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PHASE I
ENVIRONMENTAL SITE ASSESSMENT
OF
FORMER ST. JOHN'S HOSPITAL
139 NORTH PENN AVENUE/148 NORTH OAKDALE AVENUE
SALINA, KANSAS 67401
FOR
KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT

MARCH 2015

KDHE PROJECT NO.: C5-085-73210
83666

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ENVIRONMENTAL REMEDIATION

BURNS McDONNELL

Burns & McDonnell Engineering Company, Inc.
Engineers-Architects-Consultants
Kansas City, Missouri

FINAL

TABLE OF CONTENTS

Page No.

LIST OF TABLES iv
LIST OF APPENDICES iv
LIST OF ACRONYMS v
NOTICE N-1
EXECUTIVE SUMMARY ES-1
1.0 INTRODUCTION 1-1
1.1 Purpose 1-1
1.2 Detailed Scope of Services 1-2
1.3 Significant Assumptions 1-2
1.4 Limitations and Exceptions of this Phase I ESA 1-3
1.5 Special Terms and Conditions 1-5
2.0 SITE DESCRIPTION 2-1
2.1 Location and Legal Description 2-1
2.2 Site and Vicinity Characteristics 2-1
2.3 Current Use of the Property 2-1
2.4 Description of Structures, Roads and Improvements 2-1
2.5 Current Uses of the Adjoining Properties 2-3
3.0 USER PROVIDED INFORMATION 3-1
3.1 Title Records 3-1
3.2 Environmental Liens or Activity and Use Limitations 3-1
3.3 Specialized Knowledge 3-1
3.4 Valuation Reduction for Environmental Issues 3-1
3.5 Owner, Key Site Manager and Occupant Information 3-2
3.6 Reason for Performing this Phase I ESA 3-2
4.0 RECORDS REVIEW 4-1
4.1 Physical Setting Sources 4-1
4.2 Standard Environmental Record Sources, Federal and State 4-1
4.2.1 Federal National Priorities List Site List – [Date of Gov't Ver.: 12/16/2014] 4-3
4.2.2 Federal Delisted NPL Site List – [Date of Gov't Ver.: 12/16/2014] 4-3
4.2.3 Federal Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List – [Date of Gov't Ver.: 10/25/2013] 4-3
4.2.4 CERCLIS No Further Remedial Action Planned (NFRAP) Site List – [Date of Gov't Ver.: 10/25/2013] 4-4
4.2.5 Federal Resource Conservation and Recovery Act (RCRA) Site Lists 4-5
4.2.5.1 RCRA Corrective Action Activity (RCRA CORRACTS) Facilities List- [Date of Gov't Ver.: 12/09/2014] 4-5
4.2.5.2 RCRA non-CORRACTS Treatment Storage and Disposal (TSD) Facilities List – [Date of Gov't Ver.: 12/09/2014] 4-5
4.2.5.3 Federal RCRA Generators List – [Date of Gov't Ver.: 12/09/2014] 4-5
4.2.6 Federal Institutional Control/Engineering Control Registries – [Date of Gov't Ver.: 09/18/2014] 4-6
4.2.7 Federal Emergency Response Notification System (ERNS) List – [Date of Gov't Ver.: 09/29/2014] 4-6
4.2.8 State and Tribal Equivalent of the National Priority List (State and Tribal NPL) – [Date of Gov't Ver.: NA] 4-6
4.2.9 State and Tribal Equivalent of the CERCLIS List (State CERCLIS) – [Date of Gov't Ver.: 11/03/2014] 4-6

TABLE OF CONTENTS

Page No.

4.2.10 State and Tribal Landfill and/or Solid Waste Disposal Site Lists – [Date of Gov't Ver.: 01/24/2015] 4-18
4.2.11 State and Tribal Leaking Storage Tank Lists – [Date of Gov't Ver.: 10/21/2014] 4-18
4.2.12 State and Tribal Registered Storage Tank Lists – [Date of Gov't Ver.: 10/21/2014] 4-21
4.2.13 State and Tribal Institutional Control/Engineering Control Registries – [Date of Gov't Ver.: 11/03/2014] 4-22
4.2.14 State and Tribal Voluntary Cleanup Sites – [Date of Gov't Ver.: 09/29/2014] 4-22
4.2.15 State and Tribal Brownfield Sites – [Date of Gov't Ver.: 11/03/2014] 4-22
4.2.16 EDR Manufactured Gas Plant (MGP) Sites – [Date of Gov't Ver.:NA] 4-22
4.3 Historical Use Information on the Property and Adjoining Properties 4-23
4.3.1 Summary of Past Uses of the Property 4-23
4.3.2 Aerial Photographs 4-23
4.3.3 Historic Topographic Maps 4-24
4.3.4 Fire Insurance Maps 4-25
4.3.5 Local Street Directories 4-25
4.3.6 Building Department Records 4-26
4.3.7 Property Tax Records 4-26
4.3.8 Zoning/Land Use Records 4-26
4.3.9 Fire Department Records 4-27
4.3.10 Recorded Land Title Records 4-27
4.3.11 Existing Technical/Environmental Reports 4-27
4.3.12 Freedom of Information Act Requests 4-27
4.3.13 Vapor Encroachment Screen 4-27
4.3.14 Summary of the Past Uses of Adjoining Properties 4-28
5.0 SITE RECONNAISSANCE 5-1
5.1 Methodology and Limiting Conditions 5-1
5.2 General Property Setting 5-1
5.2.1 Current Use of the Property and Adjoining Properties 5-1
5.2.2 Current Property Zoning 5-1
5.2.3 Property Topography 5-1
5.2.4 Property Geology and Hydrogeology 5-1
5.3 Questions About Helpful Documents 5-2
5.4 Hazardous Substances and Petroleum Products In Connection With Identified Uses 5-3
5.5 Storage Tanks 5-4
5.5.1 Aboveground Storage Tanks (AST) 5-4
5.5.2 Underground Storage Tanks (UST) 5-4
5.6 Odors 5-4
5.7 Pools of Liquid 5-4
5.8 Drums 5-4
5.9 Hazardous Substance and Petroleum Products Containers (Not Necessarily in Connection With Identified Uses) 5-5
5.10 Unidentified Substance Containers 5-5
5.11 PCBs 5-5
5.12 Exterior Observations 5-6
5.12.1 Pits, Ponds, or Lagoons 5-6
5.12.2 Stained Soil or Pavement 5-6

TABLE OF CONTENTS

		Page No.
	5.12.3 Stressed Vegetation	5-7
	5.12.4 Solid Waste	5-7
	5.12.5 Wastewater	5-7
	5.12.6 Wells	5-7
	5.12.7 Septic Systems	5-7
	5.13 Interior Observations	5-8
	5.13.1 Heating/Cooling	5-8
	5.13.2 Stains or Corrosion	5-8
	5.13.3 Drains and Sumps	5-8
6.0	INTERVIEWS	6-1
	6.1 Interview with BTA Application Contacts	6-1
	6.2 Salina Regional Health Center Representatives	6-1
	6.3 Interview with State and Local Government Officials	6-1
7.0	FINDINGS	7-1
8.0	OPINIONS	8-1
	8.1 Additional Investigation	8-2
9.0	DATA GAPS	9-1
10.0	CONCLUSIONS	10-1
11.0	DEVIATIONS	11-1
12.0	ADDITIONAL SERVICES	12-1
13.0	REFERENCES	13-1
14.0	SIGNATURES OF ENVIRONMENTAL PROFESSIONALS	14-1
15.0	QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS PARTICIPATING IN THE PHASE I ENVIRONMENTAL SITE ASSESSMENT	15-1

TABLE OF CONTENTS

LIST OF TABLES

Table No.	Title
Table 2-1	Summary of Adjoining Properties
Table 4-1	ASTM Standard Database Search Distances
Table 4-2	Summary of the Federal CERCLIS List
Table 4-3	Summary of the Federal CERCLIS NFRAP List
Table 4-4	Summary of the State or Tribal CERCLIS List
Table 4-5	Summary of the Leaking Storage Tanks List(s)
Table 4-6	Summary of the State and Tribal Brownfield Site(s)
Table 4-7	Summary of Historic Uses of the Property
Table 4-8	Summary of Historic Uses of Adjoining Properties
Table 5-1	Summary of Known Hazardous Substances and Petroleum Products
Table 5-2	Summary of Drums
Table 5-3	Summary of PCB-Containing Equipment

LIST OF APPENDICES

Appendix A	Site Vicinity Map
Appendix B	Scope of Services
Appendix C	County Property Tax Information
	EDR Chain-of-Title
	EDR Environmental LienSearch Report
Appendix D	Site Photographs
Appendix E	Radius Map Report
Appendix F	Aerial Photographs
Appendix G	Historic Topographic Maps
Appendix H	Sanborn Fire Insurance Maps
Appendix I	Local Street Directory Search
Appendix J	FOIA Requests & Responses
Appendix K	KDHE BTA Application
Appendix L	Vapor Encroachment Screen
Appendix M	Building Permit Report
Appendix N	Property Tax Map Report
Appendix O	Previous Environmental Reports

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TABLE OF CONTENTS

LIST OF ACRONYMS

AAI	All Appropriate Inquiries
AST	Aboveground storage tank
ASTM	American Society for Testing and Materials
BER	Bureau of Environmental Remediation
BROWNFIELDS	State Brownfield List
Burns & McDonnell	Burns & McDonnell Engineering Company, Inc.
CAP/CA	Corrective Action Plan and Corrective Action
CERCLA	Comprehensive Environmental Response Compensation and Liability Act
CERCLIS	Comprehensive Environmental Response Compensation and Liability Information System
CERCLIS – NFRAP	CERCLIS – No Further Remedial Action Planned
CI/CAS	Comprehensive Investigation and Corrective Action Study
cis-1,2-DCE	cis-1,2-Dichloroethene
CREC	Controlled Recognized Environmental Condition
CONSENT	Superfund Consent Decrees List
DRYCLEANERS	Registered Drycleaning Facilities
EDR	Environmental Data Resources
EPCRA	Emergency Planning and Community Right To Know Act
ERNS	Emergency Response Notification System
ESA	Environmental Site Assessment
FIFRA	Federal Insecticide, Fungicide and Rodenticide Act
FINDS	Facility Index System
FOIA	Freedom of Information Act
FTTS	FIFRA/TSCA Tracking System
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
HMIRS	Hazardous Materials Incident Report System
HREC	Historical Recognized Environmental Condition
ICIS	Integrated Compliance Information System
INST CONTROL	State Institutional Control Registry
LAST	Leaking Aboveground Storage Tank
KDHE	Kansas Department of Health and Environment
LLC	Limited Liability Corporation
LNAPL	Light Non-Aqueous Phase Liquid

LUST	Leaking Underground Storage Tank
msl	Mean Sea Level
NPL	National Priorities List
PA/SI	Preliminary Assessment/Site Inspection
PCB	Polychlorinated biphenyl
PCE	Tetrachloroethene
ppb	Parts per billion
ppm	Parts per million
PRP	Potentially Responsible Party
RAATS	RCRA Administrative Action Tracking System
RCRA	Resource Conservation and Recovery Act
RCRA-LQG	RCRA – Large Quantity Generator
RCRA-NonGen	RCRA – Non-Generator
RCRA-SQG	RCRA – Small Quantity Generator
RCRIS	Resource Conservation and Recovery Information System
REC	Recognized Environmental Condition
RFI	RCRA Facility Investigation
RI/FS	Remedial Investigation/Feasibility Study
ROD	Record of Decision
SHWS	State Hazardous Waste Site
SPILLS	State Spills Database
SRE	Site Reconnaissance and Evaluation
SSTS	Section 7 Tracking Systems
SWF/LF	Solid Waste Facility/Landfill
TCE	Trichloroethene
TIER 2	Tier 2 Information Listing
TSCA	Toxic Substances Control Act
TRIS	Toxic Chemical Release Inventory System
TSD	Treatment, Storage and Disposal
US BROWNFIELDS	Federal Brownfield List
US ENG CONTROLS	Federal Engineering Control Registry
USEPA	United States Environmental Protection Agency
USGS	United States Geological Survey
UST	Underground Storage Tank

VCI	Voluntary Cleanup Investigation
VCP	Voluntary Cleanup Program
VCPRP	Voluntary Cleanup and Property Redevelopment Program
VEC	Vapor Encroachment Concern
VOC	Volatile Organic Compound

NOTICE

This report is an instrument of service prepared by Burns & McDonnell Engineering Company, Inc. (Burns & McDonnell) for the exclusive use of the Kansas Department of Health and Environment (KDHE or User) and Sunflower Development Group, LLC (Sunflower or User). In order to create a report on which KDHE and Sunflower could rely, Burns & McDonnell worked closely with KDHE and Sunflower in development of the scope of services upon which all subsequent tasks have been based. No parties other than KDHE and Sunflower are permitted by Burns & McDonnell to rely on this instrument of Burns & McDonnell's service.

According to the American Society of Testing and Materials (ASTM), Phase I Environmental Site Assessments (ESAs) are conducted to permit the user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchase limitations on Comprehensive Environmental Response Compensation and Liability Act (CERCLA) liability (hereinafter, the "landowner liability protections" or "LLPs"): that is the practice that constitutes "all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary practice" as defined at 42 USC § 9601(35)(B). Additionally, an evaluation of business environmental risk associated with a parcel of commercial real estate may necessitate investigation beyond that identified in this practice. The opinions relative to known or suspect environmental conditions given in this report are based upon information derived from the most recent Site reconnaissance and from other activities described in the report.

The most recent Site reconnaissance was performed on March 4, 2015. KDHE and Sunflower are advised that the conditions observed by Burns & McDonnell are subject to change. Certain indicators of the presence of hazardous substances and petroleum products may have been latent at the time of the most recent Site reconnaissance and may subsequently have become observable. In a similar manner, the research effort conducted for a Phase I ESA is limited. Accordingly, it is possible that Burns & McDonnell's research, while fully appropriate for a Phase I ESA, failed to indicate the existence of important information sources. Assuming such sources actually exist, the information could not have been considered in the formulation of Burns & McDonnell's findings and opinions.

A Phase I ESA is a service whose basic elements are determined by the standard of care prevailing at the time the service was rendered in the area where it was rendered. Because standards of care can be identified only through retrospective inquiry, Burns & McDonnell has applied the standard of care as

published by ASTM Standard E1527-13, which incorporates the All Appropriate Inquiry (AAI) Standard (40 CFR 312). By definition, such standards set forth minimum requirements.

Problems have arisen in the past because people and organizations have assumed, improperly, that they could rely on a Phase I ESA report developed for another party. So there is no confusion in this respect, recognize that KDHE and Sunflower are the only intended beneficiaries of this report and are considered the "user" as defined by ASTM 1527-13. KDHE and Sunflower are the parties to which Burns & McDonnell has explained the risks involved and which have been involved in the shaping of the scope of services needed to satisfactorily manage those risks from KDHE's and Sunflower's perspective. Accordingly, reliance on this report by any parties other than KDHE and Sunflower would result in reliance on assumptions whose extent and nature would distort the meaning and impact of the findings and opinions related herein. Reliance on this report would in turn result in misinterpretation of these findings and opinions and potentially unwise actions based on those misinterpretations. Burns & McDonnell's findings and opinions related in this report may not be relied upon by any parties except KDHE and Sunflower.

* * * * *

EXECUTIVE SUMMARY

This Executive Summary Does not Fully Summarize Findings and Opinions Findings and Opinions are Related Through the Full Report Only

Burns & McDonnell Engineering Company, Inc. (Burns & McDonnell) was retained by Kansas Department of Health and Environment (KDHE), to conduct a Phase I Environmental Site Assessment (ESA) of the properties located at 139 N. Penn Avenue and 148 N. Oakdale Avenue, Salina, Kansas 67401 (the Property or the Site). The Property is located in Section 12, Township 14 South, Range 3 West on the 2012 Salina, Kansas United States Geological Survey (USGS) topographic map, and is referred to in this report as the Property or the Site. A Property vicinity map showing the Property and the surrounding area is in Appendix A.

This assessment has been conducted in accordance with the scope and limitations of American Society of Testing and Materials (ASTM) Standard *E1527-13* and the AAI Standard (40 CFR 312). Any exceptions to, or deletions from, this practice are described in Section 1.4 and 11.0 of this report. Burns & McDonnell visually surveyed the Property and adjoining land from public points of view. Burns & McDonnell examined readily available environmental records associated with the Property and interviewed persons, identified by KDHE, possessing knowledge of the current and former uses of the Property.

The Property comprises approximately 2.9 acres and is shown in Appendix A. The Property is a vacant hospital and sister's residence. It was formerly occupied by the Salina Regional Health Center St. John's Hospital Penn Campus. Burns & McDonnell's observations during Property reconnaissance indicate that adjoining land is generally residential with commercial to the west and southeast.

Burns & McDonnell reviewed historical records including Sanborn fire insurance maps, aerial photographs, topographic maps, and a local city directory search. According to historical sources, the Property was improved with a hospital as early as 1914.

Environmental Data Resources (EDR) provided a report of environmental agency listings and identified 52 sites within the search area in the 83 databases it searched. The Property was identified on the database report in multiple databases. EDR identified four sites (orphan sites) with insufficient street information to locate them with respect to the Property. Burns & McDonnell determined that none of

these orphan are potentially within the ASTM defined search radii of the Property. A copy of the database report prepared by EDR is provided in Appendix E.

Burns & McDonnell performed this Phase I ESA to identify *Recognized Environmental Conditions*, as defined in Section 1.1, associated with the Property and other issues that may not meet the definition of a *Recognized Environmental Condition* but that Burns & McDonnell considers to be potential environmental concerns associated with the Property.

RECOGNIZED ENVIRONMENTAL CONDITIONS

Burns & McDonnell performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-13 of the Property. Any exceptions to, or deletions from, this practice are described in Section 1.4 and 11.0 of this report. This Phase I ESA has revealed the following evidence of *Recognized Environmental Conditions* in connection with the Property:

- The Property is identified as Salina Regional Health – Penn Campus in the LUST database and as St. John's Hospital in the RGA LUST database. Buried Tank Leas Assessments (BTLA) were obtained from KDHE for all USTs formerly on the Property. USTs were removed from the Property in 1990, 1992, 1996 and 2013. Approximately 5 cubic yards of diesel contaminated soil was excavated during the 1990 UST removal, which was located in the southeast corner of the Property. There was no contaminated soil removed in conjunction with the other UST removals, which were all located on the west side of the Property. All four BTLA reports indicate that the incidents were issued a closed status and remaining soil was within KDHE standards; however, there is no analytical data available for any of the UST removals. The former presence of these USTs on the Property and the lack of closure reports available for review are considered a *Recognized Environmental Condition.*
- The Property is downgradient relative to twelve State CERCLIS sites identified on the EDR report. The closest of these sites is the Salina PWS Well #11 site. In 2008, KDHE determined that the 1,2-DCA in this well was migrating to this public supply well from the north northwest in the intermediate and deep portions of the alluvial aquifer. After investigations were conducted at multiple upgradient sources, the 501 N. Santa Fe Ave site was determined to be the most likely source of contamination at this public supply well. The 501 N. Santa Fe site is located approximately 0.662 miles northwest of the Property. A

release of grain fumigants, composed primarily of carbon tetrachloride, from a leaking AST formerly situated at the NE corner of the brick building at 501 N. Santa Fe occurred at the facility in late 1969 or early 1970's and is believed to have contributed to the groundwater contamination, which includes carbon tetrachloride, chloroform, 1,2-DCA and several other chlorinated solvents and petroleum products. Results from the September 2005 groundwater sampling event indicated a long narrow plume of carbon tetrachloride and 1,2-DCA originating from the confirmed source area migrating towards the city of Salina's downtown public water supply well field. In 2005, over 220 tons of contaminated soil was removed from the source area and a soil vapor extraction system was installed to address remaining soil and groundwater issues. An Environmental Use Control (EUC) Agreement was recorded with the Saline County Register of Deeds in March 2006. Construction of a groundwater treatment system occurred in late 2010 and early 2011. The Quarterly Progress report for October through December 2014 was obtained from KDHE's ISL database for review. Groundwater monitoring in conjunction with this site includes a network of recovery and monitoring wells that extend southeast of the site. There are two monitoring well pairs included in the routine monitoring activities that are near the Property: MW 15S/D and MW 16S/D. MW 15S/D is located along Ash Street, within ½-block west of the Property and MW 16S/D is located along Iron Street, within ½-block west and ½-block south of the Property. These monitoring wells were most recently sampled in November 2014. They were non-detect (< 1 µg/L) for carbon tetrachloride and chloroform. The shallow well in each pair and MW 16D was non-detect for 1,2-DCA (< 1 µg/L). 1,2-DCA was detected at 9.4 µg/L at MW 15D. Figure 9 in the Quarterly Progress Report included a 5 µg/L contour for 1,2-DCA surrounding MW 15D, which is the Residential/Non-residential Tier 2 RSK for 1,2-DCA per the March 2014 KDHE RSK guidelines. This contour is near the Property; however, it does not extend on to the Property. Data from previous groundwater monitoring events are included in this most recent quarterly report. 1,2-DCA concentrations at MW 15D have ranged from 9.4 µg/L to 118 µg/L (January 2010 to November 2014). The concentration of 1,2-DCA at MW 15D has always exceeded the RSK guideline. The concentration of 1,2-DCA at MW 16D has ranged from non-detect (<1 µg/L) to 146 µg/L over this same time period. The Quarterly Progress Reports for October through December 2010 and April through June 2011 were also reviewed. Figure 11 (December 2010) and Figure 9 (May 2011), found in these reports respectively, included a 5 µg/L and a 50 µg/L contour for 1,2-DCA. The 5 µg/L contour lines reach the northwest corner of the Property in both quarterly

reports. Remediation of the contamination associated with the 501 N Santa Fe site is on-going and an EUC Agreement is in place. For these reasons and because the concentration of 1,2-DCA in the shallow monitoring well nearest to the Property exceeded the RSK value during the most recent sampling event, this site is considered a *Recognized Environmental Condition*, which has the potential to impact the Property.

CONTROLLED RECOGNIZED ENVIRONMENTAL CONDITIONS

Controlled Recognized Environmental Conditions are a subset of *Recognized Environmental Conditions.* This Phase I ESA has revealed no evidence of *Controlled Recognized Environmental Conditions* in connection with the Property.

HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS

This Phase I ESA has revealed no evidence of *Historical Recognized Environmental Conditions* in connection with the Property.

POTENTIAL ENVIRONMENTAL CONCERNS

This Phase I ESA has revealed no evidence of Potential Environmental Concerns in connection with the Property.

* * * * *

1.0 INTRODUCTION

At the request of Kansas Department of Health and Environment (KDHE), Burns & McDonnell Engineering Company, Inc. (Burns & McDonnell) conducted a Phase I Environmental Site Assessment (ESA) consistent with The American Society for Testing and Materials (ASTM) Standard E1527-13 of property located at 139 N. Penn Ave. and 148 N. Oakdale Ave., Saline County, Kansas 67401 (the Property or the Site). The Property consists of approximately 2.9 acres. The Property is currently a vacant hospital and sister's residence. The USGS topographic map showing the Property location and the surrounding area is in Appendix A.

1.1 Purpose

The purpose of this Phase I ESA was to identify *Recognized Environmental Conditions* associated with the current and historical usage of the Property and adjoining land, nearby off-Site sources of potential impact, and the potential environmental impact on the Property from surrounding conditions or activities. Burns & McDonnell performed this Phase I ESA to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchase limitations on Comprehensive Environmental Response Compensation and Liability Act (CERCLA) liability (hereinafter, the "landowner liability protections" or "LLPs"): that is the practice that constitutes "all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary practice" as defined at 42 U.S.C § 9601(35)(B). Additionally, an evaluation of business environmental risk associated with a parcel of commercial real estate may necessitate investigation beyond that identified in this practice; therefore, this Phase I ESA may not be a comprehensive evaluation of business risks nor is it an environmental compliance audit.

The term *Recognized Environmental Condition* as defined by ASTM means "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a Property: (1) due to 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. *De minimis conditions* are not *Recognized Environmental Conditions*." As defined by ASTM, a *de minimis condition* is one "that generally does not present a threat to human 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. Conditions determined to be *de minimis conditions* are neither *Recognized Environmental Conditions* nor *Controlled Recognized Environmental Conditions*." A *Controlled Recognized Environmental Condition* is "a *Recognized Environmental Condition* resulting from 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".

1.2 Detailed Scope of Services

Burns & McDonnell's agreement dated February 23, 2015, contains the detailed scope of services and terms and conditions governing this work. A copy of the scope of services is contained in Appendix B.

1.3 Significant Assumptions

Burns & McDonnell obtained environmental database information from Environmental Data Resources (EDR), a commercial provider of that service. Burns & McDonnell provided EDR the Property boundary and asked EDR to use this as the basis of its search radius. Accordingly, the search distances shown on the radius maps may not be actual distances from the Property.

Note that distances between the Property and sites identified in the database search provided by EDR are estimates. Most sites are identified by a single geographical location marker that may be the center of the site, the physical location of the mailing address, etc. Thus, site boundaries could extend significant distances from the geo-coded location of the site. Therefore, even though a site is not identified by EDR as being within the footprint of the Property, adjacent to the Property or within the search radius of the Property, the site's boundaries could extend into or near the Property boundary.

Burns & McDonnell requested fire insurance maps from EDR for the Property. Burns & McDonnell provided EDR the Property boundary and asked EDR to use this as the basis of its search radius. Burns & McDonnell did not attempt to obtain fire insurance maps from other sources; however, KDHE and Sunflower should be aware that other fire insurance maps s may exist that Burns & McDonnell did not review.

Burns & McDonnell assumes that hidden, unapparent, or latent conditions or defects are not in or on the Property, subsoil, or structures other than those noted in this report. Burns & McDonnell assumes no responsibility for such conditions or inspection, engineering, or repair, which might be required to discover or correct such factors.

The following significant assumptions were used to formulate the recommendations and opinions contained in this report:

- groundwater flow generally follows the topography,
- existing reports are accurate,
- interview comments are accurate,
- environmental database information is complete,
- the person interviewed was the most knowledgeable person available at the time of the site reconnaissance, but may not strictly meet the Key Site Manager definition.
- conditions at the time of the site visit were representative of ordinary conditions at the Property,
- location of Property boundaries are accurate,
- geologic conditions are the same as shown on published maps, and
- groundwater conditions are the same as shown on published maps.

1.4 Limitations and Exceptions of this Phase I ESA

This report is an instrument of service prepared by Burns & McDonnell for the exclusive use of KDHE and Sunflower. In order to create a report on which KDHE and Sunflower could rely, Burns & McDonnell worked closely with KDHE and Sunflower in development of the scope of service upon which all subsequent tasks have been based. No parties other than KDHE and Sunflower are permitted by Burns & McDonnell to rely on this instrument of Burns & McDonnell's service.

According to the ASTM, Phase I Environmental Site Assessments (ESAs) are conducted to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchase limitations on CERCLA liability (hereinafter, the "landowner liability protections" or "LLPs"): that is the practice that constitutes "all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary practice" as defined at 42 USC § 9601(35)(B). Additionally, an evaluation of business environmental risk associated with a parcel of commercial real estate may necessitate investigation beyond that identified in this practice. The opinions relative to hazardous substances and petroleum products given in this report are based upon information derived from the most recent Site reconnaissance and from other activities described herein.

The most recent Site reconnaissance was performed on March 4, 2015. KDHE and Sunflower are advised that the conditions observed by Burns & McDonnell are subject to change. Certain indicators of the

presence of hazardous substances and petroleum products may have been latent at the time of the most recent Site reconnaissance and may subsequently have become observable. In a similar manner, the research effort conducted for a Phase I ESA is limited. Accordingly, it is possible that Burns & McDonnell's research, while fully appropriate for a Phase I ESA, failed to indicate the existence of important information sources. Assuming such sources actually exist, their information could not have been considered in the formulation of Burns & McDonnell's findings and opinions.

A Phase I ESA is a service whose basic elements are determined by the standard of care prevailing at the time the service was rendered in the area where it was rendered. Because standards of care can be identified only through retrospective inquiry, Burns & McDonnell has assumed that the standard of care is the ASTM Standard E1527-13, which incorporates the All Appropriate Inquiry (AAI) Standard (40 CFR 312). By definition, such standards set forth minimum requirements.

Problems have arisen in the past because people and organizations have assumed, improperly, that they could rely on a Phase I ESA report developed for another party. So there is no confusion in this respect, recognize that KDHE is the only intended beneficiaries of this report. KDHE and Sunflower are the parties to which Burns & McDonnell has explained the risks involved and which have been involved in the shaping of the scope of services needed to satisfactorily manage those risks from KDHE's and Sunflower's perspective. Accordingly, reliance on this report by any parties other than KDHE and Sunflower would result in reliance on assumptions whose extent and nature would distort the meaning and impact of the findings and opinions relayed herein. Reliance on this report would in turn result in misinterpretation of these findings and opinions and potentially unwise actions based on those misinterpretations. Burns & McDonnell's findings and opinions in this report may not the relied upon by any parties except KDHE and Sunflower.

This Phase I ESA did not include any inquiry with respect to controlled substances, corporate environmental compliance, radon, methane, wetlands or vapor intrusion. A National Emission Standards for Hazardous Air Pollutants (NESHAP) asbestos survey, limited lead survey, and mold investigation was conducted in conjunction with the Phase I ESA. The results of these surveys were submitted to KDHE under separate cover.

This Phase I ESA as conducted under the ASTM 1527-13 and the AAI Standard is presumed to be valid if completed within 180 days prior to the date of Property acquisition. Thereafter, this Phase I ESA is invalid, unless updated as part of a subsequent service by Burns & McDonnell.

1.5 Special Terms and Conditions

This Phase I ESA was performed pursuant to Burns & McDonnell's agreement dated February 23, 2015. In accordance with the Scope of Services and Responsibilities of Client, as described in Section 6 of ASTM E1527-13, KDHE was requested to furnish the following information:

- KDHE provided Burns & McDonnell with the location of the Property to be assessed.
- KDHE identified Mr. Jack Hinnenkamp, Vice President of Facilities for Salina Regional Health Center, as a person possessing knowledge of the uses and physical characteristics of the Property.
- KDHE indicated that prior reports and correspondences concerning the Property do not exist.
- KDHE requested that Burns & McDonnell obtain a review of reasonably ascertainable recorded land title records and lien records filed under federal, tribal, state or local law for environmental liens or activity and use limitations (AULs).
- KDHE and Sunflower did not make Burns & McDonnell aware of any specialized knowledge or experience material to *Recognized Environmental Conditions* in connection with the Property.
- Sunflower provided an explanation of the relationship of the purchase price to the value of the Property.
- KDHE and Sunflower requested that Burns & McDonnell obtain the chain-of-title for the Property.

The scope of work described in Burns & McDonnell's agreement is contained in Appendix B.

The Sunflower Development Group, LLC is the prospective buyer. KDHE and Sunflower have requested that a Phase I ESA be performed in order to satisfy one of the requirements to qualify for the landowner liability limitations on CERCLA liability.

As noted above, this Phase I ESA was conducted and this report was prepared for use solely by KDHE and Sunflower. This report shall not be relied upon by or transferred to any other party without the express written authorization of KDHE, Sunflower, and Burns & McDonnell.

* * * * *

2.0 SITE DESCRIPTION

2.1 Location and Legal Description

The Property is located at 139 N. Penn Ave. and 148 N. Oakdale Ave. in Salina, Saline County, Kansas 67401. The Property consists of approximately 2.9 acres of land. The Saline County Appraiser provided the following legal description of the Property:

RIVERSIDE PK & RES 1-3, S12, T14, R3, BLOCK 11, ACRES 2.9

The current legal title holder of the Property, Salina Regional Health Center, Inc., acquired the Property in 1996 and 2005. A copy of the chain of title is included in Appendix C.

2.2 Site and Vicinity Characteristics

The Property is located at 139 N. Penn Ave. and 148 N. Oakdale Ave. The Property is bordered by private residences to the north and south, Oakdale Elementary School to the southeast, a vacant parking lot for the former St. John's Hospital on the east, and the Donna L. Vanier Children's Center on the west. The general area of the Property is a combination of residential and commercial properties. The Smokey Hill Oxbow Lake of the Smokey Hill River is located approximately 550 feet northwest of the Property.

