

PHASE I
ENVIRONMENTAL SITE ASSESSMENT



for the

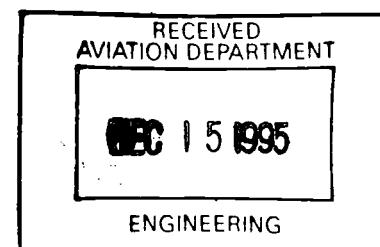
CALVARY BIBLE COLLEGE
RICHARDS-GEBAUR MEMORIAL AIRPORT
KANSAS CITY, MISSOURI

prepared for

CITY OF KANSAS CITY, MISSOURI
AVIATION DEPARTMENT

PSI PROJECT NUMBER 5985E106C

OCTOBER 16, 1995



Information To Build On

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SUMMARY

Professional Service Industries has performed a Phase I Environmental Site Assessment in general accordance with the scope and limitations of ASTM Standard E 1527-94 for the Calvary Bible College located at the Richards-Gebaur Memorial Airport in Kansas City, Missouri. Any exceptions to, or deletions from, this standard of practice are described in the report. The assessment revealed the following evidence of recognized environmental conditions in connection with the site.

- Seven sites with reported environmental concerns were identified within 2000 feet of the subject property, and underground storage tanks (USTs) are reportedly located at the Main Power Plant adjacent to the northeast of the subject site. However, due to distance and/or suspected direction of groundwater flow, it is unlikely that these sites have adversely impacted the subject property.
- Small quantities of regulated chemicals were observed in the college buildings. In the quantities observed, these materials do not appear to represent a significant environmental concern.
- An aboveground waste oil tank was observed by the Maintenance Building. This tank may not be in compliance with federal and/or state regulation regarding spill prevention, documentation and labeling. Evidence of soil staining was observed around the waste oil tank and several nearby batteries.
- A hydraulic lift was observed in the shop area of the Maintenance Building. A release of fluids from reservoirs associated with this lift could adversely impact the subject site. However, the extent of the impact should be limited to the area immediately surrounding the lift which is, at this time, under the building foundation.
- Suspect ACBM were observed in the on-site buildings and areas of damaged material or suspect material in poor condition were observed.

Based on the findings of the assessment, PSI recommends the following:

- The owners of the on-site waste oil tank should evaluate compliance with federal and state regulations and non-compliant items should be corrected.
- Soil staining was observed in the area of the waste oil tank. The extent of impacted soil should be determined and appropriate remedial action should be initiated.
- If future renovation or demolition activities involve the shop area in the Maintenance Building, an assessment should be performed in the area of the hydraulic lift to evaluate potential subsurface contamination from the leakage of hydraulic fluids.
- The existing asbestos survey should be updated to incorporate abated areas and reevaluate the condition of all ACBM. Following this update, an Operation and Maintenance Plan should be developed to manage existing ACBM.

This Summary is not to be used alone. The report must be read in its entirety.

INTRODUCTION

PURPOSE AND SCOPE

This Phase I Environmental Site Assessment (ESA) was performed to identify, to the extent feasible, recognized environmental conditions in connection with the site. The protocol utilized for this assessment is in general accordance with the requirements of ASTM Standard E 1527-94.

The site assessment included four components: Records Review, Site Reconnaissance, Interviews and Report Preparation. The purpose of the records review is to obtain and review records that will help identify recognized environmental conditions in connection with the site. The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the site. The objective of the interviews is to obtain additional information indicating recognized environmental conditions in connection with the site. The report includes documentation to support the analysis, opinions and conclusions as presented.

AUTHORIZATION

Authorization to perform this assessment was given verbally by Mr. Dennis Wilmsmeyer, Airport Planner with the City of Kansas City, Missouri Aviation Department. A proposal was prepared by PSI (Proposal Number 598104, dated September 5, 1995) and a purchase order was issued for the project in accordance with the Annual Environmental Services Contract, Number PA2869, dated January 4, 1994, between the City of Kansas City, Missouri, and PSI.

ACCESS

Field reconnaissance was performed on September 7, 8, 11, 13 and 15, 1995. Instructions as to the location of the subject site and an explanation of the subject site and facilities to be assessed were provided by Mr. Wilmsmeyer. Access to the subject site buildings was provided by Mr. Joe Dapra, Assistant Properties Manager for Calvary Bible College.

INFORMATION PROVIDED BY CLIENT

The following site information was provided to PSI by the City of Kansas City, Missouri.

ITEM	PROVIDED BY CLIENT	NOT PROVIDED BY CLIENT	DISCUSSED BELOW	DOES NOT APPLY
Environmental Questionnaire and Disclosure Statement	X		X	
Site Plan	X		X	
Legal Description		X		
Chain of Title		X		
Identification of Key Site Manager	X		X	
Letter of Access		X		
Environmental Liens		X		
Specialized Knowledge	X		X	

Environmental Questionnaire and Disclosure Statement (EQDS)

An EQDS was completed for the subject site by Joe P. Dapra, Assistant Properties Manager for Calvary Bible College. The following information was provided in the EQDS:

- The subject property is currently used by the Calvary Bible College for classrooms, dormitories, apartments, offices, shops, a gym and a chapel.
- The property was previously occupied by the United States Air Force (USAF).
- On-site structures have stacks for gas furnaces and water heaters.
- Pipe insulation throughout the campus may contain asbestos.
- Old electrical transformers and ballasts may contain PCBs.
- No underground storage tanks (USTs) are located on site, however, an aboveground waste oil tank was reported.
- Numerous chemicals are reportedly stored on the campus. Herbicides and pesticides are stored in the Maintenance Building.
- The campus discharges waste water to city sewers.
- Key Site Managers for the subject site were identified as Don Crabtree and Joe Dapra.

Site Plan

A site plan showing the location of all college buildings was provided by the client.

Identification of Key Site Manager

The Key Site Managers were identified by the City of Kansas City, Missouri as Mr. Don Crabtree and Mr. Joe Dapra of Calvary Bible College. The Key Site Managers' contact address is 15800 Calvary Road, Kansas City, Missouri, and the contacts' telephone number is (816) 322-0110.

Specialized Knowledge

PSI was provided with a copy of the Basewide Environmental Baseline Survey, Richards-Gebaur Air Force Base, Missouri, dated December 1993, prepared by the USAF. Information obtained from the Environmental Baseline Survey (EBS) is presented in appropriate sections of this report.

WARRANTY

Phase I Assessment

PSI warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the protocol. These methodologies are described by the standard as representing good commercial and customary practice for conducting an Environmental Site Assessment of a parcel of property for the purpose of identifying recognized environmental conditions. However, these findings and conclusions contain all of the limitations inherent in these methodologies which are referred to in the protocol and some of which are more specifically set forth below. No other warranties are implied or expressed.

LIMITATIONS AND EXCEPTIONS OF ASSESSMENT

Along with all the limitations set forth in various sections of the protocol, the accuracy and completeness of this report is necessarily limited by the following:

Chain of Title

Chain-of-title documents were not provided by the client for review by PSI.

Fire Department Records

According to information obtained from the City of Kansas City, Missouri Fire Department, the fire department does not maintain practically reviewable records of environmental incidents.

UNIDENTIFIABLE CONDITIONS

There is a possibility that even with proper application of these methodologies, there may exist on the subject site conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. PSI believes that the information obtained from the records review and the interviews concerning the site is reliable. However, PSI cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The methodologies of this assessment are not intended to produce all inclusive or comprehensive results, but rather to provide the client with information regarding apparent suspicions of existing and potential adverse environmental conditions relating to the subject property.

USE BY THIRD PARTIES

This report was prepared pursuant to the contract PSI has with the City of Kansas City, Missouri. That contractual relationship included an exchange of information about the subject site that was unique and between PSI and its client and serves as the basis upon which this report was prepared. Because of the importance of the communication between PSI and its client, reliance or any use of this report by anyone other than the City of Kansas City, Missouri, for whom it was prepared, is prohibited and therefore not foreseeable to PSI.

Reliance or use by any such third party without explicit authorization in the report does not make said third party a third party beneficiary to PSI's contract with the City of Kansas City, Missouri. Any such unauthorized reliance on or use of this report, including any of its information or conclusions, will be at the third party's risk. For the same reasons, no warranties or representations, expressed or implied in this report, are made to any such third party.

SITE DESCRIPTION

LOCATION

The subject site is located on the southeast side of the Richards-Gebaur Memorial Airport in Kansas City, Missouri. The subject site is located in Cass County just south of the Jackson County line.

LEGAL DESCRIPTION

The legal description for the site was not provided by the client.

VICINITY CHARACTERISTICS

The Calvary Bible College is located within the Richards-Gebaur Memorial Airport. The Airport is a former military base (Richards-Gebaur Air Force Base) and the area of the subject site was primarily utilized for personnel residences and support services (cafeterias, gymnasium, offices). The main power plant for the base is located adjacent to the northeast of the college and a golf course is adjacent to the south and west.

SUBJECT SITE DESCRIPTION AND USE

The site consisted of 25 buildings utilized for residences, classrooms, offices, recreation, maintenance and storage by the Calvary Bible College and several other tenants. The subject site also included paved parking areas, sidewalks and roadways, athletic fields, a swimming pool and mowed lawns. The exact date of construction of the majority of the buildings is not known; however the development of the area of the college is thought to coincide with the initial development of the military base in the early 1950's.

Improvements and Current Use

The buildings located on the subject site at the time of the site reconnaissance were utilized as follows:

<u>Bld. No.</u>	<u>Current Building Use</u>	<u>Building Description</u>
242	married student housing	two-story, concrete-block building
405	classrooms, offices and storage	three-story, brick building
406	storage and unused space	three-story, brick building
407	bookstore and library	single-story, concrete block building

<u>Bld. No.</u>	<u>Current Building Use</u>	<u>Building Description</u>
408	dormitories and apartments	three-story, brick building
409	Administration Building	three-story, brick building
410	Esther Dorm (girl's dormitory)	three-story, concrete-block building
411	storage and unused space	three-story, concrete-block building
412	cafeteria	single-story, concrete block building
413	Stephen Dorm (men's dormitory)	three-story, concrete-block building
414	storage and unused space	three-story, concrete-block building
415	married couples duplex	single-story, concrete-block building
416	maintenance shed	single-story, wood-frame metal shed
420	storage and unused space	three-story, concrete-block building
421	storage and unused space	three-story, concrete-block building
422	leased to Blue Ridge School	single-story, concrete block building
424	leased to U.S. Army Reserve	three-story, concrete-block building
425	storage and unused space	three-story, concrete-block building
426	Maintenance Building	single-story, metal-sided building
429	storage shed	single-story, concrete-block building
431	pool house	single-story, concrete block construction
432	gymnasium	single-story, concrete-block building
434	classrooms	single-story, concrete-block building
437	seminary	single-story, metal-sided building
523	Chapel	two-story, wood-sided building

Utilities

The following utilities were observed on or adjacent to the site.

- Electrical Services provided by Missouri Public Service.
- Natural gas service is provided by Missouri Gas Energy.
- Sanitary Sewer services provided by the City of Kansas City, Missouri.
- Water service is provided by the City of Kansas City, Missouri.
- Telephone service is provided by Southwestern Bell Telephone (SWB).
- Solid waste disposal service is currently provided by Deffenbaugh.

Past Use

According to information obtained from the EBS report, the area of Richards-Gebaur Memorial Airport was originally developed as an airport by the City of Kansas City, Missouri and used from 1941 to 1953. In 1953, approximately 2400 acres were transferred to the U.S. government and operated as Richards-Gebaur Air Force Base. In 1985, 1,360 acres were conveyed back to the city to support operations of a civilian airport.

According to Mr. Dave Malecki, Airport Manager for the City of Kansas City, Missouri Aviation Department, the buildings associated with the Calvary Bible College were leased to the college in 1980. Prior to that date, the buildings were used for military housing and support services.

According to Joe Dapra, building 422 was used as an elementary school by the City of Belton during the late 1980's and early 1990's.

ADJOINING PROPERTY USE

Current Use

The current use of adjoining properties was observed from the subject site as follows:

North The property to the north of the subject site consisted of undeveloped portions of the airport. The main power plant for the airport is located adjacent to the northeast of the subject site.

East The property is bordered to the east by military housing and support facilities.

South The property to the south of the subject site consisted of residential and undeveloped portions of the airport, and portions of the Belton Municipal Golf Course.

West The property is bordered to the west by the City of Belton Municipal Golf Course.

Past Use

No indications of previous uses of the adjoining properties were identified through visual observations from the subject site.

SITE SKETCH AND PHOTOGRAPH LOCATIONS

The following sketch is presented for illustrative purposes.

RECORDS REVIEW

STANDARD FEDERAL AND STATE ENVIRONMENTAL RECORD SOURCES

Information from standard federal and state environmental record sources is provided through Environmental Data Resources, Inc. (EDR). Regulatory information from the following sources regarding possible recognized environmental conditions within the noted distance from the subject site was reviewed. Refer to Appendix C for a complete listing.

Federal

<u>List</u>	<u>Approximate Search Distance, Miles</u>
Federal NPL List	1.0
Federal CERCLIS List	0.5
Federal RCRA TSD Facilities List	1.0
Federal RCRA Generators List	Site and adjoining properties
Federal ERNS List	Site only

State

<u>List</u>	<u>Approximate Search Distance, Miles</u>
Missouri State SHWS List	1.0
Missouri State SWLF List	0.5
Missouri State LUST List	0.5
Missouri State UST List	Site and adjoining properties

FINDINGS FROM LISTS

Federal NPL Listing

The National Priorities (Superfund) List is the EPA database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund Program.

No NPL sites were identified within one mile of the subject site.

Federal CERCLIS Listing

This list is a compilation of sites which the EPA has investigated or is currently investigating for a release or threatened release of hazardous substances.

According to information contained in the EDR report, Richards-Gebaur Air Force Base is listed as a CERCLIS site. No details on the exact location, nature of contamination, or details on the listing incident were contained in the EDR database.

According to information contained in the EBS report, the West Burn Pit, located west of the airport runways at Richards-Gebaur Air Force Base, is listed as a CERCLIS site. This site was used from 1954 to 1955 for fire training. Waste oils and fuels were deposited in an open pit and burned. The site was classified "No Further Action" on December 12, 1989. Due to this classification and distance from the subject site, it is unlikely that the West Burn Pit CERCLIS site has adversely impacted the subject property.

Further information on reported hazardous waste sites in the vicinity of the subject site is included in the discussion of the EBS report in the Additional Local Records section of this report.

Federal RCRA TSD Facilities Listing

The EPA Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA TSD database is a compilation by the EPA of reporting facilities that treat, store or dispose of hazardous waste.

No RCRA TSD facilities were identified within one mile of the subject site.

Federal RCRA Generators Listing

The EPA Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Generators database is a compilation by the EPA of reporting facilities that generate hazardous waste.

No RCRA Generators were identified on the subject site or adjoining properties.

Federal Emergency Response Notification System (ERNS)

The Emergency Response Notification System (ERNS) is a national database used to collect information on reported releases of oil or hazardous substances.

No ERNS were identified on-site.

State Hazardous Waste Sites (SHWS)

The Missouri Department of Natural Resources (MDNR) maintains a registry of all SHWS sites in the State of Missouri.

No SHWS sites were identified within one mile of the subject site.

Solid Waste Landfill List (SWLF)

The Missouri Department of Natural Resources maintains a listing of all SWLF sites in the State of Missouri.

No SWLF sites were identified within one-half mile of the subject site.

Missouri Underground Storage Tank List (UST)

The Missouri Department of Natural Resources maintains a listing of all registered USTs in the State of Missouri.

No USTs were identified on-site or on properties adjacent to the subject site.

Leaking Underground Storage Tank List (LUST)

The Missouri Department of Natural Resources maintains a listing of all LUST sites in the State of Missouri.

No LUST sites were identified within one-half mile of the subject site.

ADDITIONAL LOCAL RECORDS

Fire Department Records

According to information obtained from the City of Kansas City Fire Department, department records on incident responses are filed chronologically and are not filed in a manner which would allow for the determination of response actions for a specific site. Therefore, these records are not considered practically reviewable.

Electric Utility Records

A letter has been sent to the Missouri Public Service Company requesting information on any PCB testing of the transformers. Pertinent information will be forwarded to the client upon receipt.

USAF Environmental Baseline Survey

PSI was provided with a copy of the EBS report prepared by the USAF in 1993. The following pertinent information was obtained from the EBS report:

- The EBS report addressed the area of the college as an “off-base parcel” and stated “other than Formerly Used Defense Sites, no off-base parcels are known to have been contaminated from activities on Richards-Gebaur AFB”.
- The EBS report contained a listing of registered USTs on off-base parcels. No registered USTs were listed for the subject site. Six registered USTs were listed for Building 514 (Main Power Plant) which is located adjacent to the northeast of the subject site.
- The EBS report contained a listing of Formerly Used Defense Site (FUDS) on off-base parcels. Four FUDS were listed approximately 2000 feet to the west of the subject sites; the South Landfill, the Contractor Rubble Area, the South Burn Area, and the Radioactive Disposal Well.
- The EBS report contained a listing of Installation Restoration Program (IRP) sites located at Richards-Gebaur Memorial Airport. The IRP was established to assess and remediate CERCLA-related contamination on Air Force sites. Three IRP sites have been identified within approximately 2000 feet of the subject property. These three sites have been designated: SS-003, an oil saturated area; SS-004, a hazardous waste drum storage area; and SS-009, the fire valve area. No Further Action Planned (NFAP) decision documents have been submitted to regulatory agencies for sites SS-003 and SS-004; however, no decision on the status of these sites was reported. Site SS-009 was identified when contaminated soil from an unknown source was discovered during a trenching operation in 1992. No further information was reported on this site.
- The EBS report contained a discussion of the historical use of the subject property. Details on this use are presented in the Historical Use Information section of this report.

The USTs reported at the Main Power Plant are located at a significantly lower elevation and are hydrogeologically downgradient from the subject site; therefore, it is unlikely that these USTs would adversely impact the subject site.

The four FUDS and three IRP sites are separated from the subject property by Scope Creek which is the predominant drainage system for this area. Due to the distance of the FUDS and IRP sites from the subject site and the presence of Scope Creek, it is unlikely that the FUDS and IRP sites have adversely impacted the subject property.

PHYSICAL SETTING SOURCES

Topographic Map Review

The USGS Belton Quadrangle 7.5 minute topographic map was reviewed for this ESA. This map was produced in 1953 and photorevised in 1970 and 1975. The subject site is located in the northwest 1/4 and the southwest 1/4 of Section 2; and in the northeast 1/4 and the southeast 1/4 of Section 3; Township 14 South; Range 33 West.

According to the contour lines on the topographic map, elevations at the subject site range from approximately 1040 to 1090 feet above mean sea level. The contour lines in the area of the subject site indicate the center of the college occupies the crest of a north-south trending ridge. The western portion of the college slopes steeply down to the west towards a tributary of Scope Creek; while the eastern portion slopes more gradually down to the east and northeast toward a second tributary of Scope Creek. According to the topographic map, this second tributary flows into a small, unnamed lake approximately 250 yards northeast of the college.

The topographic map indicates that the area to the west and southwest of the airport property is part of the Knoche Oil Field and numerous oil wells are evident on the map. The nearest of these wells is approximately 1.25 miles to the west of the college. Based on the distance of the oil field, it is unlikely that activities related to oil production have adversely impacted the subject site.

A copy of the topographic map is included in Appendix A.

Soil Conservation Service Map

The US Department of Agriculture Conservation Service Soil Survey for Cass County indicates that the soil in the area of the subject site is classified as Macksburg-Urban Land complex, 2 to 5 percent slopes. According to the soil survey, this classification is only present at Richards-Gebaur Memorial Airport and consists of approximately 55 to 65 percent Macksburg soil and 30 to 40 percent Urban Land. Macksburg soils consist of a surface layer of friable silt loam which is found over a very friable silty clay loam. The Macksburg soils have moderately slow permeability and slow surface runoff.

Urban Land consists mainly of streets, airplane runways, taxiways, parking aprons, hangers and buildings which so alter or obscure the soil that classification is not feasible. A copy of the Soil Survey Map is included in Appendix A.

Flood Insurance Rate Map

According to the Flood Insurance Rate Map for Richards-Gebaur Memorial Airport, Cass County, Missouri, Community Panel Number 290062-0002-B, all of the college is located in flood zone C; area outside the limits of the 500-year flood.

HISTORICAL USE INFORMATION

To obtain information regarding the past uses of the subject site and immediately adjacent properties, available historical data was researched.

AERIAL PHOTOGRAPH REVIEW

Copies of 1967, 1980, and 1995 aerial photographs of the subject site area were obtained from the City of Kansas City, Missouri, and were reviewed for indications of historical property development and use. Copies of these aerial photographs are included in Appendix B.

Date: 1967
Scale: 1" = 400'

The subject site appears to be developed with the extant buildings, with the exception of the Maintenance Building which appears smaller than at present. Buildings 540 through 543 are apparent adjacent to the west of the Chapel on the subject site. The Belton Golf Course is evident to the southwest; however, the area immediately adjacent to the west of the subject site does not appear developed. Development of the adjacent properties to the north, east and south appears consistent with current conditions.

Date: 1980
Scale: 1" = 400'

The subject site and the surrounding area appear essentially similar to conditions in the 1967 photograph, with the exception of the addition of a wing on the northeast corner of the Maintenance Building and the additional development of the Belton Golf Course on the property adjacent to the west of the subject site.

Date: 1995
Scale: 1" = 400'

The subject site and the surrounding area appear essentially similar to present conditions. Buildings 540 through 543 are not evident and have apparently been demolished.

CITY DIRECTORY

Available city directories for Kansas City, Harrisonville, Belton and Grandview, Missouri from various years between 1940 and 1994 were reviewed at the Kansas City, Missouri Public Library. There were no listings for Richards-Gebaur Memorial Airport, Richards-Gebaur Air-Force Base, or Calvary Bible College in the directories reviewed.

ENVIRONMENTAL BASELINE SURVEY

The following information on the historical use of the area of the subject site was obtained from the EBS report prepared by the USAF in 1993:

- Prior to 1941, the Richards-Gebaur AFB area consisted of farmland.
- The area was initially acquired by the City of Kansas City in 1941 for an auxiliary airport (Grandview Airport).
- In 1953, the property was formally conveyed to the U.S. government.
- Major land uses in 1955 included the airfield, aviation support areas, a maintenance and engineering area, and a billeting (housing) complex that incorporated the subject site.
- Housing units, located adjacent to the south and southeast of the subject site, were developed in 1959 and 1960.
- In 1977 and 1979, the number of active duty military and civilian personnel at the base was drastically reduced and the majority of the operations support functions were performed by civilian contractors.
- In 1985, 1,360 acres of the base, including the airfield, were conveyed to the City of Kansas City.
- Few changes have occurred on the base since 1985.

A copy of the historical use section of the EBS report including Major Land Use maps for 1955, 1966 and 1993, are included in Appendix E.

RECONNAISSANCE AND INTERVIEWS

Where possible, photographs were taken during the reconnaissance to document the features observed and recognized environmental conditions. The photographic locations are shown on the site sketch included in the report section "Site Description". Interviews were conducted with persons as noted in the following table. Photographs are included in Appendix D.

INTERVIEWS

Interviews were conducted with the following:

NAME	FUNCTION	EMPLOYER	DATE	PHONE
Mr. Joe Dapra	Key Site Manager	Calvary Bible College	September and October 1995	(816) 322-0110
Mr. Dave Malecki	Airport Manager	City of Kansas City, Missouri	October 11, 1995	(816) 322-0001
Customer Service	Representative	Missouri Public Service	October 10, 1995	Letter Sent
Mr. Mark Esch	BRAC Environmental Coordinator	U.S. Air Force	October 10, 1995	(816) 348-2511

ON-SITE RECONNAISSANCE

On-site visual reconnaissance of the subject site and improvements for indications of recognized environmental conditions was conducted on September 7, 8, 11, 13 and 15, 1995 by Deanna D. Ross, Geologist for PSI. Reconnaissance consisted of systematically walking the perimeter boundary of the site and crossing the interior to provide an overlapping field of view. The adjacent sites were not entered. Where possible, photographs were taken to document the features observed during the reconnaissance and environmental conditions of concern and the photographs are included in Appendix D.

A copy of the author's credentials may be found in Appendix F.

Drums, Containers and Storage Tanks

The on-site reconnaissance addressed containers, drums, above ground storage tanks, and other storage units containing materials which may pose an environmental threat. The following were identified:

<u>Bld. No.</u>	<u>Material Description</u>
405	miscellaneous cleaning supplies numerous small containers of chemicals in old Chemistry Lab
406	one unlabeled 40-gallon barrel possibly containing insecticide or herbicide one unlabeled 5-gallon bucket several 5-gallon containers and 1-gallon cans of paint three 5-gallon containers of floor finish one cylinder of liquefied petroleum gas one small container of refrigerant oil one 5-gallon can of gasoline
407	miscellaneous cleaning and office supplies one 55-gallon drum labeled "Braxal - Anderson Chemical Co." one 30-gallon drum of Certi-Chlor Concentrate three 5-gallon containers of CST 520 (water treatment chemical) three 5-gallon containers of unknown contents
408	miscellaneous cleaning supplies
409	miscellaneous cleaning and office supplies electronic cleaning solutions and lubricants ten lead-acid marine batteries several canisters of R-22 refrigerant
410	miscellaneous cleaning supplies and paint containers
411	miscellaneous cleaning supplies and paint containers
412	miscellaneous cleaning and maintenance supplies two canisters of R-22 refrigerant two gas (oxygen and acetylene) cylinders
413	miscellaneous cleaning and maintenance supplies one 5-gallon can of roof cement twelve 5-gallon cans of roof coating (asbestos-free)
414	miscellaneous cleaning and maintenance supplies two canisters of R-22 refrigerant one gas (oxygen) cylinder several cans of paint and stains several containers of petroleum products

<u>Bld. No.</u>	<u>Material Description</u>
419	several canisters of refrigerant two 1-gallon containers of muriatic acid three gas cylinder (propane, oxygen, acetylene)
420	miscellaneous cleaning supplies one oxygen cylinder several cans of paint
421	miscellaneous cleaning supplies
422	one 1-gallon container of nitric acid several containers of paint
424	miscellaneous cleaning supplies and paint numerous small containers of petroleum products one 1-gallon container of dry cleaning solvent several container of photographic chemicals
426	A RCRA Compliance Inspection, PSI Project Number 5985I020, dated June 19, 1995, which included the Maintenance Building was performed by PSI. Numerous containers of hazardous materials were identified in this building during the inspection primarily consisting of paints, solvents, lubricants, adhesives, bags of pesticides and herbicides, and a variety of petroleum products. An aboveground waste oil tank was observed adjacent to the south end of this building. Several drums were observed in the adjacent storage yard which contained unidentified substances. The findings of the site reconnaissance conducted for this ESA did not differ significantly from the findings of the RCRA Compliance Inspection. A copy of the portion of the Compliance Inspection Report pertaining to the Maintenance Building is included in Appendix E.
429	several 100-lb bags of aluminum sulfate one 75-lb can of HTH chlorine
432	miscellaneous cleaning supplies several containers of boiler treatment chemicals
434	miscellaneous cleaning supplies and paint
437	miscellaneous cleaning supplies and paint

Bld. No.

523

Material Description

miscellaneous cleaning supplies
one 5-gallon bucket of tar
several 5-gallon cans of paint
several cans of pesticides

In the quantities observed, these materials do not appear to represent a significant environmental concern. As noted in the Compliance Inspection report, the aboveground storage tank by the Maintenance Building may not be in compliance with federal and/or state regulation regarding spill prevention, documentation and labeling.

Evidence of Waste Disposal

The on-site reconnaissance addressed dumps, pits, ponds, landfills, borrow pits, and lagoons which may have been used for disposal purposes.

No evidence of dumps, pits, ponds, landfills or lagoons was found.

Surface Fill

The on-site reconnaissance included observation for visible indications of fill soils.

No indications of fill soil were observed.

Surface Staining and Stressed Vegetation

The on-site reconnaissance addressed indications of environmental conditions as evidenced by surface stains and/or stressed vegetation.

An area of staining was observed on soil around the waste oil tank by the Maintenance Building. Evidence of staining around several batteries was also observed in this area.

Several areas of staining were observed in mechanical rooms and storage rooms inside building at the subject site; however, these incidents of staining were limited to concrete- or wood-floored areas and should not adversely impact the subject site.

Transformers

The on-site reconnaissance also addressed indoor or outdoor transformers which may contain polychlorinated biphenyls (PCBs).

Numerous pole- and pad-mounted transformers were observed on the subject site. No evidence of staining, corrosion, or leakage were observed on any of the transformers. A letter has been sent to the Missouri Public Service Company requesting information on any PCB testing of the transformers.

Asbestos-Containing Materials

A limited visual survey of the subject site for the presence of suspect asbestos-containing materials was performed. The survey was conducted during the site reconnaissance and only addressed those materials which were evident in the accessed areas of the facility. Because of the age of the on-site structures, all mechanical system insulation, ceiling and floor coverings, roofing materials, and miscellaneous materials, such as joint compound and mastics, were considered suspect asbestos-containing building materials (ACBM).

The mechanical systems in most of the buildings were insulated with suspect pipe lagging and/or mudded fittings. Suspect boiler, furnace, breeching and exhaust insulation were observed in mechanical rooms. The material in several of the subgrade boiler rooms in Buildings 410 through 424 on the west side of the subject site was deteriorated and debris was evident.

Suspect floor tile and linoleum were present in most of the buildings. The majority of the flooring was in fair to good condition; however, several areas of water damage were observed and the flooring in vacant buildings has deteriorated to a poor condition and exposed mastic was observed. Similarly, the majority of the suspect ceiling panels observed were in good condition with the exception of severe water damage in several vacant buildings on the west side of the subject site.

