WILDWOOD

CITY COUNCIL WORK SESSION

COUNCIL CHAMBERS

MONDAY, AUGUST 8, 2016

6:00 to 7:20 P.M.

WORK SESSION AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. MAYOR'S COMMENTS AND ANNOUNCEMENTS

IV. FOR INFORMATION

A. Celebrate Wildwood Update (Wards – All)

Documents:

WS - CELEBRATE WILDWOOD EVENT UPDATE.PDF

B. Rural Internet Access Update (Wards – All)

Documents:

WS - RURAL INTERNET ACCESS UPDATE.PDF

C. Construction Project Update (Wards – All)

Documents:

WS - CONSTRUCTION PROJECT UPDATE 8-5-2016.PDF

V. FOR ACTION

A. Administration/Public Works Committee

1. Fox Creek Bridge Replacement Construction Contract (Ward - Six)

Documents:

WS - CONSTRUCTION CONTRACT FOR FOX CREEK ROAD BRIDGE.PDF

2. State Route 100 Pedestrian Bridge Construction Contract (Wards - Five And Eight)

Documents:

WS - STATE ROUTE 100 PEDESTRIAN BRIDGE CONSTRUCTION CONTRACT.PDF

3. Design Contract For Pedestrian Safety Improvements (Wards - One, Three, Five, Seven, And Eight)

Documents:

WS - DESIGN CONTRACT FOR PEDESTRIAN SAFETY IMPROVMENTS.PDF

B. Pond-Grover Loop Road Committee Recommendation And Procedure (Ward – Five)

Documents:

WS-1-CHAIR SUMMARY - POND-GROVER LOOP RD. COMMITTEE.PDF
WS-2-POND-GROVER LOOP ROAD REPORT - 2016.PDF
WS-3- PROCEDURES - MAYORS MEMO.PDF

C. Planning/Economic Development/Parks Committee

1. Acquisition Of 216 Grand Avenue Property (Ward – Six)

Documents:

WS - ACQUISTION OF 216 GRAND AVE - PART 1.PDF
WS - ACQUISITION OF 216 GRAND - PART 2.PDF

VI. OTHER

VII. ADJOURNMENT

City Council will consider and act upon the matters listed above, and such others as may be presented at the meeting and determined to be appropriate for discussion at that time.

Notice is hereby given that the City Council may also hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: Legal Actions, Causes of Action, Litigation or Privileged Communications Between the City's Representatives and its Attorneys [RSMO 610.021(1) 1994]; Lease, Purchase or Sale of Real Estate [RSMO 610.021 (2) 1994]; hiring, firing, disciplining or promoting employees by a public governmental body [RSMO 610.021 (3) 1994]; bidding specification [RSMO 610.021 (11) 1994]; sealed bids and related documents, until the bids are opened' and sealed proposals and related documents or any documents related to a negotiated contract until a contract is executed, or all proposals are rejected [RSMO 610.021 (12) 1994]; and/or individually identifiable personnel records, performance ratings or records pertaining to employees or applicants for employment [RSMO 610.021 (13) 1994];

WILDWOOD

August 8, 2016

The Honorable City Council
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re: Celebrate Wildwood – 21st Anniversary Event

Council Members:

MAJOR EVENTS >>> The Department and a group of committed volunteers have, for the most part, finalized the needed preparations for the 21st Anniversary Celebration, which includes the art festival and founders' events. Highlights of this year's three (3) day event include the following:

1. The 399th U. S. Army Band, from Fort Leonard Wood, Missouri, will headline the first of two (2) major concerts planned for this weekend. This band, formed during World War II, has entertained troops and others for almost seventy-five (75) years. For more information about the band, please copy this link into your browser - **http://www.wood.army.mil/newweb/399th/history.html**. Following the concert, fireworks are planned to conclude the first night's activities.
2. The always popular parade will kick-off Saturday's events and ceremonies and will again feature the talented and entertaining Lafayette High School Band. The theme of this year's parade is "**Get Your Kicks in Wildwood on Route 66**." Nine (9) participants are competing in the 'Best Float' judging.
3. The Ralph Butler Band will be headlining the music on Saturday night. Following the concert, the second night of fireworks is planned.
4. The Back Street Cruisers will be playing during the always entertaining car show on Saturday. The car show participants will leave the grounds on Saturday for a planned tour of Wildwood and dinner at Community Park.
5. The Farmers Market and many food vendors and others will be front and center on Saturday in the plaza area taking part in this event.
6. The Pond Athletic Association (PAA) will be providing the assistance again this year at the beer and wine garden and tent.
7. The Boy Scout Encampment will be a part of this year's event again, with over a hundred participants offering demonstrations, games, and other activities for the public.
8. The Art Festival will be in full swing on Saturday and Sunday, with fifty-three (53) registrants at this time.
9. The event will have bounce houses, children activities, face painters, and clowns, and demonstrations for all attendees. This year, a new attraction will be in place, a three-story water slide that promises to provide loads of fun and a cool break, if the day is hot.
10. The Wildwood Historical Society will have a large booth and other area for its many displays and interesting information.

11. The event will again be honored to host veterans from all wars, beginning from World War II to Iraq/Afghanistan. A special tent will be available for visitors to talk to these veterans and appreciate the sacrifices they have made for all of us.
12. The St. Louis County Police Department will be participating and raising money for the Special Olympics, through the purchase of raffle tickets to win a new Chevrolet pick-up truck.
13. The local fire departments will be presented and provide hands-on tours of their equipment.
14. The Saturday event will also be hosting approximately twenty (20), local book authors, which will allow for purchases and the opportunity for parents and children to meet and talk with these talented individuals.

There will be a lot to do and see. The volunteers want to ensure everyone has something for them to enjoy and highlight the wonderful first twenty-one (21) years of Wildwood. Additionally, all attendees will receive a map that will allow them to take a self-guided tour of the historic communities and over thirty (30) points of interest in Wildwood.

CITY COUNCIL PARTICIPATION >>> City Council members' attendance, and participation, is encouraged. There are a number of ways to participate, from riding in the parade to joining in at the Opening Ceremonies, along with many other activities throughout this three (3) day event. The Department wants to emphasize its hope that as many of the City Council Members as possible participate in the parade. New this year to the parade, each Council Member will be paired with their respective counterpart from their ward and new signs have been developed to place on the vehicles these pairs will ride in during the parade. It is a great opportunity to participate, say hello to constituents, and then, thereafter, join in the Opening Ceremonies at 11:00 a.m. on Saturday, August 27, 2016.

FURTHER INFORMATION >>> If any of the City Council Members have any questions, comments, or suggestions, please feel free to contact the Department of Planning and Parks at (636) 458-0440. Thank you for your support of this event.

Respectfully submitted,
CITY OF WILDWOOD

Joe Vujnich, Director
Department of Planning and Parks

Cc: The Honorable James R. Bowlin, Mayor
Ryan S. Thomas, P.E., City Administrator
Rick Brown, P.E. and P.T.O.E, Director of Public Works
Kathy Arnett, Assistant Director of Planning and Parks
Gary Crews, Superintendent of Parks and Recreation
Amanda Horstman, Recreation Specialist

WILDWOOD

August 8, 2016

The Honorable City Council
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re: Update on the City's Rural Internet Access Project

Council Members:

The Department of Planning would note the agreement with St. Louis County is not ready for action at tonight's meeting, given the engineering plans are still under development. These plans are in process and the City consultant did meet with St. Louis County representatives last week as well. Information from the providers has been supplied and were sufficiently detailed so the aforementioned meeting with St. Louis County could be scheduled. Accordingly, some progress is being made in this regard, but certainly not at the pace the Department was hoping a few weeks ago.

Additionally, the Department has had contact with both providers this past week on the upgrades to their current systems and the request for their long-range plans for reaching those last mile customers. The plan from Bays ET is attached to this letter. The Department is waiting for the plan from Wisper ISP. Wisper ISP did also contact the Department about a conversation it had with Charter Communications about the latter's plan for installing fiber optic cable to the Wild Horse Spring Farm Subdivision along Wild Horse Creek Road, west of State Route 109. The Department explained the City did not initiate this project, but rather the homeowners in that specific subdivision undertook this effort. Wisper ISP expressed concerns about its investment in new equipment, while the potential numbers of customers is dwindling in their service area. The Department assured the Wisper ISP representative that there are plenty of potential customers remaining in rural Wildwood that need fast and reliable internet service.

The progress of this project, i.e. the installation of poles for the two (2) selected providers, now on its third year, has slowed, given many of the more accessible service areas have been addressed. Unfortunately, some of those property owners now receiving service from one (1) of these two (2) providers still struggle with reliability at times. The Department does try to assist in these service situations, whenever possible, but a certain level of frustration remains in the rural areas of the City.

If any of the City Council members should have questions or comments in this regard, please feel free to contact the Department of Planning at (636) 458-0440. Thank you for your continued support of this project and the efforts to address the needs of rural Wildwood residents.

Respectfully submitted,
CITY OF WILDWOOD

Joe Vujnich, Director
Department of Planning

Cc: The Honorable James R. Bowlin, Mayor
Ryan S. Thomas, P.E., City Administrator
John A. Young, City Attorney
Kathy Arnett, Assistant Director of Planning and Parks
Chris Bay, Malinda Heuring, and Nathan Stooke, Service Providers – Bays ET and Wisper ISP

From: **Chris Bay** chris@bays-et.com
Subject: small pole requests
Date: August 1, 2016 at 12:38 PM
To: Joe Vujnich JVujnich@cityofwildwood.com

Hello,

I've worked out placements for some small poles to clean up our leads list further.

The last areas south that haven't been fully planned is east of hwy 109. A couple small poles will likely be needed, but will need the college tower for uplink. The college tower catches the top of the ridge lines. Planning deployment of the small poles can be tricky, I'd prefer to wait until the college tower is online so the signals can be pre-metered to verify best possible pole links.

pole 1 woodland meadows 38.563267, -90.680841 north side of road, 40' past last drive way before going downhill uplinking to west Melrose pole

fox creek small pole 1 38.51207, -90.71285 near model reality company road sign. Aiming to fox creek pole for uplink

vixon road small pole 38.51826 -90.70182 Vixen road small pole directly south of small walk bridge before covert pipe in rear. Uplinking to hencken pole

Melrose small pole 38.554027, -90.659171 Melrose small pole near weather warning siren uplinking to east Melrose pole.

Thanks,
Chris

WILDWOOD®

Memo

To: Mayor Jim Bowlin
Wildwood City Council Members

From: Mike Hartwig, Assistant City Engineer
Joe Vujnich, Director of Planning & Parks

Date: August 5, 2016

Re: Construction Project Updates

Following is an update on all active City construction projects. The Departments of Public Works and Planning/Parks will be available for any questions at the August 8, 2016 City Council Meeting.

Manchester Road Resurfacing & Bike Lanes: This project will resurface Manchester Road from the Route 109 intersection to the western intersection with Route 100. The project will include some shoulder widening to provide two 11' driving lanes and two adjacent 5' shoulder/bike lanes. The contractor has finished placing the asphalt base and overlay, most of the striping, and seeding of the project. They will complete installation of the remaining guardrail and striping over the next few weeks.

Community Park Access Road Extension: The contractor has begun work to extend the Community Park Access Road to connect to the Pond-Grover Loop Road Extension west of Route 109. Several utilities will need to be relocated before the contractor can continue grading of the new extension roadway. The extension roadway is scheduled to be completed later this year, pending completion of the utility relocations.

2016 Asphalt Resurfacing: The contractor has completed placement of the asphalt overlay on Allenton Road, Hardt Road, and Eatherton Road between Route 109 and Wild Horse Creek Road. They plan to stripe these roads over the next few weeks and place the asphalt overlay on Alt Road in early August.

Caulks Creek Trunk Sewer Project by MSD: The contractor for MSD has completed clearing of the sewer line sections along Strecker Road from south of Church Road to McBride Pointe and from south of Woodcliff Heights Drive to Clayton Road and has begun installing the sewer mains on the north end of the project. Clearing and work for the section along Strecker Road between McBride Pointe and south of Woodcliff Heights Drive will not begin until this fall. The contractor and MSD have been notifying affected property owners in the area.

Forby Road and Alt Road Project in Eureka: Utility relocation work began for this City of Eureka project in late January and will continue through June. Road construction work began in June. Alt Road is currently closed between Thunder Valley Drive and Forby Road. A signed detour route is in place and local traffic is able to access Alt Road from Forby Road via Meramec Boulevard and Wren Meadow Drive. This closure is expected to be in place until the middle of August. Forby Road west of the Alt Road intersection will remain open and accessible at all times to at least one lane of traffic. This project is expected to be completed by the end of 2016.

MH and JV

WILDWOOD

MEMORANDUM

To: Mayor James R. Bowlin and City Council Members

From: Rick C. Brown, PE, PTOE
Director of Public Works / City Engineer

Date: August 5, 2016

Re: Fox Creek Road Bridge Replacement Construction Contract

Background
On Tuesday, July 26, the Department opened bids for the replacement of the Fox Creek Road Bridge over Hollow Tributary. This project, which is located about 0.22 miles south of Route 100, is included in the City's 2016 Capital Improvement Program and was budgeted to cost $610,000. This is a federally funded project - the City will pay 20% of the cost of the project, with the remaining 80% covered by the federal funds (not to exceed $560,000). A total of six (6) bids were opened for the project, with L. F. Krupp Construction being the low bid at the amount of $618,754.50. (The complete tabulation of bids is provided on the following sheet.)

Recommendation
The Department of Public Works recommends authorizing a contract with Krupp Construction for the Fox Creek Road Bridge Project, in the amount of $618,754.50, with a $56,245.50 contingency for additional work as identified by the Department. Accounting for the federal funds, the City's maximum cost for this project would be $135,000.

Reasons for Recommendation

- As six bids were submitted, the Department is satisfied that competitive bids were received.
- Krupp submitted the lowest bid, and has successfully completed several projects for the City.
- While the low bid was over the budgeted amount, the Department can address this with the mid-year budget adjustment process. We anticipate that the overage can be accounted for with the upcoming bids for the Woods Road Bridge Project. Also, if the City chose not the award the project, we would likely lose the federal funding for the project.

This item was discussed and recommended by the Admin/Public Works Committee at their meeting on August 2nd. For that reason, Bill 2205, which authorizes the Mayor to execute an agreement with Krupp Construction for construction of the Fox Creek Road Bridge Project, has been prepared for the consideration of the City Council. Attached is the proposed contract with Krupp Construction.

I will be available for any questions or comments at the August 8th, 2016 City Council Work Session.

RCB

WILDWOOD

Fox Creek Bridge Replacement - STP-5500(673)

	ITEMIZED BID ITEMS - BID OPENING AT 10:00 AM ON JULY 26, 2016				KRUPP CONSTRUCTION		GERSHENSON CONSTUCTION CO., INC.		NB WEST CONTRACTING CO.		KCI CONSTRUCTION CO., INC.		L. KEELEY CONSTRUCTION CO.		KELPE CONTRACTING, INC.	
LINE NUMBER	ITEM NUMBER	ITEM DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
		ROADWAY ITEMS														
1	201-30.00	Clearing and Grubbing	AC	0.25	$46,000.00	$11,500.00	$35,000.00	$8,750.00	$82,600.00	$20,650.00	$45,000.00	$11,250.00	$77,330.00	$19,332.50	$40,629.00	$10,157.25
2	202-20.10	Removal of Improvements	LS	1	$1,700.00	$1,700.00	$10,000.00	$10,000.00	$11,661.00	$11,661.00	$7,500.00	$7,500.00	$4,380.00	$4,380.00	$19,110.00	$19,110.00
3	203-50.00	Unclassified Excavation	CY	1,760	$15.50	$27,280.00	$15.00	$26,400.00	$18.00	$31,680.00	$11.15	$19,624.00	$27.20	$47,872.00	$30.73	$54,084.80
4	203-55.00	Embankment In-Place	CY	590	$23.50	$13,865.00	$7.75	$4,572.50	$2.00	$1,180.00	$17.70	$10,443.00	$12.50	$7,375.00	$51.20	$30,208.00
5	304-05.04	Type 5 Aggregate for Base (4 In. Thick)	SY	518	$13.00	$6,734.00	$7.25	$3,755.50	$7.00	$3,626.00	$8.00	$4,144.00	$7.50	$3,885.00	$5.30	$2,745.40
6	401-12.09	Bituminous Pavement Mixture PG64-22 (BP-1)	TON	53	$157.00	$8,321.00	$148.00	$7,844.00	$180.00	$9,540.00	$119.00	$6,307.00	$130.40	$6,911.20	$132.30	$7,011.90
7	401-30.00	Bituminous Pavement Mixture PG64-22 (Base)	TON	232	$87.00	$20,184.00	$88.00	$20,416.00	$110.00	$25,520.00	$119.00	$27,608.00	$91.00	$21,112.00	$90.32	$20,954.24
8	407-10.05	Tack Coat	GAL	166	$18.00	$2,988.00	$1.00	$166.00	$0.01	$1.66	$2.00	$332.00	$6.00	$996.00	$8.75	$1,452.50
9	606-22.04A	Bridge Anchor Section, 6.5 ft. Posts (Safety Barrier Curb)	EA	4	$2,300.00	$9,200.00	$2,200.00	$8,800.00	$2,200.00	$8,800.00	$2,200.00	$8,800.00	$2,200.00	$8,800.00	$1,980.00	$7,920.00
10	606-23.00A	Transition Section, 6.5 ft Posts	EA	4	$650.00	$2,600.00	$600.00	$2,400.00	$600.00	$2,400.00	$600.00	$2,400.00	$600.00	$2,400.00	$495.00	$1,980.00
11	606-30.15	Type A Crashworthy End Terminal	EA	4	$2,400.00	$9,600.00	$2,250.00	$9,000.00	$2,250.00	$9,000.00	$2,250.00	$9,000.00	$2,250.00	$9,000.00	$2,352.00	$9,408.00
12	607-10.66	(72 in.) Pedestrian Fence (Structure)	LF	78	$160.00	$12,480.00	$150.00	$11,700.00	$150.00	$11,700.00	$150.00	$11,700.00	$150.00	$11,700.00	$72.80	$5,678.40
13	607-11.02	Modified Concrete Gutter Type B	LF	69	$70.00	$4,830.00	$57.00	$3,933.00	$64.00	$4,416.00	$45.00	$3,105.00	$85.00	$5,865.00	$37.25	$2,570.25
14	611-30.20	Furnishing Type 2 Rock Blanket	CY	1,582	$36.00	$56,952.00	$39.50	$62,489.00	$38.00	$60,116.00	$39.40	$62,330.80	$40.00	$63,280.00	$33.48	$52,965.36
15	611-30.40	Placing Type 2 Rock Blanket	CY	1,582	$4.00	$6,328.00	$9.75	$15,424.50	$6.00	$9,492.00	$18.75	$29,662.50	$24.00	$37,968.00	$13.60	$21,515.20
16	614-20.00	Furnishing Rock Fill	CY	675	$32.00	$21,600.00	$31.00	$20,925.00	$37.00	$24,975.00	$34.50	$23,287.50	$20.00	$13,500.00	$24.75	$16,706.25
17	614-30.00	Placing Rock Fill	CY	675	$4.50	$3,037.50	$13.00	$8,775.00	$6.00	$4,050.00	$18.75	$12,656.25	$21.00	$14,175.00	$11.85	$7,998.75
18	613-10.14	Full Depth Saw Cut	LF	42	$16.00	$672.00	$8.00	$336.00	$10.00	$420.00	$12.00	$504.00	$9.00	$378.00	$10.00	$420.00
19	618-10.00	Mobilization	LS	1	$46,000.00	$46,000.00	$34,993.00	$34,993.00	$69,500.00	$69,500.00	$123,076.95	$123,076.95	$52,000.00	$52,000.00	$16,258.00	$16,258.00
20	403-20.09	Class B Concrete (Retaining Wall)	CY	2.6	$3,300.00	$8,580.00	$1,500.00	$3,900.00	$800.00	$2,080.00	$1,900.00	$4,940.00	$1,470.00	$3,822.00	$798.00	$2,074.80
21	703-42.19A	Barrier Curb (Type D)	LF	89	$115.00	$10,235.00	$154.00	$13,706.00	$220.00	$19,580.00	$140.00	$12,460.00	$165.00	$14,685.00	$284.50	$25,320.50
22		Barrier Curb (Type D) Support Slab	SY	75	$80.00	$6,000.00	$147.00	$11,025.00	$130.00	$9,750.00	$150.00	$11,250.00	$155.00	$11,625.00	$242.40	$18,180.00
23	703-46.20	Form Liners	SY	19	$27.00	$513.00	$70.00	$1,330.00	$200.00	$3,800.00	$100.00	$1,900.00	$80.00	$1,520.00	$2,000.00	$38,000.00
24	706-10.40	Reinforcing Steel (Retaining Wall)	POUND	210	$9.00	$1,890.00	$2.00	$420.00	$3.00	$630.00	$3.00	$630.00	$7.00	$1,470.00	$1.48	$310.80
25	711-06.00	Aesthetic Concrete Stain	LS	1	$2,200.00	$2,200.00	$2,000.00	$2,000.00	$2,200.00	$2,200.00	$2,000.00	$2,000.00	$2,225.00	$2,225.00	$2,000.00	$2,000.00
26	805-20.00A	Seeding	AC	0.25	$14,800.00	$3,700.00	$10,000.00	$2,500.00	$10,000.00	$2,500.00	$10,000.00	$2,500.00	$11,000.00	$2,750.00	$5,420.00	$1,355.00
27	806-10.17	Temporary Seeding and Mulching	AC	0.25	$9,000.00	$2,250.00	$7,000.00	$1,750.00	$8,000.00	$2,000.00	$7,000.00	$1,750.00	$8,850.00	$2,212.50	$5,420.00	$1,355.00
28	806-10.19	Silt Fence	LF	211	$7.00	$1,477.00	$4.00	$844.00	$3.00	$633.00	$5.00	$1,055.00	$9.00	$1,899.00	$4.00	$844.00
				Total Roadway Items =		**$302,716.50**		**$298,154.50**		**$351,900.66**		**$412,216.00**		**$373,138.20**		**$378,584.40**
		SIGNING/STRIPING ITEMS														
29	616-10.05	Construction Signs	SF	304	$12.00	$3,648.00	$7.00	$2,128.00	$10.00	$3,040.00	$8.00	$2,432.00	$12.50	$3,800.00	$11.50	$3,496.00
30	616-10.31	Type III Movable Barricade with Light	EA	6	$250.00	$1,500.00	$110.00	$660.00	$200.00	$1,200.00	$150.00	$900.00	$250.00	$1,500.00	$195.00	$1,170.00
31	620-60.00B	4 In. White Acrylic Waterborne Pavement Marking Paint	LF	421	$2.00	$842.00	$1.25	$526.25	$3.00	$1,263.00	$2.00	$842.00	$2.00	$842.00	$1.00	$421.00
32	620-60.00B	4 In. Yellow Acrylic Waterborne Pavement Marking Paint	LF	421	$2.00	$842.00	$1.25	$526.25	$3.00	$1,263.00	$2.00	$842.00	$2.00	$842.00	$1.00	$421.00
				Total Signing/Striping Items =		**$6,832.00**		**$3,840.50**		**$6,766.00**		**$5,016.00**		**$6,984.00**		**$5,508.00**
		BRIDGE ITEMS														
33	206-10.00	Class 1 Excavation	CY	80	$17.50	$1,400.00	$67.00	$5,360.00	$40.00	$3,200.00	$50.00	$4,000.00	$20.00	$1,600.00	$119.00	$9,520.00
34	216-05.00	Removal of Bridges (4602036)	LS	1	$10,000.00	$10,000.00	$15,000.00	$15,000.00	$7,442.00	$7,442.00	$10,200.00	$10,200.00	$18,400.00	$18,400.00	$6,615.00	$6,615.00
35	701-12.03	Rock Sockets (2 ft. 0 in.)	LF	84	$200.00	$16,800.00	$350.00	$29,400.00	$260.00	$21,840.00	$130.00	$10,920.00	$236.00	$19,824.00	$286.00	$24,024.00
36	702-10.10	Structural Steel Piles (10 in.)	LF	246	$78.00	$19,188.00	$63.50	$15,621.00	$140.00	$34,440.00	$65.00	$15,990.00	$78.00	$19,188.00	$155.10	$38,154.60
37	702-60.00	Pre-bore for Piling	LF	138	$150.00	$20,700.00	$100.00	$13,800.00	$130.00	$17,940.00	$75.00	$10,350.00	$38.00	$5,244.00	$105.00	$14,490.00
38	702-70.00	Pile Point Reinforcement	EA	12	$120.00	$1,440.00	$121.00	$1,452.00	$150.00	$1,800.00	$110.00	$1,320.00	$110.00	$1,320.00	$145.60	$1,747.20
39	703-20.03	Class B Concrete (Substructure)	CY	32.0	$680.00	$21,760.00	$1,200.00	$38,400.00	$1,540.00	$49,280.00	$745.00	$23,840.00	$1,002.00	$32,064.00	$1,699.00	$54,368.00
40	703-42.13	Slab on Concrete I-Girder	SY	260	$382.00	$99,320.00	$362.00	$94,120.00	$270.00	$70,200.00	$332.50	$86,450.00	$462.00	$120,120.00	$215.30	$55,978.00
41	703-42.19A	Barrier Curb (Type D)	LF	173	$115.00	$19,895.00	$154.00	$26,642.00	$220.00	$38,060.00	$140.00	$24,220.00	$164.00	$28,372.00	$400.00	$69,200.00
42	703-46.20	Form Liners	SY	69	$27.00	$1,863.00	$70.00	$4,830.00	$200.00	$13,800.00	$100.00	$6,900.00	$122.00	$8,418.00	$250.60	$17,291.40
43	705-60.01	Type 3 (39 in) P/S Concrete I-Girder	LF	337	$225.00	$75,825.00	$200.00	$67,400.00	$210.00	$70,770.00	$247.00	$83,239.00	$200.00	$67,400.00	$243.20	$81,958.40
44	711-06.00	Aesthetic Concrete Stain	LS	1	$6,000.00	$6,000.00	$5,500.00	$5,500.00	$6,000.00	$6,000.00	$5,500.00	$5,500.00	$6,150.00	$6,150.00	$5,500.00	$5,500.00
45	712-33.01	Steel Intermediate Diaphragm for P/S Concrete Girders	EA	4	$1,100.00	$4,400.00	$600.00	$2,400.00	$1,100.00	$4,400.00	$525.00	$2,100.00	$930.00	$3,720.00	$854.00	$3,416.00
46	712-36.10	Slab Drain	EA	12	$250.00	$3,000.00	$325.00	$3,900.00	$480.00	$5,760.00	$285.00	$3,420.00	$220.00	$2,640.00	$315.40	$3,784.80
47	715-10.01	Vertical Drain at End Bents	EA	2	$1,650.00	$3,300.00	$2,100.00	$4,200.00	$1,800.00	$3,600.00	$1,450.00	$2,900.00	$1,970.00	$3,940.00	$1,475.00	$2,950.00
48	716-10.00	Plain Neoprene Bearing Pad	EA	10	$190.00	$1,900.00	$175.00	$1,750.00	$180.00	$1,800.00	$175.00	$1,750.00	$204.00	$2,040.00	$105.00	$1,050.00
49	720-12.00	Select Granular Backfill for Structural System	CY	69	$35.00	$2,415.00	$50.00	$3,450.00	$50.00	$3,450.00	$40.00	$2,760.00	$66.00	$4,554.00	$125.00	$8,625.00
				Total Bridge Items =		**$309,206.00**		**$333,225.00**		**$353,782.00**		**$295,859.00**		**$344,994.00**		**$398,672.40**
				TOTAL BID =		**$618,754.50**		**$635,220.00**		**$712,448.66**		**$713,091.00**		**$725,116.20**		**$782,764.80**

CONTRACT AGREEMENT

This is an agreement made and entered into the _____ day of _____ 20 ___ by and between the City of Wildwood, Missouri (hereinafter called "City") and L.F. Krupp Construction, Inc., a Corporation with offices at 415 Old State Road, Ballwin, MO 63021 (hereinafter called "Contractor").

WITNESSETH: That Whereas, the Contractor submitted the successful bid for the: Fox Creek Road Bridge over Hollow Tributary.

NOW THEREFORE: The Contractor and the City for the consideration set forth herein agree as follows:

ARTICLE I.

The Contract Documents

The Contract Documents consist of the Bid, Instructions to Bidders, Notice to Contractors, Job Special Provisions, State Wage Determination, Bid Bond, Specifications, Drawings, Construction Schedule, all Addenda, all Modifications issued after execution of this Contract, and this Agreement which together form the Contract, and are all as fully a part of the Contract as if attached to this Agreement or repeated herein. All definitions set forth in the Notice to Contractors are applicable to this Agreement.

ARTICLE II.

Performance of the Work

The Contractor, acting as an independent contractor, shall furnish all supervision, labor, equipment, tools, materials, and supplies necessary to perform and shall perform all work in accordance with the Contract Documents and any applicable City ordinances, and state and federal laws. Contractor represents and warrants that he has special skills which qualify him to perform the Work in accordance with the Contract and that he is free to perform all such Work and is not a party to any other agreement, written or oral, the performance of which would prevent or interfere with the performance, in whole or in part, of the Work.

ARTICLE III.

Prevailing Wages

All labor utilized in the construction of the aforementioned improvements shall be paid a wage of no less than the prevailing hourly rate of wages for work in this locality as established by the State of Missouri Department of Labor and Industrial Relations and the Federal Employment Standards of the Department of Labor. Contractor hereby acknowledges that Contractor knows the prevailing hourly rate of wages for this project. In accordance with Section 290.250 of the Revised Statutes of the State of Missouri, Contractor shall forfeit to the City one hundred dollars ($100.00) for each worker employed, for each calendar day, or portion thereof, such worker is paid less than the stipulated rates for any work done under this contract by the Contractor or any subcontractor under the Contractor.

ARTICLE IV.

Time of Completion

All time limits stated in the Contract Documents are of the essence. The Work to be performed under the Contract shall commence within ten (10) days of the date of the written notice to proceed from the City to the Contractor and shall be completed within 120 consecutive calendar days from and including the date of said written notice to proceed.

ARTICLE V.

The Contract Sum and Payments

The Contract Sum shall be Six Hundred Eighteen Thousand, Seven Hundred Fifty Four Dollars and 50 Cents ($618,754.50). Based upon Applications for Payment submitted by the Contractor on or before the first day of the month, in accordance with the General Conditions and the rates and/or amounts stated in the bid of the Contractor dated July 26, 2016 which is by reference made a part hereof, the City shall pay the Contractor for the performance of the work as follows:

(1) The portion of the Contract Sum properly allocable to labor, materials and equipment incorporated into the Work through the period ending up to the last day of the preceding month, less the aggregate of all previous progress payments;

(2) Final payment within 60 days after the Work is fully completed and accepted by the City and the Contract fully performed.

ARTICLE VI.

Manner and Time of Completion

(a) The Contractor shall prepare and submit for the City's approval a Construction Schedule for the Work in a bar chart format. Said Construction Schedule shall indicate the dates for starting and completing the various stages of construction. Said Construction Schedule shall be submitted to the City within fourteen days after Contractor is awarded the Contract or by the time of the Preconstruction Conference, if one is held.

(b) Completion of the Work in accordance with the time limits set forth in the Construction Schedule is an essential condition of the Contract. If the Contractor fails to complete the Work in accordance with the Construction Schedule, unless the delay is excusable under the provision of Article VII hereof, the Contractor shall pay the City as liquidated damages and not as a penalty, the sum of nine hundred and fifty dollars ($950.00) for each calendar day the Contractor fails to comply with the Construction Schedule. The total amount so payable to the City as liquidated damages may be deducted from any sums due or to become due to Contractor from City.

(c) After Commencement of the Work, and until final completion of the Work, the Contractor shall report to the City at such intervals as the City may reasonably direct, the actual progress of the work compared to the Construction Schedule. If the Contractor falls behind the Construction Schedule for any reason he shall promptly take, and cause his Subcontractors to take, such action as is necessary to remedy the delay, and shall submit promptly to the City for approval a supplementary schedule or progress chart demonstrating the manner in which the delay will be remedied. However, if the delay is excusable under Article VII hereof, the Contractor will not be required to take, or cause his Subcontractors to take, any action which would increase the overall cost of the Work (whether through overtime premium pay or otherwise), unless the City shall have agreed in writing to reimburse the Contractor for such increase in cost. Any increase in cost incurred in remedying a delay which is not excusable under Article VII hereof shall be borne by the Contractor.

ARTICLE VII.

Delays Beyond Contractor's Control

(a) If the Contractor fails to complete the Work in accordance with the Construction Schedule solely as a result of the act or neglect of the City, or by strikes, lockouts, fire or other similar causes beyond the Contractor's control, the Contractor shall not be required to pay liquidated damages to the City pursuant to paragraph (b) of Article VI hereof, provided the Contractor takes such action as is necessary to remedy the delay in the manner specified in paragraph (c) of Article VI hereof. If, as a result of any such cause beyond the Contractor's control, the delay in completion of the Work in accordance with the Construction Schedule is so great that it cannot be remedied in the aforesaid manner, or if the backlog of Work is so great

that it cannot be remedied without incurring additional cost which the City does not authorize, then the time of completion and the Construction Schedule shall be extended pursuant to a Change Order for the minimum period of delay occasioned by such cause. The period of delay and extension shall be determined by the City.

(b) Notwithstanding the foregoing paragraph (a), no extension of time shall be granted for any delay the cause of which occurs more than seven (7) days before claim therefor is made in writing by the Contractor to the City, and no extension of time shall be granted if the Contractor could have avoided the need for such extension by the exercise of reasonable care and foresight. In the case of a continuing cause of delay, only one claim is necessary.

(c) Weather shall not constitute a cause for granting an extension of time.

(d) In the event a delay is caused by the City, the Contractor's sole remedy shall consist of his rights under this Article VII.

ARTICLE VIII.

Changes in the Work

(a) The City may make changes within the general scope of the Contract by altering, adding to or deducting from the Work, the Contract Sum being adjusted accordingly. All such changes in the Work shall be executed under the conditions of the Contract. No extra work or change shall be made except pursuant to a Change Order from the City in accordance with the General Conditions. Any claim for an increase in the Contract Sum resulting from any such change in the Work shall be made by the Contractor in accordance with the General Conditions.

(b) If the requested change would result in a delay in the Construction Schedule, the provisions of paragraph (c) of Article VI and Article VII hereof shall apply. If the requested change would result in a decrease in the time required to perform the Work, the completion date and the Construction shall be adjusted by agreement between the parties to reflect such decrease.

(c) Any adjustment in the Contract Sum for duly authorized extra work or change in the Work shall be determined based on the unit prices previously specified, to the extent such unit prices are applicable. To the extent such unit prices are not applicable, the adjustment in the Contract Sum shall, at the option of the City, be determined by an acceptable lump sum properly itemized and supported by sufficient substantiating data to permit evaluation, or by an acceptable cost plus percentage or fixed fee.

ARTICLE IX.

Termination by City or Contractor

(a) If the Contractor is adjudged to be bankrupt, or if the Contractor makes a general assignment for the benefit of creditors, or if a receiver is appointed on account of the Contractor's insolvency, or if the Contractor fails, except in cases for which extension of time is provided, to make progress in accordance with the Construction Schedule, or if the Contractor fails to make prompt payment to Subcontractors or prompt payment for material or labor, or disregards laws, ordinances or the instructions of the City, or otherwise breaches any provision of the Contract, the City may, without prejudice to any other right or remedy, terminate the Contract by giving written notice to the Contractor and his surety. Upon such notification the City shall be entitled to take possession of the Work and of all materials and equipment thereon and finish the Work by whatever method the City may deem expedient, which may include, but is not limited to, the City itself completing the work or the City hiring others to complete said work. In such case, the Contractor shall not be entitled to receive any further payment until the Work is finished. If the unpaid balance of the Contract Sum shall exceed the expenses of finishing the Work, including additional engineering, architectural, managerial and administrative expenses, and liquidated damages, such excess shall be paid to the Contractor. If such expenses and damages exceed the unpaid balance of the Contract Sum, the Contractor shall pay the difference to the City promptly upon demand. In the event of termination pursuant to this paragraph, the Contractor, upon the request of the City, shall promptly:

(i) assign to the City in the manner and to the extend directed by the City all right, title and interest of the Contractor under any subcontracts, purchase orders and construction equipment leases to which the Contractor is a party and which relate to the Work or to construction equipment required therefor, and

(ii) make available to the City to the extent directed by the City all construction equipment owned by the Contractor and employed in connection with the Work.

(b) Performance of the Work hereunder may be terminated by the City by giving three (3) days prior written notice to the Contractor if the City, in its sole discretion, decides to discontinue or suspend construction. In the event of such termination, as opposed to termination pursuant to paragraph (a) of this Article IX, the Contract Sum shall be reduced in an equitable manner by agreement between the parties or by arbitration.

ARTICLE X.

Contractor's Liability Insurance

The Contractor shall purchase and maintain in full force and effect insurance coverage with an insurance carrier that meets the requirements stated in the General Conditions and is acceptable to the City. The policy shall be endorsed to cover the contractual liability of the Contractor under the General Conditions. These insurance requirements shall not be construed to limit the liability of the Contractor or its Subcontractors for damages for work hereunder and shall not be construed as any waiver of sovereign immunity.

The Contractor and all Subcontractors shall procure and maintain during the life of this agreement insurance of the types and minimum amounts stated below: Limits shall be per project.

(a)	Commercial General Liability - Occur	
	Each Occurrence:	$ 1,000,000
	Damage to Rented	$ 10,000
	Medical Expenses (Any one person)	$ 5,000
	Personal & Adv Injury	$ 1,000,000
	General Aggregate	$ 2,000,000
	Products – Comp/Op Agg	$ 2,000,000
(b)	Automobile Liability – Any Auto	
	Combined Single Limit	$1,000,000 each accident
(c)	Excess/Umbrella Liability	
	Each Occurrence	$5,000,000

(d) Worker's Compensation in full compliance with statutory requirements of Federal and State of Missouri law and Employer's Liability coverage $500,000.

No policy shall be accepted which excludes liability for damage to underground structures or by reason of blasting, explosion or collapse.

Certificates evidencing all required insurance shall be furnished the City prior to Contractor commencing the work on this project. The certificates must state: “The City of Wildwood, its officers, officials, employees and agents are added as additional insureds for general liability, automobile liability and umbrella liability policies. Coverage under such policies shall be primary and non- contributory coverage with the Additional Insured’s coverage being excess and shall include Completed Operations coverage.”

ARTICLE XI.

Arbitration

All claims, disputes and other matters in question arising out of, or relating to, the Contract of the breach thereof, except for claims which have been waived by the acceptance of final payment as provided by General Condition Article 7, Sub-paragraph 7.4.4, shall be decided by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association then obtaining unless the parties mutually agree otherwise. This agreement to arbitrate shall be specifically enforceable under the prevailing arbitration law. The award rendered by the arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

Notice of the demand for arbitration shall be given in writing to the other party to the Contract and filed with the American Arbitration Association. The demand for arbitration shall be made within a reasonable time after the claim, dispute or other matter in question has arisen, and in no event shall it be made after the date when institution of legal or equitable proceedings based on such claim, dispute or other matter in questions would be barred by the applicable statute of limitations.

The Contractor shall carry on the Work and comply with the Construction Schedule during any arbitration proceedings, unless otherwise agreed by the City in writing.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

THIS CONTRACT CONTAINS A BINDING ARBITRATION PROVISION, WHICH MAY BE ENFORCED BY THE PARTIES.

CITY OF WILDWOOD	ATTEST: (SEAL)
By _____	_____
CONTRACTOR	ATTEST: (SEAL)
By _____	_____
Printed Name:	Printed Name:
Title: _____	Title: _____

WILDWOOD

August 8, 2016

MEMORANDUM

To: The Honorable City Council of the City of Wildwood, Missouri

From: Department of Planning and Parks

Re: **Bid Results for 2nd Pedestrian Bridge Over State Route 100**

Cc: The Honorable James R. Bowlin, Mayor
Ryan S. Thomas, P.E., City Administrator
John A. Young, City Attorney
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Kathy Arnett, Assistant Director of Planning and Parks
Gary Crews, Superintendent of Parks and Recreation

A bid opening was recently completed on the proposed 2nd pedestrian bridge over State Route 100. The bid opening was the result of over two (2) years of effort on the part of the Departments of Public Works and Planning and Parks, as well as the Planning/Economic Development/Parks Committee and the Administration/Public Works Committee. Over the course of this two (2) year period, a planning session was held at its start to frame what type of bridge would be constructed and the characteristics it would include in its design, along with incorporating lighting, landscaping, and the development of plaza areas on either end of the proposed span. This design and engineering process resulted in a bridge with many of the characteristics of the City's first pedestrian bridge, but with more focus on its function as a component of the overall trail network along State Route 100.

The review process for this proposed bridge was lengthy and involved the State of Missouri and the Federal Highway Administration (FHA), given State Route 100 is a major transportation corridor the Missouri Department of Transportation (MoDOT) has designated as a bypass route for large vehicles that cannot meet height or width restrictions associated with the interstate system. The height of bridge is more substantial, given this designation by the Missouri Department of Transportation (MoDOT). The approvals finally were granted in late May. Shortly, thereafter, the bidding process was begun.

The bidding process was detailed to the Administration/Public Works Committee at its meeting on August 2, 2016 by the Department of Public Works. The Department of Planning and Parks provided a memorandum in support of this discussion, where it noted, as part of its support of this project, this particular location has been considered by the City for a pedestrian bridge since the inception of the City's trail plan in 1996. After the initial approval of the first segment of trail along State Route 109 and plans for more miles of the same along State Route 100, a living bridge was planned, but scrapped due to its design not being accepted by the City Council and the estimated cost was considered too great. Eventually, the bridge's design and location were changed to address these concerns with the original issues with the first planned structure.

The funding for this bridge has been established in the Capital Improvements Program for 2016. The amount the City Council approved for this use was $1,200,000.00. Of this amount of funding, $450,000.00 is being provided toward this project from a grant the Department of Public Works was awarded over two (2) years ago. Although the low bid is more than the budgeted amount, the Capital Improvements Program for 2016 also has funding for trail construction this year. Trail extensions are a component of this pedestrian bridge project, to be located on either side of State Route 100, and linked to the existing system in its vicinity. Therefore, the Department of Planning and Parks believes that, with some modifications to the budget components associated with the project and trail construction, the low bid cost for this bridge can be met from current line item funding.

The Department of Planning and Parks would note the bridge is a project that has been planned for many years, funded for completion in 2016, a recipient of a grant, and will provide a needed connection in this area over the major arterial roadway, while improving overall pedestrian safety. Given these factors, the Department of Planning and Parks is supportive of this bid and project. Therefore, the Department of Planning and Parks had recommended the Administration/Public Works Committee support such at its August 2, 2016 meeting, which its action was favorable.

If any of the City Council Members have questions or comments about this information, please feel free to contact the Department Planning and Parks at (636) 458-0440. A presentation of this information is planned on this item at tonight's Work Session. Thank you for your consideration of this information and providing direction on the same.

WILDWOOD

MEMORANDUM

To: Mayor James R. Bowlin and City Council Members

From: Rick C. Brown, PE, PTOE
Director of Public Works / City Engineer

Date: August 5, 2016

Re: State Route 100 Pedestrian Bridge Construction Contract

Background

On Wednesday, July 27, the Department opened bids for the construction of the State Route 100 Pedestrian Bridge at Eatherton Road. The bridge will be constructed over Route 100 about 0.25 miles east of Route 109. This project, which is federally funded, is included on the 2016 City's Capital Improvement Program. The construction of the project is currently budgeted to cost $1,200,000. The federal funds will pay 50% of the cost of the project up to the amount of $450,000. It should be noted that the project included two bid alternates:

- Alternate 1: Plazas and Deck Lighting
- Alternate 2: Truss and Structure Lighting

A total of six (6) bids were opened for the project, with KCI Construction Company, Inc. submitting the low base bid plus bid alternate 1 of $1,461,870.00. The second lowest bid is from Gershenson Construction Company, Inc. with a base bid plus bid alternate 1 of $1,552,278.95. The low base bid plus bid alternate 1 ($1,461,870.00) is approximately 10.9% over the Engineer's estimate for the base bid plus bid alternate 1 of $1,345,620.00. This overage could be attributed to a general underestimating of the bid unit prices on the Engineer's estimate. (The complete tabulation of bids follows.)

Recommendation

The Department of Public Works recommends authorizing a contract with KCI Construction for the State Route 100 Pedestrian Bridge Project, in the amount of $1,461,870.00, which includes Bid Alternate 1, plus an $85,000 contingency for additional work as identified by the Department. Accounting for the federal funds, the City's maximum cost for this project would be $1,096,870.

Reasons for Recommendation

- As six bids were submitted, the Department is satisfied that competitive bids were received.
- KCI Construction submitted the lowest bid. While they have not completed a project for Wildwood, they have successfully completed numerous large projects around the St. Louis area.
- While the low bid was about 10% over the Engineer's Estimate, there are funds in the 2016 Capital Improvement Program for "Future Trail Development – Construction" which can be used to address

the increase. In addition, a failure to award this project would likely result in the loss of the federal funds.

This item was discussed and recommended by the Admin/Public Works Committee at their meeting on August 2nd. For that reason, Bill 2206, which authorizes the Mayor to execute an agreement with KCI Construction Company, Inc. for construction of the State Route 100 Pedestrian Bridge has been prepared for the consideration of the City Council.

I will be available for any questions or comments at the August 8th, 2016 City Council Work Session.