According to the 2012 USGS Salina, Kansas quadrangle topographic map (refer to Appendix A), the Property lies at approximately 1,220 feet above mean sea level and the topography of the area of the Property is flat. The surface elevation of the Property varies from 1222 to 1220 feet north to southwest across the Property. Surface water drainage for the Property area is generally to the southwest.

2.3 Current Use of the Property

The Property is currently vacant and was formerly occupied by the Salina Regional Health Center's St. John's Hospital. According to Jack Hinnenkamp, Vice President Salina Regional Health Center, the Property is zoned as "R-3 Multiple-family Residential District". Burns & McDonnell found no information in the government lists and records that Burns & McDonnell reviewed to contradict the summary of Property use in this section.

2.4 Description of Structures, Roads and Improvements

The Property is bound by Ash Street to the north, North Penn Avenue to the east, Johnston Street to the south, and North Oakdale Avenue to the west. A sidewalk is parallel to all sides of the Property. The Property's parking lot, located in the center of the Property, can be accessed from Ash Street.

The Property includes two vacant buildings, which use addresses 139 N. Penn Avenue and 148 N. Oakdale Avenue. The building at 148 N. Oakdale Ave. is a 12,936 square foot (sq. ft.), three story masonry structure and was constructed in 1951 as the Sister's residence for St. John's Hospital. The building is located at the northwest corner of the Property at the corner of N. Oakdale Avenue and Ash Street. A parking lot for the hospital staff is located directly east of the building.

The hospital building, at 139 N. Penn Ave., was originally constructed 1914 as a 35,280 square foot, four level masonry structure to serve as the local hospital. Multiple additions and remodels at the Property to address the growing needs of the hospital. The Saline County Appraiser's Office lists additions to the hospital in 1951, 1957, 1958, 1962, 1964, 1966, 1967, 1971, 1981, 1990 and 1994. Drainage at the Property is generally towards the southeast.

Three small additions totaling 18,806 square feet were added to the main hospital in 1951. These additions included the four-story Patient Tower to the north, a one story laundry addition to the west, and first floor offices and psych unit to the main hospital building.

In 1957, an additional single story, 1,600 square feet, administrative office area was constructed on the east side of the hospital.

A 1,620 square foot addition was completed in 1958. The addition included the creation of a ground floor lobby and admissions and business offices on the east side of St. John's Hospital on Penn Avenue.

In 1962, the single story, 4,000 square foot Pediatrics wing was constructed on the north side of the Property.

A 22,110 square foot addition was made in 1964, south of the main hospital building. The addition included the single story Laboratory and Radiology sections of the hospital, basement medical records storage, medical store room, and mechanical space.

In 1966, the 8,032 square foot Boiler Plant and laundry expansion was completed on the west side of the hospital.

In 1967, a single story, 1,828 square foot Radiology and Cobalt services addition was completed on the east side of the hospital next to the 1964 Radiology addition.

The three-story, 52,724 square foot Patient Tower on the south, southwest side of the Property was constructed in 1971. The Patient Tower included the Emergency Department, Kitchen/Cafeteria, basement mechanical, Surgical Wing, Intensive Care Unit (ICU) and Central Supply areas.

In 1981, an additional 1,044 square feet of pediatric rooms were added to the Pediatrics wing of the hospital.

According to Mr. Jack Hinnenkamp the 1988, 5,768 square foot, single story, Radiation Therapy area was constructed in the northeast section of the Property. The Saline County Appraiser's Office has this addition constructed in 1990.

In 1994, the final addition of 5,705 square feet of first floor meeting rooms, redevelopment of a second floor unit to the Post-anesthesia Care Unit (PACU) of the 1971 addition, and construction of a new ICU on the second floor.

Photographs of the Property are included in Appendix D.

2.5 Current Uses of the Adjoining Properties

"Adjoining properties" as defined herein comprise areas with property lines in common with the Property, or separated from the Property only by a public right-of-way or water course. The following table summarizes the occupants and apparent uses of the adjoining land.

Table 2-1
Summary of Adjoining Properties

Address and Direction	Occupant	Apparent Use
Northwest	Private Residences	Residential
North	Private Residences	Residential
Northeast	Private Residences	Residential
East	Parking lot for Salina Regional Health Center	Institutional
Southeast	Oakdale Elementary School	Learning/Instruction
South	Private Residences	Residential
Southwest	Private Residences	Residential
West	Donna L. Vanier Children's Center	Daycare

* * * * *

3.0 USER PROVIDED INFORMATION

3.1 Title Records

KDHE and Sunflower requested that Burns & McDonnell obtain the chain-of-title for the Property. Burns & McDonnell ordered the chain-of-title report from Banks Environmental Solutions. According to the chain-of-title, there are two separate chains included within the Property parcel. Salina Regional Health Center has owned the Property since 1996 and 2005. A copy of the chain of title report is included in Appendix C.

3.2 Environmental Liens or Activity and Use Limitations

Prior to beginning work on the Phase I ESA, Burns & McDonnell asked Mr. Jack Hinnenkamp, Vice President of Facilities, Salina Regional Health Center, if there were any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the Property;

- any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the Property;
- any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products, and
- any limitations on activity or Property use.

To Mr. Hinnenkamp's knowledge, there are no pending, threatened or past proceedings with the Property. Mr. Hinnenkamp indicated that the Property cannot be used for health care related business.

3.3 Specialized Knowledge

Prior to beginning work on the Phase I ESA, Burns & McDonnell asked Mr. Hinnenkamp and Mr. Jason Swords, Principal of Sunflower, if they had any specialized knowledge or experience that may be material to *Recognized Environmental Conditions* in connection with the Property. Mr. Hinnenkamp and Mr. Swords both indicated that a previous NESHAP asbestos survey had been completed at the Property in 2013. A copy of the NESHAP asbestos survey report is included in Appendix O.

3.4 Valuation Reduction for Environmental Issues

Burns & McDonnell asked Mr. Swords if Sunflower has any actual knowledge that the purchase price of the Property is significantly less than the purchase price of comparable properties. Mr. Swords indicated

that Sunflower is aware that the Property is "cheap", but is not aware that it is cheaper than comparable properties in Salina.

3.5 Owner, Key Site Manager and Occupant Information

KDHE and Sunflower provided the following information concerning the Property:

Owner of Record:	Salina Regional Health Center
Occupant Name:	Vacant (Formerly Salina Regional Health Center St. John's Hospital Penn Campus)
Key Site Manager:	Jack Hinnenkamp
BTA Application Contact:	Mr. Dan Moye, Development Coordinator, Sunflower Development Group, LLC

3.6 Reason for Performing this Phase I ESA

Sunflower Development Group, LLC is the prospective buyer. KDHE and Sunflower have requested that a Phase I ESA be performed in order to satisfy one of the requirements to qualify for the landowner liability limitations on CERCLA liability.

* * * * *

4.0 RECORDS REVIEW

Burns & McDonnell obtained and reviewed environmental and physical setting records and historic information in an effort to identify *Recognized Environmental Conditions* in connection with the Property. The following subsections are a narrative description of the records Burns & McDonnell obtained and reviewed. Where applicable, the approximate search distance is given.

4.1 Physical Setting Sources

The ASTM standard source for physical setting information is the USGS 7.5 Minute Topographical Map. The 2012 USGS Salina, Kansas quadrangle topographic map is located in Appendix A.

4.2 Standard Environmental Record Sources, Federal and State

Environmental Data Resources, Inc. (EDR) provided an ASTM Radius Report containing United States Environmental Protection Agency (EPA), State and Tribal database information in accordance with ASTM defined search distances. Appendix E contains EDR's Radius Report that lists the federal, state and tribal databases searched, a description of the databases and the most recent release date of each database. The appended report also shows EPA, State and Tribal regulated sites within the search area and other regulated sites that could be in the search area, but were unplottable due to insufficient address or other locator information. These unplottable sites are called "Orphan Sites" in this report.

EDR included the following 17 ASTM-required databases in its search of environmental records:

Table 4-1
ASTM Standard Database Search Distances

Database Name	Approximate Minimum Search Distance in Miles
Federal National Priorities List (NPL)	1.0
Federal Delisted NPL Site List	0.5
Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) List	0.5
Federal CERCLIS NPL NFRAP Site List	0.5
Federal Resource Conservation and Recovery Act Treatment, Storage, and Disposal Facilities Listed on the Corrective Action Tracking System (RCRA CORRACTS TSD) Facilities List	1.0

Table 4-1
ASTM Standard Database Search Distances

Database Name	Approximate Minimum Search Distance in Miles
RCRA non-CORRACTS TSD Facilities List	0.5
Federal RCRA Generators List	Property and Adjoining
Federal Institutional Control/Engineering Control Registries	Property Only
Federal Emergency Response Notification System (ERNS)	Property Only
State and Tribal Equivalent NPL	1.0
State and Tribal Equivalent CERCLIS List	0.5
State and Tribal Solid Waste Landfills and/or Solid Waste Disposal Site Lists (SWF/LF)	0.5
State and Tribal Leaking Storage Tank Lists	0.5
State and Tribal Registered Storage Tank Lists	Property and Adjoining
State and Tribal Institutional Control/Engineering Control Registries	Property Only
State and Tribal Voluntary Cleanup Sites	0.5
State and Tribal Brownfield Sites	0.5

EDR reported 52 sites in 17 of the 83 databases searched (ASTM-required and ASTM-supplemental, combined). The Property was identified in the following databases on the database report: CERC-NFRAP, RCRA-CESQG, FINDS, AIRS, RGA LUST, LUST, UST, Tier 2, and Financial Assurance. Sites were identified in the following databases: CERCLIS, CERC-NFRAP, RCRA-CESQG, SHWS, SWF/LF, LUST, UST, AST, Brownfields, US Brownfields, RCRA NonGen/NLR, FINDS, TIER 2, Financial Assurance, US AIRS, EDR MGP, and RGA LUST.

EDR reported four orphan sites as potentially being within the ASTM defined search distances of the Property. Using visual observations during the Site reconnaissance and other sources (such as the yellow

pages and mapping software), Burns & McDonnell determined that none of these orphan sites are within the ASTM defined search distance.

4.2.1 Federal National Priorities List Site List – [Date of Gov't Ver.: **12/16/2014**]

The National Priority List (NPL) is compiled by the USEPA pursuant to CERCLA 42 U.S.C. 9605(a)(8)(B) of properties with the highest priority for cleanup pursuant to the USEPA's Hazard Ranking System per 40 C.F.R. Part 300. There were no NPL sites identified on or within 1-mile of the Property.

4.2.2 Federal Delisted NPL Site List – [Date of Gov't Ver.: **12/16/2014**]

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the USEPA uses to delete sites from the NPL. In accordance with 40 C.F.R. 300.425(e), sites may be deleted from the NPL where no further response is appropriate. There were no Delisted NPL sites identified on or within ½-mile of the Property.

4.2.3 Federal Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List – [Date of Gov't Ver.: **10/25/2013**]

The CERCLIS 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 CERCLA. CERCLIS contains sites that are either proposed to be or are on the NPL and sites which are in the screening and assessment phase for possible inclusion on the NPL. The following CERCLIS sites were identified within ½-mile of the Property:

Table 4-2
Summary of the Federal CERCLIS List

Facility Name	Estimated Distance and Direction	Topographic Position Relative to Property	Additional Information
Salina PWS Well #11 Penn Ave & Ash St	< ⅛ mile, NE	Higher	Non NPL Status
Mercury-Comcare of Salina, KS 617 East Elm	⅛ to ¼ mile, NNW	Lower	Emergency Removal
Elm and Front Streets Elm & Front Streets	⅛ to ¼ mile, NW	Lower	Non NPL Status

The Salina Public Water Supply (PWS) Well #11 is located at the intersection of Ash Street and North Penn Avenue, which is immediately adjacent to the Property. The site has shown previous contamination of VOCs in groundwater. The site has been through a preliminary site assessment in 1994, a Pre-CERCLIS screening in 2001, a site evaluation/disposition in 2001, and other cleanup activity in 2008. The site was listed as Non NPL status in 2008. This site is also identified on the Kansas Identified Sites list (ISL) and is further discussed in Section 4.2.9.

The Mercury-Comcare of Salina site is located ⅛ to ¼ mile north-northwest of the Property. According to the EDR report, the site was an emergency removal only site and no site assessment was required. No additional information was available. Because this site is indicated as "cleaned up", it is unlikely to have impacted the soil or groundwater at the Property.

The Elm and Front Street site is located ⅛ to ¼ mile northwest of the Property. The site went through Discovery and a combined Preliminary Assessment/Site Inspection in 2001. The site involves a TCE groundwater plume in the vicinity of Elm Street and Front Street with no identified source area. The site was discovered when 11 µg/L TCE was detected in a groundwater sample that was collected with a groundwater probe at the intersection during the Salina North site investigation conducted by KDHE's state water plan program (Refer to Section 4.2.9). This site is located downgradient from the 501 N. Santa Fe Site, which is discussed in detail in Section 4.2.9.

4.2.4 CERCLIS No Further Remedial Action Planned (NFRAP) Site List – [Date of Gov't Ver.: **10/25/2013**]

The CERCLIS sites designated NFRAP have been removed from CERCLIS. The NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. The following CERCLIS-NFRAP sites were identified within ½-mile of the Property:

Table 4-3
Summary of the Federal CERCLIS NFRAP List

Facility Name	Estimated Distance and Direction	Topographic Position Relative to Property	Additional Information
Salina Regional Health Center 139 N Penn	Property	Equal	Non NPL Status, Archived

Table 4-3
Summary of the Federal CERCLIS-NFRAP List

Facility Name	Estimated Distance and Direction	Topographic Position Relative to Property	Additional Information
Salina Former MGP 301 N 3rd St	¼ to ½ mile, NW	Lower	Non NPL Status, Archived

The Property was identified in the Federal CERCLIS-NFRAP database. The Property went through Discovery in 1980 and a Preliminary Assessment was done in 1985. The Property was archived in 1985. No additional information was available regarding the CERCLIS evaluation of the Property. The Property is also discussed in Sections 4.2.5.3, 4.2.11 and 4.2.12.

The Salina Former MGP site is located at 301 N. 3rd Street. Based on research conducted by Burns & McDonnell for this report, it was determined that EDR has incorrectly mapped the location of this site. The Salina MGP is located ¼ to ½-mile northwest of the Property, not to the southwest as stated in the EDR report. Therefore, the Property is downgradient from this site. The site went through Discovery and a Preliminary Assessment in 1991 and was archived in 2006. The site is also discussed in Sections 4.2.9 and 4.2.18.

4.2.5 Federal Resource Conservation and Recovery Act (RCRA) Site Lists

4.2.5.1 RCRA Corrective Action Activity (RCRA CORRACTS) Facilities List- [Date of Gov't Ver.: **12/09/2014**]

The RCRA CORRACTS list identifies hazardous waste handlers with RCRA corrective action activity. There were no RCRA CORRACTS sites identified within 1-mile of the Property.

4.2.5.2 RCRA non-CORRACTS Treatment Storage and Disposal (TSD) Facilities List – [Date of Gov't Ver.: **12/09/2014**]

The RCRA non-CORRACTS TSD facilities list includes selective information on hazardous waste treatment, storage and disposal facilities at which no corrective action activity has occurred. There were no RCRA non-CORRACTS TSD sites identified on or within ½-mile of the Property.

4.2.5.3 Federal RCRA Generators List – [Date of Gov't Ver.: **12/09/2014**]

The RCRA Generator's List provides information on facilities reporting that they generate hazardous waste and are classified as hazardous waste generators pursuant to the RCRA regulations. Conditionally exempt small quantity generators (CESQGs) generate less than 100 kilograms (kg) of hazardous waste, or

less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs) generate over 1,000 kg of hazardous waste per month. NonGenerators were previously registered as a CESQG, SQG and/or LQG; however, they are not currently generating hazardous waste. There was one RCRA Generator site identified on or adjacent to the Property.

The Property is listed as a conditionally exempt small generator of flammable wastes, halogenated and non-halogenated solvents, and benzene (Waste Codes D001, F001, F003, U239). No violations are listed for the Property and the Property is listed as being in compliance with procedural requirements.

4.2.6 Federal Institutional Control/Engineering Control Registries – [Date of Gov't Ver.: **09/18/2014**]

Sites with 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. 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. The Property was not identified on the Federal Institutional Control/Engineering Control Registries.

4.2.7 Federal Emergency Response Notification System (ERNS) List – [Date of Gov't Ver.: **09/29/2014**]

The ERNS list is a national database published by the USEPA that lists information about sites where reported releases of hazardous substances and petroleum have occurred. The list includes records of both the Department of Transportation and the EPA. The Property was not identified on the ERNS list.

4.2.8 State and Tribal Equivalent of the National Priority List (State and Tribal NPL) – [Date of Gov't Ver.: **NA**]

There were no State or Tribal NPL sites identified on or within 1-mile of the Property.

4.2.9 State and Tribal Equivalent of the CERCLIS List (State CERCLIS) – [Date of Gov't Ver.: **11/03/2014**]

KDHE maintains the Identified Sites List which is the state's 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. The following table summarizes the State or Tribal equivalent CERCLIS sites identified on or within 1-mile of the Property.

Table 4-4
Summary of the State or Tribal CERCLIS List

Facility Name	Estimated Distance and Direction	Topographic Position Relative to Property	Additional Information
Salina PWS Well #11 Ash Street & Oakdale Ave	< ⅛-mile, NW	Equal/Higher	Property is downgradient relative to site; Active
Salina North No Address given	¼ to ½ mile, WNW	Higher	Property is downgradient relative to site; Resolved
Wardrobe Cleaners 245 N Santa Fe Ave	¼ to ½ mile, WNW	Higher	Property is downgradient relative to site; Active
Former Stewart's Laundry 211 S Santa Fe	½ to 1 mile, WSW	Higher	Property is cross-gradient relative to site; Active
Brown Welding Supply, LLC 300 N 7th	½ to 1 mile, WNW	Higher	Property is downgradient relative to site; Active, Restrictions
Salina Water Treatment Plant 401 S 5th	½ to 1 mile, SW	Higher	Property is cross-gradient relative to site; Active
West South Street W South St & 8th Ave	½ to 1 mile, SW	Higher	Property is cross-gradient relative to site; Active
Koetting, B. J. (Former Paris) 521 Bishop Street	½ to 1 mile, WNW	Higher	Property is downgradient relative to site; Active
Express Cleaners 540 S Santa Fe	½ to 1 mile, SW	Higher	Property is cross-gradient relative to site; Active
Former Phoenix Hotel BTA 100 N 5th	¼ to ½ mile, WSW	Lower	Property is cross-gradient relative to site; Resolved
Salina Hair Academy 115 S. 5th Street	¼ to ½ mile, WSW	Lower	Property is cross-gradient relative to site; Resolved
335 North Fifth Street 335 N. 5th Street	¼ to ½ mile, WNW	Lower	Property is downgradient relative to site; Resolved
OneOK Former MGP 301 N 3rd Street	¼ to ½ mile, SW	Lower	Property is cross-gradient relative to site; Active
Salina DCA Near Int. of N. 3rd and E. North St.	½ to 1 mile, NW	Lower	Property is downgradient relative to site; Resolved
Salina PCE 161 E. North St.	½ to 1 mile, NW	Lower	Property is downgradient relative to site; Active
Missouri Pacific Railroad Freight 353 N. 7th St	½ to 1 mile, WNW	Lower	Property is downgradient relative to site; Active, Restrictions
Research Products (Fmr) 411 N. 7th Street	½ to 1 mile, NW	Lower	Property is downgradient relative to site; Active
501 North Santa Fe Street 501 N. Santa Fe St.	½ to 1 mile, NW	Lower	Property is downgradient relative to site; Active

Table 4-4
Summary of the State or Tribal CERCLIS List

Facility Name	Estimated Distance and Direction	Topographic Position Relative to Property	Additional Information
Continental Analytical Service Lincoln Ave & 8th Street	½ to 1 mile, NW	Lower	Property is downgradient relative to site; Active
King Chemical Co Inc. 1616 Dewey St	½ to 1 mile, NE	Lower	Property is cross-gradient relative to site; Resolved
Great Plains Mfg-Salina 7 1705 Dewey	½ to 1 mile, NE	Lower	Property is cross-gradient relative to site; ID 1597-Active, ID 2405 Resolved with Restrictions

The Salina PWS Well #11 is located immediately northwest of the Property at the intersection of Ash and Oakdale. The Property is downgradient from this site, which is currently listed as active. Since 1986 the Salina PWS Well #11 has contained low concentrations of 1,2-dichloroethane (DCA), and intermittent low concentrations of trichloroethylene (TCE). KDHE has completed multiple site assessments from 2001 to 2009 in order to identify the source of contamination at this public supply well location. A report in 2008 concluded that 1,2-DCA in PWS Well #11 was migrating from the north-northwest in the intermediate and deep portions of the alluvial aquifer. At that time, the known 1,2-DCA plume originating from the 501 N. Santa Fe Ave. site and elevated 1,2-DCA concentrations identified in monitoring wells at the Salina FMGP site, were identified as potential source areas. In 2009, KDHE conducted a Supplemental Site Investigation (SSI) to identify potential sources of groundwater contamination at 403 N. Third Street. Naphthalene and 1,2-DCA impacts were identified in several well samples. The 403 N. Third Street site is believed to be listed in KDHE's ISL database as the "Salina DCA" site. All three sites included in the discussion of the Salina PWS Well #11 site are located upgradient relative to the Property. Because the Salina PWS Well #11 site was determined to be contaminated by off-site sources, this site was determined not to have directly impacted the Property. The Salina FMGP site (also known as the OneOK Former MGP site), the Salina DCA (403 N. 3rd St) site and 501 N. Santa Fe Avenue site are further discussed in the following sections.

The Salina North site is located ¼ to ½ mile west-northwest of the Property. There is no address provided for the site. The Property is downgradient from this site, which is listed with a resolved status as of 2012. During a KDHE preliminary assessment/site investigation of the Salina PWS Well #11 Site in 1993, chlorinated volatile organic compounds (VOCs) not normally associated with petroleum hydrocarbon sites were discovered in groundwater. A site assessment was initiated in 1993 by KDHE under the State

Water Plan program. A comprehensive investigation of the site was completed in 1997 and concluded that while several potential source areas existed in the Salina North Site, two distinct groundwater contamination plumes and other areas of groundwater contamination could be identified. Results of additional investigation at the Elm & Front Site in 2001 and Salina PWS Well #11 Site in 2002 by KDHE-BER/Remedial Section's Site Assessment Unit confirmed groundwater contamination plumes at the Former Research Products and Former Brown Welding Supply sites and identified several additional groundwater contaminant plumes within the former Salina North Site boundaries. KDHE has since entered into Consent Orders with potential responsible parties for those sites, which are being handled as separate sites and are discussed in the following sections. Because this site was determined to be contaminated by off-site sources and has a resolved status, this site was determined not to have impacted the Property.

Wardrobe Cleaners is located ¼ to ½ mile west-northwest of the Property. The Property is downgradient from this site, which is listed as active. The site is currently under a long-term monitoring plan through KDHE-BER. The site was discovered from an underground storage tank monitoring well with a detection of Tetrachloroethylene (PCE). The site was accepted into the Dry-cleaning Facility Release Trust Fund. An expanded site assessment was conducted in 2004. PCE was not detected above MCLs off-site at that time and long-term groundwater monitoring has continued at the site. Although this site is upgradient to the Property, the primary contaminant of concern (COC), PCE, has not been identified in the monitoring wells located nearest to the Property (MW-15S/D and MW-16S/D) as discussed in the 501 N. Santa Fe Ave site discussion below. For this reason, the Wardrobe Cleaners site is unlikely to have impacted the Property.

The Former Phoenix Hotel Brownfields Target Assessment (BTA) is located ¼ to ½ mile west-southwest of the Property. The Property is cross-gradient from this site. The site is currently listed as resolved as of 2013. A Phase I BTA was completed at the site, which identified no *Recognized Environmental Conditions* clearing the site for redevelopment. For this reason, the site is unlikely to have impacted the Property.

The Salina Hair Academy is located ¼ to ½ mile west-southwest of the Property. The Property is cross-gradient from this site, which is listed as resolved as of 2011. The EDR report describes the site as an agricultural warehouse built in 1905 for commercial retail, tin and printing, rug cleaning and tractor supply. A Phase I BTA report identified the following *Recognized Environmental Conditions*: potential

petroleum and hazardous substances associated with several historic uses on the site and adjacent to the site including, but not limited to the following: printing shop, rug cleaning, and a tractor supply company. Due to the identified RECs, a Phase II assessment was conducted by KDHE VOCs and total petroleum hydrocarbons gas range organics (TPH-GRO) were not detected in any of the groundwater samples collected. Dissolved selenium was detected above the KDHE Risk-Based Standards (RSK). Per EPA CERCLA guidance (OSWER Directive 9345.1-07) the detected concentration in GW-2 did not exceed three times background levels, and thus does not constitute a release. Based on the status of the site and because the site is located cross-gradient to the Property, it is unlikely to have impacted the Property.

The 335 North Fifth Street site is located ¼ to ½ mile west-northwest of the Property. The Property is downgradient from this site, which is listed as resolved as of 2007. A limited Phase II report conducted in 2005 indicated the presence of low levels of PCE and TCE in groundwater at the site. The site was assigned to the Site Assessment unit in July 2007 and a Site Reconnaissance and Evaluation (SRE) conducted in fall 2007. It was determined that VOCs detected in groundwater appear to be migrating onto the site from contamination associated with contaminant plumes attributed to the Missouri Pacific Railroad Freight House (Former) and Research Products (Former) sites, which are being addressed by other state programs and are discussed in the following sections. Because this site was determined to be contaminated by off-site sources and has a resolved status, this site was determined not to have impacted the Property

The OneOK Former MGP (Salina MGP) site is located at 301 N. 3rd Street. Based on research conducted by Burns & McDonnell for this report, it was determined that EDR has incorrectly mapped the location of this site. The Salina MGP is located ¼ to ½-mile northwest of the Property. Therefore, the Property is downgradient from this site, which has an active status. The Salina MGP operated from 1881 - 1928. The MGP had one gas holder; a lime, coal, and retort houses; and tar, oil, and above-ground fuel oil tanks. Contaminants normally associated with a FMGP site are coal tars and consist mainly of polynuclear aromatic hydrocarbons; purifier residuals of oxides and lime containing sulfur, cyanide, and metals; ash and clinkers with oxides of various metals (including arsenic and lead). A Preliminary Assessment (PA) was conducted in 1993 as part of Consent Order 92-E-493. The PA identified potential targets and pathways and risks associated with this MGP site. Analytical data show that the site has been impacted with contaminants typical of former manufactured gas plant sites and petroleum sources. In response OneOK performed an Interim Removal Action (IRA) between 2006 and 2007. Information available on KDHE's ISL database indicates that COCs being investigated at the site include PAHs,

benzene and arsenic in groundwater. Although this site is upgradient to the Property, one of the primary COCs, benzene, has not been identified in the monitoring wells located nearest to the Property (MW-15S/D and MW-16S/D) as discussed in the 501 N. Santa Fe Ave site discussion below. For this reason, the OneOK Former MGP site is unlikely to have impacted the Property.

The Former Stewart's Laundry site is located ½ to 1 mile west-southwest of the Property. The Property is cross-gradient from this site. A remediation system was installed in June 1998 and was shut down in March 2001. Since 2003, groundwater sampling shows levels consistently below the MCL; however the primary contaminant of concern is not noted in the information available. The site is currently undergoing annual groundwater monitoring, which occurred most recently in April 2013. Due to the cross-gradient location of this site relative to the Property, this site is not believed to have impacted the Property.

The Brown Welding Supply, LLC site is located ½ to 1 mile west-northwest of the Property. The Property is downgradient from this site. The Former Brown Welding Supply (BWS) Site represents a predominantly 1,1,1-trichloroethane (1,1,1-TCA) and 1,1-dichloroethene (1,1-DCE) contamination plume sourcing from their former facility located at 300 N. 7th Street. During a KDHE preliminary assessment/site investigation of the Salina PWS Well #11 Site in 1993, chlorinated VOCs, not typically associated with petroleum hydrocarbon sites, were detected in groundwater samples collected from the monitoring wells at the Long-McArthur UST Site. Additional investigation was recommended and a Site Assessment (SA) of the Salina North Site was initiated in 1993 by the KDHE under the State Water Plan program. A Comprehensive Investigation (CI) for the Salina North Site was completed in 1997 and concluded that while several potential source areas existed in the area, a 1,1,1-TCA/ 1,1-DCE groundwater contamination plume was emanating from the former BWS facility. The site was transferred to the State Cooperative Program. CI activities were conducted from 2004 to 2007. In 2006, contaminated sediment, identified during CI activities, from the storm water collection pit located outside the building was excavated, containerized, and disposed of off-site. A Corrective Action Plan (CAP) for the Site was submitted to KDHE-BER and subsequently approved in 2011. Implementation of the Corrective Action (CA) remedy, Monitored Natural Attenuation (MNA) is currently underway. An Environmental Use Control (EUC) was issued on the property to restrict land usage in 2012. Currently, groundwater monitoring is conducted semi-annually and contaminant trends are evaluated to insure that MNA remains an effective remedy at the Site. Although this site is upgradient to the Property, the primary COCs, 1,1,1-TCA and 1,1-DCE, have not been identified in the monitoring wells located nearest

to the Property (MW-15S/D and MW-16S/D) as discussed in the 501 N. Santa Fe Ave site discussion below. For this reason, the Brown Welding Supply site is unlikely to have impacted the Property.

The Salina Water Treatment Plant is located ½ to 1 mile southwest of the Property. The Property is cross-gradient from this site. In July 2002 a packed tower-air stripper began operation at the water treatment plant in Salina with funding from both the UST and Drycleaner programs. The system treats water from all the PWS wells located throughout the city. Because the site is not a contamination source but treats water from all of the PWS wells in the city, including PWS Well #11, it is it not believed to have impacted the Property.

The West South Street site is located ½ to 1 mile southwest of the Property. The Property is cross-gradient from this site. In 1996, KDHE conducted a SRE at the site. Groundwater samples collected upgradient from PWS #3 confirmed to presence of carbon tetrachloride. In 1997, KDHE conducted a Preliminary Assessment/Screening Site Investigation (PA/SSI) at the site confirming the presence of carbon tetrachloride in groundwater approximately 1.5 miles upgradient of PWS #3. According to documents available on KDHE's ISL database for the Property, the PA/SSI tentatively identified an undeveloped parcel of land near Holiday and S. Broadway as the source area. This intersection is more than one-mile southwest of the Property. Due to the distance between this site and Property and the cross-gradient location, it is unlikely that this site has impacted the Property.

The Koetting, B. J. (Paris Corp) site is located ½ to 1 mile west-northwest of the Property. The Property is downgradient from this site. Various bread, flour, and grain-type businesses operated at the site from 1944 to 1975. According to EDR, KDHE's files indicate that the former Paris Corporation (Corp) operated from 1978 to 1985 and generated waste solvents, solvent mix (xylene and TCE), paint sludge, and air filters from paint booths. Facility operations included assembly and manufacturing of electronic consumer products. KDHE-BER conducted an investigation in 2001 for the Salina PWS Well #11 site indicating detections of VOCs exceeding the RSK for Kansas for 1,1-DCE and 1,1,1-TCA immediately downgradient of the Koetting (Paris Corp) site. The VOC plume appeared to have originated at the southwest corner of Bishop and 10th Streets. Although this site is upgradient to the Property, the primary COCs, 1,1,1-TCA and 1,1-DCE, have not been identified in the monitoring wells located nearest to the Property (MW-15S/D and MW-16S/D) as discussed in the 501 N. Santa Fe Ave site discussion below. For this reason, the Koetting (Paris Corp) site is unlikely to have impacted the Property.

