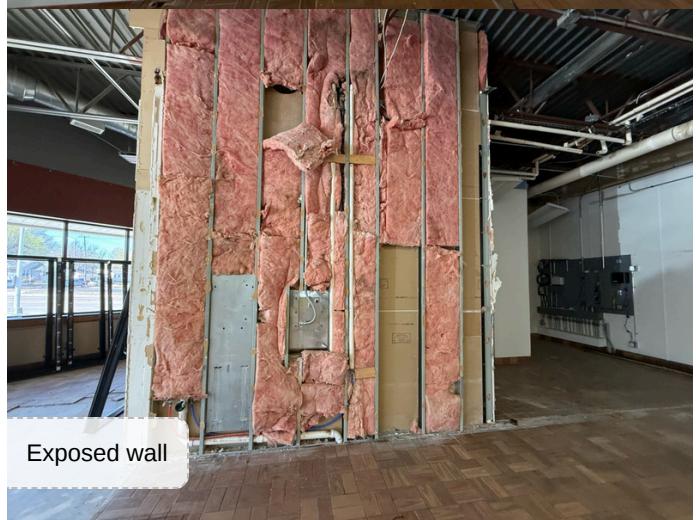
West corner



East wall



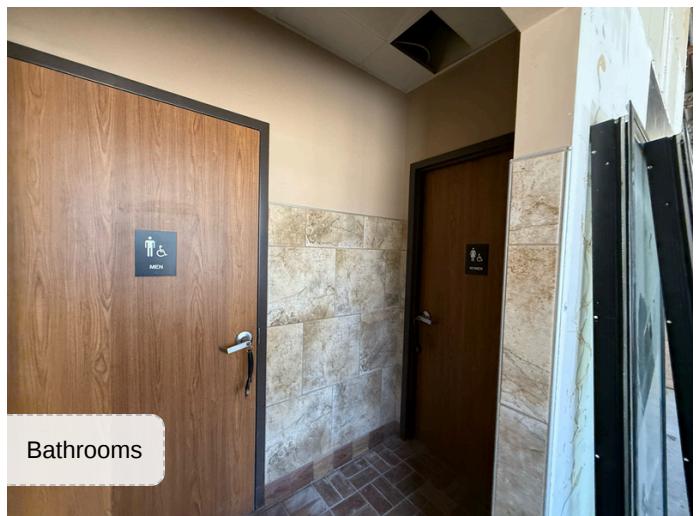
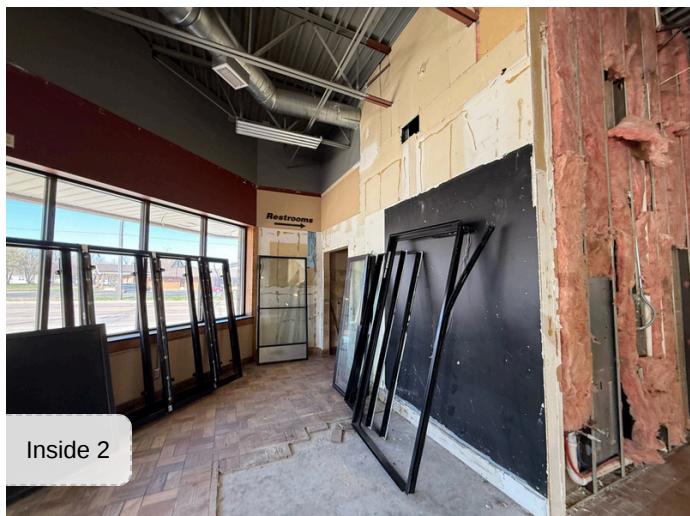
Light controls



