

Phase I Environmental Site Assessment

The Raytown Village Apartments

7701-7717 Raytown Road
Raytown, Missouri 64138

Date Issued: November 20, 2013

BEST Job #: 13-360



Prepared For:

Arbor Commercial Mortgage, LLC

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Suite 700
Boston, Massachusetts 02110

Proudly Providing Consulting Services to Arbor Commercial Mortgage, LLC Since 1994

Building Evaluation Services and Technology

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SUMMARY OF ENVIRONMENTAL SITE ASSESSMENT

	Acceptable	Acceptable Requires O&M or limited action	Phase II	Estimated Cost	Section
Physical Environment	X				4.0
Prior Use of the Subject Property	X				5.0
Adjoining Properties	X				6.0
Polychlorinated Biphenyls (PCBs)	X				7.3
Drinking Water	X				7.5
Mold	X				7.7
Asbestos		X(1)		\$350	8.1
Radon	X				8.2
Lead-Based Paint		X(2)		\$350	8.3
Storage Tanks - USTs	X				9.1
Storage Tanks - ASTs	X				9.2
Hazardous Materials	X				10.0
Waste Handling	X				10.3
Neighborhood Waste Sites - Regulatory Review	X				11.0

Total Costs				\$700	
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- (1) Asbestos was assumed to be present in the textured ceilings, textured walls, and vinyl flooring and associated mastic, based on the subject property's date of construction. Therefore, BEST recommends that the property develop an Asbestos Operations and Maintenance Program for the textured ceilings, textured walls, and vinyl flooring and associated mastic.
- (2) Since the subject property was constructed in 1974 (prior to 1978) and provides tenants with lead-based paint disclosure literature in response to US EPA regulations established for 1978 and prior housing, it is presumed that lead-based paint may be present on interior and exterior painted surfaces at the subject property. Therefore, BEST recommends that the subject property continue to provide this literature to tenants of The Raytown Village Apartments, and that the property develop a Lead-Based Paint Operations and Maintenance Program for interior and exterior painted surfaces.

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1.0 CORPORATE STATEMENT

Building Evaluation Services and Technology (BEST) was retained by Arbor Commercial Mortgage, LLC to conduct a Phase I Environmental Site Assessment on The Raytown Village Apartments in Raytown, Missouri.

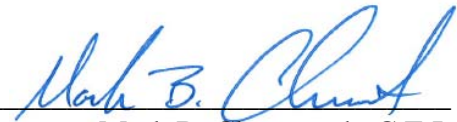
This report has been prepared to meet ASTM E 1527-05 requirements, which, according to the US EPA, is consistent and compliant with the EPA's "All Appropriate Inquiries" final rule, by meeting the revised standards for new research into past and present owners, review of historical sources and government records, visual inspection, and an analysis of commonly known information regarding the property. The conclusions of this report are based on the information reviewed at the time of the investigation and assume responsible ownership and competent management of the subject property. Information provided by others is believed to be reliable, but BEST assumes no responsibility for its accuracy.

BEST's environmental professional, who performed the Environmental Site Assessment, to the best of our professional knowledge and belief, meets the definition of Environmental professional as defined in 312.10 of 40 CFR 312. BEST's environmental professional has the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. BEST's Environmental Site Assessment report was developed and performed using the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

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Building Evaluation Services & Technology

Field Inspector:



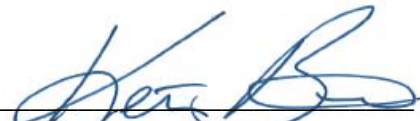
Mark B. Chenoweth, C.E.I.
Inspecting Engineer

Environmental Analyst:



Kendra A. Haupt
Environmental Analyst

Quality Control Reviewer:



Keith G. Bartlett, C.E.I., C.E.S.
President

2.0 ENVIRONMENTAL EXECUTIVE SUMMARY

BEST was retained by Arbor Commercial Mortgage, LLC to conduct a Phase I Environmental Site Assessment on The Raytown Village Apartments in Raytown, Missouri. This report documents BEST's findings from this Assessment.

The Raytown Village Apartments was constructed in one phase in 1974 and consists of six buildings, including four apartment buildings with 102 apartment units, as well as one leasing office/clubhouse building and one maintenance shop building.

2.1 Summary of Findings

Based on the results of the Phase I Environmental Site Assessment, BEST concludes the following:

Prior Use of the Subject Property (Section 5.0)

- The subject property was primarily vacant land and an intermittent stream, partially developed with residences prior to construction of The Raytown Village Apartments. Based on discussions with local officials and a review of the topographic map, available Sanborn maps, aerial photographs, and available previous reports, no conditions that would result in an adverse environmental effect on the subject property were noted, and no further action is necessary at this time for prior use.

Adjoining and Surrounding Properties (Section 6.0)

- Adjoining and surrounding properties currently pose no environmental threat to the subject property. Therefore, no further action regarding adjoining and surrounding properties is necessary at this time.

Polychlorinated Biphenyl (PCB) Transformers (Section 7.3)

- The electric utility company owns and maintains the transformers, which are not PCB transformers, and should the transformers be required to be replaced are found leaking, the utility company is financially responsible for the replacement or cleanup. Therefore, no further action regarding PCB transformers is necessary at this time.

Drinking Water (Section 7.5)

- Based on the information provided by the water utility, the water supply is in compliance with all federal, state, and local regulations, including those regulations pertaining specifically to lead, and local water supplies have not been found to have elevated levels of radon or radium. Therefore, no further action regarding drinking water is necessary at this time.

Mold (Section 7.7)

- Our review of the apartment units, which included a visual and olfactory inspection for mold, found systems and materials consistent with that found for properties of this age and condition. No contaminated interior surfaces, including mold, were noted during BEST's inspection of The Raytown Village Apartments. Therefore, no further action regarding mold is necessary at this time.

Asbestos (Section 8.1)

- Asbestos was assumed to be present in the textured ceilings, textured walls, and vinyl flooring and associated mastic, based on the subject property's date of construction. Therefore, BEST recommends that the property develop an Asbestos Operations and Maintenance Program for the textured ceilings, textured walls, and vinyl flooring and associated mastic.

Radon (Section 8.2)

- Based on laboratory results from the canisters that were sent to the subject property by BEST, radon levels at the subject property were found to be below the US EPA action level of 4.0 pCi/L. Therefore, no further action regarding radon is necessary at this time.

Lead-Based Paint (Section 8.3)

- Since the subject property was constructed in 1974 (prior to 1978) and provides tenants with lead-based paint disclosure literature in response to US EPA regulations established for 1978 and prior housing, it is presumed that lead-based paint may be present on interior and exterior painted surfaces at the subject property. Therefore, BEST recommends that the subject property continue to provide this literature to tenants of The Raytown Village Apartments, and that the property develop a Lead-Based Paint Operations and Maintenance Program for interior and exterior painted surfaces.

Storage Tanks - Underground Storage Tanks (Section 9.1)

- Discussions with local, state, and federal officials, review of the Databases provided to BEST, and a visual inspection of the subject property produced no indications of underground storage tanks on the subject property. Therefore, no further action regarding underground storage tanks is necessary at this time.

Storage Tanks - Aboveground Storage Tanks (Section 9.2)

- Discussions with local, state, and federal officials, review of the Databases provided to BEST, and a visual inspection of the subject property produced no indications of aboveground storage tanks on the subject property. Therefore, no further action regarding aboveground storage tanks is necessary at this time.

Hazardous Materials (Section 10.0)

- Chemicals and materials used at the subject property do not appear to pose a significant threat to the health and safety of the occupants of the subject property, provided they are used as designed, properly handled, and that all regulations governing and regarding their use are followed. Therefore, no further recommendations are required at this time regarding hazardous materials and chemical storage at the subject property.

Waste Handling (Section 10.3)

- The subject property has no records of being involved in the generation, treatment, storage, or disposal of hazardous waste, based on visual evidence and discussions with local, state, and federal officials. Investigation of the refuse areas did not reveal any current concerns at the subject property. Therefore, no further recommendations are required at this time regarding waste handling at the subject property.

Regulatory Review (Section 11.0)

- The waste sites within the distances specified by ASTM E 1527-05 guidelines currently pose no environmental threat to the subject property. Therefore, no further action regarding regulatory review is necessary at this time.

2.2 Conclusions

BEST has performed a Phase I Environmental Site Assessment in conformance with ASTM E 1527-05 guidelines on The Raytown Village Apartments, located at 7701-7717 Raytown Road in Raytown, Missouri. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property. The following issues were noted:

- Asbestos was assumed to be present in the textured ceilings, textured walls, and vinyl flooring and associated mastic, based on the subject property's date of construction.
- Since the subject property was constructed in 1974 (prior to 1978) and provides tenants with lead-based paint disclosure literature in response to US EPA regulations established for 1978 and prior housing, it is presumed that lead-based paint may be present on interior and exterior painted surfaces at the subject property.

2.3 Recommendations

BEST offers the following recommendations regarding the subject property:

- BEST recommends that the property develop an Asbestos Operations and Maintenance Program for the textured ceilings, textured walls, and vinyl flooring and associated mastic.
- BEST recommends that the subject property continue to provide lead-based paint disclosure literature to tenants of The Raytown Village Apartments, and that the property develop a Lead-Based Paint Operations and Maintenance Program for interior and exterior painted surfaces.

PHASE I
ENVIRONMENTAL SITE ASSESSMENT

3.0 SCOPE OF WORK

BEST performed an inspection of The Raytown Village Apartments to develop a Phase I Environmental Site Assessment for Arbor Commercial Mortgage, LLC. The inspection was conducted to observe on-site conditions, review the property and a portion of the apartment units, and visually scan the subject property for environmental concerns.

The subject property was reviewed on November 12 and 13, 2013, and was limited to a review of the site, grounds, and portions of the buildings that were made accessible to BEST personnel. BEST personnel were escorted by Mr. Sam Devinki, Property Owner of The Raytown Village Apartments, at (816) 591-3332.

In conjunction with the on-site inspection, BEST conducted research to identify any possible recognized environmental conditions at the property. ASTM E 1527-05 defines recognized environmental conditions as “the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property.” To aid in BEST’s research to determine the presence of recognized environmental conditions at the property, BEST reviewed information from various sources, including, but not limited to, waste site databases, prior use documentation, interviews, and laboratory results.

BEST’s Phase I Environmental Site Assessment is based on this research and the on-site inspection. The scope of work included the following:

- The subject property’s physical environment was reviewed to determine whether the property is located in a floodplain, a designated wetland area, or a coastal zone; has impacted a sole source aquifer; or is located near any unique natural features.
- The property’s topography, soils information, geology, hydrology, and groundwater characteristics in the immediate vicinity, as well as the general area, of the subject property were reviewed.
- The prior use of the subject property and adjoining properties was determined using the following available sources: chain of title, city directories, deed records, topographic maps, Sanborn maps, aerial photographs, previous reports, plans and specifications, and interviews.
- Available information was reviewed to determine the present and past owners of the subject property, and interviews were conducted to determine any environmental issues associated with the subject property or its past uses.
- Adjoining and surrounding properties were visually inspected, where accessible, to identify potential sources of hazardous contamination that may affect the subject property.

- BEST observed the property's electrical transformers for signs of leakage and contacted the electric utility to verify transformer ownership and PCB-classification.
- BEST contacted the water utility to verify that the water supply is in compliance with federal and local laws regarding lead in water and to determine whether local water supplies have been found to have elevated levels of radon or radium.
- The subject property was visually reviewed during the inspection for environmental concerns, such as staining, evidence of spills, or stressed vegetation, that may adversely affect the subject property.
- A visual and olfactory inspection for the presence of mold and evidence of moisture intrusion was performed in areas reviewed during the inspection.
- Accessible areas of the property were visually inspected to determine the presence of materials suspected to contain asbestos or lead-based paint.
- BEST sent radon canisters to the subject property in order for the property to perform a scan to determine if there may be radon gas accumulating within the apartment units.
- The subject property was investigated for the presence of underground and aboveground storage tanks through inspection of the property, interviews with site personnel and local officials, and review of the state list of underground and aboveground storage tanks when available.
- Site drainage and any drainage mechanisms were observed for signs of possible environmental issues.
- A visual observation for hazardous chemicals and materials was performed in order to ensure that any hazardous chemicals or materials present are used and stored in a controlled manner and do not appear to pose a significant threat to the health and safety of the occupants of the subject property.
- The property was observed for signs of involvement in the generation, treatment, storage, or disposal of hazardous waste.
- Sanitary waste systems were reviewed, where visible and accessible, to identify possible environmental problems or areas of concern.
- Various local, state, and federal agencies were contacted to determine any records of environmental concerns at the subject property or in the vicinity.
- A review of records maintained by federal, state, and local agencies, compiled by Environmental Data Resources, Inc. (EDR), was conducted.

4.0 PHYSICAL ENVIRONMENT

The physical environment of the subject property was determined through the review of documents and maps, as well as through information provided from local, state, or federal officials.

4.1 Topography

The Lees Summit, Missouri quadrangle, United States Geological Survey (USGS) 7.5 Minute Series Topographic Map was reviewed. The subject property has an average elevation ranging from approximately 960 feet to 970 feet above sea level. The anticipated direction of surface water flow in the vicinity is southeasterly.

4.2 Floodplain

Information regarding floodplains obtained from the Federal Emergency Management Agency (FEMA) website was reviewed. According to Flood Insurance Rate Map Number 29095C0277F, dated September 29, 2006, the subject property is located in Zone X, which is not located within a 100-year floodplain or a 500-year floodplain, and has no special associated flood hazards.

4.3 Wetlands

The subject property was investigated for the presence of wetlands. On-site investigation and review of the topographic map reveals that the subject property is not located within a designated wetland area.

4.4 Coastal Zone

BEST used the Internet to obtain information regarding the subject property from the National Oceanic and Atmospheric Administration, Coastal Zone Management Program's website. Review of the website reveals that the subject property is not located within a designated coastal zone.

4.5 Aquifers

The subject property has not impacted and is not expected to impact a sole source aquifer or an aquifer recharge area.

4.6 Unique Natural Features

C. Lee Kenagy Park is located approximately one-tenth of a mile southwest of the subject property. The subject property is not located near any scenic areas such as bluffs or cliffs, any other private or public scenic parks, or any other unique natural features.

4.7 Soils/Geology

Soils information was obtained from the Natural Resources Conservation Service's Soil Surveys. The official State Soil of Missouri is the Menfro series consisting of very deep, well-drained, moderately permeable soils formed in thick loess deposits on upland ridge tops, back slopes, and beaches adjacent to the Missouri and Mississippi Rivers and their major tributaries. Slopes range from 2 to 60 percent. Menfro soils are used for corn, soybeans, small grain, and forage crops and for specialty crops of tobacco, grapes, vegetables, and fruits. The soils are desirable building sites. Most of the steeper areas support deciduous hardwood timber. They occur on about 780,000 acres in Missouri.

BEST reviewed the "Ground Water Atlas of the United States-Segment 3, Kansas, Missouri, Nebraska, Hydrologic Investigations Atlas 730-D," prepared by the United States Geological Survey, dated 1997, and data from the Missouri Geological Survey for information regarding geology. Missouri is located in three physiographic provinces: the gently rolling Central Lowland; the Ozark Plateaus; and the Coastal Plain. The land surface of Missouri generally slopes gradually from west to east, reaching 500 feet above sea level in the southeastern part of the State. A generalized geologic map shows major rock units in Missouri from the Tertiary and Quaternary-Age materials of the Coastal Plain area of the southeast, to the Pennsylvanian-Age bedrock, which covers two-thirds of the area north of the Missouri River, and the western one-third south of the River. Between these rocks are a large area south of the Missouri River composed of Ordovician-Age bedrock, and an area of Cambrian-Age rocks in the St. Francois Mountains. A band of Mississippian-Age bedrock extends from southwest to northeast Missouri.

4.8 Hydrology/Groundwater

The topographic map was reviewed for information regarding hydrology and groundwater in the vicinity of the subject property. Review of the topographic map indicates that the area slopes southeasterly towards White Oak Creek. The nearest surface water is a pond, which is located over one-tenth of a mile southwest of The Raytown Village Apartments.

The anticipated direction of shallow groundwater flow in the vicinity is expected to mimic the topography. Therefore, the anticipated direction of shallow groundwater flow in the vicinity of the subject property is southeasterly.

Estimated groundwater levels may vary due to seasonal variations in recharge (precipitation), natural discharge (seepage into streams, canals, or the ocean, evaporation, or transpiration by plants), pumpage from wells, and local geology.

5.0 PRIOR USE OF THE SUBJECT PROPERTY

The site history and prior use of the subject property were determined by the review of documents, aerial photographs, and maps listed in the introduction, as well as information provided from local, state, or federal officials.

5.1 Chain of Title

A Chain of Title records review was not made available to BEST for The Raytown Village Apartments.

