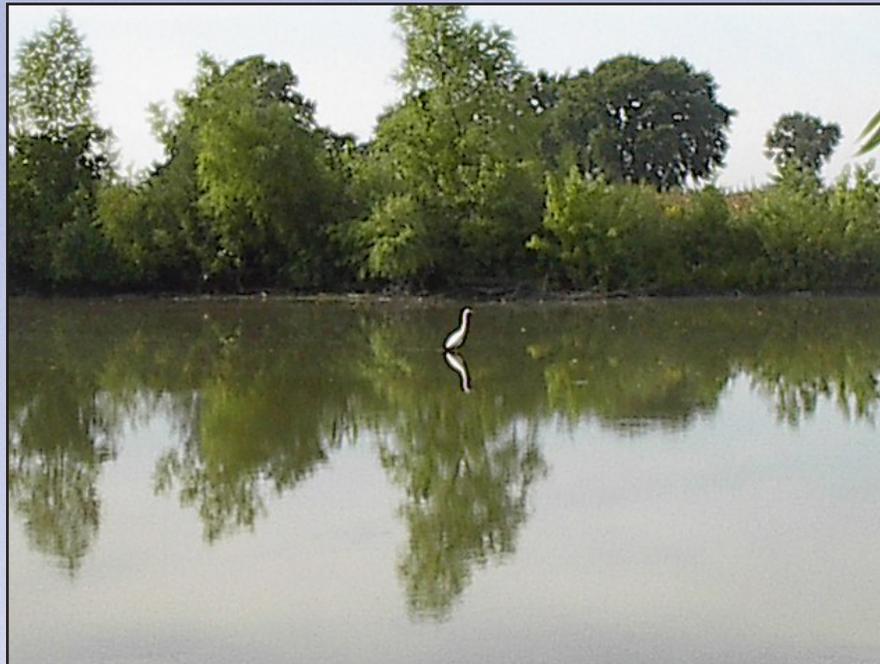


UPPER MISSISSIPPI RIVER SYSTEM
ENVIRONMENTAL MANAGEMENT PROGRAM (EMP)
DEFINITE PROJECT REPORT (DPR) WITH INTEGRATED
ENVIRONMENTAL ASSESSMENT
STAGE II

APPENDIX F
**FOX ISLAND DIVISION HABITAT REHABILITATION
AND ENHANCEMENT PROJECT**
**HAZARDOUS, TOXIC, AND RADIOACTIVE
WASTE DOCUMENTATION REPORT**



FINAL
SEPTEMBER 2006

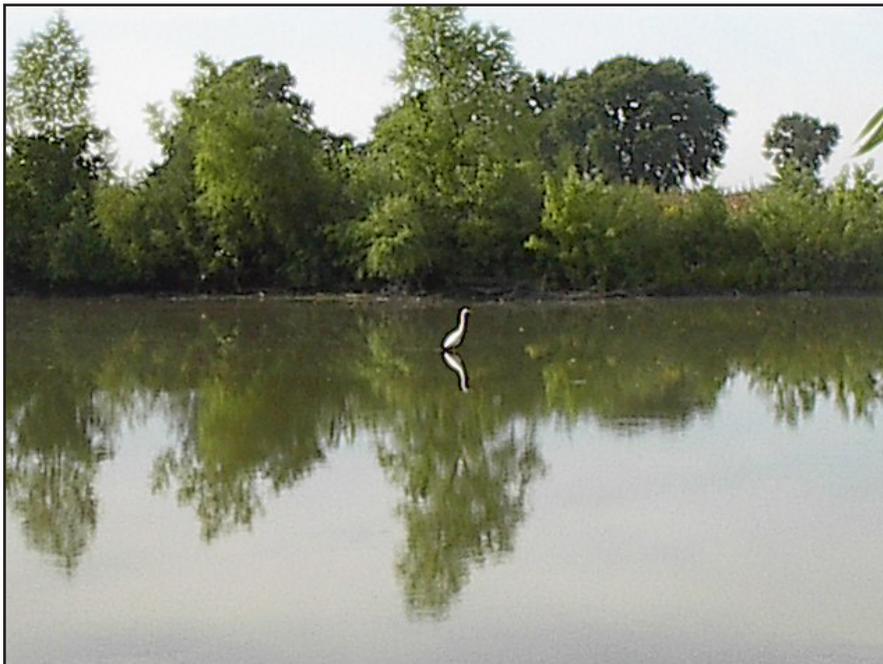


MISSISSIPPI RIVER POOL 20 -
RIVER MILES 358.5-353.6
CLARK COUNTY, MISSOURI

UPPER MISSISSIPPI RIVER SYSTEM
ENVIRONMENTAL MANAGEMENT PROGRAM (EMP)
DEFINITE PROJECT REPORT (DPR) WITH INTEGRATED
ENVIRONMENTAL ASSESSMENT
STAGE II

APPENDIX F

**FOX ISLAND DIVISION HABITAT REHABILITATION
AND ENHANCEMENT PROJECT
HAZARDOUS, TOXIC, AND RADIOACTIVE
WASTE DOCUMENTATION REPORT**



**FINAL
SEPTEMBER 2006**



MISSISSIPPI RIVER POOL 20 -
RIVER MILES 358.5-353.6
CLARK COUNTY, MISSOURI

EXECUTIVE SUMMARY

A Phase I Environmental Site Assessment of the Great River National Wildlife Refuge, Fox Island Division, Clark County, Missouri, project area (the Site) was conducted by Stanley Consultants, Inc. The project area is located along the right descending bank of the Upper Mississippi River between river miles 358.5 and 353.6, and one mile south of the town of Alexandria. The Fox River makes up the primary western border, bisecting a portion of the refuge. The project area is comprised of approximately 2,100 acres. Portions of the Site are farmed in cooperation with local farmers and the U.S. Fish and Wildlife Service (USFWS). The remaining acres have been set aside as a wildlife refuge.

The Phase I Environmental Site Assessment (ESA) was completed in general accordance with the procedures outlined in American Society for Testing & Materials (ASTM) E1527-00, Standard Practice of Environmental Site Assessments: Phase I Environmental Site Assessment Process, and U.S. Army Corps of Engineers Hazardous, Toxic, and Radioactive Waste (HTRW) guidance in Engineering Regulation 1165-2-132 dated June 26, 1992. The goal of a Phase I ESA is to identify recognized environmental conditions that may indicate the presence or likely presence of any CERCLA hazardous substances, petroleum products, HTRW, or other regulated contaminants within the project area.

The following environmental conditions or concerns were identified by the Phase I ESA:

1. Near an abandoned outbuilding on the former Logsdon Property, a small burn area was located that was likely used for burning trash.
2. Located on the former Logsdon Property is an unabandoned irrigation well.
3. Adjacent to the abandoned outbuilding on the former Logsdon Property, a pole-mounted transformer was found.
4. On property adjoining the northern-most portion of the Site, a small dump site of household goods, including a television, was identified.
5. Roughly 1,600 feet south of the Hemp Slough boundary two apparently empty heating oil tanks were discovered.
6. At the end of a culvert that discharges water from an existing water control structure into the Fox River, south of where Honey Creek discharges into the Fox River, a 55-gallon drum was visible just below the water surface.
7. Located alongside a field road on the southeastern side of Slim Slough, a pressurized well tank was discovered.

No visual evidence of environmental contamination was noted at any of these sites. Therefore, no environmental testing is recommended. There were no environmental concerns except for the identified household goods, heating oil tanks, 55-gallon drum, and well tank. These items should all be removed and properly disposed of prior to land acquisition or construction. If it is not needed for the Habitat Rehabilitation and Enhancement Project (HREP), the pole-mounted transformer should be removed and properly disposed and the former irrigation well should be properly abandoned.

**UPPER MISSISSIPPI RIVER SYSTEM
ENVIRONMENTAL MANAGEMENT PROGRAM
DEFINITE PROJECT REPORT
WITH INTEGRATED ENVIRONMENTAL ASSESSMENT**

**FOX ISLAND DIVISION HABITAT REHABILITATION
AND ENHANCEMENT PROJECT**

**POOL 20, MISSISSIPPI RIVER MILES 358.5 THROUGH 353.6
CLARK COUNTY, MISSOURI**

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1.0 INTRODUCTION

a. Purpose. The purpose of this Phase I Environmental Site Assessment (ESA) is to identify recognized environmental conditions (RECs) in general accordance with the procedures outlined in American Society for Testing & Materials (ASTM) E1527-00. The term REC is defined 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, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

The specific and appropriate purposes of a hazardous, toxic, and radioactive waste documentation report (HDR) is to effectively document a proper inquiry into hazardous, toxic, and radioactive waste (HTRW) activities on prospective project lands. This project was conducted in accordance with the United States Army Corps of Engineers (USACE) HTRW guidance for Civil Work Projects, ER 1165-2-132, dated June 26, 1992.

b. Scope of Services. This ESA was conducted in general accordance with ASTM E1527-00, Standard Practice of Environmental Site Assessments: Phase I Environmental Site Assessment Process. According to ASTM E1527-00, a Phase I ESA involves four components, described as follows:

- *Records Review* - The purpose of the records review is to obtain and review available federal and state government records that will help identify recognized environmental conditions in connection with the property or adjacent properties within the minimum search distance.
- *Site Reconnaissance* - The purpose of the site reconnaissance is to visually and physically observe the property (including buildings) and, to the extent practical, the adjoining properties for uses and evidence of previous uses that are indicative of recognized environmental conditions.
- *Interviews* - Interviews of the current owners and occupants of the property and interviews of local agency officials to the extent they are reasonably available are performed to help identify recognized environmental conditions in connection with the property.
- *Report* - The purpose of the report is to document the activities performed during the assessment, provide information supporting the analysis opinions and conclusions found in the report and summarize the findings of the assessment.

The following activities, among others, are excluded from the scope of work for a Phase I ESA as described in ASTM E1527-00:

- Testing or sampling of materials (e.g. soil, water, air, or building materials).
- Evaluation for asbestos, radon, lead-based paint, lead in drinking water, wetlands.

Stanley Consultants, Inc. (SCI) performed this assessment for the benefit of the USACE and the United States Fish and Wildlife Service (USFWS). The USACE and the USFWS are pursuing a Habitat Rehabilitation and Enhancement Project (HREP) for the Fox Island Division of the Great

River National Wildlife Refuge, as shown in Figure 3. The assessment includes all 2,100 acres of the refuge, including approximately 600 acres of farmland currently farmed through lease agreements between the farmers and the USFWS. The site begins just south of the Alexandria, Missouri, city limits and extends south almost to Gregory Landing, Missouri (see Figures 1 and 2).

c. Significant Assumptions. The Level I Survey prepared by the USFWS for the initial purchase of the Holtkamp property to establish the refuge was approved but the results were not readily available. It has been assumed that only minor environmental concerns were identified in that report and they were adequately addressed prior to purchase of the property by the USFWS.

d. Limitations and Exceptions. SCI obtained information regarding practices, conditions, and test data from the client and/or the property owner/operator during the performance of the environmental assessment. SCI is relying on the accuracy of this information for the preparation of this report. SCI assumes no liability or responsibility for the accuracy, precision, misrepresentation or withholding of information by the client and/or property owner/operator or for items not visible, accessible, or present on-site at the time of investigation.

The findings set forth in this Environmental Assessment Report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed upon services or the time and budgeting restraints imposed by the clients.

The purpose of a Phase I ESA is to review documentation pertaining to environmental concerns and to evaluate current environmental liabilities of the property. SCI does not assume responsibility for the elimination of hazards that could possibly cause accidents, injuries, damage, or liabilities. Compliance with the proposed recommendations and/or suggestions as found in this report in no way guarantees elimination of hazards or warrants the property owner/operator's regulatory responsibilities to the appropriate regulatory agency of any conditions, releases, or discharges that are reportable under local, state, or Federal regulation. The Phase I ESA was conducted and prepared in accordance with ASTM E1527-00 standards. No attempt was made in determining potential radon hazards, lead based paint hazards, or asbestos hazards on the property.