The Express Cleaners site is located ½ to 1 mile southwest of the Property. The Property is cross-gradient from this site. As the result of an ESA during 1997 and 1998, Express Cleaners was identified as the primary source for PCE in three nearby PWS wells. A Soil Vapor Extraction (SVE) system was installed in 2001. KDHE conducted a rebound test from 2005 to 2006 that indicated there was little rebound of VOC concentrations while the system was down. Groundwater monitoring indicates that a secondary source exists along the sanitary sewer beneath Santa Fe. KDHE is discussing alternative remedial actions to address contamination from the sanitary sewer line. Because this site is cross-gradient to the Property, it is unlikely to have impacted the Property.

The Salina DCA site is located ½ to 1 mile northwest of the Property. The Property address is described as near the intersection of N. 3rd St and E. North Street. According to information included in KDHE's ISL database for the site, it is believed to be the same location as the site described as 403. N. 3rd Street. The Property is downgradient from this site, which is listed with a resolved status. In May 2009, KDHE/BER conducted a Supplemental Site Investigation for the Salina Public Water Supply Well #11 site. The objective of the investigation was to assess if groundwater contamination at and near the site located at 403 North Third Street is the result of current and/or past operations at the site or emanating from other releases in the area. Data from the investigation determined the source of 1,2-DCA exists upgradient of the site at 403 North Third Street. A 2009 CI report indicated that a release of 1,2-DCA from 501 North Santa Fe is likely impacting ground water at 403 North Third Street. No other releases upgradient of the site are suspected. Because the Salina DCA site was determined to be contaminated by off-site sources, this site was determined not to have impacted the Property.

The Salina PCE site is located ½ to 1 mile northwest of the Property. The Property is downgradient from this site. The site is listed as active under the State Cooperative Program with lead agency as KDHE-BER. No additional information was available. The site is located immediately downgradient of the 501 N. Santa Fe site and any contamination present is most likely due to off-site sources. Refer to the 501 N. Santa Fe site discussion for additional information.

The Missouri Pacific Railroad Freight House (MOPAC) site is located ½ to 1 mile west-northwest of the Property. The Property is downgradient from this site. Between 1992 and 1994, VOCs were discovered in several LUST sites in the north Salina area. Results of a 1997 CI indicated several potential source areas existed in the area. Results of an Expanded Site Investigation (ESI) of the Salina PWS Well #11 Site, completed in 2002 indicated that the highest PCE concentrations were detected in properties

adjacent to the former MOPAC facility. In 2005, a Preliminary Investigation (PI) was conducted by a PRP. Results of the PI indicated a potential source area beneath the building which is believed to be a surface spill of PCE that occurred at the site impacting soil and groundwater; however, the exact source, time frame, or incident is unknown. In 2008, a Corrective Action Study (CAS) was completed for the Site. KDHE issued the final Corrective Action Decision (CAD) for the site in 2011. The selected remedy alternative for groundwater was Source Area Enhanced Reductive Dechlorination coupled with Monitored Natural Attenuation and the establishment of Environmental Use Controls (EUCs). Implementation of the CA occurred in December 2011. Currently, semi-annual groundwater monitoring is being conducted at the Site. The First 2014 Semi-Annual Groundwater Monitoring report indicates that off-site contamination to the southeast extends only a very limited distance from the site (within approximately 0.10 miles). For this reason, the site is unlikely to have impacted the Property.

The Former Research Products site is located ½ to 1 mile northwest of the Property. The Property is downgradient from this site. Between 1992 and 1994, VOCs were discovered in several LUST sites in the north Salina area. Results of a 1997 CI indicated several potential source areas existed in the area. Results of an Expanded Site Investigation of the Salina PWS Well #11 Site, completed in 2002, confirmed the former Research Products facility as the source for the carbon tetrachloride and chloroform contaminant plume in the Salina North area. A Consent Order between KDHE and the identified responsible party was executed in 2003 for comprehensive investigation/corrective action study (CI/CAS) tasks. Quarterly groundwater monitoring was conducted from January 2006 and continued through February 2008. KDHE determined additional investigation activities were required along the south boundary of the site. A Work Plan Addendum was submitted to KDHE and field activities were completed in 2008. A second Consent Agreement and Final Order (CAFO) was executed in 2011. The CA for plume stability monitoring was initiated in July 2012. Semi-annual groundwater monitoring is currently being conducted at the site. Based on a review of documents available for this site and the 501 N. Santa Fe site, a more extensive network of monitoring wells are being sampled in conjunction with the 501 N. Santa Fe site than for the Former Research Products site. Refer to the 501 N. Santa Fe Ave site discussion for additional details.

The 501 North Santa Fe Street site is located ½ to 1 mile northwest of the Property. The Property is downgradient from this site. A release of grain fumigants, composed primarily of carbon tetrachloride, from a leaking AST formerly situated at the NE corner of the brick building at 501 N. Santa Fe occurred at the facility in late 1969 or early 1970's and is believed to have contributed to the groundwater

contamination, which includes carbon tetrachloride, chloroform, 1,2-DCA and several other chlorinated solvents and petroleum products. KDHE conducted a series of investigations to delineate and characterize the grain fumigant release source area because no PRP could be identified. Results from the 2005 investigation identified elevated levels of carbon tetrachloride and other constituents in the soil at the former location of the AST. Results from the September 2005 groundwater sampling event indicated a long narrow plume of carbon tetrachloride and 1,2-DCA originating from the confirmed source area migrating towards the city of Salina's downtown public water supply well field. In 2005, over 220 tons of contaminated soil was removed from the source area and a soil vapor extraction system was installed to address remaining soil and groundwater issues. An Environmental Use Control (EUC) Agreement was recorded with the Saline County Register of Deeds in March 2006. Construction of a groundwater treatment system occurred in late 2010 and early 2011. Groundwater monitoring continues concurrent with IM activities. The Quarterly Progress report for October through December 2014 was obtained from KDHE's ISL database for review. Groundwater monitoring in conjunction with this site includes a network of recovery and monitoring wells that extend southeast of the site. There are two monitoring well pairs included in the routine monitoring activities that are near the Property: MW 15S/D and MW 16S/D. MW 15S/D is located along Ash Street, within ½-block west of the Property and MW 16S/D is located along Iron Street, within ½-block west and ½-block south of the Property. These monitoring wells were most recently sampled in November 2014. They were non-detect (< 1 µg/L) for carbon tetrachloride and chloroform. The shallow well in each pair and MW 16D was non-detect for 1,2-DCA (< 1 µg/L). 1,2-DCA was detected at 9.4 µg/L at MW 15D. Figure 9 in the Quarterly Progress Report included a 5 µg/L contour for 1,2-DCA surrounding MW 15D, which is the Residential/Non-residential Tier 2 RSK for 1,2-DCA per the March 2014 KDHE RSK guidelines. This contour is near the Property; however, it does not extend on to the Property. Data from previous groundwater monitoring events are included in this most recent quarterly report. 1,2-DCA concentrations at MW 15D have ranged from 9.4 µg/L to 118 µg/L (January 2010 to November 2014). The concentration of 1,2-DCA at MW 15D has always exceeded the RSK guideline. The concentration of 1,2-DCA at MW 16D has ranged from non-detect (<1 µg/L) to 146 µg/L over this same time period. The Quarterly Progress Reports for October through December 2010 and April through June 2011 were also reviewed. Figure 11 (December 2010) and Figure 9 (May 2011), found in these reports respectively, included a 5 µg/L and a 50 µg/L contour for 1,2-DCA. The 5 µg/L contour lines reach the northwest corner of the Property in both quarterly reports. Remediation of the contamination associated with the 501 N Santa Fe site is on-going and an EUC Agreement is in place. For these reasons and because the concentration of 1,2-DCA in the shallow monitoring well nearest to the Property exceeded the RSK value during the most recent sampling event,

this site is considered a *Recognized Environmental Condition*, which has the potential to impact the Property.

The Continental Analytical Service (CAS) site is located ½ to 1 mile northwest of the Property. The Property is downgradient from this site. In November 2000, KDHE sampled nine monitoring wells associated with the Pepsi Cola Bottling Co., Petroleum Release site, which is adjacent to this site. Lab analysis indicated elevated level of PCE in groundwater. The site was referred to the KDHE Site Assessment Unit (SAU) for further assessment. Pre-CERCLIS sampling conducted by the SAU indicated cis 1,2-dichloroethene (cis 1,2-DCE) at a concentration above its RSK. Further assessment of the site was recommended through a PA/SSI. Analytical data indicate groundwater in the vicinity of the site is impacted with petroleum and chlorinated hydrocarbons at concentrations exceeding regulatory guidelines and the source of the chlorinated hydrocarbon contamination is the building currently occupied by CAS. The source area for the petroleum contamination was determined to be the adjacent Pepsi plant. The site was accepted into the VCPRP in 2002. A Voluntary Cleanup (VC) Investigation has been completed at the site. The VC investigation confirmed that concentrations of chlorinated solvents exist at the site above KDHE action levels. In 2006 the site entered a long-term monitoring program. A Pre-Remedial Work Plan was approved and additional groundwater investigation occurred in 2008. Four additional wells were added to the LTM plan as a result in 2009. Semi-annual groundwater monitoring continues at the site. The most recent groundwater monitoring report, dated January 2015, was reviewed from KDHE's ISL database. All wells included in the groundwater monitoring event were non-detect for PCE and its degradation products. Because this site is upgradient from the 501 N. Santa Fe site, its impact to the Property, if any, is considered in the discussion of the 501 N. Santa Fe site.

The King Chemical Co Inc. is located ½ to 1 mile northeast of the Property. The Property is cross-gradient from this site. An application to the Voluntary Cleanup Program (VCP) was submitted for the site in 2011. Historically, the site was the long-time location of a water treatment chemical facility (King Chemical and Cascade Water Services). A Phase I assessment of the site indicated one *Recognized Environmental Condition* : the onsite use of water treatment chemicals including algaecide, chromate, nitrogen, phosphorous, acids, and caustics, along with apparent poor housekeeping methods and spills as indicated by observable staining, physical damage to the concrete warehouse floor, and inspection records. A subsequent Phase II collected soil and groundwater samples onsite, along with samples of the liquid and sludge in the sump. Analytical results indicated elevated arsenic and chromium in soil. Groundwater samples showed elevated levels of manganese, sodium, and selenium. TPH-DRO, SVOCs,

and metals were also significantly elevated in the liquid and sludge sump samples. Voluntary Cleanup Investigation (VCI) activities included two phases of groundwater sampling and delineation by excavation of the arsenic and chromium. Sludge inside the sump was removed and disposed of offsite. All confirmation and verification samples indicated no contamination remained onsite. Elevated manganese and selenium in groundwater was determined to be naturally occurring. A NFA for insignificant contamination was issued. Because of the status of the site and its cross-gradient location relative to the Property, it is unlikely to have impacted the Property.

The Great Plains Manufacturing-Salina 7 is located ½ to 1 mile northeast of the Property. The Property is cross-gradient from this site. Great Plains has two listed identification numbers, 2405 (resolved) and 1597 (active); however they appear to describe the same overall contamination issue.

Great Plains submitted an application to the VCPRP on February 10, 2009 for their 3.2-acre lot located at 1705 Dewey Street in Salina. The property was developed in 1968 and was historically used as a ductile iron foundry, which closed in 1995. In December 1992, carbon tetrachloride (CT) and chloroform were detected in a water sample collected from an industrial well at the Wyatt Foundry near Dewey Avenue and North Street as part of the application process for a National Pollution Discharge Elimination System (NPDES) permit. Due to increasing carbon tetrachloride, chloroform, 1,2-DCA, and ethylene dibromide (EDB) concentrations detected in the Great Plains #7 industrial well, KDHE conducted a Screening Site Inspection in 1995. Based on the SSI, KDHE subsequently identified McShares facility, a grain fumigant formulating facility located approximately 600 feet east of the Great Plains #7 property, as the source of the contamination. In 1999 and 2000, EDB and/or 1,2-DCA were detected in residential wells located approximately 1 mile downgradient (north) of the Site. Data collected in 2001 and 2002 suggested that a grain elevator downgradient from the Site may be contributing to EDB groundwater contamination in area wells. A monitoring well network was installed downgradient of the source in 2006 and is sampled semi-annually. An IM Preliminary Design Investigation Summary Report was submitted to KDHE in 2008. A work plan/design for an SVE system was submitted to KDHE and install in 2010. Currently, groundwater monitoring continues to be conducted on a semi-annual basis with quarterly progress reporting of site-related activities. The site, as Site ID 2405, appeared to meet eligibility requirements for the VCP and was accepted into the VCPRP. The 2012 VCI Report indicated no elevated concentrations of metals as a result of previous site operations. KDHE requested an EUC be placed on the property to protect health and environment prior to issuing a No Further Action letter for the site; however, Great Plains requested mutual termination of the voluntary agreement effective February 2010 and an NFA was

not issued. Due to the distance and cross-gradient location relative to the Property, it is unlikely to have impacted the Property.

4.2.10 State and Tribal Landfill and/or Solid Waste Disposal Site Lists – [Date of Gov't Ver.: **01/24/2015**]

Solid Waste Facilities/Landfill Site 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 and/or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites. One State or Tribal Landfill and/or Solid Waste Disposal site was identified on or within ½-mile of the Property.

The City of Salina Fueling Facility is located ¼ to ½ mile west northwest of the Property. The facility has a household hazardous waste permit. Based on the information available, the site is unlikely to have impacted the Property.

4.2.11 State and Tribal Leaking Storage Tank Lists – [Date of Gov't Ver.: **10/21/2014**]

KDHE maintains the LUST list which contains an inventory or reported leaking underground storage tank incidents. KDHE also maintains the LAST list, which contains an inventory of reported leaking aboveground storage tank incidents. The following table provides a summary of leaking storage tank sites identified on or within ½-mile of the Property:

Table 4-5
Summary of the Leaking Storage Tanks List(s)

Facility Name	Estimated Distance and Direction	Topographic Position Relative to Property	Additional Information
Salina Regional Health-Penn Campus	Target Property	Equal	LUST; Closed
Central Garage 418 E Ash	⅛ to ¼ mile, West	Higher	LUST; Monitoring
Food Services of America 409 East Elm	¼ to ½ mile, NW	Higher	LUST, Closed
General Mail Facility 211 E Ash	¼ to ½ mile, West	Higher	LUST; Closed
US Postal Service, Salina 21 E Ash	¼ to ½ mile, West	Higher	LUST, Closed
Star A Insurance 156 N 5th	¼ to ½ mile, West	Higher	LUST; Closed

Table 4-5
Summary of the Leaking Storage Tanks List(s)

Facility Name	Estimated Distance and Direction	Topographic Position Relative to Property	Additional Information
Former Vanier Bus Depot 202 N 5th	¼ to ½ mile, West	Higher	LUST; Closed
Firestone Service Center 200 S 5th St	¼ to ½ mile, WSW	Higher	LUST, Closed
Brown Industries, Inc. 253 N. Santa Fe	¼ to ½ mile, WNW	Higher	LUST, Closed
Pump Mart 1041 E. Iron	⅛ to ¼ mile, ESE	Lower	LUST, Monitoring
Iron Pump 418 E. Iron	¼ to ½ mile, WSW	Lower	LAST, Closed
A. D. M. Milling Co. Ash & 3rd St.	¼ to ½ mile, W	Lower	LUST, Closed
East Iron Amoco 1101 E. Iron	¼ to ½ mile, ESE	Lower	LAST, Closed
Casey's General Store #2848 1100 E Iron	¼ to ½ mile, ESE	Lower	LUST, Monitoring
Union Pacific Rail Road, Salina 2nd & Pine	¼ to ½ mile, NNW	Lower	LUST, Closed
5th & Iron 201 E Iron St.	¼ to ½ mile, WSW	Lower	LUST, Closed
This and That Lamps & Shades 307 E. Walnut	¼ to ½ mile, SW	Lower	LUST, Monitoring
Turbine Specialists Inc. 1030 E. North St	¼ to ½ mile, NNE	Lower	LUST, Closed
Oakdale Park Shop 730 Oakdale Park	¼ to ½ mile, SSW	Lower	LUST, Closed

All leaking aboveground or underground storage tanks identified on or within ½-mile of the Property in Table 4-6 are closed, with the exception of four sites. It is unlikely the closed leaking storage tank sites identified have impacted the Property.

The Property is identified as Salina Regional Health – Penn Campus in the LUST database and as St. John's Hospital in the RGA LUST database. Buried Tank Leas Assessments (BTLA) were obtained from KDHE for all USTs formerly on the Property (copies are included in Appendix J).

- In July 1990, a diesel UST was reportedly removed at which time a "leak from pipe disconnected from UST occurred". A small amount of diesel contaminated soil (approximately 5 cubic yards) was encountered during the removal and was sent to the Salina

landfill for disposal. The UST is described as 800 to 1,000-gallons in size and located near the southeast corner of the Property. The incident was issued a closed status, noting that contaminated soil was removed and remaining contamination was below KDHE remediation levels; however, there is no analytical data included in the assessment.

- In August 1992, a 10,000-gallon diesel UST was removed and "no contamination was detected". According to the BTLA, no odor or visual evidence of contamination was detected during the UST removal. A single Drager field test was conducted during the removal and the report notes that "remaining soil is within KDHE standards". The drawing included in the BTLA notes this tank was on the west side of the Property, across from and just south of the alley. The incident was issued a closed status; however, there is no analytical data included in the assessment.
- In May 1996, a 10,000-gallon diesel UST was removed with "no leaks detected" and "no staining or odor in/around excavation". According to the BTLA, no odor or visual evidence of contamination was detected during the UST removal and the report notes that "remaining soil is within KDHE standards". The exact location of the UST is not included in the BTLA. The incident was issued a closed status; however, there is no analytical data included in the assessment. A new UST was placed in this same excavation.
- In September 2013, a 6,000-gallon diesel UST was removed from the Property. Closure documents related to the removal of this UST were provided by the Salina Regional Health Center and are included in Appendix O. A sample collected from the bottom of the excavation "showed no measurable contamination" and remaining soil is described as being "within KDHE standards". The incident was issued a closed status; however, there is no analytical data included in the assessment.

Although the USTs were all issued a closed status by KDHE, there is no analytical data available from any of the UST removals. The former presence of these USTs on the Property and the lack of closure reports available for review is considered a *Recognized Environmental Condition.*

The Central Garage site is located ⅛ to ¼ mile west of the Property. One of two USTs failed tightness testing in 1992. The tank was immediately taken out of service and KDHE performed soil gas probe investigation confirming groundwater contamination. Extent of contamination has not been determined. Both USTs are currently listed as permanently out of use. One aboveground storage tank is listed as

currently in use. The site is currently in the Kansas Trust Fund Program monitoring stage. The site is considered cross-gradient to the Property and therefore is unlikely to have impacted the Property.

The Pump Mart site is located ¼ to ½ mile east-southeast of the Property. A leak was identified during a sub-surface investigation in 1998. Three 8,000-gallon gasoline USTs are listed as permanently out of service and removed in 1999. No additional information was available. This site is considered downgradient from the Property and is unlikely to have impacted the Property.

The Casey's General Store #2848 site is located ¼ to ½ mile east-southeast of the Property. Four gasoline USTs and one diesel fuel UST were removed from the site in 1995. Contamination was detected in soils at bottom of tank excavation and in soils in line trenches. No clean-up measures beyond removal of the tanks have occurred. No additional information was available. This site is considered downgradient from the Property and is unlikely to have impacted the Property.

The This and That Lamps & Shades site is located ¼ to ½ mile southwest of the Property. Two 500-gallon gasoline USTs were filled in 1986. Extent of contamination was not determined. No cleanup activities have been initiated to date. No additional information was available. This site is considered cross-gradient from the Property and is unlikely to have impacted the Property.

4.2.12 State and Tribal Registered Storage Tank Lists – [Date of Gov't Ver.: **10/21/2014**]

The KDHE maintains the UST, which contains an inventory of USTs regulated under Subtitle I of RCRA and that must be registered with the State. The KDHE also maintains the AST list, which contains an inventory of aboveground storage tanks. There was one registered storage tank sites identified on or adjacent to the Property:

The Property was identified as Salina Regional Health-Penn Campus in the State and Tribal Registered Storage Tanks List. The Property is listed as having three registered USTs. All three tanks have been removed and issued a closed status by KDHE. Refer to Section 4.2.11 regarding removal of these USTs.

4.2.13 State and Tribal Institutional Control/Engineering Control Registries – [Date of Gov't Ver.: **11/03/2014**]

KDHE maintains a list of sites that have institutional control information entered into the Identified Sites List database. The Property was not identified on the State or Tribal institutional control/engineering control registries.

4.2.14 State and Tribal Voluntary Cleanup Sites – [Date of Gov't Ver.: **09/29/2014**]

KDHE maintains a list of sites included in the Identified Sites List that are identified as Voluntary Cleanup sites. There was no State or Tribal Voluntary cleanup sites identified on or within ½-mile of the Property.

4.2.15 State and Tribal Brownfield Sites – [Date of Gov't Ver.: **11/03/2014**]

KDHE maintains a list of sites included in the ISL that are identified as Brownfields sites [Date of Gov't Ver.: 11/03/2014]. The Assessment, Cleanup, and redevelopment Exchange System (ACRES) maintains a list of Brownfields as reported by the EPA [Date of Gov't Ver.: 12/22/2014]. The following table provides a summary of Brownfields sites identified on or within ½-mile of the Property:

Table 4-6
Summary of the State and Tribal Brownfield Site(s)

Facility Name	Estimated Distance and Direction	Topographic Position Relative to Property	Additional Information
Former Phoenix Hotel BTA 100 N 5th	¼ to ½, WSW	Lower	Resolved
Salina Hair Academy 115 S 5th St	¼ to ½, WSW	Lower	KDHE ISL and US Brownfield; Resolved

Information on the above sites can be found in Section 4.2.9.

4.2.16 EDR Manufactured Gas Plant (MGP) Sites – [Date of Gov't Ver.:NA]

The EDR Propriety MGP database includes records of coal gas plants compiled by EDR's researchers. One EDR MGP site was identified on or within 1 mile of the Property:

Information on the OneOK Former MGP-Salina site can be found in Section 4.2.9.

4.3 Historical Use Information on the Property and Adjoining Properties

Burns & McDonnell reviewed reasonably ascertainable and practically reviewable historical information concerning the Property and adjoining properties. The historical information Burns & McDonnell reviewed included:

- Aerial Photographs
- Historic Topographic Maps
- Fire Insurance Maps
- Local Street Directories
- Building Department Records
- Property Tax Records
- Zoning/Land Use Records
- Fire Department Records
- Recorded Land Title Records
- Existing Technical/Environmental Reports
- Department of Environment Records

Information Burns & McDonnell obtained from the Site visit on March 4, 2015, interviews conducted, and records reviewed is discussed in the following sections.

4.3.1 Summary of Past Uses of the Property

Burns & McDonnell obtained information during the Site visit on March 4, 2015, interviews conducted, and records reviewed in order to identify the uses of the Property back to 1940 or the first developed use of the Property, whichever is earlier. The following table summarizes the previous uses of the Property.

Table 4-7
Summary of Historic Uses of the Property

Date or Date Range	Company and Use	Information Source
1914 to 2010	St. John's Hospital/Chapel; Sisters of St. Joseph; St. John's Nurses Home; Sisters of St. Joseph Medical Center; Salina Regional Health Center	Interviews; Fire Insurance Maps; Local Street Directories

4.3.2 Aerial Photographs

Burns & McDonnell obtained and reviewed historic aerial photographs from EDR. Burns & McDonnell reviewed these aerial photographs to obtain information about the history of development on and in the vicinity of the Property. Copies of aerial photographs are included in Appendix F. The date of each photograph and the observations noted during the review are summarized in the paragraphs below:

1954	Two buildings are visible on the Property. Adjacent land appears residential with a school to the southeast.
1973	Due to the quality of the photograph, details on the Property and adjacent land uses are not distinguishable.
1982	The Property is occupied by two buildings. Adjacent land appears to be residential with a school to the southeast.
1985	There are no visible changes from the prior aerial photograph.
1991	The Property appears to have remained unchanged. Adjacent land to the west appears to have fewer structures.
1997	There are no visible changes from the prior aerial photograph; however, the photograph is of poor quality.
2003	There are no visible changes from the prior aerial photograph.
2005	There are no visible changes from the prior aerial photograph.
2006	There are no visible changes from the prior aerial photograph.
2008	There are no visible changes from the prior aerial photograph.
2010	There are no visible changes from the prior aerial photograph.
2012	There are no visible changes to the Property. Adjacent land to the west has been redeveloped.

4.3.3 Historic Topographic Maps

Burns & McDonnell reviewed historic topographic maps obtained from EDR. Copies of topographic maps are included in Appendix G. The following paragraphs provide a summary of Burns & McDonnell's review of the historic topographic maps for the Property.

1892 *1:125,000*	Due to the scale of the topographic map, the Property could not be observed. Streets are visible in the area of the Property.
1942 *1:125,000*	Due to the scale of the topographic map, the Property could not be observed. Streets are visible in the area of the Property.
1955 *1:24,000*	The Property is visible and is included in the urbanized zone of Salina, which is shaded to indicate heavy development. A structure, identified as a hospital, is visible on the Property.
1978 *1:24,000*	Additional buildings and additions to original building on the Property are visible. The structure is identified as a hospital.

4.3.4 Fire Insurance Maps

Burns & McDonnell obtained fire insurance maps for the Property from EDR. Burns & McDonnell reviewed these fire insurance maps to obtain information about the history of development at and adjoining the Property. Copies of the fire insurance maps reviewed are included in Appendix H. The date of each fire insurance map and the observations noted during our reviews are summarized below:

1917	The Property is occupied by the St. John's Hospital. Private residences are located east of the Property. Oakdale School and private residences are located southeast of the Property. Adjacent land to the south, west and north of the Property is not included on the map.
1926	The Property remains unchanged from the 1917 map. Residences are visible on land to the south, west and north A church has been constructed east of the Property. Vacant lots, residences and the Oakdale School are visible to the southeast.
1931	The Property and adjacent land appear to be generally unchanged from the 1926 map; however, the Oakdale School has changed locations thought it is still southeast of the Property.
1947	Three additional buildings are visible on the Property: two are indicated as dwellings and one for autos. Adjacent land appears to be unchanged from the 1931 map.
1967	The St. John's Hospital has had a large addition on the west, north, and south sides of the original hospital. The small west and southwest buildings on the 1947 map have been demolished and replaced by the Nurses Home to the northwest of the hospital building. Adjacent land to the south has been developed as residences and the church northeast of the Property has been expanded.

4.3.5 Local Street Directories

Burns & McDonnell reviewed local street directories obtained local street directories from EDR in an effort to identify prior occupants of the Property. A copy of the local street directory search is included in Appendix I. The following paragraphs provide a summary of the information contained in the local street directories Burns & McDonnell reviewed for the Property.

The Property at 139 N. Penn Ave. is identified as St. John's Hospital in the local street directories for the years 1946, 1952, 1957, 1963, 1968, 1973, 1978, 1983, 1988, and 1992.

The Property at 141 N. Penn Ave. is identified as St. John's Hospital in the 1937 and 1941 local street directories.

The Property at 139 N. Penn Ave. is identified as Salina Regional Health Center in the 1999, 2003, 2008, and 2013 local street directories.

The Property at 148 N. Oakdale is identified as Sisters of St. Joseph/St. John's Nurses Home in the 1952, 1957, 19631968, 1973, 1988, 1992, 1995, 1999, and 2013 local street directories.

Adjacent addresses are identified under various names of private residences from 1937 to 2013. The adjacent property at 142 N. Penn Ave. is identified as St. John's Hospital Education Office in 1988 in the local street directories. The adjacent property at 134 Penn Ave. is identified as St. John's Hospital Accounting Office in the 1983and 1988 in the local street directories. The adjacent property at 126 N. Penn Ave. is identified as St. John's Hospital Personnel Office in the 1988 local street directory.

4.3.6 Building Department Records

Burns & McDonnell attempted to obtain building permit records for the Property; however, EDR indicated that it does not have access to building permits in the city where the Property is located. Burns & McDonnell reviewed Building Department records on file at the Saline County Appraiser's Office online database; however no records were found. A copy of the EDR Building Permit report is included in Appendix M.

4.3.7 Property Tax Records

Burns & McDonnell attempted to obtain Property tax maps for the Property; however EDR, Inc. indicated that no property tax maps exist for the Property. Burns & McDonnell reviewed real estate tax records for the Property from the Saline County Appraiser's office online database. Burns & McDonnell reviewed these tax records to obtain information about the ownership and use of the Property. Information available included appraisal values for 2013 and 2014. The Property's value was identified as $3,136,830 in 2013 and $3,143,340 in 2014. Information from Saline County is included in Appendix C. A copy of the EDR No Coverage report is included in Appendix N.

4.3.8 Zoning/Land Use Records

Burns & McDonnell interviewed the City of Salina Planning and Zoning Administrator in an effort to identify the land use and zoning classification of the Property. Refer to Section 2.3 for a discussion of the Property zoning.

4.3.9 Fire Department Records

Burns & McDonnell interviewed Fire Marshal Roger Williams with the City of Salina Fire Department to identify records of USTs and stored chemicals and wastes at the Property and to look for records of fires and explosions on the Property in the Past. Mr. Williams indicated that no records exist for the Property.

4.3.10 Recorded Land Title Records

KDHE and Sunflower requested that Burns & McDonnell obtain the chain-of-title for the Property. The chain-of-title is discussed in Section 3.1.

4.3.11 Existing Technical/Environmental Reports

Salina Regional Health Center provided an existing NESHAP asbestos survey report and UST closure documents for the Property. Also, Mr. Hinnenkamp and Mr. Swords indicated that to their knowledge, no other prior technical or environmental reports exist for the Property. Copies of the existing technical/environmental reports provided are included in Appendix O

4.3.12 Freedom of Information Act Requests

Burns & McDonnell accessed the United States Environmental Protection Agency's MyPropertyInfo website regarding the Property's address. According to the EPA's website, the results of a search using the MyPropertyInfo website will be identical to the information you would receive by filing a traditional FOIA request with EPA for these records. A search of the Property address returned limited records.

BTLAs for the Property were provided by KDHE. Information related to upgradient sites in the ISL database was reviewed.

A copy of the MyPropertyInfo, BTLAs and Kansas ISL database documents are included in Appendix J.

4.3.13 Vapor Encroachment Screen

Burns & McDonnell utilized EDR's Vapor Encroachment Screen on-line tool to assist with the determination of vapor encroachment concerns (VECs). EDR's tool is based on ASTM E2600-10, which is the Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions.

The Salina PWS Well #11 is identified at two locations, Ash Street and Oakdale Ave. and Ash Street and Penn Ave., which are immediately adjacent to the Property. As discussed in Section 4.2.9, this location has been impacted by an upgradient source of chlorinated solvents (501 N. Santa Fe Ave). Chlorinated

solvents have exceeded RSK guidelines in the monitoring wells nearest this site on multiple occasions within the last five years. A VEC cannot be ruled out at this location without additional information. Refer to Section 4.2.9 for additional discussion of the 501 N. Santa Fe Ave site.

A copy of EDR's Vapor Encroachment Screen report is included as Appendix L.

4.3.14 Summary of the Past Uses of Adjoining Properties

To the extent that Burns & McDonnell's reviews of historic information for the Property revealed the historic use of adjoining properties, Burns & McDonnell also gathered information concerning the historic uses of those adjoining properties. The following table summarizes the past uses of the adjoining properties, based on Burns & McDonnell's review of historic records made available for review in connection with this assessment.