5.2 City Directories

No City Directories for The Raytown Village Apartments were made available for BEST's review.

5.3 Deed Records

No deed records for The Raytown Village Apartments were made available for BEST's review.

5.4 Historic Designation

The Raytown Village Apartments was constructed in 1974 in one phase. It is considered to be too new a facility to be classified as historic either by location or by the type of construction. This property is, therefore, not considered to be of a vintage in which there is any type of historical significance of buildings, improvements, or location.

5.5 Topographic Maps

The Lees Summit, Missouri quadrangle, United States Geological Survey (USGS) 7.5 Minute Series Topographic Maps, based on aerial photographs, revisions, and surveys dated 1934, 1955, 1962, 1970, 1975, and 1996 was reviewed for information regarding the prior use of the subject property and adjoining properties. Review of the topographic maps indicate that:

- 1934 The subject property is shown as vacant land. Adjoining properties include vacant land and a road.

- 1955 The subject property is shown as primarily vacant land, partially developed with small structures that appear to be residences. Adjoining properties include vacant land, vacant wooded land, small structures that appear to be residences, and roads.
- 1962-1970 The subject property is shown as primarily vacant land and a pond (1962 only), partially developed with small structures that appear to be residences. Adjoining properties are shown as vacant land, a pond (1962 only), shaded land (which indicates a heavily developed area, in which individual buildings are not shown), a small structure that appears to be a residence, and roads.
- 1975 The subject property is shown to be developed with The Raytown Village Apartments. Adjoining properties include vacant land, shaded land, a small structure that appears to be a residence, and roads.
- 1996 The subject property is shown as shaded land. Adjoining properties include shaded land and roads.

5.6 Sanborn Maps

Sanborn maps were created to help insurance underwriters understand the fire risk potential of any structure needing insurance. Maps were generated for cities and towns with a population of 2,000 or more during the time period of 1867 through the present. The availability of Sanborn coverage is dependent on the age, type of construction, and location of the subject property. Generally, the absence of Sanborn maps for a property and area is a good indication that the area did not have significant development during the years 1867 through the present.

No Sanborn maps were made available for the subject property for the period covering 1867 through the present.

5.7 Aerial Photographs

Aerial photographs dated 1936, 1940, 1952, 1957, 1963, 1969, 1976, 1979, 1990, 1997, 2002, 2006, 2007, and 2012 were reviewed for information regarding the prior use of the subject property and adjoining properties. Review of the aerial photographs indicate that:

- 1936 The subject property is shown as vacant land and an intermittent stream. Adjoining properties include vacant land, intermittent streams, and a road.
- 1940 The subject property is shown as primarily vacant land and an intermittent stream, partially developed with a residence. Adjoining properties include vacant land, vacant wooded land, intermittent streams, and a road.

- 1952 The subject property is shown as primarily vacant land and an intermittent stream, partially developed with residences. Adjoining properties include vacant land, vacant wooded land, intermittent streams, an unimproved road, a residence, and a road.
- 1957 The subject property is shown as primarily vacant land and an intermittent stream, partially developed with residences. Adjoining properties include vacant land, vacant wooded land, intermittent streams, residences, power lines, and roads.
- 1963 The subject property is shown as primarily vacant land, an intermittent stream, a pond, and an unimproved road, partially developed with residences. Adjoining properties include vacant land, vacant wooded land, an intermittent stream, a pond, residences, power lines, and roads.
- 1969 The subject property is shown as primarily vacant land and an intermittent stream, partially developed with residences. Adjoining properties include vacant land, vacant wooded land, an intermittent stream, residences, power lines, and roads.
- 1976 The subject property is shown to be developed with The Raytown Village Apartments. Adjoining properties include vacant land, an intermittent stream, residences, power lines, and roads.
- 1979 The subject property is shown to be developed with The Raytown Village Apartments. Adjoining properties include vacant land, an intermittent stream, residences, power lines, a municipal building, and roads.
- 1990-1997 The subject property is shown to be developed with The Raytown Village Apartments. Adjoining properties include vacant land, an intermittent stream, power lines, residences, a municipal building, a commercial building, and roads.
- 2002-2012 The subject property is shown to be developed with The Raytown Village Apartments. Adjoining properties include vacant land, power lines, residences, a municipal building, a commercial building, a YMCA, and roads.

5.8 Prior Use Previous Reports

No previous reports were made available for BEST's review.

5.9 Plans and Specifications

No plans, specifications, or drawings were made available for BEST's review.

5.10 Interviews and Other Historical Data

BEST interviewed on-site personnel (owner representatives) regarding information concerning the potential for current and past contamination at the property. The key site manager, identified by the current owner as “a person with good knowledge of the uses and physical characteristics of the property,” should be interviewed in order to obtain information indicating recognized environmental conditions in connection with the property.

BEST interviewed the Mr. Sam Devinki, Property Owner (key site manager) of The Raytown Village Apartments, regarding the subject property. Mr. Devinki did not disclose any recognized environmental conditions at The Raytown Village Apartments.

In addition, prior to the on-site inspection, BEST provided a written questionnaire to the owner representatives concerning the potential for contamination at the subject property. BEST also conducted Internet research to identify the prior owners and operators of the subject property. BEST made reasonable attempts to obtain information from the past owners of the subject property, through interviews, questionnaires, and Internet research.

Based on the information obtained from interviews with owner representatives of the subject property, no additional information was identified that was not duplicative of information already obtained from other sources. Therefore, BEST has made a reasonable attempt to obtain information from current and past owners through interviews, questionnaires, and Internet research, and no additional information was provided that was not duplicative of information already obtained from other sources.

6.0 ADJOINING AND SURROUNDING PROPERTIES

6.1 Adjoining Properties – Current Usage

- North - Adjoining the subject property to the north is the Raytown Fire District, a shopping center, and power lines; and to the northeast are power lines and vacant land with Blue Parkway/Route 350, Walmart Drive, and vacant land beyond.
- East - Adjoining the subject property to the east are power lines and vacant land; and to the southeast is a vacant YMCA building.
- South - Adjoining the subject property to the south are single-family homes.
- West - Adjoining the subject property to the west is Raytown Road with single-family homes and East 77th Street beyond.

6.2 Surrounding Properties – Current Usage

- North - Areas to the north of the subject property are primarily commercial.
- East - Areas to the east of the subject property are primarily commercial.
- South - Areas to the south of the subject property are primarily residential.
- West - Areas to the west of the subject property are primarily residential.

6.3 Surrounding Properties – Past Usage

Based on historical information, the properties surrounding the area of the subject property were historically vacant land, later developed with residential and commercial properties.

6.4 Environmentally Sensitive Sites

There were no environmentally sensitive sites (including drinking water wells) adjoining or surrounding The Raytown Village Apartments.

7.0 SITE INVESTIGATION AND RESEARCH

7.1 Legal Description

A copy of the legal description for The Raytown Village Apartments is included in the Appendices of this report.

7.2 Fire, Health, and Zoning Interviews

Fire Department

BEST contacted the Raytown Fire Protection Department for information regarding the subject property. Mr. Rick Mawhirter, Fire Chief with the Fire Protection Department, stated that they do not perform inspections on residential properties and directed BEST to contact the City of Raytown for information regarding the subject property.

BEST contacted the City of Raytown Development and Public Affairs Department, Building Inspections Division for information regarding the subject property. Mr. Andy Boyd, Building Official with the Building Inspections Division, stated that there are no records of underground storage tanks or aboveground storage tanks at the subject property, no records of outstanding fire code violations at the subject property, and no records of emergency responses to The Raytown Village Apartments that involved the release of hazardous chemicals (spills).

Health Department

BEST contacted Jackson County Public Works, Environmental Health Division for information regarding the subject property. Ms. Kerri Moore, Administrative Assistant with the Environmental Health Division, did not disclose any environmental concerns at The Raytown Village Apartments.

Additionally, BEST submitted a Freedom of Information Act (FOIA) Request with Ms. Kerri Moore, Administrative Assistant with the Environmental Health Division, for information regarding environmental concerns at the subject property. At this time, no information has been received regarding environmental concerns at the subject property.

Zoning Department

BEST utilized the Internet to obtain information regarding the subject property from the City of Raytown Official Zoning Map website. Review of the website reveals that the current zoning classification for The Raytown Village Apartments is R3 (High-Density Residential), and that the subject property is permitted within this classification.

7.3 Polychlorinated Biphenyl (PCB) Transformers

Visual inspection of the subject property reveals that the subject property is supplied electricity by Kansas City Power & Light (KCP&L) via approximately five pad-mounted transformers located on-site. Visual inspection of the transformers reveals that the transformers are owned by the electric utility, as evidenced by the ownership stickers affixed to the transformers. Additionally, visual inspection of the transformers did not indicate any leakage, and none were marked as PCB transformers.

BEST interviewed Mr. Sam Devinki, Property Owner of The Raytown Village Apartments, regarding the transformers located on-site. Mr. Devinki stated that the transformers are owned and maintained by the utility.

BEST contacted the utility concerning the transformers located on-site. Mr. Steve, Customer Service Representative with the utility, stated that the transformers are owned and maintained by the utility, that all of their transformers are in compliance with PCB regulations, and that the transformers are not PCB transformers.

7.4 Hydraulic Equipment

During the site inspection, there were no hydraulic elevators, hydraulic trash compactors, or PCB capacitors observed at the subject property.

7.5 Drinking Water

Water is supplied to the subject property from the Jackson County Public Water Supply District No. 2. According to Ms. Roxanne, Customer Service Representative with the utility, and review of the utility's Annual Water Quality Report, the water supply is in compliance with all federal, state, and local regulations, including those regulations pertaining specifically to lead, and local water supplies have not been found to have elevated levels of radon or radium.

7.6 Evidence of Releases

There was no evidence of spills, stains, or stressed vegetation observed in the interior or exterior of the subject property during BEST's inspection of The Raytown Village Apartments.

7.7 Mold

BEST's review of the conditions of properties includes inquiry and observation regarding the presence of mold within the buildings. Property management and maintenance staff are interviewed as available during our review of the property to disclose visual or olfactory evidence of current or past mold residue or conditions

favorable to mold growth. Our observations included a review for areas of water infiltration noted during the review of the building exterior and a random inspection of building systems or components that may show evidence of water leaks or intrusion. BEST's review was to differentiate between evidence and reports of minor incidents of mold attributed to poor housekeeping or hygiene (i.e. obvious surface mold growth at shower enclosures) versus mold growth indicative of significant moisture/water penetration.

Our review of the apartment units, which included a visual and olfactory inspection for mold, found systems and materials consistent with that found for properties of this age and condition. The condition of the apartment units was noted to generally reflect normal maintenance practices by the on-site maintenance staff and tenants. The staff and tenants did not report issues or problems related to mold or water intrusion. No issues were reported or observed that would warrant further investigation and repair at this time.

8.0 SITE SAMPLING AND ANALYSIS

8.1 Asbestos

BEST performed a limited asbestos survey at the subject property. Accessible areas of the property were visually inspected for materials suspected to contain asbestos. This visual scan was conducted only in specified units and common areas and should not be considered comprehensive in nature. Suspect materials not previously proven through adequate sampling and analysis to contain 1% asbestos or less should be sampled prior to renovation or demolition or assumed to be asbestos-containing materials. Assumed asbestos-containing materials should be handled properly during any repairs, renovations, or demolition, in accordance with all applicable local, state, and federal asbestos regulations.

This limited survey was not conducted for renovation purposes and should not be viewed as such. This visual scan does not constitute a comprehensive asbestos survey and therefore, all potential asbestos-containing materials may not have been observed as part of this limited survey. The scope of services is limited to specific vacant units, occupied units, and common areas, which were arranged and approved by the property management staff and owner prior to BEST's investigation.

It is recommended that an Operations and Maintenance Program be developed for asbestos-containing materials (ACMs) on properties built prior to 1981. Since the subject property was constructed in 1974 (prior to 1981), it is presumed that asbestos may be present in building materials at the subject property.

Therefore, based on the subject property's date of construction, it is presumed that asbestos may be present in the textured ceilings, textured walls, and vinyl flooring and associated mastic at the subject property. Materials will be presumed to contain asbestos until analytical analysis determines the building materials to be non-asbestos-containing.

During the review of the subject property, the inspected textured ceilings, textured walls, and vinyl flooring and associated mastic were found to be in good to fair condition. The owner can either assume that all of the textured ceilings, textured walls, and vinyl flooring and associated mastic contain asbestos and develop an Asbestos Operations and Maintenance Program, or the owner can perform a Phase II inspection of the property to determine the extent of the asbestos-containing materials on the property.

Since the textured ceilings, textured walls, and vinyl flooring and associated mastic were found to be in good to fair condition, it is recommended that the property develop an Asbestos Operations and Maintenance Program to maintain them in good condition.

BEST contacted The Raytown Village Apartments to determine whether an Asbestos Operations and Maintenance Program is currently in place at the subject property. No Asbestos Operations and Maintenance Programs were provided for BEST's review.

It is BEST's recommendation that the property owner follow these guidelines when addressing the asbestos-containing material identified on the property. The US EPA document states the following in the introduction:

The presence of asbestos in a building does not mean that the health of building occupants is necessarily endangered. As long as asbestos-containing materials (ACM) remain in good condition and is not disturbed, exposure is unlikely. When building maintenance, renovation or other activities disturb the ACM or if it is damaged, asbestos fibers are released creating a potential hazard to the building occupants. Although not required to do so by federal law, the prudent building owner will take steps to limit building occupants' exposure to airborne asbestos.

An Operations and Maintenance Program is a comprehensive program of training, cleaning, work practices and periodic surveillance to maintain the asbestos-containing material in good condition. The property should follow the general guidelines outlined below.

An Operations and Maintenance Program (O&M) should include the following:

1. A program designed to inform people who may come in contact with the asbestos material;
2. Work practices for cleaning the building and minimizing ACM disturbance during maintenance and renovation;
3. Procedures for cleaning up asbestos fibers after a fiber release episode;
4. Respirator protection and medical surveillance programs for maintenance and service workers;
5. A training program for maintenance and service workers and requirements for outside contractors;
6. Regular surveillance of the ACM for assessing changes in the ACM characteristics;
7. Recordkeeping.

- Repairs -** Develop an Asbestos Operations and Maintenance Program for the textured ceilings, textured walls, and vinyl flooring and associated mastic. **\$350**

8.2 Radon

Testing of the subject property was conducted to determine whether radon gas is accumulating above the US EPA action level of 4.0 pCi/L in randomly selected apartment units on the lowest occupied levels of the subject property. Radon levels can vary greatly from building to building and even apartment unit to apartment unit. Therefore, BEST sent radon canisters to the property in order for the subject property to test various apartment units in separate buildings scattered throughout the property. The canisters were then sent from the property to RAdata, Inc. for analysis of the radon concentrations measured during the time period the radon canisters were left on-site.

Laboratory Results

Sample ID	Location	Results
805688	Building 7701, Unit 10, First Floor, Kitchen	0.4 pCi/L
805689	Building 7701, Unit 13, First Floor, Kitchen	< 0.2 pCi/L
805690	Building 7703, Unit 13, First Floor, Kitchen	1.0 pCi/L

pCi/L = pico-Curies per Liter

The US EPA uses an exposure level of 4.0 pCi/L as a guidance level at which remedial action is recommended. The screening technique is designed to provide an initial scan that will identify the need for further assessment.

The laboratory results, shown above, indicate that the samples are below the action level of 4.0 pCi/L as established by the US EPA. Therefore, no further action regarding radon is necessary at this time.

8.3 Lead-Based Paint

BEST performed a limited lead-based paint survey at the subject property. Accessible areas of the subject property were visually inspected for areas suspected to be coated with lead-based paint. This visual scan was conducted since no lead free certificate for the subject property was provided to BEST for review. Since this scan was a limited survey, the subject property should refer to the US EPA's Residential Lead-Based Paint Hazard Reduction Act of 1992 – Title X for additional measures to use in protecting tenants and staff.

The Consumer Product Safety Commission banned the use of lead-based paint to be used in housing in 1978. It is recommended that an Operations and Maintenance Program be developed for lead-based paint on properties built prior to 1978.

Since the subject property was constructed in 197 (prior to 1978), it is presumed that lead-based paint may be present at the subject property. Additionally, the subject property provides tenants with lead-based paint disclosure literature in response to US EPA regulations established for 1978 and prior housing. Therefore, it is presumed that lead-based paint may be present on interior and exterior painted surfaces at the subject property. During the review of the subject property, the inspected interior and exterior painted surfaces were found to be in good to fair condition.

The owner should assume and continue to disclose to the occupants that the interior and exterior painted surfaces may be lead-based paint in order to meet US EPA requirements and a Lead-Based Paint Operations and Maintenance Program can be developed; or a US EPA Certified Inspector's Lead-Based Paint Inspection Report, which meets US EPA and HUD standards, can be performed.