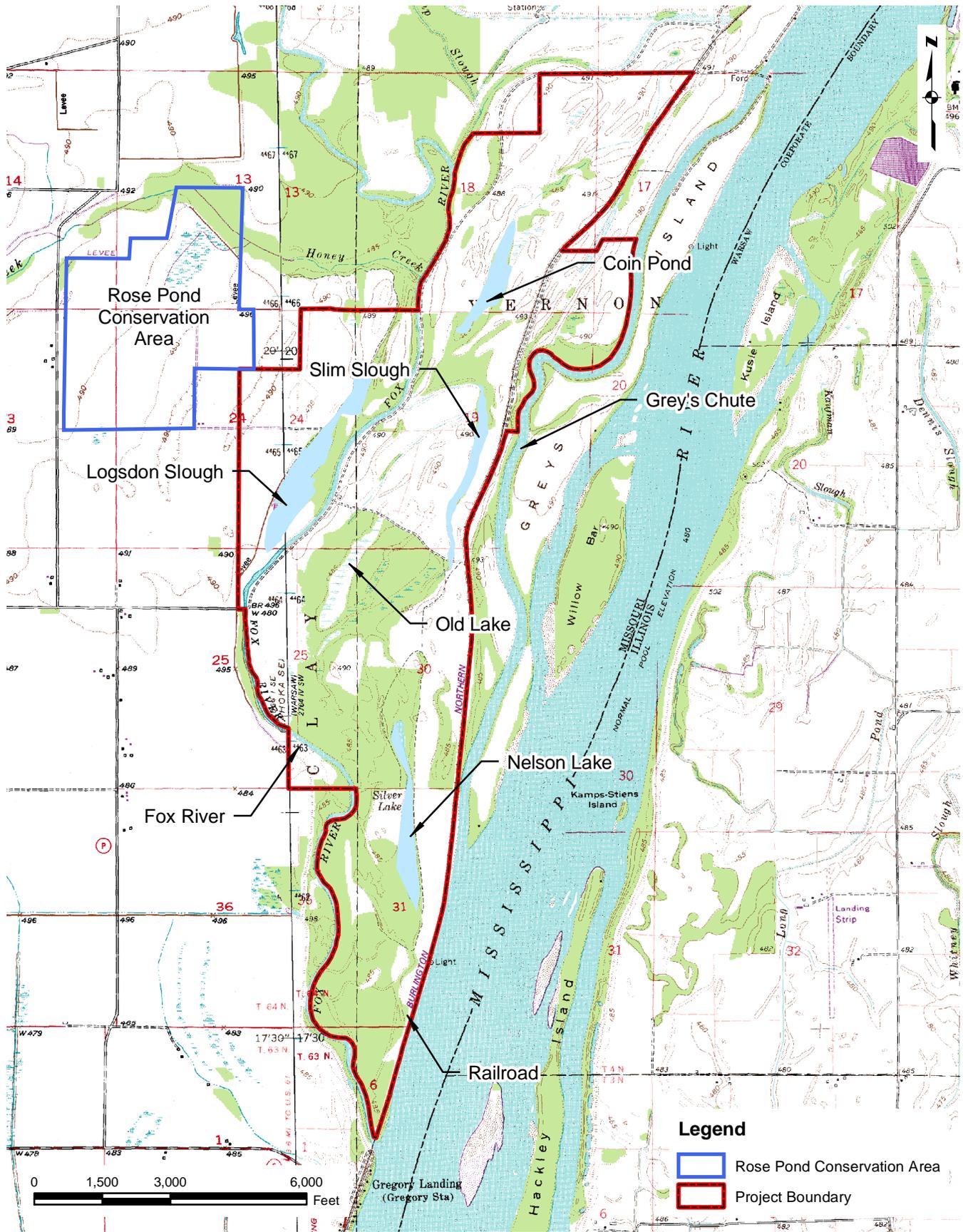
e. Special Terms and Conditions. There are no special terms and/or conditions for this project.

f. User Reliance. SCI performed this assessment for the benefit of the USACE and the USFWS. This report is intended only for the use of the USACE and USFWS.



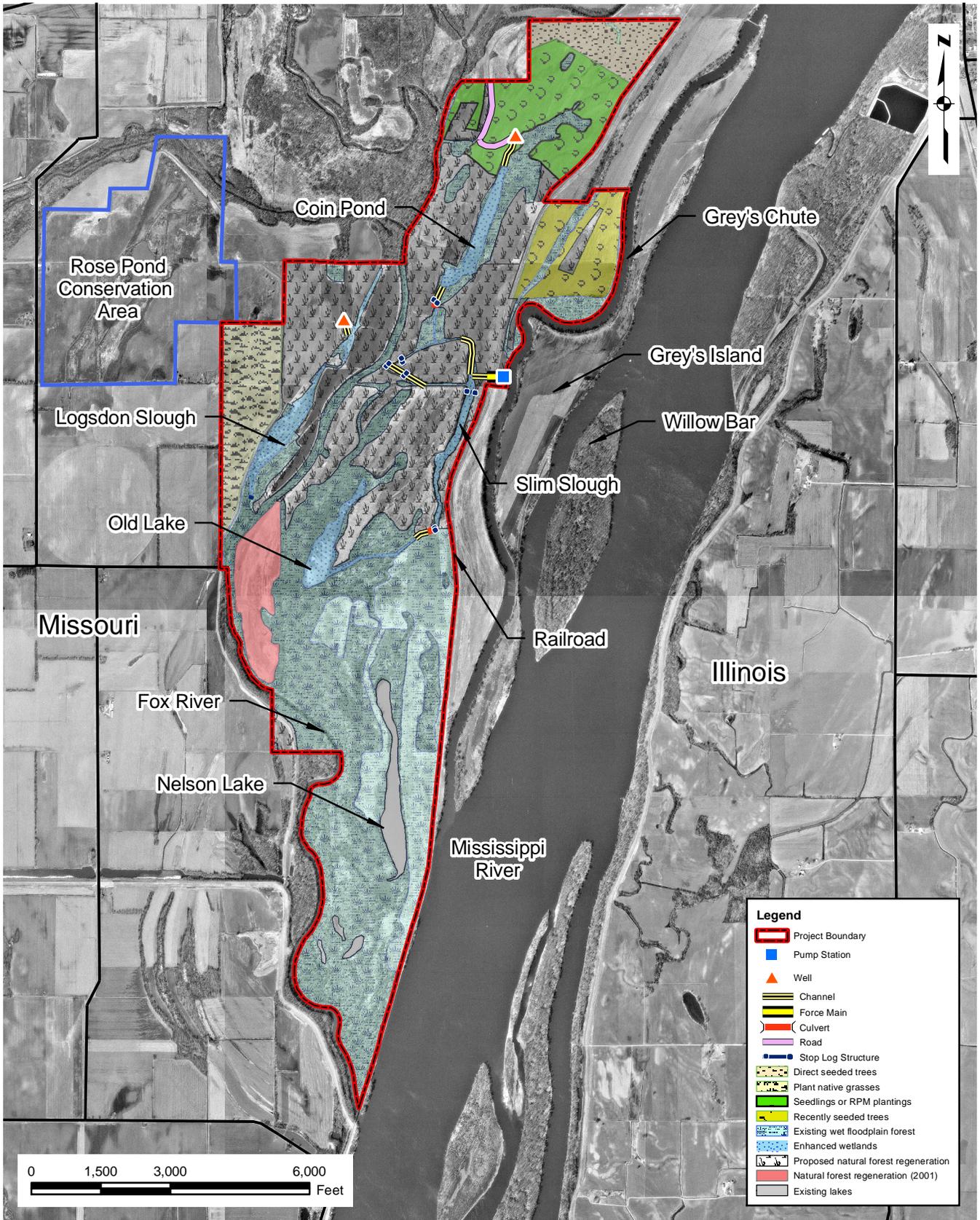
**US Army Corps
of Engineers**
Rock Island District

Figure 1. Site Location Map.



**US Army Corps
of Engineers**
Rock Island District

Figure 2. Site Map.



**US Army Corps
of Engineers**
Rock Island District

Figure 3. HREP Plan.

2.0 SITE DESCRIPTION

a. Location and Legal Description. The Site is generally located just south of Alexandria, Clark County, Missouri, extending just north of the Gregory Landing gaging station (see Figure 2). More specifically, the Site is located between river miles 358.5 and 353.6 of the Upper Mississippi River and extends roughly 4,800 feet west at its widest point. The Site consists of the 2,100 acres owned by the USFWS and farmed in certain areas by contracted farmers. Located adjacent to the Site in the north, west, and south directions is more farmland and the Mississippi River to the east. For most of the Site the Fox River is the western boundary and the Burlington Northern Santa Fe Rail Road (BNSF) is the eastern boundary. More specifically, the Site is located within the following Townships, Ranges, and Sections: T 64 N, R 6 W, S 25, 24, and 36; T 64 N, R 5 W, S 8, 17, 18, 19, 20, 30, and 31; T 63 N, R 6 W, S 1; and T 64 N, R 5 W, S 6 (see Figure 2).

b. Site and Vicinity General Characteristics. The USFWS began the refuge with a purchase of 1,100 acres in the late 1980s and an additional 1,000 acres after the 1993 flooding of the Mississippi River. All of the land is owned by the Federal Government; most is bottomland with no flood protection that has been used for agricultural purposes for several decades. About 90 acres of land is flood-protected by levees along the western boundary of the refuge. Much of the refuge is comprised of forests and sloughs including Coin Pond, Slim Slough (a.k.a Ribbon Slough), Logsdon Slough, and Nelson Lake (a.k.a. Silver Lake). Just northwest of the Site is a State of Missouri prairie preserve known as the Rose Pond Conservation Area. Approximately 600 acres of land are being farmed by two contracted farmers, but economic return on agricultural use is problematic.

Additional discussion of apparent Site history is included in Section 4, including summaries of the topographic mapping, and aerial photography for the area.

(1) Topography. Regional topography in Clark County varies from lows of approximately 478 feet above sea level across the majority of the region with raised areas reaching a height of 760 feet above sea level. Clark County is made up of gently rolling plains with intermittent knobs and ridges and is dissected by numerous streams and tributaries. Topography of the Site area is generally flat with an average elevation of approximately 480 feet above sea level (see Figure 2).

(2) Geology and Soils. The Site is located in a relatively flat Mississippi River bottomland area. Geology of the bottomland areas is relatively complex. The Mississippi River channel represents a proto-drainage feature established prior to the Quaternary era. As such, there is deep unconsolidated material over bedrock in the general geographic area of the current Mississippi River channel, ranging from 100 feet to bedrock to upwards of 600 feet of unconsolidated material overlying bedrock. The Site sits just south of the confluence of the Des Moines River and the Mississippi River. The Des Moines River drains a substantial area of Iowa.

In general, the area has a complicated alluvial geology in the unconsolidated bottomland sediments, generally consisting of a fining upwards sequence of sediments, with relatively coarse sediments at depth; grading upwards to interlayered gravels, sands, and silts; with fine grained sands and silts present at the surface.

Adjacent upland areas consist of a silty clay windblown loess at ground surface, underlain in turn by Pre-Kansan glacial till deposits, in turn underlain by bedrock. Transitional zones from the

uplands to the adjacent bottomlands would consist of a silty clay colluvium at the surface, formed from erosion and consequent slopewash of the relatively fine-grained surficial upland sediments.

Review of the Soil Survey of Clark County Missouri, Natural Resources Conservation Service (NRCS, 1997) indicates the soils formed at the surface consist of the Zook-Colo-Huntsville soil association. These soils form in floodplain environments along the Mississippi and Des Moines Rivers, and are typically formed in silty clay overbank deposits associated with flood deposition. Zook and Colo soils are poorly drained, and generally form in low lying areas, while Huntsville soils are better drained, forming in broad upland drainage divides.