Table 4-8
Summary of Historic Uses of Adjoining Properties

Date or Date Range	Company and Use	Information Source
1917 to 1926	Residential (east, southeast)	Fire Insurance Maps, Local Street Directories
1926 to 1985	Residential (north, south, east, west),	Fire Insurance Maps, Local Street Directories, Aerial Photographs
1985 to 2012	Residential (north, south, east, west), Parking Lot (east)	Local Street Directories, Aerial Photographs
2010 to Present	Commercial (west), Residential (north, south, east)	Site Reconnaissance

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5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

Burns & McDonnell performed reconnaissance of the Property and publicly visible portions of adjoining properties to obtain information indicating the likelihood of identifying *Recognized Environmental Conditions* in connection with the Property. Mr. Jason Yeager, Geologist with Burns & McDonnell, performed the Site reconnaissance on March 4, 2015. Mr. Yeager was accompanied by Mr. Francis Dreiling, Maintenance Supervisor Salina Regional Health Center, during the Site reconnaissance. Mr. Yeager encountered the following restrictions during the site reconnaissance:

- Some doors were unable to be opened due to being blocked or water damage,
- Floors were covered in areas with water damage debris and trash material,
- While power was on, lighting in some areas of the hospital were burned out,
- Roof damage created a potentially unstable surface to walk on when accessing air handlers and mechanical rooms on the roof, and
- Standing water created a slip and electrocution hazard in some areas of the hospital.

5.2 General Property Setting

Refer to Sections 2.1 and 2.2 for a description of the general Property setting.

5.2.1 Current Use of the Property and Adjoining Properties

Refer to Sections 2.3 and 2.5 for a description of the current use of the Property and adjoining properties.

5.2.2 Current Property Zoning

Refer to Sections 2.3 for a description of the current Property zoning.

5.2.3 Property Topography

Refer to Section 2.2 for a description of the Property topography.

5.2.4 Property Geology and Hydrogeology

Saline County is located in the Great Plains province of the Interior Plains and is within a wide north/south trending band of Cretaceous-Age formations found throughout central North America. The region is underlain by bedrock units of the Cretaceous System including the Dakota Formation, Greenhorn Limestone, and Niobrara Chalk beds of the Cenomanian Age. According to the soil survey,

soil at the Property consists of a Roxbury silt loam with 0 to 2 percent slopes. Based on topography, groundwater in the area is expected to flow northwest towards the Smokey Hill Oxbow Lake of the Smokey Hill River; however, groundwater flow direction in the vicinity of the Property is heavily influenced by Salina's public water supply wells

5.3 Questions About Helpful Documents

Burns & McDonnell's proposal requested that KDHE and Sunflower assist Burns & McDonnell by placing at its disposal all available information pertinent to the Property including, but not limited to geotechnical reports, environmental reports, records, correspondences, plats of survey, building, grading and development plans, tax number, current legal title holder of the Property and any other data relevant to Burns & McDonnell's services.

Burns & McDonnell asked Mr. Jack Hinnenkamp (Salina Regional Health Center) and Mr. Jason Swords (Sunflower) if they knew of any existing documents as follows:

- environmental site assessment reports,
- environmental audit reports,
- environmental permits (for example, solid waste disposal permits, hazardous waste disposal permits, wastewater permits, NPDES permits),
- registrations for USTs or ASTs,
- material safety data sheets,
- community right-to-know plan,
- safety plans;
- preparedness and prevention plans;
- spill prevention, control, and countermeasure plans;
- reports regarding hydrogeologic conditions on the Property or surrounding properties,
- notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the Property or relating to environmental liens encumbering the Property,
- hazardous waste generator notices or reports, and

- geotechnical studies.

Mr. Hinnenkamp indicated that community right-to-know plans, safety plans, preparedness and prevention plans, and material safety data sheets had previously existed for the Property when the hospital was in operation. The hospital ceased operations in 2010. Salina Regional Health Center was able to provide UST closure documents for the UST removed in 2013 and a previously completed NESHAP asbestos report. Sunflower was also able to provide a copy of the NESHAP asbestos report. Copies of existing environmental documents are included in Appendix O.

5.4 Hazardous Substances and Petroleum Products In Connection With Identified Uses

During the Property reconnaissance, Burns & McDonnell looked for indications of the use, treatment, storage, disposal, and generation of hazardous substances and petroleum products on the Property. The following table summarizes Burns & McDonnell's observations concerning the hazardous substances in connection with identified uses:

Table 5-1
Summary of Known Hazardous Substances and Petroleum Products

Substance Name	Estimated Quantity	Location Stored
Hydraulic Oil	5 Gal	148 N. Oakdale Basement Mechanical Room
Diesel Fuel	25 Gal	Generator Room
Various Greases and Lubricating Oils	180 Gal	Flammable Storage Building
Turpentine (Paint Thinners)	6 Gal	Flammable Storage Building
Mineral Spirits	110 Gal	Flammable Storage Building
Asphalt Roofing Products	15 Gal	Flammable Storage Building
Paint	200 Gal	Flammable Storage Building
Aerosol Cans	30 Cans	Flammable Storage Building/Maintenance Shop
Bleach/Disinfectants	5 Gal	Maintenance Shop/Basement
Soaps/Detergents	20 Gal	Maintenance Shop/Basement
Chemical Treatment CL-2150	55 Gal	Generator Room
CL-4898 Cooling Water Treatment	55 Gal	Generator Room
BL-1541 Steam Line Treatment	10 Gal	Generator Room
BL-1254 Boiler Water Treatment	220 Gal	Generator Room

5.5 Storage Tanks

Burns & McDonnell looked for indications of the presence of aboveground storage tanks and underground storage tanks during the Site reconnaissance. The following sections provide details of Burns & McDonnell's findings.

5.5.1 Aboveground Storage Tanks (AST)

Burns & McDonnell asked Mr. Hinnenkamp if any ASTs exist on the Property. Mr. Hinnenkamp indicated that he was not aware of any current or historic ASTs on the Property. Burns & McDonnell saw no ASTs on the Property during the Property reconnaissance.

5.5.2 Underground Storage Tanks (UST)

Burns & McDonnell asked Mr. Hinnenkamp if any USTs exist on the Property. Mr. Hinnenkamp indicated that one 6,000-gallon diesel fuel UST previously existed on the Property and was removed in 2013. The diesel fuel storage tank supplied the hospital's emergency generator located in the maintenance/boiler room area of the hospital. A copy of the UST closure document is included in Appendix O.

Burns & McDonnell looked for vent pipes, fill pipes or access ways indicating the existence of USTs on the Property during the Site reconnaissance. Burns & McDonnell saw no evidence of USTs on the Property during the Site reconnaissance.

5.6 Odors

Burns & McDonnell observed strong mold odors during the Property reconnaissance. There was extensive mold growth observed throughout the hospital. No other odors were observed on the Property.

5.7 Pools of Liquid

Burns & McDonnell observed standing surface water on the north and south wings of floors 1 through 3 of the 139 N. Penn Avenue Property during the Property reconnaissance. The water appeared to be from the leaking roof structure.

5.8 Drums

Burns & McDonnell looked for drums (containers of 5 to 55 gallon capacity) on the Property during the Property reconnaissance. The following table summarizes the content, capacity, and location of drums identified by Burns & McDonnell during the Property reconnaissance:

Table 5-2
Summary of Drums

Description of Substance	Estimated Quantity	Location Stored
Mineral Spirits	110 Gal	Flammable Storage Building
Hydraulic Oil	5 Gal	148 N. Oakdale Basement Mechanical Room
Greases/Lubricating Oil	180 Gal	Flammable Storage Building
Asphalt Roofing Products	15 Gal	Flammable Storage Building
Chemical Treatment CL-2150	55 Gal	Generator Room
CL-4898 Cooling Water Treatment	55 Gal	Generator Room
BL-1541 Steam Line Treatment	10 Gal	Generator Room
BL-1254 Boiler Water Treatment	220 Gal	Generator Room

Photographs are included in Appendix D.

5.9 Hazardous Substance and Petroleum Products Containers (Not Necessarily in Connection With Identified Uses)

During the Property reconnaissance, Burns & McDonnell looked for hazardous substance and petroleum products containers on the Property. Burns & McDonnell saw no hazardous substance or petroleum products containers on the Property that were not necessarily in connection with identified uses during the Property reconnaissance.

5.10 Unidentified Substance Containers

During the Property reconnaissance, Burns & McDonnell looked for unidentified substance containers on the Property. Burns & McDonnell saw no unidentified substance containers on the Property during the Property reconnaissance.

5.11 PCBs

Burns & McDonnell looked for evidence of electrical or hydraulic equipment known to contain Polychlorinated Biphenyls (PCBs) or likely to contain PCBs during the Property reconnaissance. Burns & McDonnell's observations did not extend to fluorescent light ballasts, which should be assumed to contain PCBs. Under TSCA, unlabeled electrical equipment is presumed to contain PCBs at concentrations greater than 50 parts per million (ppm) but less than 500 ppm. The following table summarizes the location and condition of apparently PCB containing electrical and/or hydraulic equipment observed by Burns & McDonnell during the Property reconnaissance:

Table 5-3
Summary of PCB-Containing Equipment

Equipment Description	Location	Condition
Elevator	148 N. Oakdale Ave.	Operational
Elevator	139 N. Penn Ave. North Wing	Operational
Elevator	139 N. Penn Ave. Center	Operational
Elevators (2)	139 N. Penn Ave. South Wing	Operational
Vacuum Pumps (3)	Mechanical Equipment Room	Leaking, Rusted

In addition, Burns & McDonnell asked Mr. Hinnenkamp if any PCB containing electrical or hydraulic equipment exists on the Property. Mr. Hinnenkamp indicated that he is not aware of any PCB containing equipment on the Property. The building was constructed in 1914 and to Mr. Hinnenkamp's knowledge there is still electrical equipment dating back to 1951 in both buildings; however, he is unsure if any of it is oil filled. Mr. Hinnenkamp indicated that most of the transformers are dry transformers with the exception of the main building transformer. Mr. Hinnenkamp was unsure if SRHC or Westar Energy owns the transformer. The transformer has been replaced since Mr. Hinnenkamp began working at the Property in 1974. Mr. Hinnenkamp also indicated that PCB containing equipment had been removed over the years as equipment was replaced. There was no documentation available related to the removal of any PCB-containing equipment from the Property.

Photographs are included in Appendix D.

5.12 Exterior Observations

5.12.1 Pits, Ponds, or Lagoons

Burns & McDonnell looked for pits, ponds, or lagoons on the Property during the Property reconnaissance. Burns & McDonnell also looked for pits, ponds, or lagoons on adjoining the properties to the extent that they were visually observed from the Property or identified in the interviews or records reviews. Burns & McDonnell saw no pits, ponds or lagoons on the Property or the adjoining properties during the Property reconnaissance.

5.12.2 Stained Soil or Pavement

Burns & McDonnell looked for areas of stained soil or pavement during the reconnaissance of the Property. Burns & McDonnell saw no areas of stained soil or pavement during the reconnaissance of the Property.

5.12.3 Stressed Vegetation

Burns & McDonnell looked for areas of stressed vegetation (from something other than insufficient water) during the reconnaissance of the Property. Burns & McDonnell saw no areas of stressed vegetation during the reconnaissance of the Property.

5.12.4 Solid Waste

Burns & McDonnell looked for areas on the Property that are apparently filled or graded by non-natural causes (or filled by fill of unknown origin) suggesting trash or other solid waste disposal, or mounds or depressions suggesting trash or other solid waste disposal. Burns & McDonnell identified no such areas on the Property during this Phase I ESA.

5.12.5 Wastewater

Burns & McDonnell looked for wastewater or other liquid (including storm water) or any discharge into a drain, ditch, or stream on or adjacent to the Property during the reconnaissance of the Property. Burns & McDonnell saw no discharges into a drain, ditch, or stream on or adjacent to the Property.

5.12.6 Wells

Burns & McDonnell looked for dry wells, irrigation wells, injection wells, monitoring wells and/or potable water wells on the Property as part of this Phase I ESA. Mr. Hinnenkamp indicated that the following wells exist on the Property:

- City of Salina PWS #11

Burns & McDonnell was not able to observe the water well on the Property during the reconnaissance of the Property. It should be noted that during the review of ISL documents related to the 501 N Santa Fe site, this well is shown as being located approximately ½-block west of the Property. Mr. Hinnenkamp indicated that the water well was not used directly by the Property. Furthermore, Burns & McDonnell saw no additional dry wells, irrigation wells, injection wells, monitoring wells or potable water wells on the Property during the reconnaissance of the Property.

5.12.7 Septic Systems

Burns & McDonnell asked about on-site septic systems or cesspools on the Property during this Phase I ESA. Mr. Hinnenkamp indicated that he was not aware of any on-site septic systems or cesspools of any

kind on the Property. Furthermore, Burns & McDonnell did not observe any on-site septic systems or cesspools on the Property during the reconnaissance of the Property.

5.13 Interior Observations

5.13.1 Heating/Cooling

Burns & McDonnell attempted to identify the means of heating and cooling the buildings on the Property. Burns & McDonnell also inquired concerning the fuel source for heating and cooling. Mr. Hinnenkamp indicated that heating for the buildings is currently provided by natural gas furnaces. The main hospital building was previously heated by burning coal. Mr. Hinnenkamp was unable to identify when coal was used. The central coal plant and storage area is thought to have been located in the center of the original 1914 building where the maintenance shop and offices are currently located. Cooling for the Property is provided by electric heat pumps and air handlers.

5.13.2 Stains or Corrosion

Burns & McDonnell looked for stains or corrosion on floors, walls, or ceilings (except for staining from water) during the reconnaissance of buildings on the Property. Burns & McDonnell observed stains or corrosion on floors, walls, or ceilings as follows:

- Petroleum staining was observed next to the emergency generator located in the maintenance/boiler area on the west side of the Property. The stain is approximately two feet in diameter or approximately 3 square feet.

Photographs are included in Appendix D.

5.13.3 Drains and Sumps

Burns & McDonnell looked for floor drains and sumps during the reconnaissance of buildings on the Property. Burns & McDonnell observed the following floor drains and sumps during the reconnaissance of the Property:

- There are multiple floor/trench drains and sumps located throughout the hospital complex including in restroom facilities, basement equipment rooms, and the boiler room/maintenance areas. The drains and sumps discharge to the sanitary sewer system. No staining, other than water/rust, was observed at the drain and sump locations.

- There are multiple floor drains in restrooms throughout the 148 N. Oakdale building. Additionally, there are three floor drains in the basement and two sumps. All drains and sumps in the building discharge to the sanitary sewer system

Photographs are included in Appendix D.

* * * * *

6.0 INTERVIEWS

Burns & McDonnell interviewed the following persons in order to obtain information indicating *Recognized Environmental Conditions* in connection with the Property:

- *BTA Application Contacts: Mr. Dan Moye, Development Coordinator and Mr. Jason Swords, Principal, Sunflower Development Group, LLC*
- *Salina Regional Health Center Representative: Mr. Jack Hinnenkamp, Vice President of Facilities and Mr. Francis Dreiling, Maintenance Supervisor*
- *Fire Department: Fire Marshal Roger Williams*

6.1 Interview with BTA Application Contacts

On March 9, 2015, Burns & McDonnell interviewed Mr. Dan Moye and Mr. Jason Swords, BTA Application Contacts, regarding the current and historical use of the Property. Mr. Moye recommended that Burns & McDonnell discuss the Property with Mr. Jack Hinnenkamp, Vice President of Facilities at Salina Regional Health Center.

6.2 Salina Regional Health Center Representatives

On March 2 and March 4, 2015, Burns & McDonnell interviewed Mr. Jack Hinnenkamp and Mr. Francis Dreiling, Salina Regional Health Center Representatives, regarding the current and historical use of the Property and adjoining properties, institutional controls, specialized knowledge regarding environmental conditions or concerns, owner, Property, and occupant information. Information obtained as a result of these interviews is presented in the appropriate section(s) of this report.

6.3 Interview with State and Local Government Officials

On March 10, 2015, Burns & McDonnell interviewed Fire Marshal Roger Williams with the City of Salina Fire Department. Information obtained as a result of this interview is presented in the appropriate section(s) of this report.

* * * * *

7.0 FINDINGS

This Phase I ESA has revealed the following findings associated with the Property:

- The Property is approximately 2.9 acres in size. The Property is currently a vacant hospital and hospital staff housing buildings. The Property was formerly occupied by St. John's Hospital from 1914 to 2010. In 2010, all hospital operations at the Property ceased and were relocated to the new Salina Regional Health Center. Adjacent land is generally residential.
- The Property is identified as Salina Regional Health – Penn Campus in the LUST database and as St. John's Hospital in the RGA LUST database. Buried Tank Leas Assessments (BTLA) were obtained from KDHE for all USTs formerly on the Property. USTs were removed from the Property in 1990, 1992, 1996 and 2013. Approximately 5 cubic yards of diesel contaminated soil was excavated during the 1990 UST removal, which was located in the southeast corner of the Property. There was no contaminated soil removed in conjunction with the other UST removals, which were all located on the west side of the Property. All four BTLA reports indicate that the incidents were issued a closed status and remaining soil was within KDHE standards; however, there is no analytical data available for any of the UST removals.
- The Property is downgradient relative to twelve State CERCLIS sites identified on the EDR report. The closest of these sites is the Salina PWS Well #11 site. In 2008, KDHE determined that the 1,2-DCA in this well was migrating to this public supply well from the north northwest in the intermediate and deep portions of the alluvial aquifer. After investigations were conducted at multiple upgradient sources, the 501 N. Santa Fe Ave site was determined to be the most likely source of contamination at this public supply well. The 501 N. Santa Fe site is located approximately 0.662 miles northwest of the Property. A release of grain fumigants, composed primarily of carbon tetrachloride, from a leaking AST formerly situated at the NE corner of the brick building at 501 N. Santa Fe occurred at the facility in late 1969 or early 1970's and is believed to have contributed to the groundwater contamination, which includes carbon tetrachloride, chloroform, 1,2-DCA and several other chlorinated solvents and petroleum products. Results from the September 2005 groundwater sampling event indicated a long narrow plume of carbon tetrachloride and 1,2-DCA originating from the confirmed source area migrating towards the city of Salina's downtown public water supply well field. In 2005, over 220 tons of contaminated soil was removed

from the source area and a soil vapor extraction system was installed to address remaining soil and groundwater issues. An Environmental Use Control (EUC) Agreement was recorded with the Saline County Register of Deeds in March 2006. Construction of a groundwater treatment system occurred in late 2010 and early 2011. The Quarterly Progress report for October through December 2014 was obtained from KDHE's ISL database for review. Groundwater monitoring in conjunction with this site includes a network of recovery and monitoring wells that extend southeast of the site. There are two monitoring well pairs included in the routine monitoring activities that are near the Property: MW 15S/D and MW 16S/D. MW 15S/D is located along Ash Street, within ½-block west of the Property and MW 16S/D is located along Iron Street, within ½-block west and ½-block south of the Property. These monitoring wells were most recently sampled in November 2014. They were non-detect (< 1 µg/L) for carbon tetrachloride and chloroform. The shallow well in each pair and MW 16D was non-detect for 1,2-DCA (< 1 µg/L). 1,2-DCA was detected at 9.4 µg/L at MW 15D. Figure 9 in the Quarterly Progress Report included a 5 µg/L contour for 1,2-DCA surrounding MW 15D, which is the Residential/Non-residential Tier 2 RSK for 1,2-DCA per the March 2014 KDHE RSK guidelines. This contour is near the Property; however, it does not extend on to the Property. Data from previous groundwater monitoring events are included in this most recent quarterly report. 1,2-DCA concentrations at MW 15D have ranged from 9.4 µg/L to 118 µg/L (January 2010 to November 2014). The concentration of 1,2-DCA at MW 15D has always exceeded the RSK guideline. The concentration of 1,2-DCA at MW 16D has ranged from non-detect (<1 µg/L) to 146 µg/L over this same time period. The Quarterly Progress Reports for October through December 2010 and April through June 2011 were also reviewed. Figure 11 (December 2010) and Figure 9 (May 2011), found in these reports respectively, included a 5 µg/L and a 50 µg/L contour for 1,2-DCA. The 5 µg/L contour lines reach the northwest corner of the Property in both quarterly reports. Remediation of the contamination associated with the 501 N Santa Fe site is on-going and an EUC Agreement is in place.

* * * * *

8.0 OPINIONS

The following is the opinion of the Burns & McDonnell Engineering Company, Inc. Environmental Professional regarding the Findings outlined in Section 7.0. This section includes the Environmental Professional's opinion(s) of the impact at the Property of known or suspect environmental conditions:

- The Property is identified as Salina Regional Health – Penn Campus in the LUST database and as St. John's Hospital in the RGA LUST database. Buried Tank Leas Assessments (BTLA) were obtained from KDHE for all USTs formerly on the Property. USTs were removed from the Property in 1990, 1992, 1996 and 2013. Approximately 5 cubic yards of diesel contaminated soil was excavated during the 1990 UST removal, which was located in the southeast corner of the Property. There was no contaminated soil removed in conjunction with the other UST removals, which were all located on the west side of the Property. All four BTLA reports indicate that the incidents were issued a closed status and remaining soil was within KDHE standards; however, there is no analytical data available for any of the UST removals. The former presence of these USTs on the Property and the lack of closure reports available for review are considered a *Recognized Environmental Condition.*
- The Property is downgradient relative to twelve State CERCLIS sites identified on the EDR report. The closest of these sites is the Salina PWS Well #11 site. In 2008, KDHE determined that the 1,2-DCA in this well was migrating to this public supply well from the north northwest in the intermediate and deep portions of the alluvial aquifer. After investigations were conducted at multiple upgradient sources, the 501 N. Santa Fe Ave site was determined to be the most likely source of contamination at this public supply well. The 501 N. Santa Fe site is located approximately 0.662 miles northwest of the Property. A release of grain fumigants, composed primarily of carbon tetrachloride, from a leaking AST formerly situated at the NE corner of the brick building at 501 N. Santa Fe occurred at the facility in late 1969 or early 1970's and is believed to have contributed to the groundwater contamination, which includes carbon tetrachloride, chloroform, 1,2-DCA and several other chlorinated solvents and petroleum products. Results from the September 2005 groundwater sampling event indicated a long narrow plume of carbon tetrachloride and 1,2-DCA originating from the confirmed source area migrating towards the city of Salina's downtown public water supply well field. In 2005, over 220 tons of contaminated soil was removed from the source area and a soil vapor extraction system was installed to address remaining soil and groundwater issues. An Environmental Use Control (EUC) Agreement was recorded

with the Saline County Register of Deeds in March 2006. Construction of a groundwater treatment system occurred in late 2010 and early 2011. The Quarterly Progress report for October through December 2014 was obtained from KDHE's ISL database for review. Groundwater monitoring in conjunction with this site includes a network of recovery and monitoring wells that extend southeast of the site. There are two monitoring well pairs included in the routine monitoring activities that are near the Property: MW 15S/D and MW 16S/D. MW 15S/D is located along Ash Street, within ½-block west of the Property and MW 16S/D is located along Iron Street, within ½-block west and ½-block south of the Property. These monitoring wells were most recently sampled in November 2014. They were non-detect (< 1 µg/L) for carbon tetrachloride and chloroform. The shallow well in each pair and MW 16D was non-detect for 1,2-DCA (< 1 µg/L). 1,2-DCA was detected at 9.4 µg/L at MW 15D. Figure 9 in the Quarterly Progress Report included a 5 µg/L contour for 1,2-DCA surrounding MW 15D, which is the Residential/Non-residential Tier 2 RSK for 1,2-DCA per the March 2014 KDHE RSK guidelines. This contour is near the Property; however, it does not extend on to the Property. Data from previous groundwater monitoring events are included in this most recent quarterly report. 1,2-DCA concentrations at MW 15D have ranged from 9.4 µg/L to 118 µg/L (January 2010 to November 2014). The concentration of 1,2-DCA at MW 15D has always exceeded the RSK guideline. The concentration of 1,2-DCA at MW 16D has ranged from non-detect (<1 µg/L) to 146 µg/L over this same time period. The Quarterly Progress Reports for October through December 2010 and April through June 2011 were also reviewed. Figure 11 (December 2010) and Figure 9 (May 2011), found in these reports respectively, included a 5 µg/L and a 50 µg/L contour for 1,2-DCA. The 5 µg/L contour lines reach the northwest corner of the Property in both quarterly reports. Remediation of the contamination associated with the 501 N Santa Fe site is on-going and an EUC Agreement is in place. For these reasons and because the concentration of 1,2-DCA in the shallow monitoring well nearest to the Property exceeded the RSK value during the most recent sampling event, this site is considered a *Recognized Environmental Condition*, which has the potential to impact the Property.

8.1 Additional Investigation

Because there were *Recognized Environmental Conditions* identified in conjunction with the Property, additional investigation and/or evaluation is warranted at this time.

* * * * *

9.0 DATA GAPS

The following data gaps were identified:

- Limited lighting in some areas of the buildings limited visual observations during site reconnaissance;
- Stuck or blocked doors limited visual observation during site reconnaissance;
- Trash and other debris limited visual observations during site reconnaissance; and
- Potential safety hazards of water damage in building limited visual observations during site reconnaissance.

The data gaps are not believed to have affected the ability of the Environmental Professional to identify *Recognized Environmental Conditions* in connection with the Property.

* * * * *

10.0 CONCLUSIONS

We[1] have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-13 of the 139 N. Penn Ave. and 148 N. Oakdale Ave. Former St. John's Hospital, Salina, Kansas. Any exceptions to, or deletions from, this practice are described in Sections 1.4 and 11.0 of this report. This assessment has revealed no evidence of *Recognized Environmental Conditions* in connection with the Property except for the following:

- The Property is identified as Salina Regional Health – Penn Campus in the LUST database and as St. John's Hospital in the RGA LUST database. Buried Tank Leas Assessments (BTLA) were obtained from KDHE for all USTs formerly on the Property. USTs were removed from the Property in 1990, 1992, 1996 and 2013. Approximately 5 cubic yards of diesel contaminated soil was excavated during the 1990 UST removal, which was located in the southeast corner of the Property. There was no contaminated soil removed in conjunction with the other UST removals, which were all located on the west side of the Property. All four BTLA reports indicate that the incidents were issued a closed status and remaining soil was within KDHE standards; however, there is no analytical data available for any of the UST removals. The former presence of these USTs on the Property and the lack of closure reports available for review are considered a *Recognized Environmental Condition.*
- The Property is downgradient relative to twelve State CERCLIS sites identified on the EDR report. The closest of these sites is the Salina PWS Well #11 site. In 2008, KDHE determined that the 1,2-DCA in this well was migrating to this public supply well from the north northwest in the intermediate and deep portions of the alluvial aquifer. After investigations were conducted at multiple upgradient sources, the 501 N. Santa Fe Ave site was determined to be the most likely source of contamination at this public supply well. The 501 N. Santa Fe site is located approximately 0.662 miles northwest of the Property. A release of grain fumigants, composed primarily of carbon tetrachloride, from a leaking AST formerly situated at the NE corner of the brick building at 501 N. Santa Fe occurred at the facility in late 1969 or early 1970's and is believed to have contributed to the groundwater contamination, which includes carbon tetrachloride, chloroform, 1,2-DCA and several other chlorinated solvents and petroleum products. Results from the September 2005 groundwater sampling event indicated a long narrow plume of carbon tetrachloride and 1,2-DCA

[1] The term "we" as used in this statement refers to Burns & McDonnell Engineering Company, Inc.

originating from the confirmed source area migrating towards the city of Salina's downtown public water supply well field. In 2005, over 220 tons of contaminated soil was removed from the source area and a soil vapor extraction system was installed to address remaining soil and groundwater issues. An Environmental Use Control (EUC) Agreement was recorded with the Saline County Register of Deeds in March 2006. Construction of a groundwater treatment system occurred in late 2010 and early 2011. The Quarterly Progress report for October through December 2014 was obtained from KDHE's ISL database for review. Groundwater monitoring in conjunction with this site includes a network of recovery and monitoring wells that extend southeast of the site. There are two monitoring well pairs included in the routine monitoring activities that are near the Property: MW 15S/D and MW 16S/D. MW 15S/D is located along Ash Street, within ½-block west of the Property and MW 16S/D is located along Iron Street, within ½-block west and ½-block south of the Property. These monitoring wells were most recently sampled in November 2014. They were non-detect (< 1 µg/L) for carbon tetrachloride and chloroform. The shallow well in each pair and MW 16D was non-detect for 1,2-DCA (< 1 µg/L). 1,2-DCA was detected at 9.4 µg/L at MW 15D. Figure 9 in the Quarterly Progress Report included a 5 µg/L contour for 1,2-DCA surrounding MW 15D, which is the Residential/Non-residential Tier 2 RSK for 1,2-DCA per the March 2014 KDHE RSK guidelines. This contour is near the Property; however, it does not extend on to the Property. Data from previous groundwater monitoring events are included in this most recent quarterly report. 1,2-DCA concentrations at MW 15D have ranged from 9.4 µg/L to 118 µg/L (January 2010 to November 2014). The concentration of 1,2-DCA at MW 15D has always exceeded the RSK guideline. The concentration of 1,2-DCA at MW 16D has ranged from non-detect (<1 µg/L) to 146 µg/L over this same time period. The Quarterly Progress Reports for October through December 2010 and April through June 2011 were also reviewed. Figure 11 (December 2010) and Figure 9 (May 2011), found in these reports respectively, included a 5 µg/L and a 50 µg/L contour for 1,2-DCA. The 5 µg/L contour lines reach the northwest corner of the Property in both quarterly reports. Remediation of the contamination associated with the 501 N Santa Fe site is on-going and an EUC Agreement is in place. For these reasons and because the concentration of 1,2-DCA in the shallow monitoring well nearest to the Property exceeded the RSK value during the most recent sampling event, this site is considered a *Recognized Environmental Condition*, which has the potential to impact the Property.

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11.0 DEVIATIONS

The following are considered deviations from the ASTM 1527-13 standard:

- Burns & McDonnell was unable to document first use of Property back to 1940 or its earliest date of development, whichever is earlier. The oldest historical resource available was the fire insurance map from 1917; however, the Property was already developed by that date.

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12.0 ADDITIONAL SERVICES

A National Emissions Standards for hazardous Air Pollutants (NESHAP), limited lead survey, and mold investigation were completed for the Property on March 9, 2015. The results of these surveys were submitted to KDHE under separate cover.

* * * * *

13.0 REFERENCES

Environmental Data Resources, Inc., *Environmental LienSearch Report, Former St. John's Hospital 139 N. Penn, Salina, Kansas 67401*, Inquiry Number: 4220374.7.1, March 16, 2015.

Environmental Data Resources, Inc., *Environmental Chain of Title Report, Former St. John's Hospital 139 N. Penn, Salina, Kansas 67401*, Inquiry Number: 4220374.14.1, March 16, 2015

Environmental Data Resources, Inc., *EDR Building Permit Report, Former St. John's Hospital 139 N. Penn, Salina, Kansas 67401*, Inquiry Number: 4220374.8, February 27, 2015.

Environmental Data Resources, Inc., *Certified Sanborn Map Report, Former St. John's Hospital 139 N. Penn, Salina, Kansas 67401*, Inquiry Number: 4220374.5, February 28, 2015.

Environmental Data Resources, Inc., *The EDR Aerial Photo Decade Package, Former St. John's Hospital 139 N. Penn, Salina, Kansas 67401*, Inquiry Number: 4220374.12, February 28, 2015.

Environmental Data Resources, Inc., *The EDR City Directory Image Report, Former St. John's Hospital 139 N. Penn, Salina, Kansas 67401,* Inquiry Number: 4220374.5, February 28, 2015.

Environmental Data Resources, Inc., *EDR Historical Topographic Map Report, Former St. John's Hospital 139 N. Penn, Salina, Kansas 67401,* Inquiry Number: 4220374.4, February 28, 2015.

Environmental Data Resources, Inc., *The EDR Radius Map Report with GeoCheck, Former St. John's Hospital 139 N. Penn, Salina, Kansas 67401*, Inquiry Number: 4220374.2s, February 28, 2015.

Environmental Data Resources, Inc., *The EDR Property Tax Map Report, Former St. John's Hospital 139 N. Penn, Salina, Kansas 67401*, Inquiry Number: 4220374.6, February 27, 2015.