BEST recommends that the subject property continue to provide lead-based paint disclosure literature to tenants of The Raytown Village Apartments, and that the property develop a Lead-Based Paint Operations and Maintenance Program for interior and exterior painted surfaces.

BEST contacted The Raytown Village Apartments to determine whether a Lead-Based Paint Operations and Maintenance Program is currently in place at the subject property. No Lead-Based Paint Operations and Maintenance Programs were provided for BEST's review.

Sampling, analysis, and quantification of the lead-based paint has not been performed in a US EPA Certified Inspector's Lead-Based Paint Inspection Report, which would meet the US EPA and HUD standards. Therefore, based on the construction date of the subject property and generalization of the visual screening results, BEST recommends that a Lead-Based Paint Operations and Maintenance Program be developed. The purpose of the Operations and Maintenance Program is to:

- (a) Ensure only US EPA Certified lead-safe firms or individuals are used at the subject property when conducting any renovation, repair, and painting projects that disturb lead-based paint;
- (b) Minimize the disturbance and/or damage of the lead-based paint, and;
- (c) Monitor the condition of lead-based paint on the site.

The Operations and Maintenance Program shall continue until all lead-based paint is eventually removed or the building is demolished. The owner of the property shall take the responsibility of instituting an Operations and Maintenance Program in order to track and monitor the lead-based paint for disturbance.

Maintenance workers, staff, or outside consultants who may be designated by the building owner should be properly trained following the US EPA approved Lead-Renovation, Repair, and Painting (RRP) Program and should demonstrate working knowledge of US EPA approved procedures for:

- (a) Worker protection and training;
- (b) Abatement methods of lead-based paint;
- (c) Clean-up procedures;
- (d) Waste disposal requirements;
- (e) Monitoring program for lead-based paint;
- (f) Recordkeeping;
- (g) Insurance and liability requirements (outside contractor);
- (h) Federal, state and local codes and regulations;
- (i) Residential relocation (where needed).

Individuals can become US EPA lead-safe certified renovators by successfully completing training in lead-safe work practices approved by the US EPA. The training courses are offered by EPA-approved private training providers. To find an EPA-approved training provider in your area, visit the US EPA's Accredited Renovation Lead Training Programs website:

http://cfpub.epa.gov/flpp/searchrrp_training.htm.

- **Repairs** - Develop a Lead-Based Paint Operations and Maintenance Program for interior and exterior painted surfaces. **\$350**

9.0 STORAGE TANKS AND ON-SITE SYSTEMS

9.1 Storage Tanks - Underground Storage Tanks (USTs)

The subject property was investigated for the presence of underground storage tanks. Site personnel were interviewed, the state lists of local USTs and LUSTs was reviewed, and a site inspection of the property was performed. Visual inspection was conducted for evidence of fill lines, vent pipes, pumps, or other equipment, which might suggest that underground storage tanks exist on the subject property.

BEST contacted the City of Raytown Development and Public Affairs Department, Building Inspections Division for information regarding the subject property. Mr. Andy Boyd, Building Official with the Building Inspections Division, stated that there are no records of underground storage tanks at The Raytown Village Apartments.

There was no visual, documented, or reported evidence found during the inspection of the subject property indicating the presence of USTs.

9.2 Storage Tanks - Aboveground Storage Tanks (ASTs)

The subject property was investigated for the presence of aboveground storage tanks. An inspection of the property was conducted, site personnel were interviewed, and the state list of local ASTs was reviewed, when available.

BEST contacted the City of Raytown Development and Public Affairs Department, Building Inspections Division for information regarding the subject property. Mr. Andy Boyd, Building Official with the Building Inspections Division, stated that there are no records of aboveground storage tanks at The Raytown Village Apartments.

There was no visual, documented, or reported evidence found during the inspection of the subject property indicating the presence of ASTs.

9.3 Sump Pumps, Irrigation Wells, and Drywells

There were no sump pumps, irrigation wells, or drywells identified at The Raytown Village Apartments.

10.0 HAZARDOUS MATERIALS AND WASTE HANDLING

10.1 Hazardous Materials

A visual observation for hazardous chemicals, as defined in the Hazard Communication Standard of the Occupational Safety and Health Administration, was performed. Chemicals utilized at the subject property include routine maintenance and cleaning materials.

There is a minimal amount of pool chemicals stored in the pump room. The pool chemicals are stored in proper containers and access to these pool chemicals can only be obtained by the maintenance personnel.

Chemicals and materials used at the subject property appear to be used and stored in a controlled manner and do not appear to pose a significant threat to the health and safety of the occupants of the subject property, provided they are used as designed, properly handled, and that all regulations governing and regarding their use are followed.

10.2 Drums and Containers

During the on-site inspection, BEST did not identify any drums or containers containing hazardous waste. Any non-hazardous drums or containers observed were noted to be in good condition with no problems observed.

10.3 Waste Handling

The subject property is not involved in the generation, treatment, storage, or disposal of hazardous waste. Trash is handled by Ted's Waste Removal, and investigation of the refuse areas did not reveal any current concerns.

10.4 Septic Systems

There were no septic systems identified at The Raytown Village Apartments.

10.5 Sanitary Waste, Lift Stations, and Treatment Facilities

The subject property is connected to the municipal sewer system. Investigation of the sanitary waste piping did not reveal any current environmental concerns.

There were no lift stations or treatment facilities observed during BEST's inspection of The Raytown Village Apartments.

10.6 Other Hazards

There were no other environmental hazards noted during BEST's inspection of The Raytown Village Apartments.

11.0 REGULATORY REVIEW

Potential sources of subsurface contamination were investigated to determine risk to the subject property. A review of federal, state, tribal, and local government records as maintained by the United States Environmental Protection Agency (US EPA) and various state and tribal agencies and compiled by Environmental Data Resources, Inc. (EDR) was conducted (copies of the federal, state, and tribal records are presented in the Appendices of this report). Additionally, the records compiled and provided by EDR were cross-referenced with records available on websites maintained by the US EPA and various state agencies.

ASTM E 1527-05 guidelines for regulated hazardous waste facilities and the number of facilities identified within those distances are summarized below:

WASTE SITE	ASTM (miles)	Number of Sites Identified
NPL	1.00	0
Delisted NPL	0.50	0
CERCLIS	0.50	0
CERCLIS NFRAP	0.50	1
HWS	1.00	0
SWF	0.50	0
RCRA CORRACTS	1.00	0
RCRA TSD	0.50	0
RCRA Generators	Property and Adjoining	0
ERNS/SPILLS	Property Only	0
LUST	0.50	3
UST	Property and Adjoining	0
IC/EC	Property Only	0
VCP	0.50	1
Brownfields	0.50	0

11.1 Definitions

The US EPA, State, local, and tribal Databases reviewed during this Assessment include:

NPL The National Priorities List (NPL) Database is a list of sites identified by the US EPA for priority remedial action under the Superfund Program.

DELISTED NPL	A delisted NPL site is an NPL site that the US EPA has determined no further response is required to protect human health or the environment and is therefore deleted from the NPL.
CERCLIS	The Comprehensive Environmental Response Compensation Liability Information System (CERCLIS) List is a list of facilities which the US EPA has investigated or is currently investigating for release or threatened release of hazardous substances pursuant to the CERCLA (Superfund) Act.
CERCLIS NFRAP	The US EPA CERCLIS No Further Remedial Action Planned (NFRAP) report contains information pertaining to facilities that have been removed from the US EPA's CERCLIS Database. US EPA CERCLIS NFRAP facilities may be sites where, following an initial investigation, either no contamination was found, contamination was removed quickly without the need for the facility to be placed on the National Priorities Listing (NPL), or the contamination was not serious enough to require Federal Superfund action or NPL consideration. In January of 1995, the US EPA removed approximately 25,000 sites from the CERCLIS List through the Brownfields Action Agenda. The CERCLIS NFRAP Database includes the US EPA sites on which the US EPA does not intend to take further action under CERCLA.
HWS	The State Hazardous Waste Sites Report is a list of facilities identified by the State as either being under investigation as hazardous waste sites or having been confirmed as hazardous waste sites.
SWF	The State Solid Waste Facilities Report is a comprehensive listing of all active and inactive solid waste landfills and processing facilities registered and/or permitted in the State.
RCRA CORRACTS	The CORRACTS Database is a list of facilities which are permitted or seek a permit to treat, store, or dispose of US EPA-regulated hazardous waste that have conducted, or are currently conducting, corrective actions (CORRACTS) according to the Resource Conservation and Recovery Act (RCRA).
RCRA TSD	The Resource Conservation and Recovery Act (RCRA) List of Treatment, Storage, and Disposal (TSD) facilities is a listing of facilities which treat, store, or dispose of US EPA-regulated hazardous waste that have no records of corrective actions (CORRACTS).
RCRA GENERATORS	The Resource Conservation and Recovery Act (RCRA) Generator List contains information pertaining to facilities that are permitted to generate US EPA-regulated hazardous waste.

ERNS/SPILLS	The Emergency Response Notification System (ERNS) is a national computer database system that is used by the US EPA to store information on the release of hazardous substances into the environment. The State Spills Report is a similar system used by the State which contains information regarding hazardous spills within the State. These Databases contain information on specific incidents, including spill locations, substances released, and responsible parties.
LUST	The State Leaking Underground Storage Tanks Report contains information pertaining to facilities with releases from underground storage tanks that were reported to the State.
UST	The State Underground Storage Tank Report contains information pertaining to facilities with underground storage tanks that have been registered with the State.
IC/EC	Institutional Controls (IC) are legal or administrative in nature, such as a deed restriction or zoning classification. Engineering Controls (EC) are physical modifications to a property, such as capping or water treatment. These Controls are types of Activity and Use Limitations (AUL) aimed to protect a property from exposure to hazardous materials, and can be issued by Federal or State agencies.
VCP	Under the State Voluntary Cleanup Program, a site voluntarily performs remedial activities to investigate and clean up contamination at a low risk hazardous waste site with State oversight or approval. This program streamlines the cleanup process and enables parties to remediate sites using private rather than public funds, while ensuring compliance with existing environmental regulations.
BROWNFIELDS	A Brownfields site is a property that may have complications with the expansion, redevelopment, or reuse of its land due to the presence or potential presence of a hazardous substance, pollutant, or contaminant. The cleanup and reuse of these sites provides economic revitalization to the community.
FINDS/FRSTX	The United States Environmental Protection Agency's Office of Environmental Information (OEI) developed the Facility Registry System (FRS) as the centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. The Facility Registry System replaced the Facilities Index System or FINDS database.

11.2 Environmental Database Search Results

BEST’s review of the database records provided by EDR is summarized below:

Site	Database	Distance/Orientation	Regulatory Status
Raytown Dodge Company	VCP	.23 mile N, upgradient	<p>Review of the Database and the Missouri Department of Natural Resources website reveals that during a “Phase II assessment” soil and groundwater contamination was discovered at this facility, that this facility applied for the State Voluntary Cleanup Program on April 29, 2008 to address these issues, and that the current facility status is “Inactive/Withdrew,” indicating that this facility either elected not to continue participating in the Program or that the facility ran out of funding, which prevented them from continuing. The Voluntary Cleanup Program is “Voluntary,” and is therefore considered to be low-priority for cleanup. This facility is not listed on the State Hazardous Waste Sites Report, verifying that this facility is considered a low-priority by the State.</p> <p>Additionally, direct impact to the occupants of the subject property due to subsurface migrations from this facility is minimized, since the subject property is supplied with routinely monitored public water and sanitary sewer services.</p> <p>Therefore, based on the above information, this facility should not currently pose an environmental threat to The Raytown Village Apartments.</p>
Amoco Oil SS #8519, Summers Gas Station, and Short and Snappy	LUST	All located over .30 mile N of the subject property	<p>Review of the Database reveals that all “Cleanup” activities at these facilities are “Finished,” indicating that these facilities have completed cleanup activities to the satisfaction of the State.</p> <p>Therefore, based on the above information, these facilities should not currently pose an environmental threat to The Raytown Village Apartments.</p>
Elliott Shooting Park	CERCLIS NFRAP	.48 mile N, upgradient	<p>Review of the Database and the US EPA Superfund Site Information website reveal that this facility is “Not on the NPL [National Priorities List],” that the current status of this facility is “Referred to Removal [in which contamination is removed using Federal funds]– NFRAP [No Further Remediation Action Planned],” and that this facility is “Archived,” which means that this facility has “no further interest under the Federal Superfund Program.”</p>

			Therefore, based on the information above, this facility should not currently pose an environmental threat to The Raytown Village Apartments.
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12.0 SOURCES

The following information sources were utilized in the development of this report:

- Local Fire Department;
- Local Health Department;
- Local Zoning Map Website;
- Google Earth Mapping Application;
- Historic Aerials Website;
- Historical Information Gatherers (HIG);
- “Soil Survey of Jackson County, Missouri,” prepared by the Soil Conservation Service (now known as the Natural Resources Conservation Service), US Department of Agriculture, map dated 1976;
- Lees Summit, Missouri Quadrangle USGS 7.5 Minute Series Topographic Maps;
- Local Electric Company;
- Local Water Utility;
- US EPA Superfund Site Information System Website;
- Federal Emergency Management Agency (FEMA) Website;
- National Oceanic and Atmospheric Administration, Coastal Zone Management Program’s Website;
- Missouri Department of Natural Resources Website;
- Environmental Data Resources, Inc. (EDR);
- National Priorities List (NPL);
- Delisted National Priorities List (NPL);
- Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS);
- CERCLIS No Further Remedial Action Planned Sites (CERCLIS NFRAP);
- State Hazardous Waste Site Report (HWS);
- State Solid Waste Facilities Report (SWF);
- Resource Conservation and Recovery Act TSD Facilities (RCRIS-TSD) List;
- Resource Conservation and Recovery Act CORRACTS Database;
- Resource Conservation Recovery Information System (RCRIS);
- Emergency Response Notification System (ERNS);
- State Spills Report (SPILLS);
- State Leaking Underground Storage Tank Report (LUST);
- State Underground Storage Tank Report (UST);
- Institutional Controls (IC) and Engineering Controls (EC) Databases;
- Voluntary Cleanup Program Database;
- Brownfields Database;
- Facility Index System (FINDS).

PHOTOGRAPHS



PROPERTY SIGNAGE.



CLUBHOUSE.



TYPICAL EXTERIOR VIEW.



TYPICAL EXTERIOR VIEW.



TYPICAL EXTERIOR VIEW.



TYPICAL EXTERIOR VIEW.



TYPICAL EXTERIOR VIEW.



CLUBROOM.



SWIMMING POOL.



COMMON LAUNDRY.



BASKETBALL COURT.



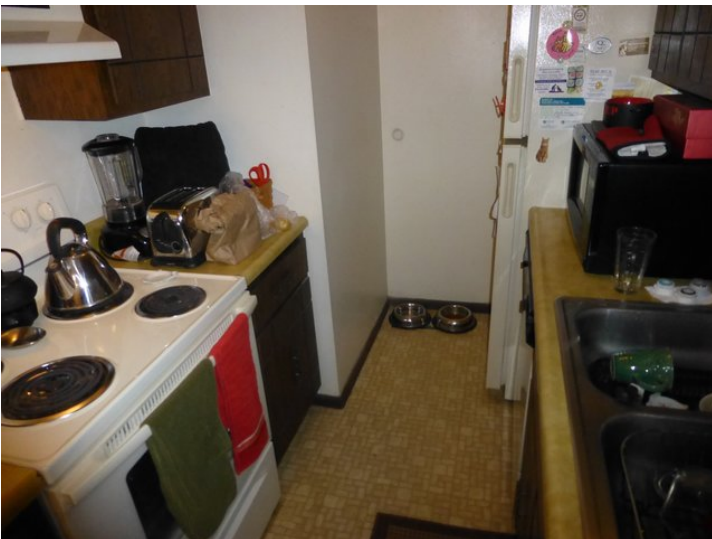
LIVING ROOM.



LIVING ROOM.



KITCHEN.



KITCHEN.



BEDROOM.



BATHROOM.



PARKING LOT.



PARKING LOT.



PITCHED ROOFS.



PITCHED ROOFS.



CORRECT TRIP HAZARD.



RECONDITION BALCONY SUPPORTS.



REPAIR BASKETBALL COURT.



SEAL COAT AND RESTRIPE PARKING LOT.



REPAIR RETAINING WALL NEAR BASKETBALL COURT.



REPAIR BALCONIES.



CONDENSER UNITS.



HEAT PUMP.



CIRCUIT BREAKER PANEL.



CENTRAL DOMESTIC WATER HEATER.



PAD-MOUNTED TRANSFORMER.



ELECTRIC METERS.



ADJOINING VIEW NORTH.



ADJOINING VIEW EAST.