(3) Hydrogeology. Hydrogeology of the area is a function of the water levels in the nearby Mississippi River. Based on the presence of wetlands and near surface water at the Site, relatively shallow groundwater levels are expected, ranging from almost at ground surface to a few feet below ground surface. Wells installed within these sediments in adjacent areas are capable of substantial yield, averaging 400 gallons per minute and ranging to upwards of 1,500 gallons per minute.

c. Descriptions of Structures, Roads, and Other Improvements on Site. Presently, the only structures on the Site are two abandoned outbuildings located along the northwest border of the Site on the former Logsdon Property (see Photos #3, 9, 10 and 11. All photos are included as Appendix A). There are no paved or asphalted roadways running through the Site, but there are several dirt/gravel access roads allowing the leasing farmers access to parcels of farmland. One road served as a county road in the past until the Lone Star bridge over the Fox River was abandoned and removed after the 1993 flooding (see Photos #15 and 16). An additional structure on the Site is the BNSF railroad. This structure comprises the majority of the eastern boundary of the Site (see Figure 2). About 90 acres of land is flood-protected by levees along the western boundary of the refuge. These are noted in Figure 2. The only other noted improvement is the pumping structure located near the southernmost point of the Site, but not on the Site itself. This structure is reportedly part of the levee district that allows a low-lying area to be drained back into the Fox River (see Photos #23, 24, and 26).

d. Current Use of Property. The Site is currently being used as a wildlife refuge. Agricultural activities occurring in conjunction with the wildlife program promote the growth of corn, soybeans, and other crops in the cultivated areas of the Site. The 600 acres currently farmed are being kept in open condition until reforestation plans can be implemented as part of the HREP. For the most part, the western boundary of the Site is the Fox River, which eventually discharges into the Mississippi River at the southern most portion of the Site. The other part of the western boundary is currently being used for agricultural purposes. The eastern boundary of the Site is the BNSF Railroad. As for the northern and southern boundaries, they are currently being used as agricultural fields. Photographs of the Site and surroundings areas are included in Appendix A.

e. Current Uses of the Adjoining Properties. The majority of the land west of the Site is used for agricultural purposes. One 620-acre section to the northwest of the Site is a Missouri State Conservation Area known as Rose Pond Conservation Area. The city of Alexandria, Missouri, is located approximately 1 mile north of the Site, Gregory Landing is located approximately 1 mile south of the Site. The BNSF railroad comprises most of the eastern boundary and bisects the Site in one portion, and the Mississippi River is immediately to the east of the railroad.

3.0 USER PROVIDED INFORMATION

a. Title Records. Although a search of recorded land titles was not made by SCI and may be conducted by the USACE, available information indicates that all titles for the property are currently held by the USFWS.

b. Environmental Liens or Activity and Use Limitations. Although a search of recorded land titles was not made by SCI and may be conducted by the USACE, there are no known liens or activity and use limitations on this property.

c. Specialized Knowledge. No specialized knowledge or experience of the USACE or USFWS was noted in relation to the Site and the Phase I ESA.

d. Valuation Reduction for Environmental Issues. There were no known significant reductions in purchase price related to environmental issues noted for these properties by the USFWS.

e. Owner, Property Manager, and Occupant Information. The properties within the project area are currently owned and operated by the USFWS.

f. Reason for Performing Phase I Environmental Site Assessment. As required by ER 1165-2-132, HTRW Guidance for Civil Works Projects, DIVR 1165-2-9, Lower Mississippi Valley Division HTRW Policy for Civil Works Projects; and ER 405-1-12, Real Estate handbook, the USACE is required to conduct an Environmental Due Diligence Audit to satisfy one of the requirements to qualify for the *innocent landowner defense* of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA; 42 USC 9601 *et seq*). This includes conducting “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice” as defined in 42 USC 9601(35)(B). The ASTM Standard Practice E 1527-00, as well as Practice E 1528-00, defines *good commercial and customary practice* for conducting a Phase I ESA, the first tier of an Environmental Due Diligence Audit, for a parcel of commercial real estate with respect to the range of contaminants within the scope of CERCLA.

4.0 Records Review

a. Standard Environmental Record Sources – Federal and State. Available environmental regulatory agency databases were collected and reviewed by Environmental Data Resources (EDR), Inc., a firm that specializes in environment records review (See Appendix B). The database search consisted of the following federal and state database records for past and present sites that are within the minimum search distances of the Site that could potentially impact the Site.

(1) Federal.

- National Priorities List (NPL).
- Proposed National Priorities List (Proposed NPL).
- Delisted NPL (NPL Deletions).
- NPL Liens.
- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS).
- Resource Conservation and Recovery Information System (RCRIS).
- Emergency Response Notification System (ERNS).
- No Further Remedial Action Planned Sites (NFRAP).
- Resource Conservation and Recovery Act (RCRA) Corrective Action Activity (CORRACTS).
- RCRA Administrative Action Tracking System (RAATS).
- Hazardous Materials Incident Report System (HMIRS).
- Polychlorinated biphenyl (PCB) Activity Database System (PADS).
- Facility Index System (FINDS).
- Toxic Chemical Release Inventory System (TRIS).
- Toxic Substances Control Act (TSCA).
- Material Licensing Tracking System (MLTS).
- Superfund (CERCLA) Record of Decision (ROD).
- Superfund (CERCLA) Consent Decrees (CONSENT).
- Former Manufactured Gas (Coal Gas) Sites
- Mines Master Index File (MINES & Illinois Department of Natural Resources Coal Mines Database)
- Federal Insecticide, Fungicide, and Rodenticide Act/Toxic Substances Control Act (FIFRA/TSCA) Tracking System (FTTS)

(2) State.

- Missouri Registered Underground Storage Tanks (UST)
- Missouri Registered Leaking Underground Storage Tanks (LUST)
- Missouri Solid Waste Management Facilities (SWF/LF)
- Missouri Registry of Hazardous Waste or Hazardous Substance Disposal Sites (SHWS)
- Missouri Voluntary Investigation and Cleanup Program (MO VCP)
- Missouri Registered Above Ground Storage Tanks (AST)
- Missouri Deleted Priority List Sites (MO SHWS)

b. Results of Search - Federal and State. In summary, the regulatory database search yielded no locations on the Site and surrounding vicinity (based on ASTM E1527-00 search radii as expanded for this evaluation) regarding involvement in federal and state environmental programs, as detailed below:

- No sites on the National Priorities List (NPL).
- No sites on the Proposed National Priorities List (Proposed NPL).
- No sites on the Delisted NPL List.
- No sites on the NPL Liens List.
- No sites on the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Listings.
- No sites that are EPA-recognized large quantity generators of hazardous wastes.
- No sites that are EPA-recognized small quantity generators of hazardous wastes.
- No incidents that have been reported to the National Spill Response Center (ERNS).
- No sites that are No Further Remedial Action Planned Sites (NFRAP).
- No sites that are RCRA Corrective Action Activity (CORRACTS) site.
- No sites that are RCRA Administrative Action Tracking System (RAATS) sites.
- No sites that are Hazardous Materials Incident Report System (HMIRS) sites.
- No sites on the PCB Activity Database System (PADS) list.
- No sites on the Facility Index System (FINDS) list.
- No sites on the Toxic Chemical Release Inventory System (TRIS) list.
- No sites on the Toxic Substances Control Act (TSCA) list.
- No sites on the Material Licensing Tracking System (MLTS) list.
- No sites on the Superfund (CERCLA) Record of Decision (ROD) list.
- No sites on the Superfund (CERCLA) Consent Decrees (CONSENT) list.
- No listed Former Manufactured Gas (Coal Gas) sites.
- No sites listed in the Mines Master Index Files (MINES & ILDNR Coal Mines Database).
- No sites listed in the FIFRA/TSCA Tracking System (FTTS).
- No sites that have registered underground storage tanks (UST).
- No leaking underground storage tank (LUST) listed sites.
- No sites that are Missouri Solid Waste Disposal Facilities (State Landfills).
- No State Hazardous Waste Sites (SHWS)
- No sites listed in the Missouri Voluntary Investigation and Cleanup Program (MO VCP).
- No sites that are Missouri Registered Above Ground Storage Tanks (AST).
- No sites listed in the Missouri Spills Database (MO SPILLS).
- No sites that are Missouri Deleted Priority List Sites (MO SHWS).

(1) National Priorities List (NPL). The NPL, also known as the Superfund List, is a USEPA listing of uncontrolled or abandoned hazardous waste sites. The list is primarily based on a score that a site receives from the EPA's hazard ranking system. These sites are targeted for possible long-term remedial action under the Superfund Act.

No sites on the NPL, no sites on the Delisted NPL, and no sites on the NPL Liens lists were identified within a one mile radius of the Site.

(2) Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS). The CERCLIS list is a compilation by the USEPA of known and suspected uncontrolled or abandoned hazardous waste sites. These locations have been investigated, or are currently under investigation, by the EPA for the release or threatened release of hazardous substances pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980 (Superfund Act). Once a site is placed on the CERCLIS Report, it may be subject to several levels of review and evaluation, and may ultimately be placed on the NPL.

No such sites were identified within a one mile radius of the Site.

(3) Resource Conservation Recovery Information System (RCRIS). RCRA sites are required to comply with regulations promulgated under the Resource Conservation and Recovery Act (RCRA).

The RCRIS large quantity generator database contains information pertaining to those facilities that either generate more than 1,000 kg of hazardous waste per month or meet other applicable requirements of the RCRA.

No RCRA large quantity generators were identified within a one mile radius of the Site.

The RCRIS small quantity generator database contains information pertaining to small quantity generators, defined as those facilities that either generate between 100 kg and 1,000 kg of hazardous waste per month, or meet other applicable requirements of RCRA.

No RCRIS small quantity generators were identified within a one mile radius of the Site.

The RCRIS TSD database contains information pertaining to those facilities that treat, store, or dispose (TSD) of hazardous waste.

No RCRA TSD facilities were identified within a one mile radius surrounding the Site.

(4) Emergency Response Notification System (ERNS). ERNS is a national database that contains information on the sudden and/or accidental release of hazardous substances and petroleum into the environment. The ASTM search radius for this database is the target property only.

No reported spills of petroleum or hazardous substances were identified on the Site.

(5) No Further Remedial Action Planned Sites (NFRAP). NFRAP sites are CERCLIS sites where, following an initial investigation, no contamination was found, or contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. The ASTM search radius for this database is a one mile radius around the Site.

No sites were identified within the search radius.

(6) RCRA Corrective Action Activity Sites (CORRACTS). CORRACTS is a list of hazardous waste handlers, which have been required to perform some type of corrective action activity. The ASTM search radius for this database is a one mile radius of the Site. No sites were identified within the search radius.

(7) RCRA Administrative Action Tracking System Sites (RAATS). The RCRA Administrative Action Tracking System contains records based on enforcement actions issued by EPA under RCRA and pertaining to significant violators. It includes both administrative and civil actions brought by USEPA. The ASTM search radius for this database is the target property only.

No such facilities were identified.

(8) Hazardous Materials Incident Report System (HMIRS) Sites. The Hazardous Materials Incident Report System records hazardous material spill incidents reported to the U.S. Department of Transportation. The ASTM search radius for this database is the target property only.

No incidents were reported on the Site.

(9) PCB Activity Database System (PADS). PADS identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities. The ASTM search radius for this database is the target property only.

No such facilities were identified in the project area.

(10) Facility Index System (FINDS). FINDS contains both facility information and indications of other sources of information regarding federally regulated facilities. Facilities required to have federal permits or file periodic reports to EPA should appear on the FINDS list. The ASTM search radius for this database is the target property only.

The Site does not appear on the FINDS list.

(11) Toxic Chemical Release Inventory System (TRIS). The Toxic Chemical Release Inventory System identifies facilities that release toxic chemicals to the air, water, and/or land in reportable quantities under SARA Title III, Section 313. The ASTM search radius for this database is the target property only.

No facilities were identified in the project area.

(12) Toxic Substances Control Act List (TSCA). TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. The ASTM search radius for this database is the target property only.

No such facilities were identified in the project area.

(13) Material Licensing Tracking System (MLTS). The MLTS is maintained by the Nuclear Regulatory Commission (NRC) and contains a list of the sites, which possess or use radioactive materials and which are subject to NRC licensing requirements. The ASTM search radius for this database is the target property only.

No such facilities were identified in the project area.

(14) Superfund Record of Decision (ROD) List. The ROD list includes NPL sites at which a permanent remedy has been determined and documented. The ASTM search radius for this database is one mile.

No sites were identified in the project area.

(15) Superfund Consent Decrees List (CONSENT). The CONSENT list includes a list of NPL facilities at which responsibilities and standards for cleanup have been established and documented. The ASTM search radius for this database is one mile.

No such facilities were identified in the project area.

(16) Former Manufactured Gas Sites (Coal Gas). This list includes facilities known to have produced gas from coal. Such facilities (also known as MGP sites) frequently produced substantial quantities of toxic waste materials. The search radius for this database is one mile.