RCB

WILDWOOD

Eatherton Road Pedestrian Bridge - TAP-5500(680)

ITEMIZED BID ITEMS - BID OPENING AT 10:00 AM ON JULY 27, 2016

LINE NUMBER	ITEM NUMBER	ITEM DESCRIPTION	UNITS	QUANTITY	KCI CONSTRUCTION CO., INC.		GERSHENSON CONSTUCTION CO., INC.		KOZENY-WAGNER, INC.		R.V. WAGNER, INC.		KRUPP CONSTRUCTION		PHILLIPS HARDY, INC.	
					UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
		BIKE/PEDESTRIAN FACILITIES ITEMS														
1	201-99.01	Clearing and Grubbing	LS	1	$10,000.00	$10,000.00	$10,130.00	$10,130.00	$55,000.00	$55,000.00	$27,500.00	$27,500.00	$12,700.00	$12,700.00	$21,300.00	$21,300.00
2	202-20.10	Removal of Improvements	LS	1	$5,500.00	$5,500.00	$44,830.00	$44,830.00	$15,000.00	$15,000.00	$8,000.00	$8,000.00	$15,000.00	$15,000.00	$5,930.00	$5,930.00
3	206-10.00	Class 1 Excavation	CY	19	$40.00	$760.00	$63.00	$1,197.00	$55.00	$1,045.00	$82.00	$1,558.00	$150.00	$2,850.00	$82.00	$1,558.00
4	207-10.00	Linear Grading Class 1	STA	4	$1,550.00	$6,200.00	$2,780.00	$11,120.00	$1,450.00	$5,800.00	$8,400.00	$33,600.00	$2,300.00	$9,200.00	$1,110.00	$4,440.00
5	304-05.04	Type 5 Aggregate for Base (4 Inches Thick)	SY	690	$12.00	$8,280.00	$7.90	$5,451.00	$13.50	$9,315.00	$8.00	$5,520.00	$12.50	$8,625.00	$10.50	$7,245.00
6	401-99.05	Bituminous Pavement (6 Inches Thick)	SY	300	$60.00	$18,000.00	$39.30	$11,790.00	$57.00	$17,100.00	$78.00	$23,400.00	$55.50	$16,650.00	$82.50	$24,750.00
7	502-99.05	6 Inch P.C. Concrete	SY	280	$90.00	$25,200.00	$59.60	$16,688.00	$68.00	$19,040.00	$62.00	$17,360.00	$78.00	$21,840.00	$170.00	$47,600.00
8	606-99.01	Type E Median Pier Protection	LS	1	$18,000.00	$18,000.00	$18,900.00	$18,900.00	$18,000.00	$18,000.00	$21,000.00	$21,000.00	$21,000.00	$21,000.00	$56,900.00	$56,900.00
9	607-11.02	Modified Concrete Gutter Type B	LF	263	$45.00	$11,835.00	$34.60	$9,099.80	$66.00	$17,358.00	$61.00	$16,043.00	$42.00	$11,046.00	$82.00	$21,566.00
10	612-20.14	Impact Attenuator (14 Sand Barrels)	EA	2	$3,000.00	$6,000.00	$3,990.00	$7,980.00	$3,800.00	$7,600.00	$4,400.00	$8,800.00	$4,300.00	$8,600.00	$4,320.00	$8,640.00
11	612-20.20	Replacement Sand Barrel	EA	8	$250.00	$2,000.00	$472.00	$3,776.00	$450.00	$3,600.00	$525.00	$4,200.00	$500.00	$4,000.00	$512.00	$4,096.00
12	616-10.05	Construction Signs	SF	340	$7.00	$2,380.00	$7.35	$2,499.00	$7.00	$2,380.00	$11.50	$3,910.00	$10.00	$3,400.00	$11.50	$3,910.00
13	616-10.08	Advanced Warning Rail System	EA	6	$35.00	$210.00	$36.80	$220.80	$35.00	$210.00	$64.00	$384.00	$55.00	$330.00	$62.50	$375.00
14	616-10.09	Flag Assembly	EA	16	$25.00	$400.00	$26.30	$420.80	$25.00	$400.00	$30.00	$480.00	$25.00	$400.00	$28.50	$456.00
15	616-10.25	Channelizer (Trim Line)	EA	400	$22.00	$8,800.00	$23.10	$9,240.00	$22.00	$8,800.00	$25.00	$10,000.00	$22.00	$8,800.00	$25.00	$10,000.00
16	616-10.30	Type III Moveable Barricade	EA	5	$125.00	$625.00	$131.00	$655.00	$125.00	$625.00	$145.00	$725.00	$125.00	$625.00	$142.00	$710.00
17	616-10.40	Flashing Arrow Panel	EA	2	$850.00	$1,700.00	$892.00	$1,784.00	$850.00	$1,700.00	$1,200.00	$2,400.00	$1,000.00	$2,000.00	$1,140.00	$2,280.00
18	616-10.98	Changeable Message Sign, Contractor Furnished, Contractor Retained	EA	4	$2,000.00	$8,000.00	$3,150.00	$12,600.00	$3,000.00	$12,000.00	$3,750.00	$15,000.00	$3,200.00	$12,800.00	$3,640.00	$14,560.00
19	617-36.00D	Temporary Traffic Barrier, Contractor Furnished/Retained	LF	600	$23.00	$13,800.00	$27.20	$16,320.00	$25.90	$15,540.00	$32.00	$19,200.00	$26.00	$15,600.00	$29.50	$17,700.00
20	618-10.00	Mobilization	LS	1	$180,000.00	$180,000.00	$85,000.00	$85,000.00	$107,000.35	$107,000.35	$147,000.00	$147,000.00	$150,000.00	$150,000.00	$101,000.00	$101,000.00
21	627-40.00	Contractor Furnished Surveying and Staking	LS	1	$5,000.00	$5,000.00	$6,825.00	$6,825.00	$4,813.00	$4,813.00	$8,700.00	$8,700.00	$11,000.00	$11,000.00	$4,730.00	$4,730.00
22	701-11.07	Drilled Shafts (4 Ft. 6 In. Diameter)	LF	3	$1,000.00	$3,000.00	$1,065.00	$3,195.00	$525.00	$1,575.00	$1.00	$3.00	$450.00	$1,350.00	$1,590.00	$4,770.00
23	701-12.06	Rock Sockets (4 Ft. 0 In. Diameter)	LF	24	$650.00	$15,600.00	$676.00	$16,224.00	$705.00	$16,920.00	$1,550.00	$37,200.00	$400.00	$9,600.00	$1,670.00	$40,080.00
24	701-13.00	Supplementary Television Camera Inspection	EA	1	$2,500.00	$2,500.00	$630.00	$630.00	$2,000.00	$2,000.00	$875.00	$875.00	$1,300.00	$1,300.00	$569.00	$569.00
25	701-14.00	Foundation Inspection Holes	LF	28	$35.00	$980.00	$84.00	$2,352.00	$150.00	$4,200.00	$370.00	$10,360.00	$50.00	$1,400.00	$171.00	$4,788.00
26	701-16.00	Sonic Logging Testing	EA	2.00	$2,000.00	$4,000.00	$2,194.00	$4,388.00	$1,820.00	$3,640.00	$3,500.00	$7,000.00	$1,900.00	$3,800.00	$1,710.00	$3,420.00
27	702-10.10	Structural Steel Piles (10 In.)	LF	315	$60.00	$18,900.00	$119.00	$37,485.00	$62.00	$19,530.00	$130.00	$40,950.00	$88.00	$27,720.00	$80.00	$25,200.00
28	702-60.00	Pre-Bore For Piling	LF	112	$150.00	$16,800.00	$105.00	$11,760.00	$120.00	$13,440.00	$150.00	$16,800.00	$138.00	$15,456.00	$69.50	$7,784.00
29	702-70.00	Pile Point Reinforcement	EA	6	$115.00	$690.00	$118.00	$708.00	$85.00	$510.00	$130.00	$780.00	$115.00	$690.00	$127.00	$762.00
30	703-20.03	Class B Concrete (Substructure)	CY	92	$1,250.00	$115,000.00	$1,575.00	$144,900.00	$1,150.00	$105,800.00	$1,430.00	$131,560.00	$1,344.00	$123,648.00	$2,240.00	$206,080.00
31	703-42.12	Slab on Steel	SY	369	$90.00	$33,210.00	$65.60	$24,206.40	$123.00	$45,387.00	$77.50	$28,597.50	$195.00	$71,955.00	$125.00	$46,125.00
32	706-10.60	Reinforcing Steel (Bridges)	LBS	28,730	$0.85	$24,420.50	$1.30	$37,349.00	$1.20	$34,476.00	$1.25	$35,912.50	$1.50	$43,095.00	$1.25	$35,912.50
33	710-10.00	Reinforcing Steel (Epoxy Coated)	LBS	1,870	$1.50	$2,805.00	$1.25	$2,337.50	$1.75	$3,272.50	$1.50	$2,805.00	$3.00	$5,610.00	$1.60	$2,992.00
34	711-03.00	Concrete Masonry Protection System	LS	1	$4,125.00	$4,125.00	$4,331.00	$4,331.00	$4,125.00	$4,125.00	$4,800.00	$4,800.00	$4,700.00	$4,700.00	$4,690.00	$4,690.00
35	711-04.00	Sacrificial Graffiti Protection System	LS	1	$4,125.00	$4,125.00	$4,331.00	$4,331.00	$4,125.00	$4,125.00	$4,800.00	$4,800.00	$4,700.00	$4,700.00	$4,690.00	$4,690.00
36	711-06.00	Aesthetic Concrete Stain	LS	1	$8,250.00	$8,250.00	$8,662.00	$8,662.00	$8,250.00	$8,250.00	$9,650.00	$9,650.00	$9,500.00	$9,500.00	$9,380.00	$9,380.00
37	712-99.02	Anchor Bolts	EA	16	$60.00	$960.00	$167.00	$2,672.00	$165.00	$2,640.00	$186.00	$2,976.00	$278.00	$4,448.00	$211.00	$3,376.00
38	718-99.02	Pedestrian Truss Superstructure No. 1	EA	1	$225,000.00	$225,000.00	$235,940.00	$235,940.00	$270,000.00	$270,000.00	$246,000.00	$246,000.00	$265,000.00	$265,000.00	$276,000.00	$276,000.00
39	718-99.02(1)	Pedestrian Truss Superstructure No. 2	EA	1	$225,000.00	$225,000.00	$249,850.00	$249,850.00	$270,000.00	$270,000.00	$265,000.00	$265,000.00	$265,000.00	$265,000.00	$276,000.00	$276,000.00
40	720-10.00	Mechanically Stabilized Earth Wall Systems	SF	1,104	$54.50	$60,168.00	$65.00	$71,760.00	$71.00	$78,384.00	$61.50	$67,896.00	$98.00	$108,192.00	$62.00	$68,448.00
41	720-10.00(1)	Mechanically Stabilized Earth Wall Systems	SF	1,708	$54.50	$93,086.00	$65.00	$111,020.00	$71.00	$121,268.00	$61.50	$105,042.00	$98.00	$167,384.00	$62.00	$105,896.00
42	720-11.00	Form Liners for MSE Wall System	SY	312	$9.00	$2,808.00	$1.00	$312.00	$1.00	$312.00	$1.00	$312.00	$7.50	$2,340.00	$10.00	$3,120.00
43	725-10.00	Corrugated Metal Pipe Pile Spacers	EA	6	$400.00	$2,400.00	$1.00	$6.00	$550.00	$3,300.00	$1,500.00	$9,000.00	$900.00	$5,400.00	$681.00	$4,086.00
44	806-10.05	Rock Ditch Check	LF	120	$15.00	$1,800.00	$20.50	$2,460.00	$19.50	$2,340.00	$23.00	$2,760.00	$22.00	$2,640.00	$17.00	$2,040.00
45	806-10.19	Silt Fence	LF	530	$2.60	$1,378.00	$5.75	$3,047.50	$5.00	$2,650.00	$7.50	$3,975.00	$6.00	$3,180.00	$2.95	$1,563.50
46		Temporary Pedestrian Access	SY	110	$40.00	$4,400.00	$10.80	$1,188.00	$30.00	$3,300.00	$17.00	$1,870.00	$25.00	$2,750.00	$25.00	$2,750.00
47		Seat Wall	LF	67	$375.00	$25,125.00	$264.00	$17,688.00	$350.00	$23,450.00	$350.00	$23,450.00	$150.00	$10,050.00	$424.00	$28,408.00
48		Fence	LF	270	$125.00	$33,750.00	$131.00	$35,370.00	$125.00	$33,750.00	$145.00	$39,150.00	$135.00	$36,450.00	$173.00	$46,710.00
49		Shade Structure	LS	1	$17,500.00	$17,500.00	$11,870.00	$11,870.00	$18,000.00	$18,000.00	$19,000.00	$19,000.00	$17,000.00	$17,000.00	$14,200.00	$14,200.00
50		Scour Protection	SF	560	$12.00	$6,720.00	$19.40	$10,864.00	$18.50	$10,360.00	$21.50	$12,040.00	$21.00	$11,760.00	$13.50	$7,560.00
51		Black Powder Coating for Guardrail	LS	1	$7,500.00	$7,500.00	$7,875.00	$7,875.00	$7,500.00	$7,500.00	$8,700.00	$8,700.00	$8,000.00	$8,000.00	$49,000.00	$49,000.00
		Total Bike/Pedestrian Facility Items =				**$1,294,690.50**		**$1,341,307.80**		**$1,436,830.85**		**$1,514,044.00**		**$1,570,584.00**		**$1,646,146.00**
		LANDSCAPING ITEMS														
53	803-40.00	Kentucky Bluegrass Sodding	SY	1,527	$10.50	$16,033.50	$8.85	$13,513.95	$8.45	$12,903.15	$10.00	$15,270.00	$10.00	$15,270.00	$12.00	$18,324.00
54	808-99.01	Landscaping	LS	1	$49,135.00	$49,135.00	$23,720.00	$23,720.00	$49,630.00	$49,630.00	$58,000.00	$58,000.00	$55,000.00	$55,000.00	$55,900.00	$55,900.00
		Total Landscaping Items =				**$65,168.50**		**$37,233.95**		**$62,533.15**		**$73,270.00**		**$70,270.00**		**$74,224.00**
		SIGNALS/LIGHTING/SIGNING/STRIPING ITEMS														
55	903-99.01	Remove and Relocated Existing Signs	LS	1	$5,000.00	$5,000.00	$1,050.00	$1,050.00	$1,000.00	$1,000.00	$2,300.00	$2,300.00	$5,200.00	$5,200.00	$5,690.00	$5,690.00
		Total Signals/Lighting/Signing/Striping Items =				**$5,000.00**		**$1,050.00**		**$1,000.00**		**$2,300.00**		**$5,200.00**		**$5,690.00**
		BID ALTERNATIVE 1: PLAZAS AND DECK LIGHTING														
56	901-99.01	Electric Meter and Lighting Control Panel	LS	1	$25,774.00	$25,774.00	$9,450.00	$9,450.00	$6,877.50	$6,877.50	$10,500.00	$10,500.00	$7,600.00	$7,600.00	$10,200.00	$10,200.00
57	901-99.01(1)	Plazas and Deck Lighting	LS	1	$71,237.00	$71,237.00	$163,237.20	$163,237.20	$95,005.05	$95,005.05	$182,000.00	$182,000.00	$75,000.00	$75,000.00	$177,000.00	$177,000.00
		Total Bid Alternative 1 =				**$97,011.00**		**$172,687.20**		**$101,882.55**		**$192,500.00**		**$82,600.00**		**$187,200.00**
		BID ALTERNATIVE 2: TRUSS AND STRUCTURE LIGHTING														
58	901-99.01(2)	Truss and Structure Lighting	LS	1	$164,260.00	$164,260.00	$61,509.00	$61,509.00	$172,473.00	$172,473.00	$68,500.00	$68,500.00	$170,000.00	$170,000.00	$66,600.00	$66,600.00
		Total Bid Alternative 2 =				**$164,260.00**		**$61,509.00**		**$172,473.00**		**$68,500.00**		**$170,000.00**		**$66,600.00**
		TOTAL BASE BID =				**$1,364,859.00**		**$1,379,591.75**		**$1,500,364.00**		**$1,589,614.00**		**$1,646,054.00**		**$1,726,060.00**
		TOTAL BASE BID + ALT. 1 =				**$1,461,870.00**		**$1,552,278.95**		**$1,602,246.55**		**$1,782,114.00**		**$1,728,654.00**		**$1,913,260.00**
		TOTAL BASE BID + ALT. 1 + ALT. 2 =				**$1,626,130.00**		**$1,613,787.95**		**$1,774,719.55**		**$1,850,614.00**		**$1,898,654.00**		**$1,979,860.00**

BID IRREGULARITIES: 1. Kozeny-Wagner had $17,250.00 as their Extended Price on Line No. 6. Their actual extended price is $17,100.00. This change lowers their sub-total for Bike/Pedestrian Facilities Items to $1,436,830.85 instead of the total as read at the bid opening of $1,436,980.

WILDWOOD

MEMORANDUM

To: Mayor James R. Bowlin and City Council Members

From: Rick C. Brown, PE, PTOE
Director of Public Works / City Engineer

Date: August 5, 2016

Re: Design Contract for the Route 109 and Route 100 Pedestrian Safety Project

Background

As you may recall, on Monday July 25, the City Council approved a resolution supporting the submittal of funding applications to MoDOT under the Missouri Moves Cost Share Program. As a result, applications for two improvement projects were submitted on Friday, July 29. The two projects are the Route 109 and Route 100 Pedestrian Safety Improvement Project and the Old State Road Sidewalk Improvement Project.

It is important to recognize that funding, if approved under the Missouri Moves Cost Share Program, must be utilized quickly, with plans being reviewed and approved by MoDOT, and the construction completed by July 1, 2017. Thus, it is important that the design of both projects be completed as soon as possible. While the design of the Old State Road Sidewalk Project is finished, design of the Route 109 and Route 100 Pedestrian Safety Project remains to be completed. Therefore, to meet the aggressive schedule dictated by the Missouri Moves funding, the Department needs to complete the design of the Route 109 and Route 100 Pedestrian Safety Improvement Project, so that the plans can be submitted to MoDOT as soon as possible.

Recommendation

The Department of Public Works recommends authorizing a contract with Cochran Engineering for design of the Pedestrian Safety Improvement Project on Route 109 and 100.

Reasons for Recommendation

- Time is of the essence. If our application for funding under the Missouri Moves Cost Share Program is successful, we will need to submit the project plans to MoDOT as soon as possible in order to meet the schedule required to expend the funding.
- Cochran has already completed conceptual engineering for the project. Because they have already begun work, they can quickly complete the design of the project to meet the required schedule.
- The Department has reviewed the fee proposed by Cochran and feels it is very reasonable given the quantity of work required and the short deadline required.
- If the City's application for state funding is unsuccessful, the Department is recommending that the design of the project be completed. Other options could be considered for funding the project such as using 100% Capital Improvement Funds.

Attached is the proposed Consultant Agreement with Cochran Engineering.

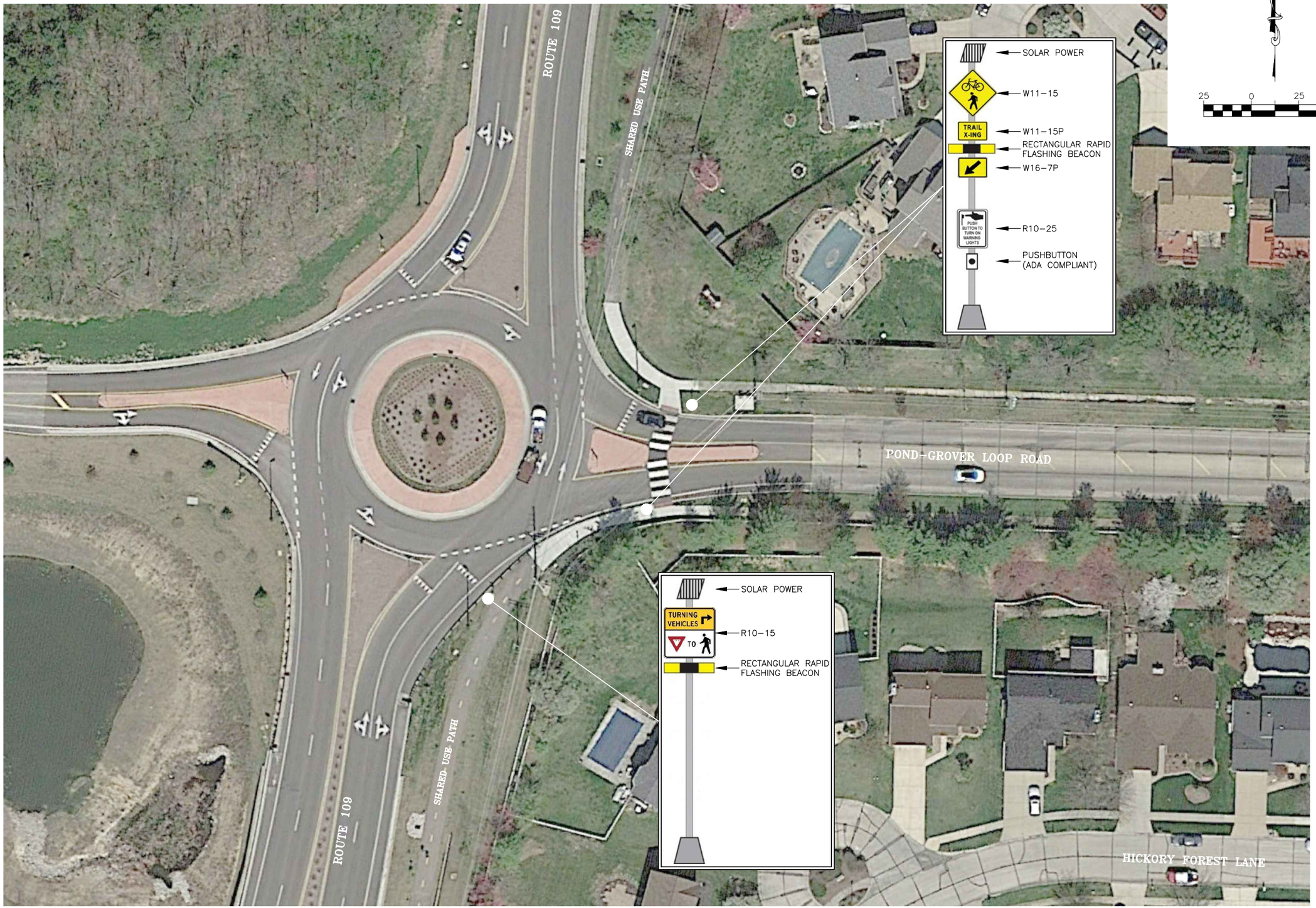
This item was discussed and recommended by the Admin/Public Works Committee at their meeting on August 2nd. For that reason, Resolution 2016-20, which authorizes the Mayor to execute an agreement for design of

the Route 109 and Route 100 Pedestrian Safety Project, has been prepared for the consideration of the City Council.

I will be available for any questions or comments at the August 8th, 2016 City Council Work Session.

RCB

SITE PLAN



Conceptual Design Plan

WILDWOOD

Three working days prior to the start of any excavation on this site, contractor shall call 1-800-DIG-RITE for utility location information.

All OSHA rules & regulations established for the type of construction required by these plans shall be strictly followed (i.e. Trenching, Blasting, etc)

MISSOURI MOVES
ROUTE 109 AND POND-GROVER LOOP ROAD
WILDWOOD, MO 63040

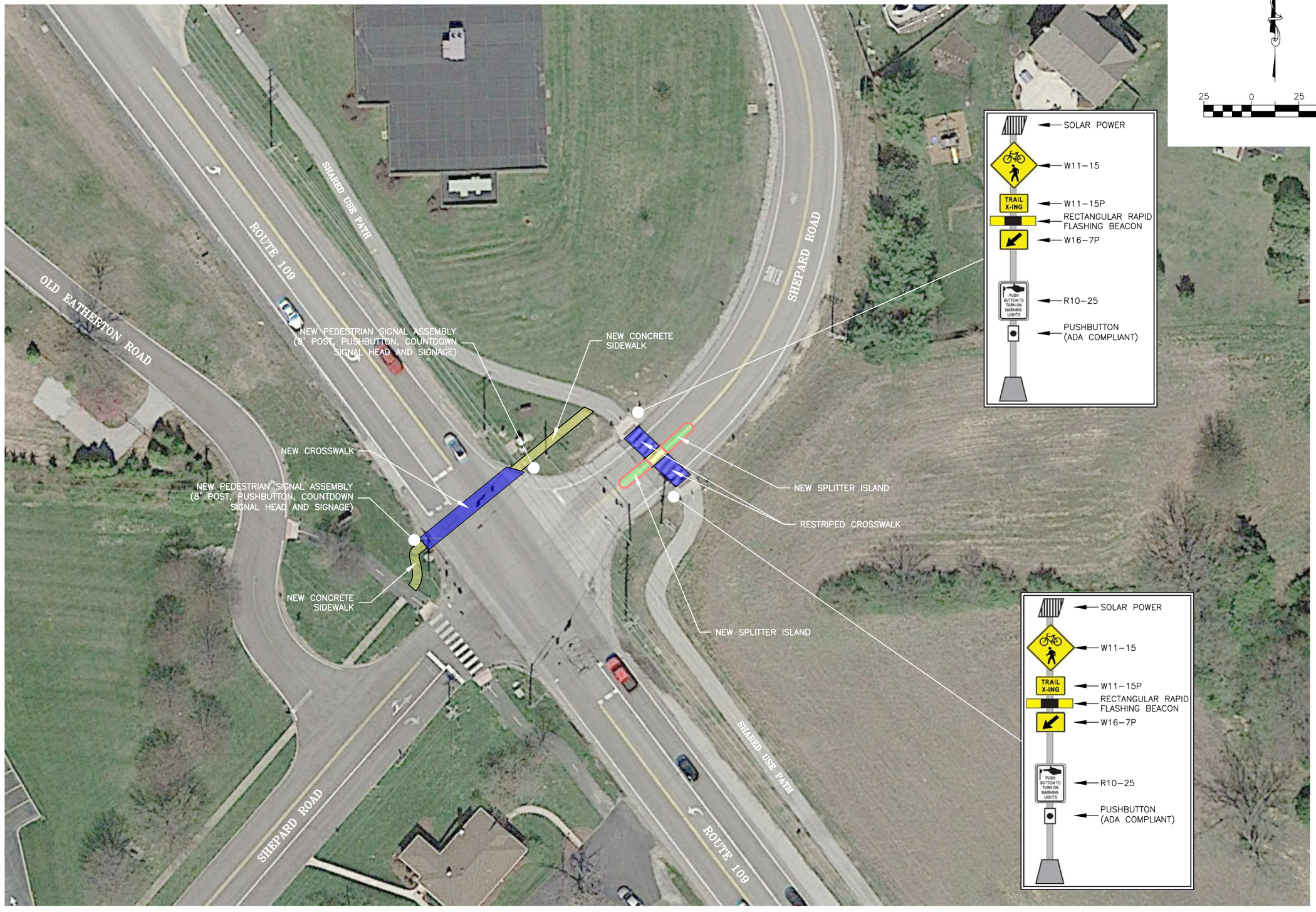
DATE:	REVISION:	DWN. BY:	APP'D. BY:

DWN. BY: M.R.B.	APP'D. BY: T.D.T.
DATE: JUL. 2016	
SCALE: AS SHOWN	
PROJ. NO: SC16-585	
DWG. NO: S-1	

SITE PLAN

Drawing name: J:\SC16-585 Wildwood - On Call Services\MISSOURI MOVES\AUTOCAD DRAWINGS\SITE PLAN.dwg Tab: ROUTE 109 & POND-GROVER LOOP ROAD Plotted on: Jul 22, 2016 - 9:59am Plotted by: mburton

SITE PLAN



Conceptual Design Plan

WILDWOOD

Three working days prior to the start of any excavation the contractor responsible shall call 1-800-DIG-RITE for utility location information.

All OSHA rules & regulations established for excavation and trenching must be strictly followed by these plans shall be strictly followed (i.e. Trenching, Blasting, etc)

MISSOURI MOVES
ROUTE 109 AND SHEPARD ROAD
WILDWOOD, MO 63040

DWN. BY:	APP'D. BY:
M.R.B.	T.D.T.

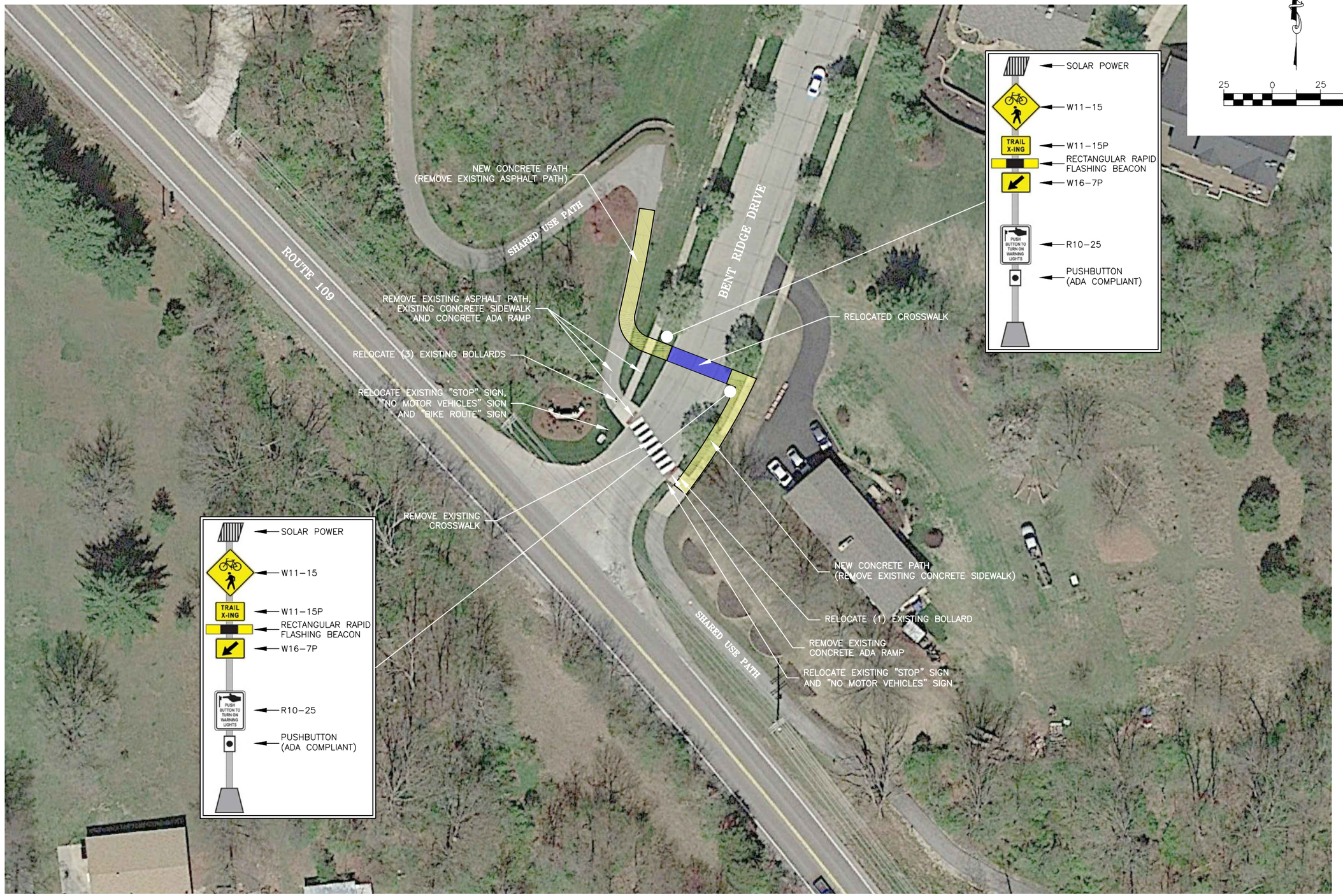
DATE: JUL. 2016
SCALE: AS SHOWN
PROJ. NO: SC16-585
DWG. NO: S-2

SITE PLAN

DATE: | REVISION: | DWN. BY: | APP'D. BY:

Drawing name: J:\SC16-585 Wildwood - On Call Services\MISSOURI MOVES\AUTOCAD DRAWINGS\SITE PLAN.dwg Tab: ROUTE 109 & SHEPARD ROAD Plotted on: Jul 22, 2016 - 9:59am Plotted by: mburton

SITE PLAN



Conceptual Design Plan

WILDWOOD

Three working days prior to the start of any excavation the Missouri One-Call System shall call 1-800-DIG-RITE for utility location information.

All OSHA rules & regulations established for excavation safety shall be strictly followed by these plans (i.e. Trenching, Blasting, etc)

MISSOURI MOVES

ROUTE 109 AND BENT RIDGE DRIVE

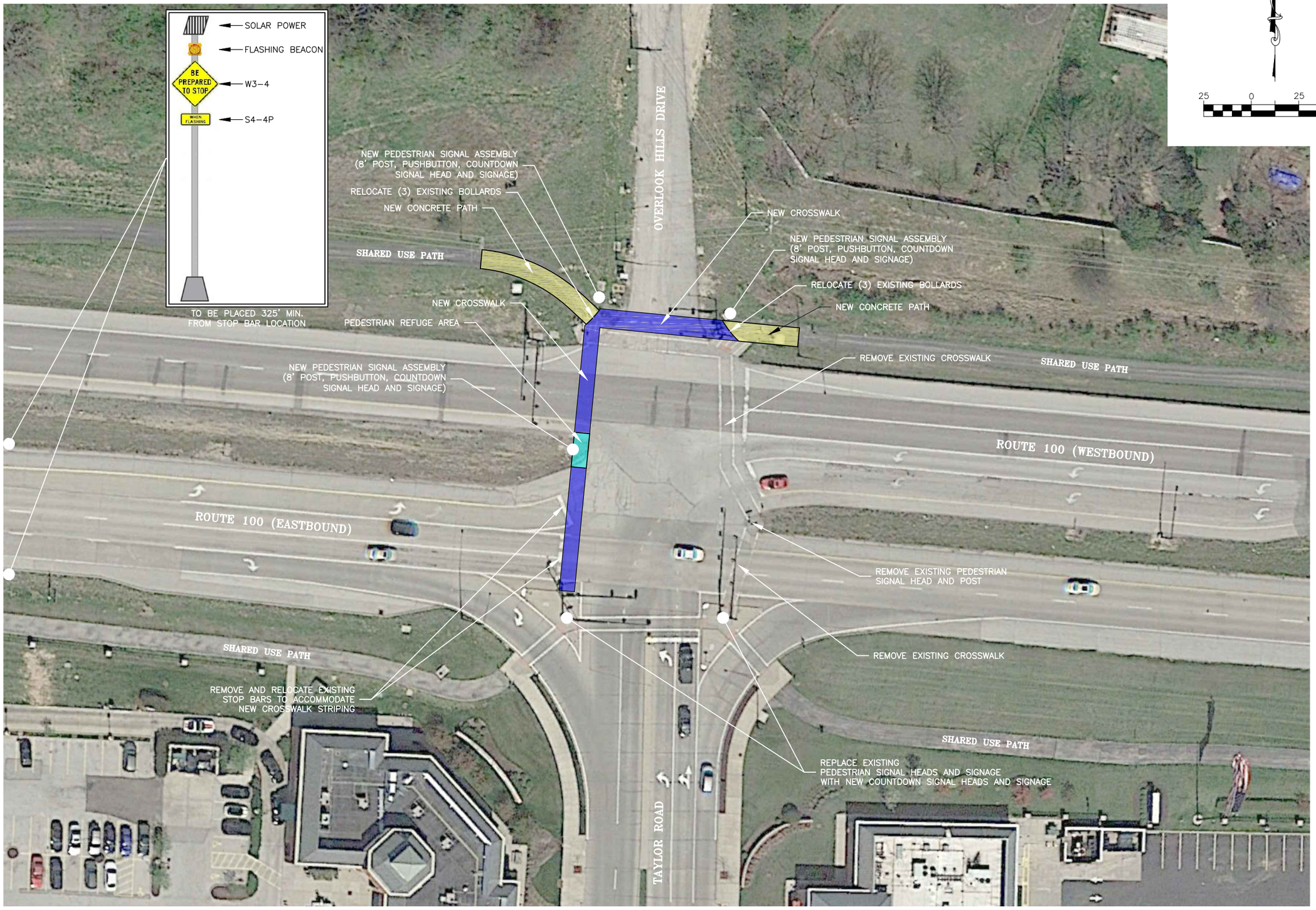
WILDWOOD, MO 63040

DWN. BY:	APP'D. BY:
DATE:	
REVISION:	
DWN. BY: M.R.B.	APP'D. BY: T.D.T.
DATE: JUL. 2016	
SCALE: AS SHOWN	
PROJ. NO: SC16-585	
DWG. NO: S-3	

SITE PLAN

Drawing name: J:\SC16-585 Wildwood - On Call Services\MISSOURI MOVES\AUTOCAD DRAWINGS\SITE PLAN.dwg Tab: ROUTE 109 & BENT RIDGE DRIVE Plotted on: Jul 22, 2016 - 9:59am Plotted by: mburton

SITE PLAN



Conceptual Design Plan

WILDWOOD

Three working days prior to the start of any excavation on this site, contractor shall call 1-800-DIG-RITE for utility location information.

All OSHA rules & regulations established for the type of construction required by these plans shall be strictly followed (i.e. Trenching, Blasting, etc)

MISSOURI MOVES
ROUTE 100 AND TAYLOR ROAD
WILDWOOD, MO 63040

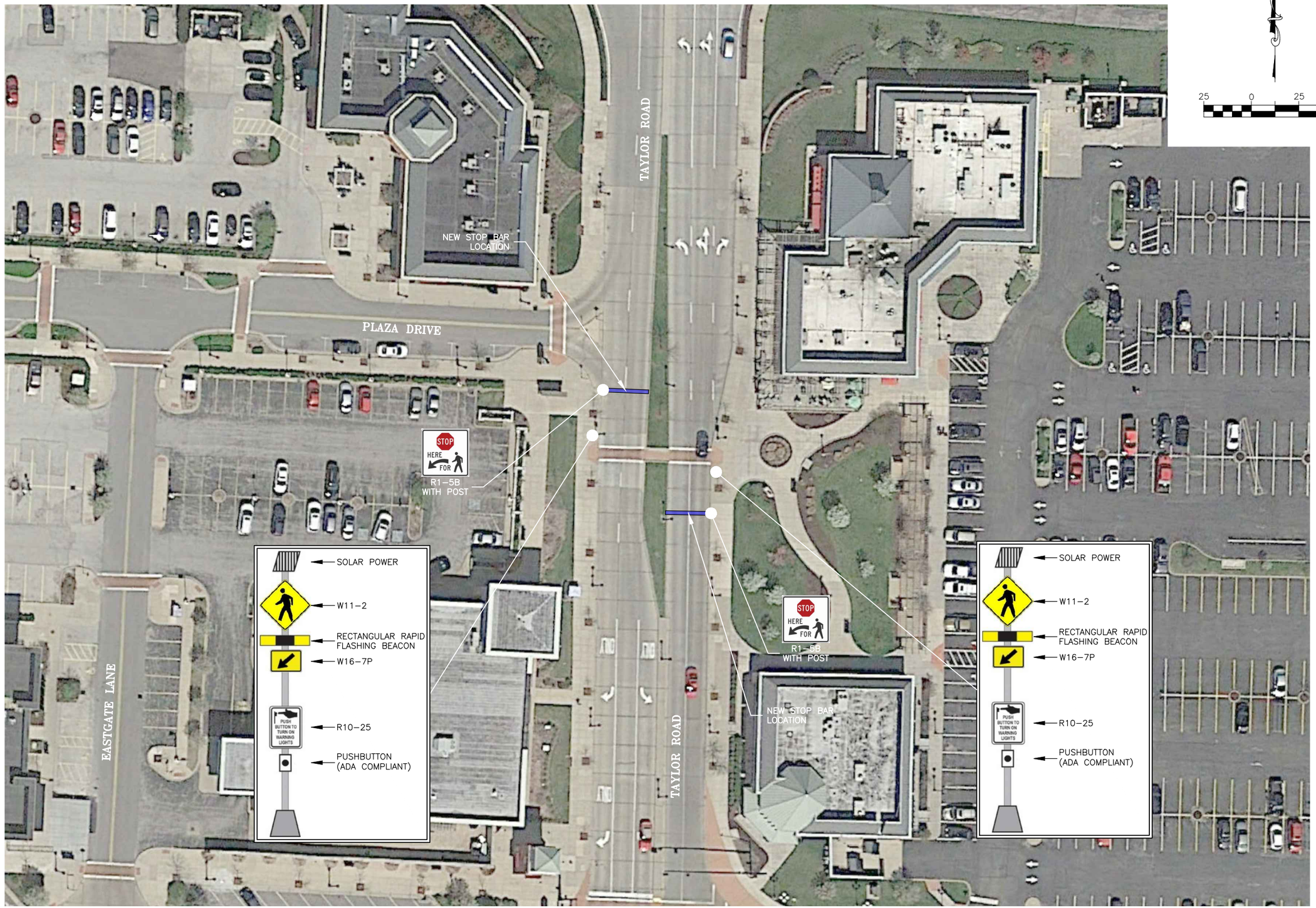
DATE:	REVISION:	DWN. BY:	APP'D. BY:

DWN. BY: M.R.B. APP'D. BY: T.D.T.
DATE: JUL. 2016
SCALE: AS SHOWN
PROJ. NO: SC16-585
DWG. NO: S-4

SITE PLAN

Drawing name: J:\SC16-585 Wildwood - On Call Services\MISSOURI MOVES\AUTOCAD DRAWINGS\SITE PLAN.dwg Tab: ROUTE 100 & TAYLOR ROAD Plotted on: Jul 22, 2016 - 9:59am Plotted by: mburton

SITE PLAN



Conceptual Design Plan

WILDWOOD

Three working days prior to the start of any excavation the contractor shall call 1-800-DIG-RITE for utility location information.

All OSHA rules & regulations established for excavation shall be strictly followed by these plans (i.e. Trenching, Blasting, etc)

MISSOURI MOVES

TAYLOR ROAD AND PLAZA DRIVE

WILDWOOD, MO 63040

DATE:	REVISION:	DWN. BY:	APPD. BY:

DWN. BY: M.R.B. APPD. BY: T.D.T.

DATE: JUL. 2016

SCALE: AS SHOWN

PROJ. NO: SC16-585

DWG. NO: S-5

SITE PLAN

Drawing name: J:\SC16-585 Wildwood - On Call Services\MISSOURI MOVES\AUTOCAD DRAWINGS\SITE PLAN.dwg Tab: TAYLOR ROAD & PLAZA DRIVE Plotted on: Jul 22, 2016 - 9:59am Plotted by: mburton

City of Wildwood
CONSULTANT / SERVICES AGREEMENT

DEPARTMENT: Public Works DATE: _____

THIS AGREEMENT, made and effective this _____ day of _____, 20_____, by and between the City of Wildwood, Missouri, a municipal corporation hereinafter referred to as "City", and Cochran, Inc., hereinafter referred to as "Consultant", with a business address of: 737 Rudder Road, Fenton, MO 63026.

WITNESSETH: That the parties hereto, for the considerations hereinafter set forth, agree as follows:

I. SCOPE OF SERVICES

Except as expressly specified herein, Consultant hereby agrees to provide all of the supervision, labor, technical services, facilities, materials, tools, equipment, and apparatus, and to perform all the services and do all the things necessary for the proper completion of the Consultant services which are particularly described in any attachments incorporated herein and additionally as follows:
Design of Bicycle and Pedestrian Safety Improvements on Route 109 and Route 100 in accordance with Attachment B.

The above services (hereinafter referred to as the "Work") shall be provided by the Consultant in accordance with all the provisions of this Agreement, including the General Conditions attached hereto as Attachment A, for the project which are incorporated herein by reference, and which terms shall prevail over any conflicting terms that may otherwise be adopted herein as part of any attachment, or any other documents submitted by Consultant.

II. COMPENSATION

A. Basic Compensation. The City hereby agrees to pay the Consultant, as full compensation for the complete and satisfactory performance of the Work, and all expenses and costs related thereto:

a sum not to exceed Nineteen Thousand dollars ($ 19,000.00), as set forth on Attachment B attached hereto and incorporated herein.

B. Additional Compensation. Any cost not specifically allowed the Consultant pursuant to Paragraph A, Basic Compensation, shall be considered Additional Compensation and must first be authorized by a written Change Order approved by the City and Consultant. If City directs or authorizes additional services not included in this Agreement to be performed, the City and Consultant shall first agree by written Change Order as to how the Consultant is to be paid. Any services provided in addition to the Work shall not entitle Consultant to additional compensation unless approved in advance and by written Change Order executed by the City and the Consultant.

III. TIME AND MANNER OF PAYMENTS

All invoices, complete with necessary support documentation, shall be submitted to the City and payment shall be made by City in a lump sum within thirty (30) days of receipt of an invoice received after satisfactory performance of the Work for the fees, prices, rates or schedule of values set forth above. When appropriate due to the nature of the Work of the Agreement, progress payments may be authorized to be made based upon completion of quantifiable/identifiable phases of the Work. If authorized by the City, a schedule of progress payments based on phases of Work completed and in such corresponding amounts as determined to be appropriate shall be set forth in Attachment C attached hereto.

IV. SCHEDULE OF WORK

Time is of the essence. The Work to be performed under the Agreement shall be commenced on or before August 10, 2016, shall be completed on or before October 5, 2016, and shall be performed so as not to delay or hinder City's schedule for the project, if applicable. Materials testing services will be performed as required to meet the Contractor's construction schedule. Materials testing services are anticipated to be required between March 2017 through June 2017.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement as of the effective date of Contract first above written.

Consultant	City of Wildwood
By _____	By _____
Title _____	Title _____
	ATTEST:
	_____
	DATE: _____

ATTACHMENT A – Consultant/Services Agreement General Conditions
ATTACHMENT B – Consultant Proposal
ATTACHMENT C – Progress Payment Schedule (Optional)
ATTACHMENT D – Consultant Liability Insurance Requirements

Attachment A

City of Wildwood
CONSULTANT/SERVICES AGREEMENT
GENERAL CONDITIONS

1. Independent Consultant. The Consultant shall be and operate as an independent Consultant in the performance of this Agreement. The Consultant shall have complete charge of the personnel engaged in the performance of the Work, and all persons employed by the Consultant shall be employees of said Consultant and not employees of the City in any respect.

2. Assignment; Subcontracts. This Agreement shall not be assigned to any other parties by the Consultant without the express written consent of the City. In addition, the Consultant shall not subcontract or assign any of the Work to be performed by it hereunder without the express written consent of the City except as may be set forth in Attachment B.

3. Proposals for the Work. If the City issued a request for proposals in connection with the Work, such request for proposals and the proposal of the Consultant in response thereto, are incorporated herein by reference and made a part of this Agreement. In case of any conflicts between the request for proposals and the proposal of the Consultant, the requirements of the executed Consultant/Services Agreement shall control unless a change thereto is specifically stated in this Agreement.

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4. Changes to Work and/or Compensation. No change in the Scope of Work, Compensation or terms contained in this Agreement shall be made except as authorized in advance in writing by Change Order approved by the City and Consultant. The Consultant shall make any and all changes in the Work without invalidating this Agreement when specifically ordered to do so by written Change Order approved by the City and Consultant in advance of the Work being performed. Consultant, prior to the commencement of such changed or revised Work or request for compensation in excess of the Basic Compensation, shall promptly submit to the City a written cost or credit proposal for such changed or revised Work or additional compensation. If the City and Consultant shall not be able to agree as to the amount, either in consideration of time or compensation to be allowed or deducted, it shall nevertheless be the duty of Consultant, upon written notice from the City, to immediately proceed with such alteration or change, and Consultant shall be compensated the reasonable value of such Work. The City reserves the right to suspend Work of the Consultant upon written notification from the City if the City and Consultant are not able to agree as to matters of scope and compensation for changes to the Work.

5. Indemnification. To the fullest extent permitted by law, the Consultant agrees to defend, indemnify and hold harmless the City, its officers, engineers, representatives, agents and employees from and against any and all liabilities, damages, losses, claims or suits, including costs and attorneys' fees, for or on account of any kind of injury to person, bodily or otherwise, or death, or damage to or destruction of property, or any other circumstances, sustained by the City or others, in any way arising from consultant's breach of the Agreement or out of services and/or operations negligently performed hereunder by the Consultant, including the City's reliance on or use of the services or products provided by the Consultant under the terms of this Agreement. The Consultant shall not be liable for any loss or damage attributable solely to the negligence of the City. Consultant's sole remedy against the City for any claimed breach shall be limited to specific performance of the Agreement, including payment not to exceed the lawfully due compensation, but in no event shall the City be liable for or subject to any claim for damages, costs or attorneys' fees arising from this Agreement.

6. Insurance. Consultant shall furnish the City the certificates of insurance for workers' compensation, public liability, and property damage, including automobile coverage in the amounts specified by the City in the request for proposals, if any, otherwise in the amounts stated on Attachment D. The policies of insurance shall be in such form and shall be issued by such company or companies as may be reasonably satisfactory to the City. The City and such additional persons and entities as may be

deemed to have an exposure to liability as a result of the performance of the Consultant's Work, as determined by the City, shall be named as additional insured.

In addition to the foregoing, the Consultant shall maintain Professional Liability "errors and omissions" insurance in the form for the coverages satisfactory to City as indicated in the request for proposals, if any, otherwise as stated on attached Attachment D, but in no event less than the City's sovereign immunity limits as established by RSMo. §537.610, as adjusted from time to time. The City and Consultant waive all rights against each other for damages caused by fire or other perils to the extent covered by Builder's Risk or any other property insurance, except such rights as they may have to the proceeds of such insurance. Nothing in this Agreement, or the provision of insurance, shall be deemed a waiver of sovereign immunity by the City.

7. Multi-year contracts; Non-appropriation. Notwithstanding any provision herein to the contrary, the City is obligated only to make the payments set forth in this Agreement as may lawfully be made from funds budgeted and appropriated for that purpose during the City's then current fiscal year at the discretion of the City. If no funds are appropriated or otherwise made legally available to make the required payments for this Agreement during the next occurring fiscal year (an "Event of Non-appropriation"), this Agreement will terminate at the end of the then current fiscal year as if terminated expressly . The failure or inability of the City to appropriate funds for this Agreement in any subsequent fiscal year shall not be deemed a breach of this Agreement by any party. If applicable, this Agreement may be annually renewed at each fiscal year by inclusion of specific appropriation for this Agreement, from year to year not to exceed the maximum renewal period or term as set forth in the Agreement.

8. Accounting. During the period of this Agreement, the Consultant shall maintain books of accounts of its expenses and charges in connection with this Agreement in accordance with generally accepted accounting principles and practices. The City shall at reasonable times have access to these books and accounts to the extent required to verify all invoices submitted hereunder by the Consultant.

9. Reimbursable Expenses. Expenses of the Consultant that are directly attributable to the performance of the Agreement that are in addition to the Basic Compensation, such as reproduction charges, travel expenses, long distance phone calls, mileage, and sub-contractors, are to be set forth in a schedule of reimbursable fees and rates as part of the Agreement. Consultant personnel labor rate expenses for time while traveling in performance of the Agreement do not qualify as reimbursable expenses.

10. Personnel. The Work shall be performed exclusively by the personnel of the Consultant identified in the Consultant's proposal and no other personnel of the Consultant shall perform any of the Work without the express written approval of the City.