Environmental Data Resources, Inc., *EDR Vapor Encroachment Screen, Former St. John's Hospital 139 N. Penn, Salina, Kansas 67401*, Inquiry Number: 4220374.9s, March 25, 2015.

iSi Environmental, *Asbestos NESHAP Survey Report, 110-112 Oakdale, 118 Oakdale, 148 Oakdale, 708, Johnstown, 712 Johnstown, 714 Johnstown, and the Salina Regional Health Center Penn Campus*, November 14, 2013.

http://www.epa.gov/enviro/html/fii/myproperty.html

http://kensas.kdhe.state.ks.us/plsISL/ISL_Pub_Search

http://www.kgs.ku.edu/

http://www.saline.org/Appraiser/ParcelHome.aspx

http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm

* * * * *

14.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

The following environmental professionals were responsible for this report and declare the following statements: I declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in 312.10 of 40 C.F.R. Part 312 and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 C.F.R. Part 312.

M. Jason Yeager
Geologist

Ms. Amy M. Reed, P.E.
Project Manager

Ms. Sarah Shea-Cahir, P.E.
Quality Reviewer

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JASON YEAGER

Assistant Geologist



Mr. Yeager is an Assistant Geologist at Burns & McDonnell. His responsibilities include assisting lead geologists and project managers with a variety of projects. Mr. Yeager has experience in ambient air monitoring, soil logging/drilling, remediation oversight, oversight of micropile and drilled shaft foundations, Phase I Environmental Site Assessments (ESA), Spill Prevention Control and Countermeasures (SPCC) Plans, and field sampling and report preparation and submittal. Mr. Yeager holds a B.S. degree in Geology from the University of Missouri at Kansas City. He is certified in OSHA 10 and 30-hour Construction Safety and Health, 40-hour HAZWOPER, in CPR/First Aid, and holds a Missouri Department of Natural Resources (MDNR) Well Drillers Permit and Department of Transportation (DOT) Health Card.

City of Warsaw, Hangar at Warsaw Municipal Airport

Warsaw, Missouri

Project Geologist: Burns & McDonnell was contracted to perform a Phase I Environmental Site Assessment (ESA) at a hangar at the Warsaw Municipal Airport in Warsaw, Missouri to determine any potential or existing contamination liabilities at the property. ***Responsibilities:*** Jason was responsible for conducting the site assessment, knowledgeable person interviews and photographing potential areas of concern. Jason was also responsible for preparing the Phase I ESA report. **Professional Services:** 2015.

KDHE, Former Liberty Homes Phase I ESA

Yoder, Kansas

Project Geologist: Burns & McDonnell was contracted to perform a Phase I Environmental Site Assessment (ESA) at the former Liberty Homes facility in Yoder, Kansas to determine any potential or existing contamination liabilities at the property. ***Responsibilities:*** Jason was responsible for conducting the site assessment, knowledgeable person interviews and photographing potential areas of concern. Jason was also responsible for preparing the Phase I ESA report. **Professional Services:** 2014.

EDUCATION

- B.S. Geology

3 YEARS WITH BURNS & MCDONNELL

5 YEARS OF EXPERIENCE

CTC, Phase I ESA

Spring Hill, Kansas

Project Geologist: Burns & McDonnell was contracted to perform a Phase I Environmental Site Assessment (ESA) at a private property in Spring Hill, Kansas to determine any potential or existing contamination liabilities at the property. ***Responsibilities:*** Jason was responsible for conducting the site assessment and photographing potential areas of concern, including additional pond water and soil sampling services. Jason was also responsible for preparing the Phase I ESA report. **Professional Services:** 2013.

KDHE, Phase II BTA

Atchison, Kansas

Field Site Manager: Burns & McDonnell was contracted be KDHE to conduct a Phase II Brownfield Target Assessment at the former Stein Labs property in Atchison, Kansas. ***Responsibilities:*** Jason, operating as Field Site Manager, conducted a Geoprobe® investigation at the site to determine the type and extent, if any, of contamination at the site. Soil sampling was conducted during the probing activities and groundwater samples were collected from the water table. **Professional Services:** 2013.

Confidential Client, Phase II Pump Test Pilot Study

Illinois

Field Site Manager: Burns & McDonnell was contracted to conduct a Phase II Pump Test Pilot Study in order to further evaluate dense non-aqueous phase liquid (DNAPL) removal technologies at Manufactured Gas Plant (MGP) remediation site in Illinois. ***Responsibilities:*** Jason was responsible for construction and installation of the pneumatic pump, installation of pressure transducers in the test well and nearby monitoring well, and conducting the pump test. As

part of the pump test, hourly monitoring of water levels and DNAPL thickness were conducted at multiple wells at the Site, as well as regulation of the pump system. Transducer data was downloaded at the beginning of each day prior to pump startup. Daily reports were prepared and submitted. **Professional Services:** 2013.

Confidential Client, Supplemental Site Investigation (SSI)

Illinois

Project Geologist: Burns & McDonnell was contracted to conduct a Supplemental Site Investigation (SSI) at a former Manufactured Gas Plant (MGP) in Illinois as part of ongoing Site Investigation and Remediation effort. ***Responsibilities:*** The purpose of the SSI was to determine extent on potential impacts and evaluate exposure pathways for potential risks. Jason's responsibilities included assisting with Geoprobe® boring of 22 bore holes, random sample collection of soil samples from the bore holes, and ambient air monitoring during the intrusive activities. Soil screening was conducted during probing and additional samples were collected in intervals with the highest potential impacts as determined by visual observation and PID readings. **Professional Services:** 2013.

Confidential Client, Ambient Air Monitoring,

Illinois

Project Geologist. Burns & McDonnell performed remediation activities at multiple Manufactured Gas Plant (MGP) sites in Illinois for the Client. Remediation efforts included: site investigations and assessments, impacted soil excavation and disposal, ambient air monitoring, and health and safety monitoring. ***Responsibilities:*** Jason assisted project team during site investigations that included direct-push soil probing and sampling to determine nature and extent of impacts at the Sites. Jason was also responsible for continuous monitoring of air quality during remediation efforts at the Site using a Photo-Ionization Detector (PID), Gas Chromatograph (GC), and Four-Gas/Lower Explosive Limit (LEL) Meter and oversight and safety of local utility Watch and Protect (W&P) personnel along multiple utility right-of-ways (ROWs). Prior to entering an active work area, Mr. Yeager would confirm the area is safe for W&P to enter by conducting air monitoring activities. Once the area was determined safe, W&P was allowed to enter and stay on the clean corridor in the ROW. **Professional Services:** 2013-2014.

Ameren Services, Ambient Air Monitoring,

Various Locations, Illinois

Project Geologist. Burns & McDonnell performed remediation activities at multiple MGP sites in Illinois for the Ameren Services. Remediation efforts included: site investigations and assessments, impacted soil excavation and disposal, ambient air monitoring, and health and safety monitoring. ***Responsibilities:*** Jason's responsibilities included continuous monitoring of the ambient air conditions at the Site using a PID, Gas Chromatograph (GC), and PM-10 and total suspended particulates (TSP) high volume stations, collection of air handler and perimeter samples, operation and maintenance of equipment, and daily report preparation. **Professional Services:** 2011-2014.

Magellan Pipeline Company, Pipeline Services

Various locations in Kansas

Project Geologist: Burns & McDonnell assisted Magellan Pipeline Company in sampling generated waste materials from aboveground storage tanks (ASTs) and fuel spills at multiple facilities in Kansas and Missouri. ***Responsibilities:*** Jason assisted project managers in sample collection of lead paint impacted material in roll-off containers, trench drain sludge, AST liquid sampling, and soil sampling. **Professional Services:** 2011 – 2014.

Kansas City Board of Public Utilities, Long-Term GW Monitoring

Kansas City, Kansas

Geologist: Due to groundwater impacts near the Quindaro and Nearman Creek coal-fired power plants in Kansas City, Kansas, a long-term groundwater monitoring program was implemented to monitor contaminants at the Site. ***Responsibilities:*** Jason was responsible include monthly fluid level measurements, quarterly groundwater sampling

and report preparation and submittal. **Professional Services:** 2011 – 2012.

Colgate-Palmolive, Groundwater Sampling

Kansas City, Kansas

Geologist: After a tanker car overturned at the Colgate-Palmolive facility in Kansas City, Kansas, a network of monitoring wells and injection wells were installed to determine the extent of contamination and being remediation at the Site. The monitoring well network is sampled semi-annually to monitor the remediation efforts and contamination at the Site. ***Responsibilities:*** Jason was responsible for fluid and product level measurement, groundwater sampling, product bailing, and report preparation. **Professional Services:** 2014.

KDHE, Groundwater Sampling

Bonner Springs, Kansas

Project Geologist: A leaking diesel underground storage tank (UST) was discovered at the former Groendyke Transport in Bonner Springs, Kansas. A monitoring well network was installed to monitor the movement and extent of contamination at the Site. ***Responsibilities:*** Jason was responsible for collection of fluid levels and groundwater samples at the Site. Jason also collected a surface water sample from the adjacent creek and located a previously damaged well. **Professional Services:** 2014.

National Beef, Groundwater Sampling

Liberal, Kansas

Project Geologist: Burns & McDonnell was contracted to conduct groundwater sampling at the National Beef Packing Plant in Liberal, Kansas. ***Responsibilities:*** Jason assisted the project team in locating and sampling the existing groundwater monitoring well network and evaporation ponds, oversee surveying of the monitoring well network, and report preparation. **Professional Services:** 2013.

YRC, Inc., SPCC Plan Update

Buffalo, New York

Project Geologist: Burns & McDonnell was contracted to perform a five year update to the Spill Prevention Control and Countermeasures (SPCC) Plan at the YRC Freight facility in Buffalo, New York. ***Responsibilities:*** Jason was responsible for conducting the Site visit and updating the current SPCC Plan to reflect the changes the facility had made. **Professional Services:** 2015.

Running Foxes Petroleum, Inc., SPCC Plans

Fort Scott, Kansas

Project Geologist: Running Foxes Petroleum contracted Burns & McDonnell to prepare SPCC Plans for multiple oil tank batteries and compressor sites in the Fort Scott area in Kansas and Missouri. ***Responsibilities:*** Jason was responsible for conducting Site visits at each of the tank batteries and compressor sites in eastern Kansas and western Missouri. After conducting the Site visits and interviewing knowledgeable staff about each Site, a SPCC Plan was prepared for review by a licensed engineer and submitted to Running Foxes. **Professional Services:** 2013.

Kansas Farm Bureau, SPCC Plans

Various Locations in Kansas

Project Geologist: The Kansas Farm Bureau contracted Burns & McDonnell to assist Kansas farmers in preparation of SPCC Plans for their farms to remain compliant with new U. S. Environmental Protection Agency (EPA) regulations. ***Responsibilities:*** Jason was responsible for conducting Site visits at each of the farms throughout Kansas. After conducting the Site visits and interviewing knowledgeable staff about each Site, a SPCC Plan was prepared for review by a licensed engineer and submitted to the farmer. **Professional Services:** 2013.

Westar Energy, SPCC Plan Site Evaluations

Various Locations in Kansas

Project Geologist: Westar Energy contracted Burns & McDonnell to assist in preparation of SPCC Plans for their substations throughout central and western Kansas. ***Responsibilities:*** Jason was responsible for conducting Site

visits at more than 50 electrical substations/switchyards in the southeastern section of Kansas. During the Site visits, Jason determined surface drainage direction, identifying nearby waterways with the potential for being impacted in the event of an oil release, calculating secondary containment capacities, if applicable and inventorying oil filled equipment at each of the Sites. This information was used by licensed professional engineers to prepare an SPPC Plan for the Westar Energy substations. **Professional Services:** 2013.

National Beef, IRM Soil Excavation

Liberal, Kansas

Project Geologist: After a brine spill occurred at the National Beef Packing Plant in Liberal, Kansas, Burns & McDonnell was contracted to conduct an Interim Remedial Measures work plan to address contamination at the Site. ***Responsibilities:*** Jason assisted the project team in excavation oversight, field testing for chloride levels and collecting excavation confirmation soil samples to determine chloride concentrations in the bottom of the excavation were below the applicable state and local regulations. **Professional Services:** 2013.

University of Central Missouri, UST Closure

Warrensburg, Missouri

Project Geologist. Following acquisition of a property, the University of Central Missouri requested that Burns & McDonnell remove a diesel fuel underground storage tank (UST) at the property. ***Responsibilities:*** Jason was responsible for coordinating with subcontractors to remove the UST from the property. During UST removal, Jason provided oversight for the removal of the UST and collection of confirmation soil samples of the side walls and bottom of the excavation. During removal of the UST, it was found that the UST had been leaking and the underlying soils had been contaminated. Jason oversaw the over-excavation of the tank and an exploratory excavation to determine the extent of contamination at the Site. The contaminated soil was disposed of off-site at a nearby landfill as special waste using proper waste manifests and transporting methods. A UST closure report was prepared and submitted to the Missouri Department of Natural resources. **Professional Services:** 2013.

Crown Center, UST Closure

Kansas City, Missouri

Project Geologist: Crown Center requested that Burns & McDonnell remove a diesel fuel tank from the sub-basement of one of their buildings. ***Responsibilities:*** Jason coordinated with subcontractors to remove the tank. Jason oversaw the excavation of the tank, conducted health and safety ambient air monitoring during excavation and removal of the tank, and disposal of the soil and tank materials as special waste using proper waste manifests and transporting methods. A report was prepared and submitted to Crown Center. **Professional Services:** 2013.

AMY REED, PE

Senior Environmental Engineer



Ms. Reed has served as a project engineer, compliance audit team member, and project manager for numerous compliance projects. Ms. Reed has served as project manager or engineer for many Phase I and Phase II Environmental Site Assessments (ESA). Each ESA was conducted in accordance with ASTM standards.

EXPERTISE

- SPCC Plans
- Facility Response Plans
- Storm Water Pollution Prevention
- Phase I Environmental Assessments
- Phase II Environmental Assessments
- Multimedia Compliance Audits
- Process Safety Management
- Risk Management Plans

EDUCATION

- B.S., Chemical Engineering, University of Missouri-Columbia, 1998
- M.B.A., University of Kansas, 2004

REGISTRATION

- Professional Engineer – Arkansas, Colorado, Illinois, Kansas, Missouri, Nebraska, New Mexico, Oklahoma, and Texas
- LEED® AP

16 YEARS WITH BURNS & MCDONNELL

16 YEARS OF EXPERIENCE

ENVIRONMENTAL SITE ASSESSMENTS

Kansas Department of Health and Environment, Former Chanute Tribune Brownfield Targeted Assessment

Chanute, Kansas

Project Manager. KDHE requested a Phase I Brownfield Targeted Assessment (BTA) on a vacant lot formerly occupied by the Chanute Tribune office building. Due to the property and adjacent properties former use as auto shops, a Phase II was conducted. ***Responsibilities:*** Ms. Reed conducted the Phase I and managed the Phase II activities. **Professional Services:** 2014-2015

Kansas Department of Health and Environment, Former Stein Labs Brownfield Targeted Assessment

Former Stein Labs, Atchison, Kansas 2013

Project Manager. KDHE requested a Phase I Brownfield Targeted Assessment (BTA) at a facility that formerly manufactured grain moisture meters. A Phase II was conducted on the property. ***Responsibilities:*** Ms. Reed conducted the Phase I and managed the Phase II activities. **Professional Services:** 2013

Kansas Department of Health and Environment, Dental Facility Brownfield Targeted Assessment,

Anthony, Kansas,

Project Manager. KDHE requested a Phase I Brownfield Targeted Assessment (BTA) of a dental facility in Anthony, Kansas. The dental facility was located on property that was formerly used as a service station. ***Responsibilities:*** Ms. Reed managed the Phase I activities. **Professional Services:** 2011-2012

Kansas Department of Health and Environment, Wastewater Treatment Plant Brownfield Targeted Assessment

Newton, Kansas

Project Manager. KDHE requested a Phase I Brownfield Targeted Assessment (BTA) of vacant property adjacent to the Newton Wastewater Treatment Plant for future plant expansion. ***Responsibilities:*** Ms. Reed managed the Phase I activities. **Professional Services:** 2011-2012

Kansas Department of Health and Environment, Former Great Bend Airport Brownfield Targeted Assessment,

Great Bend, Kansas

Project Manager. KDHE requested a Phase II Brownfield Targeted Assessment (BTA) of two properties at the Great Bend Municipal Airport Industrial Park. The Phase II BTA consisted of a direct-push investigation for the collection of groundwater samples to evaluate the potential for impact from historical activities associated with the former airport. ***Responsibilities:*** Ms. Reed managed the Phase II activities. **Professional Services:** 2011

Kansas Department of Health and Environment, Pittsburg Farmer's Market Brownfield Targeted Assessment

Pittsburg, Kansas

Project Manager. KDHE requested a Phase I Brownfield Targeted Assessment (BTA) at the Farmer's Market property in Pittsburg, Kansas because the city was planning on constructing a permanent structure for the market. Due to the history of smelting activities and a former manufactured gas plant on adjacent property, a Phase II BTA was conducted. The Phase II BTA consisted of a direct push investigation and collection of soil and groundwater samples. ***Responsibilities:*** Ms. Reed managed the Phase I and II activities. **Professional Services:** 2011

Kansas Department of Health and Environment, Atchison Kilkenny Brownfield Targeted Assessment,

Atchison Kilkenny Property, Atchison, Kansas, 2011

Project Manager. KDHE requested a Phase II BTA at this former coal storage facility. The Phase II BTA consisted of a direct push investigation for the collection of soil and groundwater samples. ***Responsibilities:*** Ms. Reed managed the Phase II activities. ***Professional Services:*** 2010

Kansas Department of Health and Environment, Horton Armory Brownfield Targeted Assessment,

Horton, Kansas

Project Manager. Project tasks included a Phase II BTA at a former armory in Horton, Kansas. The Phase II BTA consisted of a direct push investigation for collection of soil and groundwater samples. ***Responsibilities:*** Ms. Reed managed the Phase II activities. **Professional Services:** 2010

Kansas Department of Health and Environment, Spring River PWWSD 19 Brownfield Targeted Assessment,

Horton, Kansas

Project Manager. A Phase I BTA was conducted on wooded property proposed for the location of the Spring River Public Wholesale Water Supply District #19 facility. The Phase II BTA consisted of a direct push investigation for collection soil samples, as well as the collection of a surface water sample from the adjacent river. ***Responsibilities:*** Ms. Reed managed the Phase I and II activities. **Professional Services:** 2010

Kansas Department of Health and Environment, McAdams Bike Path Brownfield Targeted Assessment,

Wichita, Kansas

Project Manager. KDHE requested a Phase I BTA of a corridor located along a former railroad for the future McAdams Bike Path. The City of Wichita planned to create

a bike trail along the corridor. ***Responsibilities:*** Ms. Reed conducted the Phase I BTA. **Professional Services:** 2010

Kansas Department of Health and Environment, Kenny's Tire Brownfield Targeted Assessment

Horton, Kansas

Project Manager. Project tasks included a Phase II BTA on the Kenny's Tire property, a former gas station. The Phase II BTA consisted of a direct-push investigation for collection of soil and groundwater samples at this former LUST site. The Clark Mechanical property was occupied by a former manufacturing facility. Based on the historic use of the property, a Phase II BTA was conducted. The Phase II BTA consisted of a direct push investigation and collection of soil and groundwater samples. ***Responsibilities:*** Ms. Reed managed the Phase II activities. **Professional Services:** 2010

Kansas Department of Health and Environment, Clark Mechanical Brownfield Targeted Assessment

Leavenworth, Kansas

Project Manager. Project tasks included a Phase I and II BTA. The Clark Mechanical property was occupied by a former manufacturing facility. Based on the historic use of the property, a Phase II BTA was conducted. The Phase II BTA consisted of a direct push investigation and collection of soil and groundwater samples. ***Responsibilities:*** Ms. Reed managed the Phase I and II activities. **Professional Services:** 2010

Kansas Department of Health and Environment, Former CDL Electric Building Brownfield Targeted Assessment,

Columbus, Kansas

Project Manager. The Former CDL Electric Building was occupied by a former manufacturing facility. Based on the historic use of the property, a Phase II BTA was conducted. The Phase II BTA consisted of a direct push investigation and collection of soil and groundwater samples. ***Responsibilities:*** Ms. Reed managed the Phase I and II activities. **Professional Services:** 2010

Kansas Department of Health and Environment, Wichita Petroleum Grant Corridor Studies

9th Street Corridor, Wichita, Kansas, 2008-2009

Project Manager. Project tasks included Phase I ESAs on this Wichita Petroleum Grant Corridor Study. Phase I ESAs were conducted at eight properties located within the 9th Street Corridor that had potentially been impacted by petroleum products. Phase II ESAs were conducted on four properties with the highest probability of petroleum impact. The Phase II ESA consisted of a direct-push investigation for the collection of soil and groundwater samples. ***Responsibilities:*** Ms. Reed conducted the Phase I ESAs and managed the Phase II activities. **Professional Services:** 2008-2009

Kansas Department of Health and Environment, Wichita Petroleum Grant Corridor Studies

21st Street Corridor, Wichita, Kansas, 2007-2008

Project Manager. Project tasks included Phase I Pre-Screenings and Phase I ESAs on more than 20 properties potentially impacted by petroleum products along the 21st Street Corridor in Wichita, Kansas. The project included an initial screening to determine which properties within the corridor could have potentially been impacted by petroleum products. This pre-screening included a site visit, a review of the environmental history of adjoining properties, and review of historical documents, such as aerial photographs, Sanborn fire insurance maps, and city directories. Based on the conclusion of the pre-screening reports, Burns & McDonnell conducted Phase I ESAs on the properties with the highest probability of petroleum impact. Phase II BTAs were conducted on some of the parcels within the corridor to investigate the potential impact of petroleum products on the properties. ***Responsibilities:*** Ms. Reed conducted the Phase I Pre-Screenings and Phase I ESAs. She managed the Phase II activities. **Professional Services:** 2007-2008

Kansas Department of Health and Environment, Minneola Brownfield Targeted Assessment,

Minneola, Kansas

Project Manager. Project tasks included conducting a Phase I BTA on six properties located in the City of Minneola, Kansas. Each of the properties was located in an area projected for future city redevelopment plans and consisted of a former gas station, a vacant building, a car dealership, and a restaurant parking lot. ***Responsibilities:*** Ms. Reed conducted the Phase I ESAs. **Professional Services:** 2006-2007

Kansas Department of Health and Environment, El Dorado Industrial Park Brownfield Targeted Assessments

El Dorado, Kansas

Project Manager. Project tasks included conducting a Phase I BTA on five properties located in the City of El Dorado Industrial Park in order to prepare the Sites for industrial redevelopment. Each of the properties was located within the El Dorado Oil Field. Due to the historical nature of the operations (pre-1950), research of the facilities operations was conducted through the local historical society and at the Oil & Gas Museum in El Dorado, Kansas. The properties surveyed included vacant land, two empty buildings, and a property occupied by a company that fabricated rebar for concrete structures. Research indicated that oil wells were formerly located on the properties, and conclusions of the Phase I BTAs indicated that the properties may have been impacted by former oil field activities. ***Responsibilities:*** Ms. Reed conducted the Phase I ESAs and managed the Phase II activities. **Professional Services:** 2006-2007

Kansas Department of Health and Environment, Topeka Riverfront Brownfield Targeted Assessments

Topeka, Kansas

Project Manager. KDHE requested a Brownfield Targeted Assessment (BTA), which included a Phase I and II ESA, of several properties along the Kansas River as part of the Topeka Riverfront redevelopment project. Areas along the Kansas River Levee, including vacant lots on former residential areas, former businesses, and the former Civic Theater were assessed. ***Responsibilities:*** Ms. Reed conducted the Phase I ESAs and managed the Phase II activities. **Professional Services:** 2005-2007

Kansas Department of Health and Environment, Pratt Army Airfield Property Redevelopment Assessments

Pratt, Kansas

Project Manager. KDHE requested a PRA of seven lots at the Pratt Airport Industrial Park owned by the Pratt Airport Authority. These lots were located on the Property formerly occupied by the Pratt Army Airfield during World War II and were vacant at the time of the Site reconnaissance. The PRAs were conducted to evaluate the environmental condition of the Property to determine if the Property could be redeveloped for future industrial use. A Phase I and Phase II ESA were conducted on the lots. ***Responsibilities:*** Ms. Reed conducted the Phase I ESA on each lot and managed the Phase II activities. **Professional Services:** 2005

Kansas Department of Health and Environment, Brownfield Targeted Assessment

Garnett, Kansas

Project Engineer. KDHE requested a BTA of a vacant building former used for auto sales and maintenance. The BTA included a Phase I ESA and a Phase II investigation. Phase I conclusions indicated USTs and hydraulic lifts may be present at the Site. The Phase II investigation included soil and groundwater sampling using direct push technology. Samples were analyzed for BTEX and total petroleum hydrocarbons. Free product associated with former USTs at the site was sampled and a fingerprint analysis was conducted. ***Responsibilities:*** Ms. Reed conducted the Phase I ESA and managed the Phase II activities. **Professional Services:** 2004

Kansas Department of Health and Environment, Unified Focused Assessments

McPherson & Lewis, Kansas, 2004-2005

Project Manager. KDHE requested a Unified Focused Assessment (UFA) of five former and active chromium plating facilities. The UFAs, which included a Phase I ESA and Phase II investigation, were performed in order to evaluate the potential environmental impact associated with former and current chrome plating activities and to evaluate the implications of any identified contamination relative to current land use. A Phase II investigation was conducted on each Site. The Phase II investigation included soil and groundwater sampling. Samples were analyzed for hexavalent chromium, cyanide, 8 RCRA metals, and VOCs. Off-Site public and domestic water supply wells were also sampled. ***Responsibilities:*** Ms. Reed conducted the Phase I ESAs and managed the Phase II activities. **Professional Services:** 2004-2005

Transportation Property Leasing, LLC, Phase I ESA

Kansas City, Missouri

Project Engineer. A Phase I ESA was performed on a 19-acre agricultural field under consideration for purchase. Sanitary sewer and water lines crossed the Property. ***Responsibilities:*** Ms. Reed conducted the Phase I ESA. **Professional Services:** 2005

University of Missouri – Kansas City, Phase I ESA,

Kansas City, Missouri

Project Engineer. Phase I ESAs were conducted on university-owned properties scheduled for demolition. The Phase I ESAs were conducted in order to determine if there were any environmental conditions associated with the properties that should be addressed prior to demolition. ***Responsibilities:*** Ms. Reed conducted the Phase I ESAs. **Professional Services:** 2005

Cobalt Boats, Phase I ESA

Neodesha, Kansas

Project Engineer. A Phase I ESA was conducted at a vacant warehouse. The warehouse had formerly been used by a local refinery. ***Responsibilities:*** Ms. Reed conducted the Phase I ESA. **Professional Services:** 2005

Tyson Foods, Phase I ESA

Multi-Sites

Project Engineer. A Phase I ESA was performed on several frozen food production facilities. ***Responsibilities:*** Ms. Reed conducted the Phase I ESAs at facilities in Albuquerque, New Mexico and Carthage, Missouri. **Professional Services:** 2001

Bunge Corporation, Phase I Environmental Site Assessment

Mexico, Missouri

Project Engineer. Project tasks included a Phase I ESA on a facility that produced both fresh bakery goods and frozen bakery goods. The assessment included an evaluation of the potential for the presence of lead-based paint and asbestos-containing materials at the facility. The facility's air quality management and water quality programs were also audited at the time of the Phase I ESA.at a vehicle maintenance garage with hydraulic lifts and office space. ***Responsibilities:*** Ms. Reed conducted the Phase I ESA at facilities in Mexico, Missouri. **Professional Services:** 2001

Lee's Summit, Missouri, Phase I ESA

Lee's Summit, Missouri

Project Engineer. Project tasks included a Phase I ESA at a vehicle maintenance garage with hydraulic lifts and office space. ***Responsibilities:*** Ms. Reed conducted the Phase I ESA. The Phase I ESA concluded sampling should be conducted in the area of the hydraulic lifts. **Professional Services:** 2000

SARAH SIZEMORE SHEA-CAHIR, PE

Senior Environmental Engineer; Quality Reviewer



As an environmental engineer, Sarah provides environmental site assessment (ESA) and compliance assistance to industrial and government clients. Sarah has conducted Phase I ESA's under the currently accepted ASTM Standards (ASTM 1527-13 and ASTM 2247-08), which satisfy the All Appropriate Inquiry regulations at 40 CFR 312, as well as the previous ASTM standards and the Transaction Screen Standard, ASTM 1526-08. Her Phase I ESA experience includes both developed and undeveloped sites. In addition, she provides air permitting and remediation assistance to industrial clients. Sarah also has experience in preparing Compliance Audits, Spill Prevention, Control and Countermeasures Plans, Storm Water Pollution Prevention Plans and Risk Management Plans.

SPECIALTIES

- Environmental Due Diligence
  - ASTM E1527-13
  - ASTM E1527-05
  - ASTM E2247-08
  - ASTM E1528-06
  - All Appropriate Inquiry (AAI)
- Vapor Encroachment Screening
  - ASTM E2600-10
- Phase II Investigations
- Compliance Audits
- Environmental Permitting
- SPCC/SWPPP
- Hazardous Waste Management/ Remediation

EDUCATION

- B.S. Chemical Engineering, University of Kansas, 1996
- M.S. in Environmental Engineering, University of Wyoming, 1999

REGISTRATION

- Professional Engineer (Kansas)

16 YEARS WITH BURNS & MCDONNELL

16 YEARS OF EXPERIENCE

ENVIONMENTAL SITE ASSESSMENTS

Sarah has completed more than 100 Phase I ESAs. The following are recent examples of these projects:

Confidential Client

California, Missouri, Virginia

Project Manager and Quality Reviewer. Sarah managed the completion of Phase I ESAs at three rotary-die facilities, in preparation for their sale by the current owner. ***Responsibilities:*** Project tasks completed by Sarah included coordination of all project tasks with the sites' owner and their attorney, quality review of all reports and discussion of issues identified at the sites with the owner. ***Accomplishments:*** Project completed on time allowing for scheduled sale. ***Professional Services:*** 2014

Renewable Energy Group

Danville, Illinois

Project Manager. Phase I ESA for land to be included in the expansion of existing bio-diesel facility. Property included former residential areas and current areas of an adjacent grain mill operation. ***Responsibilities:*** Sarah conducted the Phase I ESA, including the site visit, interviews and historical review. ***Accomplishments:*** Project completed on time. The Phase II scope of work was designed based on the Phase I report conclusions. ***Professional Services:*** 2014

Renewable Energy Group

Atlanta, Georgia

Project Manager. Phase I ESA for land to be included in the expansion of existing bio-diesel facility. Property included undeveloped land. ***Responsibilities:*** Sarah conducted the Phase I ESA, including the site visit, interviews and historical review. ***Accomplishments:*** Project completed on time. ***Professional Services:*** 2014

City of Kansas City, Missouri

Missouri

Project Manager. Phase I ESA for Property formerly used as a security business. Work was completed in conjunction with the City of Kansas City, Missouri's Brownfield program. Project included an asbestos survey and Phase II scope of work, which required EPA Region 7 approval of a Quality Assurance Project Plan (QAPP). ***Responsibilities:*** Sarah conducted the Phase I ESA, including the site visit, interviews and historical review and authored the site specific QAPP. Sarah coordinated the field work for the Phase II, including management of subcontractors. ***Accomplishments:*** Project completed on time. ***Professional Services:*** 2014

Confidential Client

Maryland and Pennsylvania

Project Manager. Phase I ESA for land to be included in the expansion of an existing power plant. Property included undeveloped and residential land. ***Responsibilities:*** Sarah conducted the Phase I ESA, including the site visit, interviews and historical review. ***Accomplishments:*** Project completed on time. ***Professional Services:*** 2014

Confidential Client

Indiana

Project Manager. Phase I ESA for the potential acquisition of a coal-fired power plant. ***Responsibilities:*** Sarah conducted the Phase I ESA, including the site visit, interviews and historical review. ***Accomplishments:*** Project completed on time. ***Professional Services:*** 2014

Confidential Client

Wisconsin

Project Manager. Phase I ESA in conjunction with the potential acquisition of a coal-fired power plant, including a network of underground steam tunnels. ***Responsibilities:*** Sarah conducted the Phase I ESA, including the site visit, interviews and historical review. ***Accomplishments:*** Project completed on time. ***Professional Services:*** 2014

Global Wind

North Dakota

Project Manager. Phase I ESA conducted in conjunction with the construction of a wind farm covering approximately 30 square miles. Land included within the project boundary included rural residential and agricultural properties. ***Responsibilities:*** Sarah conducted the Phase I ESA, including the site visits, interviews and historical review. ***Accomplishments:*** Project completed on time. ***Professional Services:*** 2013 and 2014

Confidential Client

Iowa, Nebraska, Indiana, Illinois, North Dakota, Minnesota and Ohio

Project Manager and Quality Reviewer. Phase I ESAs conducted at 30 seed facilities in a seven state area. ***Responsibilities:*** Sarah managed the completion of Phase I ESAs, which were part of a 30 site acquisition. Sarah conducted the Phase I ESA at several of the sites, including the site visits, interviews and historical review. Sarah coordinated all project tasks across all project sites and provided quality review for many of the site reports. ***Accomplishments:*** Project completed on time. ***Professional Services:*** 2013

Confidential Client

Illinois and Massachusetts

Project Manager. Environmental due diligence review in conjunction with the potential acquisition of several, major coal-fired power plants. ***Responsibilities:*** Sarah reviewed documents and reports related to the environmental history of the plants and prepared a summary of open and closed environmental issues with potential negative impact to the plants. ***Accomplishments:*** Project completed on time. ***Professional Services:*** 2013

Confidential Client

Colonial Heights, Virginia

Project Manager. Phase I ESA for an approximately 87-acre, undeveloped piece of land within an industrial park. ***Responsibilities:*** Sarah conducted the Phase I ESA, including the site visit, interviews and historical review. ***Accomplishments:*** Project completed on time. ***Professional Services:*** 2012

Confidential Client

Mesa, Arizona

Project Manager. Phase I ESA for a small electronics manufacturing facility in Mesa, Arizona. ***Responsibilities:*** Sarah conducted the Phase I ESA, including the site visit, interviews and historical review. ***Accomplishments:*** Project completed on time. ***Professional Services:*** 2012

Renewable Energy Group

Atlanta, Georgia

Project Manager. Phase I ESA for a biodiesel plant in Ellenwood, Georgia. ***Responsibilities:*** Sarah conducted the Phase I ESA, including the site visit, interviews and historical review. ***Accomplishments:*** Project completed on time. ***Professional Services:*** 2012

Perpetual Energy Systems

Hollister, California

Project Manager. Phase I ESA for two pieces of land with solar array installations in the Hollister School District. ***Responsibilities:*** Sarah conducted the Phase I ESA, including the site visit, interviews and historical review. ***Accomplishments:*** Project completed on time. ***Professional Services:*** 2011

Confidential Consumer Products Client

Florida and Georgia

Project Manager. Phase I ESAs for Properties in Florida and Georgia for a Consumer Products Client. The Florida Property was in use by a healthcare products manufacturing company. The Georgia Property was utilized as a truck trailer drop lot. ***Responsibilities:*** Sarah conducted the Phase I ESA, including the site visit, interviews and historical review. ***Accomplishments:*** Project completed on time. ***Professional Services:*** 2011

San Diego Gas & Electric

El Cajon, California

Project Manager. Phase I ESA update for a power generating station in El Cajon, California. ***Responsibilities:*** Sarah conducted the Phase I ESA, including the site visit, interviews and historical review. ***Accomplishments:*** Project completed on time. ***Professional Services:*** 2011

Tyr Energy, Inc.