No sites were identified in the project area.

(17) Mines Master Index File (MINES). The Mines file includes a list of Department of Labor, Mine Safety and Health Administration (MSHA) regulated mining facilities. The ASTM search radius for this database is a one mile radius surrounding the Site.

No such facilities were identified in the project area.

(18) FIFRA/TSCA Tracking System (FTTS). FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). The ASTM search radius for this database is the target property only.

No such facilities were identified in the project area.

(19) State Registered Underground Storage Tanks (UST). The State UST List is a comprehensive list of all registered underground storage tank sites within Missouri. The list includes sites with active tanks, and may also include sites, which had registered tanks, that have been closed and/or removed. The ASTM search radius for this database is a one mile radius surrounding the Site.

No sites were identified in the project area.

(20) State Reported Leaking Underground Storage Tanks (LUST). The State LUST list is a comprehensive list of all reported leaking underground storage tank sites within Missouri. The ASTM search radius for this database is a one mile radius surrounding the Site.

No sites were identified in the Site area.

(21) State Solid Waste Facility List (SWF/LF). The State SWF/LF List is an inventory of all known active and historic waste disposal sites located within Missouri including municipal, industrial, hazardous, surface impoundments, illegal dumps, landfills, and other disposal areas. The ASTM search radius for this database is a one mile radius surrounding the Site.

No SWF/LF sites were identified in the project area.

(22) State Hazardous Waste or Hazardous Substance Disposal Sites. The State hazardous waste site records are the state's equivalent to CERCLIS. These sites may or may not also be listed on the federal CERCLIS list. These may also be sites where the State has elected to assume the role of lead agency in the evaluation and/or remediation of the site. The ASTM search radius for this database is a one mile radius surrounding the Site.

No State hazardous waste sites were reported in the project area.

(23) Missouri Voluntary Investigation and Cleanup Program (MO VCP). This is the state of Missouri's voluntary investigation and cleanup program list. The search radius for this list is a one mile radius surrounding the Site.

No sites were identified within the project area

(24) Missouri Registered Above Ground Storage Tanks (AST). This is the state of Missouri's registered above ground storage tank list. The search radius for this list is the target property.

The Site did not appear on the AST list.

(25) Missouri Certified Hazardous Waste Resource Recovery Facilities (RRC). This is the state of Missouri's list of hazardous waste recovery facilities. The search radius for this list is a one mile radius surrounding the Site.

No sites were identified within the search radius.

(26) Missouri Environmental Response Tracking Database (SPILLS). This is a list of all responses to environmental spills throughout Missouri. The search radius for this database is one mile.

No sites were identified within the search radius.

c. Additional Information Sources. Topographic and Plane Table maps of the Site and adjacent properties were reviewed. These maps were evaluated for evidence of past site use and activities which might be of concern. The Plane Table maps were provided by the USACE and were produced by the USACE during the 1930s. These hand-drawn maps show detailed topographic information and physical structures on the Site. These maps show that the past usage of the land was primarily for agriculture. There are also a number of residences shown on the maps that are assumed to be that of the farmers who worked the land. Copies of appropriate portions of the Plane Table maps are included in Appendix C.

The 1930's mappings show the Site and surrounding areas much as they appear today with the exception of several residences, as previously mentioned. Roadway configurations are generally as they appear today and the maps also shows tracks on the railroad right of way along the eastern boundary of the Site. No environmental concerns were noted on the maps.

Two topographic maps show the Site; Warsaw, Illinois – Missouri, and Kahoka SE, Missouri. These topographic maps are drawn at a 1:24,000 scale and were prepared by the United States Geological Survey (USGS) in the year 1964. These maps were photo-revised in 1975. Again, these maps show the area as being used primarily for agricultural purposes. The only discrepancy between the 1930's maps and the 1964/1975 maps is that there are now no residences within the project area. Figure 2 is a composite of the USGS topographic maps.

The 1964/1975 maps show the entire Site and surrounding areas much as they appear today. The configuration of the roadways and railroad is also similar to today with little or no exception. No environmental concerns were noted on the maps.

Information on dredging activities in the area of the Site was obtained from the USACE. Dredging of the Mississippi River in the area of Fox Island Division occurred in the years 1945 – 1948, 1955 – 1957, 1959, 1960, 1962, 1964, 1965 – 1967, 1969, and 1972 – 1975. Placement of dredged material was at the southern end of the Site, south of the Site, or on the left bank of the Mississippi in Illinois in many cases. In 1946 – 1948, 1955, 1959, 1962, 1967, 1969, and 1972 – 1975, dredged material was placed on the riverbank in the Site along the southern end of Fox Island Division. Dredging of the Fox River occurred in the years 1942 – 1948 with placement of dredged material on the left bank of the Mississippi in Illinois. The general area where dredged material was placed on the Site along the southern end of Fox Island Division was observed from the roadway along the railroad tracks to the west of the river during the site visits. No visual evidence of environmental concerns was noted.

d. Fire Insurance Maps. A search for reproductions of Sanborn Fire Insurance maps for the Site was performed by EDR. No coverage was found for the project area due to the fact that the land has always been used primarily for the purpose of crop production. A copy of the EDR findings can be found in Appendix B.

e. Aerial Photographs. Aerial photographs of the Site and adjacent properties were provided by the USACE. Photographs for the years 1930, 1964, 1995, and 2000 were reviewed and are included in Appendix D. Figure 4 is the 1995 aerial photograph with pertinent Site features indicated.

The 1930 photograph shows the Site essentially as it appears today. Several farmhouses and outbuildings are present and the BNSF Railroad extends along the eastern boundary of the Site. Land uses on and around the Site are generally as they are today.

The 1964 photograph shows the Site essentially as it appears today. The farmhouse and outbuildings are no longer present. Land uses on and around the Site are as today.

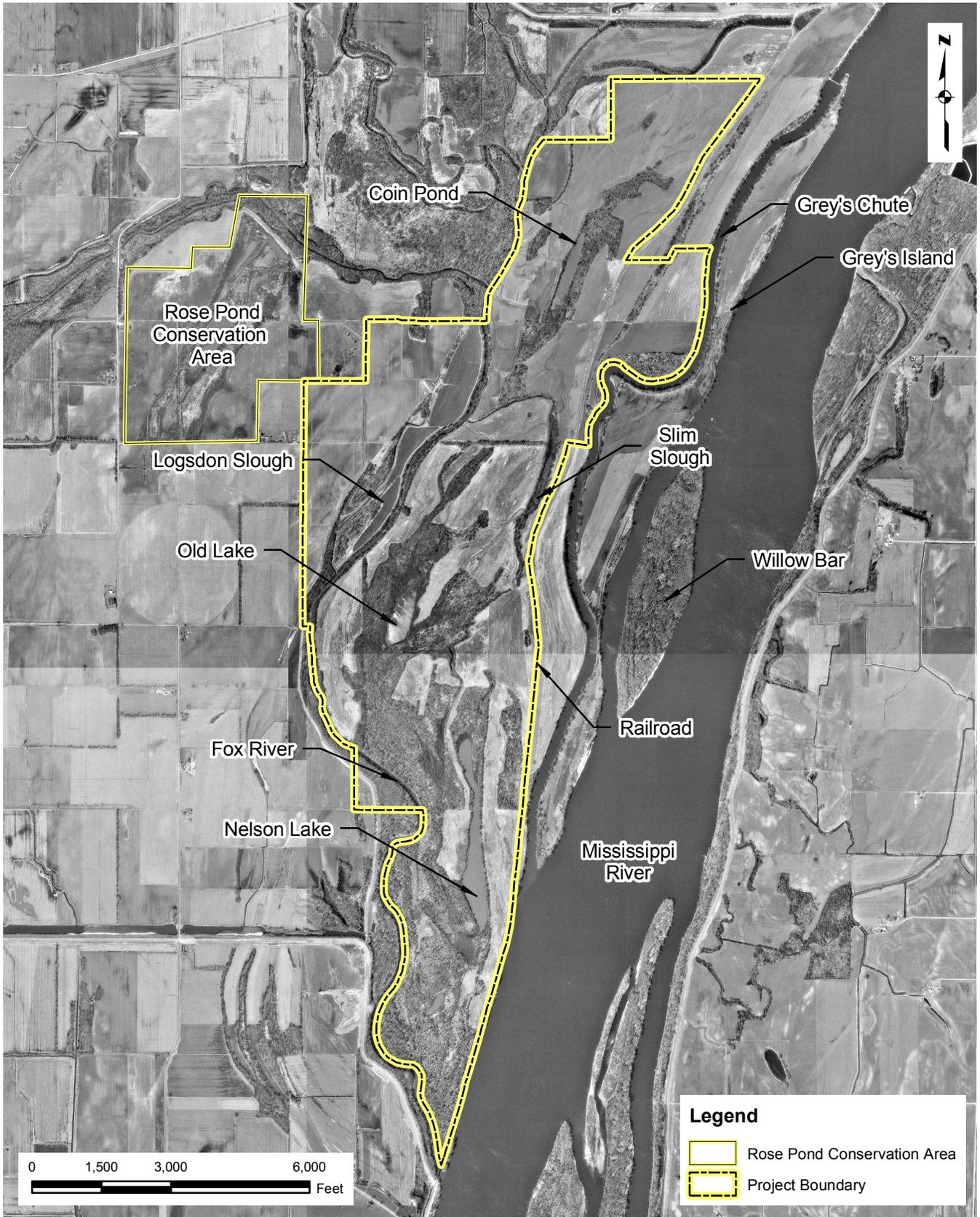
The 1995 photograph shows the Site essentially as it appears today. No farmhouses or outbuildings are visible. Land uses on and around the Site are generally as today.

The 2000 photograph shows the Site essentially as it appears today. No farmhouses or outbuildings are visible. Land uses on and around the Site are generally as today.

No environmental concerns were noted in the aerial photography.

f. Previous Environmental Studies. Level I contaminant surveys were conducted on all portions of the Site prior to their purchase by the USFWS. These surveys are similar to a Phase I ESA. The surveys for the properties, named for each previous owner, are included in Appendix E along with a map showing the property locations and are summarized below:

1. Holtkamp Property – The USFWS conducted a Level I Survey of this property that was sent to Washington, D.C. on March 9, 1990, but were unable to locate the survey.
2. Neuman Property – No environmental concerns were identified. The survey was conducted on April 30, 1990, by the USFWS.
3. Winkleman Property – Normal farming with normal spray operations was conducted on this portion of land, but showed no sign of contamination. No evidence of contamination associated with the nearby railroad was noted. The survey was conducted on January 28, 1995, by the USFWS.



**US Army Corps
of Engineers**
Rock Island District

Figure 4. Site Aerial.

4. Krueger Property – Although agricultural spray operations were employed on this land, no contaminant problems were noted. The survey was conducted on June 27, 1995, by the USFWS.
5. JLM Farms Property – Normal spray operations were employed for the application of pesticides and herbicides on the property. A small illegal dump was also discovered within property boundaries and consisted primarily of household debris. No contamination related to these findings was noted. No evidence of contamination associated with the nearby railroad was noted. The survey was conducted on June 28, 1995, by the USFWS.
6. F. and T. Wright Property – Spray operations were employed on this property, but demonstrated no contaminant problems. No evidence of contamination associated with the nearby railroad was noted. The survey was conducted on December 1, 1995, by the USFWS.
7. Logsdon Property – This survey found several items of concern within the property boundaries. Among the concerns identified were illegal dumps, household and farm debris, agricultural chemicals and odors, oil-stained areas on the ground, a 300-gallon aboveground diesel tank, and asbestos shingles. One pole-mounted transformer was noted onsite. The property also included a 300-gallon septic system, a 9-foot deep sand point well, and a 45-foot deep irrigation well. Most of the materials of concern, including the asbestos shingles, were removed by the owner, Bernard Logsdon, prior to land acquisition by the USFWS and disposed of properly. The survey was conducted on March 12, 1997, by the USFWS.

g. Additional Environmental Databases. A search of available databases maintained by United States Environmental Protection Agency (USEPA), and the State of Missouri was conducted for evidence of environmental concerns pertaining to the Site. The following databases were searched, but no listings for the Site or adjacent properties, other than those already discussed, were found:

- **Missouri Department of Agriculture:** <http://www.mda.state.mo.us/> This website provides information regarding the storage of bulk pesticides/herbicides and past spill occurrences.
- **Illinois Department of Natural Resources Coal Mines Database:** http://www.igs.uiuc.edu/servs/pubs/county-coal-maps/coalmine_for.htm. This database provides information regarding the current and past existence of coalmines within the state of Illinois. This database held no information regarding the existence of such sources within the state of Missouri, but was searched per the scope of work issued by the USACE.
- **Envirobiz: International Environmental Information Network:** <http://www.envirobiz.com/datademo/tsd.htm>. This website provides information on the location of hazardous waste treatment, storage, and disposal facilities within the state of Missouri.

h. Additional Environmental Records Sources. No other sources were searched for this property.

i. Physical Setting Source(s). The USGS topographic maps of 1964 and 1975 for the Site were reviewed and discussed in Section 4 (c).

j. Historical Use Information on the Property. Historical use information on the Site was obtained from review of the USGS topographic maps, the USACE Plane Table maps, and the historical aerial photographs. These were discussed in detail in Section 4 (c-e). Although a search of recorded land titles was not made by SCI and may be conducted by the USACE, available information indicates that all titles for the property are currently held by the USFWS who purchased the properties from private landowners.

k. Historical Use Information on Adjoining Properties. Historical use information on adjoining properties was also obtained from review of the USGS topographic maps, the USACE Plane Table maps, and the historical aerial photographs. These were discussed in detail in Section 4 (c-e).