According to Joe Dapra, the college has performed a comprehensive survey of all buildings and conducted some asbestos abatement. PSI has requested copies of the survey and abatement records and will forward pertinent information to the client when received.

Air Stacks, Vents, and Odors

The on-site reconnaissance addressed air stacks, vents and strong, pungent or noxious odors. No such odors were identified. No stacks or vents, other than those associated with building heating systems, were observed which would represent a recognized environmental condition.

Surface Drainage

The on-site reconnaissance addressed the apparent drainage to and from the subject site. Specific elements are as follows:

Surface water or drainage from adjacent properties was not observed. The subject site is located along the crest of a broad ridge and surface drainage generally flows from the subject site to the west, east, and northeast towards tributaries of Scope Creek.

Evidence of Underground Storage Tanks

The on-site reconnaissance addressed evidence of underground storage tanks (USTs) on the subject site. None of the following indications of USTs were found on the subject site.

- Pumps, pipes or vents
- Tank related manholes
- Tank related concrete pads or surface depressions

A hydraulic lift was observed in the shop area in the Maintenance Building. A release of fluids from reservoirs associated with this lift could potentially impact the subject site.

Conduits to Groundwater

The on-site reconnaissance addressed evidence of conduits to groundwater on the subject site.

No evidence of conduits to groundwater was observed on the subject site.

Evidence of Improper Waste Discharge

The on-site reconnaissance addressed evidence of improper waste discharge on the subject site.

No pipes and/or vents, indicating improper release of waste discharge, were observed on the subject site.

On-Site Environmental Management Practices

The on-site reconnaissance addressed the following environmental management practices.

Solid Waste

No evidence of solid waste disposal was observed on the subject site.

Hazardous Waste

No indications of regulated quantities of hazardous waste generation, storage or disposal were observed on the subject site and/or were indicated during interviews.

Treatment Facilities

No treatment facilities were observed on the subject site.

Application of Pesticides, Herbicides or Fertilizers

Small quantities of pesticides, herbicides and fertilizers were observed during the on-site reconnaissance. If utilized according to manufacturers directions, in the quantities observed these materials should not adversely impact the subject site.

General Environmental Practices

The on-site reconnaissance addressed general environmental practices at the subject site.

No indications of adverse environmental practices were observed during the site reconnaissance and interviews with site management personnel.

OFF-SITE RECONNAISSANCE

Off-site visual reconnaissance of adjacent properties from the subject site was conducted on September 7, 1995 by Deanna D. Ross of PSI. The off-site reconnaissance was limited to areas and facilities that were readily accessible for visual observation, immediately adjacent to and visible from the subject site. Off-site visual reconnaissance addressed the same issues considered on-site. The adjacent properties were not entered.

ITEM	NOT OBSERVED	OBSERVED	DISCUSSED BELOW
Drums, Containers & Storage Tanks	X		
Dumps, Pits & Lagoons	X		
Surface Soil Staining or Stressed Vegetation	X		
Transformers	X		
Air Stacks, Vents & Odors	X		
Off-Site Drainage	X		
Underground Storage Tanks		X	X
Aboveground Storage Tanks	X		
Shafts & Wells	X		
Off-Site Environmental Management Practices	X		

Underground Storage Tanks

Six registered USTs are reportedly located at the Main Power Plant adjacent to the northeast of the subject site. The Power Plant is at a significantly lower elevation and hydrogeologically downgradient from the subject site; therefore, it is unlikely that any release from these USTs would significantly impact the subject site.

FINDINGS AND CONCLUSION

PHASE I ESA

We have performed a Phase I Environmental Site Assessment on the subject site in general conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report.

This assessment has revealed the following evidence of recognized environmental conditions in connection with the site.

- Four FUDS and three IRP sites were identified within approximately 2000 feet of the subject property. However, due to the distance of the FUDS and IRP sites from the subject site and the presence of Scope Creek, it is unlikely that the FUDS and IRP sites have adversely impacted the subject property.
- Six registered USTs are reportedly located at the Main Power Plant adjacent to the northeast of the subject site. However, because the Power Plant is at a significantly lower elevation and hydrogeologically downgradient from the subject site, it is unlikely that any release from these USTs would significantly impact the subject site.
- Small quantities of regulated chemicals were observed in the college buildings. In the quantities observed, these materials do not appear to represent a significant environmental concern.
- An aboveground waste oil tank was observed by the Maintenance Building. This may not be in compliance with federal and/or state regulation regarding spill prevention, documentation and labeling.
- Evidence of soil staining was observed around the waste oil tank and several nearby batteries.
- A hydraulic lift was observed in the shop area of the Maintenance Building. A release of fluids from reservoirs associated with this lift could adversely impact the subject site. However, the extent of the impact should be limited to the area immediately surrounding the lift which is, at this time, under the building foundation.
- Suspect ACBM were observed in the on-site buildings and areas of damaged material or suspect material in poor condition were observed. According to Joe Dapra, the college has performed a comprehensive survey of all buildings and conducted some asbestos abatement. PSI has requested copies of the survey and abatement records and will forward pertinent information to the client when received.
- Numerous pole- and pad-mounted transformers were observed on the subject site. No evidence of staining, corrosion, or leakage were observed on any of the transformers. A letter has been sent to the Missouri Public Service Company requesting information on any PCB testing of the transformers.

RECOMMENDATIONS

This assessment has revealed evidence of environmental conditions which suggest a need for further assessment activities. Based on the findings of this assessment, PSI recommends the following:

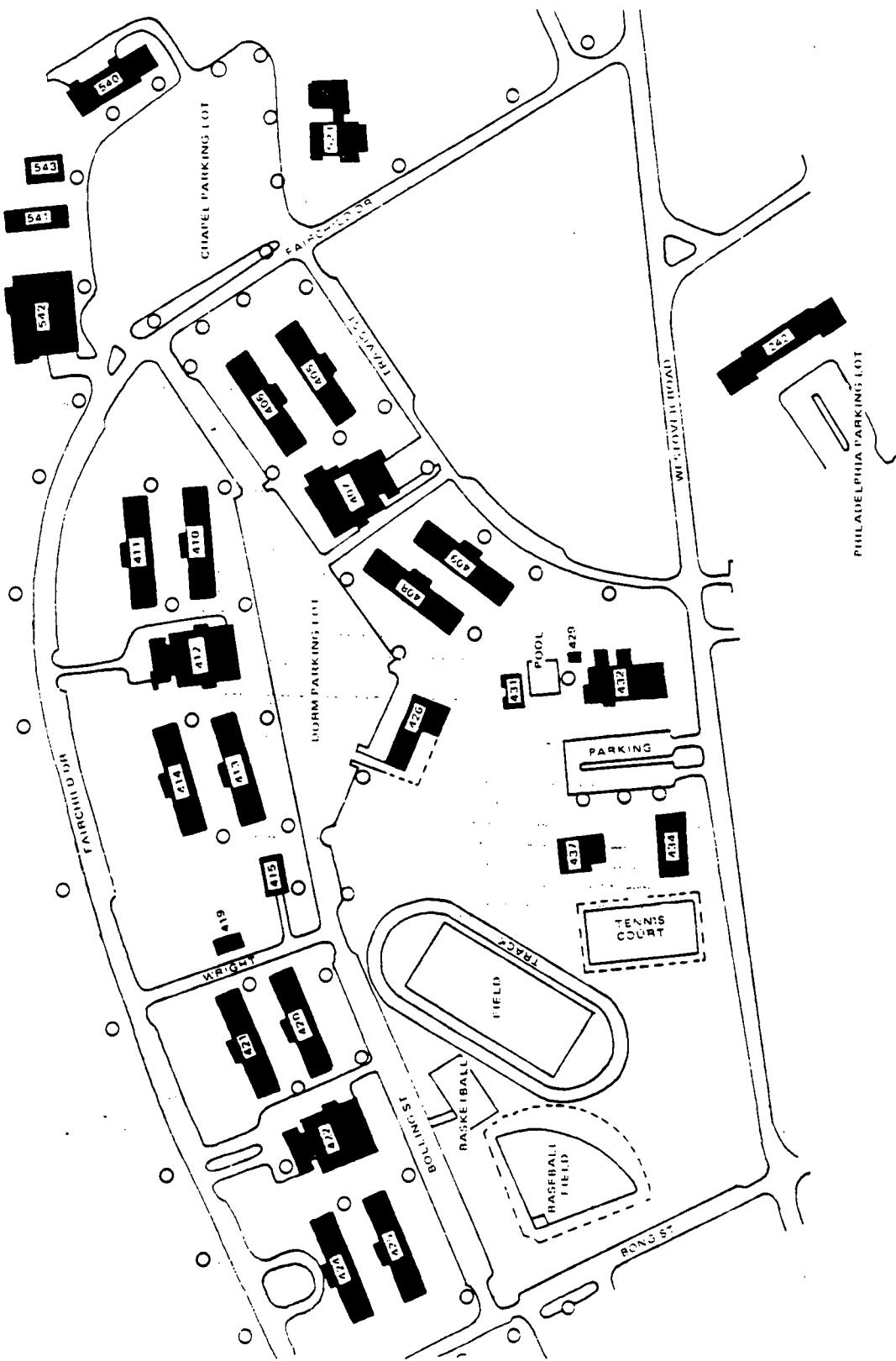
- The owners of the on-site waste oil tank should evaluate compliance with federal and state regulations and non-compliant items should be corrected.
- Soil staining was observed in the area of the waste oil tank. The extent of impacted soil should be determined and appropriate remedial action should be initiated.
- If any future renovation or demolition activities involve the shop area in the Maintenance Building, an assessment should be performed in the area of the hydraulic lift to evaluate potential subsurface contamination from the leakage of hydraulic fluids.
- Several area of the subject site contained suspect ACBM in poor condition. The existing asbestos survey should be updated to incorporate abated areas and reevaluate the condition of all ACBM. Upon completion of the update, an Operation and Maintenance Plan should be developed and implemented to manage the existing ACBM.

APPENDIX

APPENDIX A

MAPS

Professional Service Industries



Site Name:

Calvary Bible College
Richards-Gebaur Memorial Airport
Kansas City, Missouri

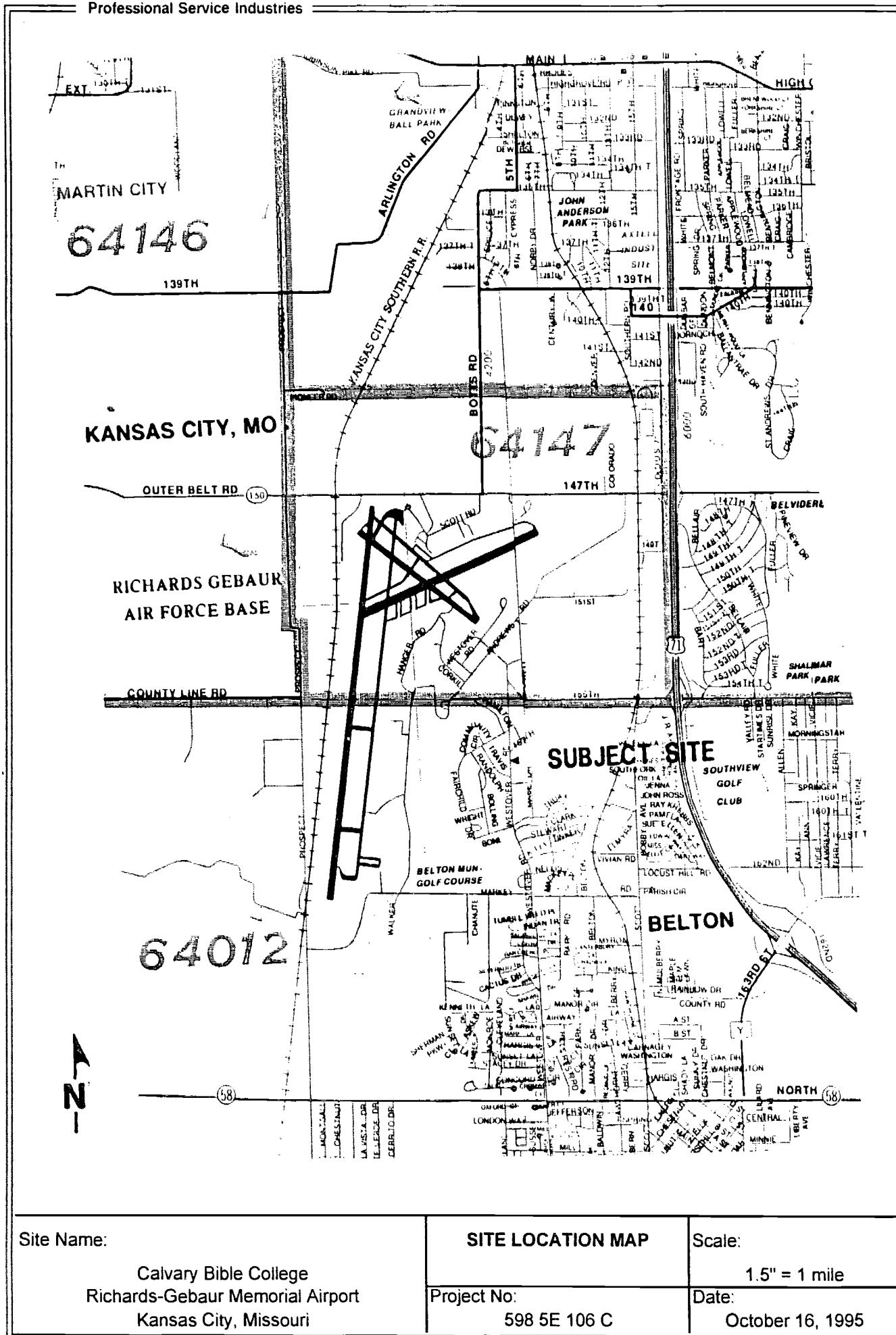
SITE PLAN

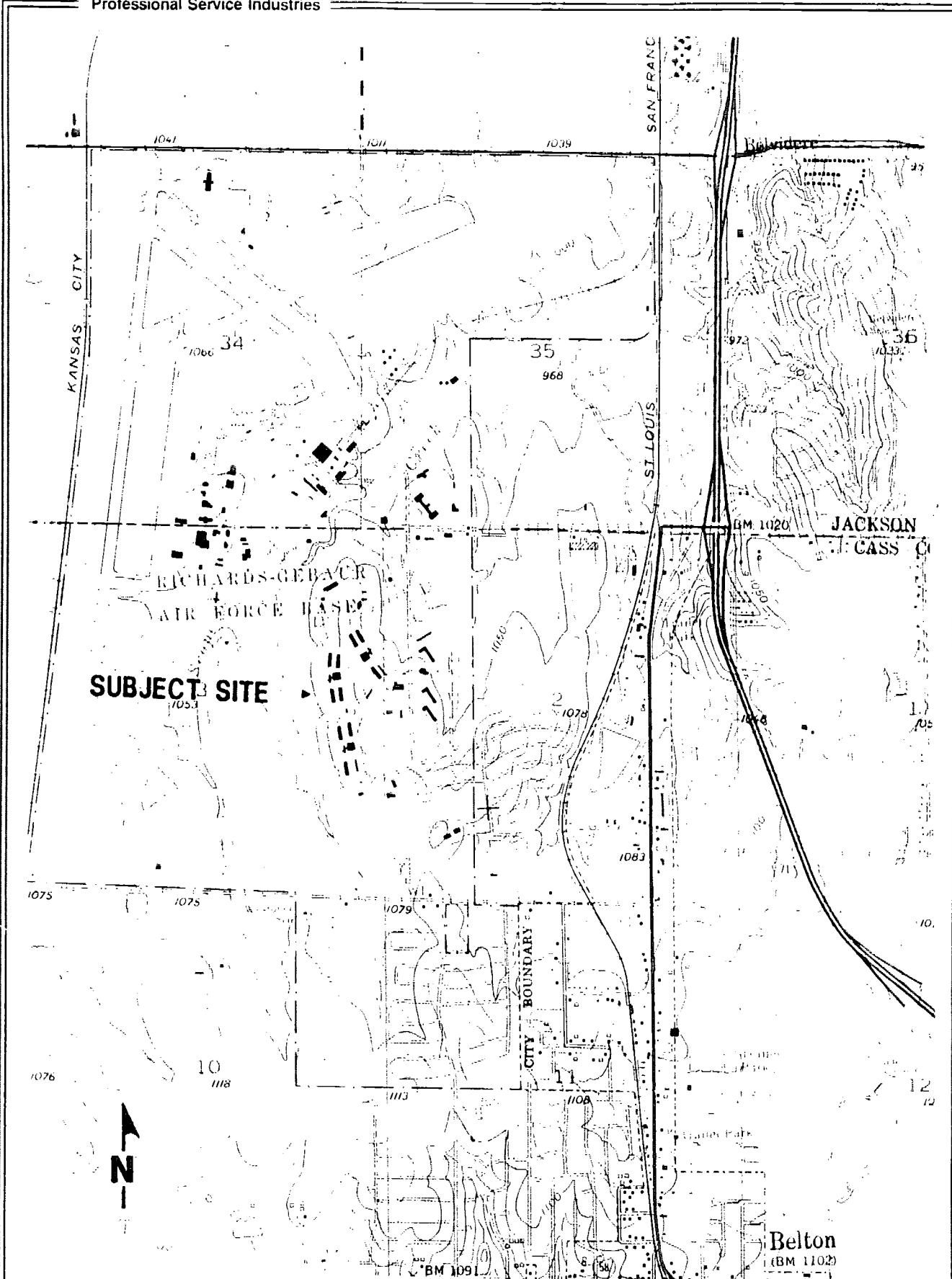
Scale:

no scale

Project No:
598 5E 106 C

Date:
October 16, 1995





Site Name:

Calvary Bible College
Richards-Gebaur Memorial Airport
Kansas City, Missouri

USGS TOPOGRAPHIC MAP

Scale:

1" = 2000'

Project No:

598 5E 106 C

Date:

October 16, 1995



Site Name:

Calvary Bible College
Richards-Gebaur Memorial Airport
Kansas City, Missouri

SCS SOIL SURVEY MAP

Scale:

1" = 2000'

Project No:

598 5E 106 C

Date:

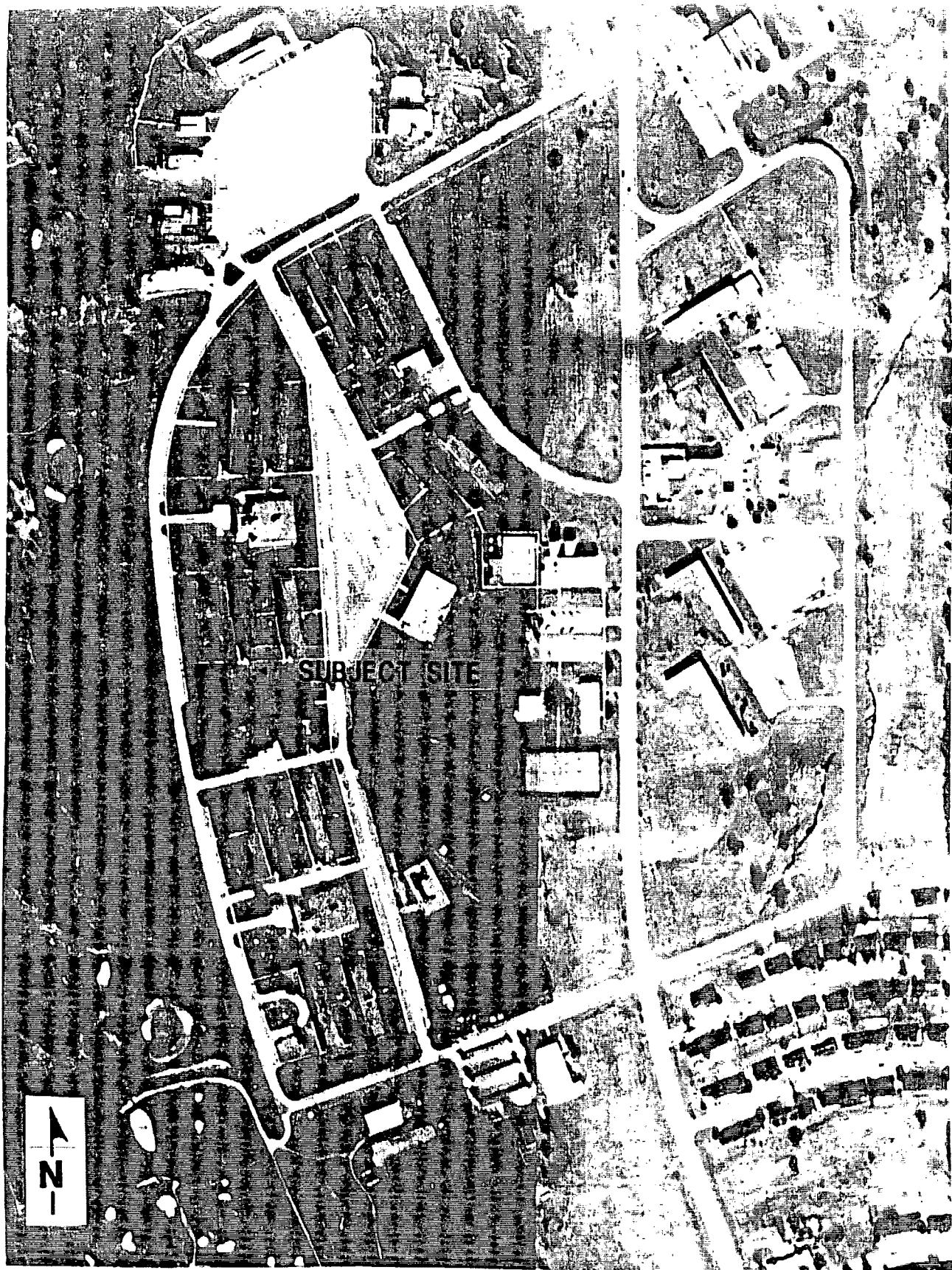
October 16, 1995

APPENDIX B

OWNERSHIP AND HISTORICAL DOCUMENTS



Site Name: Calvary Bible College Richards-Gebaur Memorial Airport Kansas City, Missouri	1967 AERIAL PHOTOGRAPH	Scale: 1" = 400'
	Project No. 598 5E 106 C	Date: October 16, 1995



Site Name:

Calvary Bible College
Richards-Gebaur Memorial Airport
Kansas City, Missouri

1980 AERIAL PHOTOGRAPH

Scale:

1" = 400'

Project No:

598 5E 106 C

Date:

October 16, 1995



Site Name:	1995 AERIAL PHOTOGRAPH	Scale:
Calvary Bible College Richards-Gebaur Memorial Airport Kansas City, Missouri		1" = 400'
	Project No:	Date:
	598 5E 106 C	October 16, 1995

APPENDIX C

REGULATORY DOCUMENTATION



October 13, 1995

Mr. Steve Yeats
Missouri Public Service
P.O. Box 589
Belton, Missouri 64012

Re: PCBs in Transformers
Calvary Bible College
Richards-Gebaur Memorial Airport

Dear Mr. Yeats:

PSI has contracted to perform a Phase I Environmental Site Assessment (ESA) of the Calvary Bible College at the Richards-Gebaur Memorial Airport. Attached is a site map showing the boundaries of the college.

The protocol for the Phase I ESA requires an investigation of the potential PCB contents of electrical transformers observed on the subject site. Please provide any information that Missouri Public Service may have available on testing of transformers at the college for PCB contents.

Please feel free to contact us at (800) 548-7901 to answer any questions you may have concerning this request.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Clayton".

Andrew L. Clayton, P.G.
Senior Geologist

enc.

Information To Build On

The following EDR report was obtained for Building 610 at Richards-Gebaur Memorial Airport; however, the information contained in the EDR report is considered valid for the subject site.



**Environmental
Data
Resources, Inc.**

Creators of Toxiccheck®

The EDR-Radius Map with GeoCheck™

**Richards-Gebaur AP Bldg 610
15326 Andrews
Kansas City, MO 64147**

Inquiry Number: 187422.6p

August 25, 1995

***The Source
For Environmental
Risk Management
Data***

**3530 Post Road
Southport, Connecticut 06490**

Nationwide Customer Service

**Telephone: 1-800-352-0050
Fax: 1-800-231-6802**

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer

This Report contains information obtained from a variety of public sources and EDR makes no representation or warranty regarding the accuracy, reliability, quality, or completeness of said information or the information contained in this report. The customer shall assume full responsibility for the use of this report. No warranty of merchantability or of fitness for a particular purpose, expressed or implied, shall apply and EDR specifically disclaims the making of such warranties. In no event shall EDR be liable to anyone for special, incidental, consequential or exemplary damages.

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The search met the specific requirements of ASTM Standard Practice for Environmental Site Assessments, E-1527-94, including those associated with governmental databases, search distances and data currency.

The address of the subject property for which the search was intended is:

15326 ANDREWS
KANSAS CITY, MO 64147

No mapped sites were found in EDR's search of available ("reasonably ascertainable") government records either on the subject property or within the ASTM E-1527-94 search radius around the subject property for the following Databases:

NPL:..... National Priority List
Delisted NPL:..... NPL Deletions
RCRIS-TSD:..... Resource Conservation and Recovery Information System
State Haz. Waste:..... Registry and Registry Log
CERCLIS:..... Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP:..... Comprehensive Environmental Response, Compensation, and Liability Information System
CORRACTS:..... Corrective Action Report
State LF:..... Solid Waste Disposal Areas & Processing Facilities
LUST:..... Leaking Underground Storage Tanks
UST:..... Underground Storage Tank Information
AST:..... Service Station Master Listing
RAATS:..... RCRA Administrative Action Tracking System
RCRIS-SQG:..... Resource Conservation and Recovery Information System
RCRIS-LQG:..... Resource Conservation and Recovery Information System
HMIRS:..... Hazardous Materials Information Reporting System
PADS:..... PCB Activity Database System
ERNS:..... Emergency Response Notification System
FINDS:..... Facility Index System
TRIS:..... Toxic Chemical Release Inventory System
NPL Liens:..... Federal Superfund Liens
TSCA:..... Toxic Substances Control Act

Unmapped (orphan) sites are not considered in the foregoing analysis.

Search Results:

Search results for the subject property and the search radius, are listed below:

Subject Property:

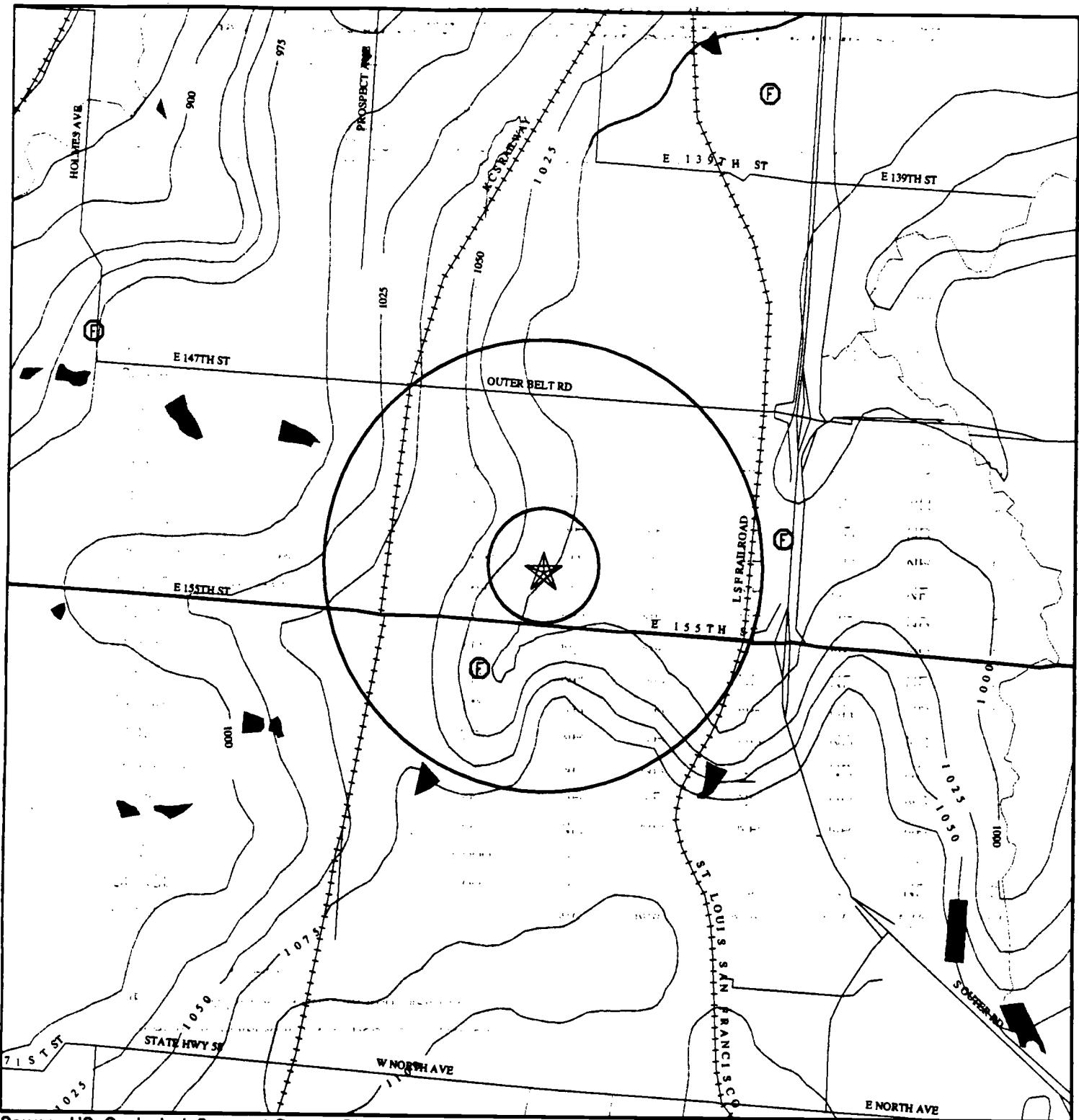
The subject property was not listed in any of the databases searched by EDR.