11. Other Consultants. The City reserves the right to employ other consultants in connection with the Work.

12. Project Records and Work Product. The Consultant shall provide the City with copies of all documents pertinent to the Work which shall include, without limitation, reports, correspondence, meeting minutes, and any deliverables. The City shall own all right, title and interest, including without limitations, all copyrights and intellectual property rights, to all documents and work product of the Consultant created in performance of or relating to this Agreement. Consultant agrees to take all steps reasonably requested by the City to evidence, maintain, and defend the City's ownership rights in the work product.

13. Site Operations. Where appropriate, the City will arrange for right of entry to any property at the request of the Consultant for the purpose of performing studies, tests and evaluations in connection with the Work.

14. **Termination**. The City shall have the right to terminate the Agreement at any time for any reason by giving the Consultant written notice to such effect. The City shall pay to the Consultant in full satisfaction and discharge of all amounts owing to the Consultant under the Agreement an amount equal to the cost of all Work performed by the Consultant up to such termination date, less all amounts previously paid to the Consultant on account of the Work performed and accepted. The Consultant shall submit to the City its statement for the aforesaid amount, in such reasonable detail as the City shall request, within thirty (30) days after such date of termination. The City shall not be liable to the Consultant for any damages on account of such termination for loss of anticipated future profits with respect to the remainder of the Work.

15. Compliance with Laws. The Consultant shall comply with all applicable City ordinances and other laws and regulations, Federal, State, and any political subdivision thereof, including but not limited to, unemployment and workers' compensation, occupational safety, worker eligibility, equal employment and affirmative action and wage and price laws insofar as applicable to the performance of the Agreement.

16. Nondisclosure. The Consultant agrees that it will not divulge to third parties without the written consent of the City any information obtained from or through the City in connection with the performance of this Agreement.

17. Representations. Consultant agrees that it has not relied on any representations or warranties of the City, oral or written, other than expressly identified in this Agreement. The parties agree the Agreement represents the entire agreement between the parties.

18. Amendments. This Agreement may be amended only by written agreement signed by the parties.

19. Governing Law. The interpretation of and performance under this Agreement shall be governed by the laws of the state of Missouri, without regard to choice of law principles.

20. Severability. If any provisions of this Agreement shall be found to be illegal, invalid or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall remain in full force and effect and be construed to effectuate the intent of the parties.

21. Notice. Any notice or written communication required or permitted hereunder shall be sent to the parties via United States mail, certified return receipt requested, or via facsimile, to the respective addresses and numbers on file. Any notice so given shall be deemed effective on the date shown on the receipt thereof.

22. Good Faith. The parties shall act in good faith in the performance of their obligations hereunder.

23. Prevailing Party. If either party to this Agreement defaults in the performance of its obligation(s) hereunder, the prevailing party in any action to enforce its rights and remedies shall be entitled to obtain its costs and reasonable attorney’s fees from the non-prevailing party.

24. Non-Waiver. The failure of either party to enforce any of its rights hereunder shall not act as a waiver of that or any other right possessed by such party under this Agreement.

25. Authorization to Enter into Agreement. Each party hereunder represents to the other that it is duly organized, validly existing and in good standing under the laws of its state of incorporation or formation; the execution, delivery and performance of this Agreement by such party has been duly authorized by all necessary and appropriate action; and, this Agreement constitutes a valid and binding obligation of such party, enforceable against such party in accordance with the terms hereof.

26. Execution. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which shall constitute one agreement that is binding upon both parties hereto, notwithstanding that all parties are not signatories to the same counterpart. This Agreement may be delivered by facsimile or electronic mail transmission. This Agreement shall be considered to have been executed by a party, if there exists a photocopy, facsimile copy, electronic copy, or a photocopy of a facsimile or electronic copy of an original hereof or of a counterpart hereof which has been signed by such party. Any photocopy, facsimile copy, electronic copy or photocopy of a facsimile copy of this Agreement or any counterpart hereof shall be admissible into evidence in any proceeding as though the same was an original.

27. Other Special Provisions. The special provisions set forth on Attachments C and D are incorporated herein by reference, and made a part hereof.

COCHRAN

Attachment B

Architecture • Civil Engineering • Land Surveying • Site Development • Geotechnical Engineering • Inspection & Materials Testing

July 28, 2016

Mr. Rick Brown, PE, PTOE
City of Wildwood
16860 Main Street
Wildwood, MO 63040

SENT VIA: email

RE: Proposal – Professional Design Services
Route 109 & 100 Bicycle and Ped Improvements

Dear Mr. Brown:

Thank you for giving Cochran the opportunity to submit this proposal to provide professional design services for the above-referenced project. In accordance with our discussions, we offer the following professional services:

SCOPE OF WORK:

1. Design the bicycle and pedestrian improvements as outlined in the 2016 Missouri Moves application and the conceptual drawings prepared for the application.
2. Improvements are located at five (5) sites in the City of Wildwood:
   - Route 109 and Bent Ridge Drive
   - Route 109 and Shepard Road
   - Route 109 and Pond-Grover Loop Road
   - Route 100 and Taylor Road
   - Taylor Road and Plaza Drive
3. Perform a limited topographic survey of the areas of the improvements, as necessary.
4. Design of the bicycle and pedestrian improvements including signage, striping, signals, Shared Use Paths, sidewalks, concrete median islands and pedestrian refuge areas.
5. Prepare construction plans of the improvements for bidding purposes.
6. Prepare a project manual including bidding, front end documents, contracts, general conditions, job special provisions and specifications.
7. Obtain approvals and clearances from environmental and other governing agencies
8. Assist the City of Wildwood through the bidding phase.
9. Provide material testing services and assist the City of Wildwood during the construction phase of the project.

SERVICES INCLUDED:

1. Topographic Survey
2. Meetings (City and Review Agencies)
3. Construction Plans
4. Standard Details
5. Project Manual and Specifications
6. Construction Material Testing

Initials _____

8 East Main Street
Wentzville, Missouri 63385
Telephone: 636-332-4574
Fax: 636-327-0760

737 Rudder Road
Fenton, Missouri 63026
Telephone: 314-842-4033
Fax: 314-842-5957
www.cochraneng.com

530A E. Independence Drive
Union, Missouri 63084
Telephone: 636-584-0540
Fax: 636-584-0512

SERVICES NOT INCLUDED:

1. Architectural Services
2. Environmental/Geotechnical/Wetlands/Traffic Studies or Reports
3. Recording Fees
4. All Permit Fees
5. Boundary Survey
6. Off-site Conceptual Work and/or Cost Estimation
7. Construction Administration/Inspection
8. Right-of-Way Document Preparation and Acquisition
9. Construction Stakeout (Cochran can provide under separate proposal on a time and material basis.)
10. Retaining Wall Design over 4 feet in height
11. Pedestrian Bridge Design

OWNER'S RESPONSIBILITY:

1. The Owner shall give prompt and thorough consideration to all sketches, drawings, bid documents and other documents placed before him. Prompt decisions will be required if project is to proceed on schedule.

2. Advertisement and receipt of construction bids.

3. General day-to-day review of construction.

FEE:

The total amount of fee to be paid for the professional services outlined in this proposal shall be a lump sum fee of **$16,000.00** for the design and bidding phase of the project. The material testing for the construction portion of the project shall be on a time and material basis with a maximum not to exceed amount of **$3,000.00**.

This fee is good for a period of thirty (30) days from the date of this proposal.

PAYMENT:

1. An invoice for progress payments will be submitted monthly during the performance period of this contract for professional services rendered. It is agreed that monthly progress payments for fees earned under this agreement are due and payable within fifteen (15) days of submission of invoices. Any invoices remaining unpaid beyond fifteen (15) days will accrue interest at the rate of one and one-half (1½%) per month on the unpaid balance.

2. It is further understood that if the project is abandoned, or if any work being performed is suspended in whole or in part prior to the completion of any phase, payment will be due in direct proportion to the amount of work accomplished.

3. In addition, payment will be due for all reimbursable expenses incurred prior to receipt of written notice or such abandonment or suspension.

Initials _____

Attachment C

(Optional)

Consultant/Services Agreement

Progress Payment Schedule

Consultant: _____ Date: _____

Project: _____ Basic Compensation: $_____

Phase of Work (Describe)	% of Total	Progress Payment
Phase I:	_____%	$_____
Phase II:	_____%	$_____
Phase III:	_____%	$_____
Phase IV:	_____%	$_____
Phase V:	_____%	$_____

Total Basic Compensation: $_____

Attachment D

Consultant Liability Insurance Requirements

The Consultant shall purchase and maintain in full force and effect the following insurance coverages with an insurance carrier acceptable to the City:

The policy(ies) shall be endorsed to cover the contractual liability of the Consultant under the General Conditions.

The Consultant and its Sub-consultants shall procure and maintain during the life of this Agreement insurance of the types and minimum amounts as follows:

(a) Workers' Compensation in full compliance with statutory requirements of Federal and State of Missouri law and Employers' Liability coverage in the amount of $1,000,000*.

(b) Comprehensive General Liability and Bodily Injury

Including Death:	$500,000 each person*
	$3,000,000 each occurrence*
Property Damage:	$3,000,000 each occurrence*
	$3,000,000 aggregate*

(c) Comprehensive Automobile Liability, Bodily Injury

Including Death:	$500,000 each person*
	$3,000,000 each occurrence*
Property Damage:	$3,000,000 each accident*

(d) Professional Liability

Including Death:	$500,000 each person*
	$3,000,000 each occurrence*
Property Damage:	$3,000,000 each occurrence*
	$3,000,000 aggregate*

The City's Protective policy shall name the City as the Insured. Certificates evidencing such insurance shall be furnished the City prior to Consultant commencing the Work on this project. The certificates must state “The City of Wildwood is an additional insured.”

* but not less than the sovereign immunity limits established by RSMo. 537.610 et seq.

To Wildwood City Council

Subject: Pond Grover Loop Road Committee recommendation

Below and attached are my summary comments as chairperson of the Pond Grover Loop Committee. Please take the time to review prior to Council meeting this coming Monday.

History: This all started back in November 2015 with P&Z.

1. **P&Z:** 11/2/15, informational report; 11/15/15, letter of recommendation on zoning change with a 5-5 tie vote; 12/7/15, motion to forward tie vote to City Council (passed 6-4).
2. **City Council**: 1/11/16, first reading of Bill #2145 to change the zoning (passed 8-5-2); 1/25/16, PGLR Committee formed and amended bill #2145 was passed (13-0-2). (Ayes-nays-absent).
3. **Pond Grover Loop Road Committee (PGLR)**: Five (5) meetings were held from March 22 through July 26, 2016 where opinions were heard from many residents, some multiple times; an on-site tour of the area; and factual information in the form of a Traffic Study and a Concept Design Study conducted by the Lochmueller Group and testimony by Fire District personnel.

Conclusion: The Committee recommended on July 26, in a 5-1 vote to recommend the extension of Pond Grover Loop Road to City Council for these reasons:

1. **Traffic congestion reduction**: See point 12 of the summary in Regular Council Receive and File which shows the extension would divert anywhere from 10% to 40% of trips from surrounding neighborhood street (Green Pines Dr., Forest Leaf Parkway, Fullerton Meadows Dr. and West Glen Farms Dr.) These four (4) streets impact 190 homes that have driveway entrances and will see reduced traffic. (See attachment 2.)
2. **Safety – Emergency response vehicles:** See point 13 of the summary in Regular Council Receive and File where the Metro West Fire Protection District study states an average 83 second savings per trip (total of nearly three (3) minutes) for emergency vehicle response time, if road is extended. Any amount of time saved could result in a life or death situation being averted.
3. **Safety – Educational:** Rockwood School District stated the extension would provide families and their school buses safer access to the schools. See point 14 of the summary in Regular Council Receive and File.
4. **Master Plan and Town Center Plan:** See points 6 – 11 of the summary in Regular Council Receive and File which states all Plans reference the extension of the Pond Grover Loop Road. Street connectivity between neighborhoods is central to the Town Center Plan.
5. **Pond Grover Loop Road extension design:** There were three (3) conceptual design proposals presented. (See attachment 4, 5, 6). All options contain a buffered landscaping on both sides of the proposed road between 42 feet and 53 feet. Projected cost was estimated at $1.0m-$1.2m. The proposed new section of Pond Grover Loop Road has a greater buffer between property lines than the existing section of Pond Grover Loop Road.

6. **Existing PGL redesign:** Improvements to address citizen concerns such as new landscaped medians, reduced road width, improved landscaping right of way, improvements to walking paths, and replacement of 4-way stop intersections with roundabouts will bring about safety enhancements and aesthetic improvements.
7. **Recommendation reaffirms previous decisions made by the City (Master Plan and Town Center Plan) that the road should be completed.**

Attachments:

1. **Overall aerial map of area:**
2. **Lochmueller exhibit 6 of traffic study:** Provides reduced vehicle data for expanded Ward 5 area and an aerial view of entire affected area.
3. **Current Villages at Bright Leaf site development plan**: This depicts the latest road layout of the development (P&Z 12 & 13-15).
4. **Traffic Study conceptual design of City's portion of PGLR extension**: Attachments 4, 5 & 6 which depicts the three (3) possible design layouts for the extension.

The Committee has spent many hours over the past five (5) months, both in meetings and outside reviews of all the pertinent data, and feel the extension is warranted for all the residents of Ward 5 and the greater good of the city.

This information is being presented for the Council's review and discussion at the August 8th Work Session. If anyone has any questions prior to the meeting, either Ed Marshall, Joe Garritano or myself will be happy to discuss.

Thank you in advance for taking the time to review prior to making your decision.

Jim Baugus

Ward 3 Council Member and Chair of PGLR Committee

100 0 100 200
GRAPHIC SCALE IN FEET

CITY OF WILDWOOD, MISSOURI
POND-GROVER LOOP ROAD

CONCEPT PLAN

LOCHMUELLER GROUP
411 North 10th Street, Suite 200
St. Louis, Missouri 63101
PHONE: 314.621.3395

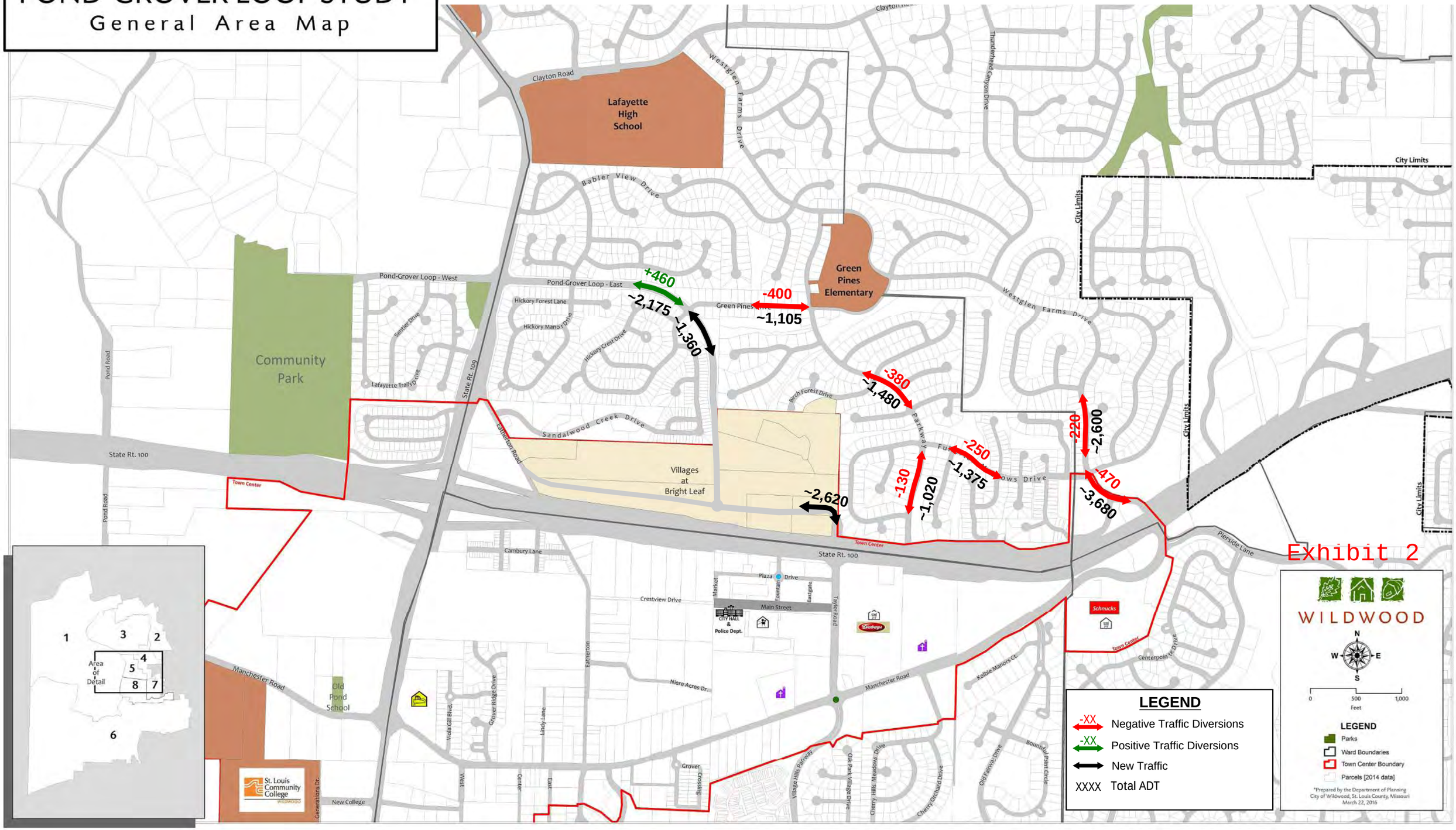
Exhibit 1

CITY OF WILDWOOD, MISSOURI

POND-GROVER LOOP STUDY

General Area Map

EXHIBIT 6: PROJECTED DAILY TRAFFIC WITH POND-GROVER EXTENSION



The Villages at Bright Leaf

A Tract Of Land Located In
Sections 1 & 2, Township 44 North, Range 3 East,
City Of Wildwood,
St. Louis County, Missouri

SITE DEVELOPMENT PLAN

R-3 10,000 Square Foot Residence District
(Town Center "Neighborhood General District" and "Neighborhood Edge District"),
With A Planned Residential Development Overlay District (PRD), Ordinance #2145

GENERAL NOTES:

1. THIS SITE IS IN THE FOLLOWING DISTRICTS AND UTILITY SERVICE AREAS:
   WARD EIGHT
   METRO WEST FIRE PROTECTION DISTRICT
   ST. LOUIS COUNTY POLICE DEPARTMENT – CITY OF WILDWOOD (6TH) PRECINCT
   ROCKWOOD R-6 SCHOOL DISTRICT
   METROPOLITAN ST. LOUIS SEWER DISTRICT
   AMEREN MISSOURI
   AT&T
   LACLEDE GAS COMPANY
   MISSOURI AMERICAN WATER COMPANY
   CHARTER CABLE SERVICES
2. SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES.
3. STORMWATER SYSTEM DESIGN SHALL BE PURSUANT TO THE CITY OF WILDWOOD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND SHALL DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
4. THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
5. ALL GRADING AND DRAINAGE SHALL BE PER CITY OF WILDWOOD, MODOT AND METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARDS. SOURCE OF TOPOGRAPHY– AERIAL PHOTOGRAPHY BY SURDEX DATED 3/11/2015.
6. NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH MUST BE ACCEPTED/APPROVED BY THE CITY OF WILDWOOD.
7. ALL PROPOSED UTILITIES WILL BE LOCATED UNDERGROUND WITHIN THIS SITE.
8. NO PLANTS, TREES, SIGNS, ETC. GREATER THAN 36" IN HEIGHT SHALL BE PLACED WITHIN THE SIGHT DISTANCE TRIANGLE AT INTERSECTIONS AND MEDIANS AS TO RESTRICT SIGHT DISTANCE.
9. MAXIMUM HEIGHT OF STREET LIGHTING FIXTURES SHALL BE 16 FEET AND SHALL BE IN COMPLIANCE WITH THE CITY OF WILDWOOD CODE REQUIREMENTS.
10. STREET TREES AND SITE LANDSCAPING SHALL BE AS REQUIRED BY THE CITY OF WILDWOOD. SEE REQUIRED LANDSCAPE PLAN
11. THE NEAREST MAJOR INTERSECTION IS HIGHWAY 100 AND STATE ROUTE 109 APPROXIMATELY 200 FEET TO THE SOUTHWEST.
12. THE FRONT FACADES MUST BE 1.5 FEET ABOVE GRADE AT FRONTAGE LINES.
13. ENTRANCES, STREET INTERSECTIONS, CUL-DE-SACS SHALL BE CONSTRUCTED TO CITY OF WILDWOOD AND MODOT STANDARDS.
14. ALL EXISTING WATER FEATURES LOCATED ON THIS SITE WHICH WILL BE DISTURBED SHALL BE DEWATERED IN COMPLIANCE WITH THE CITY OF WILDWOOD GRADING CODE.

DEVELOPMENT NOTES:

1. LOCATOR NUMBERS: 23V230041, 23V230050, 23V240327, 23V310064, 23V330022, 23V330031, 23V330206, 23V330215, 23V330233, 23V610917
2. SITE ADDRESS: 2344 EATHERTON RD
   WILDWOOD, MO. 63011
3. CURRENT OWNERS:
   WILLIAM JONES, 2350 EATHORTON RD
   WILLIAM JONES JR, 2531 TAYLOR RD
   GOBBLER GROVER, 2344 EATHERTON RD
   MERA VAL INC., 2567 TAYLOR RD
   MERA VAL INC., 2555 TAYLOR RD
   WILLIAM JONES JR, 16602 OVERLOOK HILLS DR
   DEBORAN STRAIN, 16615 OVERLOOK HILLS DR
   OVERLOOK HILLS LLC, 16618 OVERLOOK HILLS DR
   MERA VAL INC., 16721 MANCHESTER RD
4. EXISTING ZONING: R-3 10,000 SQUARE FOOT RESIDENCE DISTRICT (TOWN CENTER "NEIGHBORHOOD GENERAL DISTRICT" AND "NEIGHBORHOOD EDGE DISTRICT"), WITH A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD), ORDINANCE #2145
5. PROPOSED USE: SINGLE FAMILY RESIDENTIAL
6. GROSS AREA OF SITE: 78.82 ACRES
   LESS RIGHT-OF-WAY: <13.58> ACRES
   NET AREA: 65.24 ACRES
7. DENSITY = 65.27 AC. X 43,560 S.F./AC. / 10,000 SQ.FT. =284 LOTS ALLOWABLE
   NUMBER OF LOTS PROPOSED: 194
8. PARKING REQUIREMENTS:
   2 EA. X 194 LOTS = 388 SPACES
   PROVIDED = 388 SPACES + 7 GUEST SPACES
9. COMMON GROUND = 20.97 AC.
   PUBLIC OPEN SPACE = 7.78 AC.
   TOTAL SPACE = 28.55 AC.

PROPERTY DESCRIPTION:

A tract of land located in Section 1, Township 44 North, Range 3 East, City of Wildwood, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the intersection of the north-south centerline of above said Section 1 and the east-west centerline of the Northeast Quarter of said Section 1, said intersection being the southwest corner of "Evergreen Section 2 Plat 1", a subdivision according to the plat thereof recorded in Plat Book 260 Page 67 of the St. Louis County, Missouri Records; thence along the south line of said "Evergreen Section 2 Plat 1" and its prolongation, being the south line of "Evergreen Plat 4", a subdivision according to the plat thereof recorded in Plat Book 226 Page 95 of said records, South 87°39'31" East, 535.26 feet to a point being the southeast corner of Lot 409 of said "Evergreen Plat 4"; thence leaving said south line and along the southeast line of Lots 407 through 409 of said "Evergreen Plat 4" the following courses, distances and curves: along a curve to the right being non-tangential to the previous course, with a radius of 125.00 feet and whose chord bears North 31°51'57" East, 123.24 feet, an arc distance of 128.87 feet to a point of tangency; North 61°24'00" East, 79.93 feet to a point of curvature; and along a curve to the right with a radius of 200.00 feet, whose chord bears North 84°28'30" East, 156.56 feet, an arc distance of 160.86 feet to a point on the south right-of-way line of Birch Forest Drive (50 feet Wide); thence leaving said southeast line and along said south right-of-way line, South 72°31'00" East, 38.21' to a point of curvature; thence continuing along said south right-of-way line, along a curve to the left with a radius of 200.00 feet and whose chord bears South 78°50'00" East, 44.01 feet, an arc distance of 44.10 feet to the northwest corner of Lot 406 of said "Evergreen Plat 4"; thence leaving said south right-of-way line and along the west line of said Lot 406, South 04°51'00" West, 153.26 feet to a point on said east-west centerline, said point also being the southwest corner of said Lot 406; thence along said east-west centerline, said line also being the south line of said Lot 406, South 87°39'31" East, 51.98' to a point on the north-south centerline of the Northeast Quarter of said Section 1, said point also being the northwest corner of "Evergreen Plat 3", a subdivision according to the plat thereof recorded in Plat Book 204 Page 71 of said records; thence leaving last said line and along said north-south centerline of the Northeast Quarter of Section 1, said line also being the west line of said "Evergreen Plat 3", the west line of "Evergreen Plat 2", a subdivision according to the plat thereof recorded in Plat Book 190 Page 92 of said records and the west line of "Evergreen Plat 1", a subdivision according to the plat thereof recorded in Plat Book 190 Page 89 of said records, South 01°34'37" West, 1128.77 feet to a point in the centerline of Taylor Road (Width Varies); thence leaving last said north-south centerline, North 88°25'23" West, 20.00 feet to the west right-of-way line of said Taylor Road; thence along said west right-of-way line the following courses and distances: South 20°00'41" West, 94.67 feet; South 01°34'37" West, 113.11 feet; and South 43°21'00" West, 75.00 feet to a point in the north right-of-way line of State Highway 100; thence leaving last said west right-of-way line of Taylor Road and along last said south right-of-way line of State Highway 109 the following courses, distances and curves: North 85°02'20" West, 461.64 feet to a point of curvature; along a curve to the right with a radius of 17,063.74 feet, whose chord bears North 84°21'00" West, 410.34 feet, an arc distance of 410.35 feet; North 73°52'25" West, 150.68 feet; along a curve to the right being non-tangential to the previous course with a radius of 17,038.74 feet, whose chord bears North 82°19'40" West, 495.62 feet, an arc distance of 495.64 feet; North 68°37'23" West, 137.03 feet; North 81°02'40" West, 865.00 feet; North 79°53'55" West, 500.10 feet; and North 74°04'56" West, 204.59' to a point in the east right-of-way line of Eatherton Road (40' Wide); thence leaving last said south right-of-way line and along said east right-of-way line of Eatherton Road, North 30°49'19" West, 225.43 feet; thence continuing along said east right-of-way line, North 28°03'19" West, 483.01 feet to a point on the south line of "Sandalwood Creek Condominiums Phase One-A", according to the plat thereof recorded in Plat Book 240 Page 6 of said records; thence leaving said east right-of-way line and along last said south line and its prolongation, South 87°33'57" East, 1,534.33 feet to the southwest corner of "Hunters Run", a subdivision according to the plat thereof recorded in Plat Book 320 Page 25 of said records; thence leaving last said south line and along the south line of said "Hunters Run", South 87°41'40" East, 771.44 feet to a point on said north-south centerline of Section 1; thence leaving last said south line and along last said north-south centerline, North 01°12'37" East, 399.14 feet to the Point of Beginning and contains 3,433,413 square feet, or 78.820 acres more or less, according to calculations performed by The Sterling Company during the month of March, 2016.

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF SAINT LOUIS COUNTY, MISSOURI, AND UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29189C0260K DATED FEBRUARY 4, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

LOCATION MAP
N.T.S.

TYPICAL "F" LOT
NOT TO SCALE

TYPICAL "A" LOT
NOT TO SCALE

TYPICAL "D" LOT
NOT TO SCALE

TYPICAL "B" LOT
NOT TO SCALE

TYPICAL "E" LOT
NOT TO SCALE

TYPICAL "C" LOT
NOT TO SCALE

SHEET INDEX

1.1	COVER SHEET
2.1-2.4	SDP - SITE PLAN
3.1-3.4	SDP - GRADING PLAN
4.1	NATURAL RESOURCES MAP
5.1	ENTRANCE DETAIL
6.1	SITE SECTIONS
7.1	WALL SCHEDULE
8.1	DETAILS
9.1-9.2	ORDINANCE #2145

LOT/UNIT TOTALS:

"A" 80'W. ~ 53 LOTS
"B" 62'W. ~ 39 LOTS
"C" 62'W. ~ 11 LOTS
"D" 62'W. ~ 16 LOTS
"E" 40'W. ~ 37 LOTS
"F" 45'W. ~ 38 LOTS

TOTAL LOTS ~ 194

LEGEND

EXISTING	LEGEND	PROPOSED
542	CONTOURS	(542)
X536	SPOT ELEVATIONS	536.0
	CENTER LINE	
	BUILDINGS, ETC.	
	TREE LINE	
x	FENCE	x
	STORM SEWERS	
	SANITARY SEWERS	
EX. CI	CATCH BASIN	CI NO.
EX. AI	AREA INLET	AI NO.
EX. GI	GRATED INLET	GI NO.
EX. MH	STORM MANHOLE	MH NO.
EX. MH	SANITARY MANHOLE	MH NO.
EX. FE	FLARED END SECTION	FE NO.
CO	CLEANOUT	CO
	LATERAL CONNECTION	
	UTILITY OR POWER POLE	
	FIRE HYDRANT	
	TEST HOLE	
	PAVEMENT	
2"G	GAS MAIN & SIZE	(2"G)
6"W	WATER MAIN & SIZE	(6"W)
T	TELEPHONE	(T)
E	ELECTRIC (U) UNDERGROUND	(E)
OHW	ELECTRIC (O) OVERHEAD	(OHW)
℄	FLOW LINE	℄
	TO BE REMOVED	TBR
TC	TOP OF CURB	(TC)
	SWALE	
	LIGHT STANDARD	
	STREET SIGN	
P.S.	PARKING STALLS	P.S.
	YARD LIGHT	

GEOTECHNICAL ENGINEER'S STATEMENT:

THESE PLANS HAVE BEEN REVIEWED BY JACOBI GEOTECHNICAL ENGINEERING, INC. FOR THEIR COMPLIANCE REGARDING GEOTECHNICAL RECOMMENDATIONS RELATIVE TO SITE DEVELOPMENT. BASED ON THIS REVIEW AND AVAILABLE SUBSURFACE INFORMATION, IT IS OUR OPINION THAT THE SITE MAY BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS, GOOD CONSTRUCTION PRACTICES, AND THE RECOMMENDATIONS GIVEN IN THE GEOTECHNICAL REPORT PREPARED BY JACOBI GEOTECHNICAL ENGINEERING, INC

WE HAVE NOT PREPARED ANY PART OF THESE PLANS AND MY SEAL ON THESE PLANS IS INTENDED ONLY TO CONFIRM MY PERSONAL REVIEW AND APPROVAL TO THE SITE GRADING PLAN AS IT RELATES TO THE STABILITY OF EARTH SLOPES.

JACOBI GEOTECHNICAL ENGINEERING, INC MUST BE INVOLVED DURING THE CONSTRUCTION PHASE OF THIS PROJECT IN ORDER TO DETERMINE IF SUBSURFACE CONDITIONS ARE AS ANTICIPATED FROM THE FIELD EXPLORATION DATA, THAT OUR RECOMMENDATIONS RELATIVE TO SITE GRADING ARE IMPLEMENTED, AND THAT OTHER GEOTECHNICAL ASPECTS OF SITE DEVELOPMENT ARE PERFORMED IN

ACCORDANCE WITH THESE PLANS.

JACOBI GEOTECHNICAL ENGINEERING, INC

CITY OF WILDWOOD
JUN 06 2016
DEPT OF PLANNING & PARKS

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF MARCH, 2016, AT THE REQUEST OF FISCHER & FRICHTEL CUSTOM HOMES, LLC AND CONSORT HOMES, LLC, PREPARED A SITE DEVELOPMENT PLAN OF "THE VILLAGES AT BRIGHTLEAF". A TRACT OF LAND LOCATED IN SECTIONS 1 & 2, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN EFFECT AT THE DATE OF THIS PLAN.

THE STERLING COMPANY

Exhibit 3

GEORGE J. GOWER – VICE PRESIDENT
MO. REG. L.S. – #2336

STATE OF MISSOURI, NO. LS. 2336, GEORGE J. GOWER, PROFESSIONAL LAND SURVEYOR

MSD Base Map 23-V
MSD P #
Highway & Traffic #

ISSUE	REMARKS/DATE
1	3-22-2016, INITIAL SUBMITTAL
4	6-6-2016 REVISED PER CITY COMMENTS

Fischer & Frichtel Custom Homes, LLC and Consort Homes, LLC
16640 CHESTERFIELD GROVE ROAD, SUITE 130
CHESTERFIELD, MISSOURI 63005
Ph. 636-770-7300

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

The Villages at Brightleaf
Wildwood, Missouri
SITE DEVELOPMENT PLAN

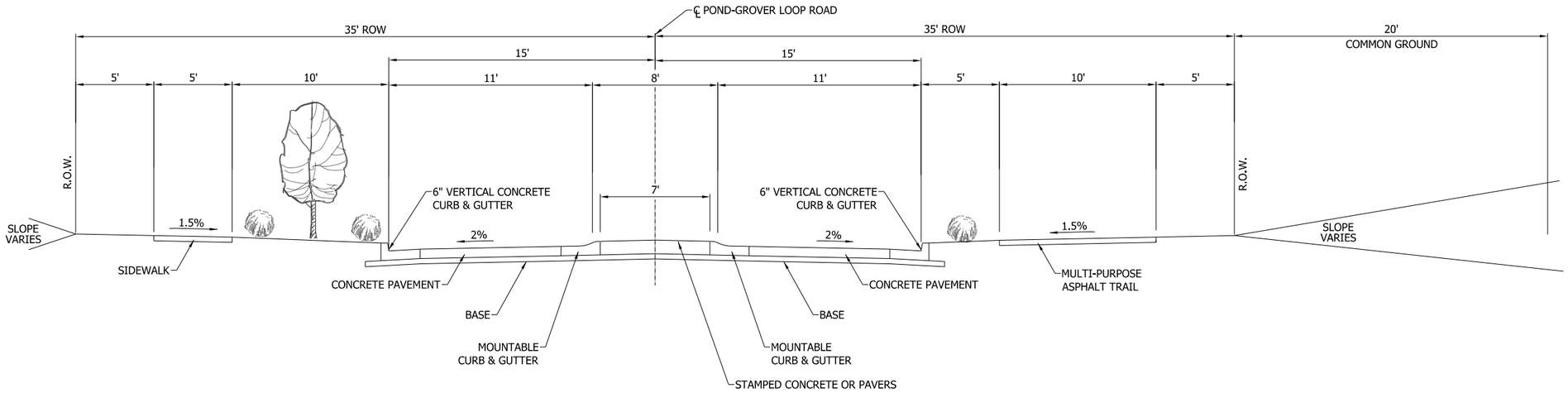
The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents not exhibiting this seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

STATE OF MISSOURI, PROFESSIONAL ENGINEER

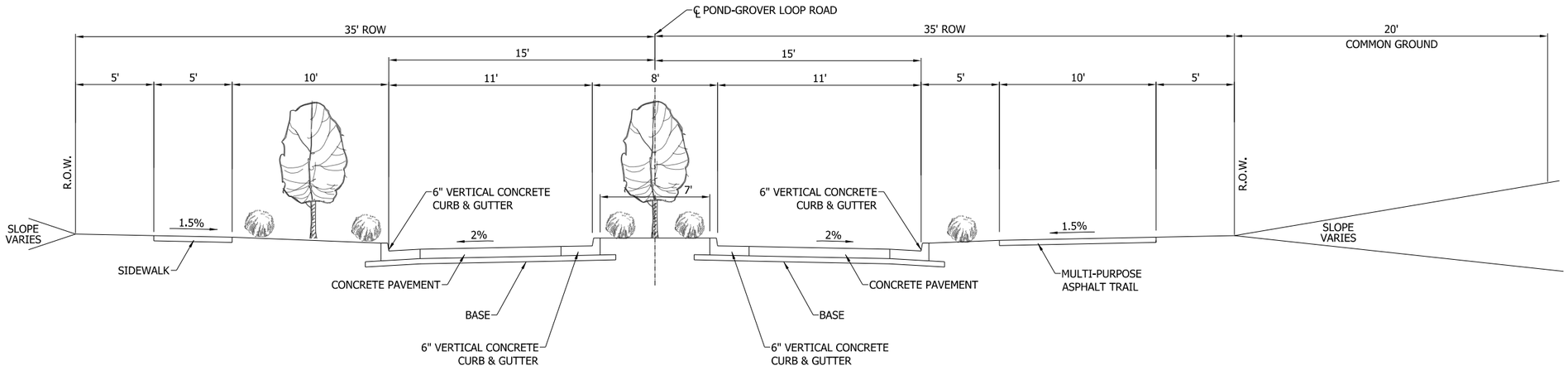
Date: 06-06-2016
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

Job Number: 14-04-138
Date: June 6, 2016
Designed: MF
Drawn: SL
Checked: SL
Sheet: 1.1 SDP

Drawing name: C:\Users\mhor\appdata\local\temp\AcPublish_5976\14138SDP.dwg Plotted on: Jun 06, 2016 - 1:15pm Plotted by: lmilhor

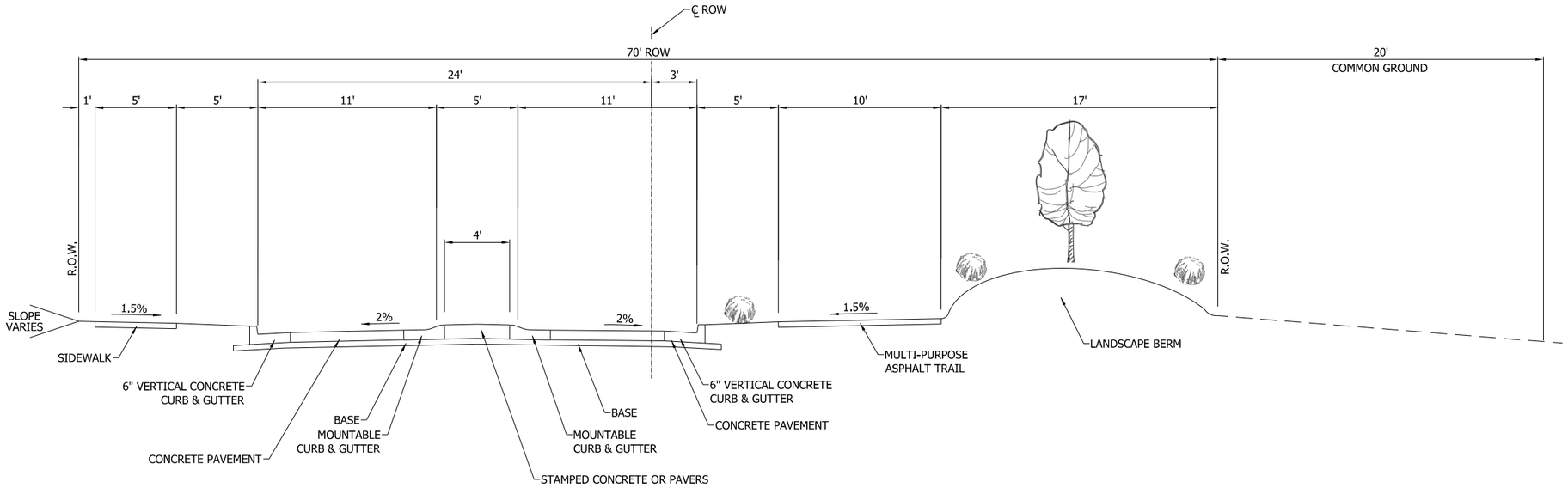


2B TYPICAL SECTION - PROPOSED EXTENSION - PAVED MEDIAN
POND-GROVER LOOP ROAD
GREEN PINES DRIVE TO BRIGHTLEAF DEVELOPMENT

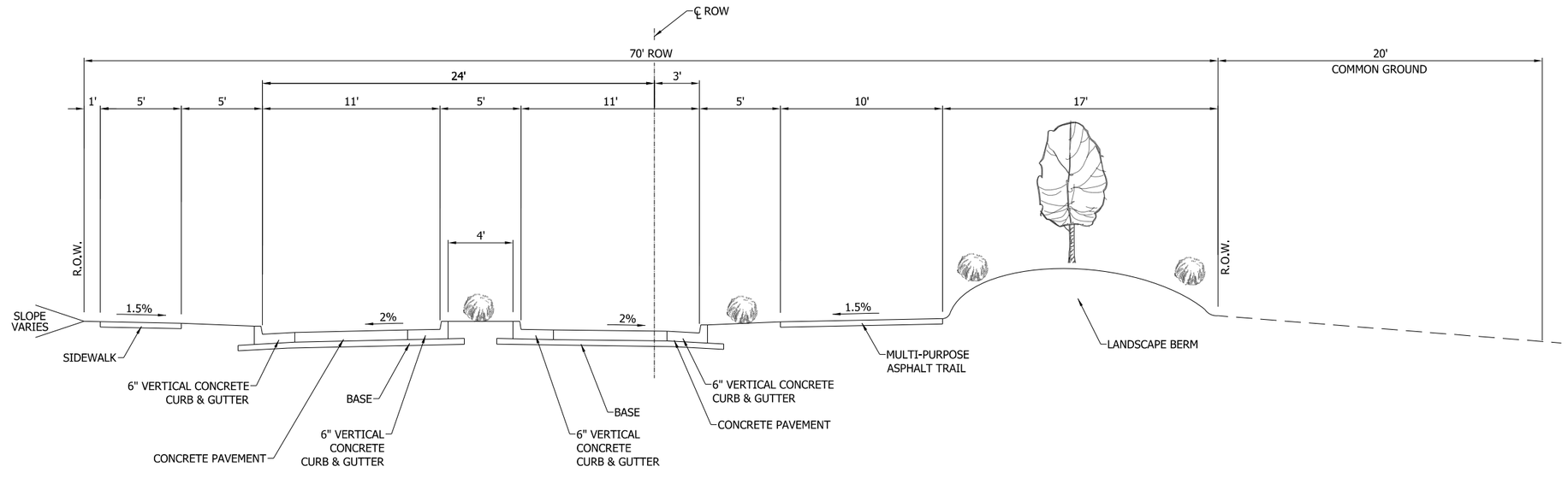


2A TYPICAL SECTION - PROPOSED EXTENSION - LANDSCAPED MEDIAN
POND-GROVER LOOP ROAD
GREEN PINES DRIVE TO BRIGHTLEAF DEVELOPMENT

NOT TO SCALE	CITY OF WILDWOOD, MISSOURI POND-GROVER LOOP ROAD	LOCHMUELLER GROUP 411 North 10th Street, Suite 200 St. Louis, Missouri 63101 PHONE: 314.621.3395
	TYPICAL SECTIONS 2 OF 4	Exhibit 4

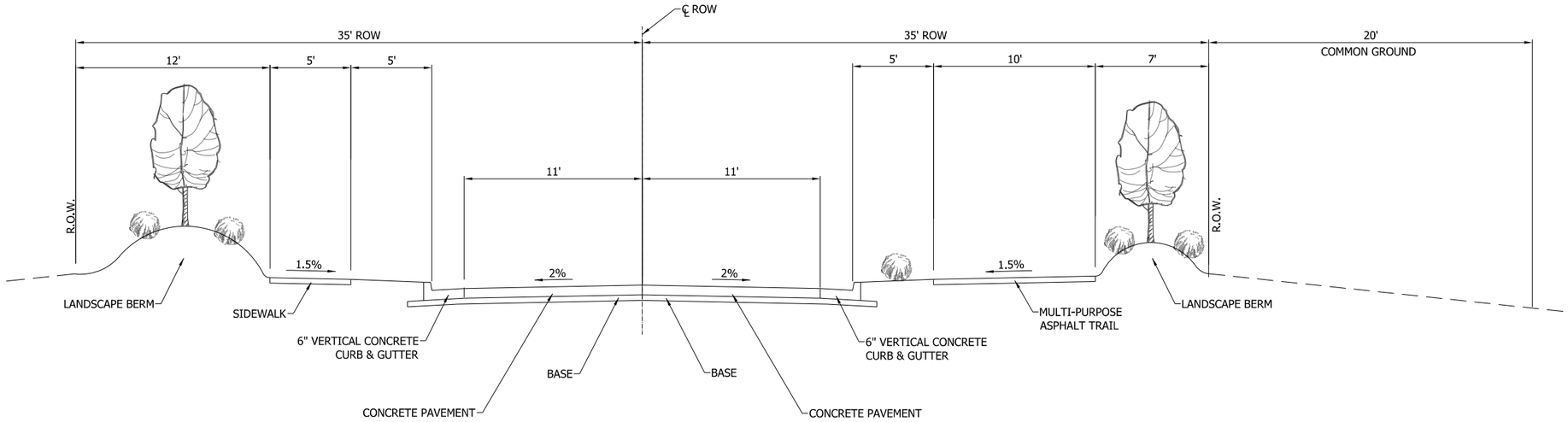


3B TYPICAL SECTION - PROPOSED EXTENSION - NARROW PAVED MEDIAN
POND-GROVER LOOP ROAD
GREEN PINES DRIVE TO BRIGHTLEAF DEVELOPMENT



3A TYPICAL SECTION - PROPOSED EXTENSION - NARROW LANDSCAPED MEDIAN
POND-GROVER LOOP ROAD
GREEN PINES DRIVE TO BRIGHTLEAF DEVELOPMENT

NOT TO SCALE	CITY OF WILDWOOD, MISSOURI POND-GROVER LOOP ROAD	LOCHMUELLER GROUP 411 North 10th Street, Suite 200 St. Louis, Missouri 63101 PHONE: 314.621.3395
	TYPICAL SECTIONS 3 OF 4	Exhibit 5



4 TYPICAL SECTION - PROPOSED EXTENSION - NO MEDIAN
POND-GROVER LOOP ROAD
GREEN PINES DRIVE TO BRIGHT LEAF DEVELOPMENT

NOT TO SCALE	CITY OF WILDWOOD, MISSOURI POND-GROVER LOOP ROAD	LOCHMUELLER GROUP 411 North 10th Street, Suite 200 St. Louis, Missouri 63101 PHONE: 314.621.3395
	TYPICAL SECTIONS 4 OF 4	Exhibit 6

POND-GROVER LOOP ROAD COMMITTEE

Recommendation Report
July 26, 2016 Meeting
"Planning Tomorrow Today"

At the beginning of this process, specifically during the initial meeting in March 2016, a series of questions were asked regarding this roadway and whether its future extension should be pursued or not. These questions included the following:

(1) Is the roadway needed;
(2) If needed, how the roadway should be constructed; and
(3) If not needed, what should happen next?

Over the last five (5) months, these questions have been the focus of the Committee and City's data collection, information gathering, studies, discussions, and presentations. The resultant information has been provided to the Committee members, along with neighbors and others with interest in this important matter. To support this effort, a number of resources were provided to the Committee and community, including a new traffic study formulated to address certain areas of need relating to this roadway, which were not analyzed by the traffic analysis performed by the developers of the Villages at Bright Leaf Project. A list of these resources is provided as an attachment to this report. This list reflects the items used by the Committee to issue this report, with recommendation.

In responding to the first question - **is the roadway needed** - the Committee would note the following items in this regard:

BACKGROUND INFORMATION -

(1) The St. Louis County Department of Highways and Traffic, in its 'Highway System Plan' first identified the original concept of the 'loop road.'
(2) The Pond-Grover Community Study, commissioned by St. Louis County, re-identified the roadway as part of a system of streets that would serve the properties around the intersection of State Route 100 and State Route 109.
(3) The 'loop road' would be developed similar to the Chesterfield Village Parkway, around the Chesterfield Mall.
(4) The roadway's right-of-way in the vicinity of Hickory Manor/Hickory Manor Estates, Hunters Run, and Kingstowne Estates Subdivisions was platted in 1992 and 1993, before any lot was sold to a private owner.
(5) The City's initial Master Plan dismissed St. Louis County's 'Highway System Plan,' and the concept of the four (4), quadrant Pond-Grover Loop Road, but provided a caveat that allowed the City's development of more specific plans to have the option to alter this action.
(6) The Town Center Plan, originally approved in February 1998, specifically identified the extension of Pond-Grover Loop Road, from its current terminus at Green Pines Drive to Taylor Road, as part of its Street Network Map, which was adopted by Planning and Zoning Commission and endorsed and ratified by the City Council.
(7) The Master Plan Update (2006) retained the original version of the reference to this roadway, as well as its retention in the Town Center Plan.
(8) The update of the Town Center Plan, which began in 2008, and was completed and adopted, by the Planning and Zoning Commission in March 2010, retained the extension of existing Pond-Grover Loop Road to Taylor Road, as part of its Street Network Plan.