5.0 SITE RECONNAISSANCE

a. Site Safety and Health Plan. A Site Safety and Health Plan was prepared for this project using a format provided by the USACE. A copy of this plan can be found in Appendix F.

b. Methodology and Limiting Conditions. In accordance with ASTM E 1527-00, the site reconnaissance involved two site visits to various areas of the Site that are accessible by vehicle or by foot. Because the Site covers 2,100 acres of relatively inaccessible land, it was not possible to visit all areas of the Site. However, all passable roads were driven and other areas were visited on foot. All existing onsite structures were visited. The majority of the railroad tracks along the eastern side of the Site were observed and the length of the old county road that is still maintained or mowed at the northern end of the Site was visited. The major water features; Coin Pond, Logsdon Slough, Ribbon Slough, and Silver Lake; were all visited along with portions of the Fox River and the Mississippi River. Much of the levees on and near the Site were also visited. Because environmental concerns at the Site would likely be related to human activity, other areas that are inaccessible by vehicle would not likely be impacted. Sections 5(d)(1) and 5(d)(2) discuss the two site visits in further detail.

c. General Site Setting. The USFWS began the refuge with a purchase of 1,100 acres in the late 1980s and an additional 1,000 acres after the 1993 flooding of the Mississippi River. All of the land is currently owned by the Federal Government; most is bottomland with no flood-protection that has been used for agricultural purposes for several decades. About 90 acres of land is flood protected by levees along the western boundary of the refuge. Much of the Site is comprised of forests and sloughs. Approximately 600 acres of land are being farmed by two contracted farmers, but economic returns on agricultural use are problematic. The designated representative for the USFWS, Dave Ellis, indicated the land has not been used for anything other than agriculture. This was consistent with our review of land use depicted in aerial photos dating back to 1930 and substantiated by the lack of Sanborn map coverage, as discussed in Section 4 (d and e).

d. Exterior Observations. Because the Site covers 2,100 acres of relatively inaccessible land, it was not possible to visit all areas of the Site. All existing onsite structures were visited. The majority of the railroad tracks along the eastern side of the Site were observed and the length of the abandoned county road that is still maintained or mowed at the northern end of the Site was visited. The major water features; Coin Pond, Logsdon Slough, Ribbon Slough, and Silver Lake; were all visited along with portions of the Fox River and the Mississippi River. Much of the levees on and near the Site were also visited. Because environmental concerns at the Site would likely be related to human activity, other areas that are inaccessible by vehicle would not likely be impacted. The following paragraphs discuss the two site visits in detail. Photographs are provided in Appendix A.

(1) September 13, 2002 Site Visit. Becky Svatos and Megan Black of SCI conducted a site visit on September 13, 2002. The weather during the visit was hot and humid with light winds.

The main use of the property is that of a wildlife refuge. A small portion of the Site, in conjunction with the wildlife program, is also used for agricultural activities. Adjacent to the property on the eastern boarder is the BNSF Railroad and the Mississippi River. For much of the refuge the Fox River forms the western boundary. The abandoned county road along the western

edge of the refuge is passable from the north end of the refuge down to a point just south of where Honey Creek flows into the Fox River. The Lone Star bridge that crossed the Fox River was removed after a major storm event and has never been replaced (Photos #15 and 16). There was no evidence of past leaks or spills by rail cars as well as no evidence of any hazards resulting from rural traffic. Directly to the northwest of the Site is the previously mentioned Rose Pond Conservation Area as well as more cropland. One abandoned outbuilding that was previously part of the Logsdon Property was found south of the Logsdon Slough with an unvegetated area that appears to have been used as a burn area (Photos #9 - 12). Several hundred feet northeast of the outbuilding is an open well within a collapsing wooden structure (Photos #3 - 5). This is the irrigation well previously used on the Logsdon Property. A metal can had been placed over the open well. Also noted was an old pole-mounted transformer to the southwest of the abandoned outbuilding, also part of the previous Logsdon Property (Photo #13). It appears to have been disconnected. No evidence of leaks or spills from the transformer was noted. Continuing south along the western boundary of the Site, located just west of the southernmost endpoint, are three new pole-mounted transformers that have recently been installed near a gated pumping structure. These transformers, though not on the Site, should be noted (Photo #25). No visual evidence of contamination related to the transformers was observed during the site visit.

Discovered on the northern boundary of the Site were two heating oil tanks approximately 1,600 feet south of Hemp Slough. These tanks appeared to be empty and rusting. Also along the northern boundary were several small dump sites of household goods, including a television, that were on the adjacent property, but only a couple of feet from the refuge boundary. No visual evidence of contamination was noted in these areas.

The Site condition appeared to be consistent with available information. The area appeared to have been used solely for agricultural purposes for several generations as there were no signs of fill, spills, or environmental hazards and the area is almost entirely undeveloped.

No electrical power is currently needed for the Site, but several transformers were noted in the area. One transformer on the Site is not in use and the others were recently installed just west of the Site. An open irrigation well was noted, but there is no evidence of a septic system and there are no utilities running within the Site boundaries.

No obvious visual evidence of active underground tanks was noted on the Site or in the immediate area. No above ground tanks were observed on the Site. No hazardous substances were noted on the Site.

(2) September 26, 2002 Site Visit. Becky Svatos and Dan Miller of SCI conducted a second site visit on September 26, 2002. The site visit began at the north end of the Site. Ms. Svatos and Mr. Miller drove south on a field road alongside the railroad tracks until they reached the area of Ribbon Slough. They left the road to drive along the east side of the slough on a field road and observed the slough itself on foot. Parts of the slough were wet, although the water was not more than a foot deep, while other areas were dry but appeared as though they had been wet earlier in the year. A blue pressurized well tank (X-Trol by Amtrol) was observed on the western side of the field road along the southern end of Ribbon Slough (see Photo #37). No visual evidence of environmental contamination was observed related to the tank. They then continued south alongside the railroad tracks until they were just north of Silver Lake. They followed field roads west and south to a mowed path along the western side of Silver Lake. The lake was full of water although they could not determine the water depth. They observed a variety of water birds in and around the water, as well as turtles and frogs. They saw fish

jumping in the lake and observed wild turkey in the area. They then drove on a mowed path along the eastern side of Silver Lake and observed the lake from that side.

Ms. Svatos and Mr. Miller next drove back to the field road alongside the railroad tracks and followed it south. They walked a short distance on the railroad tracks to the southern-most point of the Site where the Fox River discharges into the Mississippi. They drove back north to Alexandria and west on Highway 61. They drove south from Highway 61 to the Rose Pond Conservation Area and then into the Site on the flood control levee in the area. They walked from the levee into Logsdon Slough. Parts of the slough were wet, although the water was not more than a foot deep, while other areas were dry but appeared as though they had been wet earlier in the year.

Ms. Svatos and Mr. Miller then drove north on the abandoned county road next to the Fox River to a point south of where Honey Creek discharges into the Fox River. At this point there is a culvert discharging into the Fox River connected to a water control structure in the area. Just below the water surface at the end of the culvert, a drum was observed in the water (see Photo #38). No visual evidence of environmental contamination related to the drum was noted.

Ms. Svatos and Mr. Miller then drove on field roads to Coin Pond and observed the pond on foot. The center of the pond area was wet, although the water was not more than a few feet deep. Other areas were dry, but appeared as though they had been wet earlier in the year. After observing the Coin Pond area, Ms. Svatos and Mr. Miller concluded their site visit.

e. Interior Observations. Only two small structures are present on the Site; both were part of the previous Logsdon Property. The interior of the abandoned outbuilding was observed and was found to be empty with no visible evidence of environmental contamination (Photos #10 and 11). The wooden structure interior over the open irrigation well was also observed and was found to be empty with no visible evidence of environmental contamination (Photo #3).

6.0 INTERVIEWS

Interviews or limited inquiries were made of a representative of the current Site owner, the USFWS; the two farmers currently farming portions of the Site under contract with the USFWS; two local government officials; and a representative of the BNSF Railroad. Documentation of the interviews is in Appendix G.

a. Interviews with Owner/Site Manager. Mr. Dave Ellis, USFWS Great River Refuge Manager, was interviewed on September 23, 2002, regarding past ownership of the Site as well as several Level I contaminant surveys that were conducted prior to the purchase of each parcel of land. The first land purchase by the USFWS occurred in the late 1980s and it was determined then that the Site had been used solely for agricultural and limited residential activities. He knew of no underground tanks to have ever been on site. He knew of an above ground tank that was on the Logsdon Property, but it was removed prior to purchase of the land by the USFWS. Additional environmental concerns on the Logsdon Property and other properties were also addressed prior to purchase by the USFWS. Mr. Ellis was unaware of any problems stemming from either railroad spills or country traffic. He was aware of some growing of marijuana in the area in the past.

b. Interviews with Local Government Officials. Mr. Rick Gregory, chairman of the Clark County, Missouri, Local Emergency Planning Committee, was interviewed by phone on September 20, 2002, regarding hazardous spills that may have occurred within the Site boundaries. He was unaware of any such incidents and did not have any reports on file.

Mr. James Steele, Fire Chief, Alexandria, Missouri, Fire Department, was interviewed on September 11, 2002, regarding hazardous spills that may have occurred within the Site boundaries. He was unaware of any such incidents and did not have any reports on file. He disclosed that he did not have access to any reports that may have come in prior to 1993. These files were destroyed in the 1993 flood.

c. Interviews with Others. Mr. Jim Cunningham, BNSF Railroad Manager of Environmental Operations for Iowa, Illinois, Minnesota, and Wisconsin, responded to an inquiry about hazardous spills via email on September 24, 2002. He did not have record of any spills that may have occurred within the Site.

Mr. Alvin Holtkamp, a farmer contracted by the USFWS to cultivate several hundred acres of farmland, was interviewed by telephone on September 11, 2002. No environmental concerns were known with the exception of a rail car carrying coal that spilled in the 1960's, but this occurred at the north end of the Site and the coal spilled on an area to the east of the project boundary.

Mr. John Winkleman, a farmer contracted by the USFWS to cultivate several hundred acres of farmland, was interviewed by telephone on September 10, 2002. Mr. Winkleman knew of no past spills or any other environmental issues at the Site.

7.0 FINDINGS

The following paragraphs summarize the findings from this Phase I ESA. All photographs are in Appendix A.

a. Hazardous Substances. No bulk hazardous substances were identified on the Site during the site visits. No bulk hazardous substances were identified on any of the adjacent properties.

b. Hazardous Substance Containers and Unidentified Containers. Approximately 1,600 feet south of the Hemp Slough boundary, two heating oil tanks were discovered on the western side of the abandoned county road. The tanks appeared to be empty (Photo #35). A blue pressurized well tank was found alongside the field road on the southeastern side of Ribbon Slough, and a drum was visible in the Fox River at the end of the culvert discharging into the river from the existing water control structure south of the point where Honey Creek discharges into the Fox River (Photos #37 and 38). No other containers were discovered during the site visits and containers reported onsite in the Level I contaminant surveys by the USFWS have apparently been removed.

c. Storage Tanks.