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

<u>Site Name</u>	<u>Database(s)</u>
RICHARDS GEBAUR AIR FORCE BASE	CERCLIS
WAL-MART	LUST
R W HARMON	LUST
FAA - VORTAC	LUST
BRUGGER McDOWELL AUTO UNLIMITED	LUST
TOTAL PETROLEUM (LAT-LONG) LENEXA Q	LUST
BYRAM SITE	LUST
RICHARDO - GEBAUR AIR BASE	LUST
CIRCLE K #2433	LUST
USPCI-KAW YARD OFFICE	LUST
COMMERCE BANK - PRICE DEVELOPMENT C	LUST
WATERWAY GAS & WASH/AMOCO OIL #2384	LUST
PREMIER CADILLAC DEALERSHIP	LUST
AMOCO OIL #2242	LUST
CONOCO #25022	LUST
RICHARDS-GEBAUR AIRPORT	UST
RICHARDS-GEBAUR AIRPORT	UST
RICHARDS-GEBAUR AIRPORT	UST
COTTER & CO	UST
PAYLESS CASHWAYS, INC	RCRIS-SQG,FINDS,UST
RICHARDS-GEBAUR AIRPORT	UST
PAYLESS CASHWAYS INC	RCRIS-SQG,FINDS

TOPOGRAPHIC MAP - 187422.6p - PSI, Inc.



Source: US Geological Survey 1-Degree Digital Elevation Model
Compiled 09/15/92

0 1/4 1/2 1 2
Miles

- ✓ - Major Roads
- ✓ - Contour lines (25 foot interval unless otherwise shown)
- ✓ - Waterways

- - Earthquake epicenter, Richter 5 or greater.
- (F) (S) - Closest well according to (F)ederal or (S)tate database in quadrant.
- (P) - Closest public water supply well.

TARGET PROPERTY: Richards-Gebaur AP Bldg 610
ADDRESS: 15326 Andrews
CITY/STATE/ZIP: Kansas City MO 64147
LAT/LONG: 38.8482 / 94.549

CUSTOMER: PSI, Inc.
CONTACT: Rick Leines
INQUIRY #: 187422.6p
DATE: August 25, 1995

GEOCHECK VERSION 2.1

SUMMARY

GEOLOGIC AGE IDENTIFICATION†

Geologic Code: PP3
 Era: Paleozoic
 System: Pennsylvanian
 Series: Missourian Series

ROCK STRATIGRAPHIC UNIT†

Category: Stratified Sequence

GROUNDWATER FLOW INFORMATION

General Topographic Gradient: General ESE
 General Hydrogeologic Gradient: no hydrogeologic data available.

Note: In a general way, the water table typically conforms to surface topography.‡

USGS TOPOGRAPHIC MAP ASSOCIATED WITH THIS SITE

Target Property: 2438094-G5 BELTON, MO KS

FEDERAL DATABASE WELL INFORMATION

<u>WELL QUADRANT</u>	<u>DISTANCE FROM TP</u>	<u>LITHOLOGY</u>	<u>DEPTH TO WATER TABLE</u>
North	>2 Miles	Not Reported	Not Reported
East	1 - 2 Miles	Not Reported	Not Reported
South	1/2 - 1 Mile	Not Reported	Not Reported
West	>2 Miles	Not Reported	Not Reported

PUBLIC WATER SUPPLY SYSTEM INFORMATION (EPA-FRDS)

Searched by Nearest Well.

Location Relative to TP: >2 Miles South
 PWS Name: SOUTHFORK MHP
 1301 N. SCOTT AVE.
 BELTON, MO 64012

Well currently has or has had major violation(s): No

AREA RADON INFORMATION

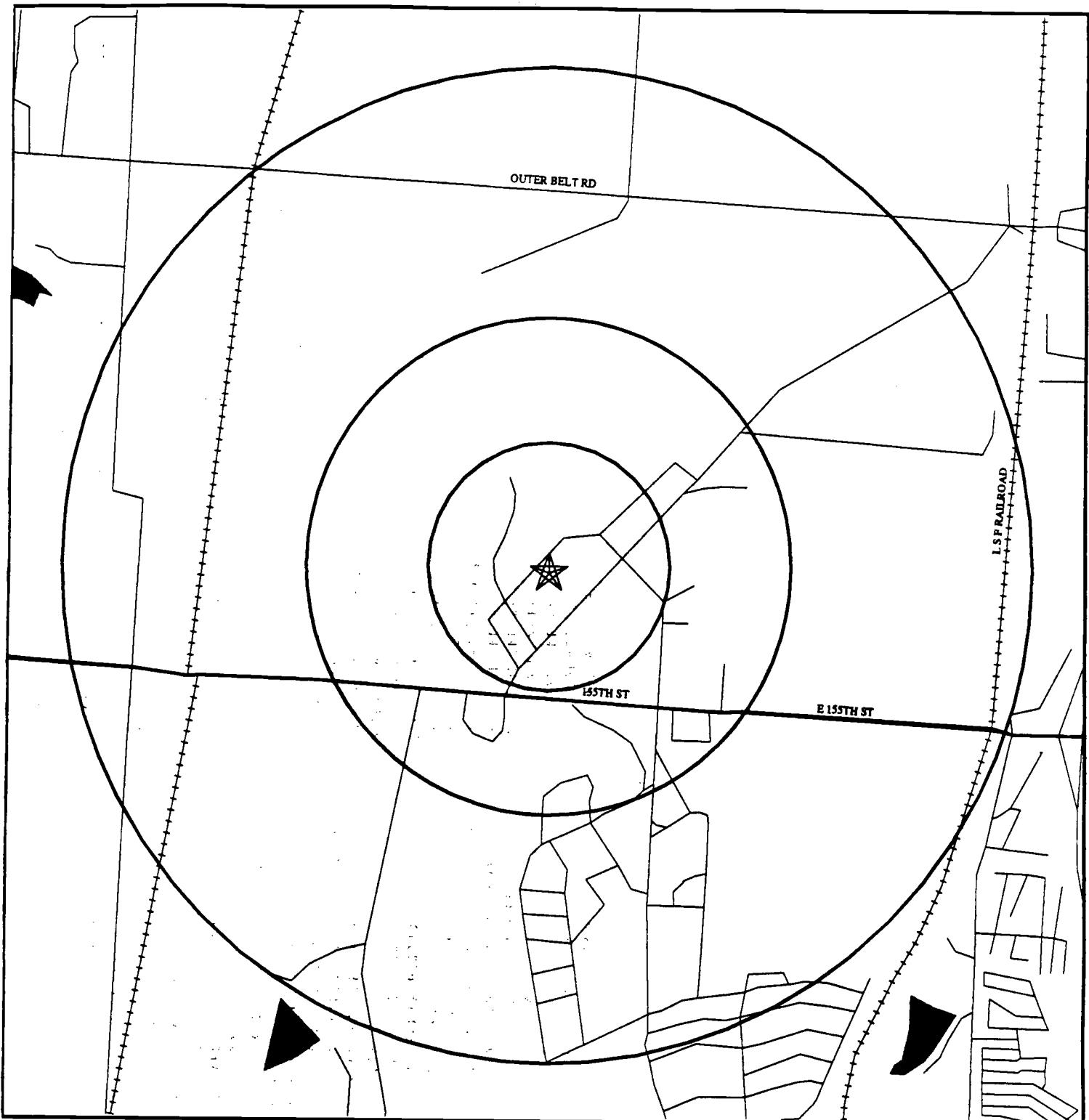
JACKSON COUNTY, MO

Number of sites tested: 207

<u>Area</u>	<u>Average Activity</u>	<u>% <4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% >20 pCi/L</u>
Living Area - 1st Floor	3.172 pCi/L	72%	28%	0%
Living Area - 2nd Floor	1.300 pCi/L	100%	0%	0%
Basement	4.266 pCi/L	68%	30%	1%

† Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beckman Map, USGS Digital Data Series DDS - 11 (1994).
 ‡ U.S. EPA Ground Water Handbook, Vol I: Ground Water and Contamination, Office of Research and development EPA/625/6-90/016a, Chapter 4, page 78, September 1990.

OVERVIEW MAP - 187422.6p - PSI, Inc.



- ★ - Indicates TARGET PROPERTY.
- ▲ - Indicates sites at elevations higher than or equal to the target property.
- - Indicates sites at elevations lower than the target property.
- ▲ - Coal Gasification Sites (if requested)
- - National Priority List Sites

0 1/4 1/2 1
Miles

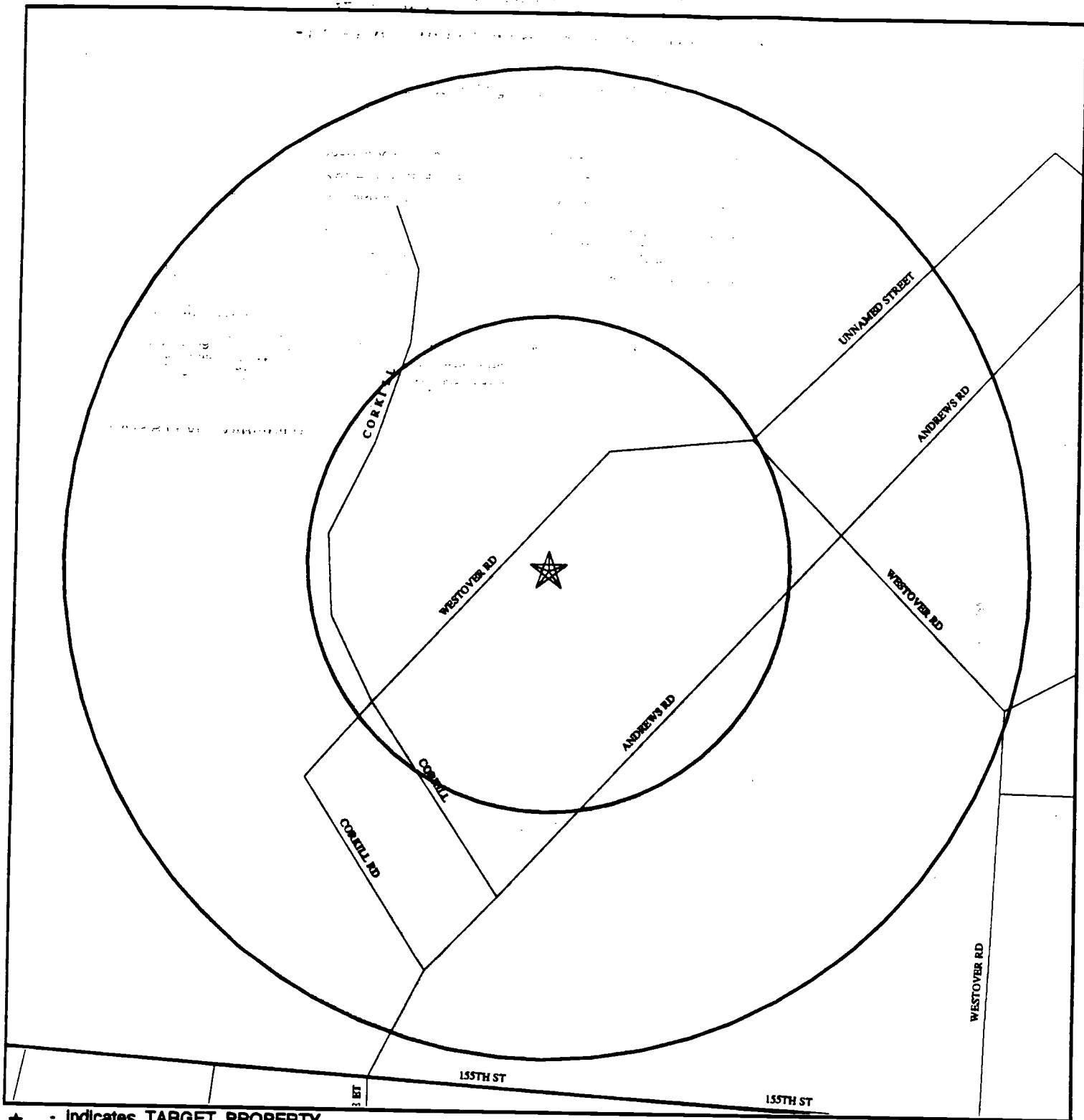
AV - Power transmission lines (USGS DLG, 1993)

AG - Oil & Gas pipelines (USGS DLG, 1993)

TARGET PROPERTY:	Richards-Gebaur AP Bldg 610
ADDRESS:	15326 Andrews
CITY/STATE/ZIP:	Kansas City MO 64147
LAT/LONG:	38.8482 / 94.549

CUSTOMER:	PSI, Inc.
CONTACT:	Rick Leines
INQUIRY #:	187422.6p
DATE:	August 25, 1995

DETAIL MAP - 187422.6p - PSI, Inc.



- ★ - Indicates TARGET PROPERTY.
- ▲ - Indicates sites at elevations higher than or equal to the target property.
- ◆ - Indicates sites at elevations lower than the target property.
- ▲ - Coal Gasification Sites (if requested)
- - Sensitive Receptors
- National Priority List Sites

0 1/8 1/4
Miles

- AV - Power transmission lines (USGS DLG, 1993)
NW - Oil & Gas pipelines (USGS DLG, 1993)

TARGET PROPERTY: Richards-Gebaur AP Bldg 610
ADDRESS: 15326 Andrews
CITY/STATE/ZIP: Kansas City MO 64147
LAT/LONG: 38.8482 / 94.549

CUSTOMER: PSI, Inc.
CONTACT: Rick Laines
INQUIRY #: 187422.6p
DATE: August 25, 1995

MAP FINDINGS SUMMARY SHOWING

ALL SITES

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
NPL		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
RCRIS-TSD		1.000	0	0	0	0	NR	0
State Haz. Waste		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		TP	NR	NR	NR	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
LUST		0.500	0	0	0	NR	NR	0
UST		0.250	0	0	NR	NR	NR	0
AST		TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
RCRIS Sm. Quan. Gen.		0.250	0	0	NR	NR	NR	0
RCRIS Lg. Quan. Gen.		0.250	0	0	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
ROD		1.000	0	0	0	0	NR	0
CONSENT		1.000	0	0	0	0	NR	0
Coal Gas		N/A	N/A	N/A	N/A	N/A	N/A	N/A

TP = Target Property

NR = Not Requested at this Search Distance

* Sites may be listed in more than one database

**MAP FINDINGS SUMMARY SHOWING
ONLY SITES HIGHER THAN OR THE SAME ELEVATION AS TP**

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
NPL		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
RCRIS-TSD		1.000	0	0	0	0	NR	0
State Haz. Waste		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		TP	NR	NR	NR	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
LUST		0.500	0	0	0	NR	NR	0
UST		0.250	0	0	NR	NR	NR	0
AST		TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
RCRIS Sm. Quan. Gen.		0.250	0	0	NR	NR	NR	0
RCRIS Lg. Quan. Gen.		0.250	0	0	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
ROD		1.000	0	0	0	0	NR	0
CONSENT		1.000	0	0	0	0	NR	0
Coal Gas		N/A	N/A	N/A	N/A	N/A	N/A	N/A

TP = Target Property

NR = Not Requested at this Search Distance

* Sites may be listed in more than one database

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

Coal Gas Site Search: EDR does not presently have coal gas site information available in this state.

NO SITES FOUND

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)	Facility ID
BELTON	1000481425	RICHARDS GEBAUR AIR FORCE BASE	HWY 150 & US 71 HWY	64012	CERCLIS	
BELTON	S101443008	WAL-MART	HWY 58 / US 71	64012	LUST	
BELTON	S100488774	R W HARMON	17327 S 71 HWY	64012	LUST	
KANSAS CITY	U001159835	RICHARDS-GEBAUR AIRPORT	3509 E 147TH ST BLDG 1010	64147	UST	LU1022
KANSAS CITY	U001159837	RICHARDS-GEBAUR AIRPORT	3401 E 155TH TER BLDG 82	64147	UST	UT0012633
KANSAS CITY	U000752660	RICHARDS-GEBAUR AIRPORT	3411 E 155TH TER BLDG 829	64147	UST	UT0012631
KANSAS CITY	S100917043	FAA - VORTAC	HWY 169 / 108TH	64147	UST	UT0012632
KANSAS CITY	S100489503	BRUGGER McDOWELL AUTO UNLIMITED	1005 HWY 25 SOUTH		LUST	LU01913
KANSAS CITY	1000631621	COTTER & CO	14900 S 71 HWY	64147	LUST	LU1131
KANSAS CITY	U000752268	PAYLESS CASHWAYS, INC	14330 S 71 HWY	64147	RCRIS-SQG, FINDS, UST	UT0001980
KANSAS CITY	1000830453	PAYLESS CASHWAYS INC	14330 S 71 HWY	64147	UST	UT0003199
KANSAS CITY	S100773573	TOTAL PETROLEUM (LAT-LONG) LENEXA Q	79TH / STATE LINE RD	64147	RCRIS-SQG, FINDS	
KANSAS CITY	U001159836	RICHARDS-GEBAUR AIRPORT	15415 DENVER AVE, BLDG 1301	64147	LUST	LU1354
KANSAS CITY	S100489824	BYRAM SITE	6704 NW HWY 9	64147	UST	UT0012635
KANSAS CITY	S100773813	RICHARDO - GEBAUR AIR BASE	15404 MAXWELL AVE	64147	LUST	LU1950
KANSAS CITY	U001159833	RICHARDS-GEBAUR AIRPORT	15600 SPRUCE AVE BLDG 514	64147	UST	LU2102
KANSAS CITY	S101099622	CIRCLE K #2433	13011 STATE LINE RD	64147	LUST	UT0012625
KANSAS CITY	S101094068	USPCI-KAW YARD OFFICE	STATE LINE RD	64147	LUST	LU3237
KANSAS CITY	S101094069	COMMERCE BANK - PRICE DEVELOPMENT C	STATE LINE RD / 135TH ST	64147	LUST	LU04094
KANSAS CITY	S101094066	WATERWAY GAS & WASH/AMOCO OIL #2384	8507 STATE LINE RD	64147	LUST	LU03473
KANSAS CITY	S101094067	PREMIER CADILLAC DEALERSHIP	8011 STATE LINE RD	64147	LUST	LU01612
KANSAS CITY	S100660708	AMOCO OIL #2242	13013 STATE LINE RD	64147	LUST	LU03368
KANSAS CITY	S100660561	CONOCO #25022	7425 STATE LINE RD	64147	LUST	LU03232
KANSAS CITY	U000752662	RICHARDS-GEBAUR AIRPORT	NO STREET ADDRESS	64147	UST	LU03955
KANSAS CITY	U000752657	RICHARDS-GEBAUR AIRPORT	NO STREET ADDRESS	64147	UST	UT0012634
						UT0012623

**GEOCHECK VERSION 2.1 ADDENDUM
FEDERAL DATABASE WELL INFORMATION**

Well Closest to Target Property (North Quadrant)

BASIC WELL DATA

Site ID:	385240094315001	Distance from TP:	>2 Miles
Site Type:	Single well, other than collector or Ranney type		
Year Constructed:	Not Reported	County:	Jackson
Altitude:		State:	Missouri
Well Depth:	685.00 ft.	Topographic Setting:	Not Reported
Depth to Water Table:	Not Reported	Prim. Use of Site:	Not Reported
Date Measured:	Not Reported	Prim. Use of Water:	Not Reported

LITHOLOGIC DATA

Geologic Age ID (Era/System/Series):	Pennsylvanian-Middle-Des Moinesian
Principal Lithology of Unit:	Not Reported
Further Description:	Not Reported

WATER LEVEL VARIABILITY

Not Reported

GEOCHECK VERSION 2.1
FEDERAL DATABASE WELL INFORMATION

Well Closest to Target Property (East Quadrant)

BASIC WELL DATA

Site ID:	385100094314501	Distance from TP:	1 - 2 Miles
Site Type:	Single well, other than collector or Ranney type		
Year Constructed:	Not Reported	County:	Jackson
Altitude:	1024.00 ft.	State:	Missouri
Well Depth:	433.00 ft.	Topographic Setting:	Not Reported
Depth to Water Table:	Not Reported	Prim. Use of Site:	Not Reported
Date Measured:	Not Reported	Prim. Use of Water:	Not Reported

LITHOLOGIC DATA

Geologic Age ID (Era/System/Series):	Pennsylvanian-Middle-Des Moinesian
Principal Lithology of Unit:	Not Reported
Further Description:	Not Reported

WATER LEVEL VARIABILITY

Not Reported

GEOCHECK VERSION 2.1
FEDERAL DATABASE WELL INFORMATION

Well Closest to Target Property (South Quadrant)

BASIC WELL DATA

Site ID:	385030094331501	Distance from TP:	1/2 - 1 Mile
Site Type:	Single well, other than collector or Ranney type		
Year Constructed:	Not Reported	County:	Cass
Altitude:		State:	Missouri
Well Depth:	32.00 ft.	Topographic Setting:	Not Reported
Depth to Water Table:	Not Reported	Prim. Use of Site:	Withdrawal of water
Date Measured:	Not Reported	Prim. Use of Water:	Domestic

LITHOLOGIC DATA

Geologic Age ID (Era/System/Series):	Pennsylvanian
Principal Lithology of Unit:	Not Reported
Further Description:	Not Reported

WATER LEVEL VARIABILITY

Not Reported

GEOCHECK VERSION 2.1
FEDERAL DATABASE WELL INFORMATION

Well Closest to Target Property (West Quadrant)

BASIC WELL DATA

Site ID:	385145094351001	Distance from TP:	>2 Miles
Site Type:	Single well, other than collector or Ranney type		
Year Constructed:	Not Reported	County:	Jackson
Altitude:		State:	Missouri
Well Depth:	965.00 ft.	Topographic Setting:	Not Reported
Depth to Water Table:	Not Reported	Prim. Use of Site:	Not Reported
Date Measured:	Not Reported	Prim. Use of Water:	Not Reported

LITHOLOGIC DATA

Geologic Age ID (Era/System/Series):	Pennsylvanian-Middle-Des Moinesian		
Principal Lithology of Unit:	Not Reported		
Further Description:	Not Reported		

WATER LEVEL VARIABILITY

Not Reported

GEOCHECK VERSION 2.1
PUBLIC WATER SUPPLY SYSTEM INFORMATION

Searched by Nearest Well.

PWS SUMMARY:

PWS ID:	MO1048442	PWS Status:	Active	Distance from TP:	>2 Miles
Dir relative to TP:	South	Date Initiated:	November / 1991	Date Deactivated:	Not Reported
PWS Name:	SOUTHFORK MHP 1301 N. SCOTT AVE. BELTON, MO 64012				

Addressee / Facility Type:	Not Reported
Facility Name:	Not Reported

Facility Latitude:	38 48 42	Facility Longitude:	094 31 54
City Served:	SOUTHFORK MHP		
Treatment Class:	Untreated	Population Served:	501 - 1,000 Persons

Well currently has or has had major violation(s): No

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Elapsed ASTM days: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

FEDERAL ASTM RECORDS:

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System
Source: EPA/NTIS
Telephone: 703-416-0702

CERCLIS: CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 03/15/95
Date Made Active at EDR: 06/08/95

Date of Data Arrival at EDR: 04/25/95
Elapsed ASTM days: 44

ERNS: Emergency Response Notification System
Source: EPA
Telephone: 202-260-2342

ERNS: Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/94
Date Made Active at EDR: 05/25/95

Date of Data Arrival at EDR: 04/11/95
Elapsed ASTM days: 44

NPL: National Priority List
Source: EPA
Telephone: 703-603-8852

NPL: National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, it is EDR's policy to plot NPL sites greater than approximately 500 acres in size as areas (polygons). Sites smaller in size are point-geocoded at the site's address.

Date of Government Version: 05/26/95
Date Made Active at EDR: 06/06/95

Date of Data Arrival at EDR: 06/06/95
Elapsed ASTM days: 0

RCRIS: Resource Conservation and Recovery Information System
Source: EPA/NTIS
Telephone: 202-260-3393

RCRIS: Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Date of Government Version: 05/31/95
Date Made Active at EDR: 08/22/95

Date of Data Arrival at EDR: 06/28/95
Elapsed ASTM days: 55

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FEDERAL NON-ASTM RECORDS:

CONSENT: Superfund (CERCLA) Consent Decrees

Source: EPA Regional Offices

Telephone: Varies

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: Varies

Date of Next Scheduled Update: 09/01/95

CORRACTS: Corrective Action Report

Source: EPA

Telephone: 202-260-3393

CORRACTS: CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 04/10/95

Date of Next Scheduled Update: 09/18/95

FINDS: Facility Index System

Source: EPA/NTIS

Telephone: 800-908-2493

FINDS: Facility Index System. FINDS contains both facility information and "pointers" to other sources that contain more detail. These include: RCRIS, PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), FATES (FIFRA [Federal Insecticide Fungicide Rodenticide Act] and TSCA Enforcement System, FTTS [FIFRA/TSCA Tracking System]), CERCLIS, DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), FRDS (Federal Reporting Data System), SIA (Surface Impoundments), CICIS (TSCA Chemicals in Commerce Information System), PADS, RCRA-J (medical waste transporters/disposers), TRIS and TSCA.

Date of Government Version: 07/27/94

Date of Next Scheduled Update: 10/16/95

HMIRS: Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation

Telephone: 202-366-4555

HMIRS: Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 06/30/94

Date of Next Scheduled Update: 12/04/95

MLTS: Material Licensing Tracking System

Source: Nuclear Regulatory Commission

Telephone: 301-415-7169

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 01/01/95

Date of Next Scheduled Update: 10/16/95

NPL LIENS: Federal Superfund Liens

Source: EPA

Telephone: 202-260-8969

NPL LIENS: Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/91

Date of Next Scheduled Update: 11/27/95

PADS: PCB Activity Database System

Source: EPA

Telephone: 202-260-3992

PADS: PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 10/14/94

Date of Next Scheduled Update: 09/18/95

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RAATS: RCRA Administrative Action Tracking System

Source: EPA

Telephone: 202-564-4104

RAATS: RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA.

Date of Government Version: 04/17/95

Date of Next Scheduled Update: 10/02/95

ROD: Records Of Decision

Source: NTIS

Telephone: 703-416-0703

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 03/31/95

Date of Next Scheduled Update: 12/04/95

TRIS: Toxic Chemical Release Inventory System

Source: EPA/NTIS

Telephone: 202-260-2320

TRIS: Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/92

Date of Next Scheduled Update: 10/09/95

TSCA: Toxic Substances Control Act

Source: EPA/NTIS

Telephone: 202-260-1444

TSCA: Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site. USEPA has no current plan to update and/or re-issue this database.

Date of Government Version: 05/15/86

Date of Next Scheduled Update: 09/18/95

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STATE OF MISSOURI ASTM RECORDS:

LUST: Leaking Underground Storage Tanks

Source: Department of Natural Resources
Telephone: 314-526-3349

LUST: Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 05/31/95

Date Made Active at EDR: 07/26/95

Date of Data Arrival at EDR: 06/16/95

Elapsed ASTM days: 40

SHWS: Registry and Registry Log

Source: Department of Natural Resources
Telephone: 314-751-1990

SHWS: State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 06/30/95

Date Made Active at EDR: 08/21/95

Date of Data Arrival at EDR: 07/21/95

Elapsed ASTM days: 31

SWF/LS: Solid Waste Disposal Areas & Processing Facilities

Source: Department of Natural Resources
Telephone: 314-751-5401

SWF/LS: Solid Waste Facilities/Landfill Sites. SWF/LS type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Section 2004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 05/15/95

Date Made Active at EDR: 07/26/95

Date of Data Arrival at EDR: 06/19/95

Elapsed ASTM days: 37

UST: Underground Storage Tank Information

Source: Department of Natural Resources
Telephone: 314-751-7326

UST: Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 03/31/95

Date Made Active at EDR: 06/26/95

Date of Data Arrival at EDR: 05/30/95

Elapsed ASTM days: 27

STATE OF MISSOURI NON-ASTM RECORDS:

AST: Service Station Master Listing

Source: Department of Agriculture
Telephone: 314-751-4278

Date of Government Version: 05/01/95

Date of Next Scheduled Update: 11/13/95

Historical and Other Database(s)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. ©Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

Disclaimer Provided by Real Property Scan, Inc.

The information contained in this report has predominantly been obtained from publicly available sources produced by entities other than Real Property Scan. While reasonable steps have been taken to insure the accuracy of this report, Real Property Scan does not guarantee the accuracy of this report. Any liability on the part of Real Property Scan is strictly limited to a refund of the amount paid. No claim is made for the actual existence of toxins at any site. This report does not constitute a legal opinion.

NFRAP: No Further Remedial Action Planned

Source: EPA/NTIS

Telephone: 703-416-0702

NFRAP: As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

FRDS: Federal Reporting Data System

Source: EPA/Office of Drinking Water

FRDS provides information regarding public water supplies and their compliance with monitoring requirements, maximum contaminant levels (MCL's), and other requirements of the Safe Drinking Water Act of 1986.

Area Radon Information: The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

Oil/Gas Pipelines/Electrical Transmission Lines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines and electrical transmission lines.

Sensitive Receptors: There are individuals who, due to their fragile immune systems, are deemed to be especially sensitive to environmental discharges. These typically include the elderly, the sick, and children. While the exact location of these sensitive receptors cannot be determined, EDR indicates those facilities, such as schools, hospitals, day care centers, and nursing homes, where sensitive receptors are likely to be located.

USGS Water Wells: In November 1971 the United States Geological Survey (USGS) implemented a national water resource information tracking system. This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on more than 900,000 wells, springs, and other sources of groundwater.