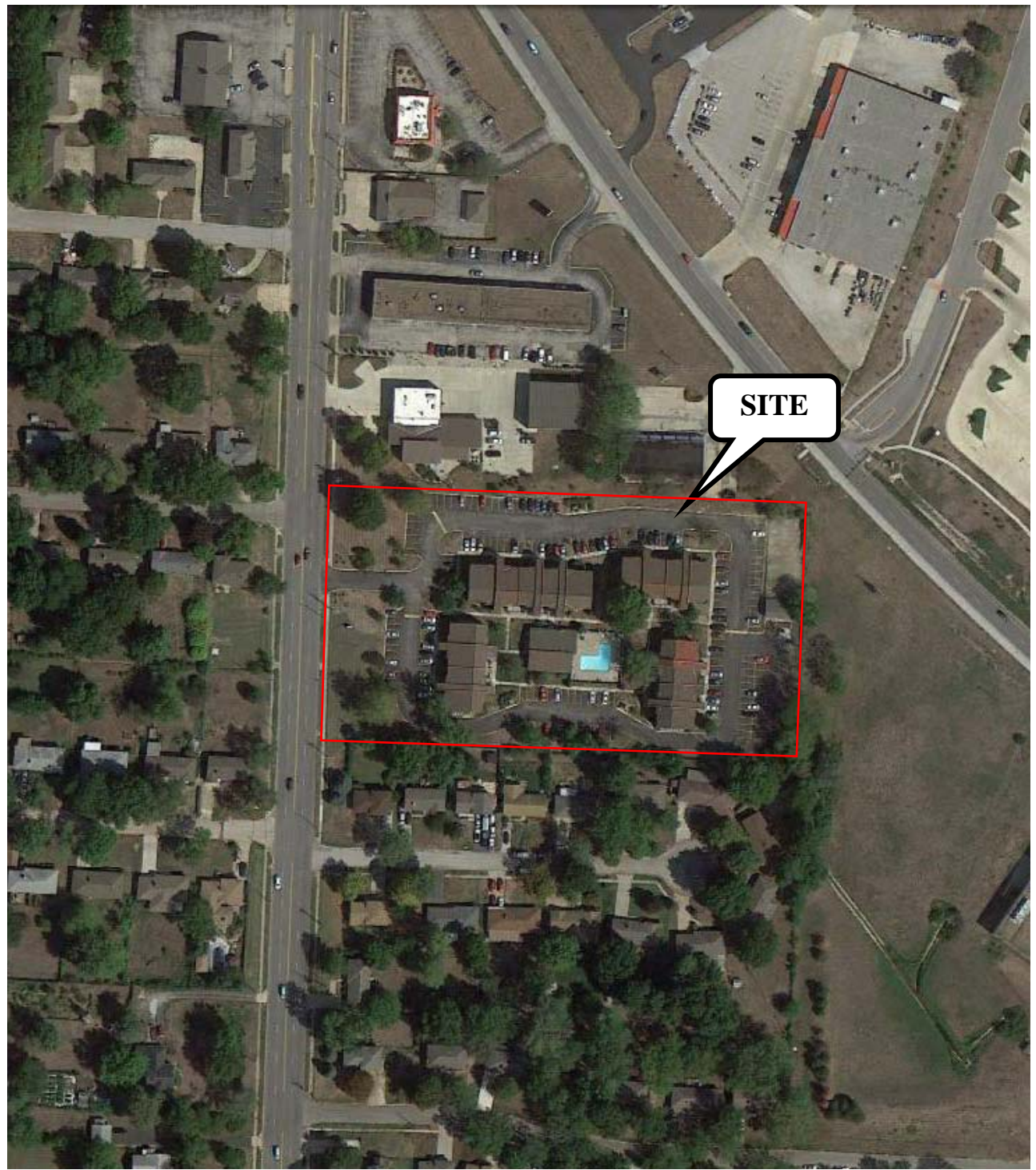


ADJOINING VIEW SOUTH.



ADJOINING VIEW WEST.

SITE LOCATION PHOTOGRAPH

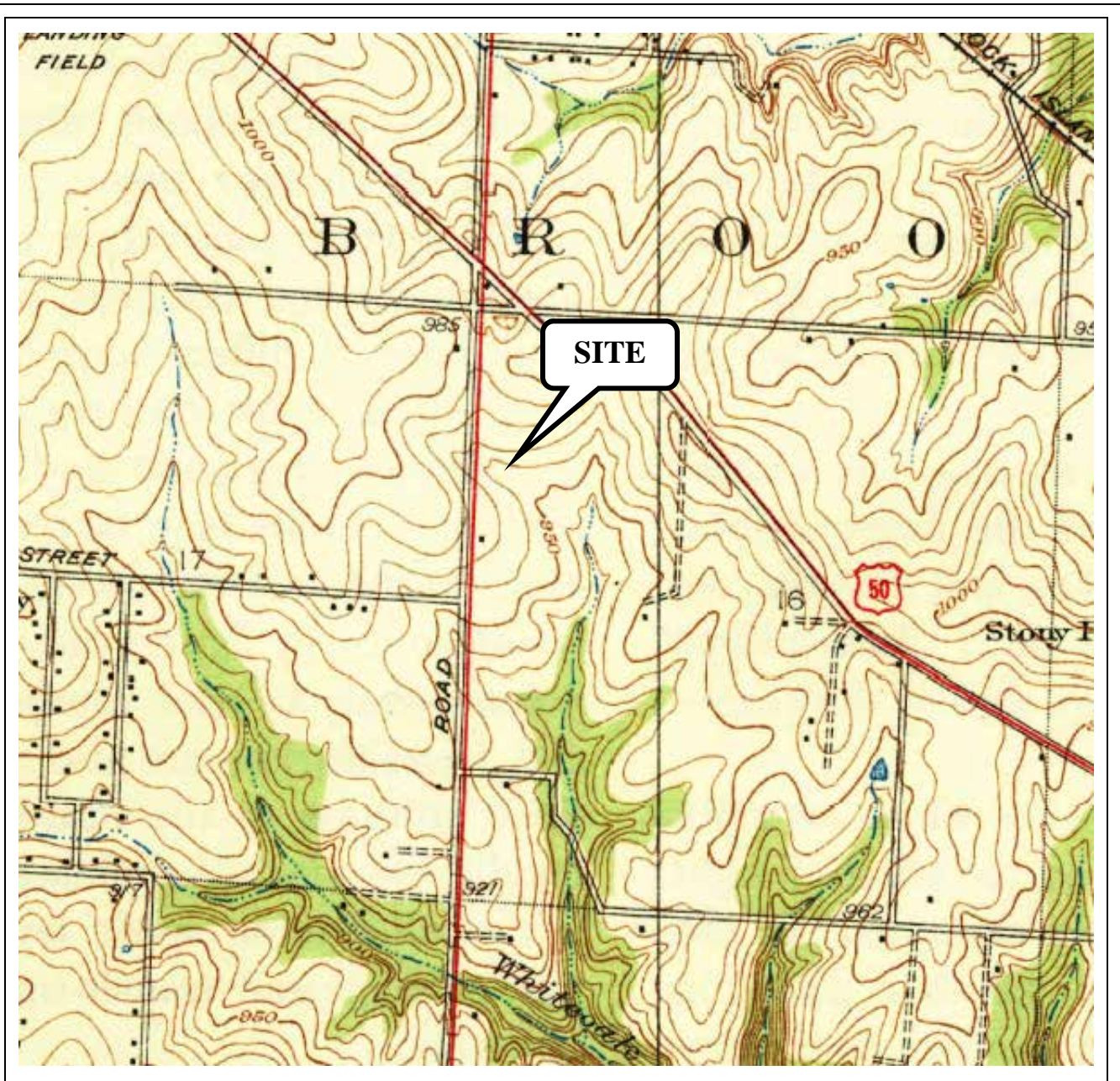


DATE OF PHOTOGRAPHY - 2012

The Raytown Village Apartments
BEST Job #: 13-360

Building Evaluation Services and Technology
5115 Pegasus Court, Suite F
Frederick, Maryland 21704

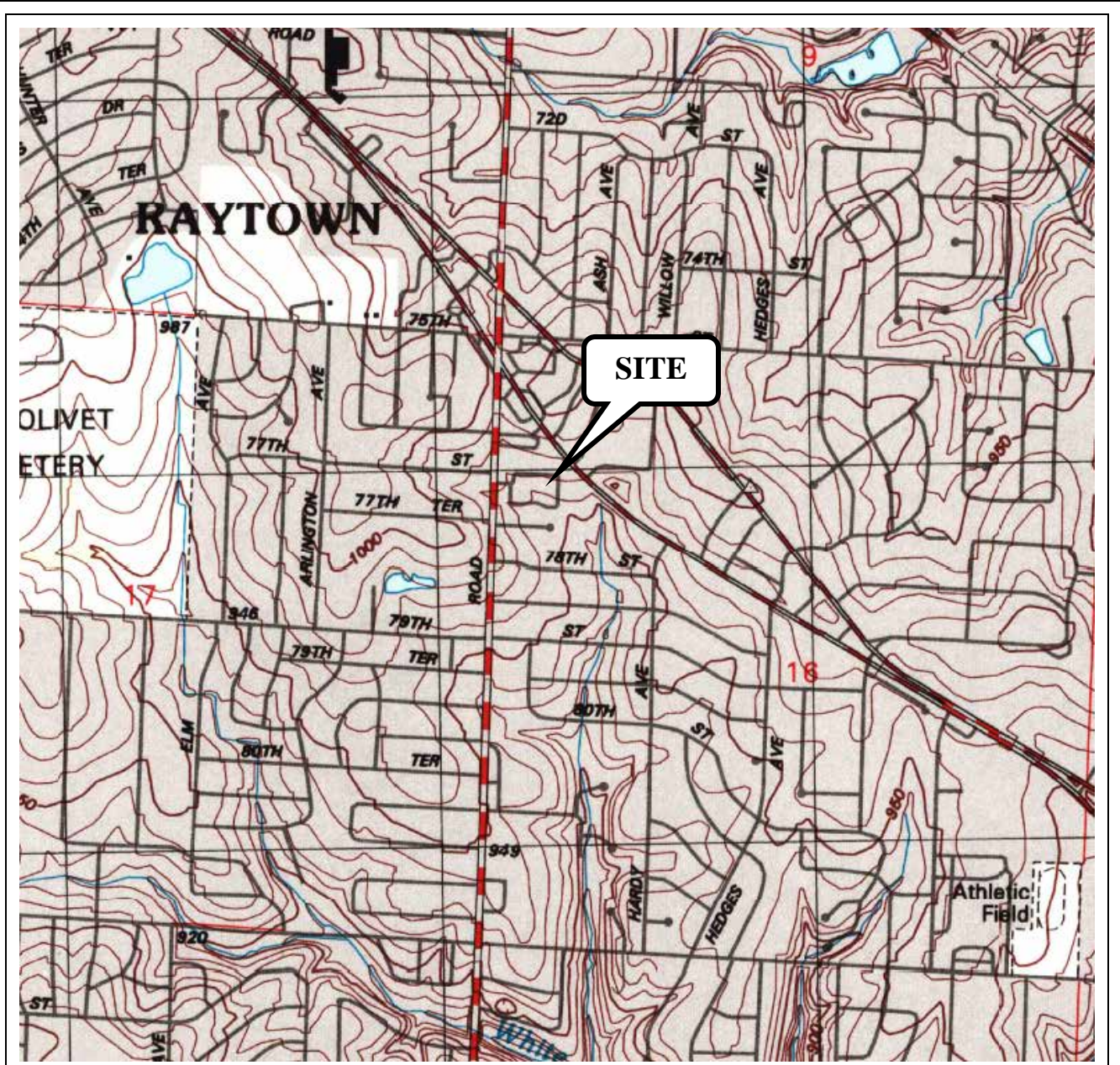
TOPOGRAPHIC MAPS



TOPOGRAPHIC MAP
Lees Summit, Missouri Quadrangle
United States Geological Survey
Map Dated 1939
Based on Surveys Conducted in 1934

The Raytown Village Apartments
BEST Job #: 13-360

Building Evaluation Services and Technology
5115 Pegasus Court, Suite F
Frederick, Maryland 21704



TOPOGRAPHIC MAP
Lees Summit, Missouri Quadrangle
United States Geological Survey
Map Dated 1996
Based on Aerial Photographs Dated 1996

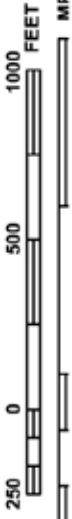
The Raytown Village Apartments
BEST Job #: 13-360

Building Evaluation Services and Technology
5115 Pegasus Court, Suite F
Frederick, Maryland 21704

**FEDERAL EMERGENCY MANAGEMENT AGENCY
FLOOD INSURANCE RATE MAP**



MAP SCALE 1" = 500'



NFIP

PANEL 0277F

FIRM

FLOOD INSURANCE RATE MAP
JACKSON COUNTY,
MISSOURI
AND INCORPORATED AREAS

PANEL 277 OF 480

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY NUMBER 280176
RAYTOWN, CITY OF 0277
SHEET NUMBER 2
FIRM 277 OF 480

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
29095C0277F
EFFECTIVE DATE
SEPTEMBER 29, 2006
Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM



This is an official copy of a portion of the above referenced flood map. It was extracted using FIRM On-Line. This map does not reflect changes or amendments which have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D Areas in which flood hazards are undetermined, but possible.

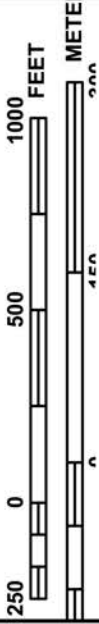
COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% annual chance floodplain boundary

MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0277F

FIRM
 FLOOD INSURANCE RATE MAP
 JACKSON COUNTY,
 MISSOURI
 AND INCORPORATED AREAS

PANEL 277 OF 480

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:
 COMMUNITY NUMBER 290178 PANEL SUFFIX 0277 F
 RAYTOWN, CITY OF

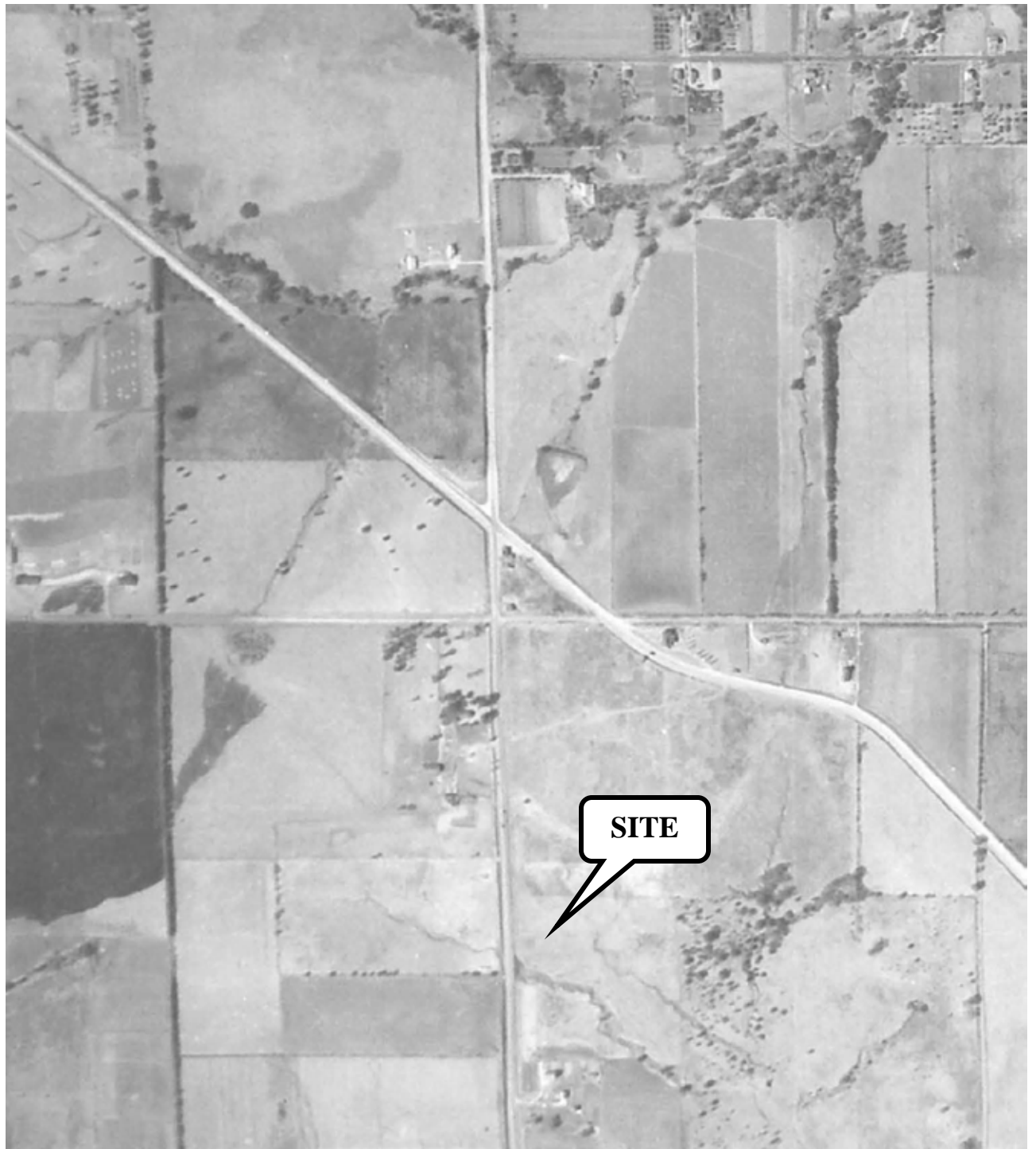
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MAP NUMBER
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 EFFECTIVE DATE
 SEPTEMBER 29, 2006
 Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