(9) The update of the Town Center Plan, adopted by the Planning and Zoning Commission in 2010, was ratified and endorsed by the City Council in 2012.

(10) The update of the Master Plan's Transportation Element (2016) removed the reference to St. Louis County plans for any roadways and streets in Wildwood, now after twenty (20) years of its own existence, as well as the Pond-Grover Loop Road citation, but did not alter the Town Center Plan's Street Network Map, which still referenced its extension south from its current terminus to State Route 100.

(11) The City has never identified the existing right-of-way as being vacated or not planned for future construction. In fact, in 2004, when a proposal was submitted for the development of a portion of the Villages of Bright Leaf Site by a different entity, the right-of-way dedication and construction of the Pond-Grover Loop Road was identified and approved in the site-specific ordinance for the project by City Council (2004).

NEW/CURRENT INFORMATION -

(12) The analysis performed by Lochmueller Group indicates the installation of the Pond-Grover Loop Road Extension would divert anywhere from ten (10) percent to forty (40) percent of trips on surrounding residential roadways, such as Green Pines Drive, Fullerton Meadows Drive, and Forest Leaf Parkway. The development pattern along these roadways accommodates direct residential access to the abutting streets from their garages.

(13) The Fire Marshal with the Metro West Fire Protection District has noted a savings of 83 seconds per trip (total time saved per call - 2:46 seconds) into Hickory and Hickory Manor Estates for emergency vehicles, if the roadway is constructed.

(14) The Rockwood School District does not oppose the connection, given it allows their buses to utilize a system of local and collector streets, instead of arterial types, for transporting children to and from schools, specifically Green Pines Elementary School.

(15) The platting of the lots and the orientation of the associated dwellings, which back to the right-of-way area of the Pond-Grover Loop Road, are configured to avoid any direct residential access onto it from an abutting property.

CONSIDERATIONS IDENTIFIED IN MAKING THIS RECOMMENDATION -

(16) The roadway's ultimate connection between State Route 109 and State Route 100 has been referenced and/or planned since the creation of the Pond-Grover Community Study, prior to the City's incorporation. Plans were further defined with the platting of this right-of-way as part of the Hickory Manor/Hickory Manor Estates, Hunters Run, and Kingstowne Estates Subdivisions and the adoption of the original Town Center Plan in 1998 (Sources - Master Plan - 2006 and 2016/Town Center Plan - 1998 and 2008/2012).

(17) The extension of the roadway diverts traffic from streets not designed to accommodate certain volumes of traffic to a type that does, i.e. local versus collector classifications (Lochmueller Group's Study - 2016).

(18) The provision of this roadway improves emergency service responses from the fire district in association with House #4, which is located on Clayton Road, and the primary backup facility to House #1 (State Route 100 and Manchester Road), when its vehicles are out on call or out of service, which is frequent, according to the Fire Marshal (Metro West Fire Protection District - 2016).

(19) The roadway's design has to be undertaken with input and feedback from nearby residents relative to safety, speeds, pedestrian use, noise, and lighting.

(20) The introduction of new trips on to an existing street is limited to an additional four hundred (400) trips onto the existing portion of the Pond-Grover Loop Road, such being from Green Pines

Drive on the east to State Route 109 on the west. The total number of trips, thereafter, on this segment of the Pond-Grover Loop Road would total 1,400 trips over a twenty-four (24) hour period of time. Given this increase in trips, the City is planning those aforementioned improvements to the existing section of this roadway to offset this circumstance (Lochmueller Group Study 2016).

In responding to the second question - **how will the roadway be constructed** - the Committee would note a number of options were provided for the segment of the roadway that has yet to be constructed on existing right-of-way at the June 28, 2016 meeting of the Committee and they recommended Option #3, which is a two (2) lane roadway, with no median, but a sidewalk and a trail, and ample sized buffers on both sides of it to accommodate berms and plantings (see attachment for cross-section). This roadway design provides the greatest separation between its driving surfaces and the existing dwellings, thereby creating the least amount of roadway as possible to complete the connection.

In responding to the third question - **If not needed, what should happen next** - the Committee would note that, since their collective recommendation is in support of the planned roadway's extension, this question does not need to be addressed at this time.

SUMMARY OF RECOMMENDATION - Support of the Town Center Plan and the construction of a safe and functional roadway from Green Pines Drive to the Villages of Bright Leaf's northern boundary, per the recommended design, with accommodations to address residents' concerns. The vote on this recommendation was 5 to 1 in its favor.

WILDWOOD®

M E M O R A N D U M

TO: Council Members

FROM: Jim Bowlin, Mayor

DATE: August 5, 2016

RE: Pond Grover Loop (PGL) Extension Decision Procedure

DIST: Ryan Thomas
John Young
Joe Vujnich
Rick Brown
Kathy Arnett
Liz Weiss

BACKGROUND

As you know, the PGL Committee has completed its proceedings and made a recommendation to the Council that the PGL be extended. I thought it may be helpful to provide everyone with a summary of the procedure that will be followed to facilitate public input and decision by the Council. Having this information ahead of time will hopefully further these objectives.

The goal of this procedure is to achieve efficient and organized decision making on the part of the Council, in accordance with City rules and parliamentary procedure, without regard to any particular viewpoint.

PROCEDURE

Monday's Council Meeting

The overall procedure for our meeting Monday, August 8, 2016, will include the following:

1. Presentation of the PGL Committee's recommendation and discussion by the Council at the Work Session;

2. Public input on the issue during public participation at the Council meeting which follows; and,

3. Discussion and decision by the Council under the Receipt and File of the PGL Committee's recommendation.

Votes Required for Passage

A total of four votes will be required to effect the Committee's recommendation to extend the PGL. They are:

1. A vote for the preparation of legislation to extend the PGL;

2. A vote for the first reading of the legislation to extend the PGL;

3. A vote for the second reading of the legislation; and,

4. A vote for final passage of the bill.

All of these votes will require a motion, a second to the motion, and approval by a majority of those present for passage, except for item four – the vote on final passage. That item does not require a motion, and a majority of the entire number of the full Council (nine) must approve it for adoption, without regard to who is present. A tie vote among the Council at any of these stages (including the vote on final passage) may be resolved through a vote by me as Mayor to break the tie.

Type of Motion Needed

The motion needed for the matter to be considered by the Council on Monday at its meeting after the Work Session is a motion to take action, i.e. a motion that legislation be prepared to extend the PGL. Our parliamentary procedure states that negative motions (i.e. to not do something) should not be offered. *Robert's Rules*, 10th Ed., p. 99-100. This is because (1) negative motions can result in a stalemate ("ping-pong match") between a motion to not do something and a positive/affirmative motion to do the same thing, where neither of them passes, and (2) the failure of the motion to take action (i.e. extend the PGL) to pass, accomplishes the same result as approval of a negative motion to not take the action.

This procedure is also consistent with the optional approach (which could be taken here) of immediately placing recommendations of committees of the body on the floor without a motion or second to the motion, since the committee's recommendation has, by definition, already been approved by two members of the body. *Id.* at p. 490.

Timeline

If the Council approves of preparing the necessary legislation to extend the PGL on Monday, my plan is to place the first reading of the bill on the agenda for the Council's next meeting on August 22, 2016. If the first reading is approved, my plan is to place the second reading (which includes the final vote for passage) on the agenda for the following meeting on September 12, 2016.

Developer Notification

Ordinance 2145, passed by the Council on January 25, 2016, provides that the land in the Brightleaf development dedicated for the PGL extension will be released and converted to common ground with trails, if the City notifies the developer that the extension will not be

constructed, or if the City does not issue notice to proceed with the extension by the second anniversary date of plat approval (which has not yet occurred).

Our City Attorney has advised that this issue should be addressed by the Council in connection with its decision on the PGL extension, to properly allow for required action by our Director of Planning and Parks.

My recommendation and approach will be to consider this as being part of any motion to extend the PGL and the vote on any final reading of legislation. This means that, if any of the four actions needed to proceed with the PGL extension (listed above) fail to pass, that failure will be construed to mean that the Director is authorized to give notice to the developer that the PGL extension will not be constructed.

Should the Council desire to handle these items separately, once any motion to extend the PGL is on the floor for discussion, the Council can decide to divide the question. This would need a motion and a second to the motion, and requires a majority vote of those present for passage. It is a non-debatable motion. *Id.* at p. 262.

Please let me know if you have any questions, or if you would like to discuss this.

WILDWOOD

August 8, 2016

The Honorable City Council
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re: Acquisition of the property that is located at 216 Grand Avenue

Council Members:

BACKGROUND >>> Over the course of the last six (6) months, the Planning /Economic Development/Parks Committee has been reviewing property purchases in certain locations of Wildwood. One (1) location has been a site that is near the new trailhead facility, which is currently under construction. The new Al Foster Memorial Trailhead will add additional parking and finally provide a shade shelter and permanent restroom facilities for users. The property the Committee has been considering is across Grand Avenue from the new parking lot area of the trailhead.

During the Committee members' discussion of this property, it was noted the site is needed for stormwater runoff purposes to address an on-going issue of sheet flow across it from the roadway, which affected it for years. The purchase of this lot will allow for the water to be better managed as it flows across the site and improve the overall condition of it as well. This circumstance and the limited cost of one thousand five hundred dollars ($1,500.00) led the Committee to endorse its purchase and authorize the Department to complete its due diligence. This due diligence included an ALTA Survey of the property, a Phase I Environmental Assessment, and a Title Commitment, which have all been completed and determined to be satisfactory.

COMMITTEE RECOMMENDATION, WITH RATIONALES >>> Given these circumstances and the items provided in the included table below, the Committee is seeking authorization from City Council to prepare the needed legislation for this acquisition for the next City Council meeting on August 22, 2016. With this legislation authorized, the process could then be assigned to the City Attorney to prepare the necessary documentation to proceed forward as soon as reasonably possible.

Property Id.	Characteristics
LaMar Property ***$1,500.00***	*Scott LaMar Property – **216 Grand Avenue*** 1) The site is approximately 0.28 acres in size and located in the Glencoe Community. 2) The property is zoned FPNU Floodplain Non-Urban Residence District and vacant. 3) The lot would be used for proper treatment of stormwater runoff from the Al Foster Memorial Trailhead, scheduled for construction this Spring. 4) The property owner is requesting a $1,500.00 purchase price. 5) The property is appraised by St. Louis County Assessor's office at $2,800.00

FURTHER INFORMATION >>> If any of the City Council Members should have questions or comments, or need additional information on this property, please feel free to contact the Department of Planning and Parks at (636) 458-0440. The Department would appreciate the opportunity to respond to them. A presentation on this matter is planned, as part of tonight's Work Session. Thank you for your consideration of this information and direction on the same.

Respectfully submitted,
CITY OF WILDWOOD

Jim Baugus, Chair*
Planning/Economic Development/Parks Committee

Cc: The Honorable James R. Bowlin, Mayor
Ryan S. Thomas, P.E., City Administrator
John A. Young, City Attorney
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Kathy Arnett, Assistant Director of Planning and Parks
Gary Crews, Superintendent of Parks and Recreation

* The Department of Planning and Parks developed this report, in conjunction with the Planning/Economic Development/Parks Committee. Content reflects the Committee's consideration of this subject, and not necessarily an individual's position or opinion.

Real Estate Information

Property Sketch

26V341102 - 2016 - Card 1

Ownership and Legal Information: 26V341102 - 2016

Locator No.	Tax Year	Tax District	City Code	Site Code	Destination Code
26V341102	2016	110WF	107	1626	

Owner's Name:	La Mar Scott		
Taxing Address:	216 Grand Ave Glencoe, MO 63038		
Care-Of Name:			
Mailing Address:	260 Lamar Pkwy Pacific, MO 63069		
Subdivision Book - Page:			
Assessor's Book - Page:	11 - 0998		
City Name:	Wildwood		
Subdivision Name:	Hamilton Creek Tract		
Legal Description:	5 14 81 **Important:** This is a brief legal description and is not meant for use in recorded legal documents.		
Lot Number:		**Block Number:**	
Lot Dimensions:	0123 / CURV - 0078 / 0120	**Total Acres:**	0.28
Tax Code - Description:	A - Taxable	**Land Use Code:**	910
Deed Document Number:		**Deed Type:**	
Deed Book and Page:	**Book:** 09813 **Page:** 1422	**Trash District:**	Not Applicable
Deed Index List:	View Deed Index Information Recorded With Locator Number 26V341102		
School District:	Rockwood	**County Council District:**	7

Assessment Information: 26V341102 - All Available Years

	Year	Property Class	Appraised Values				Assessed Values		
			Land	Improv.	Total	%	Land	Improv.	Total
−	2016	Residential:	2,800		2,800	19%	530		530
		Agriculture:				12%			
		Commercial:				32%			
		Total:	2,800		2,800		530		530
−	2015	Residential:	2,800		2,800	19%	530		530
		Agriculture:				12%			
		Commercial:				32%			
		Total:	2,800		2,800		530		530
+	2014	Total:	2,700		2,700		510		510
+	2013	Total:	2,700		2,700		510		510
+	2012	Total:	2,600		2,600		490		490
+	2011	Total:	2,600		2,600		490		490
+	2010	Total:	2,600		2,600		490		490
+	2009	Total:	2,600		2,600		490		490
+	2008	Total:	2,600		2,600		490		490
+	2007	Total:	2,600		2,600		490		490
+	2006	Total:	2,600		2,600		490		490
+	2005	Total:	2,600		2,600		490		490

Dwelling/Building and Yard Improvement Information Not Found

The property dwelling or building information and yard improvement information is not available for tax year 2016, possibly because the property is vacant land.

Sales Information: 26V341102 - All Available Years

Sale Date	Sale Price	Sale Type	Sale Validity Code - Name	Book - Page
07/01/1993	$29,000	Land And Building	V - Certificate Of Value (Unverifed)	

Property Sketch Image: 26V341102 - 2016 - Card 1

The property sketch of the dwelling or building, if any, is not available for this tax year and card number, possibly because the property is vacant land.

Property Sketch Information: 26V341102 - 2016 - Card 1

Key	Area	Description	Floor
No propety sketch details were found for this tax year and card number.			

Listed below are all the available online documents for this parcel.

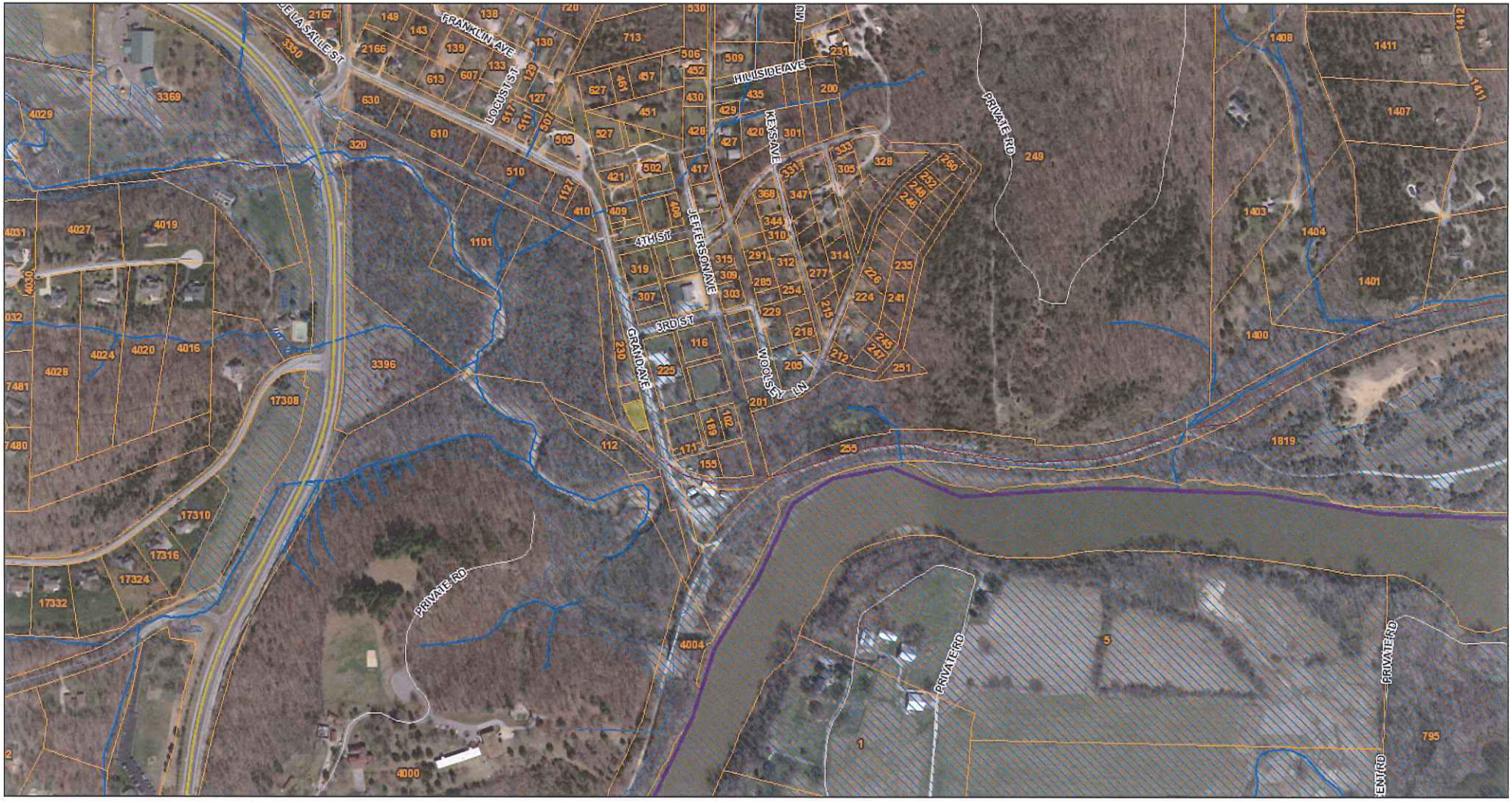
Documents: 26V341102 - All Available Years

Tax Year	Document Title	Date	View
2015	Change Of Assessment Notice - Front	05/26/2015	View
2015	Change Of Assessment Notice - Front	06/19/2015	View
2015	Change Of Assessment Notice - Back	05/26/2015	View
2015	Change Of Assessment Notice - Back	06/19/2015	View
2015	Projected Tax Liability Notice - Back	05/26/2015	View
2015	Projected Tax Liability Notice - Front	05/26/2015	View
2015	Projected Tax Liability Notice - Back	06/19/2015	View
2015	Projected Tax Liability Notice - Front	06/19/2015	View
2013	Change Of Assessment Notice - Front	05/29/2013	View
2013	Change Of Assessment Notice - Back	05/29/2013	View
2013	Value Change Letter	05/21/2013	View
2013	Projected Tax Liability Notice - Back	05/29/2013	View
2013	Projected Tax Liability Notice - Front	05/29/2013	View
2011	Change Of Assessment Notice - Front	05/13/2011	View
2011	Change Of Assessment Notice - Back	05/13/2011	View
2011	Projected Tax Liability Notice - Back	05/13/2011	View
2011	Projected Tax Liability Notice - Front	05/13/2011	View
2009	Change Of Assessment Notice	05/18/2009	View
2009	Projected Tax Liability Notice	05/18/2009	View

Information on this page is current as of Wednesday, August 03, 2016.

Close Window

St. Louis County Parcel Map



August 4, 2016

Parcel Selected

1:4,800

0 0.05 0.1 0.2 mi

0 0.075 0.15 0.3 km

St. Louis County GIS Service Center

Created by: St. Louis County GIS Service Center
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Commitment for Title Insurance

Issued By Old Republic National Title Insurance Company

Old Republic National Title Insurance Company, a Minnesota corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Old Republic National Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Issued through the Office of:
U.S. Title Guaranty Company

Authorized Signature

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By *President*

Attest *Secretary*

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.

2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.

3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.

4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is $2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.
   You may review a copy of the arbitration rules at: http://www.alta.org/.

Old Republic National Title Insurance Company

SCHEDULE A

File No.: 16-09252
***Address Reference:** 216 Grand Avenue
Loan No.:

Inquiries should be directed to:

U.S. Title Guaranty Company
7930 Clayton Rd Suite 320 (314) 727-9763 (phone)
St. Louis, MO 63117 (314) 862-0912 (fax)

Luke Burkemper (Examiner) (314) 727-2900 phone
(314) 862-0912 fax
lburkemper@us-title.com

1. **Effective Date:** June 7, 2016 **at** 8:00 a.m.

2. **Policy/policies to be issued:** **Policy Amount**

   INFORMATIONAL COMMITMENT

3. **The estate or interest in the land described or referred to in this commitment and covered herein is:**

   Fee Simple

4. **Title to the estate or interest referred to herein is at the Effective Date hereof vested in:**

   Scott LaMar

5. **The land referred to in this commitment is located in the County of St. Louis, State of Missouri, described as follows:**

   See Attached Exhibit "A"

BY: Luke S. Burkemper
Authorized Officer/Signatory

*FOR COMPANY REFERENCE PURPOSE ONLY, NOT AN INSURING PROVISION.

Old Republic National Title Insurance Company
SCHEDULE B – SECTION 1

REQUIREMENTS

File No.: 16-09252

The following are the requirements to be complied with:

1. Instruments in insurable form, which must be executed, delivered and duly filed for record.
2. In the event any party to the transaction contemplates the use of a Power of Attorney, the Company requires submission of the Power of Attorney no less than three (3) days prior to closing for approval.
3. The Company requires receipt of final loan figures no less than twenty-four (24) hours prior to closing.
4. Real Estate Settlement Funds from Lenders must be in the form of a wire transfer and Purchasers funds must be in the form of a Cashier's Check, Certified Check, Teller's check or Wire Transfer and all funds must be deemed "collected funds" prior to settlement.

   NOTE: This is an informational Commitment only. It does not contemplate the issuance of a Policy, but rather is intended to show the status of title, and therefore, no requirements are set forth.

5. 2013, 2014 and 2015 taxes are delinquent.

   NOTE: THE PROPERTY WILL BE OFFERED FOR SALE IN THE AUGUST TAX SALE FOR THE FIRST TIME

   NOTE: The following information is provided for informational purposes only. Neither the proposed owner insured nor proposed lender insured should rely on the accuracy of this data. You should contact the assessor's office to verify the information.

2015 Assessed Valuation	$530.00 (Residential)
2015 County Rate	8.2236
2015 City Rate	No Levy
Locator #	26V341102
Situs Address	216 Grand Avenue

END OF SCHEDULE B-1

Old Republic National Title Insurance Company
SCHEDULE B – SECTION 2

File No.: 16-09252

EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

STANDARD EXCEPTIONS

2. (a) Rights or claims of parties in possession not shown by the public records.
   (b) Easements or claims of easements, not shown by the public records.
   (c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey.
   (d) Any lien, or right to a lien, for services, labor or material heretofore, or hereafter furnished, imposed by law and not shown by the public records.

SPECIAL EXCEPTIONS

3. All assessments and taxes for the year 2013 and all subsequent years for the County of St. Louis ad City of Wildwood.

4. Deed of Trust executed by Scott Lamar, a single person to Mary Jane Marquart, Trustee for Bank of Washington, dated July 23, 1993, and recorded July 27, 1993, in Book 9813 page 1424, for $25,000.00.

5. Notice of Declaration of Nuisance filed July 20, 1995 in Book 10551 page 613.

PLEASE READ THE EXCEPTIONS AND THE TERMS SHOWN OR REFERRED TO HEREIN CAREFULLY. THE EXCEPTIONS ARE MEANT TO PROVIDE YOU WITH NOTICE OF MATTERS WHICH ARE NOT COVERED UNDER THE TERMS OF THE TITLE INSURANCE POLICY AND SHOULD BE CAREFULLY CONSIDERED.

END OF SCHEDULE B-2

File No. 16-09252

Old Republic National Title Insurance Company

Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of Old Republic National Title Insurance Company.

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you, such as on applications or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

U.S. Title Guaranty Company
7930 Clayton Road
Ste 320
St. Louis, MO 63117
Phone: (314)727-2900
Fax: ( )

Invoice

Invoice Date:	7/18/2016	Invoice Number:	16-09252-1
Customer No:	363155		
Customer:	HAMILTON WEBER, LLC	Order Number:	16-09252
	200 N. THIRD	Sales Price:	
		Mortgage Amount:	
	SAINT CHARLES, MO 63301	Prior Policy Amount:	
		UW Remittance Amount:	
Attention:	John A. Young	Date Open:	7/8/2016
Phone:	(636)947-4700	Date Closed:	
Fax:	( )	Closing Location:	U.S. Title Guaranty Company
Your Number:		Unit #:	0
Property Address:	216 GRAND AVENUE , GLENCOE, MO 63038	Address:	7930 Clayton Road
Legal Description:			Ste 320
Seller(s):			St. Louis, MO 63117
Buyer(s):			

Invoice Date	Description	Consideration	Amount
7/18/2016	Informational Commitment		$175.00
		Amount Due:	**$175.00**

Title Service Charges (including Examination Fee, Informational Commitment, Copy Charges, Chain of Title, etc.) are due upon receipt of work product.

REMITTANCE COPY

U.S. Title Guaranty Company

7930 Clayton Road
Ste 320
St. Louis, MO 63117
Phone: (314)727-2900
Fax: ( )

Invoice

Invoice Date:	7/18/2016	Invoice Number:	16-09252-1
Customer No:	363155		
Customer:	HAMILTON WEBER, LLC	Order Number:	16-09252
	200 N. THIRD	Sales Price:	
		Mortgage Amount:	
	SAINT CHARLES, MO 63301	Prior Policy Amount:	
		UW Remittance Amount:	
Attention:	John A. Young	Date Open:	7/8/2016
Phone:	(636)947-4700	Date Closed:	
Fax:	( )	Closing Location:	U.S. Title Guaranty Company
Your Number:		Unit #:	0
Property Address:	216 GRAND AVENUE , GLENCOE, MO 63038	Address:	7930 Clayton Road
Legal Description:			Ste 320
Seller(s):			St. Louis, MO 63117
Buyer(s):			

Invoice Date	Description	Consideration	Amount
7/18/2016	Informational Commitment		$175.00
		Amount Due:	**$175.00**

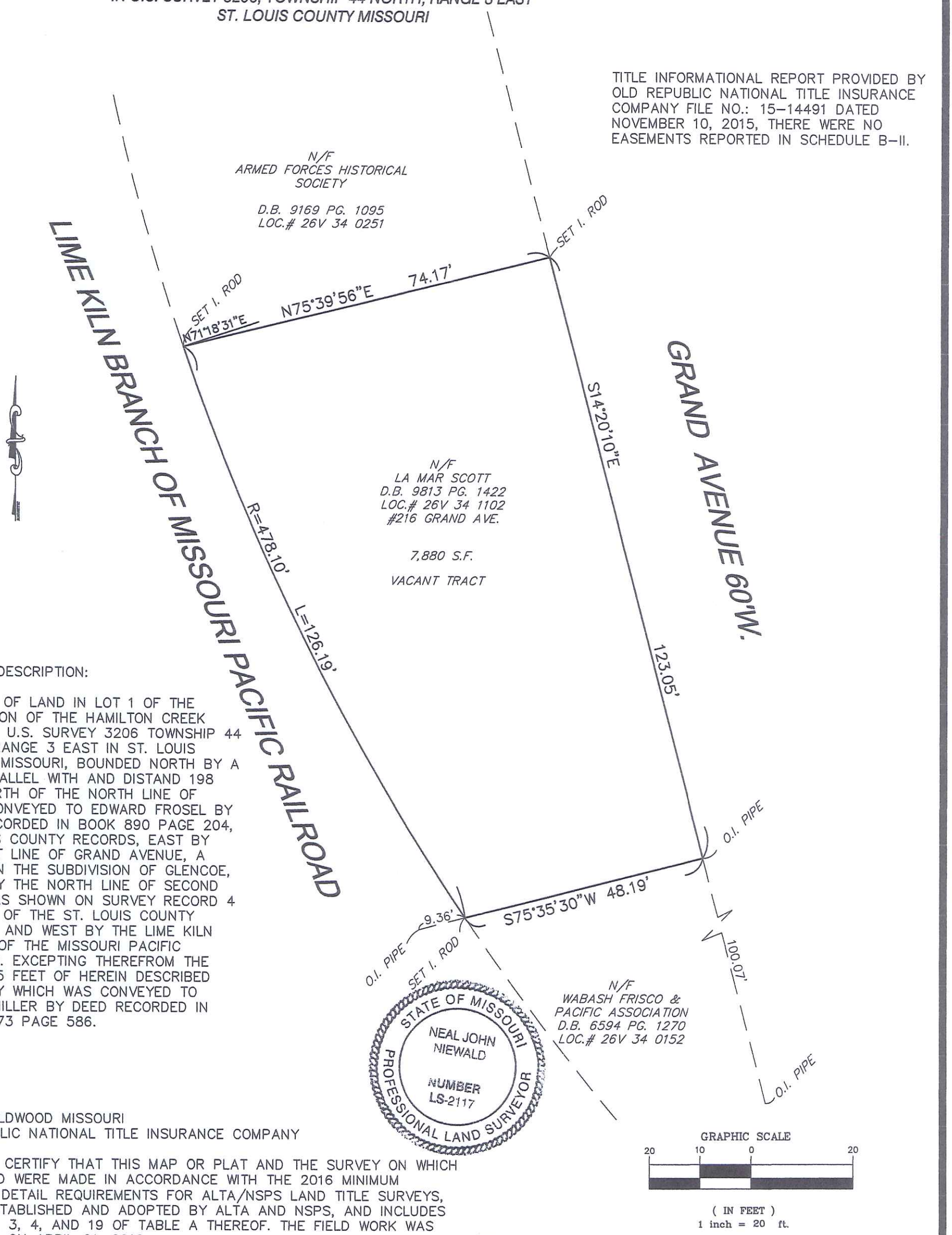
Title Service Charges (including Examination Fee, Informational Commitment, Copy Charges, Chain of Title, etc.) are due upon receipt of work product.

Due Upon Receipt

ALTA SURVEY

A TRACT OF LAND BEING IN LOT 1 OF THE SUBDIVISION OF THE HAMILTON CREEK TRACT
IN U.S. SURVEY 3206, TOWNSHIP 44 NORTH, RANGE 3 EAST
ST. LOUIS COUNTY MISSOURI

TITLE INFORMATIONAL REPORT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NO.: 15-14491 DATED NOVEMBER 10, 2015, THERE WERE NO EASEMENTS REPORTED IN SCHEDULE B-II.



RECORD DESCRIPTION:

A TRACT OF LAND IN LOT 1 OF THE SUBDIVISION OF THE HAMILTON CREEK TRACT IN U.S. SURVEY 3206 TOWNSHIP 44 NORTH, RANGE 3 EAST IN ST. LOUIS COUNTY, MISSOURI, BOUNDED NORTH BY A LINE PARALLEL WITH AND DISTAND 198 FEET NORTH OF THE NORTH LINE OF TRACT CONVEYED TO EDWARD FROSEL BY DEED RECORDED IN BOOK 890 PAGE 204, ST. LOUIS COUNTY RECORDS, EAST BY THE WEST LINE OF GRAND AVENUE, A STREET IN THE SUBDIVISION OF GLENCOE, SOUTH BY THE NORTH LINE OF SECOND STREET AS SHOWN ON SURVEY RECORD 4 PAGE 29 OF THE ST. LOUIS COUNTY RECORDS AND WEST BY THE LIME KILN BRANCH OF THE MISSOURI PACIFIC RAILROAD. EXCEPTING THEREFROM THE NORTH 75 FEET OF HEREIN DESCRIBED PROPERTY WHICH WAS CONVEYED TO MAGGIE MILLER BY DEED RECORDED IN BOOK 2373 PAGE 586.

TO:
CITY OF WILDWOOD MISSOURI
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 21, 2016.

DOERING ENGINEERING, INC.

5-4-2016

NEAL JOHN NIEWALD, MO. PLS #2117
LICENSE EXPIRES 12/31/2016
CORPORATE LICENSE 306

NOTES:
BASIS OF BEARNGS EAST LINE OF GRAND AVENUE TAKEN FROM SURVEY BY HEIDEMAN DATED JULY, 2013,
WESTERN RIGHT OF WAY LINE OF LIME KILN BRANCH OF MISSOURI PACIFIC RAILROAD TAKEN FROM SURVEY BY hEIDEMAN BASED UPON PROPERTY TO THE NORTH AND SOUTH OF OUR PARCEL.

ALTA SURVEY
216 GRAND AVE.

Engineered By:
DOERING ENGINEERING Inc.
CIVIL ENGINEERING • PLANNING • SURVEYING ©
Missouri Office
5030 Griffin Rd.
St. Louis, Missouri 63128
Telephone: (314) 487-6913
Fax: (314) 843-1718

Date: 4/25/16 ©	
Order Number: 14104	
File Name: 14104 CALCS 2	
Drawn By: NJN	Sheet 1/1
Check By: NJN	
Base Map:	
MSD P#	

HERLACHER ANGLETON ASSOCIATES, LLC
ENVIRONMENTAL ENGINEERING SERVICES

A Report Prepared for

Mr. Joe Vujnich
The City of Wildwood
16860 Main Street
Wildwood, Missouri 63040

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Phase I Environmental Site Assessment
Vacant Property
216 Grand Avenue
Glencoe, Missouri 63038

by

Phil M. Meyer
Senior Project Scientist

Darrell W. Angleton, LPG
Principal Hydrogeologist

Herlacher Angleton Associates, LLC
522 Belle Street
Alton, Illinois 62002

18 July 2016

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1.0 SUMMARY

The following study was conducted in compliance with the guidelines contained in ASTM E1527-13, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process". This standard complies with Section 40 (EPA) of the Code of Federal Regulations (CFR) Part 312 "Standards and Practices for All Appropriate Inquiries". This report presents the findings of the Phase I Environmental Site Assessment (Phase I ESA) conducted for The City of Wildwood. The subject property is described as vacant property located at 216 Grand Avenue in Glencoe, Missouri 63038 including the following parcel(s): 26V-34-11-02. This Phase I ESA is not intended as a compliance audit nor does it review applicable health and safety standards. Mr. Joe Vujnich of The City of Wildwood authorized this Phase I ESA.

The following written report and attachments detail the Phase I ESA activities and file reviews.

This assessment has identified the following:

- A review of publicly available, practically reviewable documentation, interviews with knowledgeable individuals, and visual site reconnaissance, did **not** identify *recognized environmental conditions* for the subject site.

- The subject property is currently owned by Mr. Scott LaMar (deceased) and consists of approximately 0.28 acres (Appendix C).

- The subject property is currently an undeveloped 0.28 acre parcel of land.

- The subject site's most recent usage has been as open ground since the early 1990s. Prior to the current usage the subject site was in use as residential property as far back as 1937. There are no structures currently on the site. (Appendix E, Historical Aerial Photographs)

- The subject property is located in a residential and wooded area.

2.0 INTRODUCTION

This Phase I ESA has been prepared by Herlacher Angleton Associates, LLC (HAA) for the subject property which includes the following parcel(s): 26V-34-11-02 located in Glencoe, Missouri 63038.

2.1 Purpose

The purpose of the ESA was the identification of *recognized environmental conditions* (RECs) resulting from current or former operations that have occurred on the site. *Recognized environmental conditions* include the presence or likely presence of any hazardous substances or petroleum products in, on or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The term *recognized environmental conditions* includes hazardous substances or petroleum products, even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. *Controlled recognized environmental conditions* (CRECs) will also be identified as part of this ESA. *Controlled recognized environmental conditions* include a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

This report is made pursuant to an inquiry into the prior ownership and uses of the property consistent with good commercial/non-commercial and customary practices appropriate to a commercial purchaser or developer of real estate property to evaluate whether there has been a release or threatened release of hazardous material[1] on or near the property pursuant to the requirements and direction of the federal Comprehensive Environmental Response Compensation and Liability Act (CERCLA) and the Innocent Landowner Defense. This assessment does not include an assessment of other types of hazards in the study area nor is it intended to be a compliance audit of the property. This report is complete only as an entire document and no section is intended to be used separately.

[1] "Hazardous material" means any substance, waste, or material determined by any local, state, or federal governmental authority to be capable of posing a risk of injury to health, safety and property, including, but not limited to, all substances, wastes and materials designated, defined or listed as hazardous, extremely hazardous or toxic pursuant to the Clean Water Act, 33 USC Sec. 1251, et. seq.; Resource Conservation and Recovery Act, 42 USC Sec. 6901 et. seq.; the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended by the Superfund Amendments and Reauthorization Act of 1986, 42 USC Sec. 9601, et. seq.; the United States Department of Transportation Hazardous Material Table, 49 CFR Part 172; regulations of the Environmental Protection Agency, 40 CFR Part 302; or such substances, materials and wastes that are regulated under any applicable local, state or federal law, and including any asbestos, petroleum and any petroleum fractions, or polychlorinated biphenyl.

2.2 Scope of Services

This Phase I ESA includes documentation of past activities, which may have environmentally impacted the subject property. HAA's scope of services and methodology included the following activities:

- HAA's reconnaissance of the subject property, conducted on 21 June 2016, by Phil Meyer, to evaluate the present condition of the subject property and to conduct a limited evaluation of the adjoining and adjacent properties;

- Interviews with persons familiar with the history of the subject property;

- A search of available and appropriate local, state and federal environmental regulatory agency records for documented environmental incidents or investigations conducted on or around the target property and within the study area (defined as the surrounding area located within a 1.0 mile radius of the property boundaries);

- A review of published topographic, geologic and hydrogeologic information related to the property and the surrounding area;

- Historical records review, as necessary and based on *reasonably ascertainable records*, in order to help identify the likelihood of past uses that may have led to *recognized environmental conditions* or *controlled recognized environmental condition* in connection with the target property. This is to include all "obvious" uses of the subject property back to the property's obvious first developed use or back to 1940 whichever is earlier.

- A "limited" investigation into the historical use of the immediately adjoining and/or adjacent properties. Reviewing only as many sources as necessary to evaluate possible environmental impacts to the subject site.

- Presentation of the results of the ESA in a report format.

2.3 Significant Assumptions

HAA assumes that the information provided by vendors, the property owners, and those interviewed to acquire information for this ESA are true and accurate.

2.4 Limitations and Exceptions

The investigative efforts of the Phase I ESA are *not exhaustive,* and the findings do not purport to be representative of future conditions or events. The findings are necessarily limited by the scope of the subject property visual inspection, information provided by those individuals contacted to give details of the property's prior usage, and research into *practically reviewable* public records. We cannot assume responsibility for conditions that could not be discovered within these limits.

HAA's evaluation is based on information gathered from local, state, and federal agencies, information provided by Mr. Steve Wilke of The City of Wildwood, available historical data, and interviews with individuals knowledgeable about the target properties, along with interviews and questionnaires completed by current property owners.

Limited by *the reasonably ascertainable* historical records available at the time of this ESA, HAA was only able to research historical records back to 1903; therefore, we cannot specifically comment about usage prior to that time. The historical records used to research prior usage (aerial photos, directories, topographical maps, etc.) were not available for all of the years since the development of the subject site. While we believe that the sources used provide a reasonably accurate representation of the historic use of the subject site, other usages may have occurred during time frames for which records could not be acquired within the scope of this ESA.

There exists a possibility that, while using the proper application of the methodologies, conditions may exist on the subject property that could not be determined within the scope of this assessment, or which were not reasonably identifiable from the available information. It is HAA's belief that the information obtained from the records review and the interviews concerning the site are reliable. HAA does not warrant or guarantee that the information provided by these sources is accurate or complete.

2.5 Special Terms and Conditions

No special terms or conditions were specified for this Phase I ESA.

2.6 Reliance

This report was prepared for the sole use of The City of Wildwood. The City of Wildwood is the only intended beneficiaries of HAA's work. No other private parties should rely on the information contained herein without prior written consent from HAA. No warranties or representations, expressed or implied in this report, are made to any such third parties.

3.0 SUBJECT PROPERTY DESCRIPTION

The following information was obtained during an inspection of the subject property and a review of pertinent records from St. Louis County Missouri. Photographs depicting property conditions at the time of HAA's assessment are included in Appendix A. The site inspection was performed on 21 June 2016.

3.1 Location and Legal Description

The subject property is identified as the following Parcel ID Number(s): 26V-34-11-02 in Glencoe, Missouri 63038. The subject property is depicted on the attached site diagram. The legal description is contained in Appendix C.

3.2 Subject Property and Vicinity General Characteristics

The subject property is located in a residential and wooded area in Wildwood, Missouri. The location of the target properties and the surrounding road pattern is shown on Figure 1.

3.2.1 Topography

The area topography is characterized by a moderate slope to the southeast. Surface elevations near the property are approximately 431 feet above mean sea level (MSL) as shown and the USGS Topographical map excerpts in Appendix B.

3.2.2 Wetlands

Wetlands are currently an ASTM, non-scope item; therefore, it was not addressed by HAA during the ESA site reconnaissance. However, the National Wetlands Inventory obtained from the government database search indicated that no portion of the subject property is located in a mapped wetland area. Refer to the Overview Map included in the EDR Radius Map Report, Appendix H.

3.2.3 Geologic - Hydrogeologic Conditions

The uppermost soils are flood plain deposits of sand, silt and clay from the Meramec River and Carr Creek. The depth of these alluvial soils ranges from 10 to 100 feet deep.

The unconsolidated soils are underlain by Middle Ordovician age mudstones of the Plattin Group. The Plattin Group mudstones are gray interbedded with thin laminations to cross laminations of grainstone. The thickness of this Group ranges from 80 to 200 feet.

Groundwater quality varies widely within St Louis County in general. The uppermost groundwater-bearing zone in the area of the project is unconfined and located in the unconsolidated sediments at the bedrock boundary. This groundwater source is limited and is not generally used for potable purposes but may be used by single-family farms in the area.

3.3 Current Use of the Property

The subject property is currently undeveloped ground in Wildwood, Missouri.

3.3.1 Description of Improvements

The site occupies approximately 0.28 acres of primarily open undeveloped ground.

The property locations are shown on Figures 1 and 2.

3.3.2 Subject Property Utilities

- **Water:** None at the time of the inspection.
- **Electrical:** None at the time of the inspection
- **Wastewater:** None at the time of the inspection.
- **Refuse:** None observed.
- **Gas:** None at the time of the inspection.

3.4 Current Uses of Adjoining Properties

As part of HAA's Phase I ESA, visual reconnaissance (from the subject site) of adjacent properties was conducted. The adjoining/adjacent properties are described by their location with respect to the target property.

- **North** – Wooded and Open Ground
- **East** – Meramec Gateway Trail and Park
- **South** – Open Ground
- **West** – Wooded ground.

There were no conditions visually identified on the surrounding properties that would indicate *recognized environmental conditions*. Therefore, the surrounding properties should pose no significant environmental threat to the subject site.

4.0 USER PROVIDED INFORMATION

4.1 Title Records

Old Republic National Title Insurance Company conducted a search of title records. The results of their search are included in Appendix C.

4.2 Environmental Liens/Activity Use Limitations

The owner was not aware of any environmental liens or AULs related to the subject site (User Questionnaire – Appendix D). Old Republic National Title Insurance Company conducted a search of recorded title records and found no recorded environmental liens or environmental AULs related to the subject site.

4.3 Specialized Knowledge

Neither the client nor the current owner had any specialized knowledge related to the environmental condition of the subject site.

4.4 Commonly Known or Reasonably Ascertainable Information

Neither the client nor the current owner indicates knowledge of any commonly known or reasonably ascertainable information related to the environmental condition of the subject site.

4.5 Property Valuation Reduction for Environmental Issues

The client indicated that the price offered/appraised for the subject site reflected fair market value for the property.

4.6 Owner, Property Manager, and Occupant Information

The subject site is owned by:
Mr. Scott LaMar (Deceased)
c/o Bud La Mar 314-630-5555

4.7 Reason for Performance of Phase I ESA Update

The performance of the ESA was required for due diligence purposes.

4.8 Additional User Provided Information

No additional information was provided.

5.0 RECORDS REVIEW

HAA conducted historical research for the subject property and limited research on the adjoining or adjacent properties. This research was conducted in order to attempt to identify historic usage that would constitute *recognized environmental conditions* for the subject property.

Reasonably ascertainable public records were researched to develop the history of ownership and usage. The following information was compiled from a combination of verbal information, historical aerial photographs, historical topographical maps and a visual site inspection by HAA representatives. Interviews were conducted with the current owners and fire department personnel.

5.1 Past Ownership of Subject Property

A Title Commitment was prepared by Old Republic National Title Insurance Company; a copy is included in Appendix C. Currently the property is owned by Scott LaMar (Deceased) who has owned the property since July 1993.

5.2 Past Usage of Subject Property

According to the available information, the subject site appears to have been residential and or undeveloped property as far back as 1937. This usage was confirmed by review of historical topographical maps, historical aerial photographs, historical business directories and interviews.

5.3 Historical Aerial Photographs

Aerial photographs are photographs taken from an aircraft, which can be useful to identify development activities on the subject site and surrounding areas. Historical aerial photographs of the subject property were obtained from EDR.

Aerial photographs for the years 1937, 1941, 1953, 1958, 1965, 1971, 1980, 1986, 1990, 1996, 2005, 2006, 2007, 2009, 2010 and 2012 were reviewed for the subject property and the surrounding area. All aerial photographs are included in Appendix E. In general, the resolution of these photographs prevents positive identification of features such as vehicles and small structures. Larger structures and general vegetation patterns can be discerned. A summary text description of this review is presented below for the subject property:

- **1937 to 1996** – The subject site appears to be in use as residential property. The surrounding properties appeared to be in use residentially and agriculturally.

- **2005 to 2012** – The subject site now appears to be in use as open ground. The surrounding properties appeared to be in use residentially and wooded, open ground.

5.4 Sanborn Fire Insurance Maps

Sanborn® Fire Insurance Maps are maps that were produced for insurance companies beginning around 1900 for use in determining fire insurance ratings based on property usage, building construction materials and location of underground storage tanks, fire hydrants, and other items of interest. These maps were periodically updated and are useful for developing the history of use of a property. The complete available Sanborn® Library collection has been searched and maps covering the target Property were not available for the subject property. A copy of the No Coverage letter is contained in Appendix F.

5.5 Historical Use Information on Adjoining Properties

Based on the information reviewed by HAA, the historical use of the other adjoining properties does not appear to indicate an environmental threat to the subject site. Nothing else that would imply a negative impact to the subject site from prior occupants of the adjoining addresses was noted during a review of historic business directories for the subject site address. A copy of the EDR City Directory is included in Appendix G.

5.6 Review of Regulatory Agency Records

The information presented in this section is based on a review of State, Tribal and Federal government environmental agency data. The data was compiled by Environmental Data Resources, Inc. (EDR) and acquired by HAA for review. The data comes from publicly available files that contain information about sites that have been identified as having possible environmental significance such as underground storage tanks (USTs), as hazardous waster generators, as having reported violations of environmental regulations, as having releases of hazardous substances.

The database search was performed for the subject property and surrounding area. This search is in compliance with the guidelines contained in ASTM E1527-13 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process". The search included the following databases:

Federal NPL site list
NPL National Priority List
Proposed NPL Proposed National Priority List Sites
NPL LIENS Federal Superfund Liens
Federal Delisted NPL site list
Delisted NPL National Priority List Deletions

Federal CERCLIS list
Federal Facility Site Information listing (normally requiring federal intervention for clean-up purposes).