Multiple Sites, California

Project Manager. Phase I ESA updates of four power generating stations in California. ***Responsibilities:*** Sarah conducted the Phase I ESA, including the site visit, interviews and historical review. ***Accomplishments:*** Project completed on time. ***Professional Services:*** 2011

Confidential Consumer Products Client

Connecticut and West Virginia

Project Manager. Phase I ESA of land for a Consumer Products manufacturer. Land in both states was utilized as healthcare products distribution facilities. ***Responsibilities:*** Sarah conducted the Phase I ESA, including the site visit, interviews and historical review. ***Accomplishments:*** Project completed on time. ***Professional Services:*** 2011

Perkins & Trotter, PLLC

Cushing, Oklahoma

Project Manager. Phase I ESA for Property historically used as a petroleum storage tank farm in an area developed with petroleum refineries as early as the turn of the 20th century. ***Responsibilities:*** Sarah conducted the Phase I ESA, including the site visit, interviews and historical review. ***Accomplishments:*** Project completed on time. ***Professional Services:*** 2011

Kissel Properties, Inc.

Kansas City, Missouri

Project Manager. Phase I ESA for an approximately 3.1 acre property in an area of Kansas City, Missouri that was first developed in the late 1800s. Based on the results of the Phase I ESA, a Phase II investigation was conducted at the property. ***Responsibilities:*** Sarah conducted the Phase I ESA, including the site visit, interviews and historical review. The Phase II scope of work was designed based on the Phase I report conclusions. Sarah managed the Phase II ESA field activities and reported the results to the client. ***Accomplishments:*** Project completed on time. ***Professional Services:*** 2011

Confidential Consumer Products Client

Houston, Texas

Project Manager. Phase I ESA for property historically used as a machine shop in an industrial area of Houston, Texas. Based on the results of the Phase I ESA, a Phase II investigation was conducted at the property. ***Responsibilities:*** Sarah conducted the Phase I ESA, including the site visit, interviews and historical review. The Phase II scope of work was designed based on the Phase I report conclusions. Sarah managed the Phase II ESA field activities and reported the results to the client. ***Accomplishments:*** Project completed on time. ***Professional Services:*** 2011

Confidential Client

Crete, Nebraska

Project Manager. Phase I ESA for an approximately 18-acre property in Crete, Nebraska. The property was partially developed as a warehouse and was a former homestead site. The City of Crete's former landfill was immediately adjacent to the property. Based on the results of the Phase I ESA, a Phase II investigation was conducted at the property. ***Responsibilities:*** Sarah conducted the Phase I ESA, including the site visit, interviews and historical review. The Phase II scope of work was designed based on the Phase I report conclusions. Sarah managed the Phase II ESA field activities and reported the results to the client. ***Accomplishments:*** Project completed on time. ***Professional Services:*** 2011

Renewable Energy Group

Ellenwood, Georgia

Project Manager. Phase I ESA for an operational biodiesel plant in Ellenwood, Georgia. ***Responsibilities:*** Sarah conducted the Phase I ESA, including the site visit, interviews and historical review. ***Accomplishments:*** Project completed on time. ***Professional Services:*** 2011

Confidential Client

Multiple Sites in Iowa, Nebraska, Kansas, Missouri, Oklahoma

Project Manager and Quality Reviewer. Phase I ESAs conducted at 22 agricultural facilities in a five state area, including fertilizer, grain and soybean crushing facilities. ***Responsibilities:*** Sarah managed the completion of Phase I ESAs, which were part of a 22 site acquisition. Sarah conducted the Phase I ESA at several of the sites, including the site visits, interviews and historical review. Sarah coordinated all project tasks across all project sites and provided quality review for many of the site reports. ***Accomplishments:*** Project completed on time. ***Professional Services:*** 2010

Kuhn North America, Inc.

Hutchinson, Kansas

Project Manager. Phase I ESA for 30 acres of property used for manufacturing of farm equipment. The property was initially developed in the early decades of the 20th century and included a foundry. Based on the results of the Phase I ESA, a Phase II investigation was conducted on the property. ***Responsibilities:*** Sarah conducted the Phase I ESA, including the site visit, interviews and historical review. The Phase II scope of work was designed based on the Phase I report conclusions. Sarah managed the Phase II ESA field activities and reported the results to the client. ***Accomplishments:*** Project completed on time. ***Professional Services:*** 2010

Confidential Client

Masontown, Pennsylvania

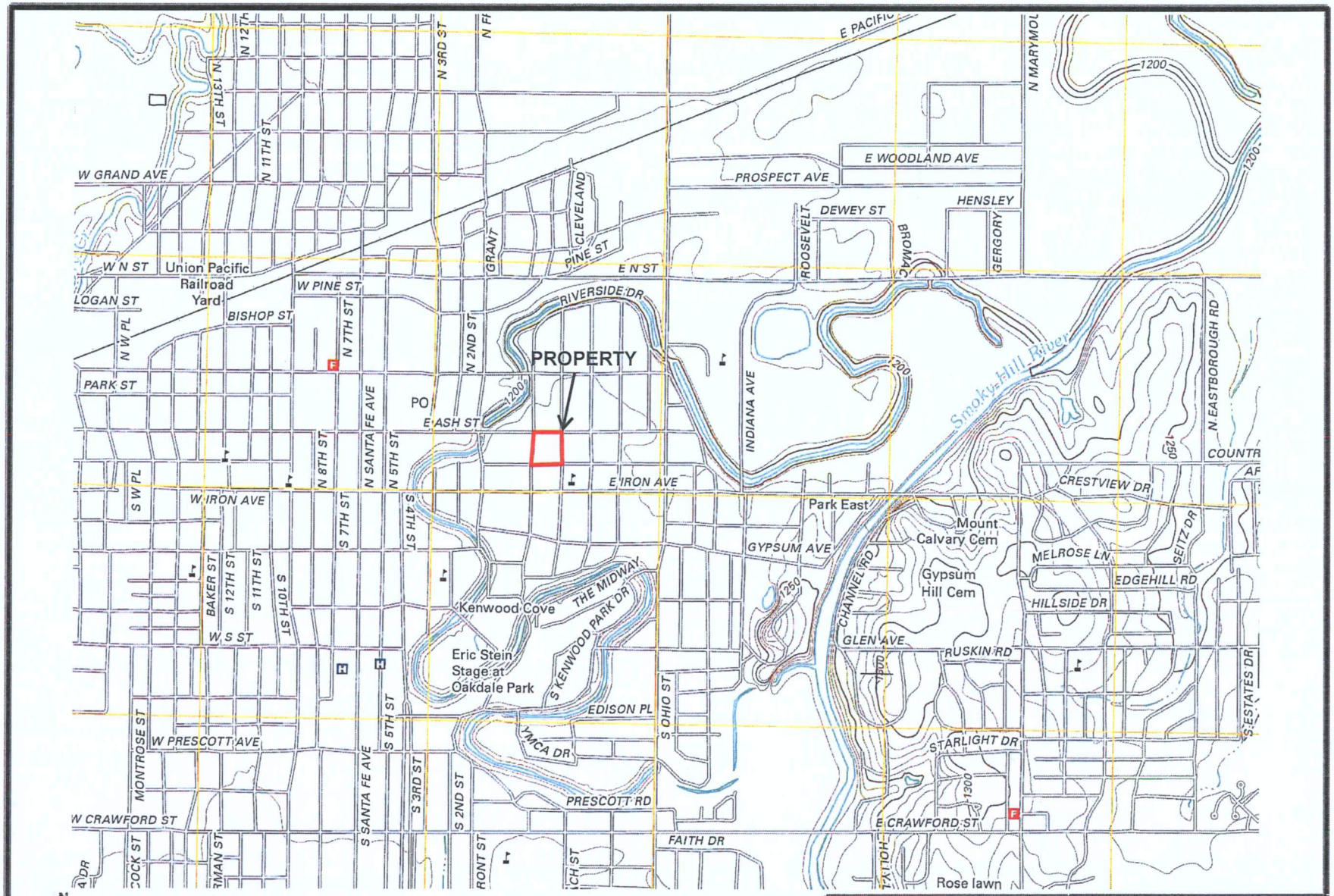
Project Manager. Phase I ESA for an approximately 320-acre, active power generating station in Fayette, Pennsylvania. The area was historically used for oil and gas production. ***Responsibilities:*** Sarah conducted the Phase I ESA, including the site visit, interviews and historical review. ***Accomplishments:*** Project completed on time. ***Professional Services:*** 2010

Confidential Client

Sussex, Virginia

Project Manager. Phase I ESA on approximately 1,200 acres of property used for timber harvesting. ***Responsibilities:*** Sarah conducted the Phase I ESA, including the site visit, interviews and historical review. ***Accomplishments:*** Project completed on time. ***Professional Services:*** 2010

APPENDIX A
Site Vicinity Map



N
W E
S

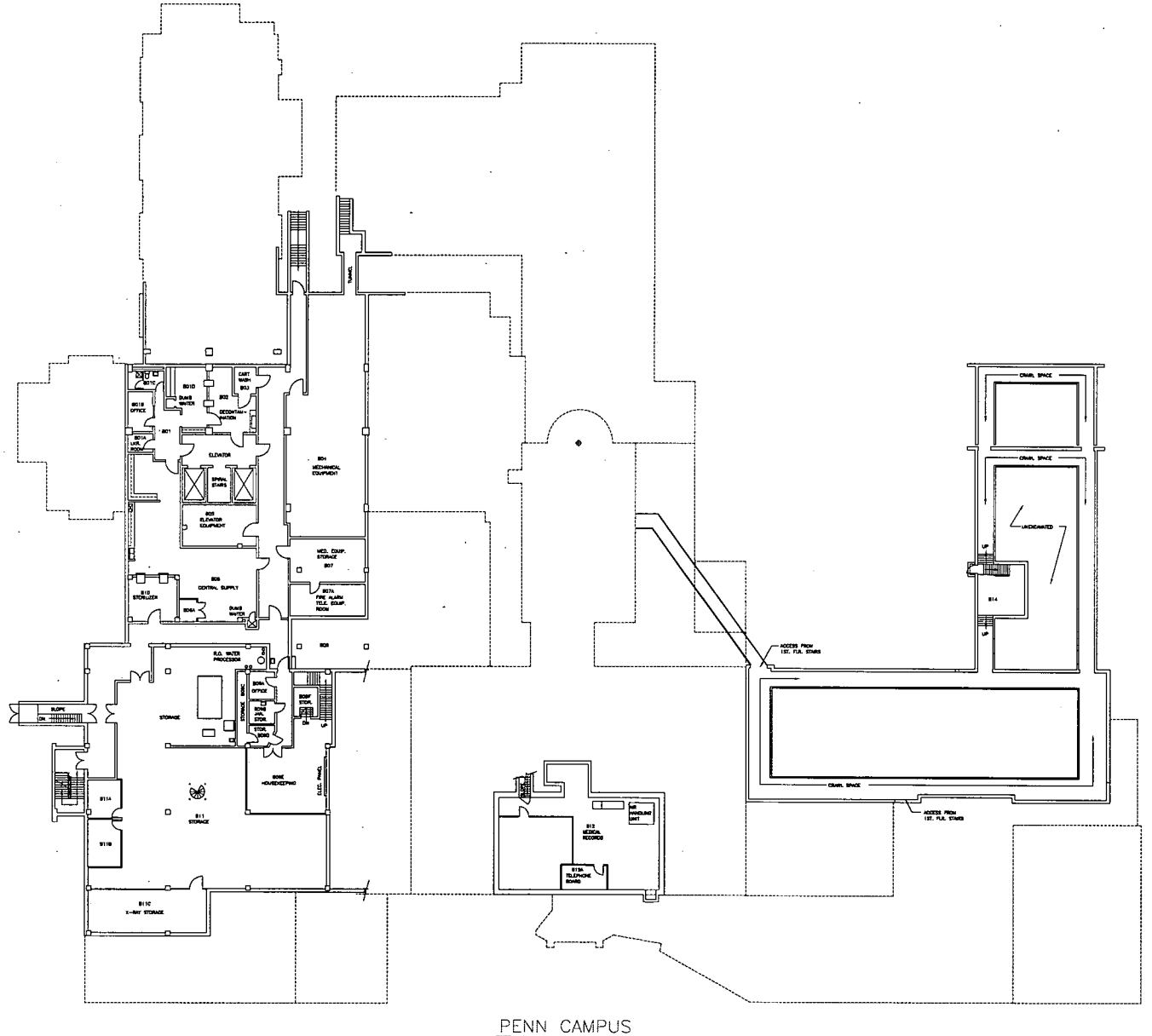
NOTE: 2012 SALINA, KANSAS USGS 7.5 MIN QUADRANGLE

0 2000' 4000'

SCALE IN FEET

BURNS McDONNELL

APPENDIX A
SITE LOCATION MAP
FORMER ST. JOHN'S HOSPITAL
SALINA, KANSAS

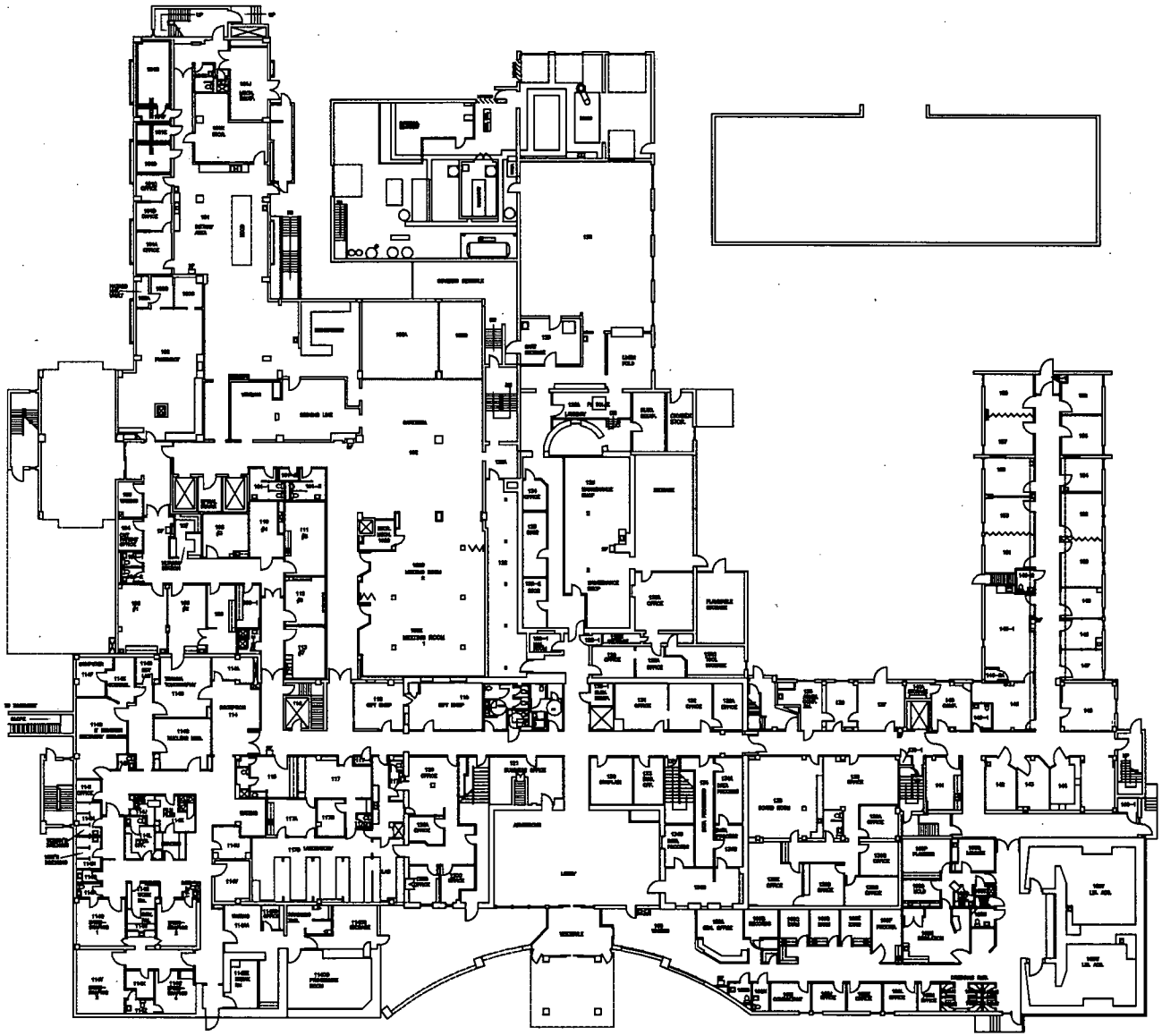


PENN CAMPUS

BASEMENT PLAN

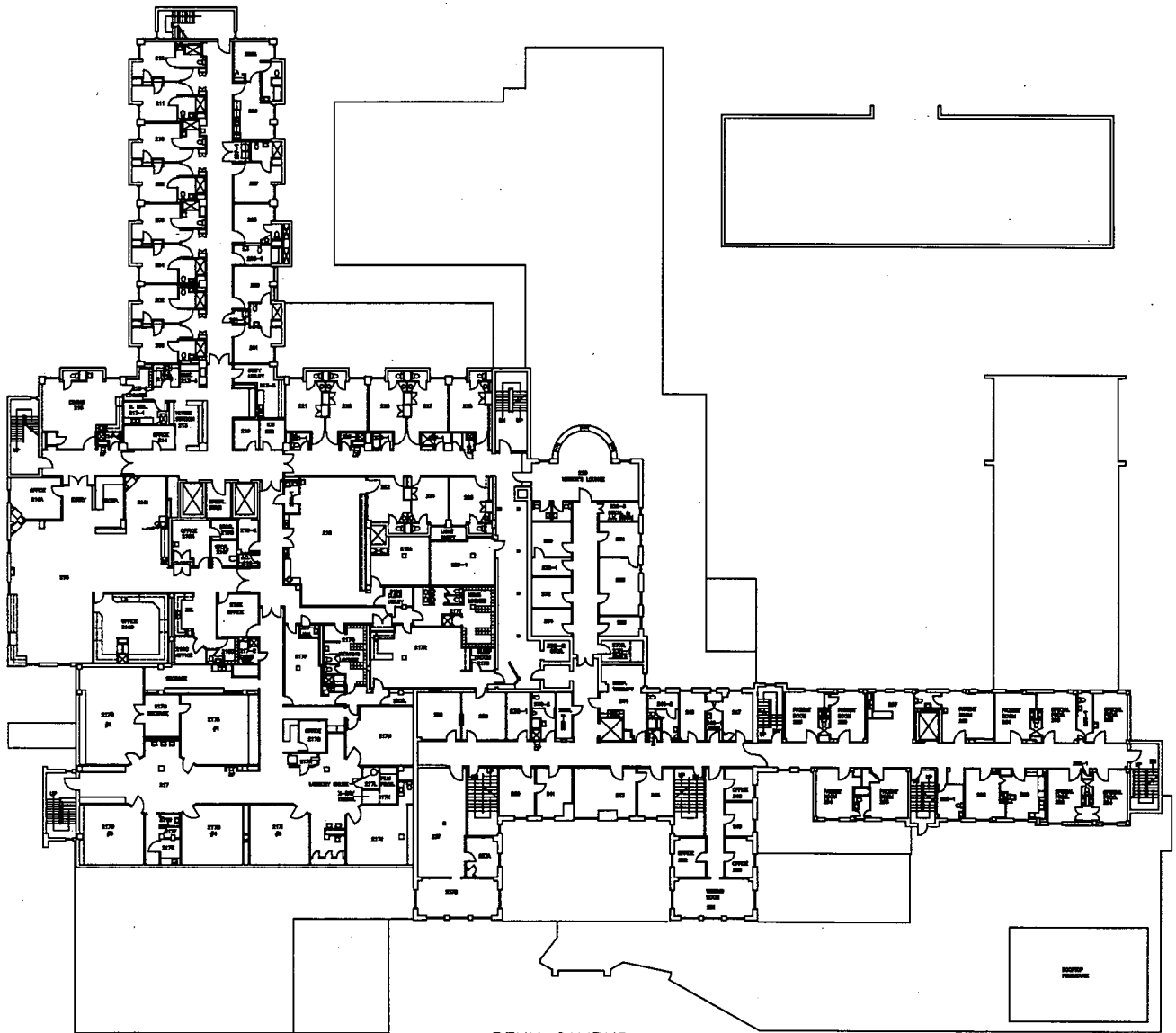
SCALE: 1/16"=1'-0"

NORTH

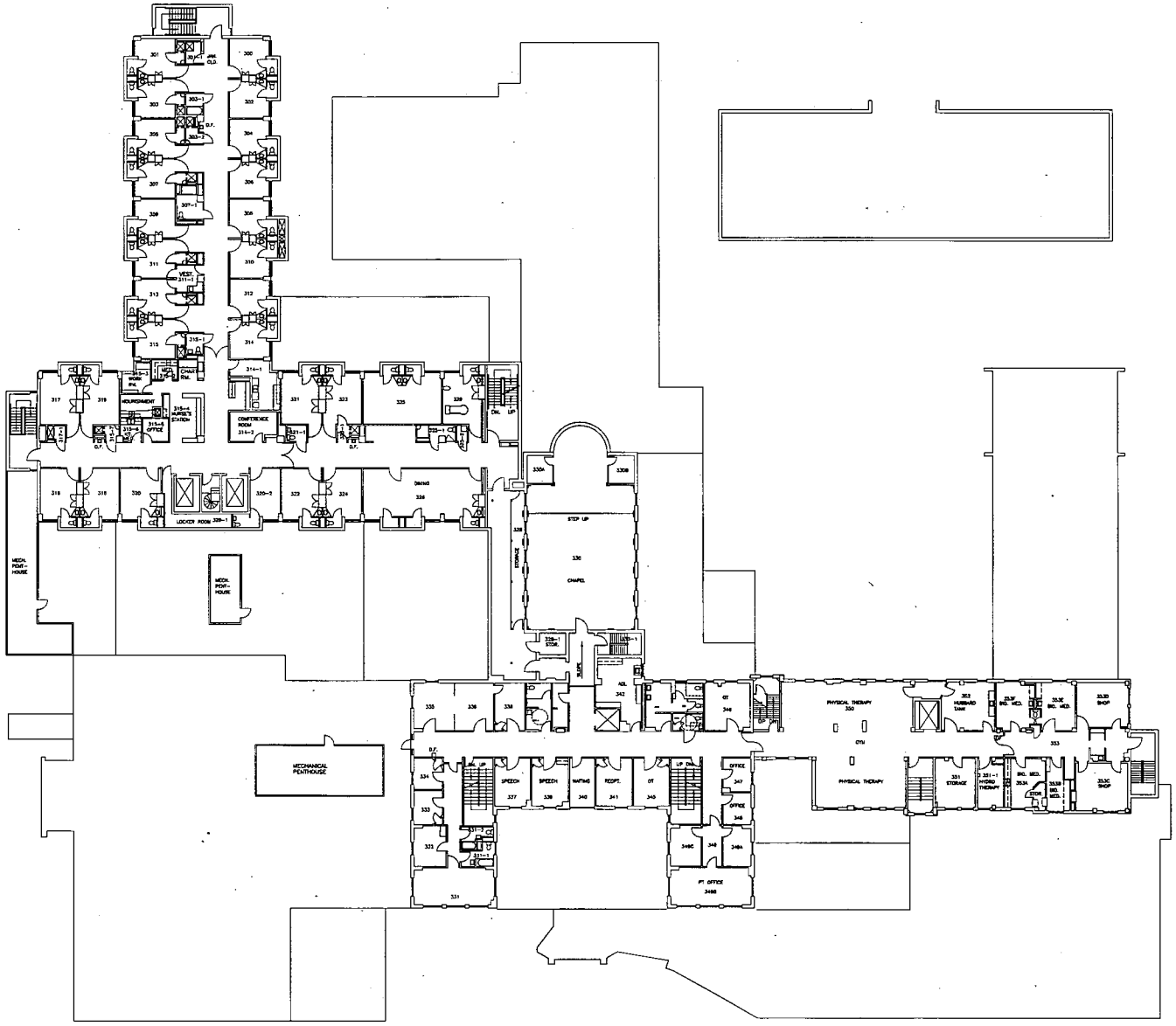


PENN CAMPUS
FIRST FLOOR PLAN
SCALE: 1/16"=1'-0"

NORTH



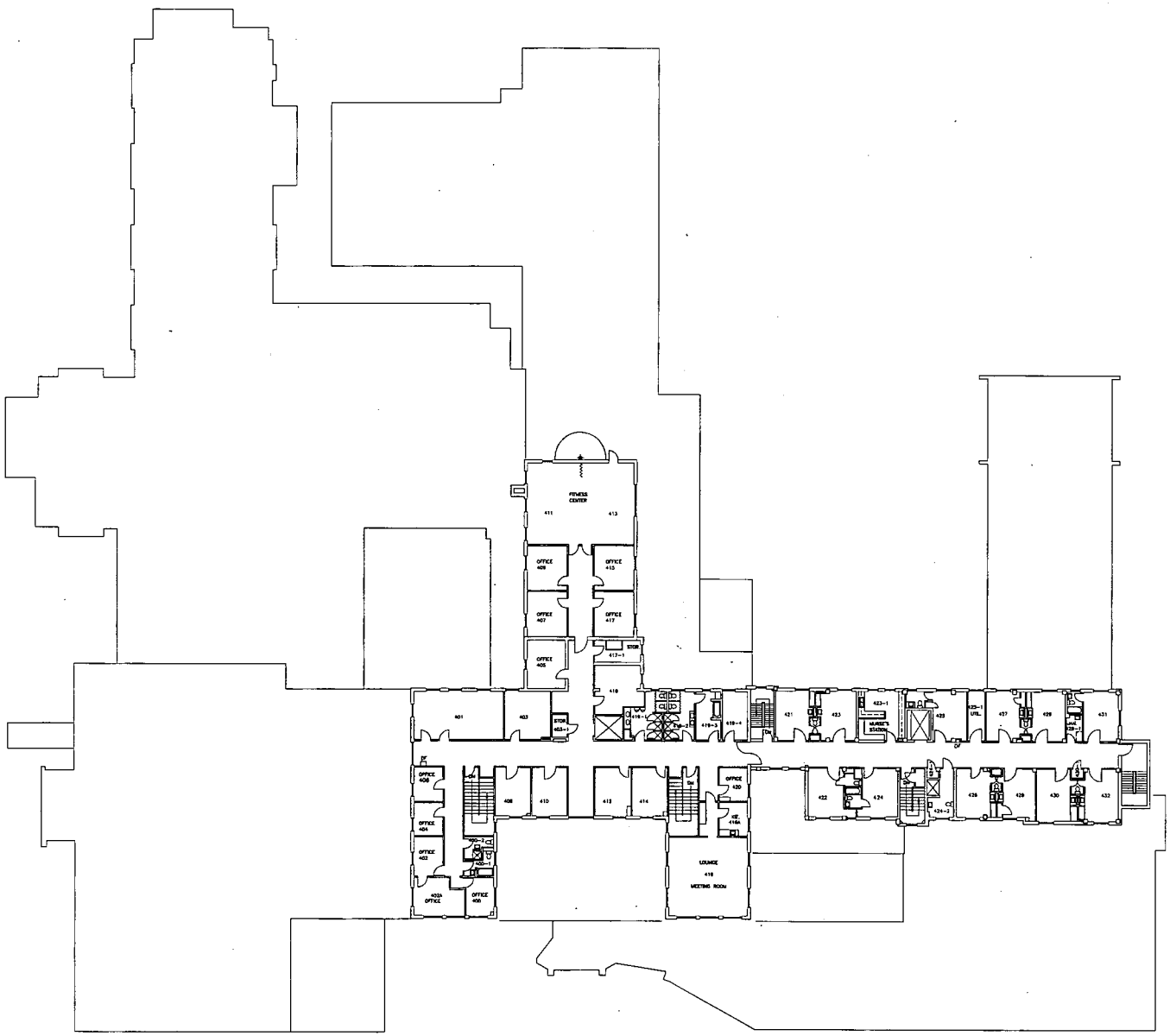
PENN CAMPUS
SECOND FLOOR PLAN
SCALE: 1/16"=1'-0"
NORTH



PENN CAMPUS

THIRD FLOOR PLAN

SCALE 1/16" = 1'-0"



PENN CAMPUS

FOURTH FLOOR PLAN

SCALE: 1/16"=1'-0"

NORTH

APPENDIX B
Scope of Services

February 23, 2015

Ms. Kait Salley
Brownfields Coordinator
Bureau of Environmental Remediation
Kansas Department of Health & Environment
1000 SW Jackson, Suite 410
Topeka, KS 66612-1367

Scope of Work for Phase I Brownfield Targeted Assessment (BTA)
for the Former St. John's Hospital, 139 N Penn, Salina, Kansas

Dear Ms. Salley:

The Kansas Department of Health and Environment (KDHE) Bureau of Environmental Remediation (BER) requested that Burns & McDonnell Engineering Company, Inc. (Burns & McDonnell) submit a scope of work for the Phase I Brownfield Targeted Assessment (BTA) to be performed on the property located at 139 N. Penn, Salina, Kansas (Site or Property).