AERIAL PHOTOGRAPHS



DATE OF PHOTOGRAPHY - 1936

The Raytown Village Apartments
BEST Job #: 13-360

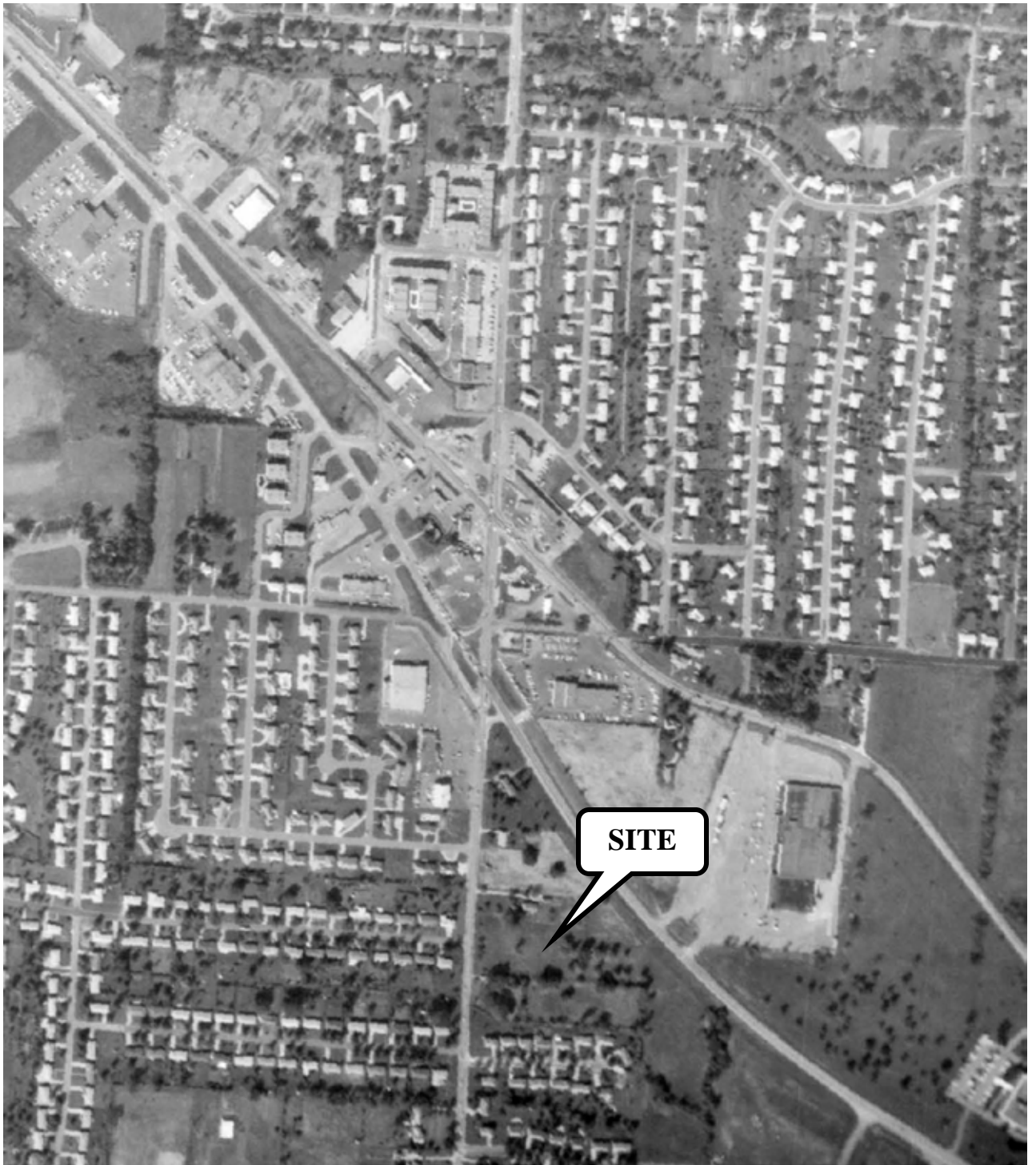
Building Evaluation Services and Technology
5115 Pegasus Court, Suite F
Frederick, Maryland 21704



DATE OF PHOTOGRAPHY - 1952

The Raytown Village Apartments
BEST Job #: 13-360

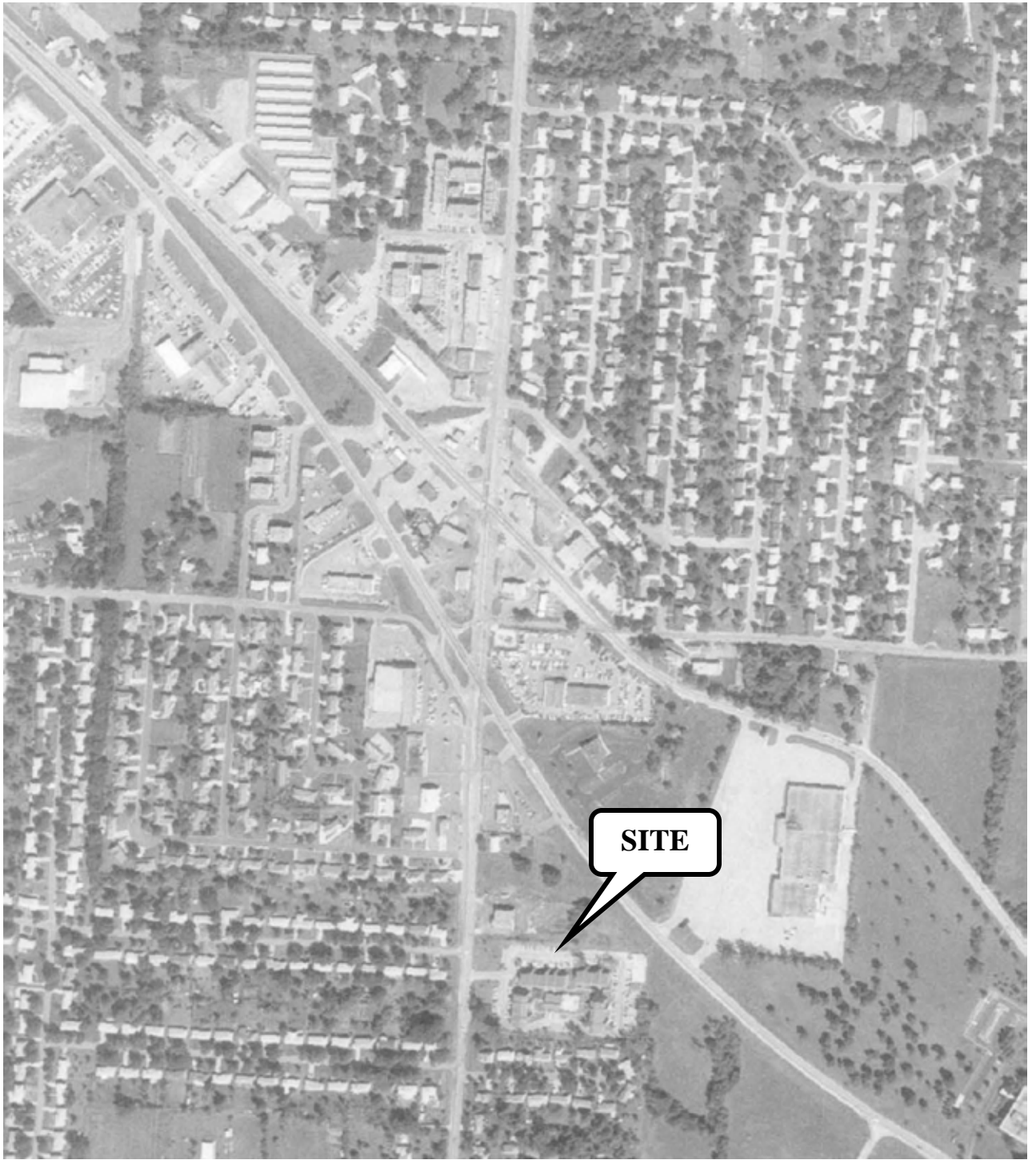
Building Evaluation Services and Technology
5115 Pegasus Court, Suite F
Frederick, Maryland 21704



DATE OF PHOTOGRAPHY - 1969

The Raytown Village Apartments
BEST Job #: 13-360

Building Evaluation Services and Technology
5115 Pegasus Court, Suite F
Frederick, Maryland 21704



DATE OF PHOTOGRAPHY - 1979

The Raytown Village Apartments
BEST Job #: 13-360

Building Evaluation Services and Technology
5115 Pegasus Court, Suite F
Frederick, Maryland 21704



DATE OF PHOTOGRAPHY - 2012

The Raytown Village Apartments
BEST Job #: 13-360

Building Evaluation Services and Technology
5115 Pegasus Court, Suite F
Frederick, Maryland 21704

VERIFICATION LETTERS AND DOCUMENTS

Legal Description

ALL OF LOT 2, RUTH DEHONEY ADDITION, A SUBDIVISION, AND ALL THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, AND ALL THAT PART OF THE NORTH 2 1/2 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 48, RANGE 32, IN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF RAYTOWN ROAD, AS NOW ESTABLISHED, AND THE SOUTH LINE OF SAID NORTH 2 1/2 ACRES; THENCE NORTH 0°-01'-55" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 331.64 FEET (DEED = 330.74 FEET) TO A POINT ON THE WESTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 88°-32'-15" EAST (DEED = SOUTH 88°-38'-30" EAST) ALONG SAID WESTERLY PROLONGATION AND SAID NORTH LINE, A DISTANCE OF 594.90 FEET; THENCE NORTH 0°-04'-14" EAST (DEED = NORTH 0°-07'-27" WEST) ALONG THE MOST EASTERLY WEST LINE OF SAID LOT 2, A DISTANCE OF 15.44 FEET TO THE MOST NORTHERLY CORNER THEREOF AND A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 50, AS NOW ESTABLISHED; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE, AND THE NORTHWESTERLY LINE OF SAID LOT 2 ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 42°-41'-50" EAST, A RADIUS OF 3899.83 FEET AND A CENTRAL ANGLE OF 0°-31'-47", AN ARC DISTANCE OF 36.06 FEET (DEED = 36.23 FEET) TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE SOUTH 0°-04'-14" WEST (DEED = SOUTH 0°-07'-27" EAST) ALONG THE EAST LINE OF SAID LOT 2 AND THE EAST LINE OF SAID NORTH 2 1/2 ACRES, A DISTANCE OF 320.68 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH 2 1/2 ACRES; THENCE NORTH 88°-35'-42" WEST (DEED = NORTH 88°-42'-11" WEST) ALONG SAID SOUTH LINE, SAID LINE ALSO BEING THE NORTH LINE SOUTHWOOD, A SUBDIVISION, A DISTANCE OF 618.91 FEET (DEED = 619.44 FEET) TO THE POINT OF BEGINNING.

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) _____ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (check (i) or (ii) below):

(i) _____ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) _____ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment (initial)

(c) _____ Lessee has received copies of all information listed above.

(d) _____ Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

Agent's Acknowledgment (initial)

(e) _____ Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

_____	_____	_____	_____
Lessor	Date	Lessor	Date
_____	_____	_____	_____
Lessee	Date	Lessee	Date
_____	_____	_____	_____
Agent	Date	Agent	Date

BUILDING EVALUATION SERVICES AND TECHNOLOGY

Date: November 13, 2013

To: Ms. Kerri Moore
Jackson County Public Works, Environmental Health Division

Subject: Request for Information

Reference: Raytown (13-360)
7701-7717 Raytown Road
Raytown, MO 64138

Dear Ms. Moore:

Building Evaluation Services and Technology is a consulting firm working with the owners of the referenced property, or a property manager for financing of the referenced property, to obtain information on the referenced property and to conduct a review of current and historical conditions that could potentially impact or impair the condition of this property. Through the Freedom of Information Act, we respectfully request the following information and records in regards to the referenced property:

- Are there any records that indicate known environmental concerns at the subject property, such as spills, storage of hazardous waste, releases of petroleum, etc.?
- Are there records that indicate known environmental concerns in the general vicinity (within approximately one-eighth of a mile) of the subject property?
- Are there any health code violations?

Please include **Project # 13-360** on all correspondence forwarded to our office. **Please notify our office if a fee of any kind is necessary to fulfill this request before any work is done.** Building Evaluation Services and Technology appreciates your efforts in responding to this request. Should you have questions or concerns in this matter or require additional data, please contact me at (301) 972-4660 or fax (240) 629-8171.

Respectfully,

Kendra A. Haupt
Environmental Analyst

Helping Lenders Understand Complex Building Issues

5115 Pegasus Court, Suite F • Frederick, Maryland 21704
301/972-4660 • 888/972-4660 • FAX 240/629-8171



Annual
**WATER
QUALITY
REPORT**
Reporting Year 2012



Presented By _____



PWS ID#: MO1024276

There When You Need Us

We are once again proud to present our annual water quality report covering all testing performed between January 1 and December 31, 2012. Over the years, we have dedicated ourselves to producing drinking water that meets all state and federal standards. We continually strive to adopt new methods for delivering the best quality drinking water to you. As new challenges to drinking water safety emerge, we remain vigilant in meeting the goals of source water protection, water conservation, and community education while continuing to serve the needs of all our water users.

Please remember that we are always available to assist you should you ever have any questions or concerns about your water.

Community Participation

You are invited to participate in our public meetings and voice your concerns about your drinking water. We meet the 2nd Wednesday of each month beginning at 5 p.m. at the Water District Office, 6945 Blue Ridge Boulevard, Raytown, Missouri 64133.

Important Health Information

Some people may be more vulnerable to contaminants in drinking water than the general population. Immunocompromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants may be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. The U.S. EPA/CDC (Centers for Disease Control and Prevention) guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbial contaminants are available from the Safe Drinking Water Hotline at (800) 426-4791 or <http://water.epa.gov/drink/hotline>.

Substances That Could Be in Water

To ensure that tap water is safe to drink, the U.S. EPA prescribes regulations limiting the amount of certain contaminants in water provided by public water systems. U.S. Food and Drug Administration regulations establish limits for contaminants in bottled water, which must provide the same protection for public health. Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of these contaminants does not necessarily indicate that the water poses a health risk.

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals, in some cases, radioactive material, and substances resulting from the presence of animals or from human activity. Substances that may be present in source water include:

Microbial Contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, or wildlife;

Inorganic Contaminants, such as salts and metals, which can be naturally occurring or may result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming;

Pesticides and Herbicides, which may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses;

Organic Chemical Contaminants, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production and may also come from gas stations, urban stormwater runoff, and septic systems;

Radioactive Contaminants, which can be naturally occurring or may be the result of oil and gas production and mining activities.

For more information about contaminants and potential health effects, call the U.S. EPA's Safe Drinking Water Hotline at (800) 426-4791.

QUESTIONS?

For more information about this report, or for any questions relating to your drinking water, please call Patrick Ertz, Water District Manager, at (816) 353-5550.

Where Does My Water Come From?

Public Water Supply District #2 customers are fortunate because we enjoy an abundant water supply from two sources. The first is Kansas City Water, which draws surface water from the Missouri River and from deep wells in the Missouri Aquifer. Our second water source is Independence Water, which draws water from wells located in the Missouri River Alluvial Aquifer. Combined, we provide roughly 420 million gallons of clean drinking water every year.

What's a Cross-connection?

Cross-connections that contaminate drinking water distribution lines are a major concern. A cross-connection is formed at any point where a drinking water line connects to equipment (boilers), systems containing chemicals (air conditioning systems, fire sprinkler systems, irrigation systems), or water sources of questionable quality. Cross-connection contamination can occur when the pressure in the equipment or system is greater than the pressure inside the drinking water line (backpressure). Contamination can also occur when the pressure in the drinking water line drops due to fairly routine occurrences (main breaks, heavy water demand), causing contaminants to be sucked out from the equipment and into the drinking water line (backsiphonage).