Federal RCRA non-CORRACTS TSD facilities list
RCRA-TSDF RCRA - Treatment, Storage and Disposal

Federal RCRA generators list
RCRA-LQG RCRA - Large Quantity Generators

Federal institutional controls / engineering controls registries
US ENG CONTROLS Engineering Controls Sites List
US INST CONTROL Sites with Institutional Controls

Federal ERNS list
ERNS Emergency Response Notification System

State- and tribal - equivalent NPL
CAT Category List

State and tribal landfill and/or solid waste disposal site lists
SWF/LF Available Disposal for Solid Waste in Missouri - Solid Waste Landfills Subject to State Surcharge
LF SPECIAL WASTE Special Waste Site List
MO NIPC Solid Waste Landfill Inventory
CCDD Clean Construction or Demolition Debris

State and tribal leaking storage tank lists
LUST TRUST Underground Storage Tank Fund Payment Priority List
INDIAN LUST Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists
INDIAN UST Underground Storage Tanks on Indian Land
FEMA UST Underground Storage Tank Listing

State and tribal institutional control / engineering control registries
ENG CONTROLS Sites with Engineering Controls
INST CONTROL Institutional Controls

State and tribal voluntary cleanup sites
INDIAN VCP Voluntary Cleanup Priority Listing

State and tribal Brownfields sites
BROWNFIELDS Municipal Brownfields Redevelopment Grant Program Project Descriptions

Local Brownfield lists
US BROWNFIELDS A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites
DEBRIS REGION 9 Torres Martinez Reservation Illegal Dump Site Locations
ODI Open Dump Inventory
INDIAN ODI Report on the Status of Open Dumps on Indian Lands

Local Lists of Hazardous waste / Contaminated Sites
US CDL Clandestine Drug Labs
CDL Meth Drug Lab Site Listing
US HIST CDL National Clandestine Laboratory Register

Local Land Records
LIENS 2 CERCLA Lien Information
LUCIS Land Use Control Information System

Records of Emergency Release Reports
HMIRS Hazardous Materials Information Reporting System
SPILLS State spills

Other Ascertainable Records
DOT OPS Incident and Accident Data
DOD Department of Defense Sites
FUDS Formerly Used Defense Sites
CONSENT Superfund (CERCLA) Consent Decrees

Regulatory database records (EDR Database Report) are contained in Appendix H. There were no sites listed in the database report within the specified ASTM required distances. Based on this information no agency file reviews (AFR) were necessary. Therefore based on the information reviewed the surrounding properties are not likely to pose a significant environmental threat to the subject site.

5.6.1 Orphan Sites

Orphan sites are sites that would not be able to be mapped due to poor or inadequate address information. There were no orphan sites identified.

6.0 SITE RECONNAISANCE

6.1 Methodology and Limiting Conditions

HAA conducted a site inspection of the subject site on 21 June 2016. After reviewing the available aerial photographs and available information the inspector physically walked the property.

6.2 Special Information

No special concerns were expressed by the sources used. No environmental hazards affecting the subject property were specifically identified during interviews with current owners of the subject property.

6.3 Environmental Permits/Licenses/Registrations

No public records were obtained that indicated the subject property has had any environmental permits or is under consideration as a potential abandoned hazardous waste site. No other environmental permits affecting the property were identified during interviews with current owners of the subject property.

6.4 Chemical Use and Storage

During the site inspection, there was no observed chemical storage or use at the subject property. No drums or sealed containers were observed during HAA's reconnaissance.

6.5 Dipping, Washing and Coating Operations

There were no dipping, washing or coating operations observed on the subject site.

6.6 Storage Tanks and Drums

There was no evidence of underground storage tanks (USTs), aboveground storage tanks (ASTs) or chemical drums at the subject property.

6.7 Unlabeled/Unidentified Containers

There were no unlabeled or unidentified containers observed on the subject site.

6.8 Polychlorinated Biphenyls (PCBs) Oils

PCBs are usually associated with transformers, electric equipment, hydraulic oils or machine oils. Although the use of PCBs has been discontinued, PCBs may still be contained in the above mentioned items that are still in use. At the time of the inspection there were no transformers or equipment observed.

6.9 Odors

No chemically related strong, pungent or noxious odors were observed during the site inspection.

6.10 Interior Observations

6.10.1 Heating/Cooling Systems

There were no heating/cooling systems observed.

6.10.2 Stains/Corrosion

None were observed.

6.10.3 Drains/Sumps

None were observed.

6.11 Exterior Observations

6.11.1 Exterior Drains

There were no exterior drains identified during the site inspection.

6.11.2 Sumps

There were no sumps observed during the site inspection within the approximate property boundary.

6.11.3 Pits/Ponds/Lagoons/Pools of Liquid

There were no pits, ponds or pools of liquid other than normal rainwater run-off observed within the approximate property boundary during the site inspection.

6.11.4 Stained Soil or Pavement

Approximately 100% of the property was open grassy area. There was no evidence observed, at the time of inspection, of significant spills having occurred recently on this site.

6.11.5 Stressed Vegetation

No stressed vegetation indicating the dumping of hazardous chemicals on the site was observed at the time of inspection.

6.11.6 Miscellaneous/Solid Waste Generation

There were no chemical wastes observed at the subject property during HAA's reconnaissance within the approximate property boundary. No drums or unlabeled chemical containing buckets were observed in the areas that HAA was allowed access. Waste generation associated with this site's usage appears to be primarily normal municipal solid waste.

6.11.7 Waste Water

There is no waste water generated on the subject site.

6.11.8 Wells

No groundwater monitoring or production water wells were observed within the approximate property boundary during the site inspection.

6.11.9 Septic Systems

There were no septic systems observed on the subject site.

6.11.10 Dumping

No evidence of unauthorized dumping was observed on the site at the time of inspection.

7.0 INTERVIEWS WITH KNOWLEDGEABLE INDIVIDUALS

7.1 Owner/Owner's Representative

On 21 June 2016, HAA conducted an interview with a representative of the listed owner, Mr. Bud LaMar. He has been associated with the property for approximately 20 years. He was not aware of any *recognized environmental conditions* associated with the subject property.

7.2 Site Manager

Contained in Section 7.1.

7.3 Occupants/Tenants

Contained in Section 7.1.

7.4 Local Government Officials

7.4.1 Fire Department Records

HAA contacted the Metro West Fire Protection District to find out if the department had any records or recollections of incidents on or around the subject site that could be a source of residual environmental contamination. There were no records of spills or environmental concerns at the subject site.

7.4.2 Other Officials

Incidents involving hazardous materials are referred to the Missouri Department of Natural Resources (MDNR). MDNR records are included in the EDR Database Report discussed in Section 5.6 and included in Appendix H.

8.0 FINDINGS

This Phase I Environmental Site Assessment has been performed in conformance with the scope and limitations of ASTM Practice E 1527-13. This assessment has identified the following:

- A review of publicly available, practically reviewable documentation, interviews with knowledgeable individuals, and visual site reconnaissance, did **not** identify *recognized environmental conditions* for the subject site.

- The subject property is currently owned by Mr. Scott LaMar (deceased) and consists of approximately 0.28 acres (Appendix C).

- The subject property is currently an undeveloped 0.28 acre parcel of land.

- The subject site's most recent usage has been as open ground since the early 1990s. Prior to the current usage the subject site was in use as residential property as far back as 1937. There are no structures currently on the site. (Appendix E, Historical Aerial Photographs)

- The subject property is located in a residential and wooded area.

9.0 OPINIONS AND RECOMMENDATIONS

Based on the observations made during the site inspection and the documentation reviewed to determine historic usage, no *RECs or CRECs* were identified associated with the subject site.

Based on the findings of this ESA, HAA provides the following recommendations:

- This report, and its Attachments and or Appendices, should be read in their entirety to fully understand the environmental condition for the subject site.

10.0 CONCLUSIONS

This assessment has identified **no** evidence of a *REC or CREC* for the subject site as noted in Sections 8.0 and 9.0 above.

11.0 DEVIATIONS

HAA has performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E1527-2013 on for the subject property identified by the following parcel(s): 26V-34-11-02 in Glencoe, Missouri 63038. There were no significant deviations from the ASTM standard.

12.0 NON-SCOPE ISSUES

12.1 Asbestos Containing Materials (ACM)

Asbestos is a mineral fiber that occurs in rock and soil. Because of its fiber strength and heat resistance asbestos has been used in a variety of building construction materials for insulation and as a fire retardant. Asbestos has also been used in a wide range of manufactured goods, mostly in building materials (roofing shingles, ceiling and floor tiles, paper products, and asbestos cement products), friction products (automobile clutch, brake, and transmission parts), heat-resistant fabrics, packaging, gaskets, and coatings. Asbestos-containing building materials are generally classified as friable or non-friable. Friable materials are those which can be crumbled, pulverized, or reduced to powder by hand pressure, or by normal use or maintenance can be expected to emit asbestos fibers into the air. Non-friable ACM is a potential concern if it is damaged by maintenance work, demolition, or other activities, at which time it may be considered friable. Asbestos Containing Materials are currently an ASTM 1527-13, non-scope item. However, there are currently no structures on the property.

12.2 Lead Based Paint (LBP)

Use of lead in household paint was banned by the U.S. Environmental Protection Agency (EPA) effective January 1, 1978. The EPA and the U.S. Department of Housing and Urban Development (HUD) consider lead-based paint as containing a lead concentration equal to or greater than 1.0 milligram per square centimeter (mg/cm) or 0.5% lead by weight, as defined by Title X of the 1992 Housing and Community Development Act.

Lead based paint is an ASTM, non-scope item. Therefore, it is also not specifically addressed as part of the normal scope of this ESA. A LBP survey, including sample collection and analysis would be required to verify the presence or lack of LBP. However, there are no structures currently on the property.

12.3 Mold

Molds can be found almost anywhere; they can grow on virtually any organic substance, as long as moisture and oxygen are present. There are molds that can grow on wood, paper, carpet, foods, and insulation. When excessive moisture accumulates in buildings or on building materials, mold growth will often occur, particularly if the moisture problem remains undiscovered or unaddressed. It is impossible to eliminate all mold and mold spores in the indoor environment. However, mold growth can be controlled indoors by controlling moisture indoors.

Mold is currently an ASTM 1527-13, non-scope item; therefore, a mold inspection was not specifically conducted as part of the Phase I ESA nor would it likely be necessary as there are no structures on the property.

12.4 Radon

Radon is an odorless, tasteless and invisible gas produced by the decay of naturally occurring uranium in soil and water. The United States Surgeon General has published information that radon is a cause of lung cancer. Radon usually enters a building through openings in the foundation, and therefore is a potential health concern to *residents* of the lowest level of a building with inadequate ventilation.

Radon is currently an ASTM 1527-13, non-scope item. Therefore, a radon inspection was not specifically conducted as part of the Phase I ESA nor would it be necessary.

12.5 Wetlands

Wetlands are currently an ASTM, non-scope item; therefore, a detailed wetlands survey was not performed. However, the National Wetlands Inventory obtained from the government database search (Appendix H) indicated that no portion of the subject property is located in a mapped wetland area.

12.6 Vapor Encroachment Screening

Vapor Encroachment Screening (VES) for potential vapor intrusion is currently an ASTM non-scope item but the findings of such could be considered a REC for the subject property. This screening process is conducted with respect to *chemicals of concern (COC)* that may migrate as vapors onto a property as a result of contaminated soil and groundwater on or near the property. The VES screening process is detailed in ASTM E2600-10. Based on the EDR government database findings of potential sites within the area of concern, their physical location and the judgment of the environmental professionals, there are no sites that should pose a vapor intrusion risk for the subject property.

13.0 REFERENCES

American Society for the Testing of Materials (ASTM), 2013. *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.

Environmental Data Resources, Inc. (EDR), The EDR Radius Map with GeoCheck®. June 2016.

Environmental Data Resources, Inc. (EDR), Sanborn® Map Collection. June 2016.

Environmental Data Resources, Inc. (EDR), Aerial Photo Decade Package. June 2016.

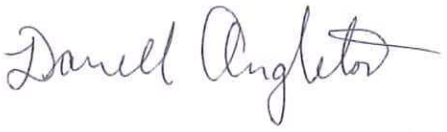
Environmental Data Resources, Inc. (EDR) the EDR Historical Topographic Map Report. June 2016.

US Geological Survey, Bedrock geologic map of the St. Louis 30' X 60' quadrangle, Missouri and Illinois, Miscellaneous Geologic Investigations Map I-2533, 1997

14.0 SIGNATURE AND CERTIFICATION OF PREPARERS

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 40 CFR 312 § 312.10 and we have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting for the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

HERLACHER ANGLETON ASSOCIATES, LLC



18 July 2016

Darrell W. Angleton, C.P.G.
Principal Hydrogeologist

Date

18 July 2016

Phil M. Meyer
Senior Project Scientist

Date

ILLUSTRATION

(Figures)

Legend Not To Scale	Drawn By: PMM	Phase I Environmental Site Assessment Vacant Ground 216 Grand Avenue Glencoe, Missouri	HERLACHER ANGLETON ASSOCIATES, LLC Environmental Engineering Services	Site Diagram

APPENDIX A
PHOTOGRAPHS

HERLACHER ANGLETON ASSOCIATES, LLC
ENVIRONMENTAL ENGINEERING SERVICES

PHOTOGRAPH LOG

Subject Site Looking North

Subject Site Loading Looking East (to the park)

522 Belle Street ▪ Alton, IL 62002 ▪ (618)-462-1132 ▪ Fax (618)-462-7941
2615 Oakridge Drive ▪ Waterloo, IL 62298 ▪ (618)-939-2262 ▪ Fax (618)-939-2694
3410 Long Road ▪ DeSoto, MO 63020 ▪ (314)-712-4411 ▪ Fax (636)-586-4411

HERLACHER ANGLETON ASSOCIATES, LLC

ENVIRONMENTAL ENGINEERING SERVICES

PHOTOGRAPH LOG

Subject Site Looking South to the Miniature Railroad Tracks

Subject Site Looking Southwest

522 Belle Street ▪ Alton, IL 62002 ▪ (618)-462-1132 ▪ Fax (618)-462-7941
2615 Oakridge Drive ▪ Waterloo, IL 62298 ▪ (618)-939-2262 ▪ Fax (618)-939-2694
3410 Long Road ▪ DeSoto, MO 63020 ▪ (314)-712-4411 ▪ Fax (636)-586-4411

HERLACHER ANGLETON ASSOCIATES, LLC

ENVIRONMENTAL ENGINEERING SERVICES

PHOTOGRAPH LOG

Subject Site Looking West (wooded/brush area)

Subject Site From the North Looking South

522 Belle Street ▪ Alton, IL 62002 ▪ (618)-462-1132 ▪ Fax (618)-462-7941
2615 Oakridge Drive ▪ Waterloo, IL 62298 ▪ (618)-939-2262 ▪ Fax (618)-939-2694
3410 Long Road ▪ DeSoto, MO 63020 ▪ (314)-712-4411 ▪ Fax (636)-586-4411

APPENDIX B

TOPOGRAPHICAL MAPS

216 Grand Avenue

216 Grand Avenue

Glencoe, MO 63038

Inquiry Number: 4654044.4

June 22, 2016

EDR Historical Topo Map Report

with QuadMatch™

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

EDR Historical Topo Map Report

06/22/16

Site Name:

216 Grand Avenue
216 Grand Avenue
Glencoe, MO 63038
EDR Inquiry # 4654044.4

Client Name:

Herlacher Angleton Assoc. LLC
2615 Oakridge Drive
Waterloo, IL 62298-0000
Contact: Phil Meyer

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Herlacher Angleton Assoc. LLC were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:

P.O.# NA
Project: 216 Grand, Glenco

Coordinates:

Latitude:	38.54346 38° 32' 36" North
Longitude:	-90.62536 -90° 37' 31" West
UTM Zone:	Zone 15 North
UTM X Meters:	706952.46
UTM Y Meters:	4268788.95
Elevation:	430.40' above sea level

Maps Provided:

2015
1993
1982
1974
1968
1954
1944, 1945
1940
1903

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2015 Source Sheets

Eureka

7.5-minute, 24000

Manchester

7.5-minute, 24000

1993 Source Sheets

Manchester

7.5-minute, 24000
Photo Revised 1993
Aerial Photo Revised 1990

Eureka

7.5-minute, 24000
Photo Revised 1993
Aerial Photo Revised 1990

1982 Source Sheets

Manchester

7.5-minute, 24000
Photo Revised 1982
Aerial Photo Revised 1979

Eureka

7.5-minute, 24000
Photo Revised 1982
Aerial Photo Revised 1979

1974 Source Sheets

Eureka

7.5-minute, 24000
Photo Revised 1974
Aerial Photo Revised 1974

Manchester

7.5-minute, 24000
Photo Revised 1974
Aerial Photo Revised 1974

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1968 Source Sheets

Eureka

7.5-minute, 24000
Photo Revised 1968
Aerial Photo Revised 1968

Manchester

7.5-minute, 24000
Photo Revised 1968
Aerial Photo Revised 1968

1954 Source Sheets

Manchester

7.5-minute, 24000
Aerial Photo Revised 1952

Eureka

7.5-minute, 24000
Aerial Photo Revised 1952

1944, 1945 Source Sheets

Eureka

7.5-minute, 24000

Manchester

7.5-minute, 24000

1940 Source Sheets

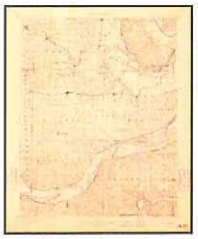
Eureka

7.5-minute, 24000

Topo Sheet Key

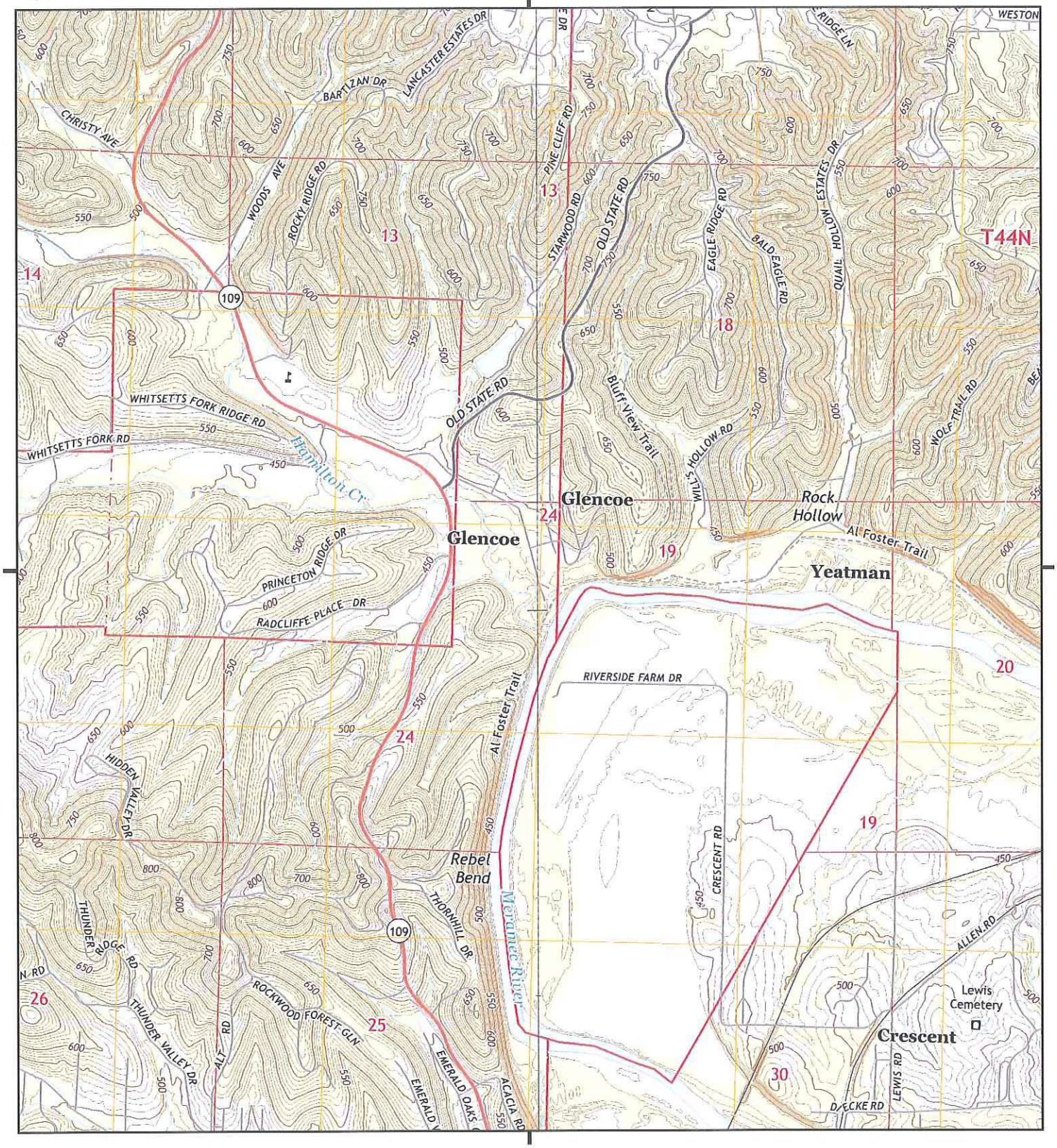
This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1903 Source Sheets



O'Fallon

30-minute, 125000



This report includes information from the following map sheet(s).

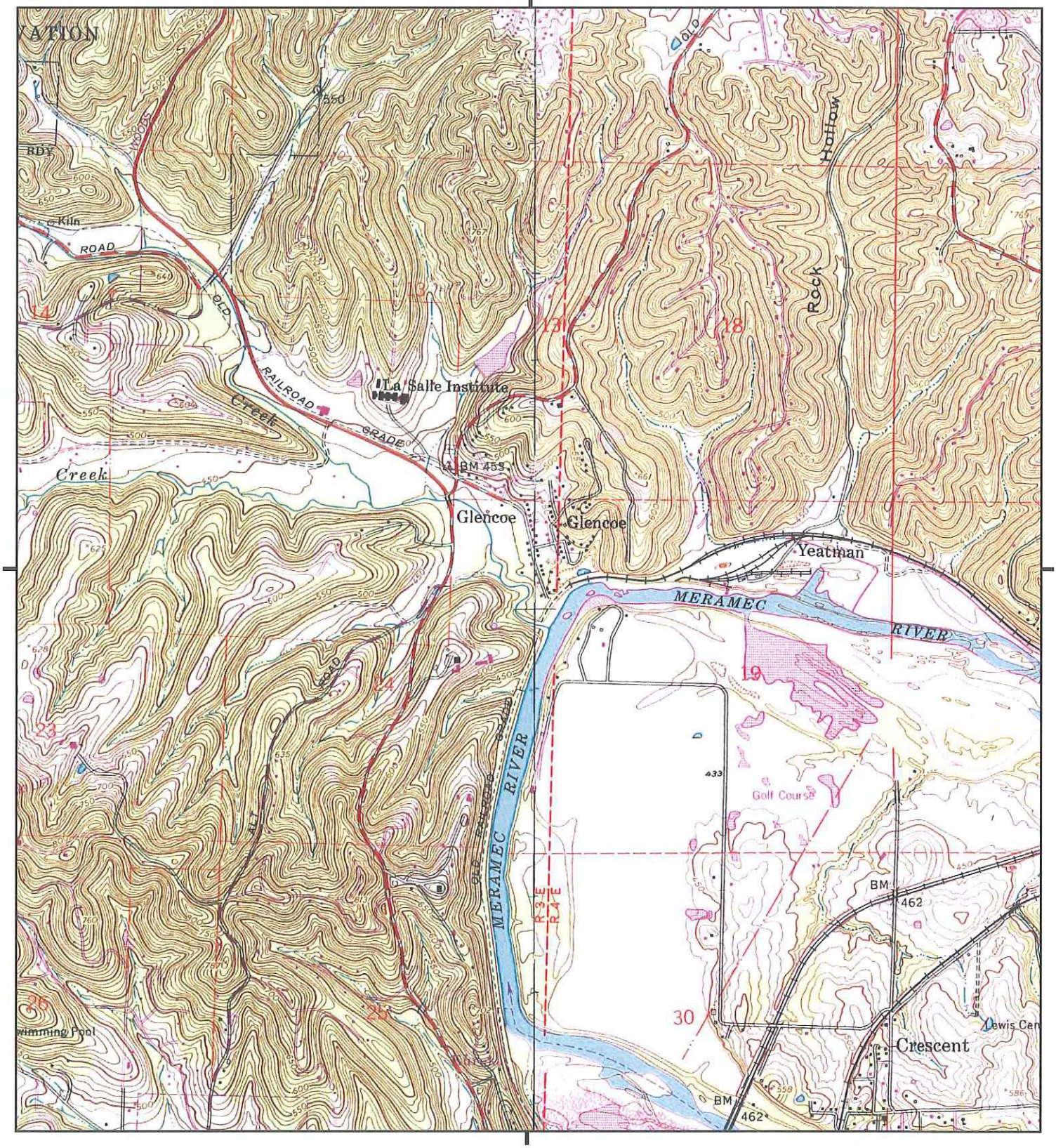
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Eureka, 2015, 7.5-minute
E, Manchester, 2015, 7.5-minute

SITE NAME: 216 Grand Avenue
ADDRESS: 216 Grand Avenue
Glencoe, MO 63038
CLIENT: Herlacher Angleton Assoc. LLC

N



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W E
SW S SE

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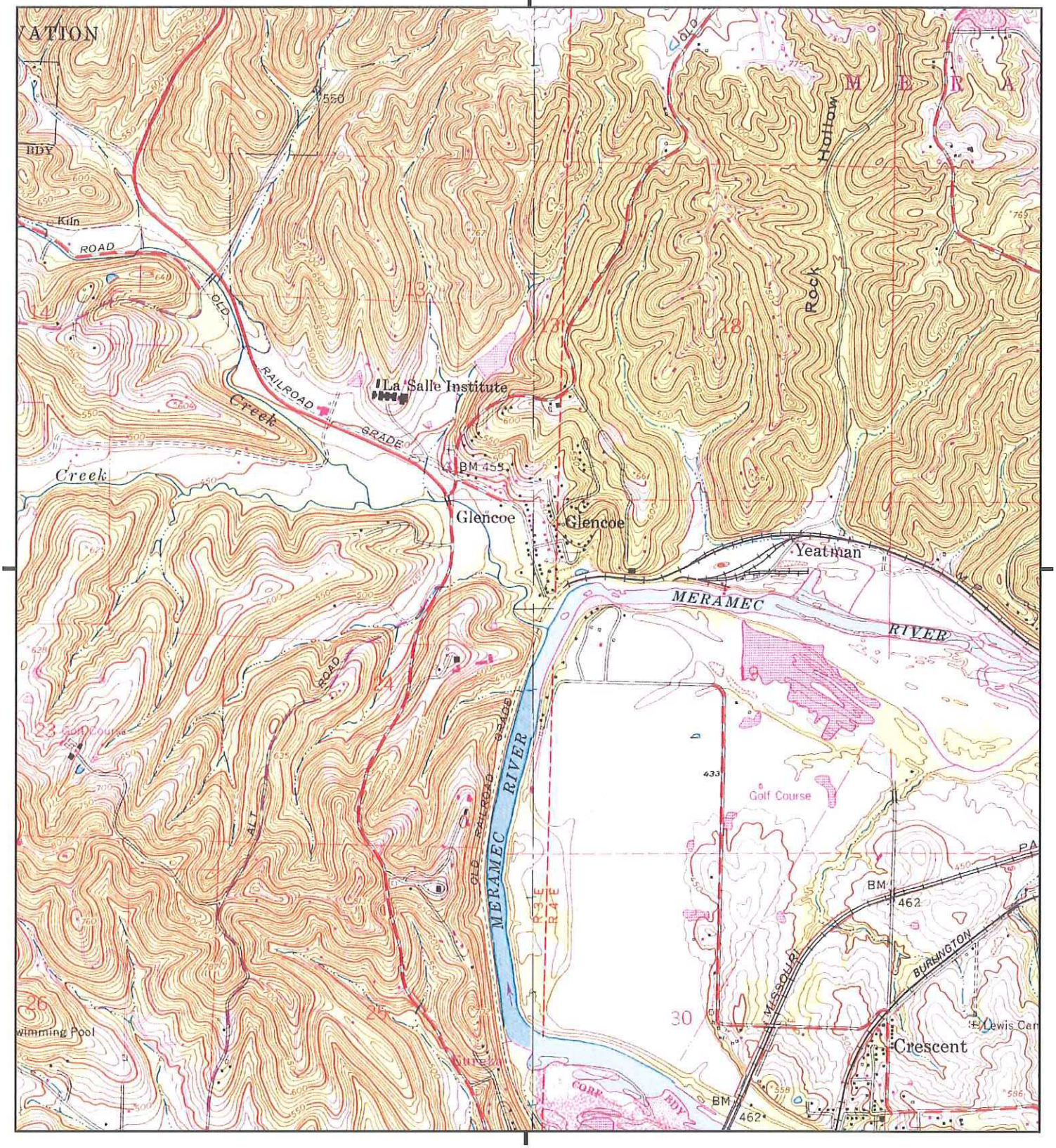
E, Manchester, 1993, 7.5-minute

SITE NAME: 216 Grand Avenue
ADDRESS: 216 Grand Avenue
Glencoe, MO 63038
CLIENT: Herlacher Angleton Assoc. LLC

N



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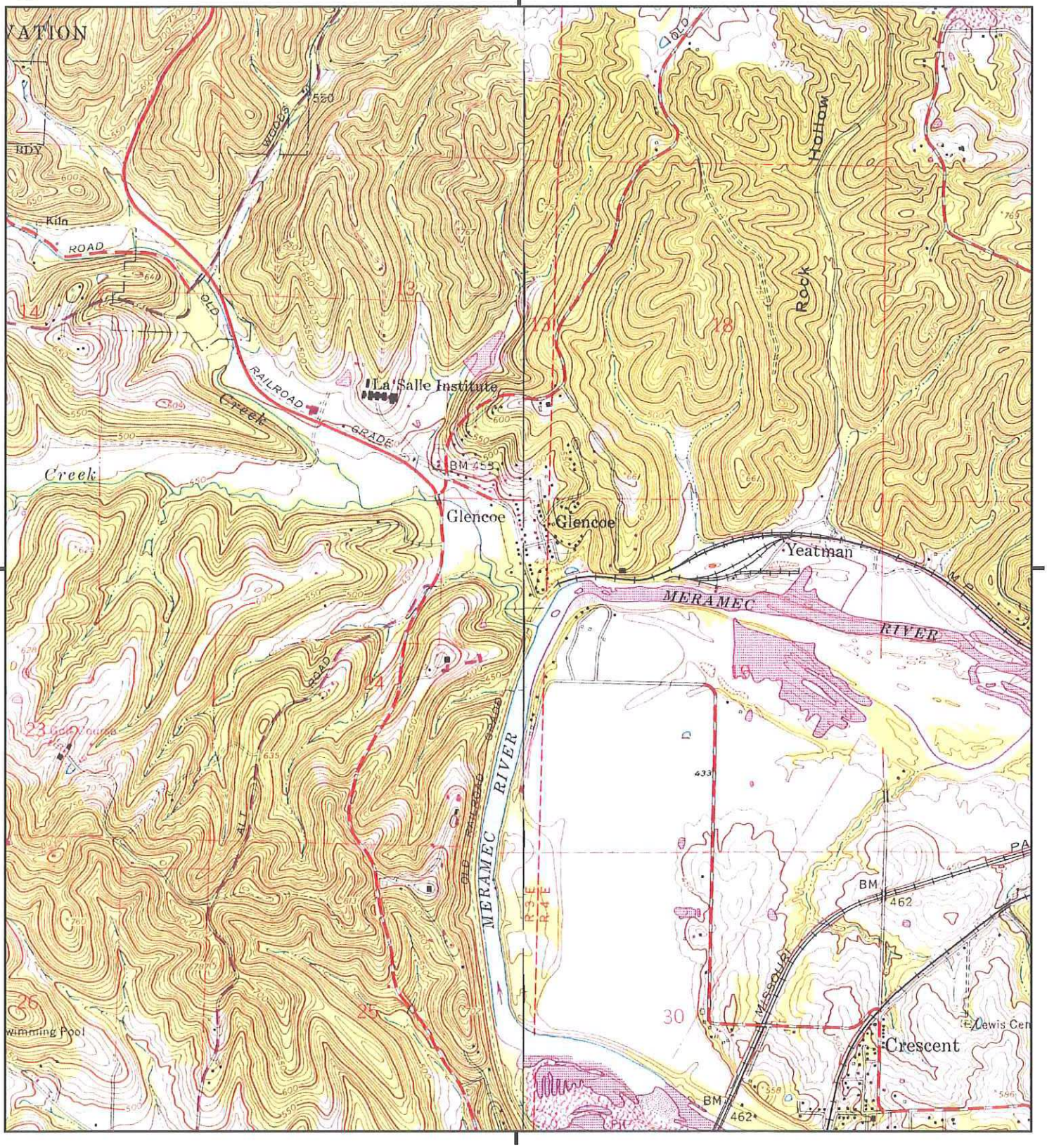
W E
SW S SE

TP, Eureka, 1982, 7.5-minute
E, Manchester, 1982, 7.5-minute

SITE NAME: 216 Grand Avenue
ADDRESS: 216 Grand Avenue
Glencoe, MO 63038
CLIENT: Herlacher Angleton Assoc. LLC

N



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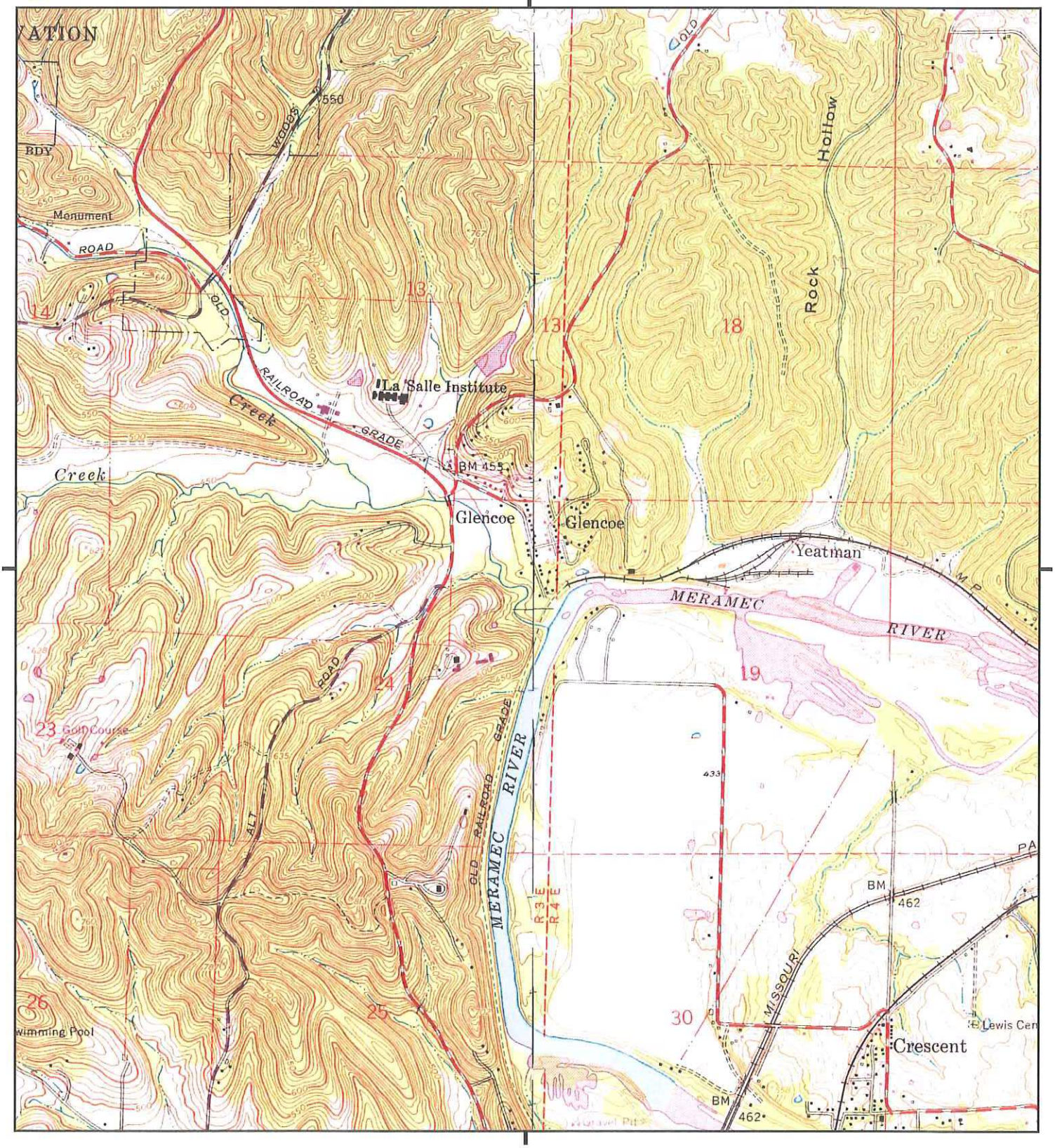
NW N NE
W E
SW S SE

TP, Eureka, 1974, 7.5-minute
E, Manchester, 1974, 7.5-minute

SITE NAME: 216 Grand Avenue
ADDRESS: 216 Grand Avenue
Glencoe, MO 63038
CLIENT: Herlacher Angleton Assoc. LLC

N



This report includes information from the following map sheet(s).

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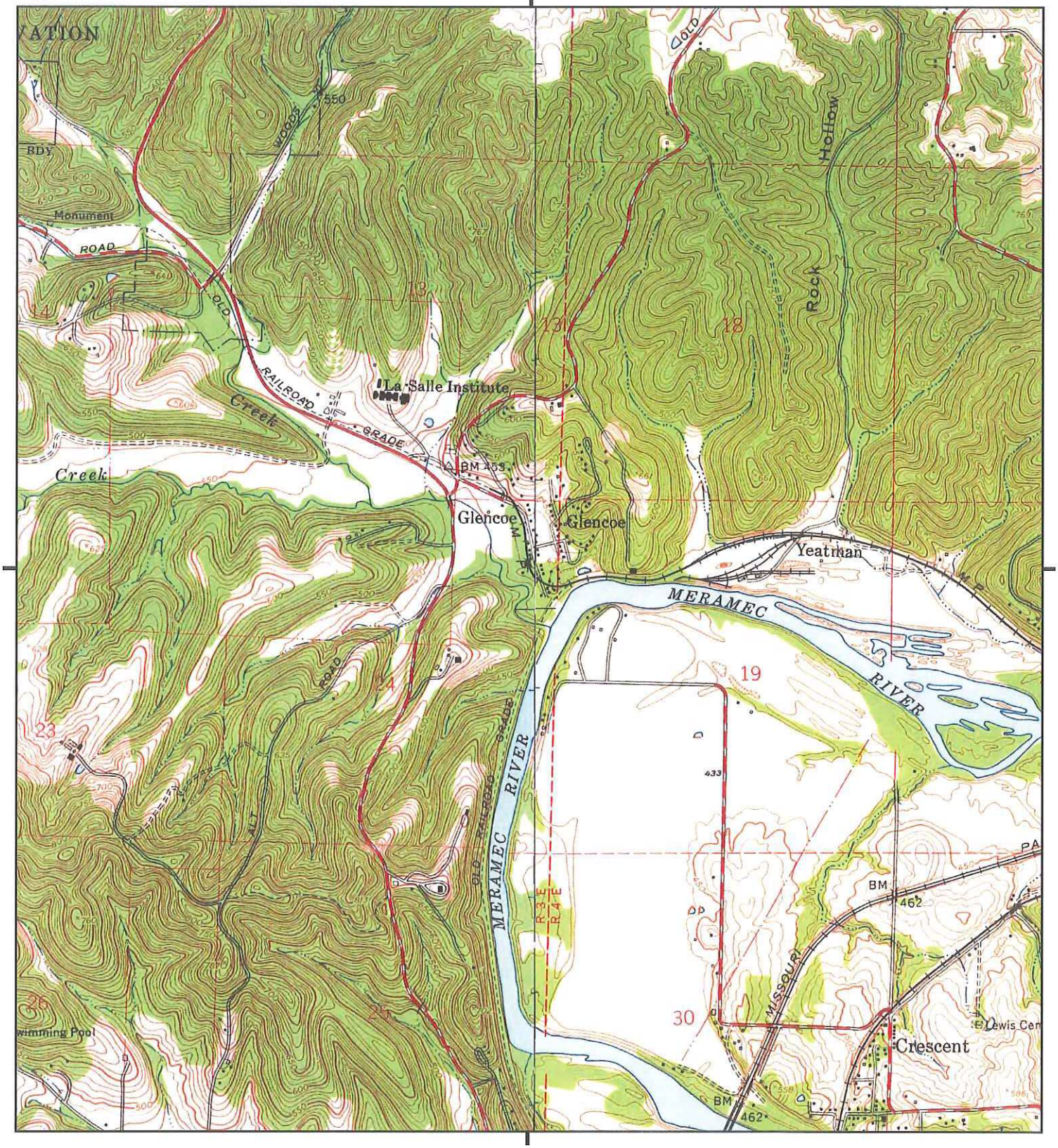
W E
SW S SE

TP, Eureka, 1968, 7.5-minute
E, Manchester, 1968, 7.5-minute

SITE NAME: 216 Grand Avenue
ADDRESS: 216 Grand Avenue
Glencoe, MO 63038
CLIENT: Herlacher Angleton Assoc. LLC

N



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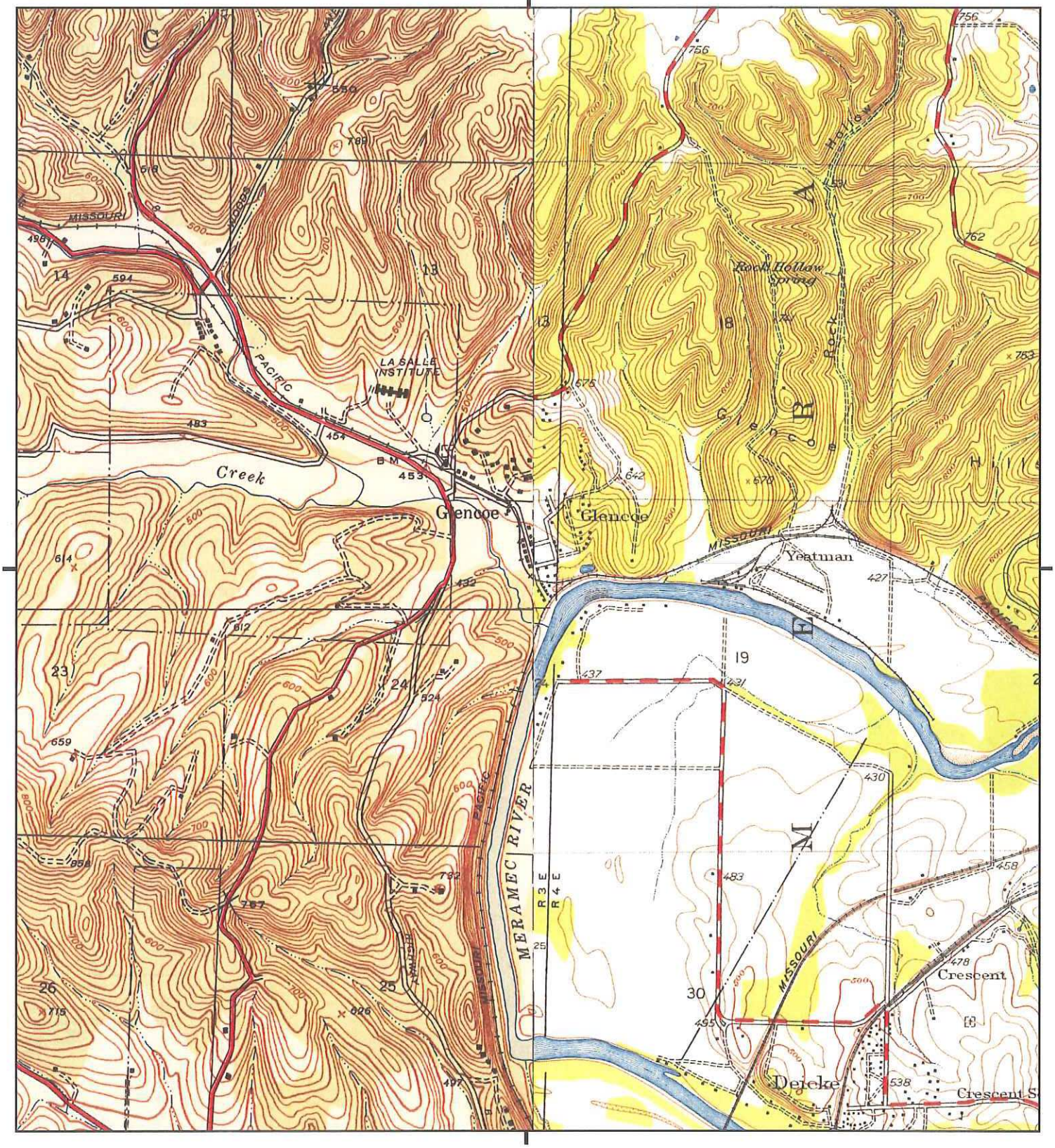
NW N NE
W E
SW S SE

TP, Eureka, 1954, 7.5-minute
E, Manchester, 1954, 7.5-minute

SITE NAME: 216 Grand Avenue
ADDRESS: 216 Grand Avenue
Glencoe, MO 63038
CLIENT: Herlacher Angleton Assoc. LLC

N



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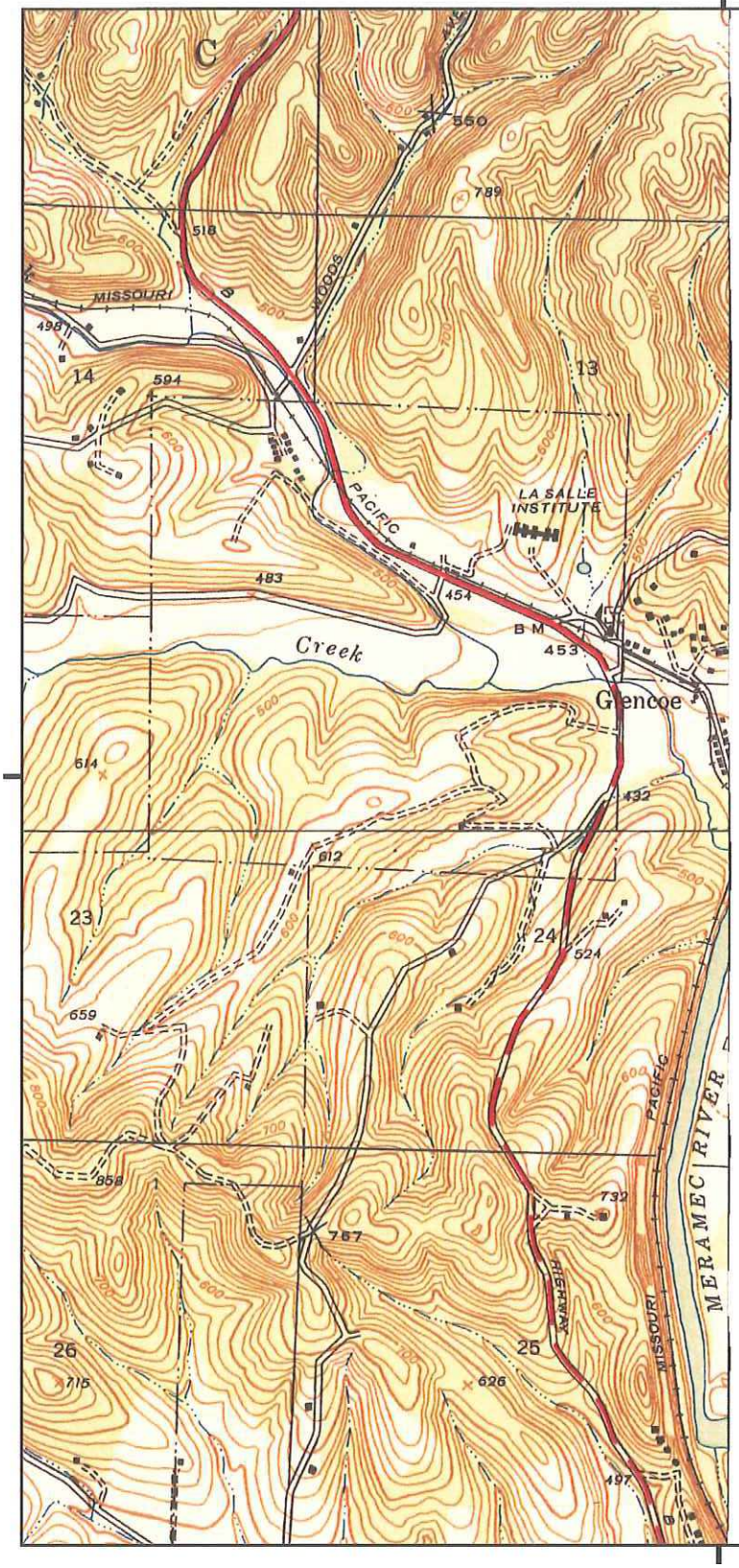
W E
SW S SE

TP, Eureka, 1944, 7.5-minute
E, Manchester, 1945, 7.5-minute

SITE NAME: 216 Grand Avenue
ADDRESS: 216 Grand Avenue
Glencoe, MO 63038
CLIENT: Herlacher Angleton Assoc. LLC

N



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Eureka, 1940, 7.5-minute

SITE NAME: 216 Grand Avenue
ADDRESS: 216 Grand Avenue
Glencoe, MO 63038
CLIENT: Herlacher Angleton Assoc. LLC

N

This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, O'Fallon, 1903, 30-minute

SITE NAME: 216 Grand Avenue
ADDRESS: 216 Grand Avenue
Glencoe, MO 63038
CLIENT: Herlacher Angleton Assoc. LLC

N

APPENDIX C

TITLE WORK

Commitment for Title Insurance

Issued By Old Republic National Title Insurance Company

Old Republic National Title Insurance Company, a Minnesota corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Old Republic National Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Issued through the Office of:
U.S. Title Guaranty Company

Authorized Signature

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By *President*

Attest *Secretary*

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.