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1994 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

Epicenters: World earthquake epicenters, Richter 5 or greater

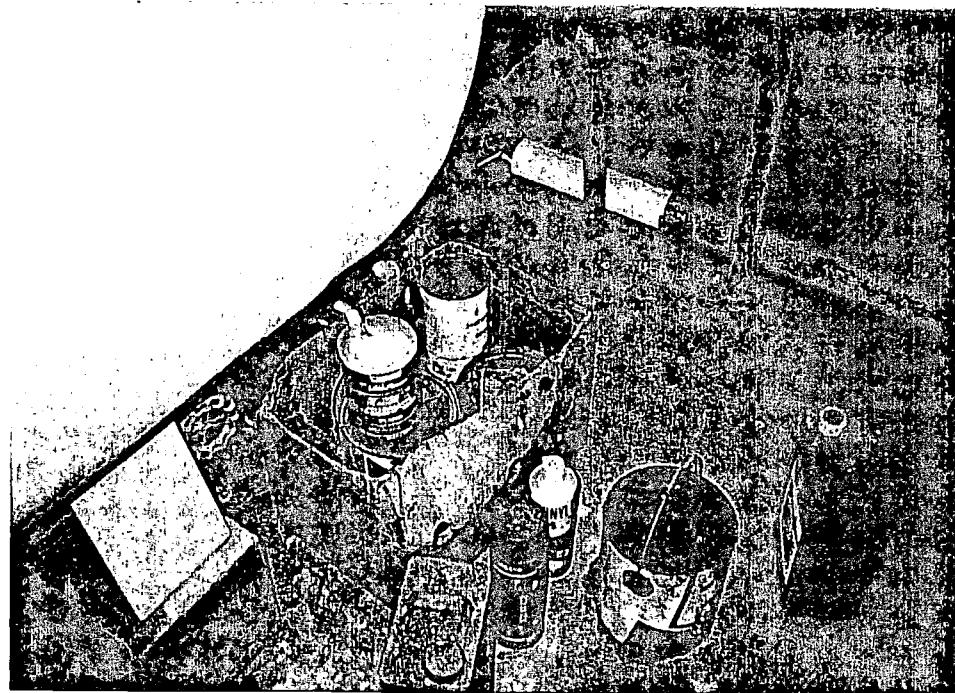
Source: Department of Commerce, National Oceanic and Atmospheric Administration

APPENDIX D

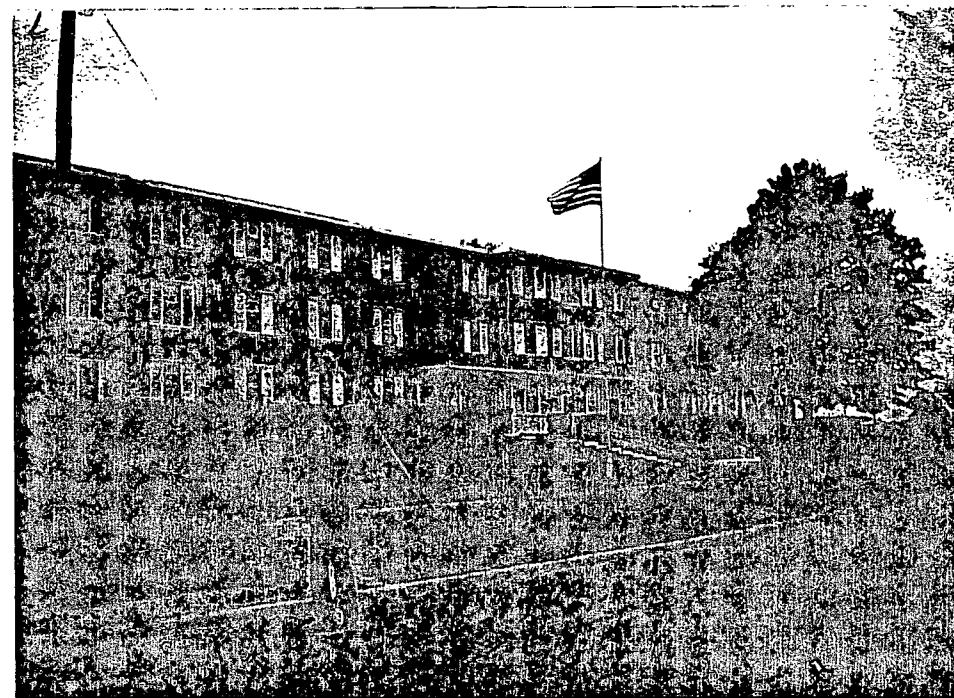
RECONNAISSANCE PHOTOGRAPHS



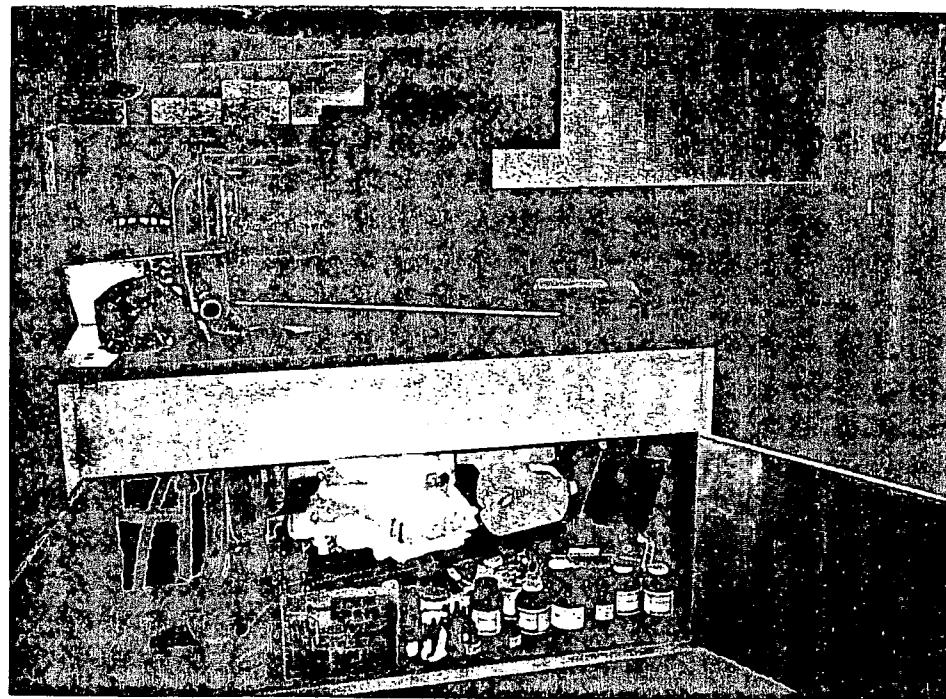
PHOTOGRAPH 1: Building 242 - Married Student Housing.



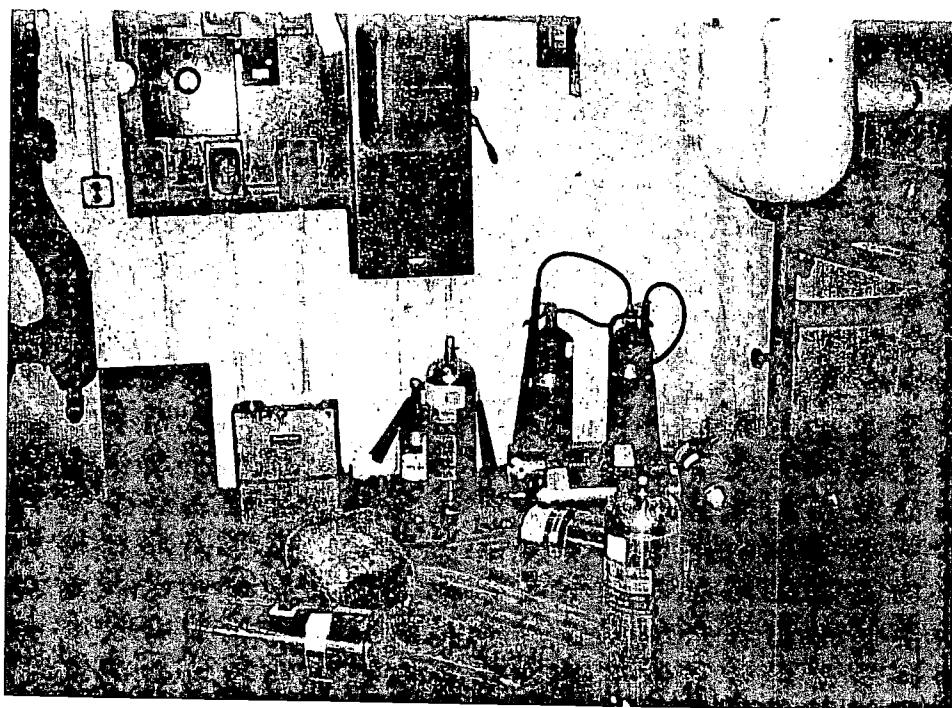
PHOTOGRAPH 2: Building 242 - Sub-basement boiler room.



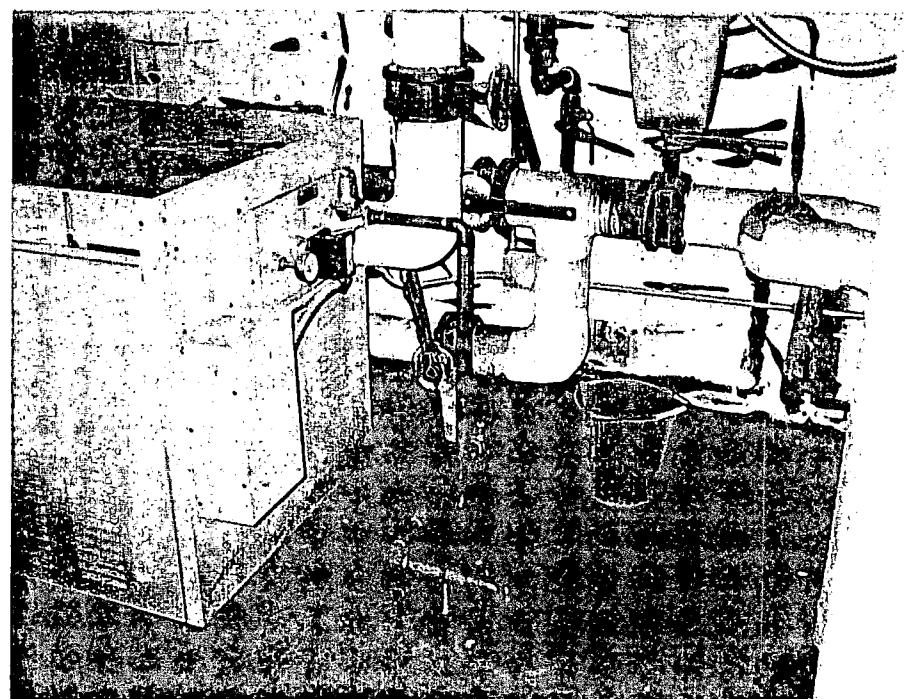
PHOTOGRAPH 3: Building 405 - Classrooms, offices and storage.



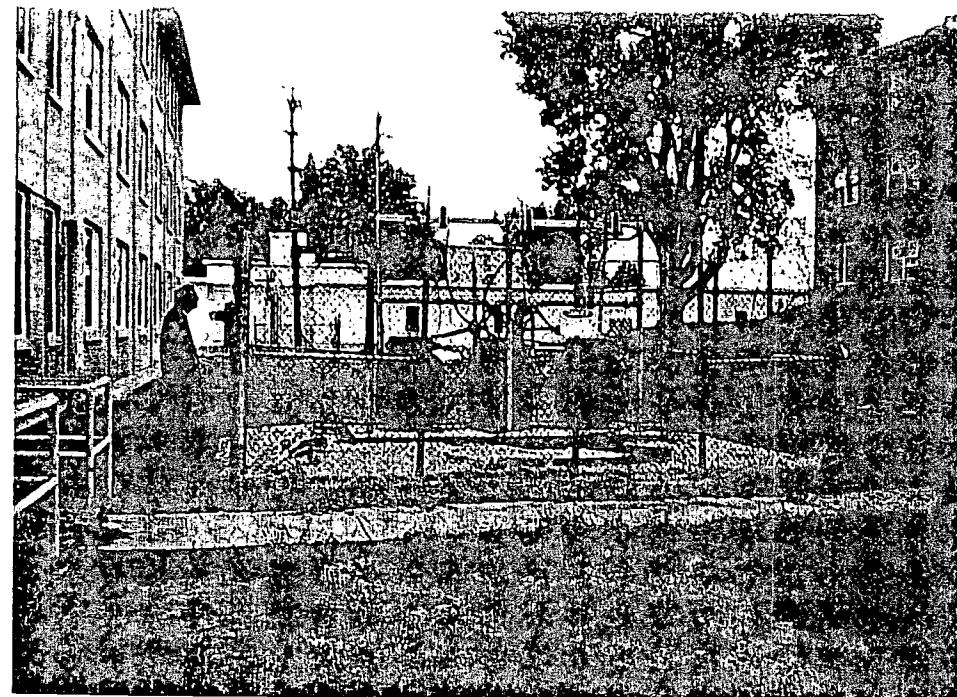
PHOTOGRAPH 4: Building 405 - Old Chemistry laboratory.



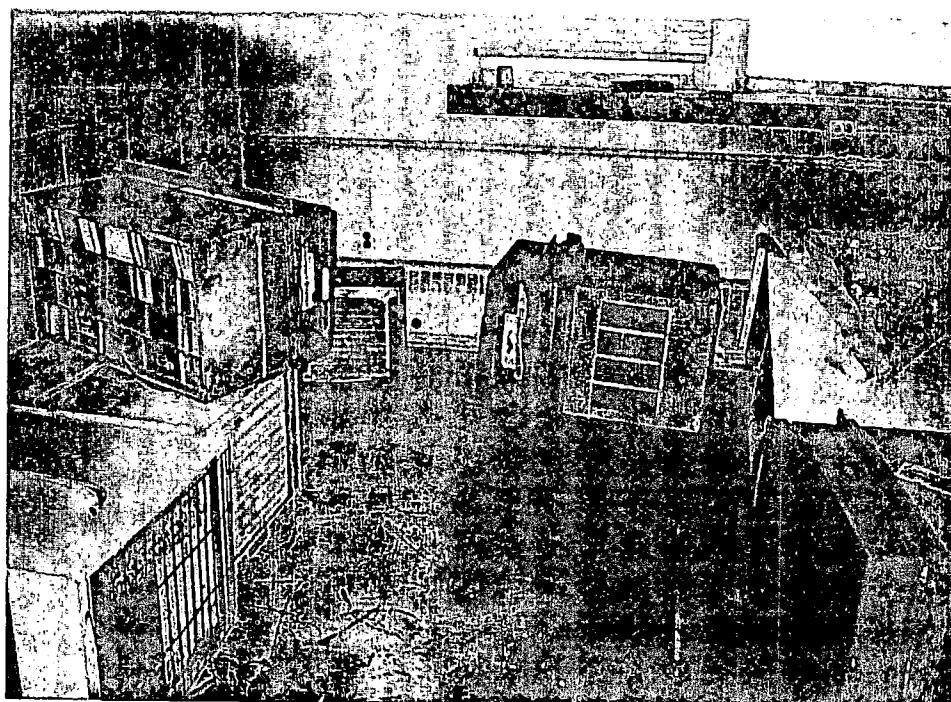
PHOTOGRAPH 5: Building 405 - Sub-basement boiler room.



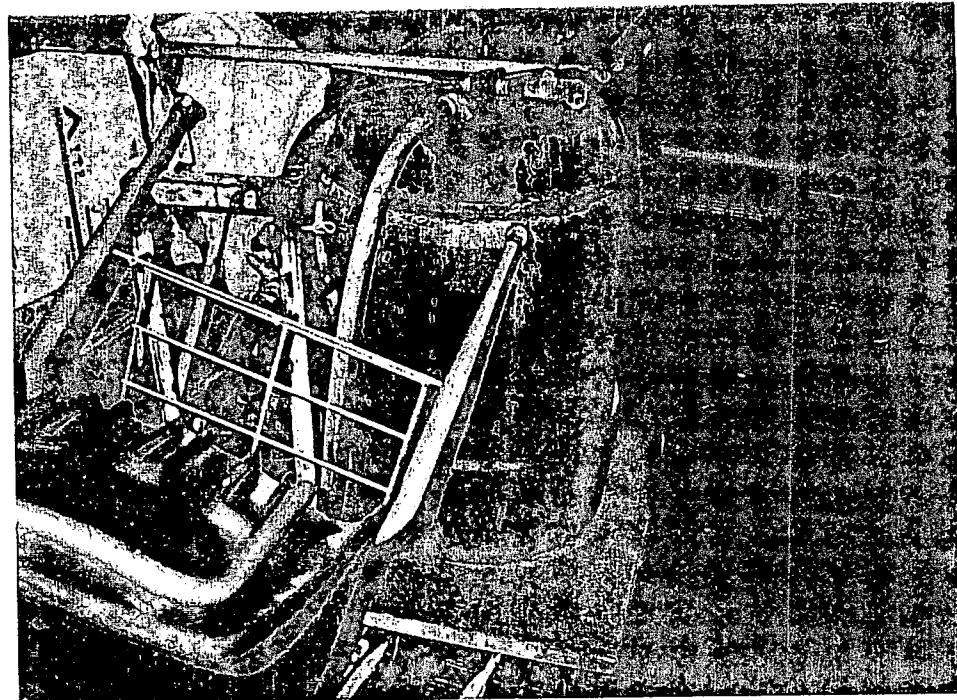
PHOTOGRAPH 6: Building 405 - Leak from circulating pump in boiler room.



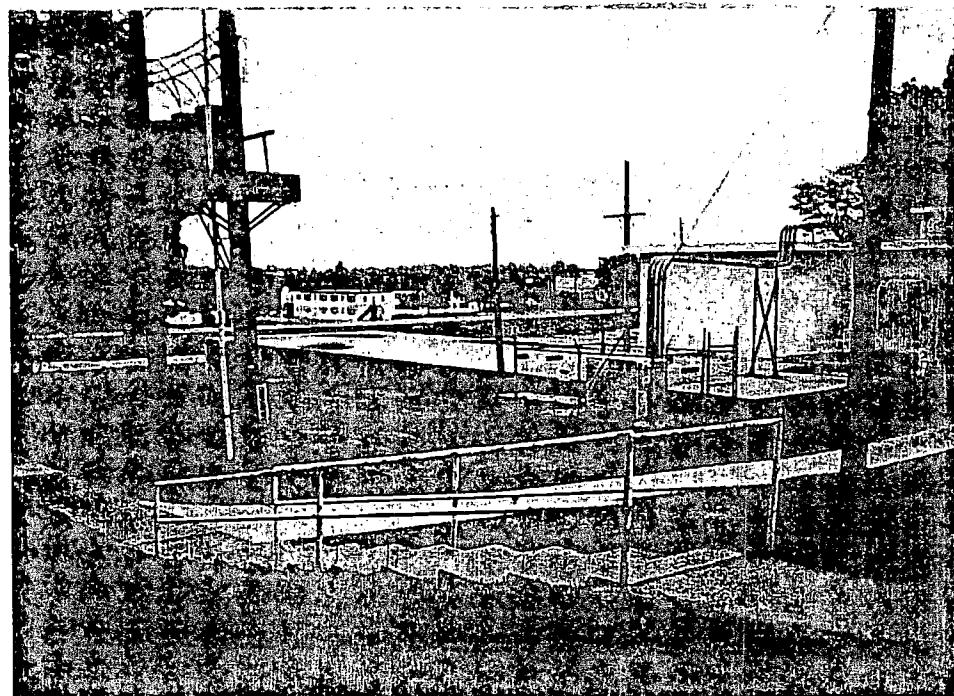
PHOTOGRAPH 7: Pad-mounted transformers between buildings 405 and 406.



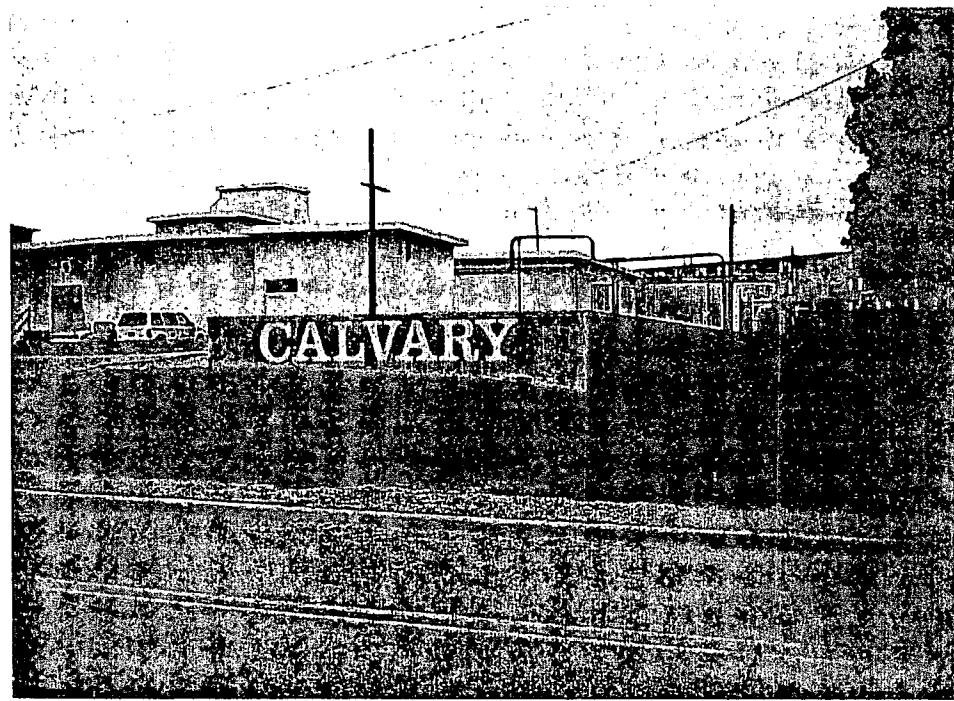
PHOTOGRAPH 8: Building 405 - Room 101.



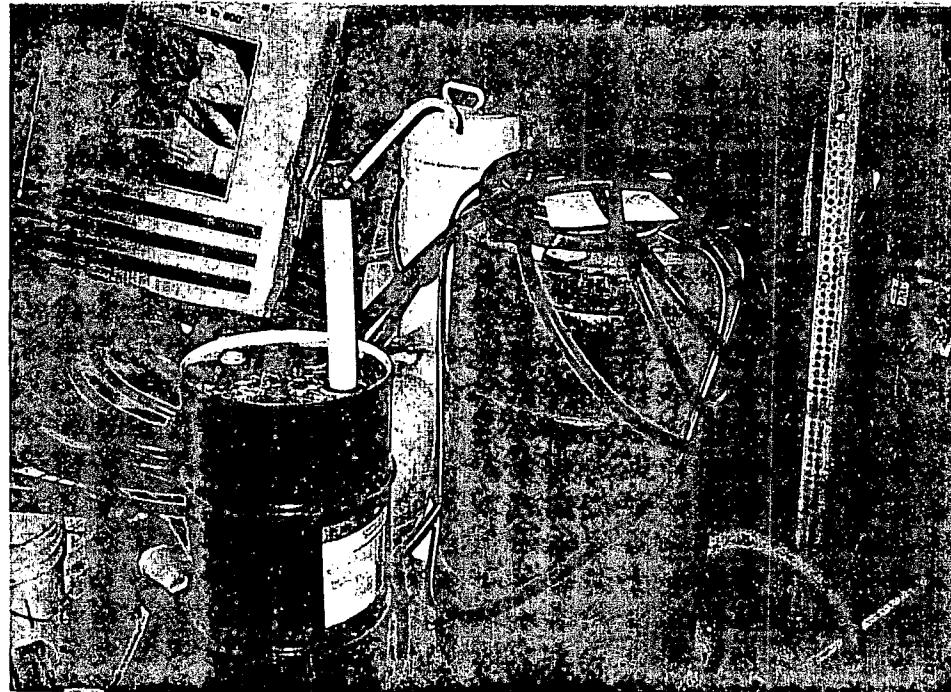
PHOTOGRAPH 9: Building 406 - Room 101 - unlabeled, unsealed 40-gallon barrel.



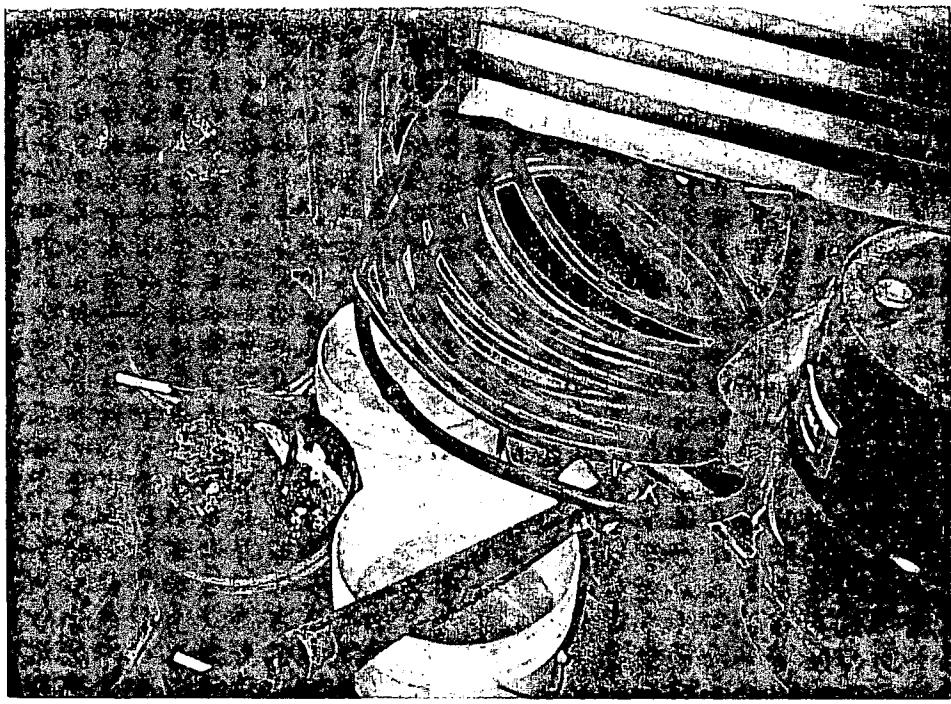
PHOTOGRAPH 10: Pole-mounted transformers north of building 407.



PHOTOGRAPH 11: Building 407 - Bookstore and Library.



PHOTOGRAPH 12: Building 407 - Sub-basement utility room.



PHOTOGRAPH 13: Building 407 - Sub-basement utility room - unknown solids and liquids.



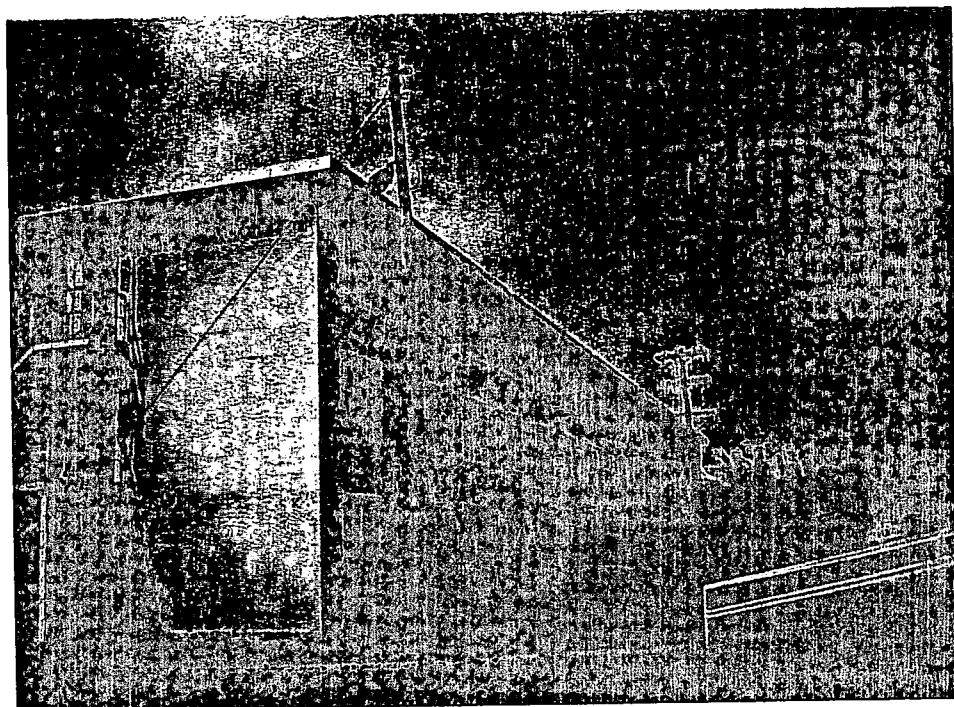
PHOTOGRAPH 14: Building 408 - Dormitory and apartments.
Building 409 - Administration.