Outside water taps and garden hoses tend to be the most common sources of cross-connection contamination at home. The garden hose creates a hazard when submerged in a swimming pool or when attached to a chemical sprayer for weed killing. Garden hoses that are left lying on the ground may be contaminated by fertilizers, cesspools, or garden chemicals. Improperly installed valves in your toilet could also be a source of cross-connection contamination.

Community water supplies are continuously jeopardized by cross-connections unless appropriate valves, known as backflow prevention devices, are installed and maintained. We have surveyed all industrial, commercial, and institutional facilities in the service area to make sure that all potential cross-connections are identified and eliminated or protected by a backflow preventer. We also make sure that it is tested and is providing maximum protection.

For more information, review the Cross-Connection Control Manual from the U.S. EPA's Web site at <http://water.epa.gov/infrastructure/drinkingwater/pws/crossconnectioncontrol/index.cfm>. You can also call the Safe Drinking Water Hotline at (800) 426-4791.

Fact or Fiction

Water treatment began as a way to remove disease-causing agents. *(Fiction: It was only in the 1950s that scientists began to suspect that water might carry diseases. Although earlier treatment of water could make the water safer, it was mainly done merely to improve the taste, smell, or appearance of the water.)*

About half of the world's water supply is available for drinking. *(Fiction: If all the world's water were fit into a gallon jug, the fresh water available for us to use would equal only about one tablespoon.)*

Due to its unique nature, water boils at the same temperature anywhere on the planet. *(Fiction: At sea level, water boils at 212 degrees Fahrenheit, but on top of Mt. Everest, water boils at 154 degrees.)*

Water regulates the temperature of the Earth. *(Fact: As in the human body, the water in our oceans, lakes, and streams plays a major role in regulating planetary temperatures.)*

The Mississippi River is longer than the Amazon River. *(Fiction: At 3,902 miles the Mississippi River is not as long as the Amazon River, which flows for 4,000 miles.)*

Forty trillion gallons of water a day are carried in the atmosphere across the United States. *(Fact: Forty percent of the atmosphere's moisture content falls as precipitation each day.)*



You may not be aware of it, but every time you pour fat, oil, or grease (FOG) down your sink (e.g., bacon grease), you are contributing to a costly problem in the sewer collection system. FOG coats the inner walls of the plumbing in your house as well as the walls of underground piping throughout the community. Over time, these greasy materials build up and form blockages in pipes, which can lead to wastewater backing up into parks, yards, streets, and storm drains. These backups allow FOG to contaminate local waters, including drinking water. Exposure to untreated wastewater is a public health hazard. FOG discharged into septic systems and drain fields can also cause malfunctions, resulting in more frequent tank pump-outs and other expenses.

Communities spend billions of dollars every year to unplug or replace grease-blocked pipes, repair pump stations, and clean up costly and illegal wastewater spills. Here are some tips that you and your family can follow to help maintain a well-run system now and in the future:

NEVER:

- Pour fats, oil, or grease down the house or storm drains.
- Dispose of food scraps by flushing them.
- Use the toilet as a waste basket.

ALWAYS:

- Scrape and collect fat, oil, and grease into a waste container such as an empty coffee can, and dispose of it with your garbage.
- Place food scraps in waste containers or garbage bags for disposal with solid wastes.
- Place a wastebasket in each bathroom for solid wastes like disposable diapers, creams and lotions, and personal hygiene products including nonbiodegradable wipes.

Source Water Assessment

A Source Water Assessment Plan (SWAP) is now available at our office. This plan is an assessment of the delineated area around our listed sources through which contaminants, if present, could migrate and reach our source water. It also includes an inventory of potential sources of contamination within the delineated area, and a determination of the water supply's susceptibility to contamination by the identified potential sources.

If you would like to review the Source Water Assessment Plan, please feel free to contact our office during regular office hours. You can also contact Independence Water and Kansas City Water for information on their own assessments.

Lead in Home Plumbing

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. We are responsible for providing high-quality drinking water, but we cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at www.epa.gov/safewater/lead.

Radon

Radon is a radioactive gas that occurs naturally in some ground water. It may pose a health risk when the gas is released from water into air, as occurs during showering, bathing, or washing dishes and clothes. Radon gas released from drinking water is a relatively small part of the total radon in air. Radon is released into homes and ground water from soil. Inhalation of radon gas has been linked to lung cancer; however, the effects of radon ingested in drinking water are not yet clear. If you are concerned about radon in your home, tests are available to determine the total exposure level. For additional information on how to have your home tested, call (800) SOS-RADON.

Sampling Results

During the past year, we have taken hundreds of water samples in order to determine the presence of any radioactive, biological, inorganic, volatile organic, or synthetic organic contaminants. The tables below show only those contaminants that were detected in the water. The state requires us to monitor for certain substances less often than once per year because the concentrations of these substances do not change frequently. In these cases, the most recent sample data are included, along with the year in which the sample was taken.

REGULATED SUBSTANCES									
				Independence Water		Kansas City Water			
SUBSTANCE (UNIT OF MEASURE)	YEAR SAMPLED	MCL [MRDL]	MCLG [MRDLG]	AMOUNT DETECTED	RANGE LOW-HIGH	AMOUNT DETECTED	RANGE LOW-HIGH	VIOLATION	TYPICAL SOURCE
Alpha Emitters (ppb)	2012	15	0	1.9	1.9–1.9	NA	NA	No	Erosion of natural deposits
Atrazine (ppb)	2012	3	3	NA	NA	0.31	ND–2.47	No	Runoff from herbicide used on row crops
Barium (ppm)	2012	2	2	0.059	0.059–0.059	0.010	0.005–0.016	No	Discharge of drilling wastes; Discharge from metal refineries; Erosion of natural deposits
Beta/Photon Emitters¹ (pCi/L)	2012	50	0	9.1	9.1–9.1	NA	NA	No	Decay of natural and man-made deposits
Chloramines (ppm)	2012	[4]	[4]	2.02	1.52–2.34	2.46	1.73–3.29	No	Water additive used to control microbes
Chromium (ppb)	2012	100	100	NA	NA	3	2–7	No	Discharge from steel and pulp mills; Erosion of natural deposits
Fluoride (ppm)	2012	4	4	0.29	0.29–0.29	0.91	0.18–1.27	No	Erosion of natural deposits; Water additive that promotes strong teeth; Discharge from fertilizer and aluminum factories
Haloacetic Acids [HAAs]–Stage 1 (ppb)	2012	60	NA	1.4	1.4–1.4	NA	NA	No	By-product of drinking water disinfection
Haloacetic Acids [HAAs]–Stage 2 (ppb)	2012	60	NA	NA	NA	17.1	12.9–24.3	No	By-product of drinking water disinfection
Nitrate (ppm)	2012	10	10	NA	NA	0.31	ND–3.6	No	Runoff from fertilizer use; Leaching from septic tanks, sewage; Erosion of natural deposits
Selenium (ppb)	2012	50	50	NA	NA	1	ND–2.5	No	Discharge from petroleum and metal refineries; Erosion of natural deposits; Discharge from mines
TTHMs [Total Trihalomethanes]–Stage 2 (ppb)	2012	80	NA	NA	NA	8.4	4.0–14.2	No	By-product of drinking water disinfection
Total Organic Carbon (ppm)	2012	TT	NA	1.8	1.8–1.8	2.61	1.29–5.75	No	Naturally present in the environment
Turbidity² (NTU)	2012	TT	NA	NA	NA	0.10	0.05–0.10	No	Soil runoff
Turbidity (Lowest monthly percent of samples meeting limit)	2012	TT	NA	NA	NA	100	NA	No	Soil runoff
Uranium (ppb)	2012	30	0	0.1	0.1–0.1	NA	NA	No	Erosion of natural deposits

Tap water samples were collected for lead and copper analyses from sample sites throughout the community

SUBSTANCE (UNIT OF MEASURE)	YEAR SAMPLED	AL	MCLG	AMOUNT DETECTED (90TH%TILE)	SITES ABOVE AL/ TOTAL SITES	VIOLATION	TYPICAL SOURCE
Copper (ppm)	2010	1.3	1.3	0.00349	0/30	No	Corrosion of household plumbing systems; Erosion of natural deposits
Lead (ppb)	2010	15	0	1.83	1/30	No	Corrosion of household plumbing systems; Erosion of natural deposits

¹The MCL for beta particles is 4 mrem/year. The U.S. EPA considers 50 pCi/L to be the level of concern for beta particles.

²Turbidity is a measure of the cloudiness of the water. It is monitored because it is a good indicator of the effectiveness of the filtration system.

DISINFECTION BYPRODUCTS	SAMPLE POINT	MONITORING PERIOD	LRAA	RANGE LOW-HIGH	UNIT	MCL	MCLG	TYPICAL SOURCE
(HAA5)	DBPDUAL-01	2012	15	0 - 15.4	ppb	60	0	By-product of drinking water disinfection
(HAA5)	DBPDUAL-02	2012	15	0 - 16.7	ppb	60	0	By-product of drinking water disinfection
(HAA5)	DBPDUAL-03	2012	15	12.4 - 14.6	ppb	60	0	By-product of drinking water disinfection
(HAA5)	DBPDUAL-04	2012	15	0 - 0	ppb	60	0	By-product of drinking water disinfection
TTHM	DBPDUAL-01	2012	15	5.29 - 9.45	ppb	80	0	By-product of drinking water disinfection
TTHM	DBPDUAL-02	2012	15	0 - 8.33	ppb	80	0	By-product of drinking water disinfection
TTHM	DBPDUAL-03	2012	15	0 - 9.87	ppb	80	0	By-product of drinking water disinfection
TTHM	DBPDUAL-04	2012	15	0 - 7.06	ppb	80	0	By-product of drinking water disinfection

OTHER SUBSTANCES (INDEPENDENCE WATER)

SUBSTANCE (UNIT OF MEASURE)	YEAR SAMPLED	MCL [MRDL]	MCLG [MRDLG]	AMOUNT DETECTED	RANGE LOW-HIGH	VIOLATION	TYPICAL SOURCE
Radon (pCi/L)	2012	300	0	114	114-114	No	Erosion of natural deposits

Definitions

AL (Action Level): The concentration of a contaminant that, if exceeded, triggers treatment or other requirements that a water system must follow.

MCL (Maximum Contaminant Level): The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

MCLG (Maximum Contaminant Level Goal): The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

MRDL (Maximum Residual Disinfectant Level): The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

MRDLG (Maximum Residual Disinfectant Level Goal): The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

NA: Not applicable

ND (Not detected): Indicates that the substance was not found by laboratory analysis.

NTU (Nephelometric Turbidity Units): Measurement of the clarity, or turbidity, of water. Turbidity in excess of 5 NTU is just noticeable to the average person.

pCi/L (picocuries per liter): A measure of radioactivity.

ppb (parts per billion): One part substance per billion parts water (or micrograms per liter).

ppm (parts per million): One part substance per million parts water (or milligrams per liter).

TT (Treatment Technique): A required process intended to reduce the level of a contaminant in drinking water.

LABORATORY RESULTS

RAdata, Inc.

27 Ironia Road, Unit 2
Flanders, NJ 07836
973-927-7303

Building Evaluation Services & Tech. Inc

Keith Bartlett
5115 Pegasus Court, Suite F
Frederick, MD 21704

Original Report Date: November 22, 2013

Radon Test Results/Information:

Name: Raytown,
Test Location: 7701-7717 Raytown Rd, Raytown MO 64138

FileNum: 13-360

Test #	Test Date	Test Device	Location	Avg. Radon Concentration	Date Analyzed
Building #: 7701 Unit/Apt #: 10 Room #: kitchen					
805688- 821556	11/15/2013,15:10- 11/18/2013,14:15	Liquid Scintillation	First Floor	0.4 pCi/L +/- 0.56	11/22/2013,01:30 Analyzed by: Deborah Van Dyk
Building #: 7701 Unit/Apt #: 13 Room #: kitchen					
805689- 821557	11/15/2013,15:05- 11/18/2013,14:15	Liquid Scintillation	First Floor	< 0.2 pCi/L	11/22/2013,01:41 Analyzed by: Deborah Van Dyk
Building #: 7703 Unit/Apt #: 13 Room #: kitchen					
805690- 821558	11/15/2013,15:10- 11/18/2013,14:20	Liquid Scintillation	First Floor	1.0 pCi/L +/- 0.63	11/22/2013,01:52 Analyzed by: Deborah Van Dyk

The results of this measurement provide an idea of the average concentration in the area of the structure tested during this testing period. The actual risk depends upon the amount of time you are exposed to this concentration. The US EPA and the Center of Disease Control have used a continuous exposure level of 4.0 pCi/L as a guidance level at which remedial action is indicated. If you would like additional information on radon, we recommend that you contact either your state agency or the US EPA.


The accuracy of the radon levels determined at the time of sampling are dictated by proper deployment and conditions in the field. Since deployment in the field is not completed by Radata, Inc. laboratory personnel, the radon results indicated represent the levels found in the test device as received at our lab.

Charcoal Canister samples are analyzed by Method [EPA-402-R-92-004 July 92]
Liquid Scintillation samples are analyzed by Method [EPA EPA-402-R-92-004 July 92]
(+/- = 2 sigma (95% confidence level) counting uncertainty reported in pCi/L.)

LIMITATIONS OF DATA AND PRODUCT LIABILITY

This product is designed to detect radon levels in a specific location. It can not guarantee the overall level of radon present in a home or building, or that people will not be exposed to potentially harmful levels of radon. The cost of this product is based solely on the value of the monitoring, and is unrelated to the value of any customers' property or health. RAdata, Inc. EXPRESSLY DISCLAIMS ALL LIABILITY FOR ANY SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO DAMAGES RESULTING FROM THE IMPROPER USE OF THE PRODUCT OR THE IMPROPER INTERPRETATION OF THE DATA GENERATED BY THE PRODUCT. RAdata's AND ITS AGENT'S SOLE AND EXCLUSIVE LIABILITY AND THE CUSTOMER'S SOLE LIABILITY AND EXCLUSIVE REMEDY WILL NOT EXCEED THE LESSER OF THE COST OF REPAIR OR REPLACEMENT OF THE PRODUCT. Neither RAdata, Inc. nor its agents accepts any liability for improper deployment of any device and shall not be responsible for the consequences of the results derived from same.

Confidentiality Notice: These test results, including any attachments are for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, copying, disclosure, or distribution by other than the intended recipient or authorized agent is prohibited. RAdata, Inc. will not disclose to anyone the identification of a client or results of sample analysis without the expressed consent of the client, except where required by law or by state/federal agency. In situations where information or results are being subpoenaed by a regulatory agency or the courts, RAdata, Inc. will notify the client promptly.

A handwritten signature in black ink that reads "Jeffrey Kaplan". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jeffrey Kaplan, Lab Director

REGULATORY REVIEW

Sites Summary Report

Table with columns: Map ID, DB Type, Site Name, Address, DistDir, ElevDiff, Page No. Includes site details for RCRA-CE300, RAYTOWN SOUTH HIGH SCHOOL, PHILLIPS PETROLEUM CO SS #572, etc.

Sites Summary Report

Table with columns: Map ID, DB Type, Site Name, Address, DistDir, ElevDiff, Page No. Includes site details for UST -ST003470, HY-VEE GAS, FIRST ASSEMBLY OF GOD, etc.

Site Detail Report

Form for CERC-NFRAP site details. Includes EDR ID: 1002955655, NAME: ELLIOTT SHOOTING PARK, ADDRESS: 9500 E 75TH RAYTOWN, MO 64138.

Site Detail Report

Form for CERC-NFRAP site details. Includes EDR ID: 1002955655, NAME: ELLIOTT SHOOTING PARK, ADDRESS: 9500 E 75TH RAYTOWN, MO 64138.

Site Detail Report

Form for FINDS site details. Includes EDR ID: 1000273107, NAME: PARKWAY MO 1038, ADDRESS: 7542 RAYTOWN RD RAYTOWN, MO 64138.

Site Detail Report

Form for FINDS site details. Includes EDR ID: 1000169335, NAME: MITCH CRAWFORD HOLIDAY MOTORS, ADDRESS: 10000 E HWY 350 RAYTOWN, MO 64138.

Site Detail Report

Form for FINDS site details. Includes EDR ID: 1000418157, NAME: RAYTOWN DODGE CO, ADDRESS: 10000 E HWY 350 STE A RAYTOWN, MO 64138.

Site Detail Report

Form for FINDS site details. Includes EDR ID: 1000889346, NAME: FIRESTONE, ADDRESS: 9841 E HWY 350 RAYTOWN, MO 64138.

Site Detail Report

Form for FINDS site details. Includes EDR ID: 1004542241, NAME: ELLIOTT SHOOTING PARK, ADDRESS: 9500 E 75TH RAYTOWN, MO 64138.

Site Detail Report

Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138 JOB: NA

Site Detail Report form for 7701 RAYTOWN ROAD, MO 64138. Includes LUST, EDR ID: 1000631889, and various site details.