2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.

3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.

4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is $2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.
   You may review a copy of the arbitration rules at: http://www.alta.org/.

Old Republic National Title Insurance Company

SCHEDULE A

File No.: 16-09252
***Address Reference:** 216 Grand Avenue
Loan No.:

Inquiries should be directed to:

U.S. Title Guaranty Company
7930 Clayton Rd Suite 320 (314) 727-9763 (phone)
St. Louis, MO 63117 (314) 862-0912 (fax)

Luke Burkemper (Examiner) (314) 727-2900 phone
(314) 862-0912 fax
lburkemper@us-title.com

1. **Effective Date:** June 7, 2016 **at** 8:00 a.m.

2. **Policy/policies to be issued:** **Policy Amount**

   INFORMATIONAL COMMITMENT

3. **The estate or interest in the land described or referred to in this commitment and covered herein is:**

   Fee Simple

4. **Title to the estate or interest referred to herein is at the Effective Date hereof vested in:**

   Scott LaMar

5. **The land referred to in this commitment is located in the County of St. Louis, State of Missouri, described as follows:**

   See Attached Exhibit "A"

BY: Luke S. Burkemper
Authorized Officer/Signatory

*FOR COMPANY REFERENCE PURPOSE ONLY, NOT AN INSURING PROVISION.

Old Republic National Title Insurance Company
SCHEDULE B – SECTION 1

REQUIREMENTS

File No.: 16-09252

The following are the requirements to be complied with:

1. Instruments in insurable form, which must be executed, delivered and duly filed for record.
2. In the event any party to the transaction contemplates the use of a Power of Attorney, the Company requires submission of the Power of Attorney no less than three (3) days prior to closing for approval.
3. The Company requires receipt of final loan figures no less than twenty-four (24) hours prior to closing.
4. Real Estate Settlement Funds from Lenders must be in the form of a wire transfer and Purchasers funds must be in the form of a Cashier's Check, Certified Check, Teller's check or Wire Transfer and all funds must be deemed "collected funds" prior to settlement.

   NOTE: This is an informational Commitment only. It does not contemplate the issuance of a Policy, but rather is intended to show the status of title, and therefore, no requirements are set forth.

5. 2013, 2014 and 2015 taxes are delinquent.

   NOTE: THE PROPERTY WILL BE OFFERED FOR SALE IN THE AUGUST TAX SALE FOR THE FIRST TIME

   NOTE: The following information is provided for informational purposes only. Neither the proposed owner insured nor proposed lender insured should rely on the accuracy of this data. You should contact the assessor's office to verify the information.

2015 Assessed Valuation	$530.00 (Residential)
2015 County Rate	8.2236
2015 City Rate	No Levy
Locator #	26V341102
Situs Address	216 Grand Avenue

END OF SCHEDULE B-1

Old Republic National Title Insurance Company
SCHEDULE B – SECTION 2

File No.: 16-09252

EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

STANDARD EXCEPTIONS

2. (a) Rights or claims of parties in possession not shown by the public records.
   (b) Easements or claims of easements, not shown by the public records.
   (c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey.
   (d) Any lien, or right to a lien, for services, labor or material heretofore, or hereafter furnished, imposed by law and not shown by the public records.

SPECIAL EXCEPTIONS

3. All assessments and taxes for the year 2013 and all subsequent years for the County of St. Louis ad City of Wildwood.

4. Deed of Trust executed by Scott Lamar, a single person to Mary Jane Marquart, Trustee for Bank of Washington, dated July 23, 1993, and recorded July 27, 1993, in Book 9813 page 1424, for $25,000.00.

5. Notice of Declaration of Nuisance filed July 20, 1995 in Book 10551 page 613.

PLEASE READ THE EXCEPTIONS AND THE TERMS SHOWN OR REFERRED TO HEREIN CAREFULLY. THE EXCEPTIONS ARE MEANT TO PROVIDE YOU WITH NOTICE OF MATTERS WHICH ARE NOT COVERED UNDER THE TERMS OF THE TITLE INSURANCE POLICY AND SHOULD BE CAREFULLY CONSIDERED.

END OF SCHEDULE B-2

File No. 16-09252

Old Republic National Title Insurance Company

Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of Old Republic National Title Insurance Company.

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you, such as on applications or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

APPENDIX D

TRANSACTION SCREEN QUESTIONNAIRE

Dear _____ Mr. Vujnich ___:

In order to expedite the completion of the requested Phase I Environmental Site Assessment for the subject property, Herlacher Angleton Associates, LLC (HAA) has created this Environmental Site Assessment Information Questionnaire. We have included all the information available to us – please "fill in the blanks" with as many details as possible.

ENVIRONMENTAL SITE ASSESSMENT INFORMATION	
Name of Site	Vacant Property
Current Use	Vacant Property
Addresses	216 Grand Avenue
City, State, Zip	Wildwood, Missouri 63040
County	St. Louis County, Missouri
Real Estate Tax #s	
Locator #s	26V-34-11-02
Number of Buildings	Zero (0)
Building Size(s) (ft^2)	Not Applicable
Age of Construction	Not Applicable
Addresses each building	Same as current address
Lot Area (ft^2/acre)	12,197 sq. ft.
Prior Use (circle)	Residential Commercial Retail Ind./Mnfg. Gas Station Other: Other: If Commercial or Ind./Mnfg., describe.
Neighboring Property (circle)	Residential Commercial Retail Ind./Mnfg. Gas Station Railroad Other: PARK and Public Space If Commercial or Ind./Mnfg., describe.
Current Owners (name, address, phone)	Scott LaMar (deceased)
Past Owners (name, address, phone)	UnKnown
Property Contact (name, address, phone)	Bud LaMar (314) 630-5555 budlamar50@gmail.com

In order for this Environmental Site Assessment to qualify the purchaser for Landowner Liability Protections under the Federal CERCLA regulations, the user must provide answers to following questions. Please provide answers in the space provided beneath each question.

User Questionnaire

1	Why is the performance of the Phase I ESA being requested? City is purchasing the property for park space.
2	What type of property is the subject of the Phase I ESA? Vacant tract of land located in floodplain of Meramec River.
3	Is a scope of services beyond the requirements of ASTM E1527-13 desired? No
4	Identify parties who will rely on the Phase I ESA report. City Council, City Attorney, Title Company
5	Are you aware of any prior ESA reports, documents, correspondence, etc. concerning the environmental condition of the property? No
6	Are you aware of any environmental liens against the property? No
7	Are you aware of any activity use limitations, such as engineering controls, land use restrictions, or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? Floodplain that floods
8	As the user of this ESA do you have any specialized knowledge or experience related to the environmental condition of the property or nearby properties? NO
9	Does the purchase price being paid for the subject property reasonably reflect the fair market value of the property? yes
10	If the answer to #9 is no, could the lower purchase price be a result of known or perceived environmental contamination?
11	Do you know the past use of the property? Vacant, but would assume a dwelling was located upon it in years past.
12	Do you know of specific chemicals that are present or were once present on the property? No
13	Do you know of spills or other chemical releases that have taken place on or around the property? No
14	Do you know of any environmental cleanups that have taken place at the property? Just after flooding, i.e. removal of debris
15	As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property? NO

Signature Joe Vaughn Date 6-8-2016

APPENDIX E

HISTORICAL AERIAL PHOTOGRAPHS

EDR Aerial Photo Decade Package

06/22/16

Site Name:

216 Grand Avenue
216 Grand Avenue
Glencoe, MO 63038
EDR Inquiry # 4654044.9

Client Name:

Herlacher Angleton Assoc. LLC
2615 Oakridge Drive
Waterloo, IL 62298-0000
Contact: Phil Meyer

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	Scale	Details	Source
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2010	1"=500'	Flight Year: 2010	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2007	1"=500'	Flight Year: 2007	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
1996	1"=500'	Acquisition Date: March, 27 1996	USGS/DOQQ
1990	1"=500'	Flight Date: February, 20 1990	USGS
1986	1"=500'	Flight Date: March, 21 1986	USGS
1980	1"=500'	Flight Date: October, 10 1980	USDA
1971	1"=500'	Flight Date: May, 04 1971	USDA
1965	1"=500'	Flight Date: October, 01 1965	USDA
1958	1"=500'	Flight Date: May, 01 1958	USDA
1953	1"=500'	Flight Date: July, 23 1953	USDA
1941	1"=500'	Flight Date: August, 08 1941	ASCS
1937	1"=500'	Flight Date: August, 15 1937	USDA

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INQUIRY #: 4654044.9

YEAR: 2012

= 500'

N

EDR

INQUIRY #: 4654044.9
YEAR: 2010
= 500'
N
EDR

INQUIRY #: 4654044.9
YEAR: 2009
= 500'
N
EDR

INQUIRY #: 4654044.9

YEAR: 2007

= 500'

N

EDR

INQUIRY #: 4654044.9

YEAR: 2006

= 500'

N

EDR

INQUIRY #: 4654044.9
YEAR: 2005
= 500'
N
EDR

INQUIRY #: 4654044.9

YEAR: 1996

= 500'

N

EDR

INQUIRY #: 4654044.9

YEAR: 1990

= 500'

N

EDR

INQUIRY #: 4654044.9

YEAR: 1986

= 500'

N

EDR

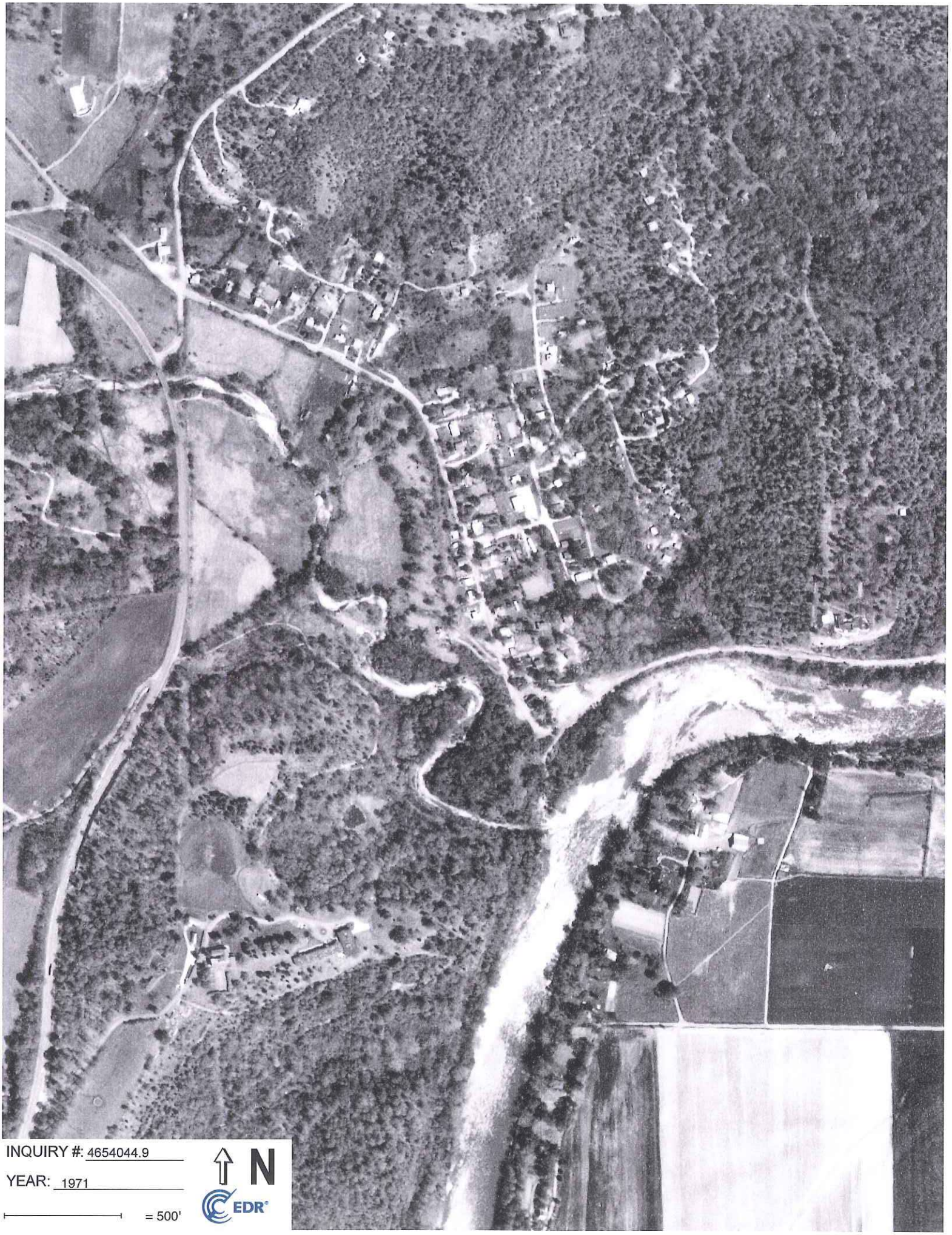
INQUIRY #: 4654044.9

YEAR: 1980

= 500'

N

EDR



INQUIRY #: 4654044.9

YEAR: 1971

= 500'

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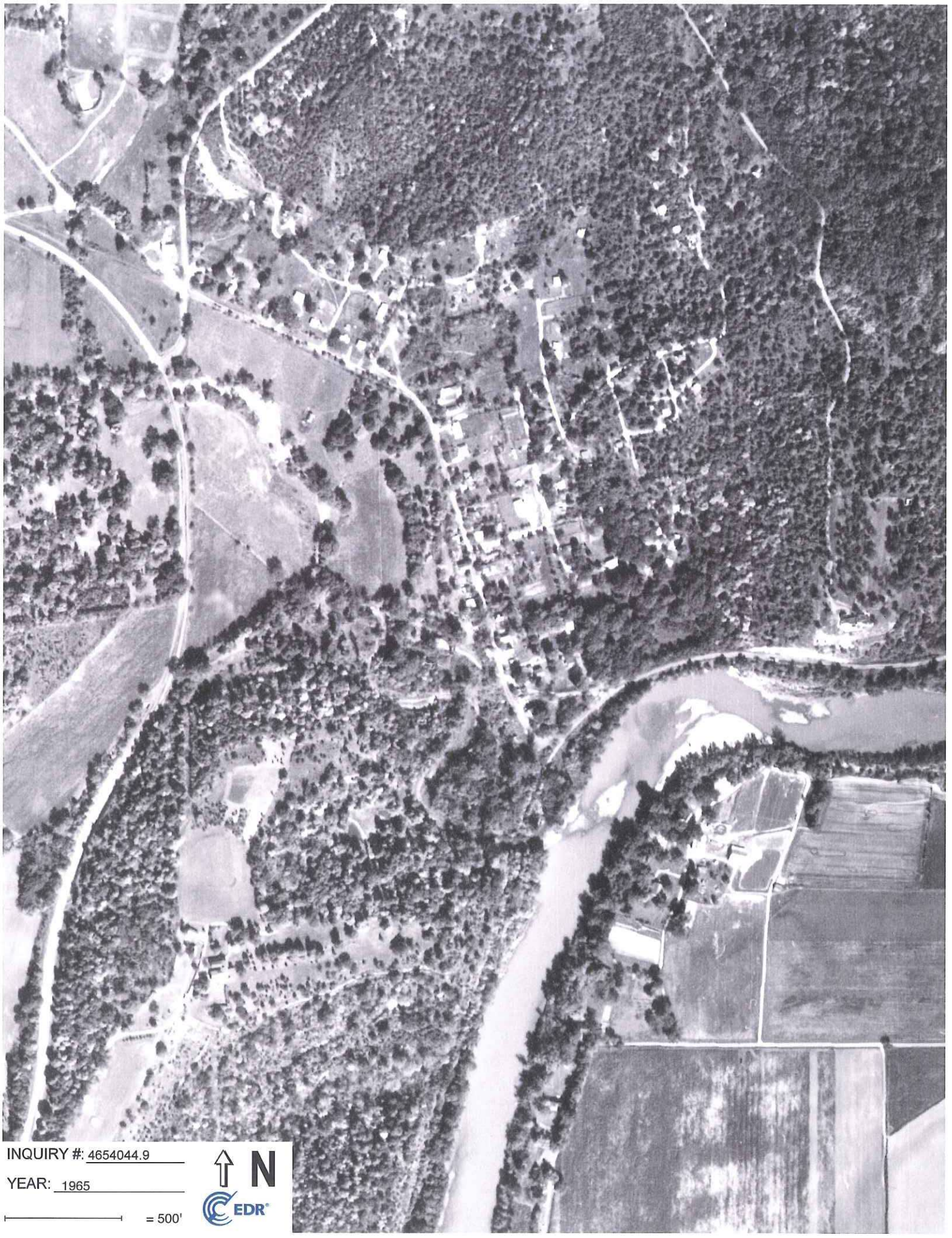
EDR


INQUIRY #: 4654044.9
YEAR: 1965
= 500'
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EDR

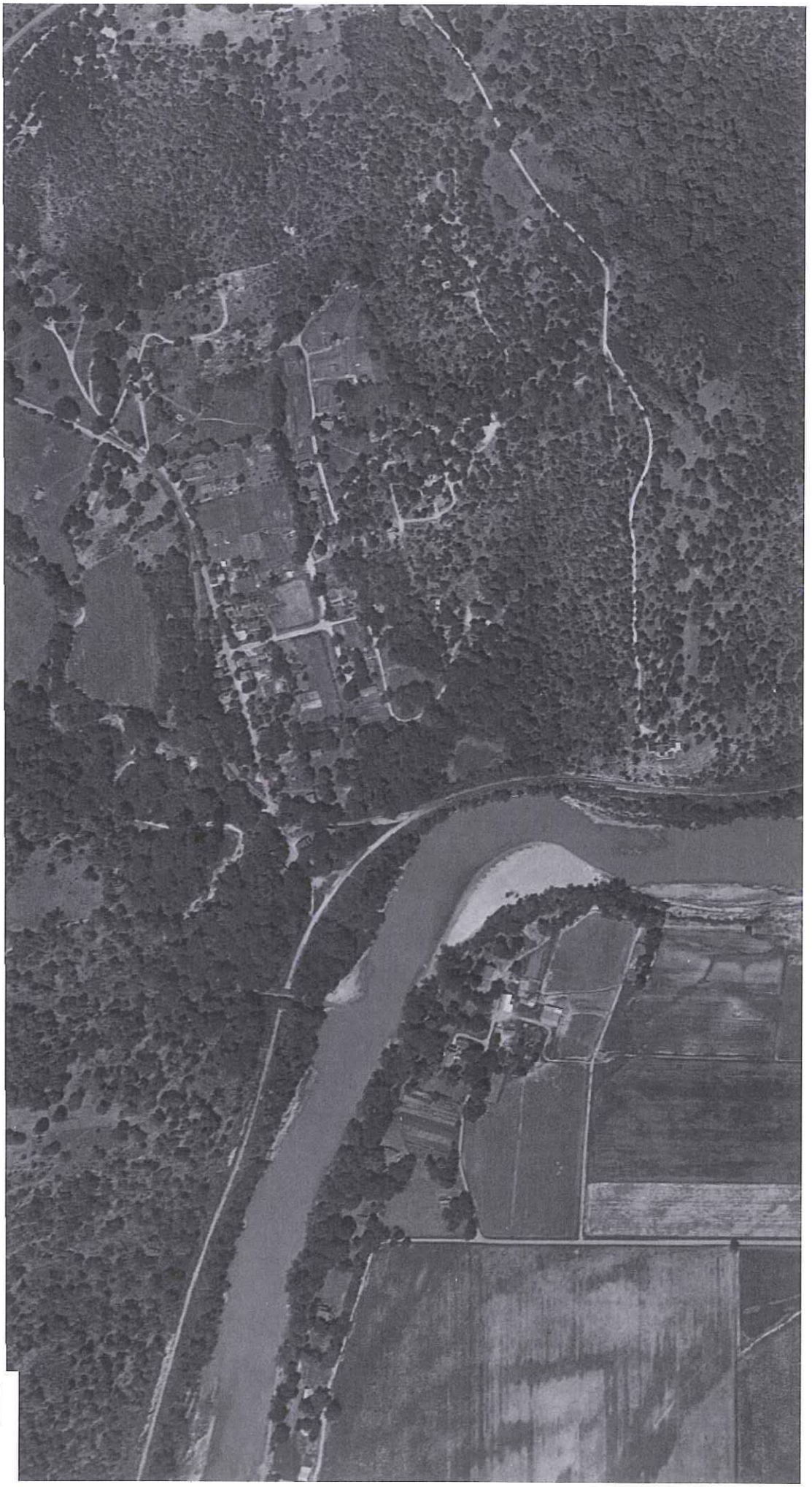
INQUIRY #: 4654044.9

YEAR: 1958

= 500'

N

EDR



INQUIRY #: 4654044.9

YEAR: 1953

= 500'

N

EDR

INQUIRY #: 4654044.9

YEAR: 1941

= 500'

N

EDR

INQUIRY #: 4654044.9

YEAR: 1937

= 500'

N

EDR

APPENDIX F

HISTORICAL SANBORNE FIRE INSURANCE MAPS

(No Coverage Documentation)

Certified Sanborn® Map Report

06/22/16

Site Name:	Client Name:
216 Grand Avenue	Herlacher Angleton Assoc. LLC
216 Grand Avenue	2615 Oakridge Drive
Glencoe, MO 63038	Waterloo, IL 62298-0000
EDR Inquiry # 4654044.3	Contact: Phil Meyer

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

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

Certified Sanborn Results:

Certification # D3C3-4120-A9E5

PO # NA

Project 216 Grand, Glenco

UNMAPPED PROPERTY

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

Sanborn® Library search results

Certification #: D3C3-4120-A9E5

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

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

The Sanborn Library LLC Since 1866™

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APPENDIX G

COMMERCIAL DIRECTORY LISTINGS

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SECTION

Executive Summary

Findings

City Directory Images

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

Year	Source	TP	Adjoining	Text Abstract	Source Image
2011	Haines Criss-Cross Directory	-	X	X	-
2005	Haines Criss-Cross Directory	-	X	X	-
1999	Haines Criss-Cross Directory	-	X	X	-
1994	Haines Criss-Cross Directory	X	X	X	-
1990	Haines Criss-Cross Directory	X	X	X	-
1986	Haines Criss-Cross Directory	X	X	X	-
1979	Haines Criss-Cross Directory	-	-	-	-
1975	Haines Criss-Cross Directory	-	-	-	-
1969	Haines Criss-Cross Directory	-	-	-	-
1965	Haines Criss-Cross Directory	-	-	-	-

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

216 Grand Avenue
Glencoe, MO 63038

FINDINGS DETAIL

Target Property research detail.

Grand Avenue

216 Grand Avenue

Year	*Uses*	*Source*
1994	No Return	Haines Criss-Cross Directory
1990	Residential	Haines Criss-Cross Directory
1986	Residential	Haines Criss-Cross Directory

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

Grand Avenue

189 Grand Avenue

Year	Uses	Source
2011	Residential	Haines Criss-Cross Directory
2005	Residential	Haines Criss-Cross Directory
1999	Residential	Haines Criss-Cross Directory

205 Grand Avenue

Year	Uses	Source
1994	No Return	Haines Criss-Cross Directory
1990	Residential	Haines Criss-Cross Directory

211 Grand Avenue

Year	Uses	Source
1994	Residential	Haines Criss-Cross Directory
1990	Residential	Haines Criss-Cross Directory

217 Grand Avenue

Year	Uses	Source
1994	No Return	Haines Criss-Cross Directory
1990	Residential	Haines Criss-Cross Directory

225 Grand Avenue

Year	Uses	Source
1990	No Return	Haines Criss-Cross Directory

226 Grand Avenue

Year	Uses	Source
1994	Residential	Haines Criss-Cross Directory
1990	Residential	Haines Criss-Cross Directory
1986	Residential	Haines Criss-Cross Directory

230 Grand Avenue

Year	Uses	Source
1994	Residential	Haines Criss-Cross Directory
1990	Residential	Haines Criss-Cross Directory

FINDINGS

250 Grand Avenue

Year	Uses	Source
2005	Residential	Haines Criss-Cross Directory

300 Grand Avenue

Year	Uses	Source
1994	No Return	Haines Criss-Cross Directory
1990	No Return	Haines Criss-Cross Directory

301 Grand Avenue

Year	Uses	Source
1994	No Return	Haines Criss-Cross Directory
1990	Residential	Haines Criss-Cross Directory

307 Grand Avenue

Year	Uses	Source
2011	Residential	Haines Criss-Cross Directory
2005	Residential	Haines Criss-Cross Directory
1999	Residential	Haines Criss-Cross Directory
1994	Residential	Haines Criss-Cross Directory
1990	Residential	Haines Criss-Cross Directory
1986	Residential	Haines Criss-Cross Directory

319 Grand Avenue

Year	Uses	Source
2011	Residential	Haines Criss-Cross Directory
2005	Residential	Haines Criss-Cross Directory
1999	Residential	Haines Criss-Cross Directory

FINDINGS

STREET NOT IDENTIFIED IN RESEARCH SOURCE

The following Streets were researched for this report, and the Streets were not identified in the research source.

Street Researched	Street Not Identified in Research Source
3rd Street	2011, 2005, 1999, 1994, 1990, 1986, 1979, 1975, 1969, 1965

TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

Address Researched	Address Not Identified in Research Source
216 Grand Avenue	2011, 2005, 1999, 1979, 1975, 1969, 1965

ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

Address Researched	Address Not Identified in Research Source
3rd Street	No Years Found
189 Grand Avenue	1994, 1990, 1986, 1979, 1975, 1969, 1965
205 Grand Avenue	1986, 1979, 1975, 1969, 1965
211 Grand Avenue	1986, 1979, 1975, 1969, 1965
217 Grand Avenue	1986, 1979, 1975, 1969, 1965
225 Grand Avenue	1986, 1979, 1975, 1969, 1965
226 Grand Avenue	1979, 1975, 1969, 1965
230 Grand Avenue	1986, 1979, 1975, 1969, 1965
250 Grand Avenue	1999, 1994, 1990, 1986, 1979, 1975, 1969, 1965
300 Grand Avenue	1986, 1979, 1975, 1969, 1965
301 Grand Avenue	1986, 1979, 1975, 1969, 1965
307 Grand Avenue	1979, 1975, 1969, 1965
319 Grand Avenue	1994, 1990, 1986, 1979, 1975, 1969, 1965

APPENDIX H

EDR RADIUS MAP

(Government Database Search)

216 Grand Avenue
216 Grand Avenue
Glencoe, MO 63038

Inquiry Number: 4654044.2s
June 22, 2016

The EDR Radius Map™ Report with GeoCheck®

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

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Physical Setting SSURGO Soil Map	A-5
Physical Setting Source Map	A-11
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Physical Setting Source Records Searched	PSGR-1

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

216 GRAND AVENUE
GLENCOE, MO 63038

COORDINATES

Latitude (North):	38.5434600 - 38° 32' 36.45"
Longitude (West):	90.6253600 - 90° 37' 31.29"
Universal Tranverse Mercator:	Zone 15
UTM X (Meters):	706957.7
UTM Y (Meters):	4268582.0
Elevation:	431 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	6727156 EUREKA, MO
Version Date:	2015
East Map:	6725263 MANCHESTER, MO
Version Date:	2015

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140721
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
216 GRAND AVENUE
GLENCOE, MO 63038

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	WABASH FRISCO PACIFI	199 GRAND AVE	RCRA NonGen / NLR, FINDS, ECHO	Higher	61, 0.012, East

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

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

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ---------- National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE ---------- Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS ---------- Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG ---------- RCRA - Large Quantity Generators
RCRA-SQG ---------- RCRA - Small Quantity Generators
RCRA-CESQG ---------- RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System
US ENG CONTROLS ---------- Engineering Controls Sites List

US INST CONTROL..... Sites with Institutional Controls

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent CERCLIS

SHWS..... Registry of Confirmed Abandoned or Uncontrolled Hazardous Waste Disposal Sites

State and tribal landfill and/or solid waste disposal site lists

SWF/LF..... Permitted Facility List

State and tribal leaking storage tank lists

LUST..... Leaking Underground Storage Tanks
LAST..... Leaking Aboveground Storage Tanks
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FEMA UST..... Underground Storage Tank Listing
UST..... Petroleum Storage Tanks
AST..... Aboveground Petroleum Storage Tanks
INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries

AUL..... Sites with Controls

State and tribal voluntary cleanup sites

VCP..... Voluntary Cleanup Program Site Listing
INDIAN VCP..... Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS..... Brownfields Site List

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY..... Solid Waste Recycling Facilities
HIST LF..... Solid Waste Facility Database List
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands
ODI..... Open Dump Inventory
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register

CDL ---- Environmental Emergency Response System
DEL SHWS ---- Registry Sites Withdrawn or Deleted
US CDL ---- National Clandestine Laboratory Register

Local Land Records

LIENS 2 ---- CERCLA Lien Information

Records of Emergency Release Reports

HMIRS ---- Hazardous Materials Information Reporting System
SPILLS ---- Environmental Response Tracking Database
SPILLS 90 ---- SPILLS 90 data from FirstSearch

Other Ascertainable Records

FUDS ---- Formerly Used Defense Sites
DOD ---- Department of Defense Sites
SCRD DRYCLEANERS ---- State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR ---- Financial Assurance Information
EPA WATCH LIST ---- EPA WATCH LIST
2020 COR ACTION ---- 2020 Corrective Action Program List
TSCA ---- Toxic Substances Control Act
TRIS ---- Toxic Chemical Release Inventory System
SSTS ---- Section 7 Tracking Systems
ROD ---- Records Of Decision
RMP ---- Risk Management Plans
RAATS ---- RCRA Administrative Action Tracking System
PRP ---- Potentially Responsible Parties
PADS ---- PCB Activity Database System
ICIS ---- Integrated Compliance Information System
FTTS ---- FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS ---- Material Licensing Tracking System
COAL ASH DOE ---- Steam-Electric Plant Operation Data
COAL ASH EPA ---- Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER ---- PCB Transformer Registration Database
RADINFO ---- Radiation Information Database
HIST FTTS ---- FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS ---- Incident and Accident Data
CONSENT ---- Superfund (CERCLA) Consent Decrees
INDIAN RESERV ---- Indian Reservations
FUSRAP ---- Formerly Utilized Sites Remedial Action Program
UMTRA ---- Uranium Mill Tailings Sites
LEAD SMELTERS ---- Lead Smelter Sites
US AIRS ---- Aerometric Information Retrieval System Facility Subsystem
US MINES ---- Mines Master Index File
FINDS ---- Facility Index System/Facility Registry System
DOCKET HWC ---- Hazardous Waste Compliance Docket Listing
UXO ---- Unexploded Ordnance Sites
AIRS ---- Permit Facility Listing
COAL ASH ---- Coal Ash Disposal Sites
DRYCLEANERS ---- Drycleaners in Missouri Listing
Financial Assurance ---- Financial Assurance Information Listing
MINES ---- Industrial Mineral Mines Database

EXECUTIVE SUMMARY

NPDES---------- Permitted Facility Listing
MO RRC---------- Certified Hazardous Waste Resource Recovery Facilities
SMARS---------- Site Management and Reporting System
UIC---------- Underground Injection Wells Database
FUELS PROGRAM---------- EPA Fuels Program Registered Listing
ECHO---------- Enforcement & Compliance History Information

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP---------- EDR Proprietary Manufactured Gas Plants
EDR Hist Auto---------- EDR Exclusive Historic Gas Stations
EDR Hist Cleaner---------- EDR Exclusive Historic Dry Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS---------- Recovered Government Archive State Hazardous Waste Facilities List
RGA LF---------- Recovered Government Archive Solid Waste Facilities List
RGA LUST---------- Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

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

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database 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). Non-Generators do not presently generate hazardous waste.

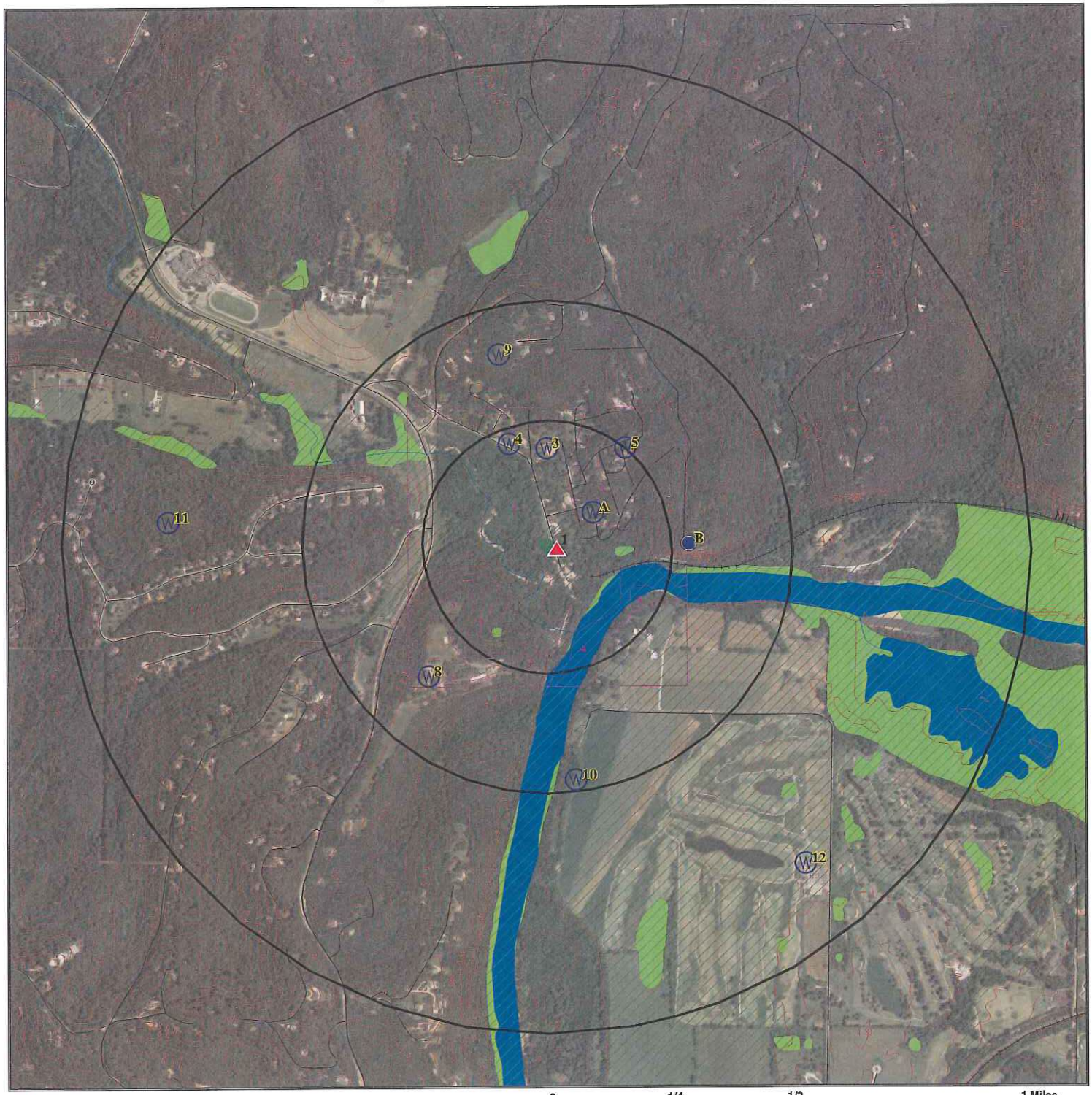
A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 12/09/2015 has revealed that there is 1 RCRA NonGen / NLR site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
WABASH FRISCO PACIFI	*199 GRAND AVE*	*E 0 - 1/8 (0.012 mi.)*	*1*	*8*

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 4654044.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

0 1/4 1/2 1 Miles

Indian Reservations BIA

100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 216 Grand Avenue ADDRESS: 216 Grand Avenue Glencoe MO 63038 LAT/LONG: 38.54346 / 90.62536	CLIENT: Herlacher Angleton Assoc. LLC CONTACT: Phil Meyer INQUIRY #: 4654044.2s DATE: June 22, 2016 11:55 am

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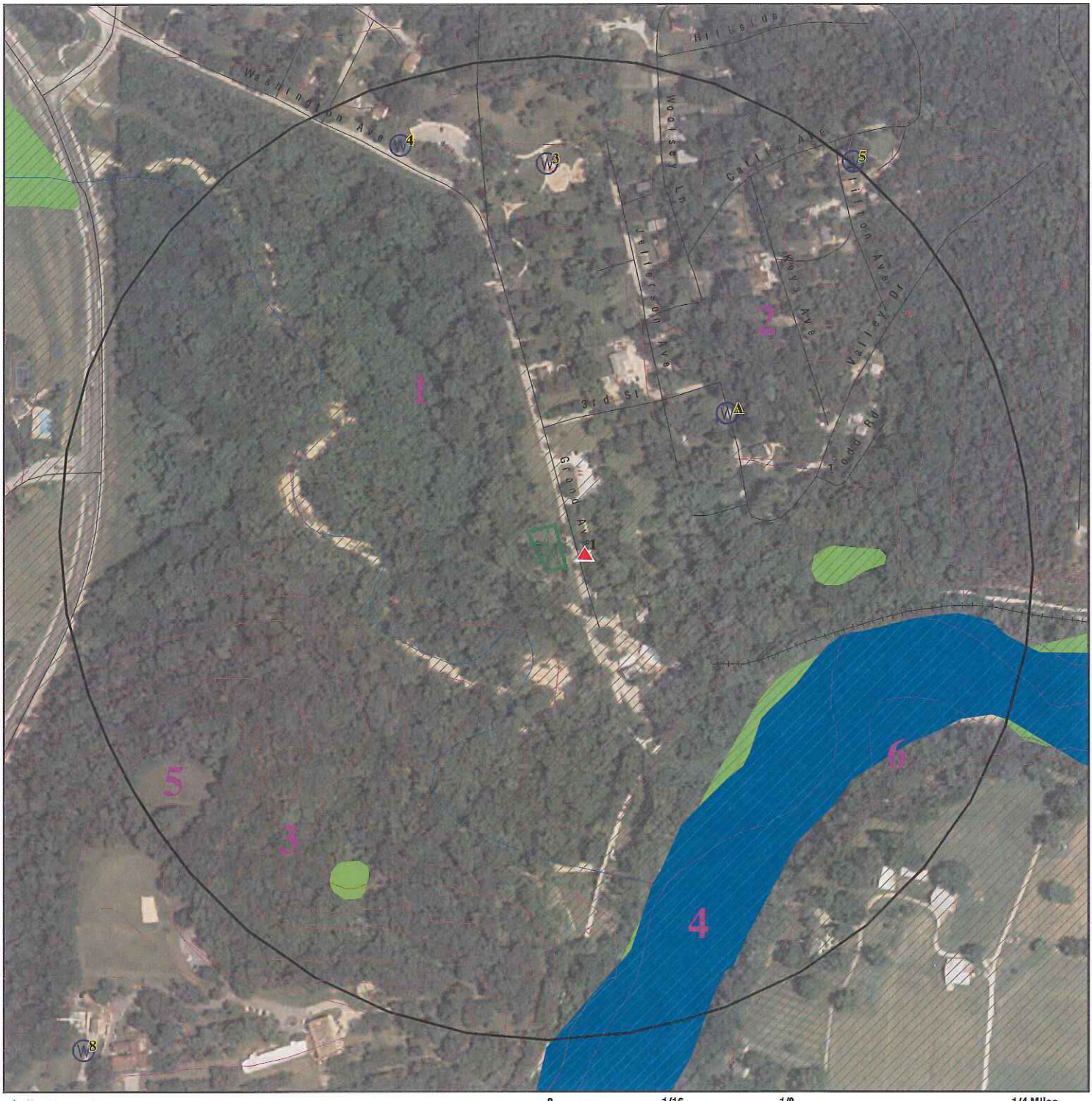
DETAIL MAP - 4654044.2S



0 1/16 1/8 1/4 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 216 Grand Avenue ADDRESS: 216 Grand Avenue Glencoe MO 63038 LAT/LONG: 38.54346 / 90.62536	CLIENT: Herlacher Angleton Assoc. LLC CONTACT: Phil Meyer INQUIRY #: 4654044.2s DATE: June 22, 2016 11:56 am

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	0.001		0	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
State- and tribal - equivalent CERCLIS								
SHWS	1.000		0	0	0	0	NR	0
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500		0	0	0	NR	NR	0
LAST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
AUL	0.500		0	0	0	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
SWRCY	0.500		0	0	0	NR	NR	0
HIST LF	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
DEL SHWS	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	0.001		0	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
SPILLS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		1	0	NR	NR	NR	1
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	0.001		0	NR	NR	NR	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
AIRS	0.001		0	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
MO RRC	0.001		0	NR	NR	NR	NR	0
SMARS	0.500		0	0	0	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA HWS	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		0	1	0	0	0	0	1

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

1
East
< 1/8
0.012 mi.
61 ft.

WABASH FRISCO PACIFIC ASSOCIATION INC
199 GRAND AVE
GLENCOE, MO 63038

RCRA NonGen / NLR **1001229007**
FINDS **MOR000025254**
ECHO

Relative:
Higher

Actual:
431 ft.

RCRA NonGen / NLR:

Date form received by agency:	04/04/2007
Facility name:	WABASH FRISCO PACIFIC ASSOCIATION INC
Facility address:	199 GRAND AVE GLENCOE, MO 630382427
EPA ID:	MOR000025254
Mailing address:	QUINETT RD ST LOUIS, MO 63122
Contact:	WAYNE MOSBACHER
Contact address:	3215 QUINETT RD ST LOUIS, MO 63122
Contact country:	US
Contact telephone:	(314) 522-1610
Contact email:	Not reported
EPA Region:	07
Classification:	Non-Generator
Description:	Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name:	WABASH FRISCO PACIFIC ASSN INC
Owner/operator address:	199 GRAND AVE GLENCOE, MO 63038
Owner/operator country:	Not reported
Owner/operator telephone:	(314) 522-1610
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	Yes
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

. Waste code:	D098
. Waste name:	D098

Historical Generators:

Date form received by agency:	08/07/1998
Site name:	WABASH FRISCO PACIFIC ASSOCIATION INC

WABASH FRISCO PACIFIC ASSOCIATION INC (Continued) **1001229007**

Classification: Not a generator, verified

. Waste code: D098
. Waste name: D098

Violation Status: No violations found

FINDS:

Registry ID: 110003989649

Environmental Interest/Information System

The MO-DNR (Missouri Department of Natural Resources) program involves a Resource Assessment and Monitoring Program, biological criteria development, monitoring of targeted sites to determine compliance with the designated use of aquatic life protection in the standards, monitoring for 303(3) purposes, and the development of a stream classification framework.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

ECHO:

Envid: 1001229007
Registry ID: 110003989649
DFR URL: http://echo.epa.gov/detailed_facility_report?fid=110003989649

Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
		NO SITES FOUND			

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.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

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, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 03/07/2016
Date Data Arrived at EDR: 04/05/2016
Date Made Active in Reports: 04/15/2016
Number of Days to Update: 10

Source: EPA
Telephone: N/A
Last EDR Contact: 04/05/2016
Next Scheduled EDR Contact: 04/18/2016
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 03/07/2016
Date Data Arrived at EDR: 04/05/2016
Date Made Active in Reports: 04/15/2016
Number of Days to Update: 10

Source: EPA
Telephone: N/A
Last EDR Contact: 04/05/2016
Next Scheduled EDR Contact: 04/18/2016
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by 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 received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 03/07/2016
Date Data Arrived at EDR: 04/05/2016
Date Made Active in Reports: 04/15/2016
Number of Days to Update: 10

Source: EPA
Telephone: N/A
Last EDR Contact: 04/05/2016
Next Scheduled EDR Contact: 04/18/2016
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 11/13/2015
Date Data Arrived at EDR: 01/06/2016
Date Made Active in Reports: 05/20/2016
Number of Days to Update: 135

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 04/08/2016
Next Scheduled EDR Contact: 07/18/2016
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list 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). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 03/07/2016
Date Data Arrived at EDR: 04/05/2016
Date Made Active in Reports: 04/15/2016
Number of Days to Update: 10

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 04/05/2016
Next Scheduled EDR Contact: 08/01/2016
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 03/07/2016
Date Data Arrived at EDR: 04/05/2016
Date Made Active in Reports: 04/15/2016
Number of Days to Update: 10

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 04/05/2016
Next Scheduled EDR Contact: 08/01/2016
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/09/2015
Date Data Arrived at EDR: 03/02/2016
Date Made Active in Reports: 04/05/2016
Number of Days to Update: 34

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/30/2016
Next Scheduled EDR Contact: 07/11/2016
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database 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). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 12/09/2015
Date Data Arrived at EDR: 03/02/2016
Date Made Active in Reports: 04/05/2016
Number of Days to Update: 34

Source: Environmental Protection Agency
Telephone: 913-551-7003
Last EDR Contact: 03/30/2016
Next Scheduled EDR Contact: 07/11/2016
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database 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). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/09/2015
Date Data Arrived at EDR: 03/02/2016
Date Made Active in Reports: 04/05/2016
Number of Days to Update: 34

Source: Environmental Protection Agency
Telephone: 913-551-7003
Last EDR Contact: 03/30/2016
Next Scheduled EDR Contact: 07/11/2016
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database 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). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 12/09/2015
Date Data Arrived at EDR: 03/02/2016
Date Made Active in Reports: 04/05/2016
Number of Days to Update: 34

Source: Environmental Protection Agency
Telephone: 913-551-7003
Last EDR Contact: 03/30/2016
Next Scheduled EDR Contact: 07/11/2016
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database 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). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/09/2015
Date Data Arrived at EDR: 03/02/2016
Date Made Active in Reports: 04/05/2016
Number of Days to Update: 34

Source: Environmental Protection Agency
Telephone: 913-551-7003
Last EDR Contact: 03/30/2016
Next Scheduled EDR Contact: 07/11/2016
Data Release Frequency: Varies

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 05/28/2015
Date Data Arrived at EDR: 05/29/2015
Date Made Active in Reports: 06/11/2015
Number of Days to Update: 13

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 05/16/2016
Next Scheduled EDR Contact: 08/29/2016
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 09/10/2015
Date Data Arrived at EDR: 09/11/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 53

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/25/2016
Next Scheduled EDR Contact: 09/12/2016
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 09/10/2015
Date Data Arrived at EDR: 09/11/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 53

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/25/2016
Next Scheduled EDR Contact: 09/12/2016
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal ERNS list

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

Date of Government Version: 03/28/2016
Date Data Arrived at EDR: 03/30/2016
Date Made Active in Reports: 05/20/2016
Number of Days to Update: 51

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 03/30/2016
Next Scheduled EDR Contact: 07/11/2016
Data Release Frequency: Annually

State- and tribal - equivalent CERCLIS

SHWS: Registry of Confirmed Abandoned or Uncontrolled Hazardous Waste Disposal Sites
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: 11/10/2015
Date Data Arrived at EDR: 01/05/2016
Date Made Active in Reports: 02/19/2016
Number of Days to Update: 45

Source: Department of Natural Resources
Telephone: 573-751-1990
Last EDR Contact: 06/13/2016
Next Scheduled EDR Contact: 09/12/2016
Data Release Frequency: Quarterly

HWS DETAIL: Registry Annual Report
Each site is described in detail in this annual report and includeds the following information: a general description of the site; a summary of any significant environmental problems at and near the site; a summary of any serious health problems in the immediate vicinity of the site; the status of any testing, monitoring or remedial actions in progress or recommended by the department.