Exposed wall



Trileaf Corporation
1515 DES PERES RD
SAINT LOUIS, MO 63131-1959

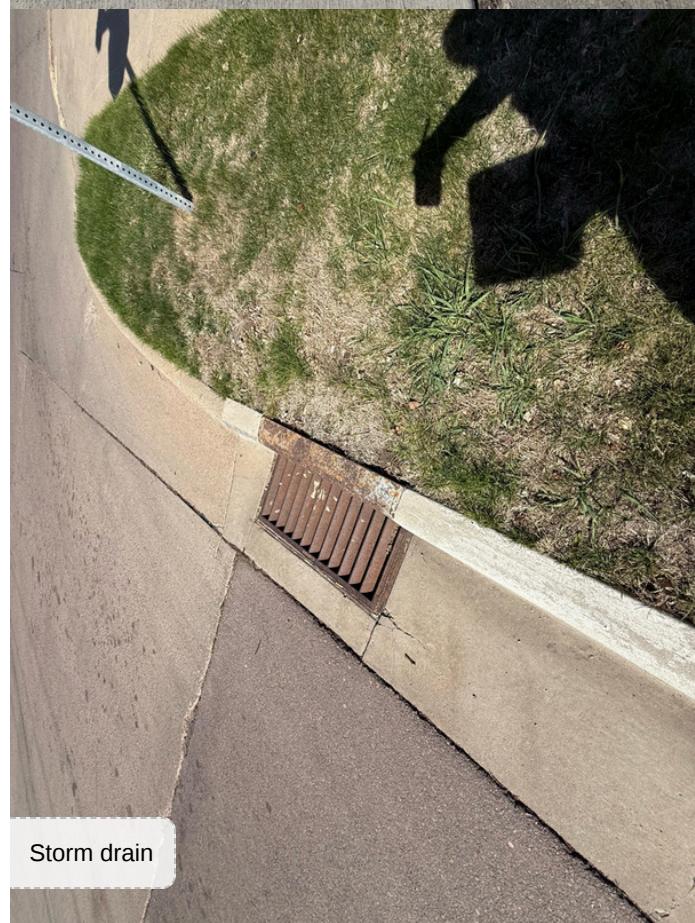


Photos Other - Subject Property

Photos Other - Subject Property



Trileaf Corporation
1515 DES PERES RD
SAINT LOUIS, MO 63131-1959



Additional Properties



Trileaf Corporation
1515 DES PERES RD
SAINT LOUIS, MO 63131-1959

Additional Property Photos



Trileaf Corporation
1515 DES PERES RD
SAINT LOUIS, MO 63131-1959

Site Reconnaissance Summary

Debris and/or Evidence of Dumping | No

Controlled Substances Production | No

Drains | No

Drums & Chemical Containers | No

Drainage and Stormwater Features | Yes

Drainage and Stormwater (1 Item)



Trileaf Corporation
1515 DES PERES RD
SAINT LOUIS, MO 63131-1959

Drainage and Stormwater - 1. 1 stormwater drain on SW corner

Notes

1 stormwater drain on SW corner

Photos



Fill Material

No

Generation, Storage, Disposal of Haz Waste

No

Generators

No

Heating and Cooling Systems

No

High-Voltage Transmission Lines

Yes

Transmission Lines (1 Item)



Trileaf Corporation
1515 DES PERES RD
SAINT LOUIS, MO 63131-1959

Transmission Lines - 1. Tranmission Line 1

| | |
|--------------------------------|-----------------------------|
| Transmission Line | Tranmission Line 1 |
| Notes | Along East side of building |
| Photos | |
| Interceptors and/or Separators | No |
| Odors | No |
| On-Site Records | No |
| Pits, Ponds, and/or Lagoons | No |
| Pooled Liquids | No |
| Railroads / Airports | No |
| Rivers / Washes | No |
| Septic Systems | No |
| Stained Surfaces | No |
| Soil Stockpiles | No |
| Sources of PCBs | Yes |

PCBs (1 Item)



Trileaf Corporation
1515 DES PERES RD
SAINT LOUIS, MO 63131-1959

PCBs - 1. 1 non PCB pad mount

| | |
|-------|---------------------|
| Notes | 1 non PCB pad mount |
|-------|---------------------|

Photos



| | |
|---|----|
| Storage Tanks | No |
| Stressed Vegetation | No |
| Sumps and/or Vaults | No |
| Other Environmental Concerns/Conditions | No |
| Use/Storage of Petroleum & Haz Substances | No |
| Wastewater | No |
| Water Wells | No |
| Other Improvements / Features | No |



Trileaf Corporation
1515 DES PERES RD
SAINT LOUIS, MO 63131-1959

Water Features

| | |
|--|----|
| Is there evidence of potential wetlands? | No |
| Is there hydrophytic vegetation? | No |
| Creeks and Streams? | No |
| Drainage Ditches? | No |
| Standing Water? | No |
| Evidence of floodplain? | No |

Floodplain (1 Item)

Floodplain - 1. None

Notes - Floodplain | None

Photos - Floodplain

Detention or Retention Basins | No

Detention and/or Retention (1 Item)