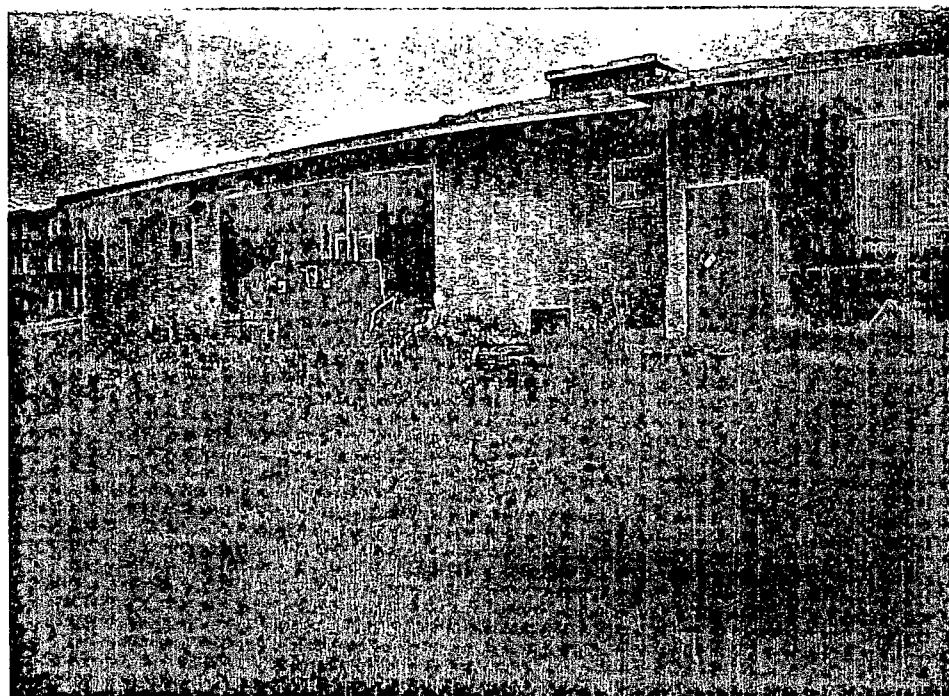
PHOTOGRAPH 15: Building 409 - Administration



PHOTOGRAPH 16: Building 410 - Esther Dorm (Girl's dormitory).



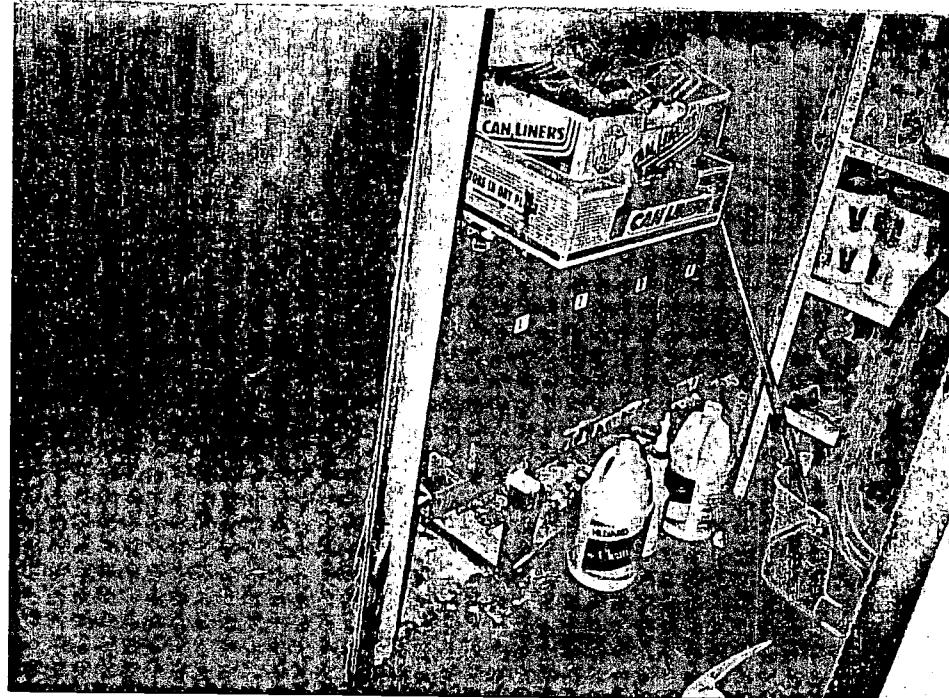
PHOTOGRAPH 17: Building 411 - Storage and unused space.



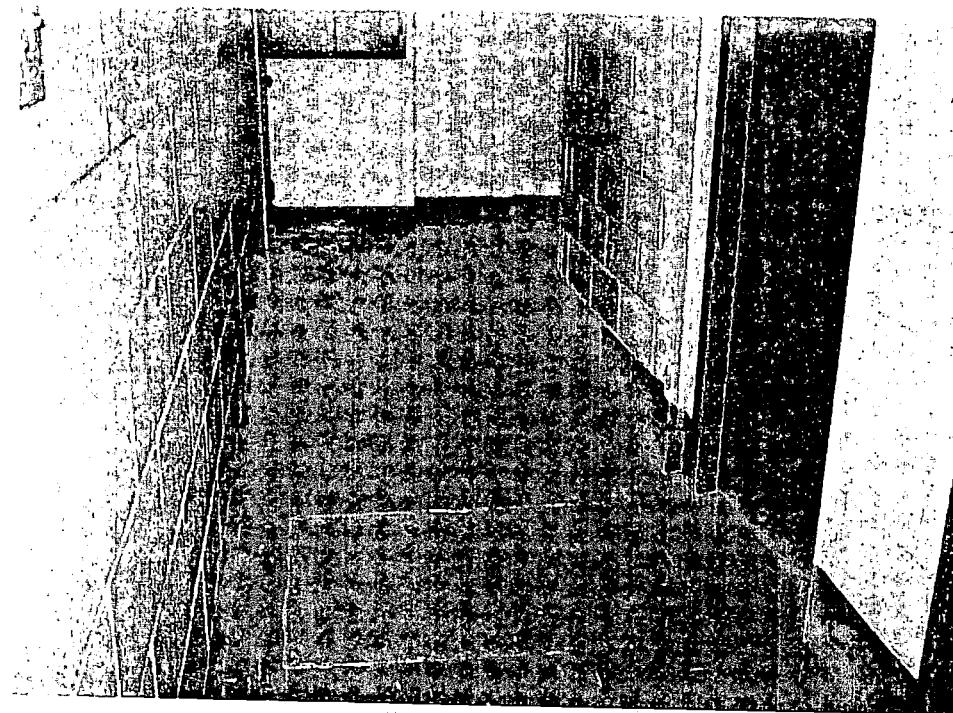
PHOTOGRAPH 18: Building 412 - Cafeteria.



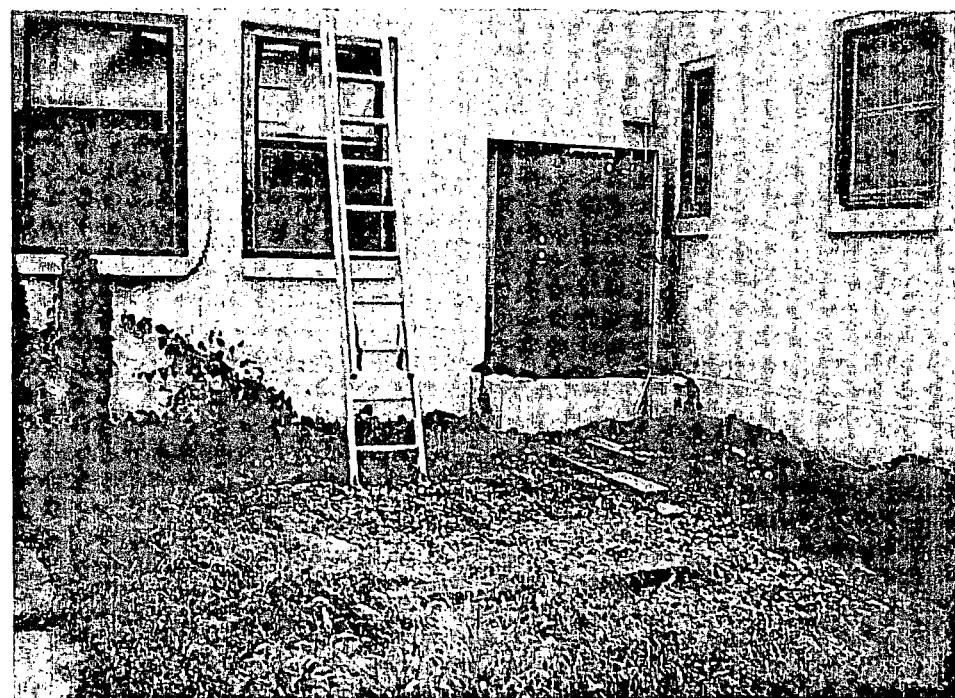
PHOTOGRAPH 19: Building 412 - Storage room.



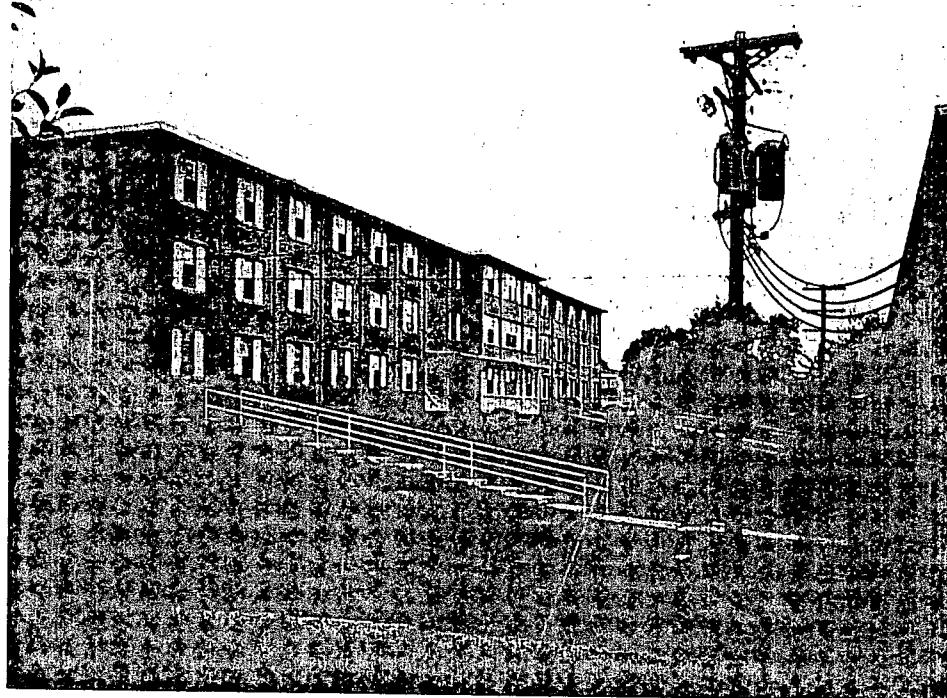
PHOTOGRAPH 20: Building 412 - Janitorial Closet - leaking Exide batteries.



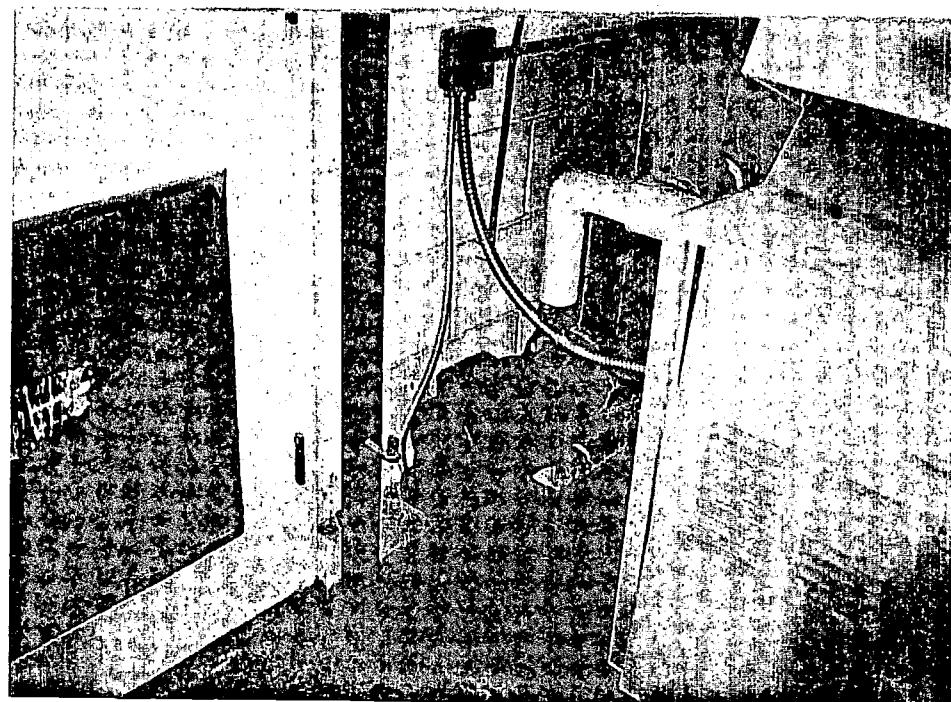
PHOTOGRAPH 21: Building 412 - Former grease trap.



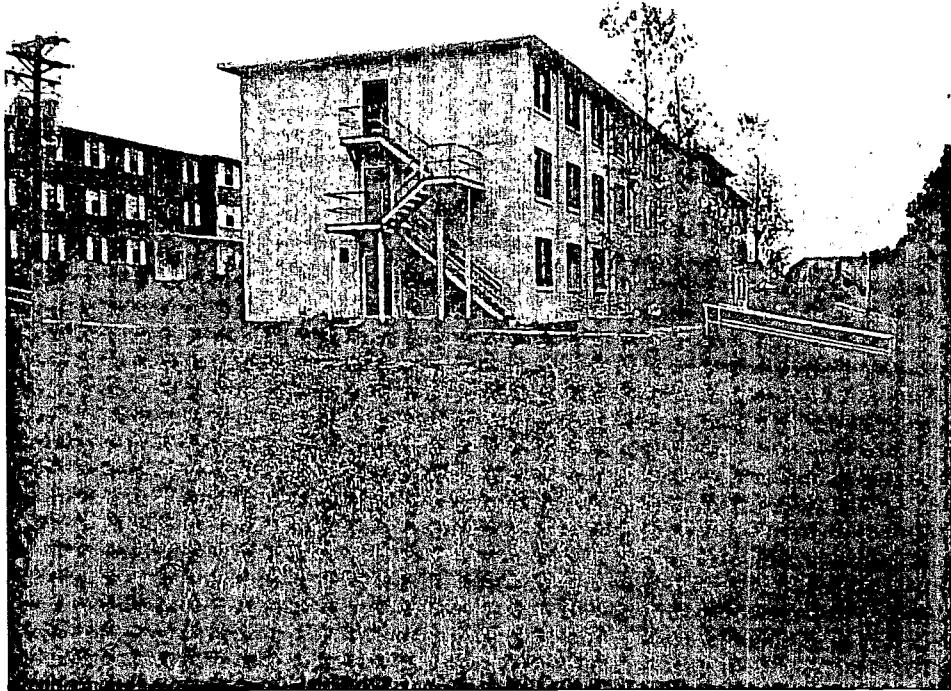
PHOTOGRAPH 22: Building 412 - Grease trap.



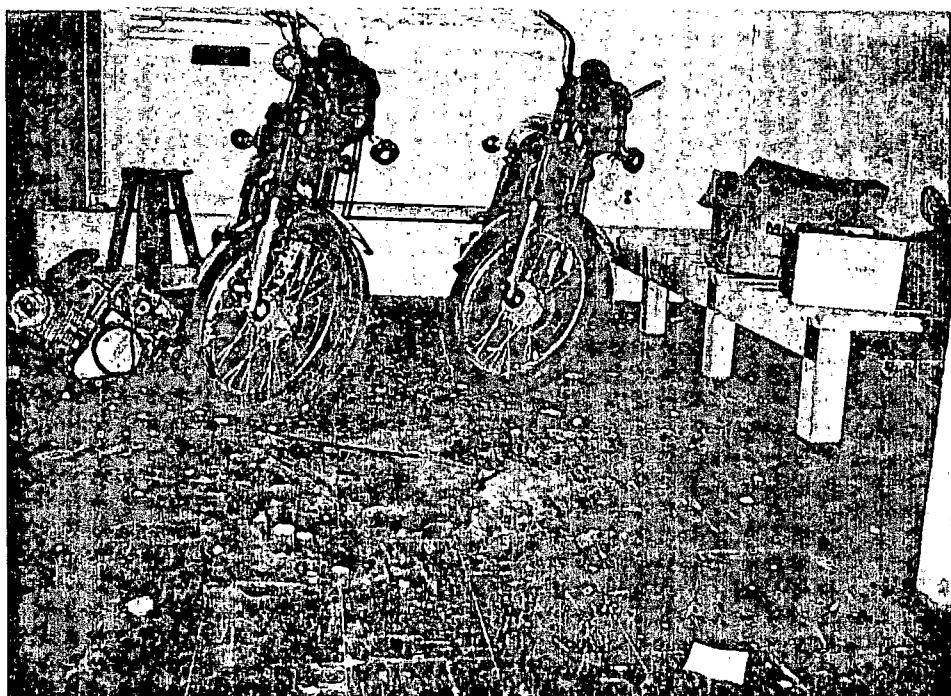
PHOTOGRAPH 23: Building 413 - Stephen Dorm (men's dormitory).



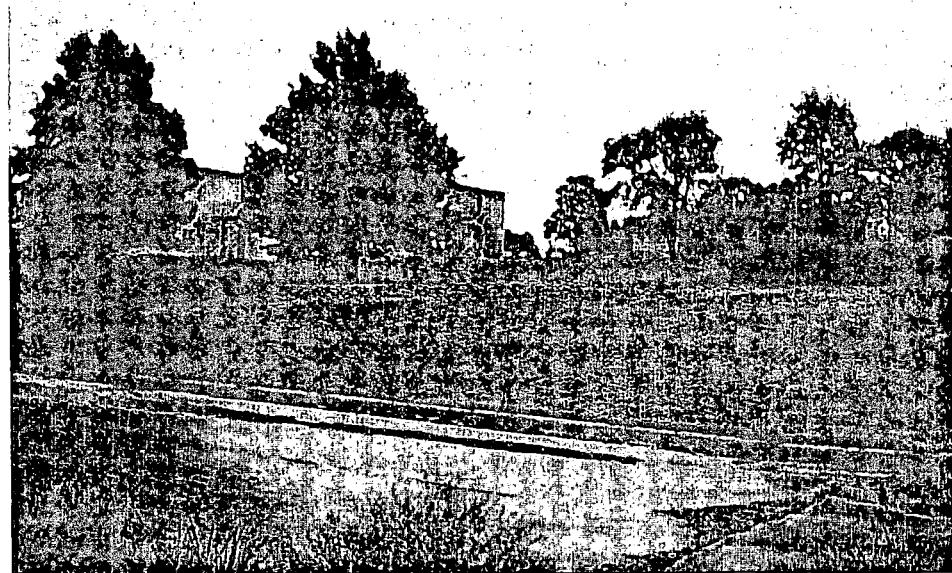
PHOTOGRAPH 24: Building 413 - Oil leak from alternating motor in utility room.



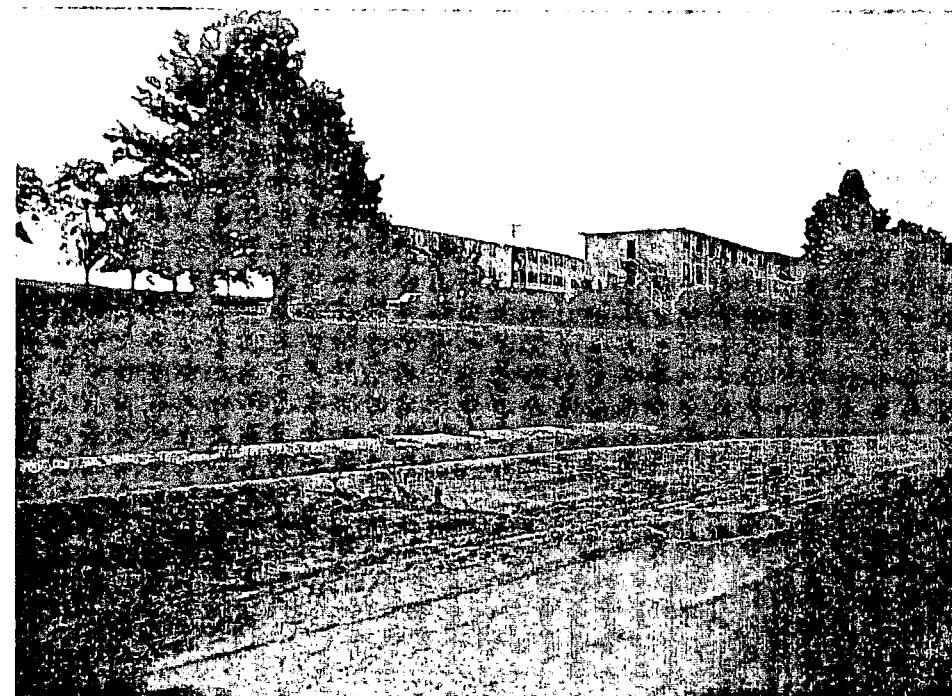
PHOTOGRAPH 25: Building 414 - Timothy Dorm (storage and unused space).



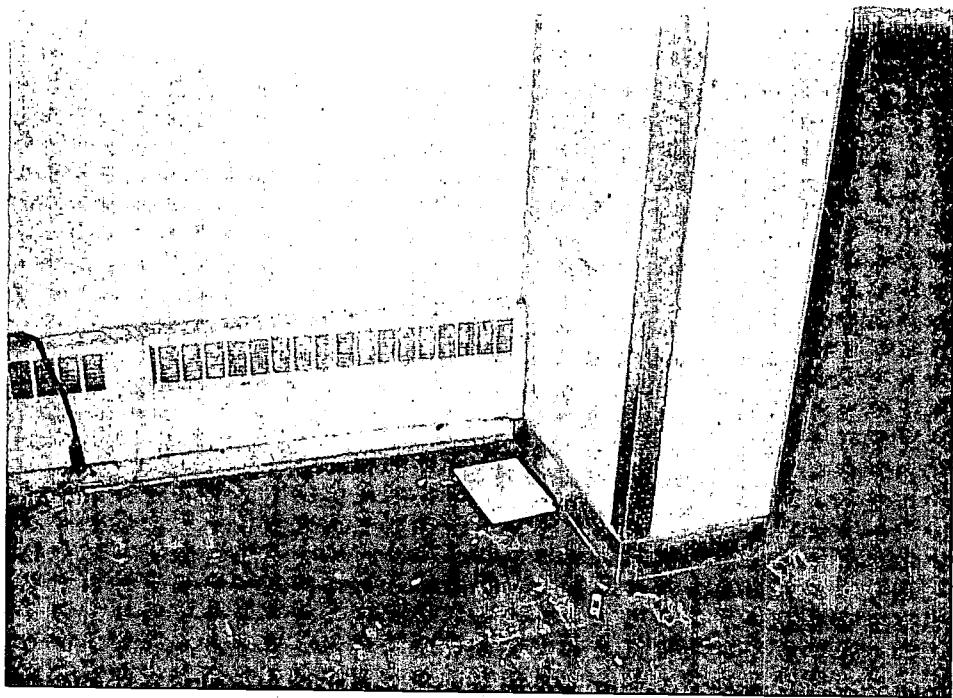
PHOTOGRAPH 26: Building 414 - Timothy Dorm, Room 121.



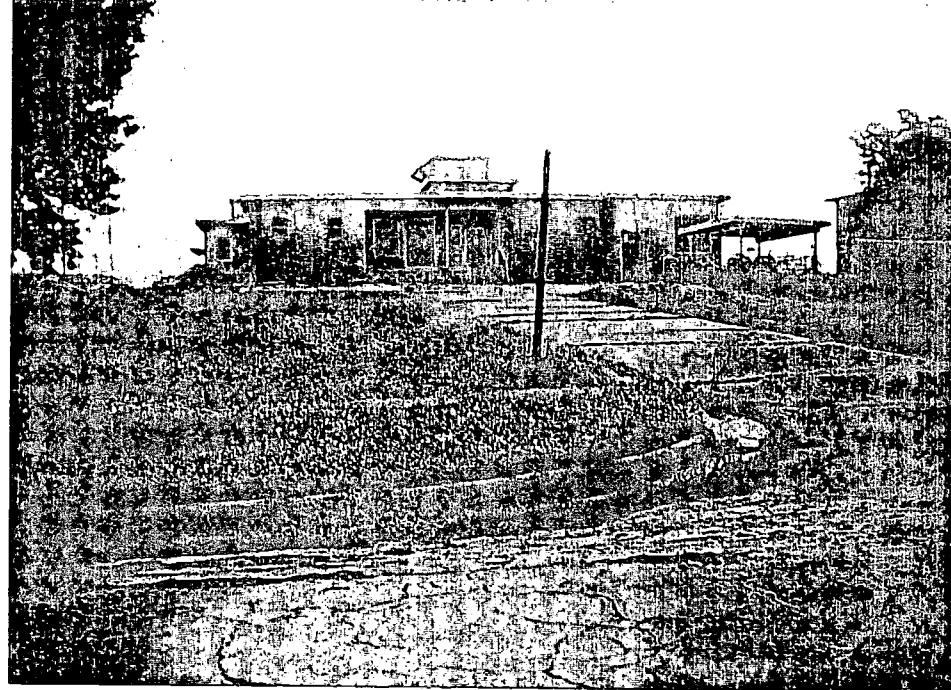
PHOTOGRAPH 27: Building 415 - Married couples duplex.



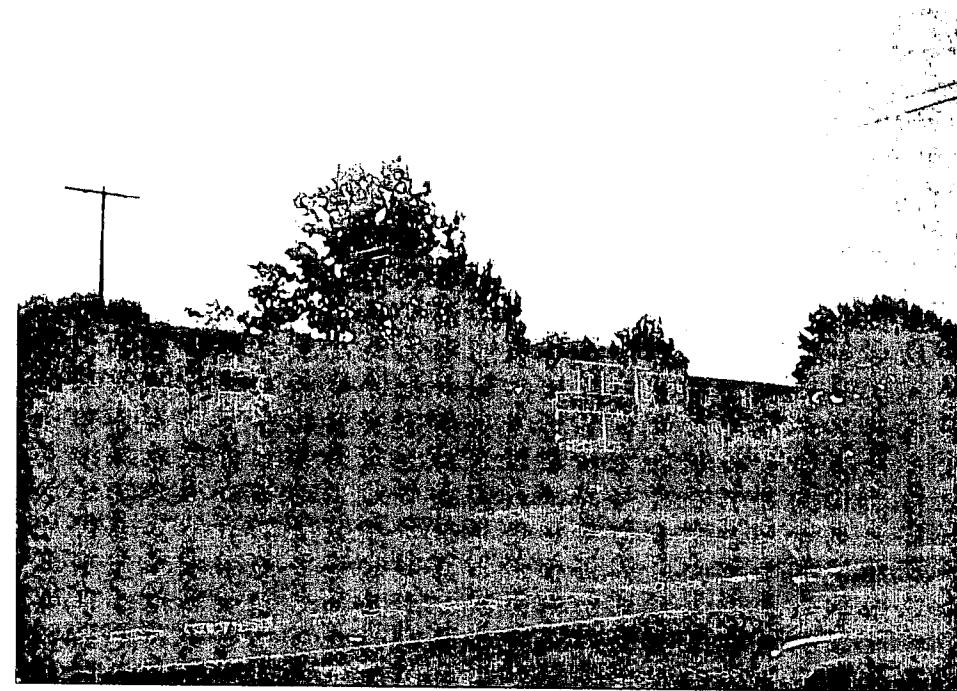
PHOTOGRAPH 28: Building 416 - Maintenance shed.
Buildings 420 & 421 - Storage and unused space.



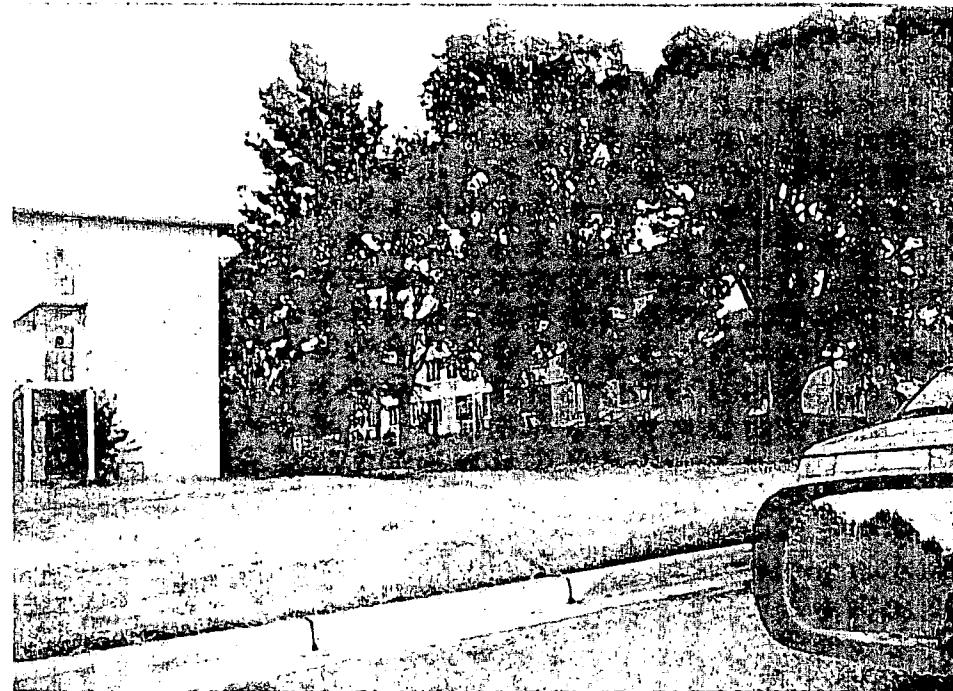
PHOTOGRAPH 29: Building 420 - a fresh oil leak.