(1) Aboveground Storage Tanks (AST). No above ground storage tanks were observed on the Site, and the aboveground tank previously located on the Logsdon Property was removed prior to purchase by the USFWS.

(2) Underground Storage Tanks (UST). No visual evidence (vents, fill lines, etc.) of active underground storage tanks was observed on the Site during the visits, and there were no reports of USTs.

d. Indications of PCB's. A pole-mounted transformer was identified on a power line running to an outbuilding south of the Logsdon Slough, on the former Logsdon Property. Similarly, three new transformers have recently been installed approximately one mile north of the southernmost point of the refuge outside the western boundary. No environmental contamination associated with the transformers was noted during the site visit. No PCB-containing electrical equipment was observed on the Site.

e. Indications of Solid Waste Disposal. Identified on or around the Site were several small dump sites of household goods including a television and clothing that were on an adjacent property, but only a couple of feet from the refuge boundary (Photos #32 and 33). There was no visible evidence of the dump areas previously noted in the USFWS Level I contaminant surveys.

f. Releases of Hazardous Substances. One area that appeared to have been used for burning trash on the former Logsdon Property was observed during the site visit (Photo #12). A rail car spill of coal at the northern end of the Site in the 1960's was reported in an interview, but the spill was reported to have occurred on non-refuge property. The BNSF railroad had no record of this spill and no visual evidence of the spill was observed during the site visits. Past releases of agricultural chemicals were reported in the Level I contaminant survey conducted on the Logsdon Property by the USFWS, but soil removal and other cleanup was conducted on the property by Mr. Logsdon prior to acquisition of his property by the USFWS. The only remaining visual evidence of these past releases was the small burn area on the former Logsdon Property.

No other releases of hazardous substances were observed during the site visits or reported other than normal agricultural use of pesticides and herbicides.

g. Asbestos. Evaluation for the presence of asbestos-containing materials is not part of the standard ASTM E1527 scope and, therefore, was not included in these activities. The Level I contaminant survey conducted by the USFWS of the Logsdon Property indicated the presence of asbestos shingles which were subsequently removed by Mr. Logsdon prior to purchase of his property by the USFWS.

h. Groundwater Wells. The Level I contaminant survey of the Logsdon Property by the USFWS noted the presence of a septic system, a 9-foot deep sand point well, and a 45-foot deep irrigation well. No visual evidence of the septic system or the shallow sand point well were noted during the site visit and the USFWS had requested that Mr. Logsdon properly abandon those items prior to acquisition of the property by the USFWS. The irrigation well is still present onsite and is covered only by a metal can which can be lifted off. This well could provide a conduit for contamination to reach groundwater and should be properly abandoned if it is not used for the HREP.

8.0 OPINION

Based on the information summarized in this report, the following activities are recommended:

- Remove and properly dispose the household trash, including the television, within a few feet of the northwestern Site boundary.
- Remove and properly dispose the pole-mounted transformer on the former Logsdon Property unless power will be needed in that area for the HREP.
- Remove and properly dispose the two abandoned oil tanks noted approximately 1,600 feet south of the Hemp Slough boundary on the western side of the abandoned county road.
- Remove and properly dispose the pressurized well tank found alongside the field road on the southeastern side of Ribbon Slough.
- Remove and properly dispose the drum visible in the Fox River at the end of the culvert discharging into the river from the existing water control structure south of the point where Honey Creek discharges into the Fox River.
- If the irrigation well on the former Logsdon Property is not needed for the HREP, properly abandon the well.

9.0 CONCLUSION

None of the environmental conditions noted in the Findings section meet the definition of a REC as given in ASTM E 1527-00. Therefore, the following statement applies to this Phase I ESA:

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527 of the Great River National Wildlife Refuge, Fox Island Division, Clark County, Missouri, the Site. Any exceptions to, or deletions from, this practice are described in Section 10 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Site.

10.0 DEVIATIONS

No deviations were made from the ASTM E1527-00 Standard Practice of Environmental Site Assessments: Phase I Environmental Site Assessment Process.

11.0 ADDITIONAL SERVICES

No additional services were provided as a part of this Phase I ESA.

12.0 LIST OF ACRONYMS

The following is a list of acronyms used throughout this report:

1. AST – Aboveground Storage Tank
2. ASTM – American Society for Testing and Materials
3. BNSF – Burlington Northern Santa Fe
4. CERCLA – Comprehensive Environmental Response, Compensation, and Liability Act
5. CERCLIS – Comprehensive Environmental Response, Compensation, and Liability Information System
6. CONSENT – Superfund (CERCLA) Consent Decrees
7. CORRACTS – Corrective Action Report
8. EDR – Environmental Data Resources, Inc.
9. ESA – Environmental Site Assessment
10. EPCRA – Emergency Planning and Community Right-to-Know Act
11. ERNS – Emergency Response Notification System
12. FINDS – Facility Index System/Facility Identification Initiative Program Summary Report
13. FIFRA – Federal Insecticide, Fungicide, and Rodenticide Act
14. HDR – Hazardous, Toxic, and Radioactive Waste Documentation Report
15. HMIRS – Hazardous Materials Information Reporting System
16. HREP – Habitat Rehabilitation and Enhancement Project
17. HTRW – Hazardous, Toxic, and Radioactive Waste
18. LUST – Leaking Underground Storage Tank
19. MGP – Manufactured Gas Plant
20. MINES – Mines Master Index File
21. MLTS – Material Licensing Tracking System
22. MO SHWS – Missouri Registry of Confirmed Abandoned or Uncontrolled Hazardous Waste Disposal Sites
23. MO VCP – Missouri Voluntary Clean-up Program
24. MSHA – Mine Safety and Health Administration
25. NFRAP – No Further Remedial Action Planned
26. NPL – National Priority List
27. NRC – Nuclear Regulatory Commission
28. NRCS – Natural Resources Conservation Service
29. PADS – PCB Activity Database System
30. PCB – Polychlorinated biphenyls
31. RAATS – RCRA Administrative Action Tracking System
32. RCRA – Resource Conservation and Recovery Act
33. RCRIS – Resource Conservation and Recovery Information System
34. REC – Recognized Environmental Condition
35. ROD – Record of Decision
36. SCI – Stanley Consultants, Inc.
37. SHWS – Registry of Confirmed Abandoned or Uncontrolled Hazardous Waste Disposal Sites
38. SWF/LF – Solid Waste Facility Landfill List
39. TRIS – Toxic Chemical Release Inventory System
40. TSCA – Toxic Substances Control Act
41. TSD – Treatment, Storage, and Disposal
42. USACE – United States Army Corps of Engineers
43. USEPA – United States Environmental Protection Agency

- 44. USGS – United States Geological Survey
- 45. USFWS – United States Fish and Wildlife Service
- 46. UST – Underground Storage Tank

13.0 REFERENCES

a. Published References.

1. ASTM E 1527-00, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, American Society of Testing and Materials, 2000.
2. The EDR-Area Study, Environmental Data Resources, Inc. September, 2002.
3. The EDR-Sanborn Map Report, September 12, 2002.
4. Hazardous, Toxic, and Radioactive Waste guidance, United States Army Corps of Engineers, Engineering Regulation 1165-2-132, June 26, 1992.
5. Soil Survey of Clark County, Missouri, Natural Resources Conservation Service, July 1997.

b. Record of Personal Communications. All personal interviews documented in Appendix G.

c. Maps and Other References.

1. Warsaw, IL - MO - 7.5 Minute Series (Topographic), United States Geological Survey, 1964, photo-revised 1975.
2. Kahoka SE, MO - 7.5 Minute Series (Topographic), United States Geological Survey, 1964, photo-revised 1975.
3. Plane Table Maps, United States Army Corps of Engineers, 1930's.
4. Photos, United States Army Corps of Engineers, Clark County, Missouri, 1930, 1964, and 1995.

14.0 PREPARER

The following persons were responsible for the preparation of this report.

Prepared by: Megan Black Date: 12/29/03
Megan Black, Environmental Technician

Prepared by: Sam Miller for Rebecca Svatos Date: 12/30/03
Rebecca Lance Svatos, Senior Environmental Engineer

15.0 QUALIFICATIONS

Megan Black and Rebecca Svatos of SCI were responsible for the preparation of this report.

Megan Black – Ms. Black, an Environmental Technician, has attended and completed training for the performance of Environmental Site Assessments for Commercial Real Estate as taught by ASTM instructors in Las Vegas, Nevada, May 21-22, 2002. Ms. Black has a Bachelor of Science degree in Biology: Environmental Emphasis from the University of Northern Iowa and has more than four years of experience in various areas including environmental assessments, stormwater compliance, air quality compliance and threatened and endangered species screening.

Rebecca Lance Svatos, P.E. – Ms. Svatos is a Senior Environmental Engineer with 18 years of environmental engineering experience. She received a bachelor's degree in civil engineering from the University of Iowa in 1982 and a masters degree in environmental engineering from the University of Texas at Austin in 1986. Her environmental engineering experience covers a wide range of environmental projects in addition to conducting Phase I ESA's, including environmental compliance auditing, permitting, and contamination assessment and remediation projects. She is a registered professional engineer in four states.

PHOTOS

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**UPPER MISSISSIPPI RIVER SYSTEM
ENVIRONMENTAL MANAGEMENT PROGRAM
DEFINITE PROJECT REPORT
WITH INTEGRATED ENVIRONMENTAL ASSESSMENT**

**FOX ISLAND DIVISION HABITAT REHABILITATION
AND ENHANCEMENT PROJECT**

**POOL 20, MISSISSIPPI RIVER MILES 358.5 THROUGH 353.6
CLARK COUNTY, MISSOURI**

**APPENDIX A
PHOTOS**

PHOTOGRAPH DESCRIPTIONS

The following descriptions correspond to the numbered photographs representing the Great River National Wildlife Refuge, Fox Island Division, Clark County, Missouri, included in this appendix. All photographs were taken by SCI on September 13 and 26, 2002.



Photo #1: Looking east onto Site adjacent to the Rose Pond Conservation Area.



Photo #2: Looking south onto the Site adjacent to the Rose Pond Conservation Area.



Photo #3: Structure surrounding an open well on the former Logsdon Property.



Photo #4: Looking down into well in Photo #3.



Photo #5: Well with metal cover from Photo #3.

Photo #6: Intentionally missing.



Photo #7: Looking north onto low lying area south of the former Logsdon Property.



Photo #8: Looking south onto same land in Photo #7.



Photo #9: Looking west onto abandoned outbuilding on the former Logsdon Property.



Photo #10: Looking northwest onto same building in Photo #9.



Photo #11: The interior of abandoned outbuilding in Photo #9.



Photo #12: Burn area located to the west of the outbuilding in Photo #9.



Photo #13: Pole-mounted transformer located to the southwest of the outbuilding in Photo#9.



Photo #14: Looking east onto the east bank of the Fox River just south of the former Logsdon Property.



Photo #15: The supports from an abandoned bridge along the west bank of the Fox River that were once a part of the county road.



Photo #16: Close-up of bridge support from Photo 15.



Photo #17: Looking south on Fox River along bank below bridge supports mentioned in Photo 15.



Photo #18: Low lying area not on, but adjacent to the Site, on the north side of the former County Road.



Photo #19: Low lying area not on, but adjacent to the Site, on the south side of the former County Road.



Photo #20: Looking east onto the Site along the west boundary adjacent to Nelson Lake.



Photo #21: A 55-gallon drum located west of the levee, south of Photo #20. This is not located on the Site.



Photo #22: A low lying area along the west bank of the Fox River approximately 1,700 feet north of the Site's southern end point.



Photo #23: A low lying area along the west bank of the Fox River approximately 1,650 feet north of the Site's southern end point.



Photo #24: Low lying area and gated structure along eastern side of levee bordering the Fox River. This is not on the Site.



Photo #25: Three transformers used to power the generator for the gate structure shown in Photo #24. These are not on Site, but should be noted.



Photo #26: A Close-up of the gated structure in Photo #24:



Photo #27: Looking west onto the Site from a portion of the railroad located approximately 1.25 miles south along eastern boundary.