The Scope of Services for work on the Site is described below.

Phase I Brownfield Targeted Assessment

The project scope consists of assisting KDHE with Phase I BTA of the property identified above in Salina, Kansas. In order to meet the objectives of this project, Burns & McDonnell will perform the Phase I BTA in accordance with KDHE's requirements presented in their email dated February 18, 2015. The Phase I BTA will be performed in accordance with ASTM 1527-13.

Burns & McDonnell agrees to furnish labor, materials, equipment, and other items necessary to complete the services described herein for KDHE.

The information gathered will include historical records, a chain of title search (the Site consists of one parcel), fire insurance maps, aerial photographs, an environmental records review (conducted by EDR), and operation history. An EDR Vapor Encroachment Report will be ordered and analyzed. Additionally, a Site reconnaissance will be conducted.

Sampling

Field activities will be conducted as outlined in the scope of work as described by KDHE's request for not-to-exceed cost estimate. Burns & McDonnell will conduct an asbestos survey, a limited lead based paint survey and a mold survey.

Burns & McDonnell will not collect any type of soil, soil gas, water, or air samples as part of the Phase I BTA. In addition, a vapor intrusion evaluation is not included.

Data Evaluation and Reporting

Burns & McDonnell will prepare one Phase I BTA report for the Site and will follow the format consistent with ASTM 1527-13. The draft Phase I BTA will be electronically submitted to KDHE for review and comment. The final deliverable to KDHE will include two bound hard copies of the report, as well as an electronic copy of the report.

If you have any questions or comments regarding this scope of work, please feel free to contact Amy Reed at (816) 822-4288.

Sincerely,

Stephen M. Linnemann, P.E.
Senior Vice President, Environmental Group

Sarah Sizemore Shea-Cahir, P.E.
Project Manager

9400 Ward Parkway • Kansas City, MO 64114-3319
Tel: 816 333-9400 • Fax: 816 333-3690 • www.burnsmcd.com

February 23, 2015

Ms. Kait Salley
Brownfields Coordinator
Bureau of Environmental Remediation
Kansas Department of Health & Environment
1000 SW Jackson, Suite 410
Topeka, KS 66612-1367

Cost Estimate for Phase I Brownfield Targeted Assessment (BTA)
for the Former St. John's Hospital, 139 N Penn, Salina, Kansas

Dear Ms. Salley:

Burns & McDonnell Engineering Company, Inc. (Burns & McDonnell) is pleased to submit this proposed lump sum cost estimate for the Phase I Brownfield Targeted Assessment (BTA) to be performed on the property located at 139 N. Penn, Salina, Kansas (Site or Property).

The costs presented in this estimate cover the Scope of Services for work at the Site described in Burns & McDonnell's February 23, 2015 letter to the Kansas Department of Health & Environment (KDHE).

All lump sum costs presented are in accordance with the costs presented in the Module B KDHE Federally Funded Programs Contract Number 0001321, agreed to between KDHE and Burns & McDonnell. The cost estimate has been prepared on a "not-to-exceed" basis for the planned scope of work and KDHE guidelines for conducting the additional activities. Additional work performed exceeding this scope of work, if any will be billed using the established rates in the contract. Burns & McDonnell will not perform tasks exceeding the scope of work without prior authorization from the KDHE Project Manager. Changes in any of the forgoing assumptions may change the fee quoted in this proposal.

PHASE I BROWNFIELD TARGETED ASSESSMENT

Burns & McDonnell will conduct the Site reconnaissance, interviews, and historical records searches, which will be summarized in one Phase I BTA report. The draft report will be submitted electronically to KDHE for review and comment. One bound and one unbound copy of the final Phase I BTA report will be submitted to KDHE. In addition, an electronic copy of the final Phase I BTA report will be submitted to KDHE. Revisions to the final report and any additional copies requested by KDHE will be billed on a time-and-expense basis and are beyond the scope of services outlined in this section. The final report will be issued by March 23, 2015.

ASBESTOS INVESTIGATION

Field activities will be conducted as outlined in the scope of work as described by KDHE's request for not-to-exceed cost estimate. The time-and-expense cost breakdown for the asbestos investigation is presented on Table 1.

LIMITED LEAD BASED PAINT INVESTIGATION

Field activities will be conducted as outlined in the scope of work as described by KDHE's request for not-to-exceed cost estimate. The time-and-expense cost breakdown for the asbestos investigation is presented on Table 1.

MOLD INVESTIGATION

Field activities will be conducted as outlined in the scope of work as described by KDHE's request for not-to-exceed cost estimate. The time-and-expense cost breakdown for the asbestos investigation is presented on Table 1.

ADDITIONAL SERVICES

At KDHE's request, Burns & McDonnell will provide additional services that are beyond the scope of services outlined above. Burns & McDonnell will bill time for those non-scope services on a time-and-expense basis. Burns & McDonnell will proceed with additional services only upon a written notice to proceed from KDHE. Additional services may include the following items:

- Design and implementation of Phase II environmental assessments to include groundwater studies, underground storage tank management, design of subsurface testing (borings, water, and soil analysis) and RCRA compliance programs.
- Collection of soil gas and/or air samples for a vapor intrusion evaluation.

ASSUMPTIONS

The cost estimate assumes the following:

- The Site is 2.9 acres in size and is occupied by a former hospital.
- The lump sum cost presented in this proposal reflects the cost for research on one parcel. One chain of title report will be ordered.
- One Environmental Data Resources (EDR) radius map report will be ordered.
- An EDR Vapor Encroachment Report will be ordered and analyzed.
- Costs not outlined in the Module B KDHE Federally Funded Programs Contract Number 0001321 will be charged at the actual cost plus 10 percent administrative costs.
- The cost assumes that the Site visits and record research will be completed in one 8-hour period.
- A representative of the Property owner will accompany Burn & McDonnell during the Site reconnaissance.
- Up to 50 asbestos samples will be collected from the Site. The cost assumes that the asbestos investigation will be completed in one day. The cost assumes the inspection report will be prepared for a building greater than 25,000 square feet in size.

- The cost assumes that the lead based paint investigation will be completed in one day.
- Up to 15 mold samples will be collected for the site. The cost assumes that the mold investigation will be completed in one day.

The cost estimate assumes the following materials will be provided by Dan Moye of Sunflower Development Group:

- The scope of services desired for the Phase I BTA,
- Disclose any special terms and conditions which must be agreed upon by Burns & McDonnell,
- The reason the Phase I BTA is required,
- A description of the type of property and type of property transaction, for example, sale, purchase or exchange,
- The location of the Site,
- A map or other documentation showing the Site location and boundaries,
- Disclosure of whether there are any environmental liens on the Property, or activity and use limitations (such as a deed restriction),
- The names, addresses and roles of all parties who will rely on the Phase I BTA report,
- As available, identification of the Site contacts and
- As available, any other knowledge or experience with the Site that may be pertinent to Burns & McDonnell including, but not limited to geotechnical reports, environmental reports, records correspondences, plats of survey, building, grading and development plans, tax number, current legal title holder of the Property and any other data concerning the Property and their environmental conditions.

Changes in any of the assumptions may change the fee quoted in this proposal.

ESTIMATED COST

The total estimated cost of the field activities and reports prepared described in this proposal, is estimated

Burns & McDonnell is prepared to commence this work immediately after notice to proceed. Work will be completed by March 23, 2015.

We appreciate the opportunity to provide services to KDHE for this project. If you have any questions or comments, please contact Amy Reed at (816) 822-4288.

Sincerely,

Stephen M. Linnemann, P.E.
Senior Vice President, Environmental Group

Sarah Sizemore Shea-Cahir, P.E.
Project Manager

Enclosures

9400 Ward Parkway • Kansas City, MO 64114-3319
Tel: 816 333-9400 • Fax: 816 333-3690 • www.burnsmcd.com

TABLE 1
PHASE I ESA AND ASBESTOS, LEAD BASED PAINT AND MOLD INVESTIGATION
FORMER ST. JOHN'S HOSPITAL
SALINA, KANSAS

Cost Item	Quantity	Unit	Amount	Total
Task 1: Phase I ESA				
Phase I ESA	1	lump sum		
Task 1 Subtotal				
Task 2: Asbestos Investigati				
Site Visit (Reconnaissance)	1	daily		
Inspection	1	daily		
Inspection Report (> 25,000 sq ft)	1	lump sum		
Vehicle	1	daily		
Asbestos Analytical	50	sample		
Task 2 Subtotal				
Task 3: Limited Lead-Based Paint In				
Inspection	1	daily		
Inspection Report	1	lump		
XRF Analyzer	1	daily		
Task 3 Subtotal				
Task 4: Mold Investigatio				
Inspection	1	daily		
Inspection Report	1	lump sum		
Mold Analytical	15	sample		
Task 4 Subtotal				
TO				

APPENDIX C

County Property Tax Information
EDR Chain-of-Title
EDR Environmental LienSearch Report

GIS Mapping | Sketch | View Taxes

Property Number: 085-081-12-0-40-16-001.00-0

Quick Ref: R4753

Owner Name and Mailing Address

SALINA REGIONAL HEALTH CENTER INC

PO BOX 5080 SALINA, KS 67402-5080

Property Situs Addr / Tract Desc

139 N PENN AVE, Salina, KS 67401

RIVERSIDE PK & RES 1-3, S12, T14, R3, BLOCK 11, ACRES 2.9

Land Based Classification System

Function	6530	Hospital
Activity		
Ownership	6200	Nonprofit philanthropic
Site	6000	Developed site - with buildings

General Property Information

Property Class	Exempt
Living Units	
Zoning	
Neighborhood	523
Map/Routing	081
Tax Unit Group	001

Market Land Information

Method	Type	ACSF	Eff FF	Depth	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	CLS	Model	Base Size	Base Value	Inc Val	Dec Val	Value Est
Sqft	Primary Site - 1	116382										40	15,000		4	1	1 179,228
Sqft	Primary Site - 1	10290										40	15,000		4	1	1 46,613

Current Appraised Value

Class	Land	Building	Total
E	225,840	2,832,370	3,058,210
Total	**225,840**	**2,832,370**	**3,058,210**

Previous Appraised Value

Class	Land	Building	Total
E	225,840	2,917,500	3,143,340
Total	**225,840**	**2,917,500**	**3,143,340**

Inspection History

Date	Code	Reason	Appraiser	Contact
1/2/1991	9		DRL	
6/23/1993	9		WHB	
6/13/2001	5		WHB	
12/2/2002	1		WHB	BILL MEDINA
12/19/2005	9		CMB	

Building Permit History

Permit #	Amount	Type	Date	Status	% Comp
01519	52,000		6/2/1999	Closed	100
02148	2,165		2/25/2002	Closed	100

General Building Information

LBCS Structure Code	4110	Hospital
Bldg No & Name		
Identical Units	1	
No. Of Unit		

Apartment Data

	1	2	3	4	5	6	7	8
Units:								
BR Type:								
Baths:								

Unit Type:

Improvement Cost Summary

Building RCN	32,090,630
Building Value	2,832,370
Other Impr RCN	
Other Impr Value	

Calculated Values

Cost Land	225,840
Cost Building	2,832,370
Cost Total	3,058,210
Income Value	
Market Value	
MRA Value	

Final Values

Value Method	COST
Land Value	225,840
Building Value	2,832,370
Final Value	3,058,210
Prior Value	3,143,340

Building Comments

Commercial Building Section

Section 1

Occupancy	MSCls/Rank	Year Build	Eff Year	Levels	Stories	Area	Perim	Height
331 Hospital	B /1.00	1914		01/01		35280	376	12
	Phys/Func/Econ	**Ovr %**	**Rsn**	**Net Area**	**Inc Use**	**RCN**	**% Gd**	**Value**
1173972	1 /1 /			0		5,947,150	8	475,770

Section 1 Components

Code	Code Desc	Units	Pct	Size	Other	Rank	Year
805	Brick with Block Back-up		100				
617	Complete HVAC		100				

Section 2

Occupancy	MSCls/Rank	Year Build	Eff Year	Levels	Stories	Area	Perim	Height
331 Hospital	B /1.00	1951		01/01		12936	227	12
	Phys/Func/Econ	**Ovr %**	**Rsn**	**Net Area**	**Inc Use**	**RCN**	**% Gd**	**Value**
1173977	1 /1 /			0		2,228,225	8	178,260

Section 2 Components

Code	Code Desc	Units	Pct	Size	Other	Rank	Year
805	Brick with Block Back-up		100				
617	Complete HVAC		100				

Section 3

Occupancy	MSCls/Rank	Year Build	Eff Year	Levels	Stories	Area	Perim	Height
331 Hospital	B /1.00	1951		01/01		4218	130	12
	Phys/Func/Econ	**Ovr %**	**Rsn**	**Net Area**	**Inc Use**	**RCN**	**% Gd**	**Value**
1173982	1 /1 /			0		753,503	8	60,280

Section 3 Components

Code	Code Desc	Units	Pct	Size	Other	Rank	Year
805	Brick with Block Back-up		100				
617	Complete HVAC		100				

Section 4

Occupancy	MSCls/Rank	Year Build	Eff Year	Levels	Stories	Area	Perim	Height
331 Hospital	B /1.00	1958		01/01		1620	80	12
	Phys/Func/Econ	**Ovr %**	**Rsn**	**Net Area**	**Inc Use**	**RCN**	**% Gd**	**Value**
1173987	1 /1 /			0		523,033	8	41,840

Commercial Building Section Basement

Occup	MSCls	Rank	Levels	Area	Perim	Height
331 Hospital	B	2.00	1.000000	1620.000000	80.000000	10.000000

Section 4 Components

Code	Code Desc	Units	Pct	Size	Other	Rank	Year
805	Brick with Block Back-up		100				
617	Complete HVAC		100				

Section 5

Occupancy	MSCls/Rank	Year Build	Eff Year	Levels	Stories	Area	Perim	Height
331 Hospital	B /1.00	1957		01/01		1600	80	12
	Phys/Func/Econ	**Ovr %**	**Rsn**	**Net Area**	**Inc Use**	**RCN**	**% Gd**	**Value**
1173995	1 /1 /			0		301,264	8	24,100

Section 5 Components

Code	Code Desc	Units	Pct	Size	Other	Rank	Year
805	Brick with Block Back-up		100				
617	Complete HVAC		100				

Section 6

Occupancy	MSCls/Rank	Year Build	Eff Year	Levels	Stories	Area	Perim	Height
331 Hospital	B /1.00	1962		01/01		4000	126	12
	Phys/Func/Econ	**Ovr %**	**Rsn**	**Net Area**	**Inc Use**	**RCN**	**% Gd**	**Value**
1174000	1 /1 /			0		715,840	8	57,270

Section 6 Components

Code	Code Desc	Units	Pct	Size	Other	Rank	Year
805	Brick with Block Back-up		100				
617	Complete HVAC		100				

Section 7

Occupancy	MSCls/Rank	Year Build	Eff Year	Levels	Stories	Area	Perim	Height
331 Hospital	B /1.00	1964		01/01		11055	210	12
	Phys/Func/Econ	**Ovr %**	**Rsn**	**Net Area**	**Inc Use**	**RCN**	**% Gd**	**Value**
1174005	1 /1 /			0		3,281,456	8	262,520

Commercial Building Section Basement

Occup	MSCls	Rank	Levels	Area	Perim	Height
331 Hospital	B	2.00	1.000000	11055.000000	210.000000	10.000000

Section 7 Components

Code	Code Desc	Units	Pct	Size	Other	Rank	Year
805	Brick with Block Back-up		100				
617	Complete HVAC		100				

Section 8

Occupancy	MSCls/Rank	Year Build	Eff Year	Levels	Stories	Area	Perim	Height
331 Hospital	B /1.00	1964		01/01		11055	210	12
	Phys/Func/Econ	**Ovr %**	**Rsn**	**Net Area**	**Inc Use**	**RCN**	**% Gd**	**Value**
1174013	1 /1 /			0		1,910,857	8	152,870

Section 8 Components

Code	Code Desc	Units	Pct	Size	Other	Rank	Year

805	Brick with Block Back-up	100
617	Complete HVAC	100

Section 9

Occupancy	MSCls/Rank	Year Build	Eff Year	Levels	Stories	Area	Perim	Height
331 Hospital	B /1.00	1966		01/01		8032	179	12
	Phys/Func/Econ	**Ovr %**	**Rsn**	**Net Area**	**Inc Use**	**RCN**	**% Gd**	**Value**
1174018	1 /1 /			0		1,401,665	8	112,130

Section 9 Components

Code	Code Desc	Units	Pct	Size	Other	Rank	Year
805	Brick with Block Back-up		100				
617	Complete HVAC		100				

Section 10

Occupancy	MSCls/Rank	Year Build	Eff Year	Levels	Stories	Area	Perim	Height
331 Hospital	B /1.00	1967		01/01		1828	85	12
	Phys/Func/Econ	**Ovr %**	**Rsn**	**Net Area**	**Inc Use**	**RCN**	**% Gd**	**Value**
1174023	1 /1 /			0		341,123	8	27,290

Section 10 Components

Code	Code Desc	Units	Pct	Size	Other	Rank	Year
805	Brick with Block Back-up		100				
617	Complete HVAC		100				

Section 1

Occupancy	MSCls/Rank	Year Build	Eff Year	Levels	Stories	Area	Perim	Height
331 Hospital	B /1.00	1971		01/01		17738	266	12
	Phys/Func/Econ	**Ovr %**	**Rsn**	**Net Area**	**Inc Use**	**RCN**	**% Gd**	**Value**
1174028	1 /1 /			0		5,205,749	8	416,460

Commercial Building Section Basement

Occup	MSCls	Rank	Levels	Area	Perim	Height
331 Hospital	B	2.00	1.000000	17738.000000	266.000000	10.000000

Section 1 Components

Code	Code Desc	Units	Pct	Size	Other	Rank	Year
805	Brick with Block Back-up		100				
617	Complete HVAC		100				

Section 2

Occupancy	MSCls/Rank	Year Build	Eff Year	Levels	Stories	Area	Perim	Height
331 Hospital	B /1.00	1971		01/01		34986	374	12
	Phys/Func/Econ	**Ovr %**	**Rsn**	**Net Area**	**Inc Use**	**RCN**	**% Gd**	**Value**
1174036	1 /1 /			0		5,898,640	8	471,890

Section 2 Components

Code	Code Desc	Units	Pct	Size	Other	Rank	Year
805	Brick with Block Back-up		100				
617	Complete HVAC		100				

Section 3

Occupancy	MSCls/Rank	Year Build	Eff Year	Levels	Stories	Area	Perim	Height

331	Hospital	B /1.00	1981		01/01		1044	64	12
		Phys/Func/Econ	**Ovr %**	**Rsn**	**Net Area**	**Inc Use**	**RCN**	**% Gd**	**Value**
1174041		1 /1 /			0		202,359	12	24,280

Section 3 Components

Code	Code Desc	Units	Pct	Size	Other	Rank	Year
805	Brick with Block Back-up		100				
617	Complete HVAC		100				

Section 4

Occupancy	MSCls/Rank	Year Build	Eff Year	Levels	Stories	Area	Perim	Height
331 Hospital	B /1.00	1990		01/01		5768	152	12
	Phys/Func/Econ	**Ovr %**	**Rsn**	**Net Area**	**Inc Use**	**RCN**	**% Gd**	**Value**
1174046	1 /1 /			0		1,018,168	18	183,270

Section 4 Components

Code	Code Desc	Units	Pct	Size	Other	Rank	Year
805	Brick with Block Back-up		100				
617	Complete HVAC		100				

Section 5

Occupancy	MSCls/Rank	Year Build	Eff Year	Levels	Stories	Area	Perim	Height
331 Hospital	B /1.00	1994		01/01		4080	127	12
	Phys/Func/Econ	**Ovr %**	**Rsn**	**Net Area**	**Inc Use**	**RCN**	**% Gd**	**Value**
1174051	1 /1 /			0		729,382	23	167,760

Section 5 Components

Code	Code Desc	Units	Pct	Size	Other	Rank	Year
805	Brick with Block Back-up		100				
617	Complete HVAC		100				

Section 6

Occupancy	MSCls/Rank	Year Build	Eff Year	Levels	Stories	Area	Perim	Height
331 Hospital	B /1.00	1994		01/01		1625	80	12
	Phys/Func/Econ	**Ovr %**	**Rsn**	**Net Area**	**Inc Use**	**RCN**	**% Gd**	**Value**
1174056	1 /1 /			0		305,403	23	70,240

Section 6 Components

Code	Code Desc	Units	Pct	Size	Other	Rank	Year
805	Brick with Block Back-up		100				
617	Complete HVAC		100				

Section 1

Occupancy	MSCls/Rank	Year Build	Eff Year	Levels	Stories	Area	Perim	Height
313 Convalescent Hospital	C /1.00	1951		01/01		4836	139	12
	Phys/Func/Econ	**Ovr %**	**Rsn**	**Net Area**	**Inc Use**	**RCN**	**% Gd**	**Value**
1174061	1 /1 /			0		447,281	8	35,780

Section 1 Components

Code	Code Desc	Units	Pct	Size	Other	Rank	Year

815	Concrete Block, Textured Face	100
611	Package Unit	100

Section 2

Occupancy	MSCls/Rank	Year Build	Eff Year	Levels	Stories	Area	Perim	Height
313 Convalescent Hospital	C /1.00	1951		01/01		9752	197	12
	Phys/Func/Econ	**Ovr %**	**Rsn**	**Net Area**	**Inc Use**	**RCN**	**% Gd**	**Value**
1174066	1 /1 /			0		879,533	8	70,360

Section 2 Components

Code	Code Desc	Units	Pct	Size	Other	Rank	Year
815	Concrete Block, Textured Face		100				
611	Package Unit		100				

Parcel Based Other Building Improvements

Former St. Johns Hospital
139 N Penn
Salinas, KS, 67401

Inquiry Number: 4220374.14
March 16, 2015

The EDR Chain of Title Report

EDR® Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

EDR Chain of Title Report

The EDR Chain of TitleReport tracks a line of successive owners from the present back to 1940 of a particular parcel of property, linked together by recorded transactions which pass title. Available nationwide, this report provides a summary of a property's ownership history and is a valuable source for determining the prior uses of a property.

A network of professional, abstractors following established procedures, use client supplied address information to locate:

- Historical Chain of Title;
- Leases and Miscellaneous

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

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EDR Chain of Title Report

TARGET PROPERTY INFORMATION

ADDRESS

Former St. Johns Hospital

139 N Penn

Salinas, KS, 67401

RESEARCH SOURCE

Source 1:	Saline County Appraiser
Source 2:	Saline County Register of Deeds
Examiner's Notes:	Public records of Saline County, Kansas were searched from January 1, 1940 to March 13, 2014, and no other deeds vesting title in the subject property were found of record during the period searched.

HISTORICAL CHAIN OF TITLE

Current Owner:	Salina Regional Health Center, Inc.
Legal Description:	See attached deed
Property Identifiers:	085-081-12-0-40-16-001.00-0

HISTORICAL CHAIN OF TITLE

See Exhibit 'A'.

LEASES AND MISCELLANEOUS

See Exhibit 'B'.

EDR Chain of Title Report

Chain of Title

Exhibit "A"

EDR Chain of Title Report

HISTORICAL CHAIN OF TITLE

PARCEL NO. 085-081-12-0-40-16-001.00-0

Chain 1

Type of deed:	Statutory Warranty Deed
Title received from:	The Nazareth Convent and Academy
Title is vested in:	St. John's Hospital of Salina, Kansas
Deed recorded:	01/05/1972
Instrument:	288-512
Comments:	The Nazareth Convent and Academy acquired title to the property prior to 1940.

Type of deed:	Corporation Deed
Title received from:	St. John's Hospital of Salina, Kansas
Title is vested in:	City of Wichita, Kansas
Deed recorded:	01/08/1986
Instrument:	342-906
Comments:	

Type of deed:	Corrective Deed
Title received from:	St. John's Hospital of Salina, Kansas
Title is vested in:	City of Wichita, Kansas
Deed recorded:	04/01/1986
Instrument:	343-466
Comments:	

Type of deed:	Special Warranty Deed
Title received from:	City of Wichita, Kansas
Title is vested in:	Salina Regional Health Center, as assignee of St. John's Hospital of Salina, Kansas
Deed recorded:	02/16/1996
Instrument:	375-804
Comments:	

PARCEL NO. 085-081-12-0-40-16-001.00-0

Chain 2

Type of deed:	Statutory Warranty Deed
Title received from:	The Nazareth Convent and Academy
Title is vested in:	St. John's Hospital of Salina, Kansas
Deed recorded:	01/05/1972
Instrument:	288-512
Comments:	The Nazareth Convent and Academy acquired title to the property prior to 1940.

Type of deed:	Corporation Special Warranty Deed
Title received from:	St. John's Hospital of Salina, Kansas
Title is vested in:	The Nazareth Convent and Academy
Deed recorded:	08/25/1972
Instrument:	295-443
Comments:	

Type of deed:	Warranty Deed
Title received from:	Nazareth Convent and Academy Cotpotsyion
Title is vested in:	Salina Regional Health Center, Inc.
Deed recorded:	11/17/2005
Instrument:	1117-1101
Comments:	

EDR Chain of Title Report

LEASES AND MISCELLANEOUS

Exhibit "B"

EDR Chain of Title Report

LEASES and MISCELLANEOUS

1. Type of Instrument:
   First Party:
   Second Party:
   Recorded:
   Book:
   Page:
   Document No:

2. Type of Instrument:
   First Party:
   Second Party:
   Recorded:
   Book:
   Page:
   Document No:

LAND TITLE SERVICES, INC.
136 N. 7th Street
Salina, KS 67401
FILE # 11-41337

KANSAS WARRANTY DEED
(Statutory Form)

On this 27th day of October, 2005, **NAZARETH CONVENT AND ACADEMY CORPORATION,** a Kansas non-profit corporation, of Concordia, Kansas ("Grantor") **CONVEYS AND WARRANTS** to **SALINA REGIONAL HEALTH CENTER, INC.,** a Kansas non-profit corporation, of Salina, Kansas ("Grantees") all of the following-described real estate in SALINE County, Kansas

A parcel of land located in Block 11, Riverside Park Addition to the City of Salina, Saline County, more particularly described as follows:

Beginning at the Northwest corner of said Block 11, then East along the North line of said block, a distance of 70 feet; then South parallel to the West line of said block a distance of 147.00 feet, thence West parallel to the North line of said block a distance of 70.00 feet to a point on the West line of said block, then North along said West line, a distance of 147.00 feet to the point of beginning.

for the sum of One Dollar ($1.00) and other valuable consideration

EXCEPT AND SUBJECT TO: easements and restrictions of record

Nazareth Convent and Academy Corporation

By: Sister Patricia McLennon, CSJ
Sister Patricia McLennon, CSJ
President

ATTEST:

By: Sister Lucille Herman, CSJ
Sister Lucille Herman, CSJ
Secretary

STATE OF KANSAS)
) SS.
COUNTY OF CLOUD)

This instrument was acknowledged before me on October 27, 2005 by Sister Patricia McLennon, CSJ, as President and Sister Lucille Herman, CSJ, as Secretary of Nazareth Convent and Academy Corporation, a Kansas non-profit corporation, on behalf of said corporation.

(SEAL) MARY LOU ROBERTS Notary Public - State of Kansas My Appt. Expires 9/18/07

Lou Roberts
Name
Notary Public Mary Lou Roberts

Pursuant to K.S.A 79-1437e, a real estate validation Questionnaire is not required due to Exception No. 4 (gift) (Complete if applicable)

Reserved for Register of Deeds

SALINE COUNTY, KANSAS
Entered in Transfer Record in my office, this 18th day of November A.D. 2005
County Clerk

REBECCA SEEKMAN
REGISTER OF DEEDS
SALINE COUNTY KANSAS
Book: 1117 Page: 1011
Receipt #: 29646 Total Fees: $8.00
Pages Recorded: 1
Date Recorded: 11/17/2005 4:07:19 PM

Deed Bk 375 Pg 804

Exempt from Real Estate
Sales Validation Questionnaire
Pursuant to Releasing Security for Debt or Other Obligation
in accordance with K.S.A. 79-1437e(a)(2)

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 1st day of October, 1995, between CITY OF WICHITA, KANSAS, (a municipal corporation duly organized under the laws of the State of Kansas) in the County of Sedgwick and State of Kansas, hereafter the Grantor, and Salina Regional Health Center, as assignee of St. John's Hospital of Salina, Kansas, (a nonprofit corporation duly organized under the laws of the State of Kansas) hereafter the Grantee.

WITNESSETH: That the Grantor, in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and in accordance with that certain Release and Termination Agreement of even date between the parties hereto and BANK IV, N.A. (formerly known as The Fourth National Bank and Trust Company, Wichita, and as BANK IV, Wichita, National Association) and filed of record contemporaneously herewith, has sold, and by these presents does grant and convey to the Grantee, its heirs and assigns, all the following described real estate situated in the County of Saline and State of Kansas, to wit:

All of Block Eleven (11) in Riverside Park Addition to the City of Salina, in Saline County, Kansas, except the following described tract: Beginning at the Northwest corner of said Block 11, thence East along the North line of said Block a distance of 70.00 feet; thence South parallel to the West line of said Block a distance of 147.00 feet; thence West parallel to the North line of said Block a distance of 70.00 feet to a point on the West line of said Block; thence North along said West line, a distance of 147.00 feet to the point of beginning;

with appurtenances, and all the estate, title and interest of Grantor therein. And the Said Grantor hereby covenants and agrees that at the delivery hereof it is the lawful owner of the premises above granted pursuant to that certain Corporation Warranty Deed from Grantee to Grantor, dated November 23, 1985 and recorded at Book 342 of Deeds at Pages 906 and 907 of the Register of Deeds of Saline County, Kansas, and it is that ownership interest which is hereby conveyed, no more, no less.

Entered in Transfer Record in my office, this 16 day of February A.D. 1996
Phillip Jacobs County Clerk
CLERK

IN WITNESS WHEREOF, the said party of the first part has executed this Deed and affixed its corporate seal as of the day and year first above written.

ATTEST:

Pat Burnett

Pat Burnett, Deputy City Clerk

(SEAL) THE CITY OF WICHITA SEDGWICK COUNTY, KANSAS

CITY OF WICHITA, KANSAS

By _____
Bob Knight, Mayor

STATE OF KANSAS, COUNTY OF SALINE, ss.

FILED FOR RECORD IN MY OFFICE AT 8:30 O'CLOCK A.M. FEB 16 1996 AND DULY RECORDED VOL 375 OF Deeds AT PAGE 804-805

Marilyn Haber
REG. OF DEEDS

JLN\401207\SFWARDED

STATE OF KANSAS)
) ss:
COUNTY OF SEDGWICK)

BE IT REMEMBERED, that on this 15th day of December, 1995, before me, a Notary Public in and for the County and State aforesaid, came Bob Knight, Mayor of the City of Wichita, Kansas, to me personally known to be the same person who executed the foregoing instrument, and duly acknowledged the execution of the same, for and on behalf, and as the act and deed of said City and municipal corporation.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

CYNTHIA R. HESS
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. _____

Cynthia R. Hess
Notary Public

My Appointment Expires:

November 9, 1999

Esq.
John W. Mixe
Clerk, Mixe Firm
709 8
JLN\401207\SPWARDED

Former St. Johns Hospital
139 N Penn
Salina, KS, 67401

Inquiry Number: 4220374.7
March 16, 2015

The EDR Environmental LienSearch™ Report



Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

EDR Environmental LienSearch™ Report

The EDR Environmental LienSearch Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' offics, registries of deeds, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
- provide a copy of the deed or cite documents reviewed.