Site Detail Report

Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138 JOB: NA

Site Detail Report form for 7701 RAYTOWN ROAD, MO 64138. Includes LUST, EDR ID: 1000631889, and various site details.

Site Detail Report

Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138 JOB: NA

Site Detail Report form for 7701 RAYTOWN ROAD, MO 64138. Includes LUST, EDR ID: U00380723, and various site details.

Site Detail Report

Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138 JOB: NA

Site Detail Report form for 7701 RAYTOWN ROAD, MO 64138. Includes LUST, EDR ID: U001162134, and various site details.

Site Detail Report

Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138 JOB: NA

Site Detail Report form for 7701 RAYTOWN ROAD, MO 64138. Includes RCRA-CESQG, EDR ID: 1000169336, and various site details.

Site Detail Report

Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138 JOB: NA

Site Detail Report form for 7701 RAYTOWN ROAD, MO 64138. Includes RCRA-CESQG, EDR ID: 1000169336, and various site details.

Site Detail Report

Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138 JOB: NA

Site Detail Report form for 7701 RAYTOWN ROAD, MO 64138. Includes RCRA-CESQG, EDR ID: 1000169336, and various site details.

Site Detail Report

Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138 JOB: NA

Site Detail Report form for 7701 RAYTOWN ROAD, MO 64138. Includes RCRA-CESQG, EDR ID: 1000169336, and various site details.

Site Detail Report

Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138 JOB: NA

Site Detail Report form for 7701 RAYTOWN ROAD, MO 64138. Includes RCRA-CESQG, EDR ID: 1000385335, and various site details.

Site Detail Report

Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138 JOB: NA

RCRA-CESQG EDR ID: 100038535 DISTDIR: 0.408 East ELEVATION: 996 MAP ID: 9 NAME: KOPAL GREATER MISSOURI OPERATIONS RAYTOWN SERVICE CENTER 07/11/2013 ADDRESS: 10700 E 350 HWY RAYTOWN, MO 64138 JACKSON SOURCE: US Environmental Protection Agency

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Site Detail Report

Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138 JOB: NA

RCRA-CESQG EDR ID: 100038535 DISTDIR: 0.408 East ELEVATION: 996 MAP ID: 9 NAME: KOPAL GREATER MISSOURI OPERATIONS RAYTOWN SERVICE CENTER 07/11/2013 ADDRESS: 10700 E 350 HWY RAYTOWN, MO 64138 JACKSON SOURCE: US Environmental Protection Agency

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Site Detail Report

Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138 JOB: NA

RCRA-CESQG EDR ID: 100028705 DISTDIR: 0.575 NNW ELEVATION: 977 MAP ID: 13 NAME: DICK SMITH FORD INC Rev: 07/11/2013 ADDRESS: 9505 E 350 HWY RAYTOWN, MO 64138 JACKSON SOURCE: US Environmental Protection Agency

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Site Detail Report

Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138 JOB: NA

RCRA-CESQG EDR ID: 1000257205 DISTDIR: 0.575 NNW ELEVATION: 977 MAP ID: 13 NAME: DICK SMITH FORD INC Rev: 07/11/2013 ADDRESS: 9505 E 350 HWY RAYTOWN, MO 64138 JACKSON SOURCE: US Environmental Protection Agency

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Site Detail Report

Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138 JOB: NA

RCRA-CESQG EDR ID: 1000257205 DISTDIR: 0.575 NNW ELEVATION: 977 MAP ID: 13 NAME: DICK SMITH FORD INC Rev: 07/11/2013 ADDRESS: 9505 E 350 HWY RAYTOWN, MO 64138 JACKSON SOURCE: US Environmental Protection Agency

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Site Detail Report

Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138 JOB: NA

RCRA-CESQG EDR ID: 100043783 DISTDIR: 0.749 NW ELEVATION: 990 MAP ID: 14 NAME: CRAWFORD RAYTOWN JEEP Rev: 07/11/2013 ADDRESS: 9401 E HWY 350 RAYTOWN, MO 64138 JACKSON SOURCE: US Environmental Protection Agency

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Site Detail Report

Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138 JOB: NA

RCRA-CESQG EDR ID: 100043783 DISTDIR: 0.749 NW ELEVATION: 990 MAP ID: 14 NAME: CRAWFORD RAYTOWN JEEP Rev: 07/11/2013 ADDRESS: 9401 E HWY 350 RAYTOWN, MO 64138 JACKSON SOURCE: US Environmental Protection Agency

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Site Detail Report

Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138 JOB: NA

RCRA-CESQG EDR ID: 1000169334 DISTDIR: 0.937 NW ELEVATION: 1040 MAP ID: 15 NAME: MITCH CRAWFORD HOLIDAY MOTORS Rev: 07/11/2013 ADDRESS: 9209 E 350 HWY RAYTOWN, MO 64138 JACKSON SOURCE: US Environmental Protection Agency

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Site Detail Report

Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138 JOB: NA

RCRA-CESQG EDR ID: 1000169334 DISTDIR: 0.937 NW ELEVATION: 1040 MAP ID: 15 NAME: MITCH CRAWFORD HOLIDAY MOTORS Rev: 07/11/2013 ADDRESS: 9209 E 350 HWY RAYTOWN, MO 64138 JACKSON SOURCE: US Environmental Protection Agency

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Site Detail Report

Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138 JOB: NA

RCRA-CESQG EDR ID: 1000169334 DISTDIR: 0.937 NW ELEVATION: 1040 MAP ID: 15 NAME: MITCH CRAWFORD HOLIDAY MOTORS Rev: 07/11/2013 ADDRESS: 9209 E 350 HWY RAYTOWN, MO JACKSON SOURCE: US Environmental Protection Agency

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Site Detail Report

Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138 JOB: NA

RCRA-CESQG EDR ID: 1000169334 DISTDIR: 0.937 NW ELEVATION: 1040 MAP ID: 15 NAME: MITCH CRAWFORD HOLIDAY MOTORS Rev: 07/11/2013 ADDRESS: 9209 E 350 HWY RAYTOWN, MO JACKSON SOURCE: US Environmental Protection Agency

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Site Detail Report

Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138 JOB: NA

RCRA-CESQG EDR ID: 1010665195 DISTDIR: 0.946 SE ELEVATION: 950 MAP ID: 16 NAME: RAYTOWN SOUTH HIGH SCHOOL Rev: 07/11/2013 ADDRESS: 8211 STERLING RAYTOWN, MO 64138 JACKSON SOURCE: US Environmental Protection Agency

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Site Detail Report

Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138 JOB: NA

RCRA-CESQG EDR ID: 1010665195 DISTDIR: 0.946 SE ELEVATION: 950 MAP ID: 16 NAME: RAYTOWN SOUTH HIGH SCHOOL Rev: 07/11/2013 ADDRESS: 8211 STERLING RAYTOWN, MO 64138 JACKSON SOURCE: US Environmental Protection Agency

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Site Detail Report

Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138 JOB: NA

RCRA-CESQG EDR ID: 1010665195 DISTDIR: 0.946 SE ELEVATION: 950 MAP ID: 16 NAME: RAYTOWN SOUTH HIGH SCHOOL Rev: 07/11/2013 ADDRESS: 8211 STERLING RAYTOWN, MO 64138 JACKSON SOURCE: US Environmental Protection Agency

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Site Detail Report

Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138 JOB: NA

SMARS EDR ID: S109118972 DISTDIR: 0.236 North ELEVATION: 990 MAP ID: A3 NAME: RAYTOWN DODGE COMPANY Rev: 08/07/2013 ADDRESS: 10000 EAST BLUE PARKWAY, STATE RT. 350 RAYTOWN, MO 64138 JACKSON SOURCE: MO Department of Natural Resources

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Site Detail Report

Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138 JOB: NA

UST EDR ID: 1000418157 DISTDIR: 0.236 North ELEVATION: 990 MAP ID: A4 NAME: RAYTOWN DODGE CO Rev: 09/17/2013 ADDRESS: 10000 E HWY 350 STE A RAYTOWN, MO 64138 JACKSON SOURCE: MO Department of Natural Resources

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Site Detail Report

Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138 JOB: NA

UST EDR ID: 1000418157 DISTDIR: 0.236 North ELEVATION: 990 MAP ID: A4 NAME: RAYTOWN DODGE CO Rev: 09/17/2013 ADDRESS: 10000 E HWY 350 STE A RAYTOWN, MO 64138 JACKSON SOURCE: MO Department of Natural Resources

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Site Detail Report

Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138 JOB: NA

UST EDR ID: 1000418157 DISTDIR: 0.236 North ELEVATION: 990 MAP ID: A4 NAME: RAYTOWN DODGE CO Rev: 09/17/2013 ADDRESS: 10000 E HWY 350 STE A RAYTOWN, MO 64138 JACKSON SOURCE: MO Department of Natural Resources

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Site Detail Report

Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138

JOB: NA

UST
EOR ID: 1000631689 DISTDIR: 0.301 NNW ELEVATION: 1000 MAP ID: 5
NAME: AMOCO OIL SS #8519 Rev: 09/17/2013
ADDRESS: 10001 E 350 HWY RAYTOWN, MO 64138
SOURCE: MO Department of Natural Resources
Date Record Added: 1998-12-07 00:00:00
Date Record Edited: 2005-06-27 00:00:00
Name of Person Editing Record: PURVIS, K

- Continued on next page -

Site Detail Report

Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138

JOB: NA

UST
EOR ID: 1000631689 DISTDIR: 0.301 NNW ELEVATION: 1000 MAP ID: 5
NAME: AMOCO OIL SS #8519 Rev: 09/17/2013
ADDRESS: 10001 E 350 HWY RAYTOWN, MO 64138
SOURCE: MO Department of Natural Resources
Date Record Added: 1998-12-07 00:00:00
Date Record Edited: 2005-06-27 00:00:00
Name of Person Editing Record: PURVIS, K

- Continued on next page -

Site Detail Report

Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138

JOB: NA

UST
EOR ID: 1000631689 DISTDIR: 0.301 NNW ELEVATION: 1000 MAP ID: 5
NAME: AMOCO OIL SS #8519 Rev: 09/17/2013
ADDRESS: 10001 E 350 HWY RAYTOWN, MO 64138
SOURCE: MO Department of Natural Resources
Date Record Added: 1998-12-07 00:00:00
Date Record Edited: 2005-06-27 00:00:00
Name of Person Editing Record: PURVIS, K

- Continued on next page -

Site Detail Report

Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138

JOB: NA

UST
EOR ID: 1000631689 DISTDIR: 0.301 NNW ELEVATION: 1000 MAP ID: 5
NAME: AMOCO OIL SS #8519 Rev: 09/17/2013
ADDRESS: 10001 E 350 HWY RAYTOWN, MO 64138
SOURCE: MO Department of Natural Resources
Date Record Added: 1998-12-07 00:00:00
Date Record Edited: 2005-06-27 00:00:00
Name of Person Editing Record: PURVIS, K

- Continued on next page -

Site Detail Report

Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138

JOB: NA

UST
EOR ID: 1000631689 DISTDIR: 0.301 NNW ELEVATION: 1000 MAP ID: 5
NAME: AMOCO OIL SS #8519 Rev: 09/17/2013
ADDRESS: 10001 E 350 HWY RAYTOWN, MO 64138
SOURCE: MO Department of Natural Resources
Date Record Added: 1998-12-07 00:00:00
Date Record Edited: 2005-06-27 00:00:00
Name of Person Editing Record: PURVIS, K

- Continued on next page -

Site Detail Report

Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138

JOB: NA

UST
EOR ID: 1000631689 DISTDIR: 0.301 NNW ELEVATION: 1000 MAP ID: 5
NAME: AMOCO OIL SS #8519 Rev: 09/17/2013
ADDRESS: 10001 E 350 HWY RAYTOWN, MO 64138
SOURCE: MO Department of Natural Resources
Date Record Added: 1998-12-07 00:00:00
Date Record Edited: 2005-06-27 00:00:00
Name of Person Editing Record: PURVIS, K

- Continued on next page -

Site Detail Report

Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138

JOB: NA

UST
EOR ID: 1000631689 DISTDIR: 0.301 NNW ELEVATION: 1000 MAP ID: 5
NAME: AMOCO OIL SS #8519 Rev: 09/17/2013
ADDRESS: 10001 E 350 HWY RAYTOWN, MO 64138
SOURCE: MO Department of Natural Resources
Date Record Added: 1998-12-07 00:00:00
Date Record Edited: 2005-06-27 00:00:00
Name of Person Editing Record: PURVIS, K

- Continued on next page -

Site Detail Report

Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138

JOB: NA

UST
EOR ID: 1000631689 DISTDIR: 0.301 NNW ELEVATION: 1000 MAP ID: 5
NAME: AMOCO OIL SS #8519 Rev: 09/17/2013
ADDRESS: 10001 E 350 HWY RAYTOWN, MO 64138
SOURCE: MO Department of Natural Resources
Date Record Added: 1998-12-07 00:00:00
Date Record Edited: 2005-06-27 00:00:00
Name of Person Editing Record: PURVIS, K

- Continued on next page -

Site Detail Report

Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138

JOB: NA

UST
EOR ID: 1000631689 DISTDIR: 0.301 NNW ELEVATION: 1000 MAP ID: 5
NAME: AMOCO OIL SS #8519 Rev: 09/17/2013
ADDRESS: 10001 E 350 HWY RAYTOWN, MO 64138
SOURCE: MO Department of Natural Resources
Date Record Added: 1998-12-07 00:00:00
Date Record Edited: 2005-06-27 00:00:00
Name of Person Editing Record: PURVIS, K

- Continued on next page -

Site Detail Report

Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138 JOB: NA

UST
EOR ID: 1000631889 DISTDIR: 0.301 NNW ELEVATION: 1000 MAP ID: 5
NAME: AMOCO OIL SK #8519 Rev: 09/17/2013
ADDRESS: 10001 E 350 HWY RAYTOWN, MO 64138
SOURCE: MO Department of Natural Resources
Site Usage: 2
Risk Type: 3
Soil Type: 7
GW Flow: 11
Offsite Impact: 17
Free Product: 0
Drinking Water: 42
Closed Under: Not reported
No Buildings: No
No Excavation: No
Facility Id: ST0010240
Tank Id: 2
Site Usage: 2
Risk Type: 3
Soil Type: 7
GW Flow: 11
Offsite Impact: 17
Free Product: 0
Drinking Water: 42
Closed Under: Not reported
No Buildings: No
No Excavation: No
Facility Id: ST0010240
Tank Id: 3
Site Usage: 2
Risk Type: 3
Soil Type: 7
GW Flow: 11
Offsite Impact: 17
Free Product: 0
Drinking Water: 42
Closed Under: Not reported
No Buildings: No
No Excavation: No

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Site Detail Report

Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138 JOB: NA

UST
EOR ID: 1000631889 DISTDIR: 0.301 NNW ELEVATION: 1000 MAP ID: 5
NAME: AMOCO OIL SK #8519 Rev: 09/17/2013
ADDRESS: 10001 E 350 HWY RAYTOWN, MO 64138
SOURCE: MO Department of Natural Resources
No Buildings: No
Vapor Barrier: 0
St Louis Mc: No
Special Well Area: No
Surface Cap: No
No Excavation: No
Facility Id: ST0010240
Tank Id: 4
Site Usage: 2
Risk Type: 3
Soil Type: 7
GW Flow: 11
Offsite Impact: 17
Free Product: 0
Drinking Water: 42
Closed Under: Not reported
No Buildings: No
No Excavation: No
Facility Id: ST0010240
Tank Id: 3
Site Usage: 2
Risk Type: 3
Soil Type: 7
GW Flow: 11
Offsite Impact: 17
Free Product: 0
Drinking Water: 42
Closed Under: Not reported
No Buildings: No
No Excavation: No

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Site Detail Report

Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138 JOB: NA

UST
EOR ID: U003980723 DISTDIR: 0.343 North ELEVATION: 977 MAP ID: 6
NAME: SUMMERS GAS STATION Rev: 09/17/2013
ADDRESS: HWY 350 & RAYTOWN RD RAYTOWN, MO 64133
SOURCE: MO Department of Natural Resources
Facility Id: ST1980075
Region: KC
Easting: 4316474.94
Owner Of Geospatial Data: Hazardous Waste Program
Geospatial Data Collected By: VANCE, S
Date GIS Data Collected: 08/26/2013
Lat/Long: 38.9827031 / -94.4646927
Lat/Long (dms): Not reported
Tanks:
Owner: Not reported
Owner Name: Not reported
Owner Address: Not reported
Owner City, St, Zip: Not reported
Owner County Code: Not reported
Owner Phone: Not reported
Mail Was Not Deliverable: Not reported
Is Owner Active?: Not reported
Date Registration Received: Not reported
Date Record Edited: Not reported
Name of Person Editing Record: Not reported
Tank Id: Not reported
Tank Double Wall: Not reported
Tank Type: Not reported
Tank Status: Not reported
Meet 98 Update Requirements: Not reported
Date Tank Installed: Not reported
Tank Material: Not reported
Code for Tank Material Manufacturer: Not reported
Code for Tank Installer: Not reported
Other Type Of Tank Material: Not reported
Tank Internal Protection: Not reported
Other Tank Internal Protection: Not reported
Tank Internal Protection Date: Not reported
Tank External Protection: Not reported
Other Tank External Protection: Not reported
Date Tank Last Used: Not reported