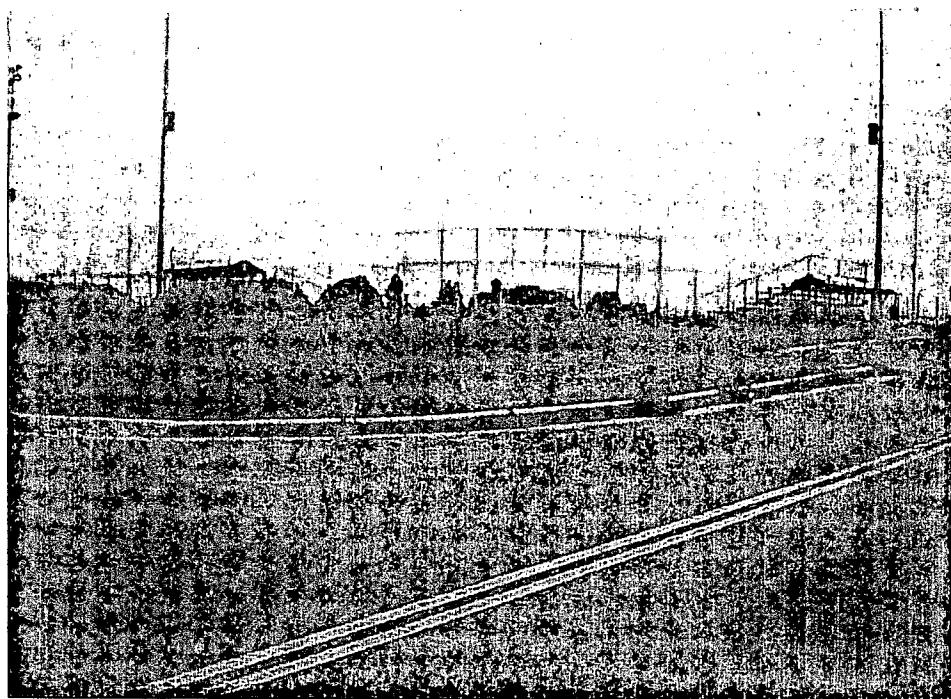
PHOTOGRAPH 30: Building 422 - Storage and unused space
(leased to Blue Ridge Christian School)



PHOTOGRAPH 31: Building 424 - Storage - leased to the Army Reserve.



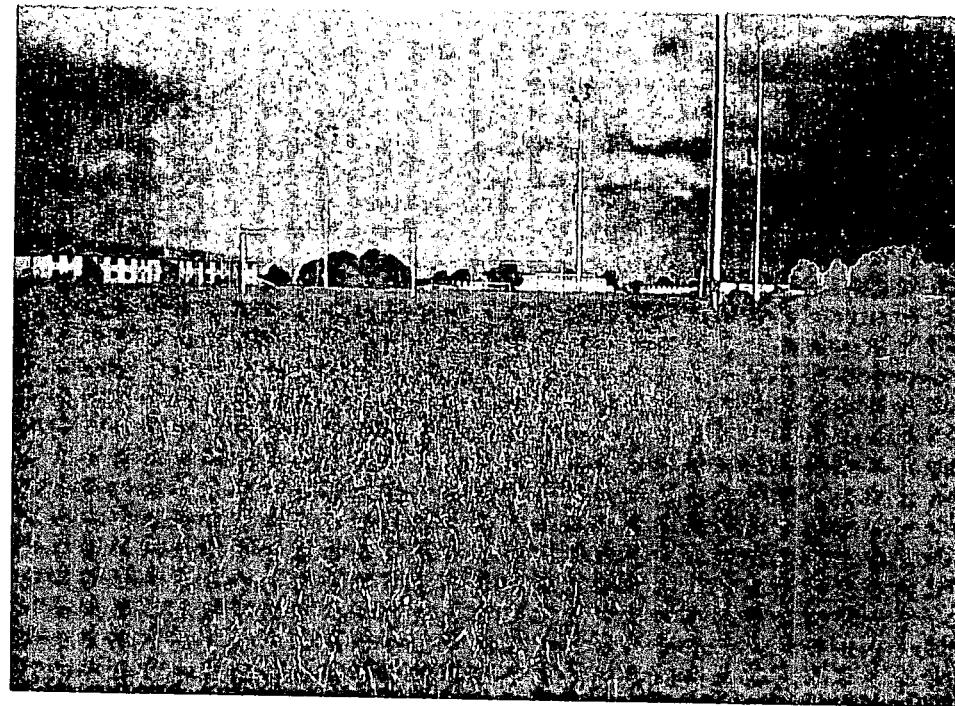
PHOTOGRAPH 32: Building 425 - Storage and unused space.



PHOTOGRAPH 33: Baseball field



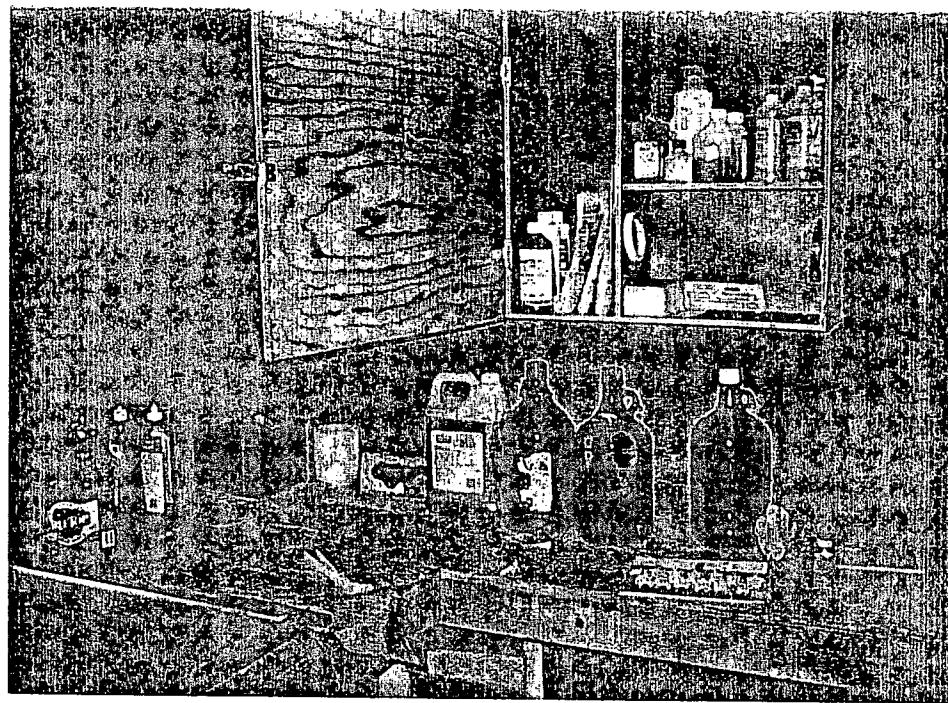
PHOTOGRAPH 34: View southwest along Bong Street.



PHOTOGRAPH 35: View northwest of practice field.



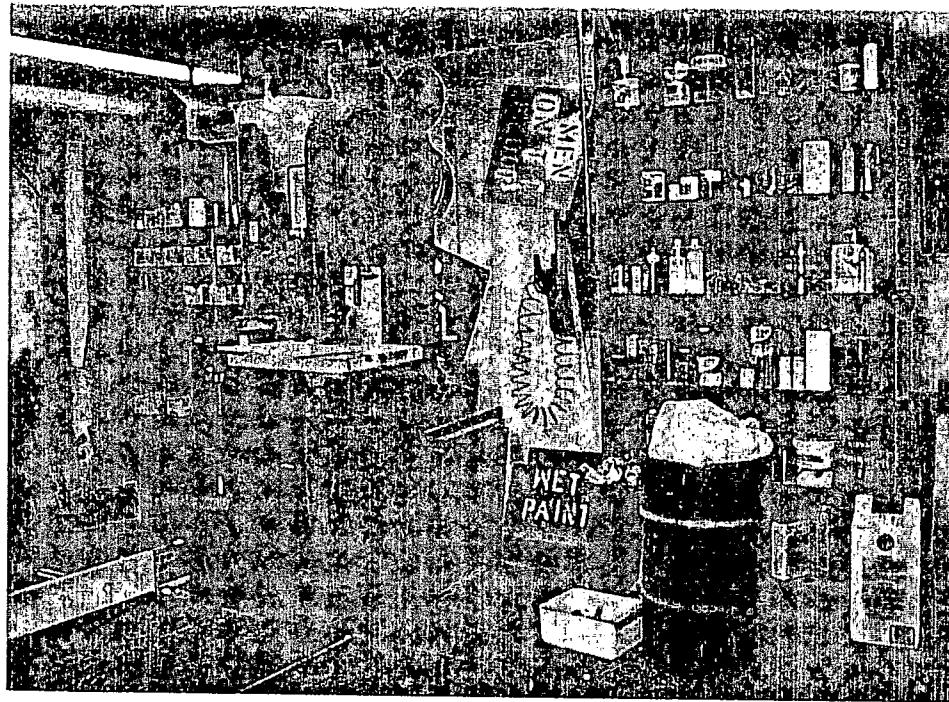
PHOTOGRAPH 36: Building 426 - Maintenance Building - Paint room.



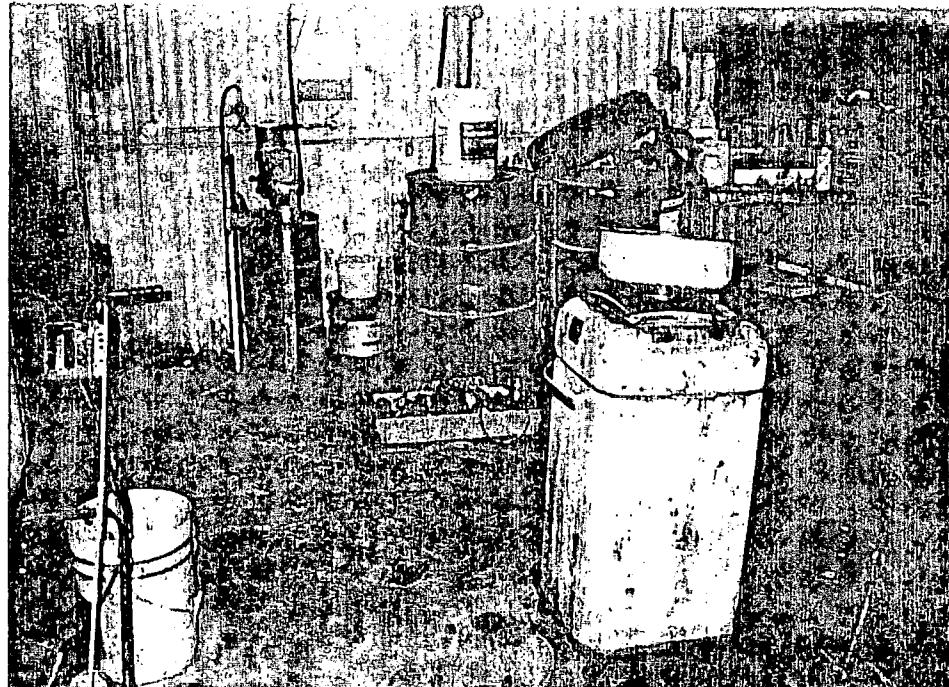
PHOTOGRAPH 37: Building 426 - Maintenance Building - Dark room.



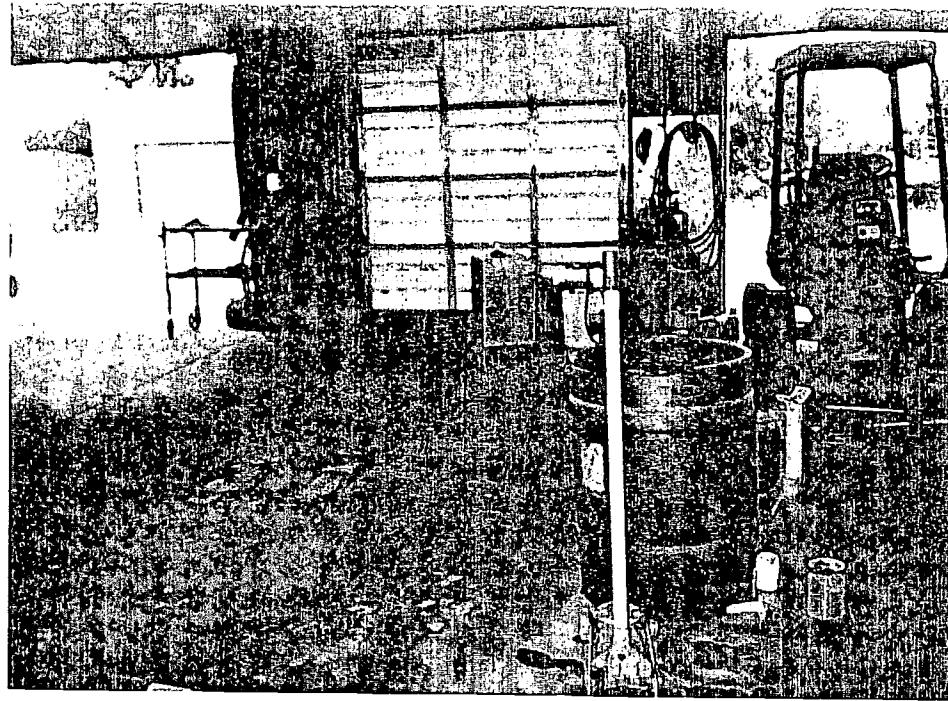
PHOTOGRAPH 38: Building 426 - Dark room.



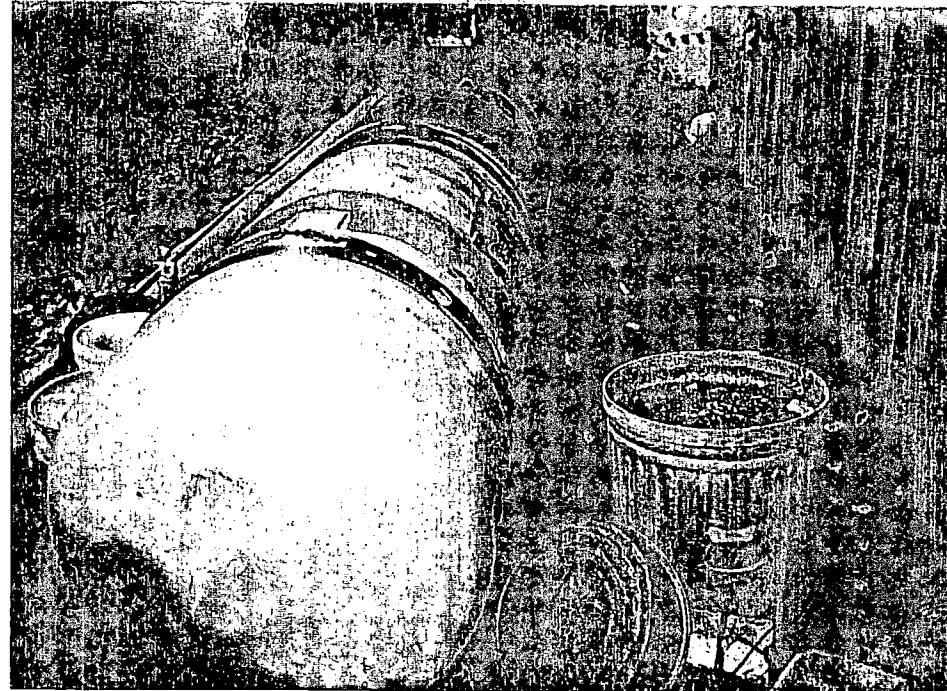
PHOTOGRAPH 39: Building 426 - Maintenance Building - Wood shop.



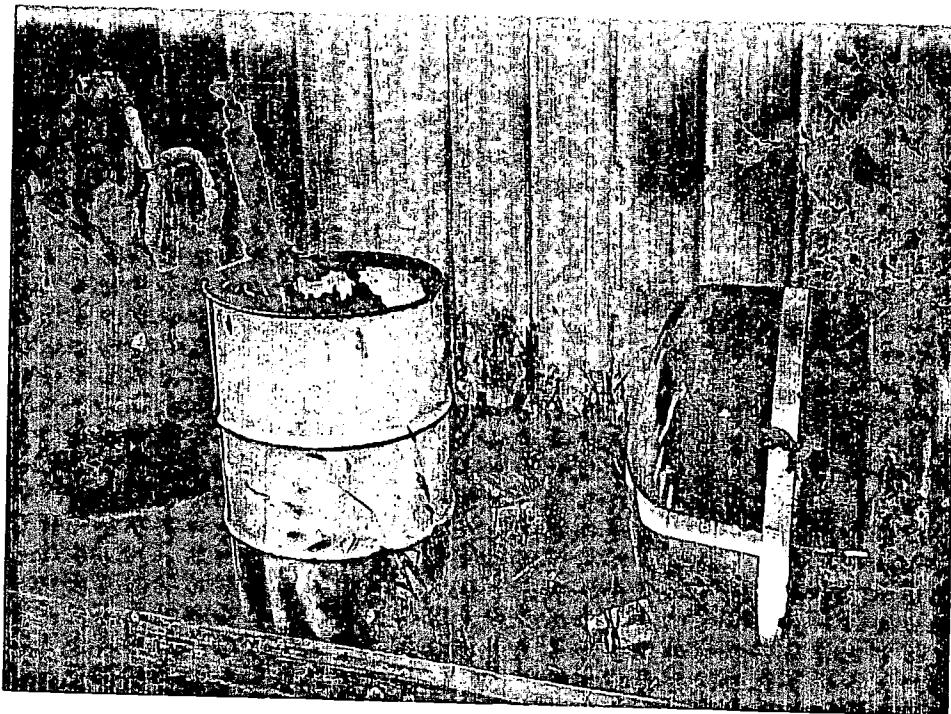
PHOTOGRAPH 40: Building 426 - Maintenance Building - Garage.



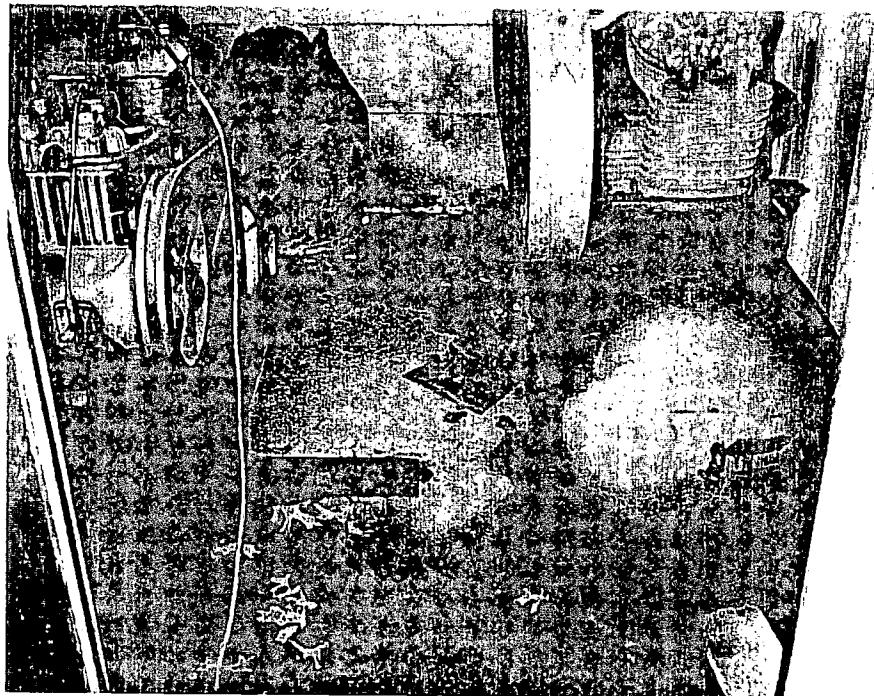
PHOTOGRAPH 41: Building 426 - Maintenance Building - Hydraulic lift system.



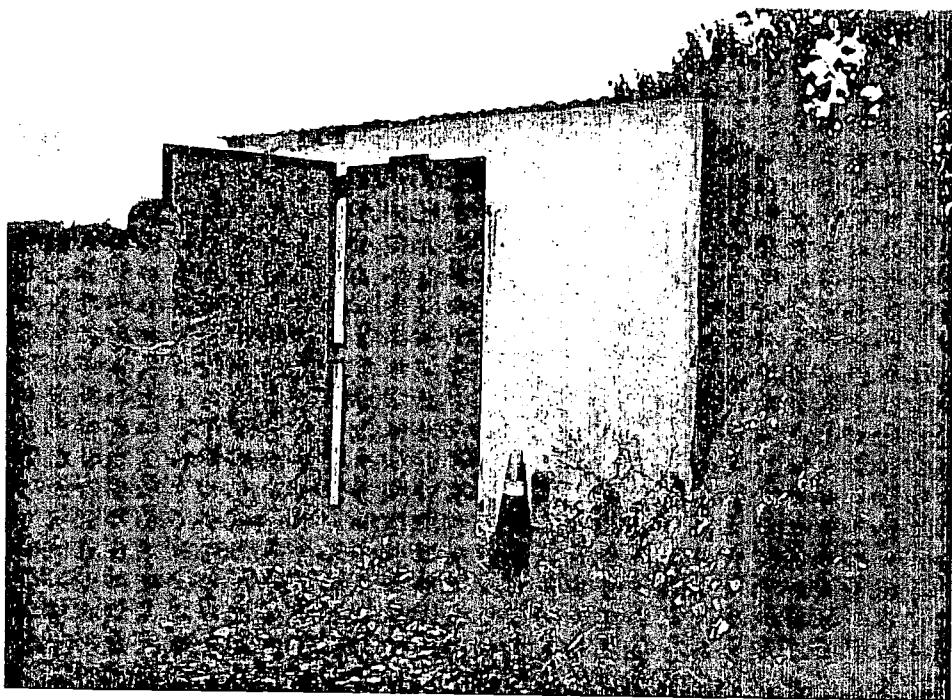
PHOTOGRAPH 42: Building 426 - Maintenance Building - 500-gallon waste oil AST, notable staining.



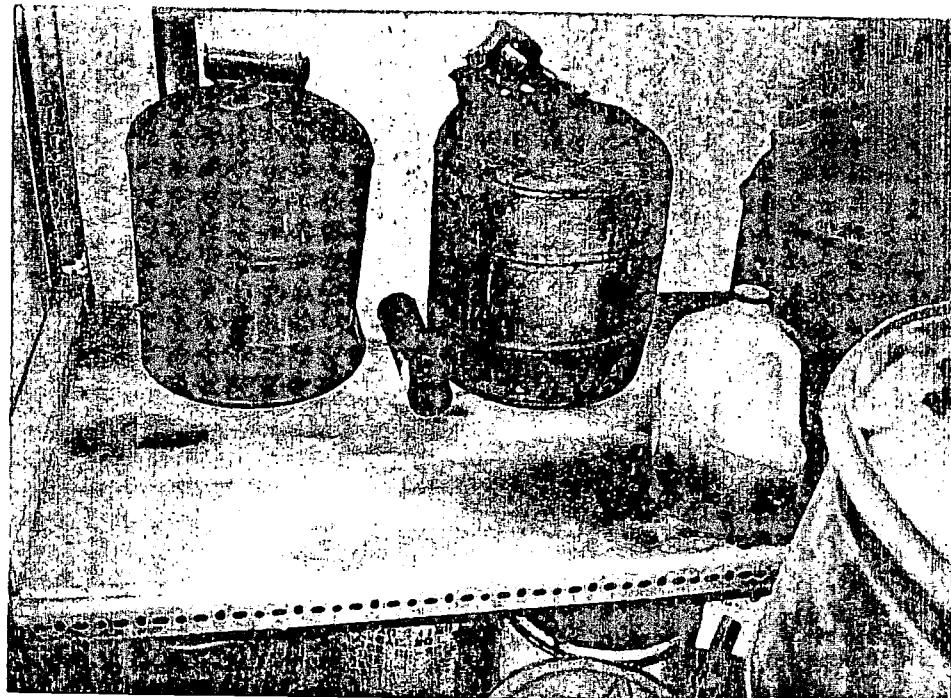
PHOTOGRAPH 43: Building 426 - Mainenance Building - Used battery stored in grass.



PHOTOGRAPH 44: Building 426 - Maintenance Building - Wooden shed.



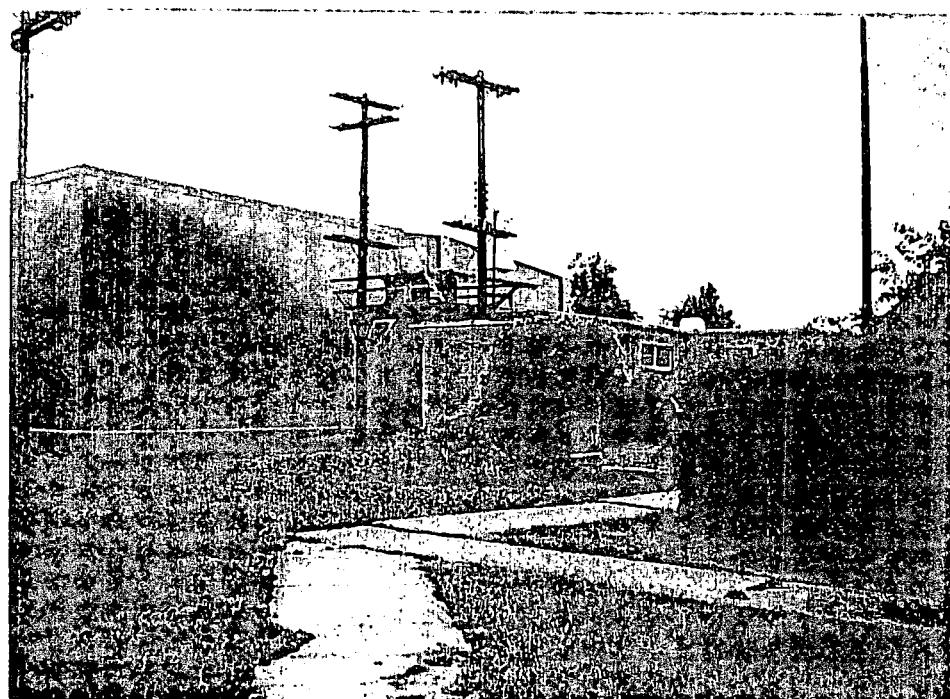
PHOTOGRAPH 45: Building 426 - Maintenance Building - Metal storage shed.



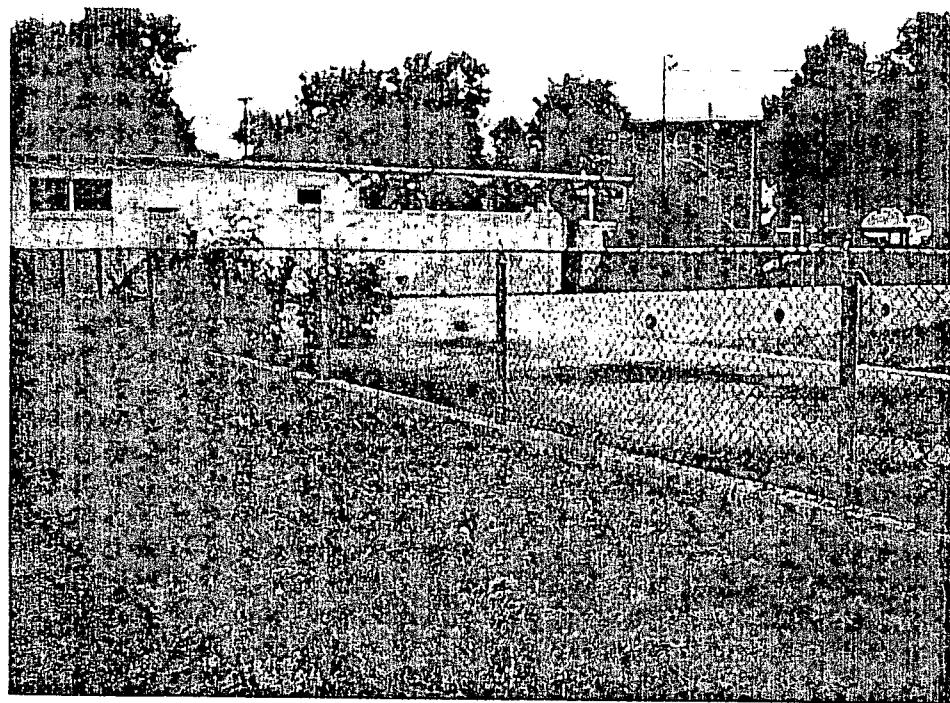
PHOTOGRAPH 46: Metal storage shed - unlabeled containers



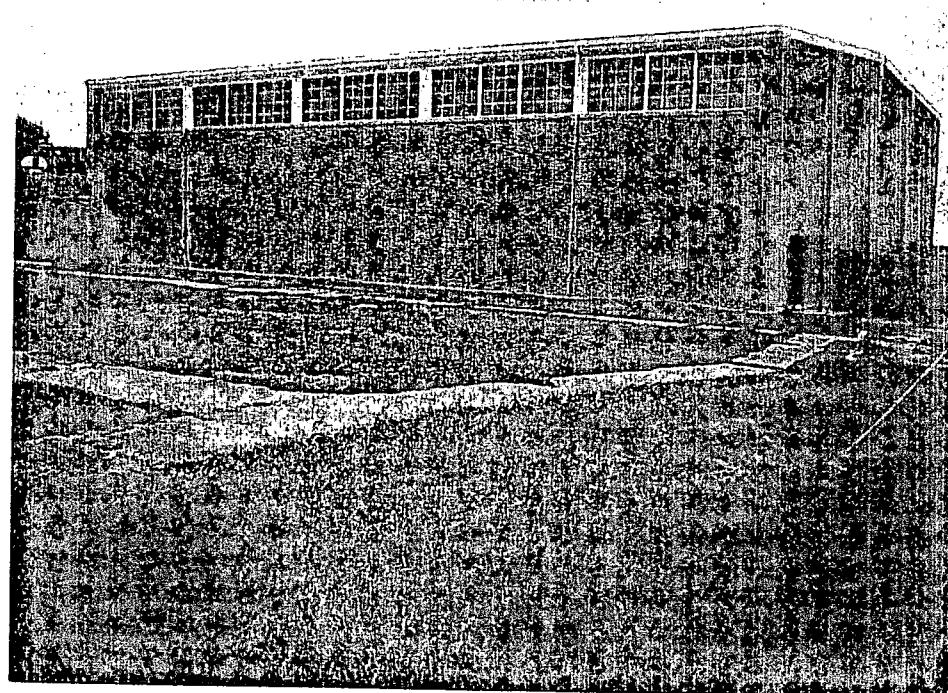
PHOTOGRAPH 47: Metal storage shed - view of drum storage.