Photo #28: Same location as in Photo #27, but looking east onto the Site.



Photo #29: Looking north onto the Site from a location on the field road running east to west roughly at the halfway mark of the eastern boundary.



Photo #30: Same location as in Photo #29, but looking south onto the Site.



Photo #31: A dump area of household items, including a television, located adjacent to the northern-most portion of the Site on the east side of the road, a few feet outside of the Site boundary.



Photo #32: A burn area located on the opposite (west) side of the road noted in the Photo 31 description, not on the Site.



Photo #33: Looking south onto the Site just east of the northern-most northwest corner of the Site.



Photo #34: Two apparently empty heating oil tanks discovered to the east of the levee which bisects the property, roughly 1600 feet south of the Hemp Slough boundary.



Photo #35: The same location as in Photo #34 looking east onto the Site.



Photo #36: Approximately 800 feet south of Photos 34 and 35 looking southeast onto the Site.



Photo #37: A pressurized well tank discovered alongside the field road on the southeastern side of Slim Slough.

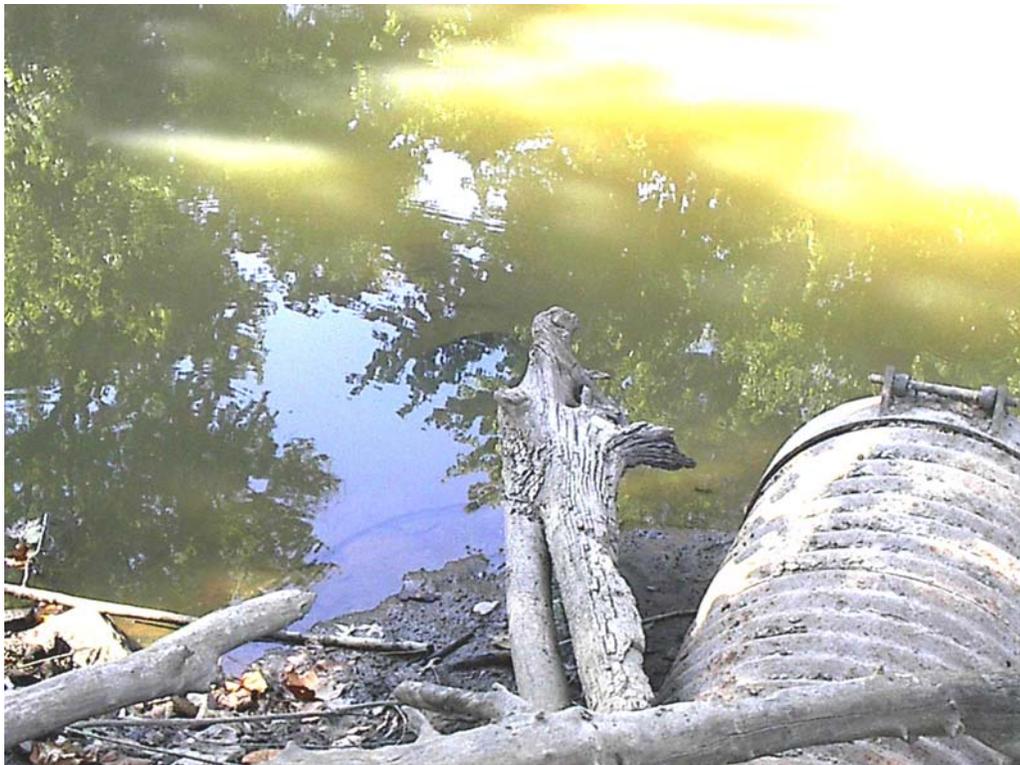


Photo #38: A 55-gallon drum just under the surface of the Fox River, at the end of a culvert discharging into the river from the existing water control structure south of the point where Honey Creek discharges into the Fox River.

EDR REPORT

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The EDR Area Study Report

Study Area
Great River Nat'l Wildlife Refuge
Alexandria, MO 63430

August 19, 2002

Inquiry number 832670.1r

The Source For Environmental Risk Management Data

3530 Post Road
Southport, Connecticut 06890

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR).

TARGET PROPERTY INFORMATION

ADDRESS

GREAT RIVER NAT'L WILDLIFE REFUGE
ALEXANDRIA, MO 63430

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records within the requested search area for the following databases:

FEDERAL ASTM STANDARD

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP..... CERCLIS No Further Remedial Action Planned
CORRACTS..... Corrective Action Report
RCRIS-TSD..... Resource Conservation and Recovery Information System
RCRIS-LQG..... Resource Conservation and Recovery Information System
RCRIS-SQG..... Resource Conservation and Recovery Information System
ERNS..... Emergency Response Notification System

STATE ASTM STANDARD

SHWS..... Registry of Confirmed Abandoned or Uncontrolled Hazardous Waste Disposal Sites
SWF/LF..... Solid Waste Facility List
LUST..... Leaking Underground Storage Tanks
UST..... Petroleum Storage Tanks
VCP..... Sites Participating in the Voluntary Cleanup Program

FEDERAL ASTM SUPPLEMENTAL

CONSENT..... Superfund (CERCLA) Consent Decrees
ROD..... Records Of Decision
Delisted NPL..... National Priority List Deletions
FINDS..... Facility Index System/Facility Identification Initiative Program Summary Report
HMIRS..... Hazardous Materials Information Reporting System
MLTS..... Material Licensing Tracking System
MINES..... Mines Master Index File
NPL Liens..... Federal Superfund Liens
PADS..... PCB Activity Database System
RAATS..... RCRA Administrative Action Tracking System
TRIS..... Toxic Chemical Release Inventory System
TSCA..... Toxic Substances Control Act
SSTS..... Section 7 Tracking Systems
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

EXECUTIVE SUMMARY

STATE OR LOCAL ASTM SUPPLEMENTAL

AST..... Aboveground Petroleum Storage Tanks
MO RRC..... Certified Hazardous Waste Resource Recovery Facilities
SPILLS..... Environmental Response Tracking Database

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were not identified.

EXECUTIVE SUMMARY

Please refer to the end of the findings report for unmapped orphan sites due to poor or inadequate address information.

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Total Plotted</u>
<u>FEDERAL ASTM STANDARD</u>	
NPL	0
Proposed NPL	0
CERCLIS	0
CERC-NFRAP	0
CORRACTS	0
RCRIS-TSD	0
RCRIS Lg. Quan. Gen.	0
RCRIS Sm. Quan. Gen.	0
ERNS	0
<u>STATE ASTM STANDARD</u>	
State Haz. Waste	0
State Landfill	0
LUST	0
UST	0
VCP	0
<u>FEDERAL ASTM SUPPLEMENTAL</u>	
CONSENT	0
ROD	0
Delisted NPL	0
FINDS	0
HMIRS	0
MLTS	0
MINES	0
NPL Liens	0
PADS	0
RAATS	0
TRIS	0
TSCA	0
SSTS	0
FTTS	0
<u>STATE OR LOCAL ASTM SUPPLEMENTAL</u>	
AST	0
MO RRC	0
SPILLS	0

* Sites may be listed in more than one database

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site

EDR ID Number
EPA ID Number

Database(s)

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

NO SITES FOUND

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
SUTTER	1000168583	GRACE W R & CO	RTE 96 & WEST POINT RD	62373	RCRIS-SQG, FINDS
WARSAW	1004695528	WARECO SERV STA #972	SIXTH & CLAY	62379	RCRIS-SQG

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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

FEDERAL ASTM STANDARD RECORDS

NPL: National Priority List

Source: EPA

Telephone: N/A

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 04/22/02

Date Made Active at EDR: 06/21/02

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 05/06/02

Elapsed ASTM days: 46

Date of Last EDR Contact: 05/06/02

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)

Telephone: 202-564-7333

EPA Region 1

Telephone 617-918-1143

EPA Region 3

Telephone 215-814-5418

EPA Region 4

Telephone 404-562-8033

EPA Region 6

Telephone: 214-655-6659

EPA Region 8

Telephone: 303-312-6774

Proposed NPL: Proposed National Priority List Sites

Source: EPA

Telephone: N/A

Date of Government Version: 02/26/02

Date Made Active at EDR: 06/21/02

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 05/06/02

Elapsed ASTM days: 46

Date of Last EDR Contact: 05/06/02

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA

Telephone: 703-413-0223

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

Date of Government Version: 02/12/02

Date Made Active at EDR: 06/03/02

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/25/02

Elapsed ASTM days: 70

Date of Last EDR Contact: 06/24/02

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Source: EPA

Telephone: 703-413-0223

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/14/02
Date Made Active at EDR: 06/03/02
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/25/02
Elapsed ASTM days: 70
Date of Last EDR Contact: 06/24/02

CORRACTS: Corrective Action Report

Source: EPA
Telephone: 800-424-9346

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 05/02/02
Date Made Active at EDR: 07/15/02
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 05/06/02
Elapsed ASTM days: 70
Date of Last EDR Contact: 06/10/02

RCRIS: Resource Conservation and Recovery Information System

Source: EPA/NTIS
Telephone: 800-424-9346

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

Date of Government Version: 06/10/02
Date Made Active at EDR: 07/15/02
Database Release Frequency: Varies

Date of Data Arrival at EDR: 06/20/02
Elapsed ASTM days: 25
Date of Last EDR Contact: 06/20/02

ERNS: Emergency Response Notification System

Source: EPA/NTIS
Telephone: 202-260-2342

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

Date of Government Version: 12/31/01
Date Made Active at EDR: 07/15/02
Database Release Frequency: Varies

Date of Data Arrival at EDR: 07/02/02
Elapsed ASTM days: 13
Date of Last EDR Contact: 04/29/02

FEDERAL ASTM SUPPLEMENTAL RECORDS

BRS: Biennial Reporting System

Source: EPA/NTIS
Telephone: 800-424-9346

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/99
Database Release Frequency: Biennially

Date of Last EDR Contact: 06/17/02
Date of Next Scheduled EDR Contact: 09/16/02

CONSENT: Superfund (CERCLA) Consent Decrees

Source: EPA Regional Offices
Telephone: Varies

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

Date of Government Version: N/A
Database Release Frequency: Varies

Date of Last EDR Contact: N/A
Date of Next Scheduled EDR Contact: N/A

ROD: Records Of Decision

Source: EPA
Telephone: 703-416-0223

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/30/01
Database Release Frequency: Annually

Date of Last EDR Contact: 07/09/02
Date of Next Scheduled EDR Contact: 10/07/02

DELISTED NPL: National Priority List Deletions

Source: EPA
Telephone: N/A

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

Date of Government Version: 04/22/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 05/06/02
Date of Next Scheduled EDR Contact: 08/05/02

FINDS: Facility Index System/Facility Identification Initiative Program Summary Report

Source: EPA
Telephone: N/A

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 03/21/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/08/02
Date of Next Scheduled EDR Contact: 10/07/02

HMIRS: Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation
Telephone: 202-366-4555

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

Date of Government Version: 12/31/01
Database Release Frequency: Annually

Date of Last EDR Contact: 04/22/02
Date of Next Scheduled EDR Contact: 07/22/02

MLTS: Material Licensing Tracking System

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169

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

Date of Government Version: 04/12/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/08/02
Date of Next Scheduled EDR Contact: 10/07/02

MINES: Mines Master Index File

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959

Date of Government Version: 06/05/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 07/01/02
Date of Next Scheduled EDR Contact: 09/30/02

NPL LIENS: Federal Superfund Liens

Source: EPA
Telephone: 205-564-4267

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/91
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 05/28/02
Date of Next Scheduled EDR Contact: 08/26/02

PADS: PCB Activity Database System

Source: EPA
Telephone: 202-564-3887

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

Date of Government Version: 03/01/02
Database Release Frequency: Annually

Date of Last EDR Contact: 05/14/02
Date of Next Scheduled EDR Contact: 08/12/02

RAATS: RCRA Administrative Action Tracking System

Source: EPA
Telephone: 202-564-4104

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 06/10/02
Date of Next Scheduled EDR Contact: 09/09/02

TRIS: Toxic Chemical Release Inventory System

Source: EPA
Telephone: 202-260-1531

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

Date of Government Version: 12/31/99
Database Release Frequency: Annually

Date of Last EDR Contact: 06/24/02
Date of Next Scheduled EDR Contact: 09/23/02

TSCA: Toxic Substances Control Act

Source: EPA
Telephone: 202-260-5521

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/98
Database Release Frequency: Every 4 Years