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Site Detail Report

Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138 JOB: NA

UST
EOR ID: U003980723 DISTDIR: 0.343 North ELEVATION: 977 MAP ID: 6
NAME: SUMMERS GAS STATION Rev: 09/17/2013
ADDRESS: HWY 350 & RAYTOWN RD RAYTOWN, MO 64133
SOURCE: MO Department of Natural Resources
Date Tank Permanently Closed/Removed: Not reported
Drinking Water: 42
Closed Under: Not reported
No Buildings: No
No Excavation: No
Facility Id: ST1980075
Tank Id: 3
Site Usage: 2
Risk Type: 3
Soil Type: 7
GW Flow: 11
Offsite Impact: 17
Free Product: 0
Drinking Water: 42
Closed Under: Not reported
No Buildings: No
No Excavation: No
Facility Id: ST1980075
Tank Id: 2
Site Usage: 2
Risk Type: 3
Soil Type: 7
GW Flow: 11
Offsite Impact: 17
Free Product: 0
Drinking Water: 42
Closed Under: Not reported
No Buildings: No
No Excavation: No

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Site Detail Report

Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138 JOB: NA

UST
EOR ID: U001829654 DISTDIR: 0.358 NNW ELEVATION: 988 MAP ID: 87
NAME: FIRESTONE SERVICE CENTER Rev: 09/17/2013
ADDRESS: 8841 E HWY 350 RAYTOWN, MO 64133
SOURCE: MO Department of Natural Resources
UST:
Facility ID: ST0008651
Region: KC
Easting: 372990.909
Northing: 4316552.92
Owner Of Geospatial Data: Hazardous Waste Program
Geospatial Data Collected By: VANCE, S
Date GIS Data Collected: 08/26/2013
Lat/Long: 38.9212 / -94.46775
Lat/Long (dms): Not reported
Tanks:
Owner:
Owner ID: OW00411
Owner Name: BRIDGESTONE/FIRESTONE, INC
Owner Address: 3550 WEST GOLF ROAD
Owner City, St, Zip: ROLLING MEADOWS, IL 60008
Owner County Code: Not reported
Owner Phone: 3793217
Mail Was Not Deliverable: Not reported
Is Owner Active?: No
Date Registration Received: Not reported
Date Record Added: 1995-06-30 00:00:00
Date Record Edited: Not reported
Name of Person Editing Record: Not reported
Tank Id: 1
Tank Double Wall: 0
Tank Type: Below Ground
Tank Status: Removed
Meet 98 Update Requirements: No
Date Tank Installed: Not reported
Tank Material: Fiberglass
Code for Tank Material Manufacturer: Not reported
Code for Tank Installer: Not reported
Other Type Of Tank Material: Not reported
Tank Internal Protection: Not reported
Other Tank Internal Protection: Not reported
Tank Internal Protection Date: Not reported
Tank External Protection: Not reported
Other Tank External Protection: Not reported
Date Tank Last Used: 11/15/1994

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Site Detail Report

Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138 JOB: NA

UST
EOR ID: U001829654 DISTDIR: 0.358 NNW ELEVATION: 988 MAP ID: 87
NAME: FIRESTONE SERVICE CENTER Rev: 09/17/2013
ADDRESS: 8841 E HWY 350 RAYTOWN, MO 64133
SOURCE: MO Department of Natural Resources
Date Tank Permanently Closed/Removed: 11/15/1994
Drinking Water: 42
Closed Under: Not reported
No Buildings: No
No Excavation: No
Facility Id: ST0008651
Tank Id: 1
Site Usage: 2
Risk Type: 3
Soil Type: 7
GW Flow: 11
Offsite Impact: 17
Free Product: 0
Drinking Water: 42
Closed Under: Not reported
No Buildings: No
No Excavation: No
Facility Id: ST0008651
Tank Id: 2
Site Usage: 2
Risk Type: 3
Soil Type: 7
GW Flow: 11
Offsite Impact: 17
Free Product: 0
Drinking Water: 42
Closed Under: Not reported
No Buildings: No
No Excavation: No

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Site Detail Report

Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138 JOB: NA

UST
EOR ID: U001829654 DISTDIR: 0.358 NNW ELEVATION: 988 MAP ID: 87
NAME: FIRESTONE SERVICE CENTER Rev: 09/17/2013
ADDRESS: 8841 E HWY 350 RAYTOWN, MO 64133
SOURCE: MO Department of Natural Resources
Tank Aug 2011:
Facility Id: ST0008651
Tank Id: 1
Site Usage: Not reported
Risk Type: Not reported
Soil Type: Not reported
GW Flow: Not reported
Offsite Impact: Not reported
Free Product: Not reported
Drinking Water: Not reported
Closed Under: Not reported
No Buildings: Not reported
No Excavation: No
Vapor Barrier: 0
St Louis Mc: No
Special Well Area: No
Surface Cap: No
No Excavation: No

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Site Detail Report

Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138 JOB: NA

UST
EOR ID: U001162134 DISTDIR: 0.439 NNW ELEVATION: 963 MAP ID: 10
NAME: SHORT & SNAPPY Rev: 09/17/2013
ADDRESS: 9919 E 350 HWY RAYTOWN, MO 64138
SOURCE: MO Department of Natural Resources
UST:
Facility ID: ST0002470
Region: KC
Easting: 37272.830
Northing: 4316438.94
Owner Of Geospatial Data: Hazardous Waste Program
Geospatial Data Collected By: CORBIN, M
Date GIS Data Collected: 09/23/2010
Lat/Long: 38.982745 / -94.47175
Lat/Long (dms): Not reported
Tanks:
Owner:
Owner ID: OW006072
Owner Name: ZARON BROTHERS DAIRY, INC
Owner Address: 11111 W 59TH TERRACE, STE 204
Owner City, St, Zip: SHAWNEE, KS 66201
Owner County Code: 101
Owner Phone: 9252400
Mail Was Not Deliverable: No
Is Owner Active?: No
Date Registration Received: Not reported
Date Record Added: 1995-06-30 00:00:00
Date Record Edited: Not reported
Name of Person Editing Record: Not reported
Tank Id: 2
Tank Double Wall: 0
Tank Type: Below Ground
Tank Status: Removed
Meet 98 Update Requirements: No
Date Tank Installed: 04/01/1987
Tank Material: Fiberglass
Code for Tank Material Manufacturer: Not reported
Code for Tank Installer: Not reported
Other Type Of Tank Material: Not reported
Tank Internal Protection: Not reported
Other Tank Internal Protection: Not reported
Tank Internal Protection Date: Not reported
Tank External Protection: Not reported
Other Tank External Protection: Not reported
Date Tank Last Used: 07/08/1994

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Site Detail Report

Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138 JOB: NA

UST
EOR ID: U001162134 DISTDIR: 0.439 NNW ELEVATION: 963 MAP ID: 10
NAME: SHORT & SNAPPY Rev: 09/17/2013
ADDRESS: 9919 E 350 HWY RAYTOWN, MO 64138
SOURCE: MO Department of Natural Resources
Date Tank Permanently Closed/Removed: 07/08/1994
Drinking Water: 42
Closed Under: Not reported
No Buildings: No
No Excavation: No
Facility Id: ST0002470
Tank Id: 1
Site Usage: Not reported
Risk Type: Not reported
Soil Type: Not reported
GW Flow: Not reported
Offsite Impact: Not reported
Free Product: Not reported
Drinking Water: Not reported
Closed Under: Not reported
No Buildings: Not reported
No Excavation: No
Vapor Barrier: 0
St Louis Mc: No
Special Well Area: No
Surface Cap: No
No Excavation: No

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Database Descriptions

State/Tribal CERCLIS: HWB DETAIL (HWB) - Registry of Confirmed/Abandoned or Uncontrolled Hazardous Waste Disposal Sites. State Hazardous Waste Sites. State hazardous waste site records are 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. Available information varies by state. SHWYS - Registry of Confirmed/Abandoned or Uncontrolled Hazardous Waste Disposal Sites

State/Tribal SWL: SWWFLF Solid Waste Facilities/Landfill Sites. SWWFLF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle C Section 4004 criteria for solid waste landfills or disposal sites. SWWFLF - Solid Waste Facility List

State/Tribal LTANKS: LUST Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. LUST - Leaking Underground Storage Tanks LAST - Leaking Aboveground Storage Tanks INDIAN LUST R7 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R1 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R4 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R8 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R9 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R6 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R5 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R3 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R2 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R1 - Leaking Underground Storage Tanks on Indian Land.

State/Tribal Tanks: UST Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program. UST - Petroleum Storage Tanks AST - Aboveground Petroleum Storage Tanks INDIAN UST R1 - Underground Storage Tanks on Indian Land. INDIAN UST R6 - Underground Storage Tanks on Indian Land. INDIAN UST R5 - Underground Storage Tanks on Indian Land. INDIAN UST R4 - Underground Storage Tanks on Indian Land. INDIAN UST R9 - Underground Storage Tanks on Indian Land. INDIAN UST R3 - Underground Storage Tanks on Indian Land. INDIAN UST R8 - Underground Storage Tanks on Indian Land. INDIAN UST R7 - Underground Storage Tanks on Indian Land. INDIAN UST R2 - Underground Storage Tanks on Indian Land.

State/Tribal IC/EC: AUE. Activity and use limitations include both engineering controls and institutional controls. AUE - Sites with Controls

State/Tribal VCP: VCP Sites participating in the Voluntary Cleanup Program. VCP - Sites Participating in the Voluntary Cleanup Program

ST/Tribal Brownfields: BROWNFIELDS Brownfields are sites where redevelopment and reuse is hampered by present or suspected contamination with hazardous substances. While many brownfield sites are minimally contaminated, potential environmental liability can be a problem for owners, operators, prospective buyers and financial institutions. Because of the large number of these sites, their economic impact, especially in heavily industrial areas is substantial. BROWNFIELDS - Brownfields Site List

US Brownfields: US BROWNFIELDS Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and redeveloping in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA. Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfields sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs. US BROWNFIELDS - A Listing of Brownfields Sites

Database Descriptions

Other Haz Sites: US CCL A Listing of clandestine drug lab locations. The U.S. Department of Justice (The Department) provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. US CCL - Clandestine Drug Lab

Spills: HMRS Hazardous Materials Incident Report System. HMRS contains hazardous material spill incidents reported to DOT. HMRS - Hazardous Materials Information Reporting System SPILLS - Environmental Response Tracking Database.

Other: TRIS Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313. TRIS - Toxic Chemical Release Inventory System ICIS - Integrated Compliance Information System. FINDS - Facility Index System/Facility Registry System. RMAP - Risk Management Plans. SRS - Spill Reporting System. INDIAN RESERV - Indian Reservations. MMS - Industrial Mineral Mines Database. PRP - Potentially Responsible Parties. FEDLAND - Federal and Indian Lands. SMARS - Site Management and Reporting System.

Database Sources

- NPL: EPA Updated Quarterly
- NPL Deleted: EPA Updated Quarterly
- CERCLIS: EPA Updated Quarterly
- NFRAP: EPA Updated Quarterly
- RCRA COR ACT: EPA Updated Quarterly
- RCRA TSD: Environmental Protection Agency Updated Quarterly
- RCRA GEN: Environmental Protection Agency Updated Quarterly
- Federal IC / EC: Environmental Protection Agency Varies
- ERNS: National Response Center, United States Coast Guard Updated Annually
- State/Tribal CERCLIS: Department of Natural Resources Updated Quarterly
- State/Tribal SWL: Department of Natural Resources Updated Quarterly
- State/Tribal LTANKS: Department of Natural Resources Updated Semi-Annually
- State/Tribal Tanks: Department of Natural Resources Updated Semi-Annually

Database Sources

- State/Tribal IC / EC: Department of Natural Resources Varies
- State/Tribal VCP: Department of Natural Resources Updated Semi-Annually
- ST/Tribal Brownfields: Department of Natural Resources Updated Semi-Annually
- US Brownfields: Environmental Protection Agency Updated Semi-Annually
- Other Haz Sites: Drug Enforcement Administration Updated Quarterly
- Spills: U.S. Department of Transportation Updated Annually
- Other: EPA Updated Annually

Street Name Report for Streets near the Target Property

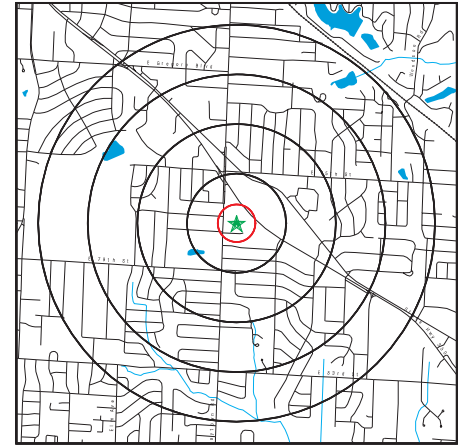
Target Property: 7701 RAYTOWN ROAD KANSAS CITY, MO 64138 JOB: NA

Street Name	DistDir	Street Name	DistDir
Cedar Ave	0.24 South		
Connecting Road	0.17 NNW		
E 78th St	0.21 NNW		
E 78th St	0.22 NW		
E 78th Ter	0.12 NW		
E 77th St	0.07 NNW		
E 77th Ter	0.05 South		
E 77th St	0.12 South		
E 78th Ter	0.18 South		
E 78th St	0.24 South		
Hardy Ave	0.23 ESE		
Hardborne Ave	0.18 NW		
Ramp	0.20 NNW		
Raytown Rd	0.07 West		
State Hwy 350	0.08 NE		

Environmental FirstSearch
1200 Mile Radius
ASTM MAP, NPL, RCRA/COR, STATES Sites



7701 RAYTOWN ROAD KANSAS CITY, MO 64138



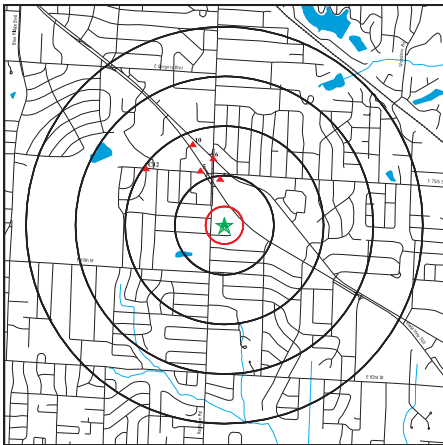
Black Rings Represent 0.5 Mile Radius Red Ring Represents 500 ft Radius
Green Star Target Property @Latitude 39.4832 Longitude 94.6833
Red Dot Identified Sites
Red Square National Priority List Sites

EPA Reference Code: EPCRA Brownfields and RCRA UST/TSDF
Coordinates: 39.4832 N 94.6833 W

Environmental FirstSearch
1200 Mile Radius
ASTM MAP, CERCLIS, RCRA/TSD, LUST, SWL



7701 RAYTOWN ROAD KANSAS CITY, MO 64138



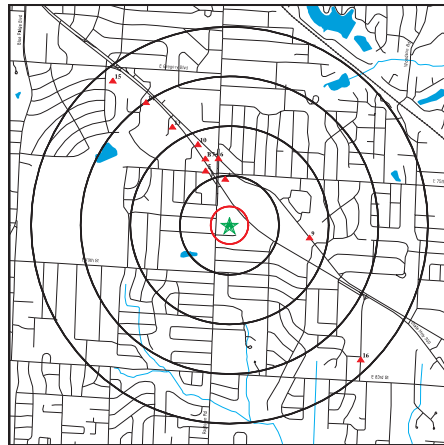
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Environmental FirstSearch
1200 Mile Radius
ASTM MAP, RCRA/COR, ENRIG, LUST, FED IC/EC, METH LABS



7701 RAYTOWN ROAD KANSAS CITY, MO 64138



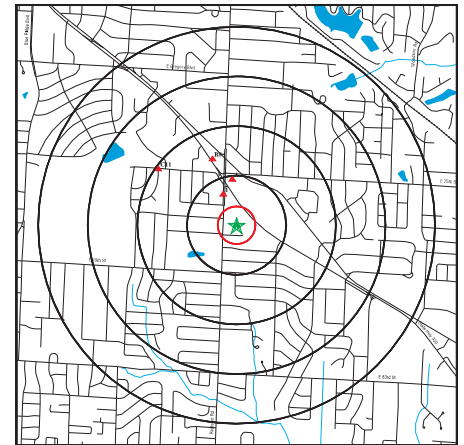
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Environmental FirstSearch
Non ASTM Map, Spills, FINDS



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