PHOTOGRAPH 48: Building 429 - Storage shed.



PHOTOGRAPH 49: Building 431 - Pool house.



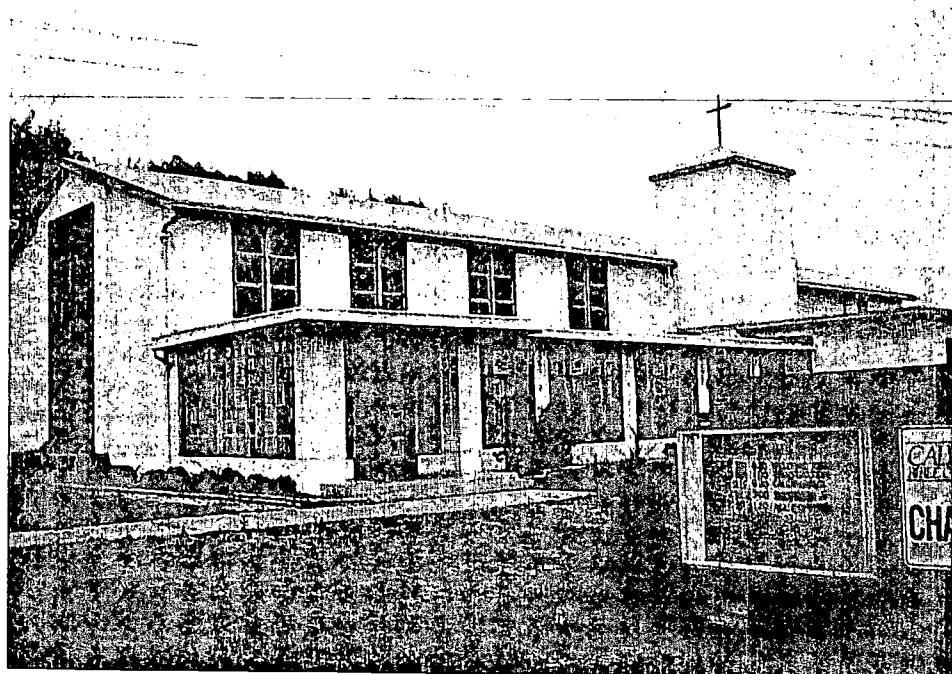
PHOTOGRAPH 50: Building 432 - Gymnasium.



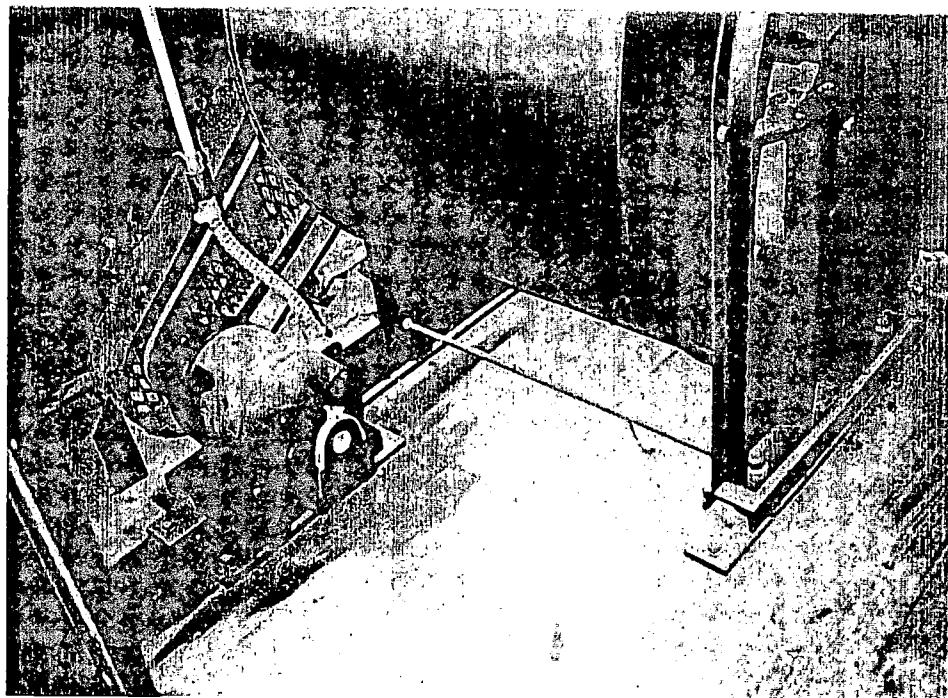
PHOTOGRAPH 51: Building 434 (Right) - Classrooms.
Building 437 (Left) - Seminary.



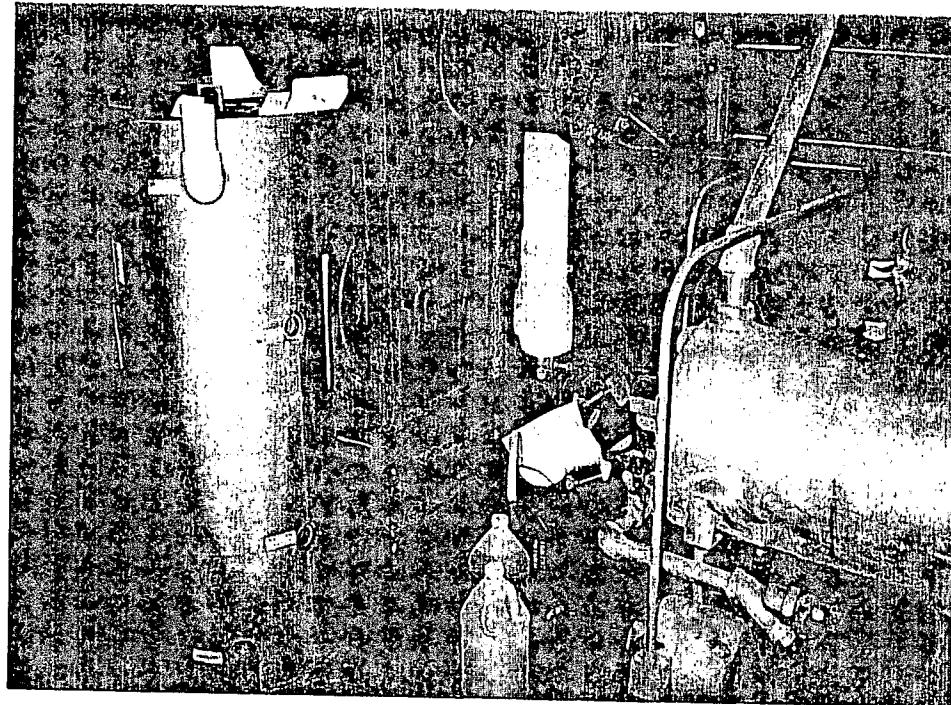
PHOTOGRAPH 52: Building 437 - Seminary.
Building 434 (Left) - Classrooms.



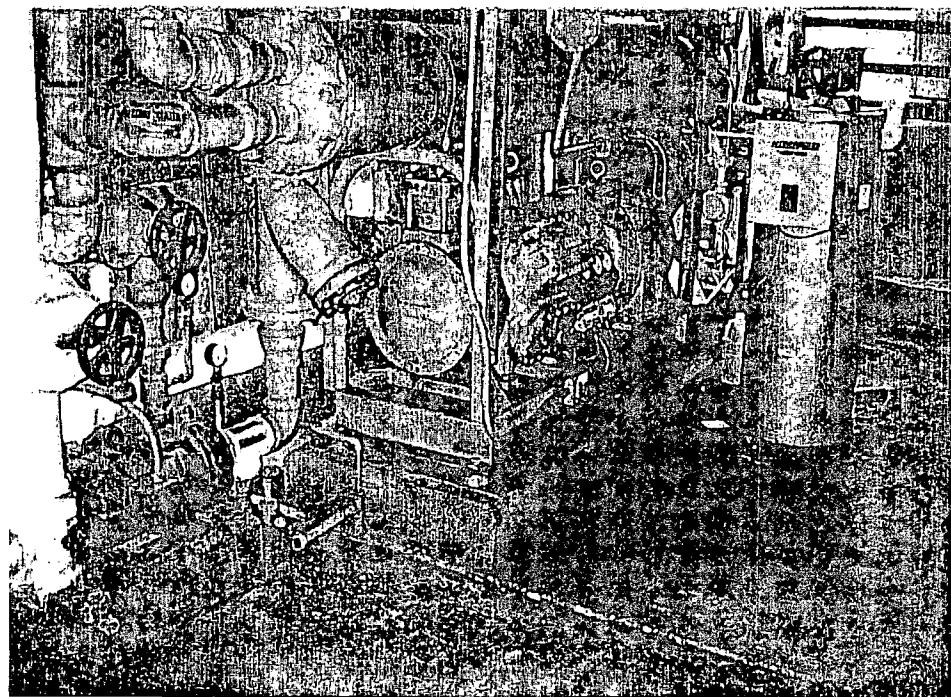
PHOTOGRAPH 53: Building 523 - Chapel.



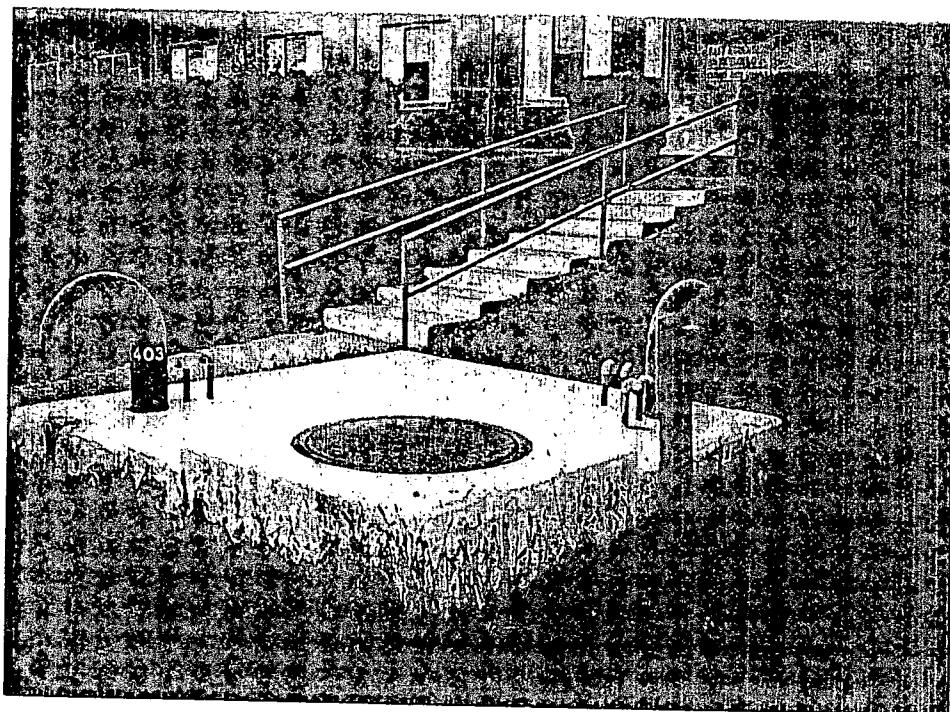
PHOTOGRAPH 54: Building 523 - Attic.



PHOTOGRAPH 55: Building 523 - Sub-basement boiler room.



PHOTOGRAPH 56: Building 523 - Sub-basement boiler room.



PHOTOGRAPH 57: Underground steam tunnel.

APPENDIX E

CLIENT-PROVIDED INFORMATION



City of Kansas City, Missouri AVIATION DEPARTMENT

Mailing Address: KCI Airport
PO Box 20047
Kansas City, MO 64195

Shipping Address: KCI Airport
1 International Square
Third Floor
Kansas City, MO 64153

FAX NO.: (816) 243-2250- 3071

PLEASE DELIVER THE FOLLOWING PAGES TO:

NAME:	<u>DEANNA Ross</u>
COMPANY:	<u>PSI</u>
FAX NO.:	<u>(913) 865-9594</u>

FROM: Dennis Wiesmeyer TELEPHONE: (816) 243-5207
Planning & Development Division

DATE: 10/4/95 TIME: _____

TOTAL PAGES SENT (INCLUDING COVER SHEET): 4

REFERENCE: DEANNA

PLEASE CALL ME IF YOU HAVE ANY QUESTIONS (243-3044)

THANKS

DENNIS

PROFESSIONAL SERVICE INDUSTRIES, INC.
ENVIRONMENTAL QUESTIONNAIRE & DISCLOSURE STATEMENT

Purchaser/Borrower: Calvary Bible College
Owner/Seller: Kansas City
Subject site: 1500 Calvary Road and all other buildings on campus.

A. Agricultural _____ Commercial _____ Industrial _____ Residential Office College

1. Description of current use of property: Bible College setting - classrooms
dorms, apartments, offices, shop, gym, chapel

2. Completion date of original construction and substantial renovations: _____

3. Name(s) of previous occupant(s): USAF

4. Description of previous use(s) of property: Air Force Base

5. Who, if anyone, have you had check the recorded land title records for evidence of environmental items associated with the site? _____

6. Detail any environmental items recorded against the property: _____

B. Air Emissions - Are you aware of any of the following, currently and/or historically, on-site?

- | | | | | |
|----|-----------------------------------|---|---|-----|
| 1. | Sources of air emissions - stacks | Y | N | N/A |
| 2. | Sources of air emissions - vents | X | - | - |
| 3. | Air pollution control equipment | - | - | X |
| 4. | Emission monitoring equipment | - | X | - |
| | | - | X | - |

Please provide information on any "Yes" answer(s): stacks on each bldg for gas furnaces and water heaters

C. Hazardous Materials - Are you aware of any of the following, currently and/or historically, on site?

- | | | | | |
|-----|---|---|---|-----|
| 1. | Absbestos containing material (ACt)
Pipe insulation throughout campus
Assessments for ACt (since 2005 - each) | Y | N | N/A |
| 2. | | X | - | - |
| 3. | PolyChlorinated Dibenzofuran (PCBs) in equipment
Most likely in old transformers and ballasts | - | - | X |
| 4. | PCBs in other equipment | X | - | - |
| 5. | Fuel/chemical storage tanks, underground | X | - | - |
| 6. | Fuel/chemical storage - tanks, aboveground
Waste oil tank | - | X | - |
| 7. | Fuel/chemical storage - tank leak test, cuts | - | - | - |
| 8. | Fuel/chemical storage - drums or containers
Numerous chemicals around campus | - | X | - |
| 9. | Pesticides, herbicides or other agricultural chemicals | X | - | - |
| 10. | Herbicides + pesticides in maintenance bldg
Generation of hazardous/toxic material | X | - | - |
| 11. | Storage or disposal of hazardous/toxic material | - | X | - |

Please provide information on any "Yes" answer(s):

D. Water/Wastewater discharges - Are you aware of any of the following, currently and/or historically, on-site?

- | | Y | N | N/A |
|--|---|---|-----|
| 1. Sources of wastewater discharges - to surface | | | X |
| 2. Sources of wastewater discharges - to septic tanks | | | X |
| 3. Sources of wastewater discharges - to public sewers | X | | |

Please provide information on any "Yes" answer(s): Bldgs. on city sewer lines.

E. Waste Disposal - Are you aware of any of the following, currently and/or historically, on site?

- | | | | | |
|----|---|---|---|-------------------------------------|
| 1. | Sources of liquid waste -
(Other than domestic wastewater) | Y | N | N/A |
| 2. | Sources of solid waste - (Other than garbage) | — | — | <input checked="" type="checkbox"/> |

Please provide information on any "Yes" answer(s):

F. *Micocottus recurvirostris*

1. Is the purchase price of the property significantly lower than comparable properties? Y N N/A
- - X

2. Provide the name and telephone number of the key site manager and/or alternate to be interviewed: Don Cmbtree 322-0110
Joe Dapra 322-0110

As a duly authorized representative of the owner of this property, I state that, to the best of my knowledge, information, and belief, the information disclosed above is true, correct, and complete.

CALVARY BIBLE COLLEGE
(Owner's Name)

Sr. José R. Díaz (Signature)

Assistant Properties Manager

Please read p.

Professional Services Industry, Inc.

* 1993 Professional Service Industries, Inc.

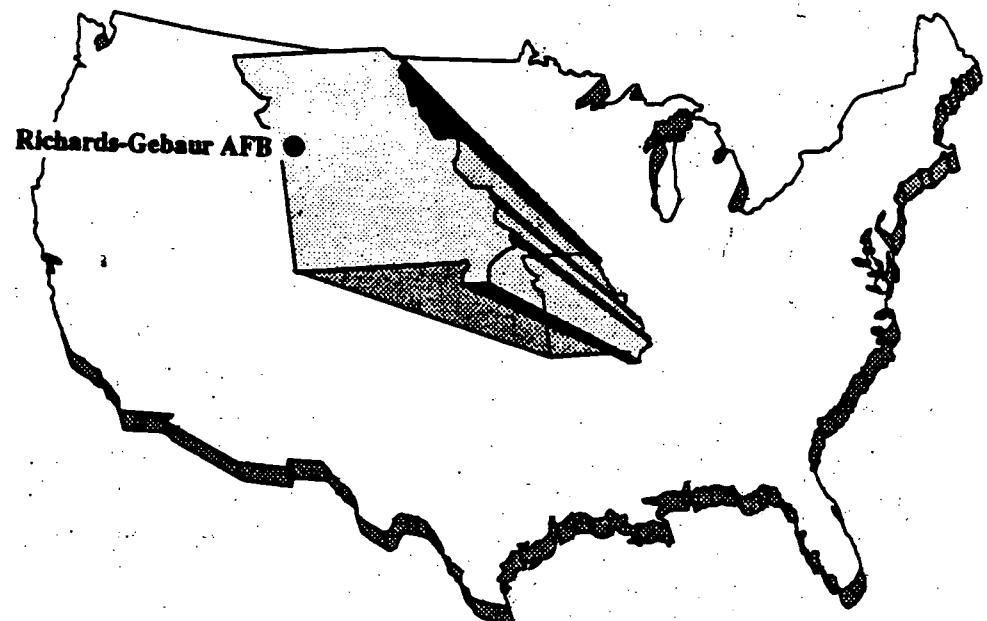
3

** TOTAL PAGE.04 **



**BASEWIDE
ENVIRONMENTAL BASELINE SURVEY
RICHARDS-GEBAUR AIR FORCE BASE,
MISSOURI**

December 1993



3.0 FINDINGS FOR BASE PROPERTY

This chapter of the EBS presents the findings of the records search, VSI, and personnel interviews for on-base properties. Section 3.1 provides a history of the base, while Section 3.2 gives a description of the environmental setting of the base, including utilities. Sections 3.3 and 3.4 describe resource findings and conclusions. Overall property categorization is presented in Chapter 5. Resources within Section 3.4 are disclosure issues only and are not used in property categorization.

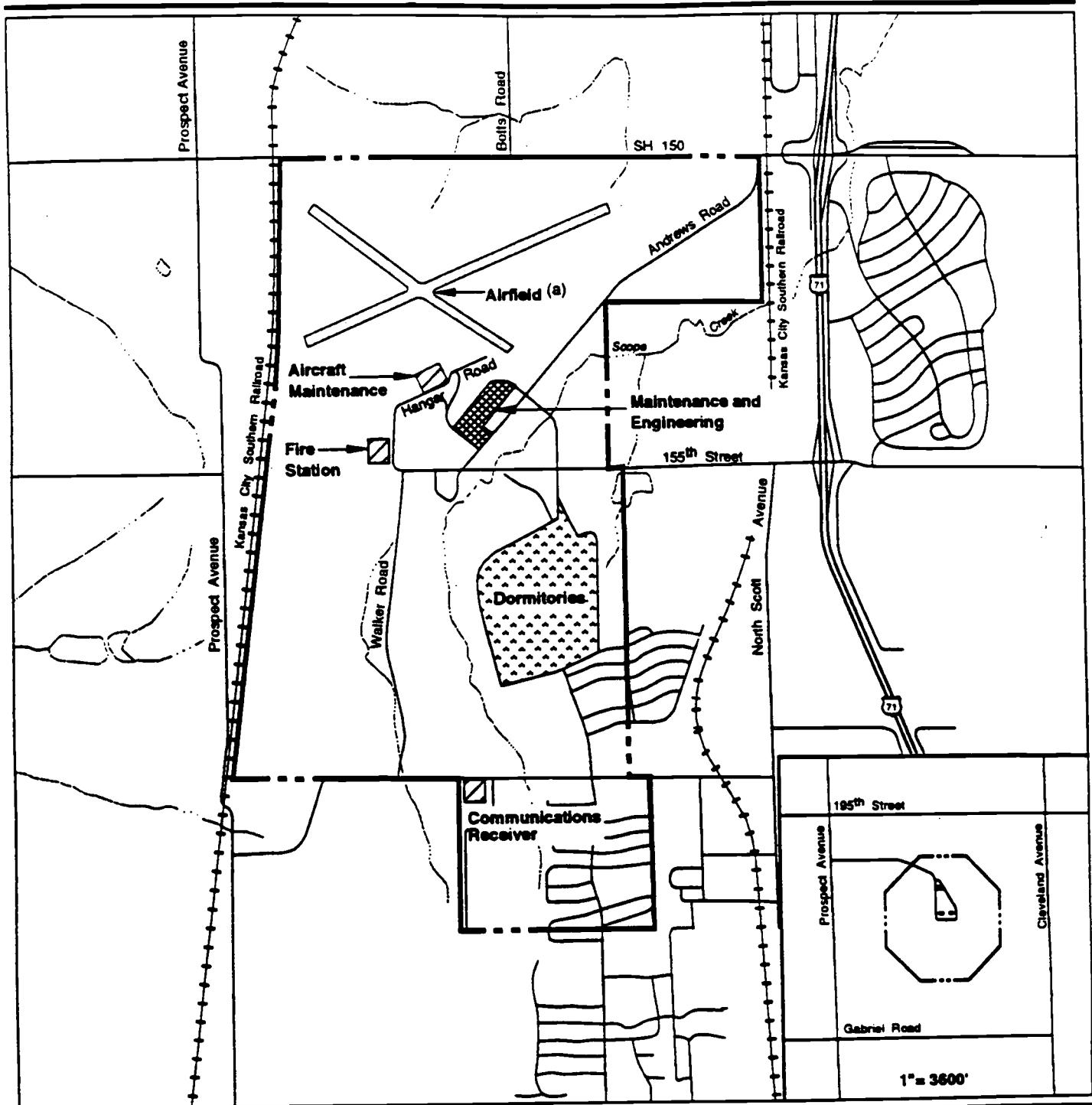
Based on a review of existing documentation and/or the VSI, some sites were identified as potentially requiring remediation. If necessary, remediation of sites not currently undergoing restoration will be accomplished as part of the IRP or other environmental programs.

The data within each resource have been organized into tables, which are provided after Section 3.4.4. The Resource Map is provided as Figure 5-1 in Section 5.3. The data listed in the tables and shown on the resource map are based on information obtained from Richards-Gebaur AFB during the records search and VSI. Because historic data were incomplete, data gaps are shown as unknown or are footnoted at the bottom of the tables.

3.1 HISTORY AND CURRENT USAGE

The area now known as Richards-Gebaur AFB was initially acquired by Kansas City in 1941 as an auxiliary airport and was named Grandview Airport. In 1952, the Air Force leased Grandview Airport from Kansas City for the location of the Central Air Defense Command headquarters. In 1953 the property was formally conveyed to the U.S. government, and in 1955 the site became Grandview AFB. The base was renamed in 1957 to honor First Lieutenant John F. Richards II, who died in combat in World War I, and Lieutenant Colonel Arthur W. Gebaur, Jr., who was killed during the Korean War. Both pilots were natives of Kansas City.

Prior to 1941, the Richards-Gebaur AFB area consisted of farmland. Grandview Airport was leased to the Air Force with some development, but the Air Force built the majority of the buildings and pavement. Major land uses associated with Grandview AFB in 1955 included the airfield, which may have included only the cross-wind runways; aviation support areas, which consisted of a mobile radio transceiver, aircraft maintenance hangar, and the fire station; a maintenance and engineering area; and a billeting complex (Figure 3-1).



EXPLANATION

Airfield	Institutional (Education) (b)	Agriculture (b)
Aviation Support	Commercial (b)	Vacant Land
Industrial	Residential	----- Base Boundary
Institutional (Medical) (b)	Public/Recreation (b)	

0 625 1250 2500 Feet



(a) Assumed position and layout.

(b) Standard land use designation not applicable to this figure.

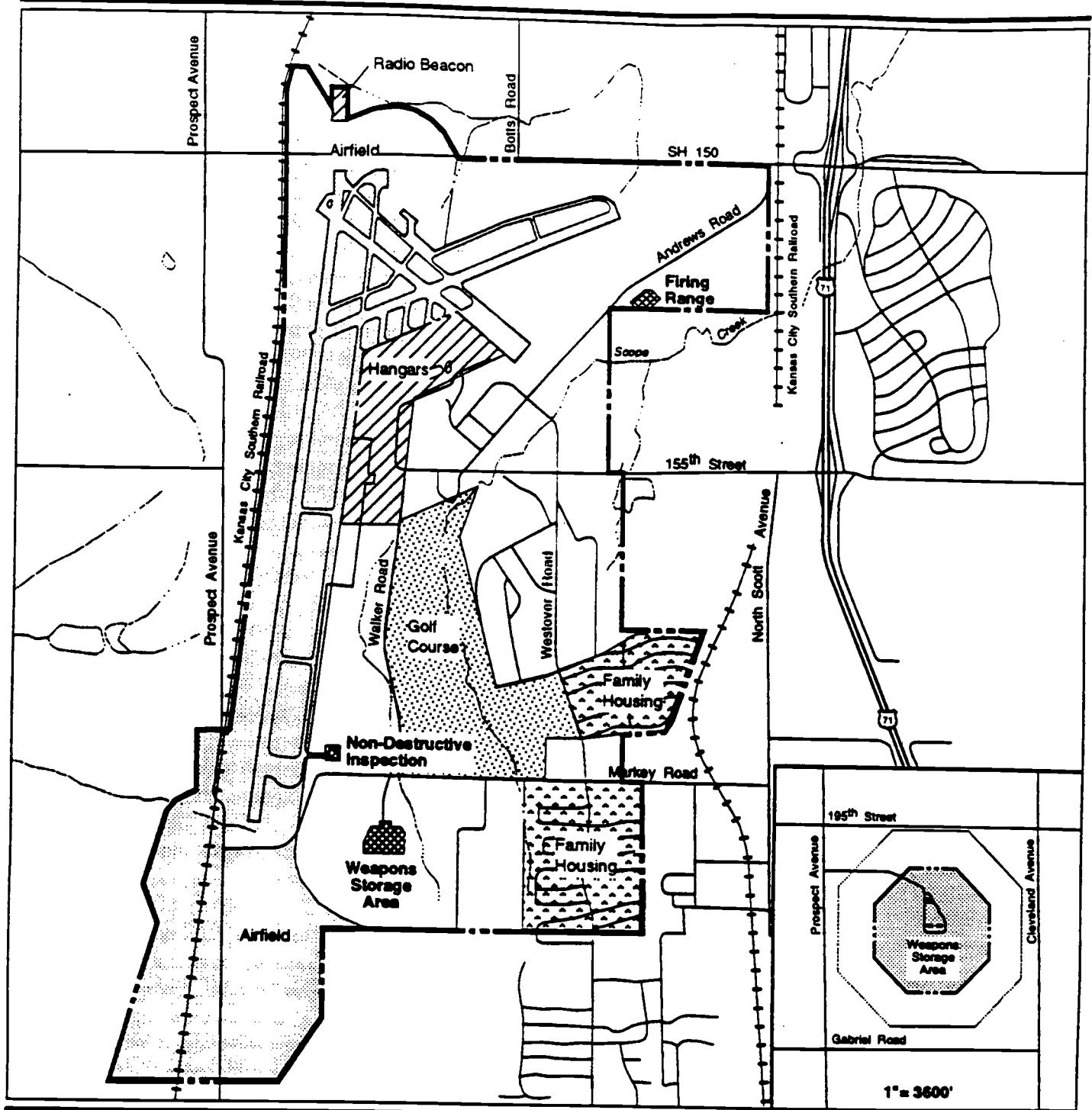
Major Land Use (1955)

Figure 3-1

In the late 1950s and early 1960s, the Air Force purchased additional property adjacent to the base to lengthen the primary runway and develop family housing areas. Flightline facilities were built and a golf course was developed in 1962. Major land use changes during this time included the enlarged airfield land use; adjacent hangars and aircraft maintenance facilities; industrial land uses associated with a small weapons bunker and NDI laboratory adjacent to the airfield, and the larger storage annex south of the base; and a small arms range in the northeast portion of the base (Figure 3-2). The family housing units were added in 1959 and 1960. At about the same time, the Air Force also purchased a site in the center of an undeveloped section 4 miles south of the base in Cass County, and an associated 287-acre safety easement for weapon storage.