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

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EDR Environmental LienSearch™ Report

TARGET PROPERTY INFORMATION

ADDRESS

Former St. Johns Hospital
139 N Penn
Salina, KS, 67401

RESEARCH SOURCE

Source 1: Saline County Appraiser
Source 2: Saline County Register of Deeds

PROPERTY INFORMATION

Deed 1

Type of deed:	Special Warranty Deed
Title is vested in:	Salina Regional Health Center, as assignee of St. John's Hospital of Salina, Kansas
Title received from:	City of Wichita, Kansas
Deed dated:	10/1/1995
Date recorded:	2/16/1996
Instrument:	375-804
Comments:	
Legal description:	See attached deed copy if available
Legal current owner:	Salina Regional Health Center, Inc.
Property identifier:	085-081-12-0-40-16-001.00-0

Deed 2

Type of deed:	Warranty Deed
Title is vested in:	Salina Regional Health Center, Inc.
Title received from:	Nazareth Convent and Academy Cotpotsyion
Deed dated:	10/27/2005
Date recorded:	11/17/2005
Instrument:	1117-1101
Comments:	
Legal description:	See attached deed copy if available
Legal current owner:	Salina Regional Health Center, Inc.
Property identifier:	085-081-12-0-40-16-001.00-0

ENVIRONMENTAL LIEN

Environmental Lien: Found ☐ Not Found ☑

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AUL's: Found ☐ Not Found ☑

EDR Environmental LienSearch™ Report

DEED EXHIBIT

LAND TITLE SERVICES, INC.
136 N. 7th Street
Salina, KS 67401
FILE # 11-41337

KANSAS WARRANTY DEED
(Statutory Form)

On this 27th day of October, 2005, **NAZARETH CONVENT AND ACADEMY CORPORATION**, a Kansas non-profit corporation, of Concordia, Kansas ("Grantor") **CONVEYS AND WARRANTS** to **SALINA REGIONAL HEALTH CENTER, INC.**, a Kansas non-profit corporation, of Salina, Kansas ("Grantees") all of the following-described real estate in SALINE County, Kansas

A parcel of land located in Block 11, Riverside Park Addition to the City of Salina, Saline County, more particularly described as follows:

Beginning at the Northwest corner of said Block 11, then East along the North line of said block, a distance of 70 feet; then South parallel to the West line of said block a distance of 147.00 feet, thence West parallel to the North line of said block a distance of 70.00 feet to a point on the West line of said block, then North along said West line, a distance of 147.00 feet to the point of beginning.

for the sum of One Dollar ($1.00) and other valuable consideration

EXCEPT AND SUBJECT TO: easements and restrictions of record

Nazareth Convent and Academy Corporation

By: Sister Patricia McLennon, CSJ
Sister Patricia McLennon, CSJ
President

ATTEST:

By: Sister Lucille Herman, CSJ
Sister Lucille Herman, CSJ
Secretary

STATE OF KANSAS)
) SS.
COUNTY OF CLOUD)

This instrument was acknowledged before me on October 27, 2005 by Sister Patricia McLennon, CSJ, as President and Sister Lucille Herman, CSJ, as Secretary of Nazareth Convent and Academy Corporation, a Kansas non-profit corporation, on behalf of said corporation.

(SEAL) MARY LOU ROBERTS Notary Public - State of Kansas My Appt. Expires 9/18/07

Lou Roberts
Name
Notary Public Mary Lou Roberts

Pursuant to K.S.A 79-1437e, a real estate validation Questionnaire is not required due to Exception No. 4 (gift) (Complete if applicable)

Reserved for Register of Deeds

Entered in Transfer Record in my office, this 18th day of November A.D. 2005
SALINE COUNTY CLERK
STATE OF KANSAS
County Clerk

REBECCA SEEHON
REGISTER OF DEEDS
SALINE COUNTY KANSAS
Book: 1117 Page: 1011
Receipt #: 29646 Total Fees: $8.00
Pages Recorded: 1
Date Recorded: 11/17/2005 4:07:19 PM

Deed Bk 375 Pg 804

Exempt from Real Estate
Sales Validation Questionnaire
Pursuant to Releasing Security for Debt or Other Obligation
in accordance with K.S.A. 79-1437e(a)(2)

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 1st day of October, 1995, between CITY OF WICHITA, KANSAS, (a municipal corporation duly organized under the laws of the State of Kansas) in the County of Sedgwick and State of Kansas, hereafter the Grantor, and Salina Regional Health Center, as assignee of St. John's Hospital of Salina, Kansas, (a nonprofit corporation duly organized under the laws of the State of Kansas) hereafter the Grantee.

WITNESSETH: That the Grantor, in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and in accordance with that certain Release and Termination Agreement of even date between the parties hereto and BANK IV, N.A. (formerly known as The Fourth National Bank and Trust Company, Wichita, and as BANK IV, Wichita, National Association) and filed of record contemporaneously herewith, has sold, and by these presents does grant and convey to the Grantee, its heirs and assigns, all the following described real estate situated in the County of Saline and State of Kansas, to wit:

All of Block Eleven (11) in Riverside Park Addition to the City of Salina, in Saline County, Kansas, except the following described tract: Beginning at the Northwest corner of said Block 11, thence East along the North line of said Block, a distance of 70.00 feet; thence South parallel to the West line of said Block a distance of 147.00 feet; thence West parallel to the North line of said Block a distance of 70.00 feet to a point on the West line of said Block; thence North along said West line, a distance of 147.00 feet to the point of beginning;

with appurtenances, and all the estate, title and interest of Grantor therein. And the Said Grantor hereby covenants and agrees that at the delivery hereof it is the lawful owner of the premises above granted pursuant to that certain Corporation Warranty Deed from Grantee to Grantor, dated November 23, 1985 and recorded at Book 342 of Deeds at Pages 906 and 907 of the Register of Deeds of Saline County, Kansas, and it is that ownership interest which is hereby conveyed, no more, no less.

Entered in Transfer Record in my office, this 26 day of Feb A.D. 1996
Marilyn Jaeger County Clerk
STATE OF KANSAS CLERK

IN WITNESS WHEREOF, the said party of the first part has executed this Deed and affixed its corporate seal as of the day and year first above written.

ATTEST:

Pat Burnett

Pat Burnett, Deputy City Clerk

(SEAL) THE CITY OF WICHITA SEDGWICK COUNTY, KANSAS

CITY OF WICHITA, KANSAS

By _____
Bob Knight, Mayor

STATE OF KANSAS } ss. C N
COUNTY OF SALINE }

FILED FOR RECORD IN MY OFFICE AT 8:30 O'CLOCK A.M. FEB 16 1996 AND DULY RECORDED VOL 375 OF Deeds AT PAGE 804-805

Marilyn Jaeger REG. OF DEEDS

JLN\401207\SFWARDED

STATE OF KANSAS)
) ss:
COUNTY OF SEDGWICK)

BE IT REMEMBERED, that on this 15th day of December, 1995, before me, a Notary Public in and for the County and State aforesaid, came Bob Knight, Mayor of the City of Wichita, Kansas, to me personally known to be the same person who executed the foregoing instrument, and duly acknowledged the execution of the same, for and on behalf, and as the act and deed of said City and municipal corporation.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

CYNTHIA R. HESS
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp.

Cynthia R. Hess
Notary Public

My Appointment Expires:

November 9, 1999

Eny.
John W. Mize
Clerk, Mize Firm
709
8
JLN\401207\SPWARDED

APPENDIX D
Site Photographs



Photo 1: Looking east along north Property border from northwest corner.



Photo 2: Looking northeast at adjacent residences north of the Property from northwest corner.



Photo 3: Looking southeast across Property at parking lot in center of Property.



Photo 4: Looking southeast at adjacent parking lot east of the Property from northeast corner.



Photo 5: Looking southwest at the east side of the Property and the sidewalk bordering the east side of the Property



Photo 6: Looking west at adjacent parking lot and residences south of the Property.

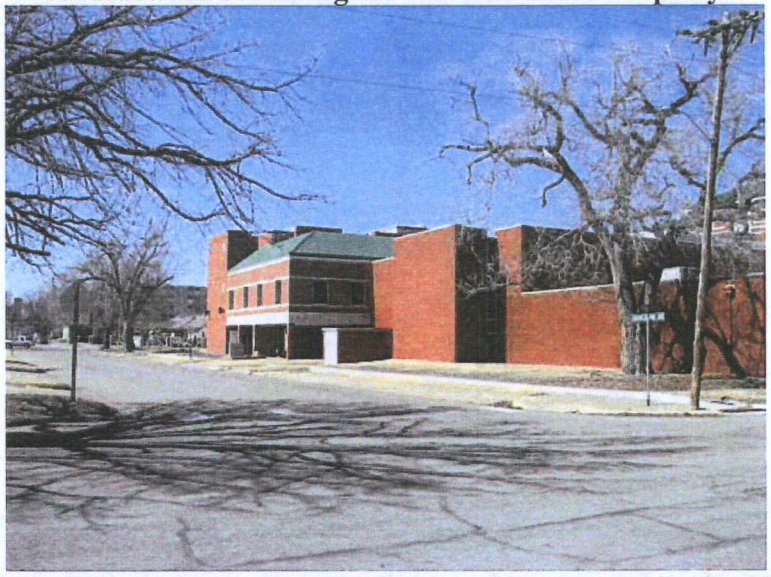


Photo 7: Looking west at south side of Property and sidewalk bordering south side of Property.

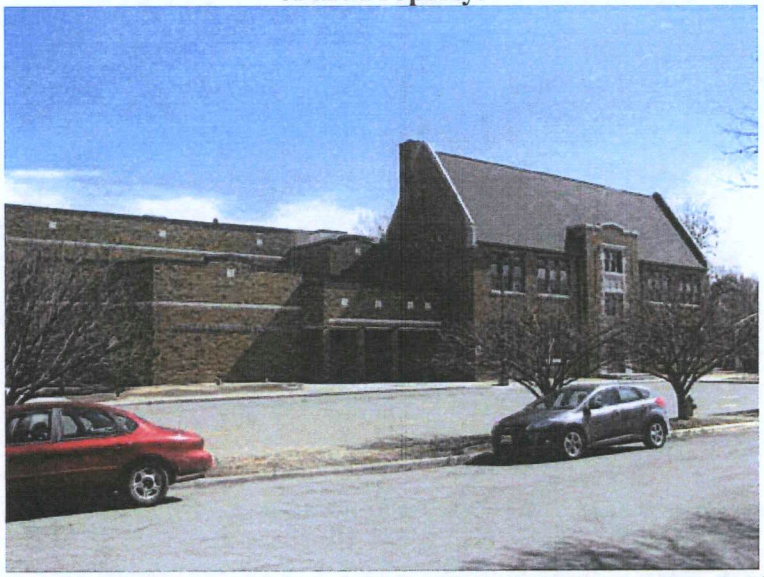


Photo 8: Adjacent Oakdale Elementary School property to the southeast.



Photo 9: Adjacent Donna L. Vanier Children's Center property to the west.



Photo 10: Looking north at west side of Property.



Photo 11: Looking at former UST location filled with sand and main facility transformer.

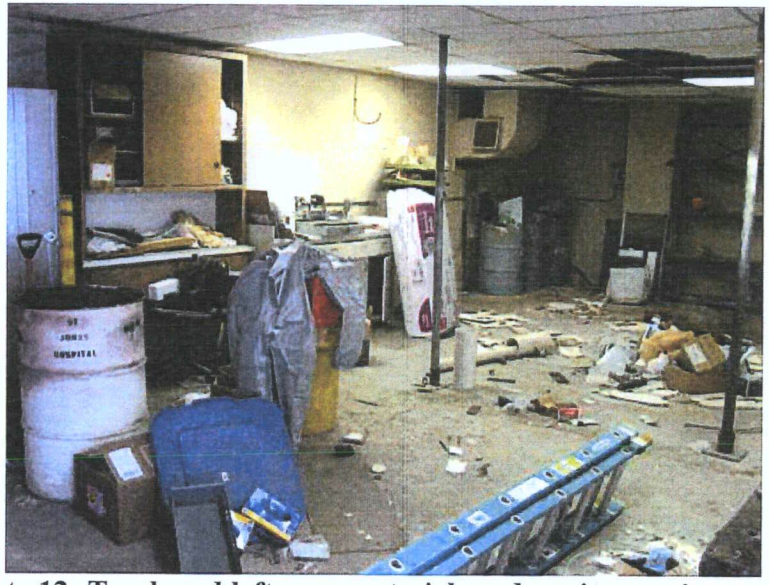


Photo 12: Trash and left over materials and equipment in storage area of main hospital at center of Property.

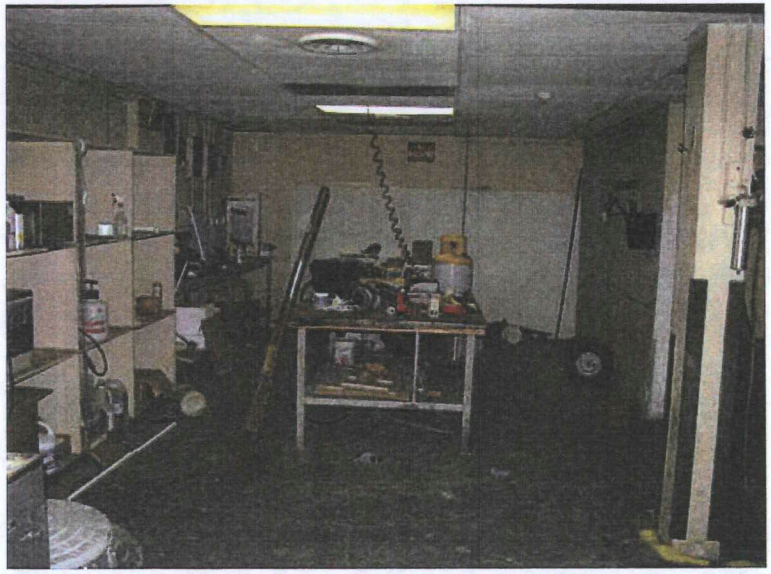


Photo 13: Maintenance shop area in hospital at center of Property.



Photo 14: Laundry area of main hospital. Heavy water damage and debris on floor.

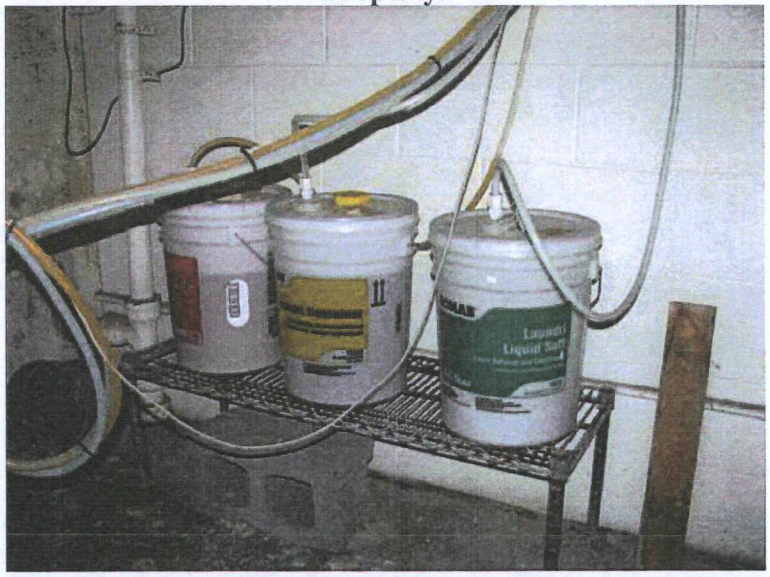


Photo 15: Detergents for laundry operations at the hospital.



Photo 16: Hot water holding tank and trench drains near emergency generator on west side of main hospital.



Photo 17: Water treatment chemical barrels for boiler water and steam line. Trench drains throughout.



Photo 18: Boiler water treatment chemicals warning label.



Photo 19: Steam line treatment chemical containers.



Photo 20: Cooling water treatment chemical barrel.

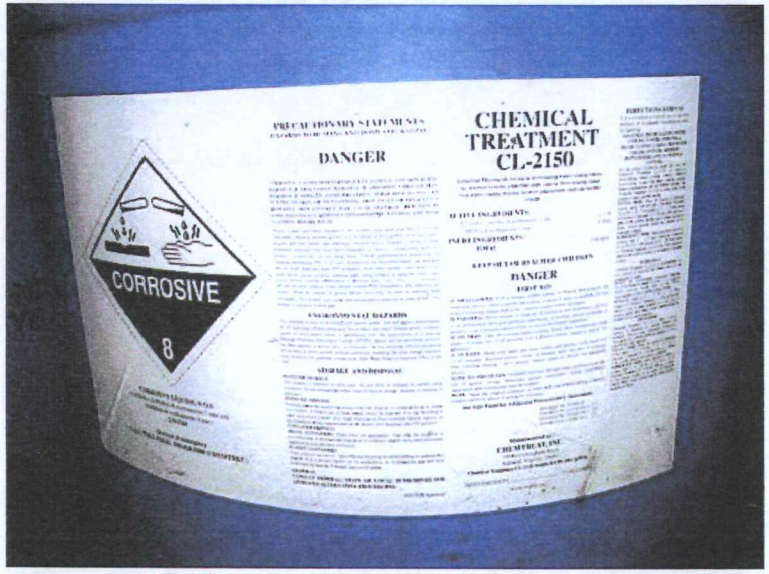


Photo 21: Barrel of Chemical Treatment CL-2150.



Photo 22: Empty chemical treatment barrels for steam line, boiler water, and cooling water.

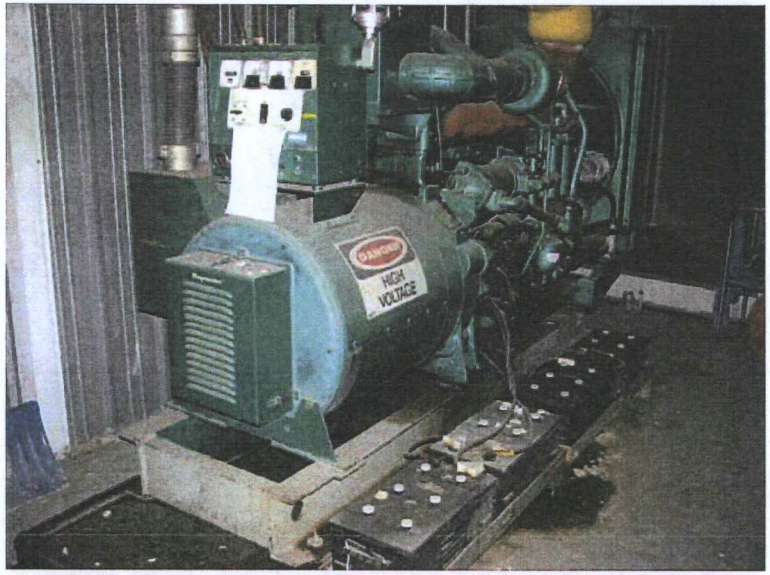


Photo 23: Emergency generator. Oil staining on floor near generator.

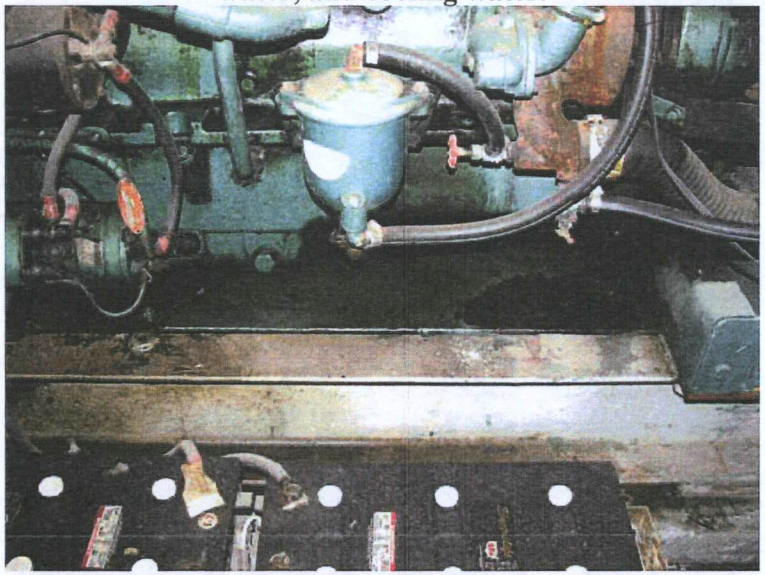


Photo 24: 25-gallon diesel fuel tank under emergency generator.

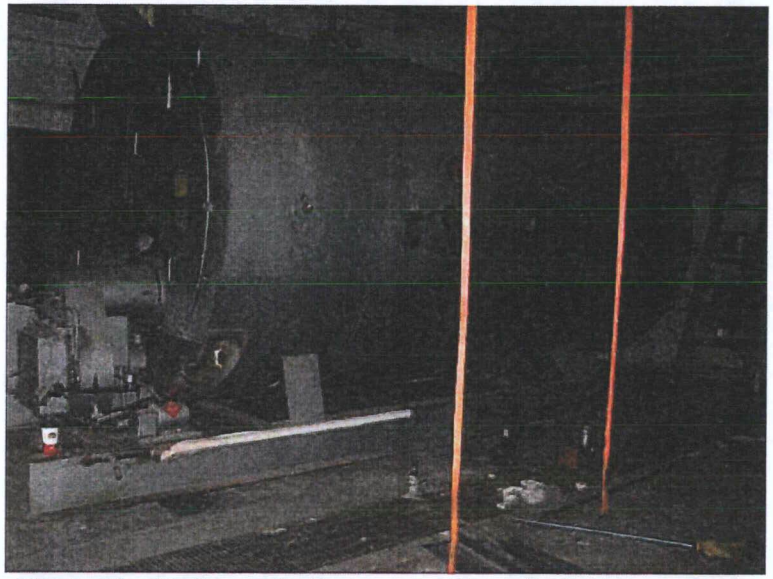


Photo 25: Boiler in boiler room. Trench drains on floor.



Photo 26: Potential PCB containing elevator equipment of central elevator.



Photo 27: Central basement records storage and air handler.



Photo 28: Mold and water damage in hospital lobby.



Photo 29: Extensive mold and water damage north of hospital lobby.



Photo 30: Former St. John's Hospital laboratory area.



Photo 31: Peeling paint in kitchen/cafeteria area.



Photo 32: Typical patient room second floor.



Photo 33: Peeling paint and extensive water damage in surgery wing second floor south.

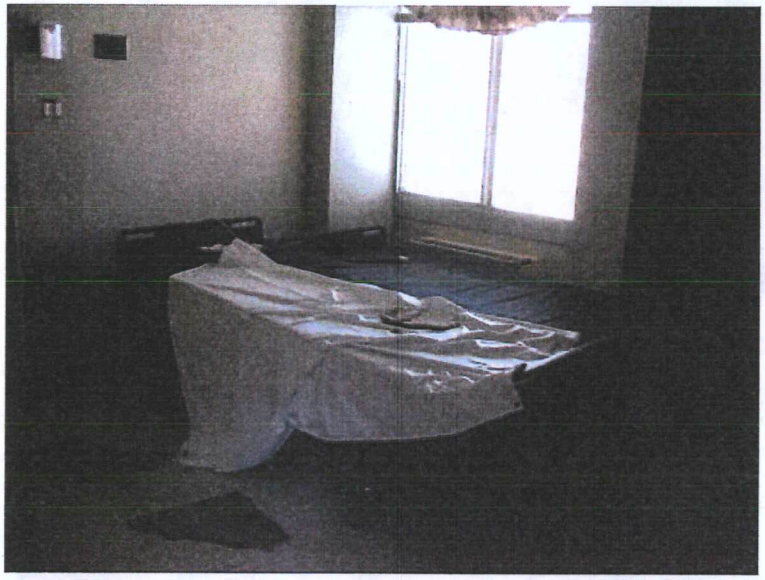


Photo 34: Typical patient room on third floor.



Photo 35: Water damage and mold on south wing third floor hallway.



Photo 36: Water damage and mold in fourth floor offices.



Photo 37: Patient room fourth floor.



Photo 38: Paint, roofing asphalt, aerosol cans, lubricating oils in flammable storage building.



Photo 39: Grease drums and mineral spirits drums in the flammable storage building.

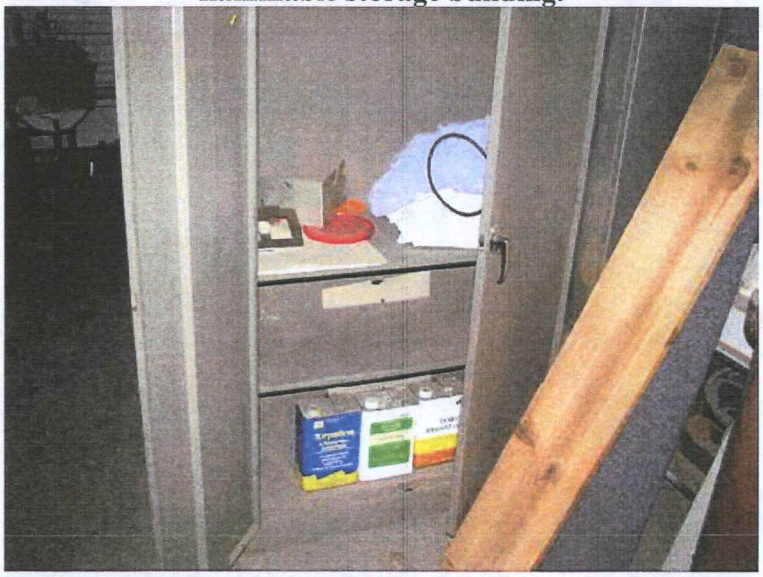


Photo 40: Turpentine and boiled linseed oil in flammable storage building.



Photo 41: Potentially PCB oil containing vacuum pumps in basement equipment room.



Photo 42: Disinfectants and cleaning solvents in basement storage room.

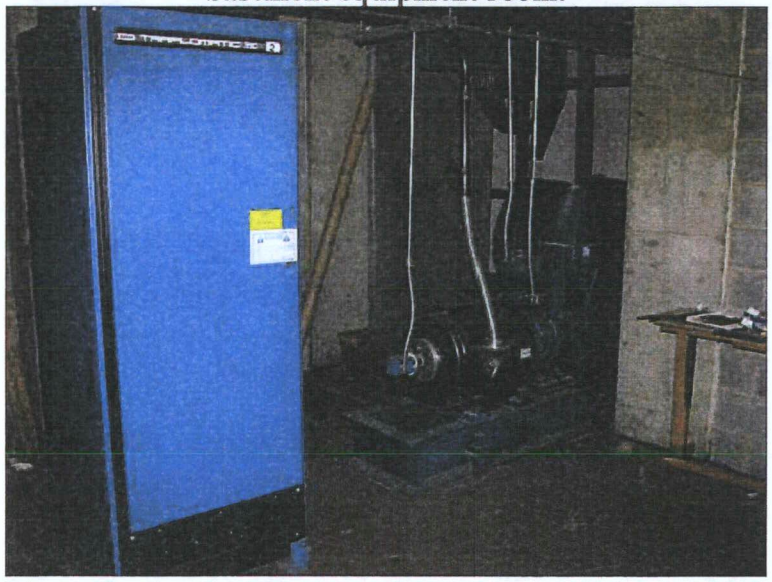


Photo 43: South elevator equipment room. Potential PCB containing equipment.



Photo 44: Floor drains in 148 N. Oakdale basement equipment room.

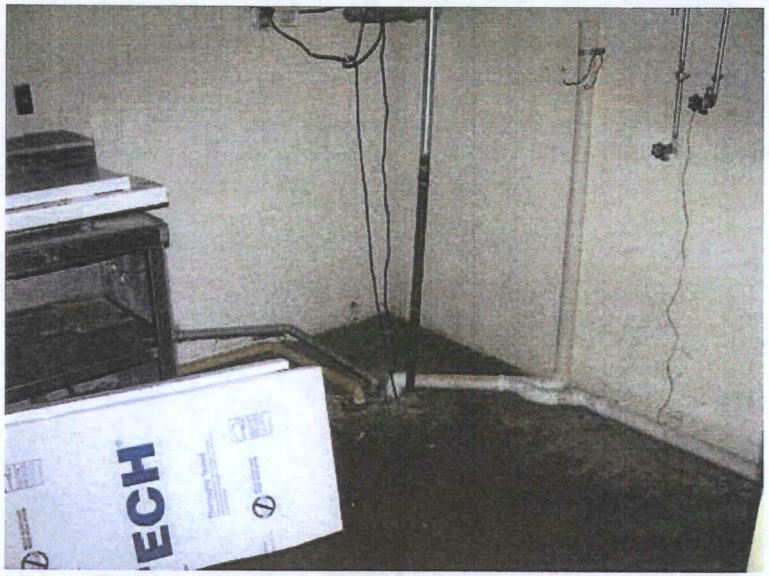


Photo 45: Sump in N. Oakdale basement equipment room.



Photo 46: Sump in N. Oakdale basement storage.

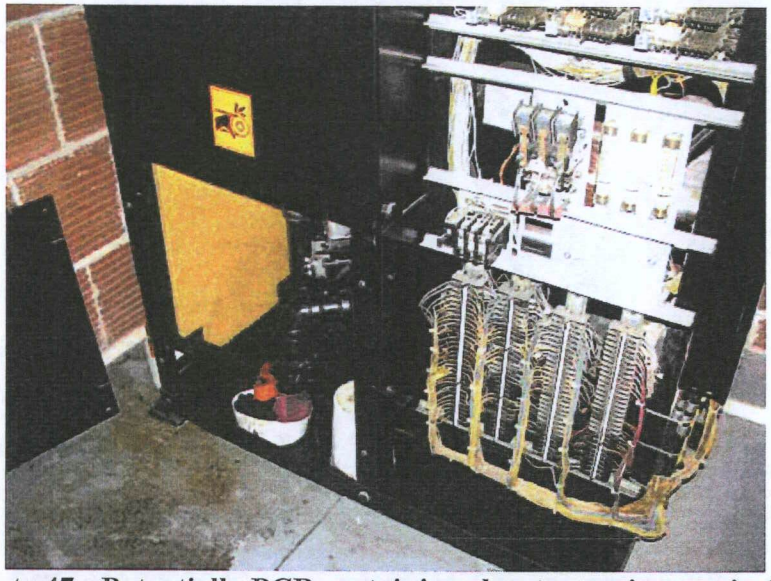


Photo 47: Potentially PCB containing elevator equipment in 148 N. Oakdale basement.



Photo 48: 5-gallon drum of hydraulic oil for elevator in 148 N. Oakdale elevator equipment room.



Photo 49: Sisters of St. Joseph living quarters 148 N. Oakdale building.



Photo 50: Sisters of St. Joseph living quarters 148 N. Oakdale.

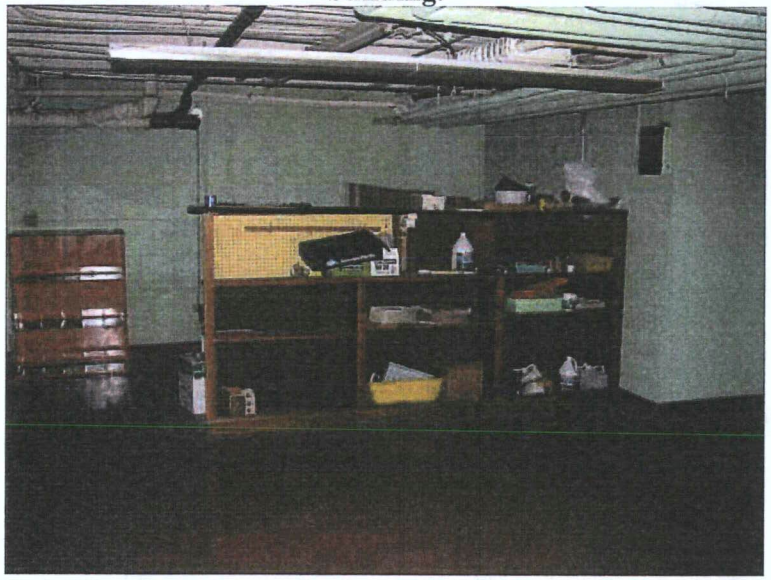


Photo 51: Basement storage room 148 N. Oakdale building.