Date of Government Version: 06/30/2014
Date Data Arrived at EDR: 03/10/2015
Date Made Active in Reports: 03/19/2015
Number of Days to Update: 9

Source: Department of Natural Resources
Telephone: 573-751-3176
Last EDR Contact: 05/31/2016
Next Scheduled EDR Contact: 07/02/5007
Data Release Frequency: Annually

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: Solid Waste Facility List
Solid Waste Facilities/Landfill Sites. SWF/LF 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 Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 02/20/2016
Date Data Arrived at EDR: 02/23/2016
Date Made Active in Reports: 04/07/2016
Number of Days to Update: 44

Source: Department of Natural Resources
Telephone: 573-751-5401
Last EDR Contact: 05/17/2016
Next Scheduled EDR Contact: 08/29/2016
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tanks
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: 03/15/2016
Date Data Arrived at EDR: 03/17/2016
Date Made Active in Reports: 05/09/2016
Number of Days to Update: 53

Source: Department of Natural Resources
Telephone: 573-751-0135
Last EDR Contact: 06/14/2016
Next Scheduled EDR Contact: 09/26/2016
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LAST: Leaking Aboveground Storage Tanks
A listing of leaking aboveground storage tanks.

Date of Government Version: 03/15/2016
Date Data Arrived at EDR: 03/17/2016
Date Made Active in Reports: 05/09/2016
Number of Days to Update: 53

Source: Department of Natural Resources
Telephone: 573-751-6822
Last EDR Contact: 06/14/2016
Next Scheduled EDR Contact: 09/26/2016
Data Release Frequency: Quarterly

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 12/11/2015
Date Data Arrived at EDR: 02/19/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 105

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 04/29/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 02/05/2016
Date Data Arrived at EDR: 04/29/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 35

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 04/26/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Semi-Annually

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 10/09/2015
Date Data Arrived at EDR: 02/12/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 112

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 04/29/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 10/13/2015
Date Data Arrived at EDR: 10/23/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 118

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 04/27/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Quarterly

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 02/25/2016
Date Data Arrived at EDR: 04/27/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 37

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 04/27/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Quarterly

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 10/27/2015
Date Data Arrived at EDR: 10/29/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 67

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 04/29/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 02/17/2016
Date Data Arrived at EDR: 04/27/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 37

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 04/27/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 01/07/2016
Date Data Arrived at EDR: 01/08/2016
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 41

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 04/29/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Quarterly

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010
Date Data Arrived at EDR: 02/16/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 55

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 04/11/2016
Next Scheduled EDR Contact: 07/25/2016
Data Release Frequency: Varies

UST: Petroleum Storage Tanks
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: 03/15/2016
Date Data Arrived at EDR: 03/17/2016
Date Made Active in Reports: 05/09/2016
Number of Days to Update: 53

Source: Department of Natural Resources
Telephone: 573-751-0135
Last EDR Contact: 06/14/2016
Next Scheduled EDR Contact: 09/26/2016
Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tanks
Registered Aboveground Storage Tanks.

Date of Government Version: 03/07/2016
Date Data Arrived at EDR: 03/18/2016
Date Made Active in Reports: 05/09/2016
Number of Days to Update: 52

Source: Department of Agriculture
Telephone: 573-751-7062
Last EDR Contact: 06/06/2016
Next Scheduled EDR Contact: 09/19/2016
Data Release Frequency: Semi-Annually

INDIAN UST R8: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 01/26/2016
Date Data Arrived at EDR: 02/05/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 119

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 04/29/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Quarterly

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 11/05/2015
Date Data Arrived at EDR: 11/13/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 52

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 04/27/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 01/07/2016
Date Data Arrived at EDR: 01/08/2016
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 41

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 04/29/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Quarterly

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/20/2015
Date Data Arrived at EDR: 10/29/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 67

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 04/29/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 09/23/2014
Date Data Arrived at EDR: 11/25/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 65

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 04/29/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 12/03/2015
Date Data Arrived at EDR: 02/04/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 120

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 04/29/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Semi-Annually

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 02/25/2016
Date Data Arrived at EDR: 04/27/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 37

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 04/27/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Quarterly

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 02/05/2016
Date Data Arrived at EDR: 04/29/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 35

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 04/26/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Semi-Annually

State and tribal institutional control / engineering control registries

AUL: Sites with Controls

Activity and use limitations include both engineering controls and institutional controls.

Date of Government Version: 01/08/2016
Date Data Arrived at EDR: 02/18/2016
Date Made Active in Reports: 04/07/2016
Number of Days to Update: 49

Source: Department of Natural Resources
Telephone: 573-751-3176
Last EDR Contact: 05/19/2016
Next Scheduled EDR Contact: 08/29/2016
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 04/01/2016
Next Scheduled EDR Contact: 07/11/2016
Data Release Frequency: Varies

VCP: Sites Participating in the Voluntary Cleanup Program

Sites participating in the Voluntary Cleanup Program.

Date of Government Version: 01/08/2016
Date Data Arrived at EDR: 02/18/2016
Date Made Active in Reports: 04/07/2016
Number of Days to Update: 49

Source: Department of Natural Resources
Telephone: 573-526-8913
Last EDR Contact: 05/19/2016
Next Scheduled EDR Contact: 08/29/2016
Data Release Frequency: Semi-Annually

State and tribal Brownfields sites

BROWNFIELDS: Brownfields Site List

Brownfields are sites where redevelopment and reuse is hampered by known or suspected contamination with hazardous substances. While many brownfield sites are minimally contaminated, potential environmental liability can be a problem for owners, operators, prospective buyers and financial institutions. Because of the large number of these sites, their economic impact especially in heavily industrial areas is substantial.

Date of Government Version: 01/08/2016
Date Data Arrived at EDR: 02/18/2016
Date Made Active in Reports: 04/07/2016
Number of Days to Update: 49

Source: Department of Natural Resources
Telephone: 573-526-8913
Last EDR Contact: 05/19/2016
Next Scheduled EDR Contact: 08/29/2016
Data Release Frequency: Semi-Annually

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 12/22/2015
Date Data Arrived at EDR: 12/23/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 57

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 03/22/2016
Next Scheduled EDR Contact: 07/04/2016
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

HIST LF: Solid Waste Facility Database List
This database contains detailed information per site. It is no longer maintained by the Department of Natural Resources. For current information on solid waste facilities/landfills see the SWF/LF database.

Date of Government Version: 04/12/2005
Date Data Arrived at EDR: 07/19/2006
Date Made Active in Reports: 08/18/2006
Number of Days to Update: 30

Source: Department of Natural Resources
Telephone: 573-751-5401
Last EDR Contact: 01/12/2009
Next Scheduled EDR Contact: 04/13/2009
Data Release Frequency: No Update Planned

SWRCY: Solid Waste Recycling Facilities
A listing of recycling center locations.

Date of Government Version: 03/29/2016
Date Data Arrived at EDR: 03/31/2016
Date Made Active in Reports: 05/10/2016
Number of Days to Update: 40

Source: Department of Natural Resources
Telephone: 573-526-3944
Last EDR Contact: 05/27/2016
Next Scheduled EDR Contact: 09/12/2016
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands
Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 04/27/2016
Next Scheduled EDR Contact: 08/15/2016
Data Release Frequency: Varies

ODI: Open Dump Inventory
An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 04/21/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: No Update Planned

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register
A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 02/18/2016
Date Data Arrived at EDR: 03/07/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 88

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/01/2016
Next Scheduled EDR Contact: 06/13/2016
Data Release Frequency: No Update Planned

CDL: Environmental Emergency Response System
Incidents reported to the Department of Natural Resources where drug lab materials were involved.

Date of Government Version: 02/05/2016
Date Data Arrived at EDR: 03/17/2016
Date Made Active in Reports: 05/10/2016
Number of Days to Update: 54

Source: Department of Natural Resources
Telephone: 573-751-3443
Last EDR Contact: 06/16/2016
Next Scheduled EDR Contact: 09/26/2016
Data Release Frequency: Varies

DEL SHWS: Registry Sites Withdrawn or Deleted
A list of sites that were removed from the Registry or for which Registry action was suspended due to cleanup.

Date of Government Version: 11/10/2015
Date Data Arrived at EDR: 01/05/2016
Date Made Active in Reports: 02/19/2016
Number of Days to Update: 45

Source: Department of Natural Resources
Telephone: 573-522-3710
Last EDR Contact: 06/13/2016
Next Scheduled EDR Contact: 09/12/2016
Data Release Frequency: Annually

US CDL: Clandestine Drug Labs
A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 02/18/2016
Date Data Arrived at EDR: 03/07/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 88

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/31/2016
Next Scheduled EDR Contact: 09/12/2016
Data Release Frequency: Quarterly

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/18/2014
Date Data Arrived at EDR: 03/18/2014
Date Made Active in Reports: 04/24/2014
Number of Days to Update: 37

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 04/26/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Varies

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

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

Date of Government Version: 06/24/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/02/2015
Number of Days to Update: 68

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 03/30/2016
Next Scheduled EDR Contact: 07/11/2016
Data Release Frequency: Annually

SPILLS: Environmental Response Tracking Database

Releases of hazardous substances reported to the department's Environmental Emergency Response (EER) section.

Date of Government Version: 02/05/2016
Date Data Arrived at EDR: 03/17/2016
Date Made Active in Reports: 05/10/2016
Number of Days to Update: 54

Source: Department of Natural Resources
Telephone: 573-526-3349
Last EDR Contact: 06/16/2016
Next Scheduled EDR Contact: 09/26/2016
Data Release Frequency: Semi-Annually

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/27/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/22/2013
Number of Days to Update: 50

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database 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). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 12/09/2015
Date Data Arrived at EDR: 03/02/2016
Date Made Active in Reports: 04/05/2016
Number of Days to Update: 34

Source: Environmental Protection Agency
Telephone: 913-551-7003
Last EDR Contact: 03/30/2016
Next Scheduled EDR Contact: 07/11/2016
Data Release Frequency: Varies

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 01/31/2015
Date Data Arrived at EDR: 07/08/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 97

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 06/10/2016
Next Scheduled EDR Contact: 09/19/2016
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 04/15/2016
Next Scheduled EDR Contact: 07/25/2016
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 04/15/2016
Next Scheduled EDR Contact: 07/25/2016
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 03/07/2011
Date Data Arrived at EDR: 03/09/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 54

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 05/20/2016
Next Scheduled EDR Contact: 08/29/2016
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 09/01/2015
Date Data Arrived at EDR: 09/03/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 61

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 05/18/2016
Next Scheduled EDR Contact: 08/29/2016
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 05/09/2016
Next Scheduled EDR Contact: 08/22/2016
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 04/22/2013
Date Data Arrived at EDR: 03/03/2015
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 05/12/2016
Next Scheduled EDR Contact: 08/22/2016
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

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.

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 01/15/2015
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 14

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 03/24/2016
Next Scheduled EDR Contact: 07/04/2016
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

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: 12/31/2014
Date Data Arrived at EDR: 11/24/2015
Date Made Active in Reports: 04/05/2016
Number of Days to Update: 133

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 05/24/2016
Next Scheduled EDR Contact: 09/05/2016
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 04/25/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Annually

ROD: Records Of Decision

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: 11/25/2013
Date Data Arrived at EDR: 12/12/2013
Date Made Active in Reports: 02/24/2014
Number of Days to Update: 74

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 06/07/2016
Next Scheduled EDR Contact: 09/19/2016
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 08/01/2015
Date Data Arrived at EDR: 08/26/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 69

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 04/25/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

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. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2013
Date Data Arrived at EDR: 10/17/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 3

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 05/12/2016
Next Scheduled EDR Contact: 08/22/2016
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

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: 07/01/2014
Date Data Arrived at EDR: 10/15/2014
Date Made Active in Reports: 11/17/2014
Number of Days to Update: 33

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 04/12/2016
Next Scheduled EDR Contact: 07/25/2016
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 01/23/2015
Date Data Arrived at EDR: 02/06/2015
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: 202-564-5088
Last EDR Contact: 04/08/2016
Next Scheduled EDR Contact: 07/25/2016
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 05/20/2016
Next Scheduled EDR Contact: 09/05/2016
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 05/20/2016
Next Scheduled EDR Contact: 09/05/2016
Data Release Frequency: Quarterly

MLTS: Material Licensing Tracking System
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: 03/07/2016
Date Data Arrived at EDR: 03/18/2016
Date Made Active in Reports: 04/15/2016
Number of Days to Update: 28

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 05/06/2016
Next Scheduled EDR Contact: 08/22/2016
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 06/09/2016
Next Scheduled EDR Contact: 09/19/2016
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 06/10/2016
Next Scheduled EDR Contact: 09/19/2016
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/01/2011
Date Data Arrived at EDR: 10/19/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 83

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 04/26/2016
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/07/2015
Date Data Arrived at EDR: 07/09/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 69

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 04/08/2016
Next Scheduled EDR Contact: 07/18/2016
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012
Date Data Arrived at EDR: 08/07/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 42

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 05/04/2016
Next Scheduled EDR Contact: 08/15/2016
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

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: 12/31/2014
Date Data Arrived at EDR: 04/17/2015
Date Made Active in Reports: 06/02/2015
Number of Days to Update: 46

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 03/24/2016
Next Scheduled EDR Contact: 07/11/2016
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 02/24/2015
Date Made Active in Reports: 09/30/2015
Number of Days to Update: 218

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 05/27/2016
Next Scheduled EDR Contact: 09/05/2016
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 12/08/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 34

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 04/15/2016
Next Scheduled EDR Contact: 07/25/2016
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 03/11/2016
Date Data Arrived at EDR: 03/15/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 80

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 05/09/2016
Next Scheduled EDR Contact: 08/22/2016
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010
Date Data Arrived at EDR: 10/07/2011
Date Made Active in Reports: 03/01/2012
Number of Days to Update: 146

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 05/23/2016
Next Scheduled EDR Contact: 09/05/2016
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 11/25/2014
Date Data Arrived at EDR: 11/26/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 64

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 04/07/2016
Next Scheduled EDR Contact: 07/18/2016
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/20/2015
Date Data Arrived at EDR: 10/27/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 69

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 03/24/2016
Next Scheduled EDR Contact: 07/11/2016
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data
A listing of minor source facilities.

Date of Government Version: 10/20/2015
Date Data Arrived at EDR: 10/27/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 69

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 03/24/2016
Next Scheduled EDR Contact: 07/11/2016
Data Release Frequency: Annually

US MINES: Mines Master Index File
Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 02/09/2016
Date Data Arrived at EDR: 03/02/2016
Date Made Active in Reports: 04/15/2016
Number of Days to Update: 44

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 06/02/2016
Next Scheduled EDR Contact: 09/12/2016
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing
This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 12/05/2005
Date Data Arrived at EDR: 02/29/2008
Date Made Active in Reports: 04/18/2008
Number of Days to Update: 49

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 06/03/2016
Next Scheduled EDR Contact: 09/12/2016
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing
Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 06/03/2016
Next Scheduled EDR Contact: 09/12/2016
Data Release Frequency: Varies

FINDS: Facility Index System/Facility Registry System
Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 07/20/2015
Date Data Arrived at EDR: 09/09/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 55

Source: EPA
Telephone: (913) 551-7003
Last EDR Contact: 06/08/2016
Next Scheduled EDR Contact: 09/19/2016
Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing
A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 03/01/2016
Date Data Arrived at EDR: 03/03/2016
Date Made Active in Reports: 04/05/2016
Number of Days to Update: 33

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 05/25/2016
Next Scheduled EDR Contact: 09/12/2016
Data Release Frequency: Varies

UXO: Unexploded Ordnance Sites
A listing of unexploded ordnance site locations

Date of Government Version: 10/25/2015
Date Data Arrived at EDR: 01/29/2016
Date Made Active in Reports: 04/05/2016
Number of Days to Update: 67

Source: Department of Defense
Telephone: 571-373-0407
Last EDR Contact: 06/20/2016
Next Scheduled EDR Contact: 10/03/2016
Data Release Frequency: Varies

AIRS: Permit Facility Listing
A listing of Air Pollution Control Program permits.

Date of Government Version: 03/31/2016
Date Data Arrived at EDR: 04/01/2016
Date Made Active in Reports: 05/10/2016
Number of Days to Update: 39

Source: Department of Natural Resources
Telephone: 573-751-4817
Last EDR Contact: 06/13/2016
Next Scheduled EDR Contact: 09/26/2016
Data Release Frequency: Varies

COAL ASH: Coal Ash Disposal Sites
A listing of power plants with coal ash ponds.

Date of Government Version: 01/14/2016
Date Data Arrived at EDR: 04/08/2016
Date Made Active in Reports: 05/10/2016
Number of Days to Update: 32

Source: Department of Natural Resources
Telephone: 573-526-1825
Last EDR Contact: 04/04/2016
Next Scheduled EDR Contact: 07/18/2016
Data Release Frequency: Varies

DRYCLEANERS: Drycleaners in Missouri Listing
A listing of drycleaner facilities that are potentially eligible for reimbursement of department approved cleanup costs under the Drycleaning Environmental Response Trust Fund.

Date of Government Version: 11/13/2015
Date Data Arrived at EDR: 12/21/2015
Date Made Active in Reports: 02/19/2016
Number of Days to Update: 60

Source: Department of Natural Resources
Telephone: 573-526-8913
Last EDR Contact: 06/16/2016
Next Scheduled EDR Contact: 09/26/2016
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing
Financial Assurance information.

Date of Government Version: 03/09/2016
Date Data Arrived at EDR: 03/11/2016
Date Made Active in Reports: 05/10/2016
Number of Days to Update: 60

Source: Department of Natural Resources
Telephone: 573-751-3553
Last EDR Contact: 06/06/2016
Next Scheduled EDR Contact: 09/19/2016
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing
Financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay

Date of Government Version: 03/08/2016
Date Data Arrived at EDR: 03/09/2016
Date Made Active in Reports: 05/10/2016
Number of Days to Update: 62

Source: Department of Natural Resources
Telephone: 573-751-5401
Last EDR Contact: 06/08/2016
Next Scheduled EDR Contact: 09/19/2016
Data Release Frequency: Varies

MINES: Industrial Mineral Mines Database

This data set contains names, locations and additional data for active Industrial Mineral Mines permitted with the Missouri Department of Natural Resources, Division of Environmental Quality, Land Reclamation Program. Industrial Mineral Mines permitted are rock quarries, clay pits, sand and gravel pits, or in-stream sand and gravel operations.

Date of Government Version: 09/12/2014
Date Data Arrived at EDR: 10/23/2014
Date Made Active in Reports: 12/01/2014
Number of Days to Update: 39

Source: Department of Natural Resources
Telephone: 573-751-4041
Last EDR Contact: 04/22/2016
Next Scheduled EDR Contact: 08/01/2016
Data Release Frequency: Varies

NPDES: Permitted Facility Listing

A listing of permitted facilities from the Water Pollution Branch.

Date of Government Version: 04/05/2016
Date Data Arrived at EDR: 04/08/2016
Date Made Active in Reports: 05/10/2016
Number of Days to Update: 32

Source: Department of Natural Resources
Telephone: 573-751-7023
Last EDR Contact: 04/05/2016
Next Scheduled EDR Contact: 07/18/2016
Data Release Frequency: Varies

RRC: Certified Hazardous Waste Resource Recovery Facilities

Facilities that take hazardous waste material, either from on-site or off-site, and make it re-usable.

Date of Government Version: 03/11/2016
Date Data Arrived at EDR: 03/16/2016
Date Made Active in Reports: 05/10/2016
Number of Days to Update: 55

Source: Department of Natural Resources
Telephone: 573-751-3176
Last EDR Contact: 06/13/2016
Next Scheduled EDR Contact: 06/27/2016
Data Release Frequency: Semi-Annually

SMARS: Site Management and Reporting System

SMARS currently houses information for Superfund, Federal Facility, Brownfields Voluntary Cleanup Program and Missouri's other state response programs.

Date of Government Version: 04/12/2016
Date Data Arrived at EDR: 05/04/2016
Date Made Active in Reports: 05/20/2016
Number of Days to Update: 16

Source: Department of Natural Resources
Telephone: 573-751-3043
Last EDR Contact: 05/04/2016
Next Scheduled EDR Contact: 08/15/2016
Data Release Frequency: Varies

UIC: Underground Injection Wells Database

A listing of underground injection well locations. The UIC Program is responsible for regulating the construction, operation, permitting, and closure of injection wells that place fluids underground for storage or disposal.

Date of Government Version: 02/29/2016
Date Data Arrived at EDR: 03/18/2016
Date Made Active in Reports: 05/10/2016
Number of Days to Update: 53

Source: Department of Natural Resources
Telephone: 573-368-2183
Last EDR Contact: 05/27/2016
Next Scheduled EDR Contact: 09/05/2016
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 02/22/2016
Date Data Arrived at EDR: 02/24/2016
Date Made Active in Reports: 05/20/2016
Number of Days to Update: 86

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 05/25/2016
Next Scheduled EDR Contact: 09/05/2016
Data Release Frequency: Quarterly

ECHO: Enforcement & Compliance History Information
ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 09/20/2015
Date Data Arrived at EDR: 09/23/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 103

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 03/23/2016
Next Scheduled EDR Contact: 07/04/2016
Data Release Frequency: Quarterly

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historic Gas Stations
EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historic Dry Cleaners
EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List
The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Natural Resources in Missouri.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/03/2014
Number of Days to Update: 186

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LF: Recovered Government Archive Solid Waste Facilities List
The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Natural Resources in Missouri.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/15/2014
Number of Days to Update: 198

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank
The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Natural Resources in Missouri.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/03/2014
Number of Days to Update: 186

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

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.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 07/30/2013
Date Data Arrived at EDR: 08/19/2013
Date Made Active in Reports: 10/03/2013
Number of Days to Update: 45

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 05/13/2016
Next Scheduled EDR Contact: 08/29/2016
Data Release Frequency: No Update Planned

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 05/01/2016
Date Data Arrived at EDR: 05/06/2016
Date Made Active in Reports: 06/17/2016
Number of Days to Update: 42

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 05/06/2016
Next Scheduled EDR Contact: 08/15/2016
Data Release Frequency: Annually

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/24/2015
Date Made Active in Reports: 08/18/2015
Number of Days to Update: 25

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 04/18/2016
Next Scheduled EDR Contact: 08/01/2016
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 06/19/2015
Date Made Active in Reports: 07/15/2015
Number of Days to Update: 26

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 06/06/2016
Next Scheduled EDR Contact: 09/05/2016
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 04/14/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 50

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 06/13/2016
Next Scheduled EDR Contact: 09/26/2016
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: PennWell Corporation
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Electric Power Transmission Line Data
Source: PennWell Corporation
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Child Care Facilities
Source: Department of Health & Senior Services
Telephone: 573-751-2450

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: National Wetland Inventory of Missouri
Source: Department of Natural Resources
Telephone: 573-751-5110

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

216 GRAND AVENUE
216 GRAND AVENUE
GLENCOE, MO 63038

TARGET PROPERTY COORDINATES

Latitude (North):	38.54346 - 38° 32' 36.46"
Longitude (West):	90.62536 - 90° 37' 31.30"
Universal Tranverse Mercator:	Zone 15
UTM X (Meters):	706957.7
UTM Y (Meters):	4268582.0
Elevation:	431 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	6727156 EUREKA, MO
Version Date:	2015
East Map:	6725263 MANCHESTER, MO
Version Date:	2015

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

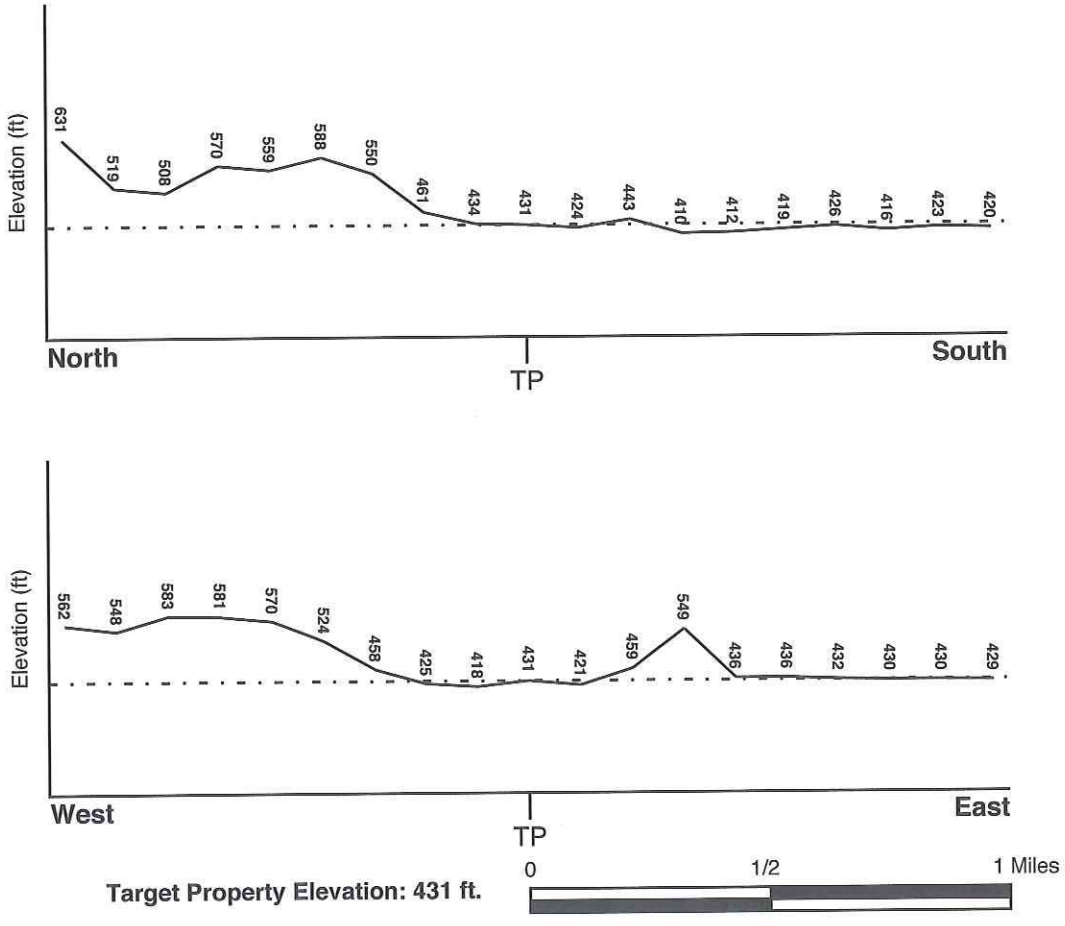
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General WSW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County	FEMA Flood Electronic Data
ST LOUIS, MO	YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property:	29189C0245H - FEMA Q3 Flood data
Additional Panels in search area:	29189C0265H - FEMA Q3 Flood data 29189C0263H - FEMA Q3 Flood data 29189C0244H - FEMA Q3 Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
EUREKA	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

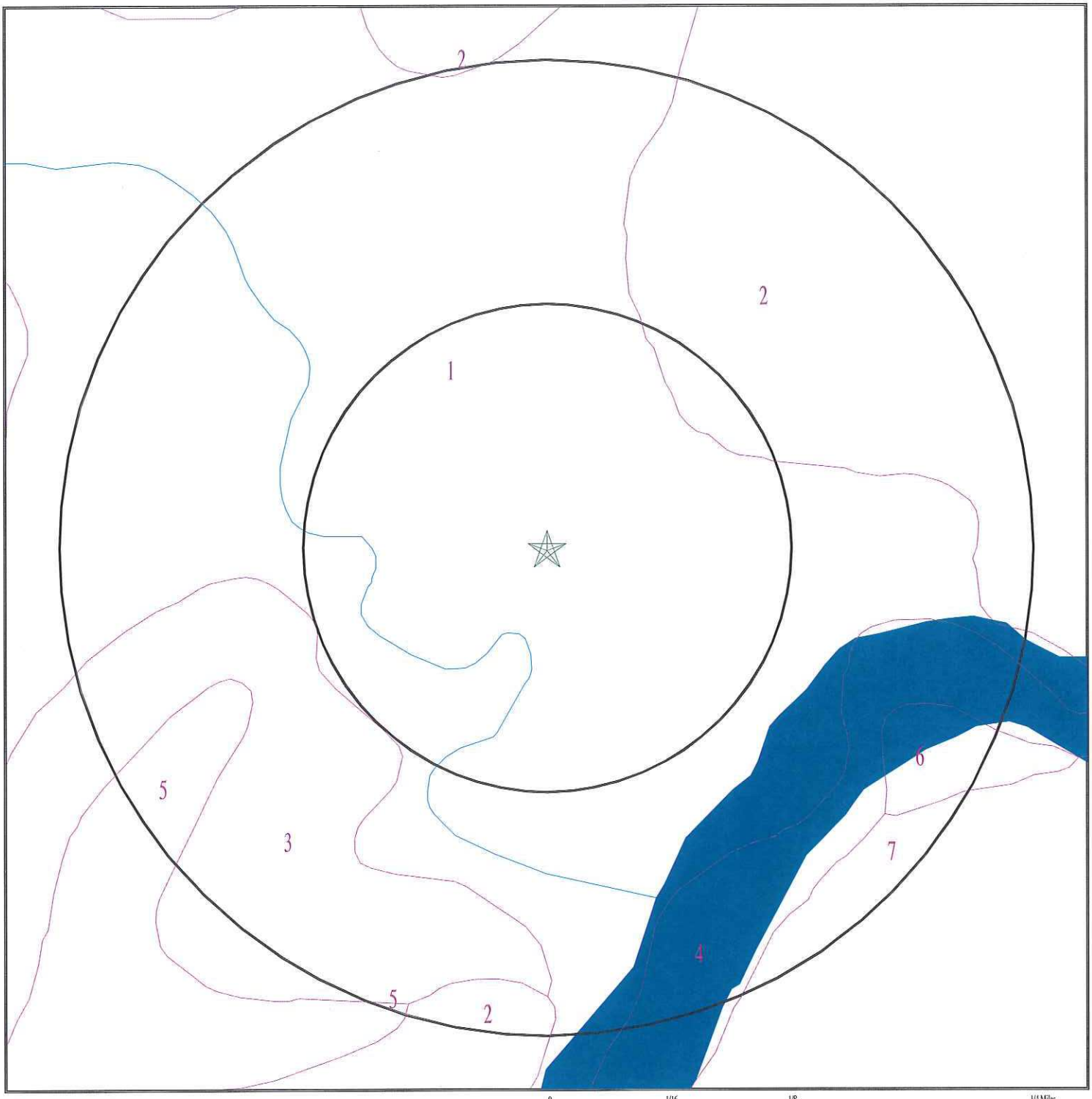
Era:	Paleozoic
System:	Ordovician
Series:	Upper Ordovician (Cincinnatian)
Code:	O3 *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit 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. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 4654044.2s



★ Target Property
SSURGO Soil
Water

SITE NAME: 216 Grand Avenue ADDRESS: 216 Grand Avenue Glencoe MO 63038 LAT/LONG: 38.54346 / 90.62536	CLIENT: Herlacher Angleton Assoc. LLC CONTACT: Phil Meyer INQUIRY #: 4654044.2s DATE: June 22, 2016 11:57 am

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Ashton

Soil Surface Texture: silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information

	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	14 inches	silt loam	Not reported	Not reported	Max: 14 Min: 4	Max: 7.3 Min: 5.6
2	14 inches	42 inches	silt loam	Not reported	Not reported	Max: 14 Min: 4	Max: 7.3 Min: 5.6
3	42 inches	59 inches	silt loam	Not reported	Not reported	Max: 14 Min: 4	Max: 7.3 Min: 5.6

Soil Map ID: 2

Soil Component Name: Gasconade

Soil Surface Texture: flaggy silty clay loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Somewhat excessively drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 48 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	flaggy silty clay loam	Not reported	Not reported	Max: 14 Min: 4	Max: 7.8 Min: 6.1
2	9 inches	16 inches	very flaggy silty clay	Not reported	Not reported	Max: 4 Min: 1.4	Max: 7.8 Min: 6.1
3	16 inches	20 inches	bedrock	Not reported	Not reported	Max: 0.11 Min: 0	Max: Min:

Soil Map ID: 3

Soil Component Name: Crider

Soil Surface Texture: silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	5 inches	silt loam	Not reported	Not reported	Max: 14 Min: 4	Max: 7.3 Min: 5.1

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
2	5 inches	42 inches	silt loam	Not reported	Not reported	Max: 14 Min: 4	Max: 7.3 Min: 5.1
3	42 inches	59 inches	silty clay	Not reported	Not reported	Max: 14 Min: 4	Max: 6.5 Min: 4.5

Soil Map ID: 4

Soil Component Name: Water

Soil Surface Texture: silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class:
Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

Soil Map ID: 5

Soil Component Name: Winfield

Soil Surface Texture: silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 99 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	silt loam	Not reported	Not reported	Max: 14 Min: 4	Max: 7.3 Min: 5.6
2	9 inches	16 inches	silt loam	Not reported	Not reported	Max: 14 Min: 4	Max: 7.3 Min: 5.6
3	16 inches	48 inches	silty clay loam	Not reported	Not reported	Max: 14 Min: 4	Max: 7.3 Min: 4.5
4	48 inches	59 inches	silt loam	Not reported	Not reported	Max: 14 Min: 4	Max: 7.3 Min: 5.1

Soil Map ID: 6

Soil Component Name: Elsah

Soil Surface Texture: silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Somewhat excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	silt loam	Not reported	Not reported	Max: 14 Min: 4	Max: 7.3 Min: 5.6
2	7 inches	33 inches	very gravelly silt loam	Not reported	Not reported	Max: 42 Min: 14	Max: 7.3 Min: 5.6
3	33 inches	59 inches	very gravelly loam	Not reported	Not reported	Max: 42 Min: 14	Max: 7.3 Min: 5.6

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 7

Soil Component Name: Ashton

Soil Surface Texture: silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	14 inches	silt loam	Not reported	Not reported	Max: 14 Min: 4	Max: 7.3 Min: 5.6
2	14 inches	42 inches	silt loam	Not reported	Not reported	Max: 14 Min: 4	Max: 7.3 Min: 5.6
3	42 inches	59 inches	silt loam	Not reported	Not reported	Max: 14 Min: 4	Max: 7.3 Min: 5.6

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 0.001 miles
State Database	1.000

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A1	USGS40000694232	0 - 1/8 Mile ENE
A2	USGS40000694235	1/8 - 1/4 Mile NE
5	USGS40000694245	1/4 - 1/2 Mile NE
B7	USGS40000694226	1/4 - 1/2 Mile East
10	USGS40000694178	1/4 - 1/2 Mile South

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

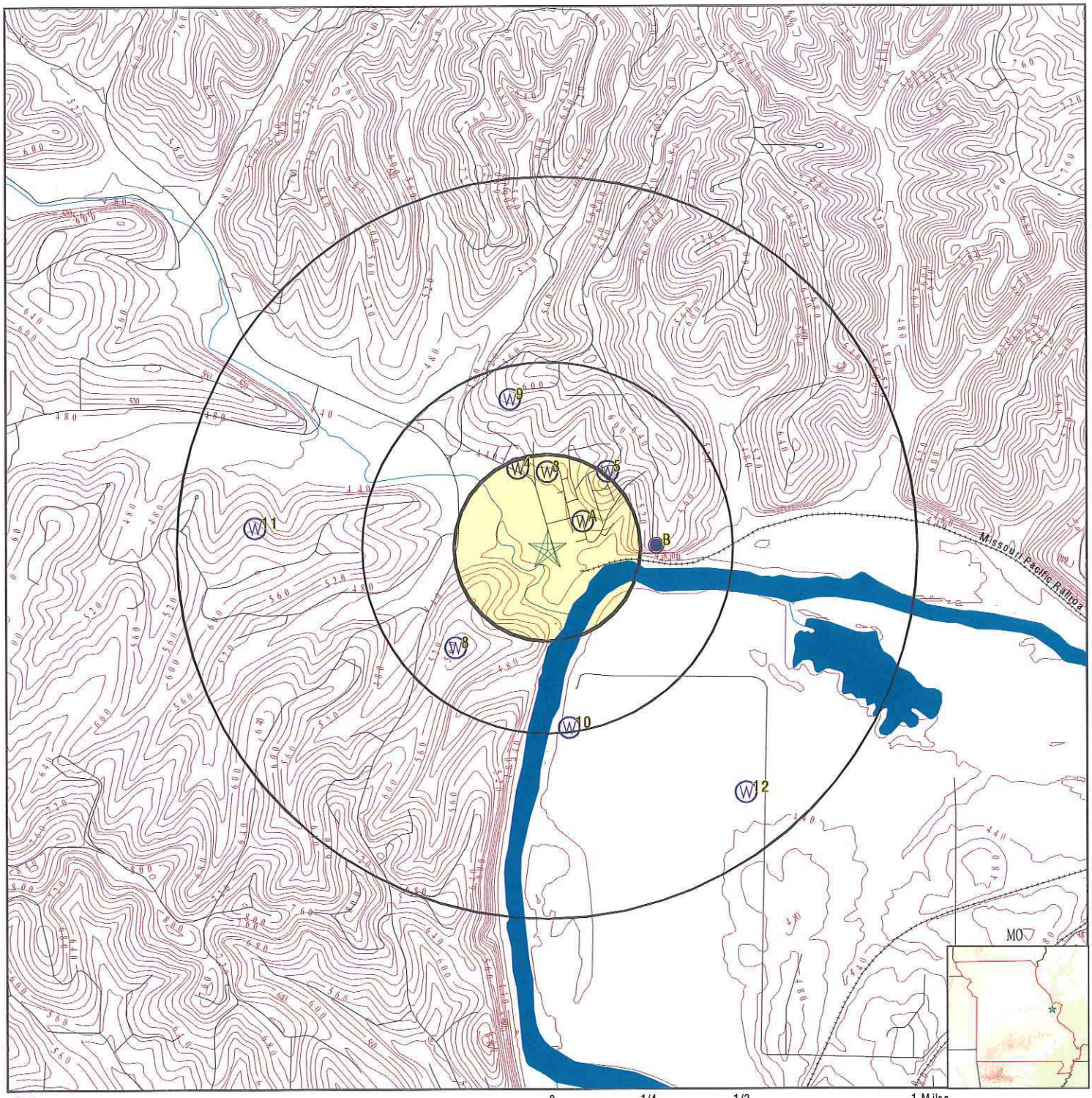
MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
3	MOLOG1000017433	1/8 - 1/4 Mile North
4	MOLOG1000017435	1/8 - 1/4 Mile NNW
B6	MOLOG1000017403	1/4 - 1/2 Mile East
8	MO6000000004769	1/4 - 1/2 Mile SW
9	MOLOG1000017461	1/4 - 1/2 Mile NNW
11	MOLOG1000017407	1/2 - 1 Mile West
12	MO6000000004760	1/2 - 1 Mile SE

PHYSICAL SETTING SOURCE MAP - 4654044.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- Oil, gas or related wells

SITE NAME: 216 Grand Avenue ADDRESS: 216 Grand Avenue Glencoe MO 63038 LAT/LONG: 38.54346 / 90.62536	CLIENT: Herlacher Angleton Assoc. LLC CONTACT: Phil Meyer INQUIRY #: 4654044.2s DATE: June 22, 2016 11:57 am

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

	Database	EDR ID Number
A1	**FED USGS**	**USGS40000694232**
ENE		
0 - 1/8 Mile		
Higher		

Org. Identifier:	USGS-MO		
Formal name:	USGS Missouri Water Science Center		
Monloc Identifier:	USGS-383239090372501		
Monloc name:	T44N R04E 19BBC1		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	07140102	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	38.5442202
Longitude:	-90.623737	Sourcemap scale:	24000
Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	440
Vert measure units:	feet	Vertacc measure val:	5
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic map		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	Ozark Plateaus aquifer system		
Formation type:	St Peter Sandstone		
Aquifer type:	Not Reported		
Construction date:	19410000	Welldepth:	112
Welldepth units:	ft	Wellholedepth:	Not Reported
Wellholedepth units:	Not Reported		

Ground-water levels, Number of Measurements: 1

Date	Feet below Surface	Feet to Sealevel
1941-01-01	31	

	Database	EDR ID Number
A2	**FED USGS**	**USGS40000694235**
NE		
1/8 - 1/4 Mile		
Higher		

Org. Identifier:	USGS-MO		
Formal name:	USGS Missouri Water Science Center		
Monloc Identifier:	USGS-383241090372401		
Monloc name:	T44N R04E 19BBB2		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	07140102	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	38.5447757
Longitude:	-90.6234593	Sourcemap scale:	24000
Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	450
Vert measure units:	feet	Vertacc measure val:	10
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic map		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	Ozark Plateaus aquifer system		
Formation type:	St Peter Sandstone		

Aquifer type:	Not Reported		
Construction date:	19390000	Welldepth:	106
Welldepth units:	ft	Wellholedepth:	Not Reported
Wellholedepth units:	Not Reported		

Ground-water levels, Number of Measurements: 1

Date	Feet below Surface	Feet to Sealevel
1939-08-01	30	

3
North
1/8 - 1/4 Mile
Higher

MO WELLS **MOLOG1000017433**

Id:	006370	Located:	Y
Notenough:	Not Reported	Scale:	24k
Locator:	Michael Lemon - Interpolated	Stname:	MISSOURI
Stabbrev:	MO	County:	ST. LOUIS
Utm x:	706948.71755		
Utm y:	4268911.93675		
Latitude:	38.54643		
Longitude:	-90.62537		
Qtr3:	SE	Qtr2:	SE
Qtr1:	SE		
Section:	13		
Tnsp:	44		
Tnspdir:	Not Reported		
Rng:	3		
Rngdir:	E		
Plssx:	706848		
Plssy:	4269720		
Location p:	88		
Elev:	465		
Idnum:	6370		
Swl:	46		
Quadrangle:	EUREKA	Site id:	MOLOG1000017433

Header Information:

Id:	006370	Well type:	Private Well
Agencyname:	GEOLOGICAL SURVEY (DGLS)	County:	ST. LOUIS
Fips:	189	Stname:	MISSOURI
Stabbrev:	MO	Qtr3:	SE
Qtr2:	SE	Qtr1:	SE
Section:	13	Tnsp:	44
Tnspdir:	N	Rng:	03
Rngdir:	E		
Latitude:	38.54643		
Longitude:	-90.62537		
Utm x:	706948.71755		
Utm y:	4268911.93675		
Quadmap na:	EUREKA	Ohio code:	38090E6
Llmeas:	D	Scale:	24k
Locator:	Interpolated	Typelog1:	S
Typelog2:	Not Reported	Typelog3:	Not Reported
Ownerind:	0	Owner:	Manley, Albert
Leasenam:	Not Reported	Driller:	Koebel & Koebel
Drldate:	1940//	Permit:	Not Reported
Logdate:	Not Reported	Logger:	Grohskopf

GEOCHECK®- PHYSICAL SETTING SOURCE MAP FINDINGS

Elev:	465		
Elevbase:	S	Prodyld:	42
Gpmcfs:	G		
Depthbed:	10		
Sampsav:	0	Swla:	46
Swlb:	Not Reported		
Water at:	Not Reported		
Totdepth:	110	Formation :	JOACHIM DOLOMITE
Formation1:	ST. PETER SANDSTONE		
Intcrdtp:	0		
Intcrdbt:	0		
Drawdown:	20	Aquclass:	Not Reported
Confind:	0	Reldate:	Not Reported
Probind1:	Not Reported	Probind2:	Not Reported
Probind3:	Not Reported	Additional:	Not Reported
Alagncy1:	Not Reported	Add databa:	Not Reported
Addition 1:	Not Reported	Add data 1:	Not Reported
Alnum2:	Not Reported	Add data 2:	Not Reported
Add data 3:	Not Reported	Rmkind:	N
Remarks:	@ GLENCOE		
C total:	11	C plugind:	N
C remarks:	Not Reported		

Construction Information:

Id:	006370	Well type:	Private Well
Agencyname:	GEOLOGICAL SURVEY (DGLS)	Datecomp:	194000
Plugind:	N	Dateplug:	Not Reported
Casemat1:	Not Reported	Casemat2:	Not Reported
Cas1dpth:	11		
Cas1diam:	6.25		
Cas2dpth:	0		
Cas2diam:	0		
Cas3dpth:	0		
Cas3diam:	0		
Cas4dpth:	0		
Cas4diam:	0		
Inout1:	O	Typgrt1:	Not Reported
Typgrt2:	Not Reported	Typgrt3:	Not Reported
Mthgrout:	Not Reported	Rigtype:	Not Reported
Weltreat:	Not Reported	Rmkind:	Not Reported
Dateabnd:	Not Reported		
Plgdpt1b:	0		
Plgdpt1t:	0		
Multcase:	N		
Szcashol:	0		
Szbelcas:	0		
Sizscrn:	0		
Slotsize:	0		
Lenscrn:	0		
Typescrn:	Not Reported	Typedev:	Not Reported
Typepump:	Not Reported		
Pumpcap:	0		
Pumptdh:	0		
Pumpset:	0		

Typecomp:	Not Reported		
Perfintt:	0		
Perfintb:	0		
Oilprod:	Not Reported	Gasprod:	Not Reported
Tubepres:	Not Reported	Remarks:	Not Reported
Other data:	Not Reported	Formation :	JOACHIM DOLOMITE
Formation1:	ST. PETER SANDSTONE		

Strata Information:

Id:	006370	Stratordr:	0
Fmtop:	0		
Fmbot:	10		
Formation :	NO SAMPLES		
Primlith:	Not Reported		
Seclith:	Not Reported	Minlith:	Not Reported
Primmin:	Not Reported		
Primocc:	0		
Secmin:	Not Reported		
Secocc:	0		
Minrmin:	Not Reported		
Minrocc:	0		
Rmk20:	Not Reported		

Strata Information:

Id:	006370	Stratordr:	42800
Fmtop:	10		
Fmbot:	75		
Formation :	JOACHIM DOLOMITE		
Primlith:	DOLOMITE		
Seclith:	SAND	Minlith:	SHALE
Primmin:	Not Reported		
Primocc:	0		
Secmin:	Not Reported		
Secocc:	0		
Minrmin:	Not Reported		
Minrocc:	0		
Rmk20:	Not Reported		

Strata Information:

Id:	006370	Stratordr:	43900
Fmtop:	75		
Fmbot:	110		
Formation :	ST. PETER SANDSTONE		
Primlith:	SANDSTONE		
Seclith:	DOLOMITE	Minlith:	SHALE
Primmin:	Not Reported		
Primocc:	0		
Secmin:	Not Reported		
Secocc:	0		
Minrmin:	Not Reported		
Minrocc:	0		
Rmk20:	Not Reported		

Strata Information:

Id:	006370	Stratordr:	99900
Fmtop:	110		
Fmbot:	110		
Formation :	TOTAL DEPTH		
Primlith:	Not Reported		
Seclith:	Not Reported	Minlith:	Not Reported
Primmin:	Not Reported		
Primocc:	0		
Secmin:	Not Reported		
Secocc:	0		
Minrmin:	Not Reported		

Minrocc:	0
Rmk20:	Not Reported

4
NNW
1/8 - 1/4 Mile
Higher

MO WELLS **MOLOG1000017435**

Id:	007422	Located:	Y
Notenough:	Not Reported	Scale:	24k
Locator:	Michael Lemon - Interpolated	Stname:	MISSOURI
Stabbrev:	MO	County:	ST. LOUIS
Utm x:	706821.71729		
Utm y:	4268923.84302		
Latitude:	38.54657		
Longitude:	-90.62682		
Qtr3:	SE	Qtr2:	SE
Qtr1:	SE		
Section:	13		
Tnsp:	44		
Tnspdir:	Not Reported		
Rng:	3		
Rngdir:	E		
Plssx:	706848		
Plssy:	4269720		
Location p:	88		
Elev:	440		
Idnum:	7422		
Swl:	31		
Quadrangle:	EUREKA	Site id:	MOLOG1000017435

Header Information:

Id:	007422	Well type:	Private Well
Agencyname:	GEOLOGICAL SURVEY (DGLS)	County:	ST. LOUIS
Fips:	189	Stname:	MISSOURI
Stabbrev:	MO	Qtr3:	SE
Qtr2:	SE	Qtr1:	SE
Section:	13	Tnsp:	44
Tnspdir:	N	Rng:	03
Rngdir:	E		
Latitude:	38.54657		
Longitude:	-90.62682		
Utm x:	706821.71729		
Utm y:	4268923.84302		
Quadmap na:	EUREKA	Ohio code:	38090E6
Llmeas:	D	Scale:	24k
Locator:	Interpolated	Typelog1:	S
Typelog2:	Not Reported	Typelog3:	Not Reported
Ownerind:	0	Owner:	Hughes, J. - Well #1
Leasenam:	Not Reported	Driller:	Koebel & Koebel
Drldate:	1941/08/14	Permit:	Not Reported
Logdate:	1942/01/05	Logger:	Grohskopf
Elev:	440		
Elevbase:	S	Prodyld:	20
Gpmcfs:	G		
Depthbed:	50		
Sampsav:	0	Swla:	31
Swlb:	Not Reported		
Water at:	Not Reported		
Totdepth:	112	Formation :	JOACHIM DOLOMITE
Formation1:	ST. PETER SANDSTONE		
Intcrdtp:	0		