Richards-Gebaur AFB remained an Air Defense Command base until 1970, when the Air Force Communications Command relocated its headquarters from Scott AFB, Illinois to Richards-Gebaur AFB. In 1977, the Air Force Communications Command returned to Scott AFB, and the Military Airlift Command assumed control of the base. The area now known as the Belton Training Complex was made into a drop zone for training, retaining the safety easement. Between 1977 and 1979, the number of active duty military and civilian personnel at Richards-Gebaur AFB was drastically reduced, with the majority of the operations support functions performed by civilian contractors. In August 1985, 1,360 acres of Richards-Gebaur AFB, including the airfield, were conveyed to Kansas City, and this property was named Richards-Gebaur Airport. The Air Force retained approximately 428 acres in 11 parcels, as well as a 106-acre easement surrounding the Weapons Bunker southeast of the airfield and a 20-acre area associated with the Small Arms Range. Since that time, the U.S. Air Force Reserve has operated at the Richards-Gebaur Airport under a joint use agreement with the Kansas City Aviation Department.

Few changes have occurred on base since 1985. The 1993 land uses include aviation support areas associated with aircraft maintenance and storage hangars and the Mobile Radio Transceiver and Air Traffic Transceiver; and industrial areas, including the Small Arms Range, Weapons Bunker, Fire Training Area, and an expanded engineering and maintenance area within the Cantonment Area (Figure 3-3). In addition, there are institutional (medical) land uses associated with medical supply and training functions, and institutional (education) land uses associated with the drop zone or Belton Training Complex. Other land uses include commercial office and retail areas within the Cantonment Area, residential areas associated with remaining dormitories, public/recreation areas associated with ball fields, and open space along Scope Creek. The rest of the base areas are undeveloped.

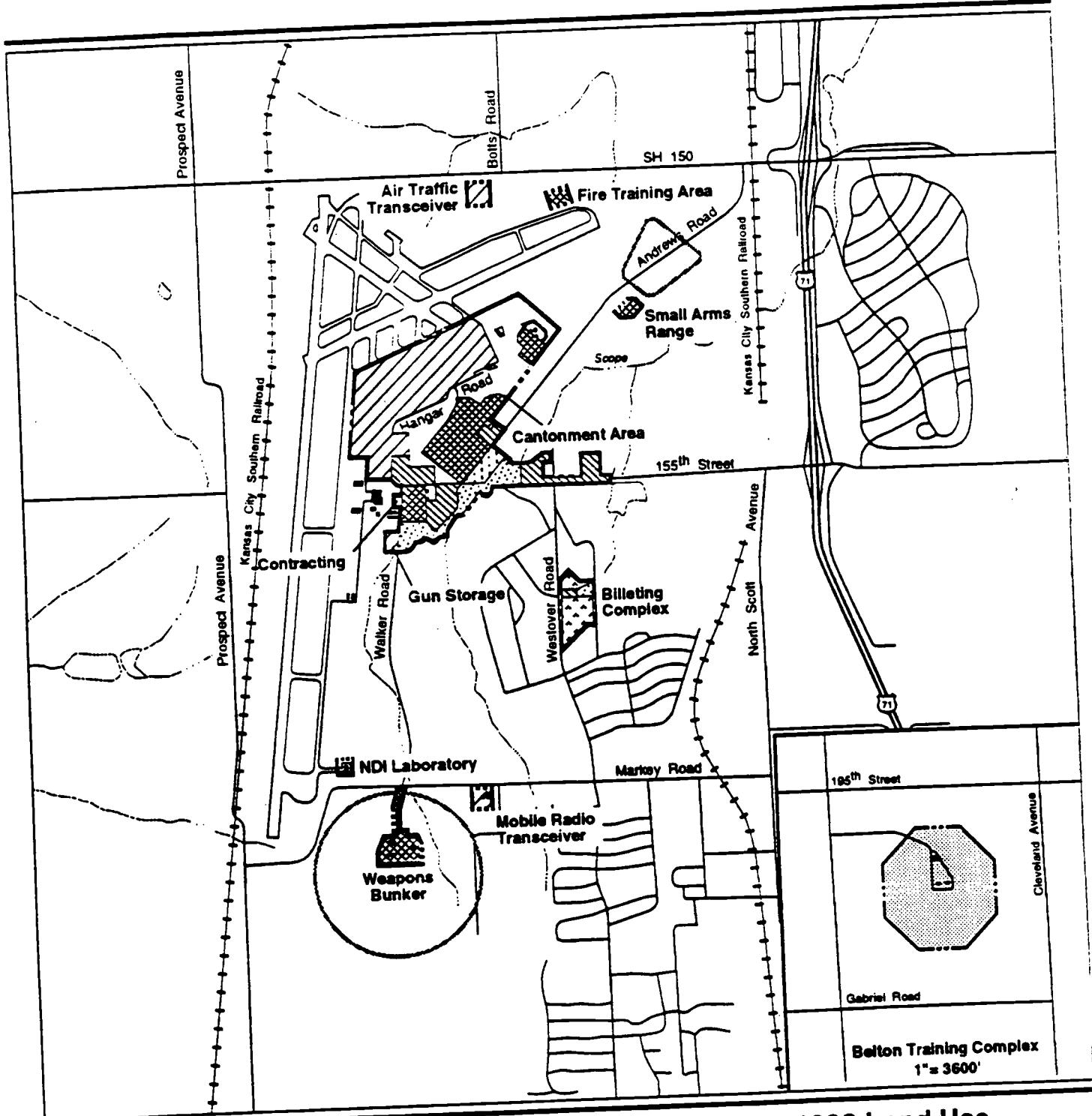


EXPLANATION

[Symbol: White Box]	Airfield	[Symbol: Solid Black Box]	Institutional (Education) (a)	[Symbol: Dotted Box]	Agriculture
[Symbol: Diagonal Stripes Box]	Aviation Support	[Symbol: Horizontal Stripes Box]	Commercial (a)	[Symbol: Blank Box]	Vacant Land
[Symbol: Solid Box]	Industrial	[Symbol: Dotted Box]	Residential	— — — Base Boundary	
[Symbol: Dotted Box]	Institutional (Medical) (a)	[Symbol: Blank Box]	Public/Recreation	— — — Easement	
[Symbol: Scale Bar]	0 625 1250 2500 Feet	[Symbol: North Arrow]	(a) Standard land use designation not applicable to this figure.		

Major Land Use Changes (1966)

Figure 3-2



EXPLANATION

[Symbol: White Box] Airfield (a)	[Symbol: Hatched Box] Institutional (Education) (a)	[Symbol: Dotted Box] Agriculture
[Symbol: Diagonal Lines Box] Aviation Support	[Symbol: Cross-hatched Box] Commercial	[Symbol: Blank Box] Vacant Land
[Symbol: Solid Box] Industrial	[Symbol: Dotted Box] Residential	----- Base Boundary
[Symbol: Dotted Box] Institutional (Medical)	[Symbol: Dotted Box] Public/Recreation	——— Easement
0 625 1250 2500 Feet	[Symbol: T-Square]	(a) Standard land use designation not applicable to this figure.

December 8, 1993

Richards-Gebaur AFB EBS

Figure 3-3

The area that now comprises Richards-Gebaur AFB includes property acquired by fee purchase or Declaration of Taking between 1941 and 1960. Three parcels were exceded by the Air Force between 1974 and 1979.

A recorded chain of title search was conducted for on-base parcels to determine prior ownership or uses that could reasonably have contributed to an environmental concern. A review of the data obtained from the title search did not identify any areas of environmental concern related to past property usage. The title search included ownership of parcels from June 1933 through June 1993. These parcels are described in Appendix D.

Historical facility usage at the base was also researched. Facilities that were converted to accommodate different uses, as well as facilities that have been demolished, are listed in Appendix E.

3.2 ENVIRONMENTAL SETTING

Richards-Gebaur AFB is in west-central Missouri, approximately 3 miles from the Kansas state line (see Figure 1-1). The base property is divided by the Jackson and Cass County line, running east-west. The base is surrounded by Kansas City. To the northeast is the city of Grandview, and to the east and south, in Cass County, is the city of Belton.

Richards-Gebaur AFB encompasses approximately 428 acres. Air Force property consists of a Cantonment Area and ten non-contiguous parcels. Two of these parcels are located in the City of Belton, and the Belton Training Complex is located in an unincorporated area of Cass County approximately 4 miles south of the base. The remaining outlying sites are located within the City of Kansas City, near the Cantonment Area.

The topography of the area consists of rolling hills with elevations varying from 960 to 1,125 feet above mean sea level. The base is situated on the south-central portion of a broad plateau known as the Blue Ridge.

West-central Missouri exhibits a modified continental climate with rapid weather changes. Mean monthly temperatures range from 26 degrees Fahrenheit ($^{\circ}$ F) in January to 78 $^{\circ}$ F in July, with an average annual temperature of 54 $^{\circ}$ F. Precipitation in the area averages about 37 inches, with the majority falling in the late spring and early summer and again in the early fall. Tornados and thunderstorms are common in the spring and summer.

The utilities provided to Richards-Gebaur AFB are briefly described below.

Water Supply. The Kansas City Water and Pollution Control Department provides water to Richards-Gebaur AFB via two water mains that feed from Missouri Highway (M-)150 and Botts Road to the northern edge of the

- Miscellaneous debris was found scattered along approximately 300 to 400 feet of a stream channel in the northeast portion of the Belton Training Complex. The debris included lumber, tires, several car batteries (one with a broken casing), construction debris, empty 30- and 55-gallon drums, empty flare canisters, empty rocket pods (labeled inert), and various other materials. There was some water flowing in the stream as a result of recent rains. A "Demolition Pit" was labeled on a 1967 C-1 Tab map (Base Plan) and appears to be located within the stream channel; however, no signs of this pit were identified.
- An area designated as the "Training and Burning Area" (C-1 Tab map, 1967) is a circular area approximately 200 feet in diameter on a slight north-facing slope. This area, which is highly eroded through the center and on the north (downhill side), is located along and drains into the stream channel in the northeast portion of the Complex. The area contained two piles of burned ammunition; each pile is approximately 3 feet in diameter and estimated to be 2 to 3 inches deep. These piles contained mostly rifle rounds.
- An area designated as a "Blasting Area" (C-1 Tab, 1967) was inspected, and no evidence of blasting was identified; the area was heavily vegetated.
- A stone cistern was discovered along an active stream bed on the Belton Training Complex/easement property line approximately 400 feet south of the access road. The cistern was estimated to be 6 feet in diameter and 3 feet deep and was likely used to provide water for cattle.

A project is in progress to determine the extent of mercury contamination in the plumbing of Facility 604 (former dental/medical office), which has been closed by the Bioenvironmental Engineering Branch due to health concerns, and the interior was not visually inspected.

Based upon the methodology presented in Chapter 2, no evidence of a release occurring was identified at 22 of the facilities where hazardous waste has been stored or generated; therefore, these facilities are considered Category 2. At the other three facilities, staining and/or stressed vegetation was noted during the VSI, and these facilities are considered Category 7. Specific resource categories for facilities where hazardous wastes were stored or generated are listed in Table 5-1. Petroleum products are discussed in Section 3.3.3.

3.3.2 IRP Sites Identified to Date

The IRP was established to identify, characterize, and remediate CERCLA-related contamination on Air Force installations. The program is designed to

evaluate past disposal sites, control the migration of contaminants, and control potential hazards to human health and the environment.

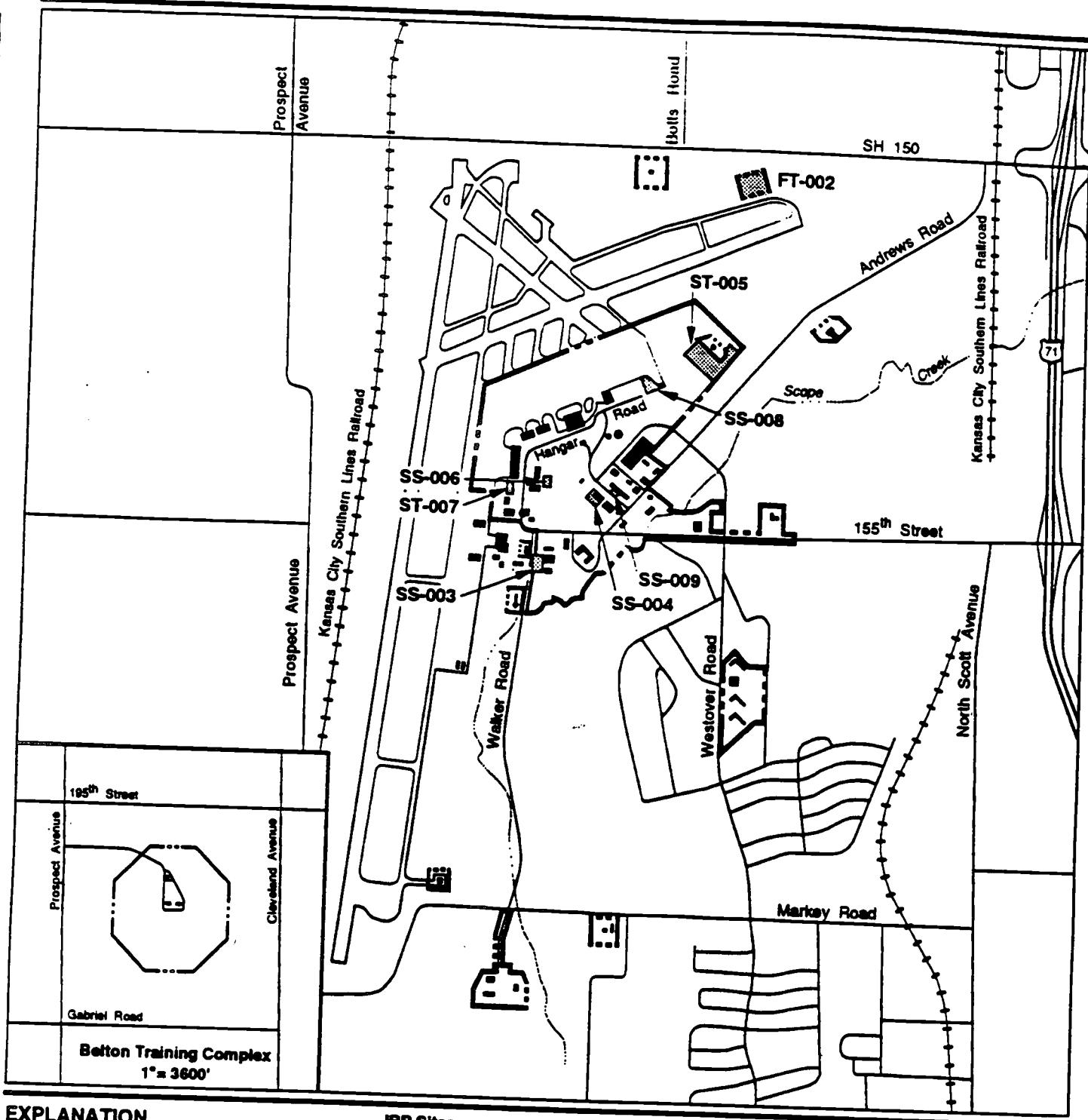
The IRP at Richards-Gebaur AFB was initiated in 1983. Since that time, eight sites of past contamination have been identified. The locations of the eight IRP sites are shown in Figures 3-5 and 5-1. A brief description of each site is presented in Table 3-2.

The 1983 Phase I Records Search identified nine potential disposal sites. Of these, seven were on property that was transferred from the Air Force in 1981; the U.S. Army Corps of Engineers has responsibility for remediation of these sites (see Table 4-5). The other two sites (FT-002, a former fire training area, and SS-003, an oil saturated area) are on Air Force property and are part of the continuing IRP at Richards-Gebaur AFB. The Phase I Records Search found no evidence to indicate the presence of contamination at the Belton Training Complex or migration of contamination onto off-base property.

Phase II studies in 1988 identified one additional site (SS-004, a hazardous waste drum storage area). A 1990 Site Inspection (SI) identified Site ST-005 (the POL Storage Yard) and Site SS-006 (Facility 927, a hazardous material storage area). Site ST-007 (USTs at Facility 902) was discovered in 1988 at the time of a UST removal project. Sites SS-008 (the test cell area) and SS-009 (the fire valve area) were identified during soil excavation projects in 1991 and 1992, respectively.

No Further Action Planned Decision Documents have been submitted to MDNR and the U.S. Environmental Protection Agency (U.S. EPA) for sites SS-003, SS-004, and ST-007, and the base is awaiting comments or concurrence on these three sites. A No Further Action With Deed Restriction Decision Document was filed for Site FT-002 in 1990, but it was rejected by MDNR and U.S. EPA. A 1992 RI detected no groundwater contamination, and no further action for groundwater is recommended at FT-002. Remedial action consisting of landfarming is anticipated at Site ST-005, which is in the Remedial Design stage. An interim removal action has taken place at Site SS-006. An SI at Site SS-008 has been completed and a final report is anticipated in the near future. Site SS-009 was identified in 1992 during a trenching operation to repair a water line. Contaminated soil from an unconfirmed source was identified; no further information is available.

In addition to the mandates of the IRP, prior to the transfer of any property at Richards-Gebaur AFB, the Air Force must also comply with the provisions of CERCLA Section 120(h). CERCLA Section 120(h) requires that, before property can be transferred from federal ownership, the United States must provide notice of specific hazardous waste activities on the property and include in the deed a covenant warranting that "all remedial action necessary



IRP Sites	
Site No.	Site Name
FT-002	North Burn Pit
SS-003	Oil Saturated Area
SS-004	Hazardous Waste Drum Storage
ST-005	POL Storage Yard
SS-006	Hazardous Material Storage Building 927
ST-007	Underground Storage Tanks
SS-008	Test Cell Area
SS-009	Fire Valve Area

Installation Restoration Program Sites

EXPLANATION

- IRP Sites
- - - Base Boundary

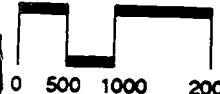


Figure 3-5

Table 4-4. State Registered USTs

Map ID	Facility	Address	Number of Tanks
Unable to locate	Richards-Gebaur Airport	No Street Address Kansas City, MO 64147	7
4	Richards-Gebaur Airport	15415 Denver Avenue, Bldg. 1301 Kansas City, MO 64147	1
5	Richards-Gebaur Airport	3500 E. 155th Street, Bldg. 820 Kansas City, MO 64147	1
6	Richards-Gebaur Airport	3514 E. 155th Street, Bldg. 803 Kansas City, MO 64147	1
7	Richards-Gebaur Airport	4500 E. 155th Street Kansas City, MO 64147	1
8	Richards-Gebaur Airport	15403 Andrews Road, Bldg. 611 Kansas City, MO 64147	5
9	Richards-Gebaur Airport	3411 E. 155th Terrace, Bldg. 829 Kansas City, MO 64147	3
10	Richards-Gebaur Airport	3401 E. 155th Terrace, Bldg. 82 Kansas City, MO 64147	2
11	Richards-Gebaur Airport	15600 Spruce Avenue, Bldg. 514 Kansas City, MO 64147	6

Table 4-5. Formerly Used Defense Sites
Page 1 of 2

MAP ID	SITE NUMBER	SITE NAME	LOCATION AND WASTE DESCRIPTION	DATES OF OPERATION	CURRENT STATUS
12	1	South Landfill	Near the Non-Destructive Inspection Laboratory and adjacent to Scope Creek. Site was used as a sanitary landfill until 1956. After that until 1961 some wastes, including building rubble, yard debris, and waste from some industrial shop areas, were deposited there.	1954-1961	Records Search and Site Inspection
13	2	Northeast Landfill	East of the Small Arms Range. Site was used for the disposal of miscellaneous wastes including building rubble, yard debris and wastes from some industrial shop areas. The wastes were typically burned and buried in trenches.	1961-1972	Records Search and Site Inspection
14	3	Contractor Rubble Burial Area	West of the golf course along Walker Road. Debris including wood, concrete, masonry and metal. Some use as a sanitary landfill has been reported here.	1954-1978	Records Search and Site Inspection
15	4	West Burn Pit	North of Jackson-Cass County line and west of the main runway. Site was used for fire training exercises for one year. Typically, waste fuels and waste oils were burned during fire training exercises.	1954-1955	Records Search and Site Inspection
16	5	South Burn Area	Southwest of South Landfill. Site used for fire training exercises for 10 years. Typically, waste fuels and waste oils were burned during fire training exercises.	1955-1965	Records Search and Site Inspection
17	7	Radioactive Disposal Well	North of the South Landfill and east of the flightline. Low-level radioactive materials were deposited into a cased well.	1955-1970	Records Search and Site Inspection

Table 4-5. Formerly Used Defense Sites
Page 2 of 2

MAP ID	SITE NUMBER	SITE NAME	LOCATION AND WASTE DESCRIPTION	DATES OF OPERATION	CURRENT STATUS
18	8	Herbicide Burial Site	South end of the runway. About four cases of herbicide, reportedly containing mercury, in plastic pint-sized bottles were reportedly buried in a trench.	1971	Records Search and Site Inspection
24	11	Paint Stripper Hangar	Facility 1010, former Air Force fighter alert hangar. A spill of a commercial paint stripper contaminated the surface ditches draining this facility. Also, two metal drum sumps are located outside of two of the hangars and overflow into the surface ditches (<u>IIRP Phase II Confirmation/Quantification Stage 2, 1988</u>).	Unknown	Records Search and Site Inspection

**PRELIMINARY REPORT
RCRA COMPLIANCE AUDIT**

of the
**RICHARDS GEBAUR AIRPORT
KANSAS CITY, MISSOURI**

prepared for
**Aviation Department
City of Kansas City, Missouri**

PSI Project Number 5985E020

June 19, 1995



**Professional Service Industries, Inc.
Consulting Engineering • Testing • Environmental**

lubricant was located in *Room 118* and several 5-gallon containers of soap and glass cleaner were identified in *Room 102*.

4.3.7 Vacant Building (421)

No USTs, ASTs, or significant quantities of regulated substances were observed in this building.

4.3.8 Vacant Building (422)

This vacant, former cafeteria building, is located in the southwest portion of the college complex. The college uses the building for storage; however, the building was, until recently, leased to and occupied by an elementary school. Paint cans were observed in the *Supply Room*. A bottle of nitric acid was located in the former *Kitchen* and several containers of joint compound were identified in a former *Classroom*.

4.3.9 Maintenance Building (425)

The Maintenance Building is located near the center of the college complex and contains several storage and shop areas. The *Wood Shop* is located on the north end of the building and contained a locked flammable storage cabinet. There were few chemicals observed in the shop with the exception of several cans of paint, stains and sealant on work benches or shelving.

A *Central Store Room* was located adjacent to the Wood Shop and contained 5- and 1-gallon containers of paint, several containers of glazing compound, stains, and adhesives on open shelving. Canisters of Fresno and/or refrigerant were on the floor and in a standard storage cabinet along the south wall. The cabinet also contained sealants, lubricants, and primer. Five-gallon containers of driveway sealer and joint compound were stored on the floor of the store room.

A small *Dark Room* was located in the eastern portion of the building which contained photographic chemicals, including developer, fixer and other flammable liquids. The chemicals were stored in open areas under and on the counters and in a wooden wall cabinet. A gas can was observed under a work table along with a fire extinguisher and a canister containing used rags.

The large *South Store Room* contained several large shelving units. Material stored on the shelving included: 1- and 5-gallon containers of paint, weatherproofing, stripper, patching compound, flooring adhesives, driveway sealer, motor oil, and linseed oil; small containers of hydrogen peroxide, lubricants, adhesives, and insecticides; and bags of herbicides and fertilizer. Drums of rubberized coating, cleaners, buffering compound, and floor polish were stored on the floor along the south and west walls.

The *Vehicle Maintenance Shop* is located at the south end of the building and contains a parts washing station labeled "Safety Keen". The parts washing fluid is reportedly not recycled; however, the station is a closed-loop system and does not generate a discharge. Numerous standard storage cabinets were located in the shop. Several were locked and could not be accessed. The open cabinets contained vehicle repair and maintenance parts and , spray paint, petroleum products, and several open gas cans. Empty or partially full gas cans were also observed throughout the shop. Several welding units with oxygen and acetylene canisters were located near work stations and a pile of used tires was located near the south door.

A fenced *Maintenance Yard* was located on the south side of the building. An aboveground waste oil tank was located near the yard entrance. The tank had no secondary containment and staining was evident around the fill port indicating that spills have occurred around the tank. An unlabeled 55-drum located on the east side of the yard appeared to contain roofing compound or tar.

A storage shed was located on the east side of the yard and contained approximately five 55-gallon drums of oil, several gas cans and a case of motor oil. There were several used tires throughout the yard and a small shed in the northeast corner appeared to contain several gas cans and some spray lubricants.

4.3.10 Gymnasium (432)

No USTs, ASTs, or significant quantities of regulated substances were observed in the Gymnasium building.

4.4 Steam Plant (514)

On the second floor landing of the plant was a 55-gallon drum stored upright on a plywood stage. The drum was labeled "corrosive".

Two chemical storage areas were observed near the *north end of the building*. A flammable storage locker was located along the west wall and contained several open gasoline cans along with other flammable materials. A strong gasoline odor was noted when the cabinet was opened. Chemicals used for testing were stored in unlocked cabinets near a sink on the east wall. A gasoline container and a 55-gallon drum of caustic potash were also observed on the floor along the east wall.

Near the center of the Steam Plant were several drums of boiler treatment chemicals. Three drums, labeled tuning, phosphate, and sulfite, were stored upright on a plywood stage. Three horizontal drums were located adjacent to the stage. Drip pans were observed beneath the horizontal drums. The drums were labeled corrosive and contained the warning "Vapors May Be Extremely Harmful". Signage was observed in the area labeled "Danger" and "Wear Safety Gear", and Material Safety Data Sheets (MSDS) for the drummed

APPENDIX F

AUTHOR CREDENTIALS

Deanna Ross

Staff Geologist

Lawrence Environmental Management Department

Professional Experience

Ms. Ross is responsible for the production of Phase I Environmental Site Assessments and Phase II Preliminary Contamination Assessments. Her duties include project management functions from initial client contact and proposal development through final report production. As a staff geologist, she has performed record research, conducted on-site investigations, directed the installation of soil borings and monitoring wells, performed soil and groundwater sampling and conducted well slug tests.

Previously Ms. Ross was a client representative for Professional Service Industries, Inc.'s Environmental Chemistry Division. Prior to that she served as a Supervisor/Microscopist in the Polarized Light Microscopy Division. Duties included performing quality control analysis as well as production analysis using PLM with dispersion staining. She has been employed with PSI for over six years.

Before joining PSI, Ms. Ross was employed as a well-site geologist and responsible for field analysis during oil exploration, primarily in Western Kansas.

Ms. Ross also participates in the maintenance of the PSI PLM laboratory as an accredited laboratory under the EPA interim Laboratory Accreditation Program sponsored by Research Triangle Institute (RTI). The National Bureau of Standards (NBS) began formal operation of the National Voluntary Laboratory Accreditation Program for polarized light microscopy in January, 1989, replacing RTI's program.

Representative Projects

United States Postal Service - Performed Phase I Environmental Site Assessments and Preliminary Contamination Assessments on multiple properties in Des Moines, IA.

City of Kansas City, Missouri - Performed a Phase I Environmental Site Assessment on a two-block area of Kansas City, Missouri.

Colmery O'Neil Veterans Administration Medical Center - Provided on-site services during the evacuation of underground storage tanks and line removals which included soil segregation, air monitoring during clean-up procedures, soil and groundwater analysis and field screening following KDHE guidelines.

Kansas Department of Health and Environment - Performed site investigations at six KDHE Trust Fund sites which included soil borings, monitoring well installation and sampling.

Certifications and Affiliations

OSHA 40-hour Health and Safety Training and Site Supervisor Training

NIOSH 582-Sampling & Evaluating Airborne Asbestos Dust

Phase I Environmental Site Assessment Training

Phase II Environmental Site Assessment Training

McCrone Research Institute

Microscopic Identification of Asbestos & Advanced Asbestos Identification

Education

B.S. Geology, Wichita State University, 1984

Andrew L. Clayton, P.G.

Senior Geologist

Professional Experience

Mr. Clayton is responsible for developing and designing environmental assessment and remediation projects. His duties include supervision of the field assessment, data analysis, and final report production. Where environmental hazards are identified, Mr. Clayton develops remediation options and aids in the design and implementation of the remediation. In addition to several years of field experience, Mr. Clayton spent two years managing PSI's New York branch office and was responsible for the development and supervision of field assessments and mitigation projects. As a PSI Senior Author, Mr. Clayton is responsible for technical support and quality control of environmental projects.

Mr. Clayton previously worked for the Kansas Geological Survey and at Kansas State University and was responsible for the collection and analysis of samples of various rocks, soils, and waters.

Representative Projects

Kansas Department of Health and Environment - Conducted site assessments/investigations at 10 Wichita area Trust Fund sites.

Norfolk Southern Railroad - Conducted a contamination assessment and installed a free-product recovery system at a fueling station site.

J.C. Penney - Conducted a site assessment and assisted in the remedial design at a former UST site.

Lennar Northeast Properties - Reviewed environmental documents and estimated environmental liabilities at 35 sites.

Schwegman Giant Super Markets - Developed a remedial action specification and developed contract documents for this UST site.

St. Louis Regional Convention Center and Sports Complex Authority - Managed the assessment of soil and groundwater contamination at the site of a former bus terminal.

United Parcel Service - Conducted contamination assessments to evaluate the extent of soil and groundwater contamination of four midwest distribution centers. Developed corrective action plans for contaminant remediation at three sites.

Acme Printing Ink - Implemented a vapor extraction system for removal of benzene from contaminated soil.

Circle K Convenience Stores - Designed and produced a remedial action plan to cleanup groundwater contamination resulting from leaking underground storage tanks at an active site.

Certifications and Affiliations

Registered Professional Geologist - TN, IN, KY, PA (Pending)

Registered Ground Water Professional - IA

Certified UST Consultant - OK

OSHA 40-hour Health and Safety

American Industrial Hygiene Association

Site Supervisor Training

EPA-certified Asbestos Inspector

Education

M.S. Geology, Kansas State University, 1985

B.S. Geology, Bowling Green State University, 1980