Trileaf Corporation
1515 DES PERES RD
SAINT LOUIS, MO 63131-1959

Detention and/or Retention - 1. None**Notes - Detention/Retention** | None**Photos - Detention/Retention**

Trileaf Corporation
1515 DES PERES RD
SAINT LOUIS, MO 63131-1959

Chemical Storage/Waste Generation

Details on Chemical Storage

Small Quantity Chemicals (<5 gallons)

Small Quantity Chemicals

Bulk Storage Chemicals (> or equal to 5 gallons)

Bulk Storage Chemicals

Waste Generation

Waste Generation Details

Chemical Storage/Waste Generation Chemical Details

Special/Hazardous Waste Removal Vendor

Frequency of Special/Hazardous Waste Removal



Trileaf Corporation
1515 DES PERES RD
SAINT LOUIS, MO 63131-1959

ACM/LBP

Is this Non-Scope Item Assessment Required? No



Trileaf Corporation
1515 DES PERES RD
SAINT LOUIS, MO 63131-1959

Mold

Is this Non-Scope Item for Mold Assessment Required?

No

Is the Subject Property a Dry Cleaners?

No

Is the Subject Property a Gas Station?

Yes



Trileaf Corporation
1515 DES PERES RD
SAINT LOUIS, MO 63131-1959

Gas Station

Current/Past USTs/ASTs (1 Item)



Trileaf Corporation
1515 DES PERES RD
SAINT LOUIS, MO 63131-1959

Current/Past USTs/ASTs - 1. UST

| | |
|---|--|
| AST or UST | UST |
| Current or Removed | Removed |
| AST/UST Capacity | |
| Contents | Gasoline |
| Secondary Containment | No |
| Tank Condition | Escort was unsure of how many tanks were removed |
| Year Install and/or Removed | |
| Are there any documented releases? | No |
| Detail Release | |
| Photos - UST/AST | |
| Are there Monitoring Wells/Observation Wells present? | No |
| Are active monitoring special waste drums present? | No |
| Escort Questions | |
| Does the Site Escort have the State Inspection Report Information | No |
| Does the Site Escort have the most recent tank tightness and line testing? | No |
| Photos of Most Recent Tank Tightness and Line Testing Reports | |
| Automatic Tank Gauge (ATG) present? | No |
| Photos of ATG Printouts | |
| Latest Statistical Inventory Reconciliation Report (SIR) | No |



Subject Property Utilities

Select All Subject Property Utilities | Municipal Water, Municipal Sewer, Electric



Trileaf Corporation
1515 DES PERES RD
SAINT LOUIS, MO 63131-1959

Adjoining Sites Use Summary

Sites Summary for All Directions (4 Items)



Trileaf Corporation
1515 DES PERES RD
SAINT LOUIS, MO 63131-1959

Sites Summary for All Directions - 1. North

| | |
|---|--------------------------|
| Direction of Adjoining Site | North |
| Address of Adjoining Site | Residential multi family |
| Current Occupant/Use | |
| List Environmental Concerns | |
| Additional Notes - Adjoining Site Summary | |
| Photos - Adjoining Site | |



Trileaf Corporation
1515 DES PERES RD
SAINT LOUIS, MO 63131-1959

Sites Summary for All Directions - 2. East

| | |
|---|------------------|
| Direction of Adjoining Site | East |
| Address of Adjoining Site | Residential home |
| Current Occupant/Use | |
| List Environmental Concerns | |
| Additional Notes - Adjoining Site Summary | |
| Photos - Adjoining Site | |



Trileaf Corporation
1515 DES PERES RD
SAINT LOUIS, MO 63131-1959

Sites Summary for All Directions - 3. South

| | |
|---|------------------|
| Direction of Adjoining Site | South |
| Address of Adjoining Site | Residential home |
| Current Occupant/Use | |
| List Environmental Concerns | |
| Additional Notes - Adjoining Site Summary | |
| Photos - Adjoining Site | |



Sites Summary for All Directions - 4. West

| | |
|---|-------------|
| Direction of Adjoining Site | West |
| Address of Adjoining Site | N Cliff Ave |
| Current Occupant/Use | |
| List Environmental Concerns | |
| Additional Notes - Adjoining Site Summary | |
| Photos - Adjoining Site | |



Additional Notes

Notes - Additional Details

The escort said all documents of UST removals have been sent over to appraiser, he was unsure of the extent of these documents and how many were removed, etc.

Photos - Additional Photos