Intcrdbt:	0		
Drawdown:	Not Reported	Aquclass:	Not Reported
Confind:	0	Reldate:	Not Reported
Probind1:	Not Reported	Probind2:	Not Reported
Probind3:	Not Reported	Additional:	Not Reported
Alagncy1:	Not Reported	Add databa:	Not Reported
Addition 1:	Not Reported	Add data 1:	Not Reported
Alnum2:	Not Reported	Add data 2:	Not Reported
Add data 3:	Not Reported	Rmkind:	N
Remarks:	GLENCOE, IN FRONT OF CHURCH 800' E OF MANLEY WELL		
C total:	56	C plugind:	N
C remarks:	Not Reported		

Construction Information:

Id:	007422	Well type:	Private Well
Agencyname:	GEOLOGICAL SURVEY (DGLS)	Datecomp:	194100
Plugind:	N	Dateplug:	Not Reported
Casemat1:	Not Reported	Casemat2:	Not Reported
Cas1dpth:	56		
Cas1diam:	6.25		
Cas2dpth:	0		
Cas2diam:	0		
Cas3dpth:	0		
Cas3diam:	0		
Cas4dpth:	0		
Cas4diam:	0		
Inout1:	O	Typgrt1:	Not Reported
Typgrt2:	Not Reported	Typgrt3:	Not Reported
Mthgrout:	Not Reported	Rigtype:	Not Reported
Weltreat:	Not Reported	Rmkind:	Not Reported
Dateabnd:	Not Reported		
Plgdpt1b:	0		
Plgdpt1t:	0		
Multcase:	N		
Szcashol:	0		
Szbelcas:	0		
Sizscrn:	0		
Slotsize:	0		
Lenscrn:	0		
Typescrn:	Not Reported	Typedev:	Not Reported
Typepump:	Not Reported		
Pumpcap:	0		
Pumptdh:	0		
Pumpset:	0		
Typecomp:	Not Reported		
Perfintt:	0		
Perfintb:	0		
Oilprod:	Not Reported	Gasprod:	Not Reported
Tubepres:	Not Reported	Remarks:	Not Reported
Other data:	Not Reported	Formation :	JOACHIM DOLOMITE
Formation1:	ST. PETER SANDSTONE		

Strata Information:

Id:	007422	Stratordr:	0
Fmtop:	0		
Fmbot:	50		
Formation :	NO SAMPLES		
Primlith:	Not Reported		
Seclith:	Not Reported	Minlith:	Not Reported
Primmin:	Not Reported		
Primocc:	0		
Secmin:	Not Reported		
Secocc:	0		
Minrmin:	Not Reported		

Minrocc:	0		
Rmk20:	Not Reported		

Strata Information:

Id:	007422	Stratordr:	0
Fmtop:	50		
Fmbot:	112		
Formation :	MIDDLE ORDOVICIAN SERIES		
Primlith:	Not Reported		
Seclith:	Not Reported	Minlith:	Not Reported
Primmin:	Not Reported		
Primocc:	0		
Secmin:	Not Reported		
Secocc:	0		
Minrmin:	Not Reported		
Minrocc:	0		
Rmk20:	Not Reported		

Strata Information:

Id:	007422	Stratordr:	39000
Fmtop:	50		
Fmbot:	112		
Formation :	ORDOVICIAN SYSTEM		
Primlith:	Not Reported		
Seclith:	Not Reported	Minlith:	Not Reported
Primmin:	Not Reported		
Primocc:	0		
Secmin:	Not Reported		
Secocc:	0		
Minrmin:	Not Reported		
Minrocc:	0		
Rmk20:	Not Reported		

Strata Information:

Id:	007422	Stratordr:	42800
Fmtop:	50		
Fmbot:	65		
Formation :	JOACHIM DOLOMITE		
Primlith:	DOLOMITE		
Seclith:	SAND	Minlith:	CHERT
Primmin:	Not Reported		
Primocc:	0		
Secmin:	Not Reported		
Secocc:	0		
Minrmin:	Not Reported		
Minrocc:	0		
Rmk20:	Not Reported		

Strata Information:

Id:	007422	Stratordr:	43900
Fmtop:	65		
Fmbot:	112		
Formation :	ST. PETER SANDSTONE		
Primlith:	SAND		
Seclith:	Not Reported	Minlith:	CHERT
Primmin:	Not Reported		
Primocc:	0		
Secmin:	Not Reported		
Secocc:	0		
Minrmin:	Not Reported		

Minrocc:	0
Rmk20:	Not Reported

Strata Information:

Id:	007422	Stratordr:	99900
Fmtop:	112		
Fmbot:	112		
Formation :	TOTAL DEPTH		
Primlith:	Not Reported		
Seclith:	Not Reported	Minlith:	Not Reported
Primmin:	Not Reported		
Primocc:	0		
Secmin:	Not Reported		
Secocc:	0		
Minrmin:	Not Reported		
Minrocc:	0		
Rmk20:	Not Reported		

5
NE
1/4 - 1/2 Mile
Higher

FED USGS **USGS40000694245**

Org. Identifier:	USGS-MO		
Formal name:	USGS Missouri Water Science Center		
Monloc Identifier:	USGS-383247090372001		
Monloc name:	T44N R03E 24BBB1		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	07140102	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	38.5464424
Longitude:	-90.6223481	Sourcemap scale:	24000
Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	552
Vert measure units:	feet	Vertacc measure val:	10
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic map		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	Ozark Plateaus aquifer system		
Formation type:	St Peter Sandstone		
Aquifer type:	Not Reported		
Construction date:	19420000	Welldepth:	196
Welldepth units:	ft	Wellholedepth:	Not Reported
Wellholedepth units:	Not Reported		

Ground-water levels, Number of Measurements: 1

Date	Feet below Surface	Feet to Sealevel
1942-05-01	145	

B6
East
1/4 - 1/2 Mile
Higher

MO WELLS **MOLOG1000017403**

GEOCHECK®- PHYSICAL SETTING SOURCE MAP FINDINGS

Id:	006098	Located:	Y
Notenough:	Not Reported	Scale:	24k
Locator:	Michael Lemon - Interpolated	Stname:	MISSOURI
Stabbrev:	MO	County:	ST. LOUIS
Utm x:	707423.06248		
Utm y:	4268622.96876		
Latitude:	38.54372		
Longitude:	-90.62001		
Qtr3:	SE	Qtr2:	NW
Qtr1:	NW		
Section:	19		
Tnsp:	44		
Tnspdir:	Not Reported		
Rng:	4		
Rngdir:	E		
Plssx:	707931		
Plssy:	4268077		
Location p:	153		
Elev:	540		
Idnum:	6098		
Swl:	155		
Quadrangle:	MANCHESTER	Site id:	MOLOG1000017403

Header Information:

Id:	006098	Well type:	Private Well
Agencyname:	GEOLOGICAL SURVEY (DGLS)	County:	ST. LOUIS
Fips:	189	Stname:	MISSOURI
Stabbrev:	MO	Qtr3:	SE
Qtr2:	NW	Qtr1:	NW
Section:	19	Tnsp:	44
Tnspdir:	N	Rng:	04
Rngdir:	E		
Latitude:	38.54372		
Longitude:	-90.62001		
Utm x:	707423.06248		
Utm y:	4268622.96876		
Quadmap na:	MANCHESTER	Ohio code:	38090E5
Llmeas:	D	Scale:	24k
Locator:	Interpolated	Typelog1:	S
Typelog2:	Not Reported	Typelog3:	Not Reported
Ownerind:	1	Owner:	Packwood Well #1
Leasenam:	Not Reported	Driller:	Koebel & Koebel
Drldate:	1940/05/25	Permit:	Not Reported
Logdate:	Not Reported	Logger:	Grohskopf
Elev:	540		
Elevbase:	S	Prodyld:	20
Gpmcfs:	G		
Depthbed:	0		
Sampsav:	0	Swla:	155
Swlb:	Not Reported		
Water at:	Not Reported		
Totdepth:	255	Formation :	PLATTIN GROUP
Formation1:	ST. PETER SANDSTONE		
Intcrdtp:	0		

Intcrdbt:	0		
Drawdown:	20	Aquclass:	Not Reported
Confind:	0	Reldate:	Not Reported
Probind1:	Not Reported	Probind2:	Not Reported
Probind3:	Not Reported	Additional:	Not Reported
Alagncy1:	Not Reported	Add databa:	Not Reported
Addition 1:	Not Reported	Add data 1:	Not Reported
Alnum2:	Not Reported	Add data 2:	Not Reported
Add data 3:	Not Reported	Rmkind:	N
Remarks:	OLD GRATZ FARM, ON BLUFF EDGE JUST E OF GLENCOE		
C total:	64	C plugind:	N
C remarks:	Not Reported		

Construction Information:

Id:	006098	Well type:	Private Well
Agencyname:	GEOLOGICAL SURVEY (DGLS)	Datecomp:	194005
Plugind:	N	Dateplug:	Not Reported
Casemat1:	Not Reported	Casemat2:	Not Reported
Cas1dpth:	64		
Cas1diam:	6.25		
Cas2dpth:	0		
Cas2diam:	0		
Cas3dpth:	0		
Cas3diam:	0		
Cas4dpth:	0		
Cas4diam:	0		
Inout1:	O	Typgrt1:	Not Reported
Typgrt2:	Not Reported	Typgrt3:	Not Reported
Mthgrout:	Not Reported	Rigtype:	Not Reported
Weltreat:	Not Reported	Rmkind:	Not Reported
Dateabnd:	Not Reported		
Plgdpt1b:	0		
Plgdpt1t:	0		
Multcase:	N		
Szcashol:	0		
Szbelcas:	0		
Sizscrn:	0		
Slotsize:	0		
Lenscrn:	0		
Typescrn:	Not Reported	Typedev:	Not Reported
Typepump:	Not Reported		
Pumpcap:	0		
Pumptdh:	0		
Pumpset:	0		
Typecomp:	Not Reported		
Perfintt:	0		
Perfintb:	0		
Oilprod:	Not Reported	Gasprod:	Not Reported
Tubepres:	Not Reported	Remarks:	Not Reported
Other data:	Not Reported	Formation :	PLATTIN GROUP
Formation1:	ST. PETER SANDSTONE		

Strata Information:

Id:	006098	Stratordr:	0
Fmtop:	0		
Fmbot:	255		
Formation :	MIDDLE ORDOVICIAN SERIES		
Primlith:	Not Reported		
Seclith:	Not Reported	Minlith:	Not Reported
Primmin:	Not Reported		
Primocc:	0		
Secmin:	Not Reported		
Secocc:	0		
Minrmin:	Not Reported		

Minrocc:	0		
Rmk20:	Not Reported		
Strata Information:			
Id:	006098	Stratordr:	39000
Fmtop:	0		
Fmbot:	255		
Formation :	ORDOVICIAN SYSTEM		
Primlith:	Not Reported		
Seclith:	Not Reported	Minlith:	Not Reported
Primmin:	Not Reported		
Primocc:	0		
Secmin:	Not Reported		
Secocc:	0		
Minrmin:	Not Reported		
Minrocc:	0		
Rmk20:	Not Reported		
Strata Information:			
Id:	006098	Stratordr:	40100
Fmtop:	0		
Fmbot:	255		
Formation :	MOHAWKIAN SERIES		
Primlith:	Not Reported		
Seclith:	Not Reported	Minlith:	Not Reported
Primmin:	Not Reported		
Primocc:	0		
Secmin:	Not Reported		
Secocc:	0		
Minrmin:	Not Reported		
Minrocc:	0		
Rmk20:	Not Reported		
Strata Information:			
Id:	006098	Stratordr:	40100
Fmtop:	0		
Fmbot:	255		
Formation :	MOHAWKIAN SERIES		
Primlith:	Not Reported		
Seclith:	Not Reported	Minlith:	Not Reported
Primmin:	Not Reported		
Primocc:	0		
Secmin:	Not Reported		
Secocc:	0		
Minrmin:	Not Reported		
Minrocc:	0		
Rmk20:	Not Reported		
Strata Information:			
Id:	006098	Stratordr:	40100
Fmtop:	0		
Fmbot:	255		
Formation :	MOHAWKIAN SERIES		
Primlith:	Not Reported		
Seclith:	Not Reported	Minlith:	Not Reported
Primmin:	Not Reported		
Primocc:	0		
Secmin:	Not Reported		
Secocc:	0		
Minrmin:	Not Reported		

Minrocc:	0		
Rmk20:	Not Reported		
Strata Information:			
Id:	006098	Stratordr:	41000
Fmtop:	0		
Fmbot:	70		
Formation :	PLATTIN GROUP		
Primlith:	LIMESTONE		
Seclith:	DOLOMITE	Minlith:	CHERT
Primmin:	Not Reported		
Primocc:	0		
Secmin:	Not Reported		
Secocc:	0		
Minrmin:	Not Reported		
Minrocc:	0		
Rmk20:	Not Reported		
Strata Information:			
Id:	006098	Stratordr:	41900
Fmtop:	55		
Fmbot:	70		
Formation :	BLOOMSDALE LIMESTONE		
Primlith:	LIMESTONE		
Seclith:	DOLOMITE	Minlith:	SHALE
Primmin:	Not Reported		
Primocc:	0		
Secmin:	Not Reported		
Secocc:	0		
Minrmin:	Not Reported		
Minrocc:	0		
Rmk20:	Not Reported		
Strata Information:			
Id:	006098	Stratordr:	42800
Fmtop:	70		
Fmbot:	200		
Formation :	JOACHIM DOLOMITE		
Primlith:	DOLOMITE		
Seclith:	SAND	Minlith:	SHALE
Primmin:	Not Reported		
Primocc:	0		
Secmin:	Not Reported		
Secocc:	0		
Minrmin:	Not Reported		
Minrocc:	0		
Rmk20:	Not Reported		
Strata Information:			
Id:	006098	Stratordr:	43900
Fmtop:	200		
Fmbot:	255		
Formation :	ST. PETER SANDSTONE		
Primlith:	SAND		
Seclith:	Not Reported	Minlith:	Not Reported
Primmin:	Not Reported		
Primocc:	0		
Secmin:	Not Reported		
Secocc:	0		
Minrmin:	Not Reported		

Minrocc:	0		
Rmk20:	Not Reported		

Strata Information:

Id:	006098	Stratordr:	99900
Fmtop:	255		
Fmbot:	255		
Formation :	TOTAL DEPTH		
Primlith:	Not Reported		
Seclith:	Not Reported	Minlith:	Not Reported
Primmin:	Not Reported		
Primocc:	0		
Secmin:	Not Reported		
Secocc:	0		
Minrmin:	Not Reported		
Minrocc:	0		
Rmk20:	Not Reported		

B7
East
1/4 - 1/2 Mile
Higher

FED USGS **USGS40000694226**

Org. Identifier:	USGS-MO		
Formal name:	USGS Missouri Water Science Center		
Monloc Identifier:	USGS-383236090371101		
Monloc name:	T44N R04E 19BBD1		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	07140102	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	38.5433868
Longitude:	-90.619848	Sourcemap scale:	24000
Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	540
Vert measure units:	feet	Vertacc measure val:	20
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic map		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	Ozark Plateaus aquifer system		
Formation type:	St Peter Sandstone		
Aquifer type:	Confined multiple aquifer		
Construction date:	19400000	Welldepth:	255
Welldepth units:	ft	Wellholedepth:	Not Reported
Wellholedepth units:	Not Reported		

Ground-water levels, Number of Measurements: 1

Date	Feet below Surface	Feet to Sealevel
1940-05-01	155	

8
SW
1/4 - 1/2 Mile
Higher

MO WELLS **MO6000000004769**

Objectid:	2173	Uniqueid:	102158
Logid:	Not Reported	Wwimsid:	Not Reported
Pwssname:	Marianist Retreat Center	Pwssid:	6281482
Pwssidext:	6281482101	Ipws:	MO6281482
Ipwsext:	MO6281482101	Wellnum:	1
Localname:	Not Reported	Wellid:	11860
Factype:	Other	Fed type:	NC
Status:	Active		
Ddlat:	38.53957		
Ddlong:	-90.62994		
Mapname:	Eureka	Fips:	29189
County:	St. Louis	Mdnrreg:	St. Louis
Mdnrnum:	6	Drilldate:	1964
Aban:	0	Plug:	0
Material:	Consolidated		
Form cd:	St. Peter		
Form td:	St. Peter		
Totdepth:	274	Grndelev:	0
Topseal:	Not Reported	Botseal:	Not Reported
Casedepth:	260	Casesize:	0
Casetype:	Not Reported		
Topcaseelv:	0		
Caseheight:	0	Outcasedep:	0
Outcasesiz:	0	Scrnlength:	-9999
Scrnsize:	-9999	Staticleve:	0
Yield:	0	Head:	0
Drawdown:	0	Pumptestda:	0
Pumptype:	Not Reported	Pumpmanuf:	Not Reported
Pumpdepth:	0	Pumpcapaci:	0
Meter:	Not Reported	Stdbypwr:	Not Reported
Voc:	N	Nitrate:	N
Chlor:	N	Filter:	N
Gwudisw:	Not Reported	Stappr:	Not Reported
Surfdrain:	Not Reported	Entry:	Not Reported
Method:	DRG/Map	Accuracy:	0
Locstatus:	Not Verified	Verloc:	N
Lastupdate:	1997/10/22	Tweyrswa:	540
Welldist:	0	Site id:	MO6000000004769

9
NNW
1/4 - 1/2 Mile
Higher

MO WELLS **MOLOG1000017461**

Id:	026190	Located:	Y
Notenough:	Not Reported	Scale:	24k
Locator:	Michael Lemon - Interpolated	Stname:	MISSOURI
Stabbrev:	MO	County:	ST. LOUIS
Utm x:	706780.46761		
Utm y:	4269222.46838		
Latitude:	38.54927		
Longitude:	-90.6272		
Qtr3:	NW	Qtr2:	SE
Qtr1:	SE		

GEOCHECK®- PHYSICAL SETTING SOURCE MAP FINDINGS

Section:	13		
Tnsp:	44		
Tnspdir:	Not Reported		
Rng:	3		
Rngdir:	E		
Plssx:	706848		
Plssy:	4269720		
Location p:	88		
Elev:	570		
Idnum:	26190		
Swl:	0		
Quadrangle:	EUREKA	Site id:	MOLOG1000017461

Header Information:

Id:	026190	Well type:	Private Well
Agencyname:	GEOLOGICAL SURVEY (DGLS)	County:	ST. LOUIS
Fips:	189	Stname:	MISSOURI
Stabbrev:	MO	Qtr3:	NW
Qtr2:	SE	Qtr1:	SE
Section:	13	Tnsp:	44
Tnspdir:	N	Rng:	03
Rngdir:	E		
Latitude:	38.54927		
Longitude:	-90.6272		
Utm x:	706780.46761		
Utm y:	4269222.46838		
Quadmap na:	EUREKA	Ohio code:	38090E6
Llmeas:	D	Scale:	24k
Locator:	Interpolated	Typelog1:	S
Typelog2:	Not Reported	Typelog3:	Not Reported
Ownerind:	0	Owner:	Hardin, L.D.
Leasenam:	Not Reported	Driller:	Shepard Drlg Co
Drldate:	1968/12/06	Permit:	Not Reported
Logdate:	1970/03/	Logger:	Wells, J.
Elev:	570		
Elevbase:	S	Prodyld:	15
Gpmcfs:	G		
Depthbed:	80		
Sampsav:	0	Swla:	Not Reported
Swlb:	Not Reported		
Water at:	Not Reported		
Totdepth:	287	Formation :	PLATTIN GROUP
Formation1:	ST. PETER SANDSTONE		
Intcrdtp:	0		
Intcrdbt:	0		
Drawdown:	Not Reported	Aquclass:	Not Reported
Confind:	0	Reldate:	Not Reported
Probind1:	Not Reported	Probind2:	Not Reported
Probind3:	Not Reported	Additional:	Not Reported
Alagncy1:	Not Reported	Add databa:	Not Reported
Addition 1:	Not Reported	Add data 1:	Not Reported
Alnum2:	Not Reported	Add data 2:	Not Reported
Add data 3:	Not Reported	Rmkind:	N

Remarks: GLENCOE, ON OLD STATE RD HALFWAY UP HILL FROM POST OFFICE

C total:	25	C plugind:	N
C remarks:	Not Reported		

Construction Information:

Id:	026190	Well type:	Private Well
Agencyname:	GEOLOGICAL SURVEY (DGLS)	Datecomp:	196812
Plugind:	N	Dateplug:	Not Reported
Casemat1:	Not Reported	Casemat2:	Not Reported
Cas1dpth:	25		
Cas1diam:	6.25		
Cas2dpth:	0		
Cas2diam:	0		
Cas3dpth:	0		
Cas3diam:	0		
Cas4dpth:	0		
Cas4diam:	0		
Inout1:	O	Typgrt1:	Not Reported
Typgrt2:	Not Reported	Typgrt3:	Not Reported
Mthgrout:	Not Reported	Rigtype:	Not Reported
Weltreat:	Not Reported	Rmkind:	Not Reported
Dateabnd:	Not Reported		
Plgdpt1b:	0		
Plgdpt1t:	0		
Multcase:	N		
Szcashol:	0		
Szbelcas:	6.1		
Sizscrn:	0		
Slotsize:	0		
Lenscrn:	0		
Typescrn:	Not Reported	Typedev:	Not Reported
Typepump:	Not Reported		
Pumpcap:	0		
Pumptdh:	0		
Pumpset:	0		
Typecomp:	Not Reported		
Perfintt:	0		
Perfintb:	0		
Oilprod:	Not Reported	Gasprod:	Not Reported
Tubepres:	Not Reported	Remarks:	Not Reported
Other data:	Not Reported	Formation :	PLATTIN GROUP
Formation1:	ST. PETER SANDSTONE		

Strata Information:

Id:	026190	Stratordr:	0
Fmtop:	80		
Fmbot:	287		
Formation :	MIDDLE ORDOVICIAN SERIES		
Primlith:	Not Reported		
Seclith:	Not Reported	Minlith:	Not Reported
Primmin:	Not Reported		
Primocc:	0		
Secmin:	Not Reported		
Secocc:	0		
Minrmin:	Not Reported		

Minrocc:	0		
Rmk20:	Not Reported		
Strata Information:			
Id:	026190	Stratordr:	0
Fmtop:	115		
Fmbot:	200		
Formation :	NO SAMPLES		
Primlith:	Not Reported		
Seclith:	Not Reported	Minlith:	Not Reported
Primmin:	Not Reported		
Primocc:	0		
Secmin:	Not Reported		
Secocc:	0		
Minrmin:	Not Reported		
Minrocc:	0		
Rmk20:	Not Reported		
Strata Information:			
Id:	026190	Stratordr:	0
Fmtop:	0		
Fmbot:	80		
Formation :	NO SAMPLES		
Primlith:	Not Reported		
Seclith:	Not Reported	Minlith:	Not Reported
Primmin:	Not Reported		
Primocc:	0		
Secmin:	Not Reported		
Secocc:	0		
Minrmin:	Not Reported		
Minrocc:	0		
Rmk20:	Not Reported		
Strata Information:			
Id:	026190	Stratordr:	39000
Fmtop:	80		
Fmbot:	287		
Formation :	ORDOVICIAN SYSTEM		
Primlith:	Not Reported		
Seclith:	Not Reported	Minlith:	Not Reported
Primmin:	Not Reported		
Primocc:	0		
Secmin:	Not Reported		
Secocc:	0		
Minrmin:	Not Reported		
Minrocc:	0		
Rmk20:	Not Reported		
Strata Information:			
Id:	026190	Stratordr:	41000
Fmtop:	80		
Fmbot:	100		
Formation :	PLATTIN GROUP		
Primlith:	LIMESTONE		
Seclith:	DOLOMITE	Minlith:	Not Reported
Primmin:	Not Reported		
Primocc:	0		
Secmin:	Not Reported		
Secocc:	0		
Minrmin:	Not Reported		

Minrocc:	0		
Rmk20:	SAMPLES MISSING		
Strata Information:			
Id:	026190	Stratordr:	41900
Fmtop:	80		
Fmbot:	100		
Formation :	BLOOMSDALE LIMESTONE		
Primlith:	LIMESTONE		
Seclith:	DOLOMITE	Minlith:	Not Reported
Primmin:	Not Reported		
Primocc:	0		
Secmin:	Not Reported		
Secocc:	0		
Minrmin:	Not Reported		
Minrocc:	0		
Rmk20:	Not Reported		
Strata Information:			
Id:	026190	Stratordr:	42300
Fmtop:	100		
Fmbot:	115		
Formation :	"ROCK LEVEE FORMATION"		
Primlith:	DOLOMITE		
Seclith:	Not Reported	Minlith:	Not Reported
Primmin:	Not Reported		
Primocc:	0		
Secmin:	Not Reported		
Secocc:	0		
Minrmin:	Not Reported		
Minrocc:	0		
Rmk20:	SAMPLES MISSING		
Strata Information:			
Id:	026190	Stratordr:	42800
Fmtop:	100		
Fmbot:	210		
Formation :	JOACHIM DOLOMITE		
Primlith:	DOLOMITE		
Seclith:	Not Reported	Minlith:	Not Reported
Primmin:	Not Reported		
Primocc:	0		
Secmin:	Not Reported		
Secocc:	0		
Minrmin:	Not Reported		
Minrocc:	0		
Rmk20:	SAMPLES MISSING		
Strata Information:			
Id:	026190	Stratordr:	43900
Fmtop:	210		
Fmbot:	287		
Formation :	ST. PETER SANDSTONE		
Primlith:	SANDSTONE		
Seclith:	Not Reported	Minlith:	Not Reported
Primmin:	Not Reported		
Primocc:	0		
Secmin:	Not Reported		
Secocc:	0		
Minrmin:	Not Reported		

Minrocc:	0
Rmk20:	Not Reported

Strata Information:

Id:	026190	Stratordr:	99900
Fmtop:	287		
Fmbot:	287		
Formation :	TOTAL DEPTH		
Primlith:	Not Reported		
Seclith:	Not Reported	Minlith:	Not Reported
Primmin:	Not Reported		
Primocc:	0		
Secmin:	Not Reported		
Secocc:	0		
Minrmin:	Not Reported		
Minrocc:	0		
Rmk20:	Not Reported		

10
South
1/4 - 1/2 Mile
Higher

FED USGS **USGS40000694178**

Org. Identifier:	USGS-MO		
Formal name:	USGS Missouri Water Science Center		
Monloc Identifier:	USGS-383211090372701		
Monloc name:	T44N R03E 24DAD		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	07140102	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	38.5364424
Longitude:	-90.6242927	Sourcemap scale:	24000
Horiz Acc measure:	5	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	430
Vert measure units:	feet	Vertacc measure val:	10
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic map		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	Alluvial aquifers		
Formation type:	Holocene Alluvium		
Aquifer type:	Unconfined single aquifer		
Construction date:	19680000	Welldepth:	68
Welldepth units:	ft	Wellholedepth:	Not Reported
Wellholedepth units:	Not Reported		

Ground-water levels, Number of Measurements: 1

Date	Feet below Surface	Feet to Sealevel
1968-06-01	28	

11
West
1/2 - 1 Mile
Higher

MO WELLS **MOLOG1000017407**

GEOCHECK®- PHYSICAL SETTING SOURCE MAP FINDINGS

Id:	008345	Located:	Y
Notenough:	Not Reported	Scale:	24k
Locator:	Michael Lemon - Interpolated	Stname:	MISSOURI
Stabbrev:	MO	County:	ST. LOUIS
Utm x:	705686.37516		
Utm y:	4268637.50013		
Latitude:	38.54425		
Longitude:	-90.63992		
Qtr3:	NW	Qtr2:	NW
Qtr1:	NW		
Section:	24		
Tnsp:	44		
Tnspdir:	Not Reported		
Rng:	3		
Rngdir:	E		
Plssx:	706307		
Plssy:	4268054		
Location p:	105		
Elev:	552		
Idnum:	8345		
Swl:	145		
Quadrangle:	EUREKA	Site id:	MOLOG1000017407

Header Information:

Id:	008345	Well type:	Private Well
Agencyname:	GEOLOGICAL SURVEY (DGLS)	County:	ST. LOUIS
Fips:	189	Stname:	MISSOURI
Stabbrev:	MO	Qtr3:	NW
Qtr2:	NW	Qtr1:	NW
Section:	24	Tnsp:	44
Tnspdir:	N	Rng:	03
Rngdir:	E		
Latitude:	38.54425		
Longitude:	-90.63992		
Utm x:	705686.37516		
Utm y:	4268637.50013		
Quadmap na:	EUREKA	Ohio code:	38090E6
Llmeas:	D	Scale:	24k
Locator:	Interpolated	Typelog1:	S
Typelog2:	Not Reported	Typelog3:	Not Reported
Ownerind:	0	Owner:	Robison, John
Leasenam:	Not Reported	Driller:	Koebel, L.
Drldate:	1942/05/14	Permit:	Not Reported
Logdate:	1943/09/	Logger:	Grohskopf
Elev:	552		
Elevbase:	S	Prodyld:	10
Gpmcfs:	G		
Depthbed:	10		
Sampsav:	0	Swla:	145
Swlb:	Not Reported		
Water at:	Not Reported		
Totdepth:	196	Formation :	PLATTIN GROUP
Formation1:	ST. PETER SANDSTONE		
Intcrdtp:	0		

Intcrdbt:	0		
Drawdown:	Not Reported	Aquclass:	Not Reported
Confind:	0	Reldate:	Not Reported
Probind1:	Not Reported	Probind2:	Not Reported
Probind3:	Not Reported	Additional:	Not Reported
Alagncy1:	Not Reported	Add databa:	Not Reported
Addition 1:	Not Reported	Add data 1:	Not Reported
Alnum2:	Not Reported	Add data 2:	Not Reported
Add data 3:	Not Reported	Rmkind:	N
Remarks:	@ GLENCOE; ELEVATION MAY BE 452'		
C total:	17	C plugind:	N
C remarks:	Not Reported		

Construction Information:

Id:	008345	Well type:	Private Well
Agencyname:	GEOLOGICAL SURVEY (DGLS)	Datecomp:	194205
Plugind:	N	Dateplug:	Not Reported
Casemat1:	Not Reported	Casemat2:	Not Reported
Cas1dpth:	17		
Cas1diam:	0		
Cas2dpth:	0		
Cas2diam:	0		
Cas3dpth:	0		
Cas3diam:	0		
Cas4dpth:	0		
Cas4diam:	0		
Inout1:	O	Typgrt1:	Not Reported
Typgrt2:	Not Reported	Typgrt3:	Not Reported
Mthgrout:	Not Reported	Rigtype:	Not Reported
Weltreat:	Not Reported	Rmkind:	Not Reported
Dateabnd:	Not Reported		
Plgdpt1b:	0		
Plgdpt1t:	0		
Multcase:	N		
Szcashol:	0		
Szbelcas:	0		
Sizscrn:	0		
Slotsize:	0		
Lenscrn:	0		
Typescrn:	Not Reported	Typedev:	Not Reported
Typepump:	Not Reported		
Pumpcap:	0		
Pumptdh:	0		
Pumpset:	0		
Typecomp:	Not Reported		
Perfintt:	0		
Perfintb:	0		
Oilprod:	Not Reported	Gasprod:	Not Reported
Tubepres:	Not Reported	Remarks:	Not Reported
Other data:	Not Reported	Formation :	PLATTIN GROUP
Formation1:	ST. PETER SANDSTONE		

Strata Information:

Id:	008345	Stratordr:	0
Fmtop:	0		
Fmbot:	10		
Formation :	NO SAMPLES		
Primlith:	Not Reported		
Seclith:	Not Reported	Minlith:	Not Reported
Primmin:	Not Reported		
Primocc:	0		
Secmin:	Not Reported		
Secocc:	0		
Minrmin:	Not Reported		

Minrocc:	0		
Rmk20:	Not Reported		
Strata Information:			
Id:	008345	Stratordr:	0
Fmtop:	10		
Fmbot:	196		
Formation :	MIDDLE ORDOVICIAN SERIES		
Primlith:	Not Reported		
Seclith:	Not Reported	Minlith:	Not Reported
Primmin:	Not Reported		
Primocc:	0		
Secmin:	Not Reported		
Secocc:	0		
Minrmin:	Not Reported		
Minrocc:	0		
Rmk20:	Not Reported		
Strata Information:			
Id:	008345	Stratordr:	39000
Fmtop:	10		
Fmbot:	196		
Formation :	ORDOVICIAN SYSTEM		
Primlith:	Not Reported		
Seclith:	Not Reported	Minlith:	Not Reported
Primmin:	Not Reported		
Primocc:	0		
Secmin:	Not Reported		
Secocc:	0		
Minrmin:	Not Reported		
Minrocc:	0		
Rmk20:	Not Reported		
Strata Information:			
Id:	008345	Stratordr:	40100
Fmtop:	10		
Fmbot:	196		
Formation :	MOHAWKIAN SERIES		
Primlith:	Not Reported		
Seclith:	Not Reported	Minlith:	Not Reported
Primmin:	Not Reported		
Primocc:	0		
Secmin:	Not Reported		
Secocc:	0		
Minrmin:	Not Reported		
Minrocc:	0		
Rmk20:	Not Reported		
Strata Information:			
Id:	008345	Stratordr:	40100
Fmtop:	10		
Fmbot:	196		
Formation :	MOHAWKIAN SERIES		
Primlith:	Not Reported		
Seclith:	Not Reported	Minlith:	Not Reported
Primmin:	Not Reported		
Primocc:	0		
Secmin:	Not Reported		
Secocc:	0		
Minrmin:	Not Reported		

Minrocc:	0		
Rmk20:	Not Reported		
Strata Information:			
Id:	008345	Stratordr:	40100
Fmtop:	10		
Fmbot:	196		
Formation :	MOHAWKIAN SERIES		
Primlith:	Not Reported		
Seclith:	Not Reported	Minlith:	Not Reported
Primmin:	Not Reported		
Primocc:	0		
Secmin:	Not Reported		
Secocc:	0		
Minrmin:	Not Reported		
Minrocc:	0		
Rmk20:	Not Reported		
Strata Information:			
Id:	008345	Stratordr:	41000
Fmtop:	10		
Fmbot:	70		
Formation :	PLATTIN GROUP		
Primlith:	LIMESTONE		
Seclith:	DOLOMITE	Minlith:	CHERT
Primmin:	Not Reported		
Primocc:	0		
Secmin:	Not Reported		
Secocc:	0		
Minrmin:	Not Reported		
Minrocc:	0		
Rmk20:	Not Reported		
Strata Information:			
Id:	008345	Stratordr:	41800
Fmtop:	10		
Fmbot:	55		
Formation :	BECKETT LIMESTONE		
Primlith:	LIMESTONE		
Seclith:	DOLOMITE	Minlith:	CHERT
Primmin:	Not Reported		
Primocc:	0		
Secmin:	Not Reported		
Secocc:	0		
Minrmin:	Not Reported		
Minrocc:	0		
Rmk20:	Not Reported		
Strata Information:			
Id:	008345	Stratordr:	41900
Fmtop:	55		
Fmbot:	70		
Formation :	BLOOMSDALE LIMESTONE		
Primlith:	DOLOMITE		
Seclith:	LIMESTONE	Minlith:	SHALE
Primmin:	Not Reported		
Primocc:	0		
Secmin:	Not Reported		
Secocc:	0		
Minrmin:	Not Reported		

Minrocc:	0		
Rmk20:	Not Reported		
Strata Information:			
Id:	008345	Stratordr:	42800
Fmtop:	70		
Fmbot:	180		
Formation :	JOACHIM DOLOMITE		
Primlith:	DOLOMITE		
Seclith:	SHALE	Minlith:	SAND
Primmin:	Not Reported		
Primocc:	0		
Secmin:	Not Reported		
Secocc:	0		
Minrmin:	Not Reported		
Minrocc:	0		
Rmk20:	Not Reported		
Strata Information:			
Id:	008345	Stratordr:	43900
Fmtop:	180		
Fmbot:	196		
Formation :	ST. PETER SANDSTONE		
Primlith:	SANDSTONE		
Seclith:	Not Reported	Minlith:	Not Reported
Primmin:	Not Reported		
Primocc:	0		
Secmin:	Not Reported		
Secocc:	0		
Minrmin:	Not Reported		
Minrocc:	0		
Rmk20:	Not Reported		
Strata Information:			
Id:	008345	Stratordr:	99900
Fmtop:	196		
Fmbot:	196		
Formation :	TOTAL DEPTH		
Primlith:	Not Reported		
Seclith:	Not Reported	Minlith:	Not Reported
Primmin:	Not Reported		
Primocc:	0		
Secmin:	Not Reported		
Secocc:	0		
Minrmin:	Not Reported		
Minrocc:	0		
Rmk20:	Not Reported		

12
SE
1/2 - 1 Mile
Higher

MO WELLS **MO6000000004760**

GEOCHECK®- PHYSICAL SETTING SOURCE MAP FINDINGS

Objectid:	5341	Uniqueid:	105372
Logid:	Not Reported	Wwimsid:	Not Reported
Pwssname:	Aberdeen Golf Club	Pwssid:	6202688
Pwssidext:	6202688101	Ipws:	MO6202688
Ipwsext:	MO6202688101	Wellnum:	1
Localname:	Not Reported	Wellid:	17262
Factype:	Restaurant	Fed type:	NC
Status:	Active		
Ddlat:	38.5339		
Ddlong:	-90.6155		
Mapname:	Manchester	Fips:	29189
County:	St. Louis	Mdnrreg:	St. Louis
Mdnrnum:	6	Drilldate:	0
Aban:	0	Plug:	0
Material:	Consolidated		
Form cd:	Not Reported		
Form td:	Not Reported		
Totdepth:	0	Grndelev:	0
Topseal:	Not Reported	Botseal:	Not Reported
Casedepth:	0	Casesize:	0
Casetype:	Not Reported		
Topcaseelv:	0		
Caseheight:	0	Outcasedep:	0
Outcasesiz:	0	Scrnlength:	-9999
Scrnsize:	-9999	Staticleve:	0
Yield:	0	Head:	0
Drawdown:	0	Pumptestda:	0
Pumptype:	Not Reported	Pumpmanuf:	Not Reported
Pumpdepth:	0	Pumpcapaci:	0
Meter:	Not Reported	Stdbypwr:	Not Reported
Voc:	Not Reported	Nitrate:	Not Reported
Chlor:	Not Reported	Filter:	Not Reported
Gwudisw:	Not Reported	Stappr:	Not Reported
Surfdrain:	Not Reported	Entry:	Not Reported
Method:	GPS, Garmin 12 XL	Accuracy:	17
Locstatus:	Not Verified	Verloc:	N
Lastupdate:	2005/04/11	Tweyrswa:	240
Welldist:	0	Site id:	MO6000000004760

GEOCHECK®- PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: MO Radon

Radon Test Results

Zipcode	Test Date	Result
63038	02/19/09	< 0.3
63038	02/16/08	1.3
63038	04/05/08	1.6
63038	07/26/08	2.7
63038	08/21/08	3.8
63038	06/16/08	1.2
63038	12/22/08	1.9

Federal EPA Radon Zone for ST. LOUIS County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 63038

Number of sites tested: 1

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	Not Reported	Not Reported	Not Reported	Not Reported
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	2.700 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: National Wetland Inventory of Missouri
Source: Department of Natural Resources
Telephone: 573-751-5110

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
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. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
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 wells, springs, and other sources of groundwater.

STATE RECORDS

Missouri Public Drinking Water Wells
Source: Department of Natural Resources
Telephone: 573-526-5448

OTHER STATE DATABASE INFORMATION

Oil and Gas Well Database
Source: Department of Natural Resources
Telephone: 573-368-2143

RADON

Area Radon Information
Source: USGS
Telephone: 703-356-4020
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.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STREET AND ADDRESS INFORMATION

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APPENDIX I

RESUMES OF INDIVIDUALS

HERLACHER ANGLETON ASSOCIATES
DARRELL W. ANGLETON, C.P.G.
PRINCIPAL HYDROGEOLOGIST

EXPERIENCE

Herlacher Angleton Associates — **Alton, IL**
Principal Hydrogeologist — **Jan 1994 - Present**

Providing UST removal and remedial services to various City governments and schools in Illinois.

Managing hydrogeologic study, risk assessment and remedial planning for facility in central Illinois impacted with chlorinated solvents on the shallow groundwater. Designing groundwater recovery system. Projected budget - $ 2.1 million.

Authored and executing a Resource Conservation and Recovery Act (RCRA) closure plan for a hazardous waste storage unit at a railroad facility in Illinois. Completed Phase I and II of the closure below projected budget.

Managing various UST remediation projects, including a community high school and private UST owners in Illinois, Indiana, Wisconsin, Missouri and Iowa, some of which include bioremediation system design and aquifer modeling.

Providing on-going environmental services and management for a national railway company.

Performing Phase I Site Assessments on various commercial and industrial properties for regional banks and industrial companies.

Performed hydrogeologic modeling and remedial design for free product in fractured bedrock project in southeast Missouri.

Designed groundwater remediation system for petroleum hydrocarbons in Springfield, Illinois.

Managing principal responsible for Alton, Illinois office and all technical staff.

Harding Lawson Associates — **Princeton, NJ; Oakbrook Terrace, IL; and St. Louis, MO**
Project Engineer — **Jan 1992 - Jan 1994**
Staff Engineer II — **Jan 1990 - Jan 1992**
Staff Engineer — **Oct 1989 - Jan 1990**

Managed and authored report of hydrogeological study involving soil-gas study and nested monitoring wells with a budget in excess of $ 250,000 at major automobile assembly plant in Illinois.

Managed UST closure of multiple warehouse sites for a discount warehouse retailer. Included remediation at one UST site.

Compiled and participated in authoring RCRA Part B permit applications for five Missouri RCRA TSD facilities.

Authored hydrogeologic sections of application for adjusted standard under RCRA for major chemical manufacture in Illinois.

Managed investigation and authored closure plan of RCRA storage unit for plastic manufacturer in northern Illinois.

Managed client reimbursement under Illinois' Leaking Underground Storage Tank (LUST) program for a manufacturing facility. Authored numerous 45-day Illinois LUST reports and presented results and recommendations to client.

Served as Designated Health and Safety Officer (DHSO) in Princeton, NJ and St. Louis, MO. Duties included review of all Health and Safety plans, managing medical monitoring program, processing workman's compensation claims, coordinating OSHA required training and management of office personal protective equipment (PPE).

Served as "in-house" client advisor regarding environmental and operational compliance, including facility sampling protocol, hazardous waste handling procedures, hazardous waste manifests, and proposed RCRA Part B compliance issues. Designed analytical program for facility influent streams for a barge cleaning and oil recycling facility.

Managed all field and subcontractor activities on Toxic Substances Control Act (TSCA) regulated barge containing oil contaminated with PCBs. Developed method to sample three phases of contamination present - oil, water and sludge. Managed water-phase remediation.

Supervised field operations, to include groundwater sampling, triple-cased bedrock well installation, pump tests and contaminate excavation at a former solvent recovery plant on the Comprehensive Environmental Response, Compensation, Cleanup and Liability Act (CERCLA) list. Participated in analysis of hydrogeologic test data, including computer modeling.

Developed soil-gas survey program to delineate the extent of the petroleum hydrocarbon plume in the unconfined saturated zone at a former service station. Selected location and supervised placement of bedrock monitoring wells, designed combination soil-vapor extraction and groundwater recovery system, and secured air and wastewater discharge permits.

Planned and supervised feasibility study of vapor extraction at a former automobile assembly plant. Supervised installation of vapor extraction wells and rehabilitation of existing groundwater recovery wells.

Converse Environmental East **Caldwell, New Jersey**
Staff Engineer **Jan 1988 - Oct 1989**

Performed site assessment, sampled soils and designed expedient remediation plan, including disposal of unmarked drums at a former textile printing plant.

Supervised excavation and removal of 5,000 cubic yards of soil, post-excavation sampling, air monitoring and quality control at a former mining research and pilot plant site.

Performed vapor sampling and analysis at an unlicensed landfill in Catskill, New York, comprised mostly of construction debris and wood, to determine the effects on local environment and health.

United States Army **Ft. Chaffee, AR**
Lieutenant **Jan 1987 -Aug 1987**

As executive officer of Headquarters and Headquarters Company, was second in command of 130 men. Managed all logistical and maintenance areas for the commander. Directly responsible for property book in excess of $500,000 and took full command for 18 days.

United States Army National Guard and Reserve **Various Locations**
Captain **May 1986 - Present**

Served in various leadership positions in armor, cavalry and infantry units, including platoon leader, executive officer, operations officer (air), tactical intelligence officer, company commander and Small Arms Readiness Training Section (SARTS) Chief. Currently Commander, Company B, 2/130th Infantry.

As Commander, Company A, 1/131st Infantry, responsible for 140 men and their equipment (Property book in excess of $ 2 million). Lead Company A during flood emergency duty for 31 days in July-August 1993. No serious injuries or property was lost during the deployment. At Pleasant Hills, IL, was responsible for command of 190, including housing and mess operations. Received Army Commendation medal from Commanding General of the Brigade for efforts during the flood. As SARTS Team Chief, responsible for all small arms training in the State of Illinois.

EDUCATION AND REGISTRATIONS

B.S. Geological Engineering, University of Missouri - Rolla 1987
Professional Geologist, State of Indiana
U.S. Army Armor Officer Basic Course and Infantry Officer Advance Course, Supply Officers Management Course

40-hour OSHA Health & Safety Course, 8-hour OSHA Supervisor Course

RESUME

Phil M. Meyer
Senior Project Scientist - Bioenvironmental Engineer
314-712-4411

Education:

US Air Force Aerospace Medicine Institute, Bioenvironmental Engineering Technology (1987)
US Air Force Aerospace Medicine, Hazardous Waste Operations and Emergency Response, (1987)
US Navy Environmental Health Center, Analysis of Airborne and Bulk Asbestos (NIOSH 582, 1988)
Community College of the Air Force, Bioenvironmental Engineering, Associates, (1992)
Tidewater Community College, Asbestos Abatement, (1989)
US Air Force Aerospace Medicine, Industrial Hygiene Measurements, (1990)
Licensed Missouri State Asbestos Inspector, (1992)
Licensed Missouri State Air Sampling Professional, (1996)
Licensed Illinois State Asbestos Inspector, (2000)
US Air Force Aerospace Medicine, Environmental Data Quality Objectives, (2002)
Certified Indoor Air Quality, Mold Remediation Specialist, (2002)

Professional Experience:

Air Quality

- Set up and operated an open path optical remote sensing and tracer volume system at cleanup sites and special study sites for U.S. EPA and private clients.

- Responsible for sampling systems (checkouts, installation, calibration, maintenance, quality assurance) and sampling operations (inhalable particles, airborne dioxin, total particulates, data entry, data review) at EPA Superfund cleanup sites.

- Conducted indoor air quality surveys to measure and evaluate ventilation effectiveness, levels of air toxics, radiation levels, illumination, noise, fungi, etc.

- Responsible for rapid deployment to sample and evaluate ambient air for chemical and biological agents during Operation Desert Shield/Storm.

Hazardous Materials

- Surveyed industrial hazardous waste disposal systems and industrial maintenance and operational activities for potential health hazards and compliance with Federal and State directives, guidelines and standards.

– Conducted numerous Phase I and Phase II environmental site assessments since 1991.

– Managed numerous Leaking Underground Storage Tank remediation projects.

Occupational

- Conducted occupational/industrial hygiene work place audits/surveys for hazards, pollutants, and exposures.

- Determined effectiveness of corrective and control measures and advises on personal protective equipment and its use in the work place.

Water Quality

- Collected samples and monitored compliance data on groundwater and surface-water pollution.

- Trained in the Federal/State storm water discharge regulations.

Accomplishments

– Senior Project Scientist, responsible for management of remediation, to include technical oversight, design and implementation of remediation systems and programs at environmental clean-up sites.

– Responsible for install, calibration, maintenance, sampling and quality assurance for an air monitoring network surrounding the former town of Times Beach, Missouri, a major Environmental Protection Agency (EPA) Superfund cleanup

- Non-Commissioned Officer in Charge of the Bioenvironmental Engineering office, United States Air Force Reserve, Scott Air Force Base, Illinois.

- performed a survey which properly identified the source of polychlorinated Terphenol (PCT) contamination, saving in excess of $3,000,000.