Date of Last EDR Contact: 06/10/02
Date of Next Scheduled EDR Contact: 09/09/02

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA
Telephone: 202-564-2501

Date of Government Version: 01/14/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/03/02
Date of Next Scheduled EDR Contact: 09/23/02

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-564-2501

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/25/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/03/02
Date of Next Scheduled EDR Contact: 09/23/02

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STATE OF MISSOURI ASTM STANDARD RECORDS

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

Source: Department of Natural Resources

Telephone: 573-751-1990

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

Date of Government Version: 07/01/02

Date Made Active at EDR: 07/22/02

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 07/11/02

Elapsed ASTM days: 11

Date of Last EDR Contact: 07/08/02

SWF/LF: Solid Waste Facility List

Source: Department of Natural Resources

Telephone: 573-751-5401

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 04/01/02

Date Made Active at EDR: 05/23/02

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 04/23/02

Elapsed ASTM days: 30

Date of Last EDR Contact: 04/22/02

LUST: Leaking Underground Storage Tanks

Source: Department of Natural Resources

Telephone: 573-751-0135

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

Date of Government Version: 04/17/02

Date Made Active at EDR: 05/23/02

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 04/29/02

Elapsed ASTM days: 24

Date of Last EDR Contact: 04/18/02

UST: Petroleum Storage Tanks

Source: Department of Natural Resources

Telephone: 573-751-0135

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

Date of Government Version: 04/17/02

Date Made Active at EDR: 05/22/02

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 04/29/02

Elapsed ASTM days: 23

Date of Last EDR Contact: 04/18/02

VCP: Sites Participating in the Voluntary Cleanup Program

Source: Department of Natural Resources

Telephone: 573-526-8913

Date of Government Version: 04/16/02

Date Made Active at EDR: 05/23/02

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 04/22/02

Elapsed ASTM days: 31

Date of Last EDR Contact: 07/16/02

STATE OF MISSOURI ASTM SUPPLEMENTAL RECORDS

AST: Aboveground Petroleum Storage Tanks

Source: Department of Agriculture

Telephone: 573-751-7062

Registered Aboveground Storage Tanks.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/01/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 04/18/02
Date of Next Scheduled EDR Contact: 07/15/02

RRC: Certified Hazardous Waste Resource Recovery Facilities
Source: Department of Natural Resources
Telephone: 573-751-3176

Date of Government Version: 06/18/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 06/18/02
Date of Next Scheduled EDR Contact: 09/16/02

SPILLS: Environmental Response Tracking Database
Source: Department of Natural Resources
Telephone: 573-526-3349

Date of Government Version: 04/16/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 04/10/02
Date of Next Scheduled EDR Contact: N/A

EDR PROPRIETARY HISTORICAL DATABASES

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

Disclaimer Provided by Real Property Scan, Inc.

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

OTHER DATABASE(S)

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

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

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STREET AND ADDRESS INFORMATION

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

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"Linking Technology with Tradition"

Sanborn® Map Report

Ship to: Megan Black

Stanley Consultants

2658 Crosspark Road

Coralville, IA 52245

1012530KFG

319-626-3990

Order Date: 9/10/2002 **Completion Date:** 09/12/2002

Inquiry #: 845109.1S

P.O. #: na

Site Name: Great River National Wildlife Refuge

Address: Fox Island

City/State: Alexandria, MO 63430

Cross Streets:

This document reports that the largest and most complete collection of Sanborn fire insurance maps has been reviewed based on client-supplied information, and fire insurance maps depicting the target property at the specified address were not identified.

NO COVERAGE

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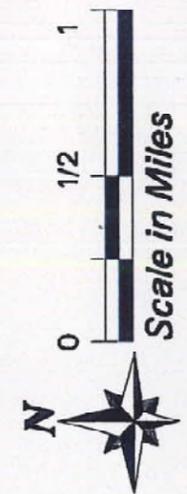


EDR Environmental Data Resources, Inc.
1-800-352-0260

Study Area For Great River Nat'l Wildlife Refuge

Alexandria, MO

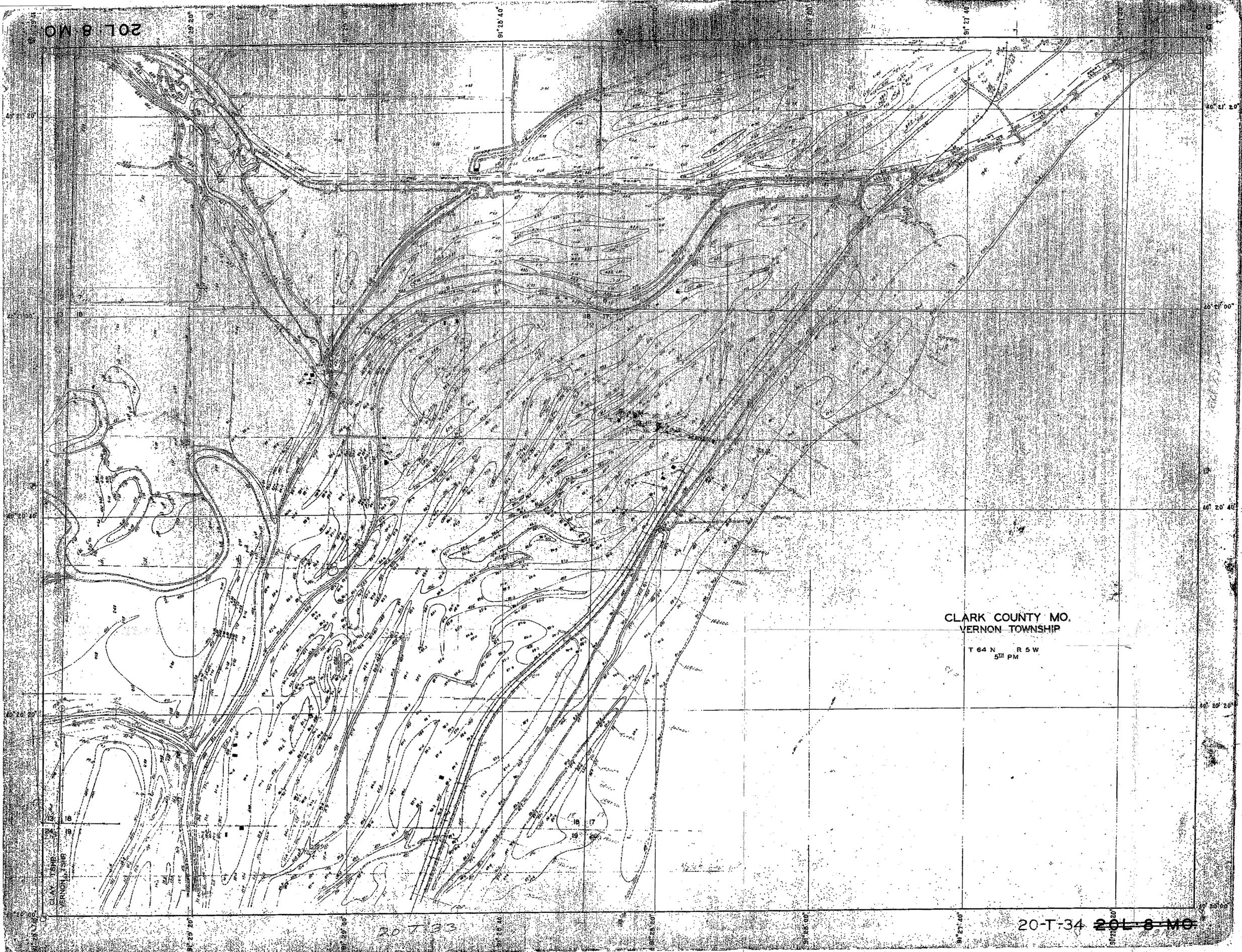
- Listed Sites
- Earthquake Epicenters (Richter 5 or greater)
- Search Boundary
- Roads
- Major Roads
- Waterways
- Railroads
- Contour Lines
- Pipelines
- Powerlines
- Fault Lines
- Water
- Superfund Sites
- Wetlands



PLANE TABLE MAPS

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CLARK COUNTY MO.
VERNON TOWNSHIP

T 64 N R 5 W
5th PM

20-T-33

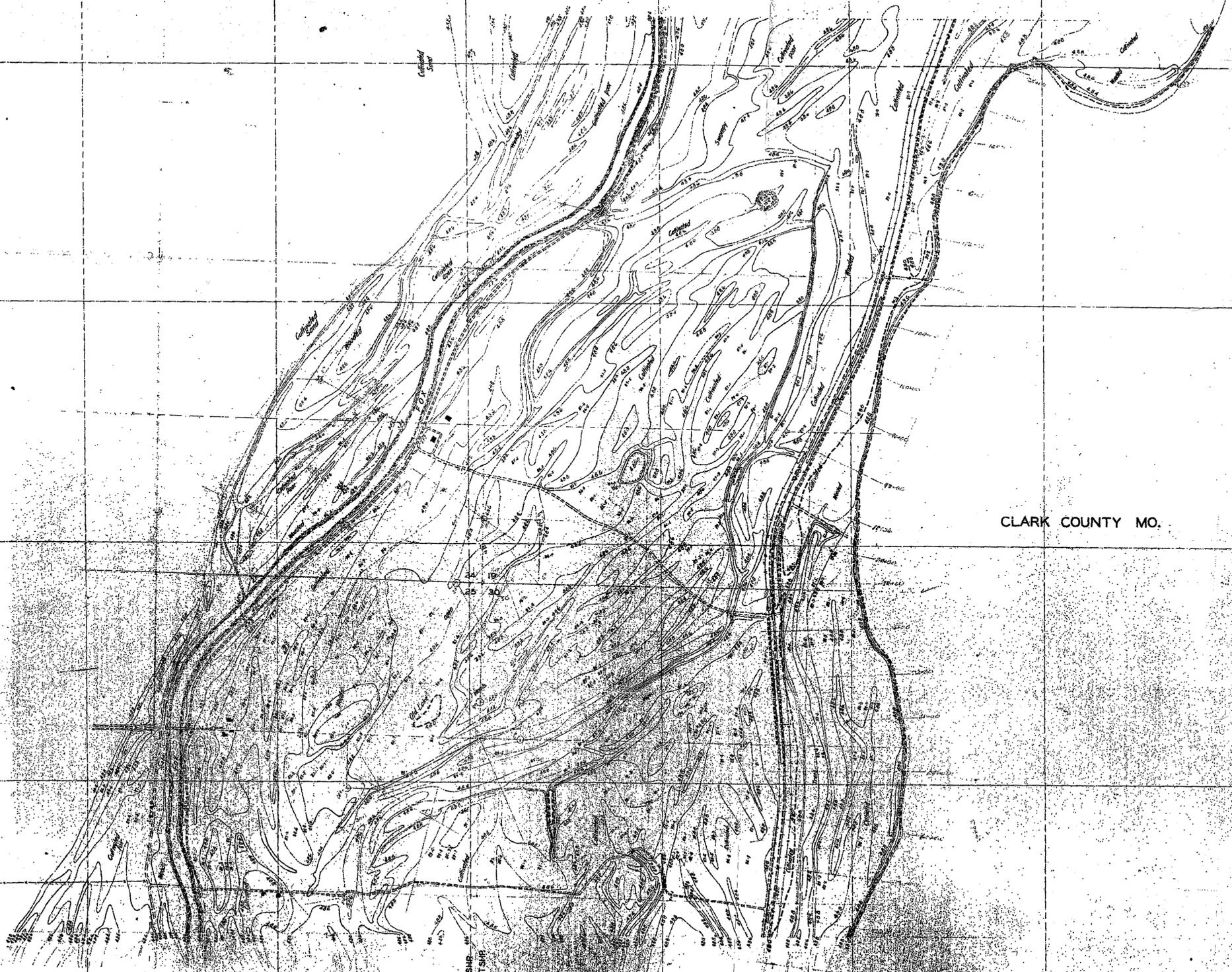
20-T-34 20L 8 MO

Plane Table Map, 1 of 3
Fox Island, Clark County, Missouri

20-T-33

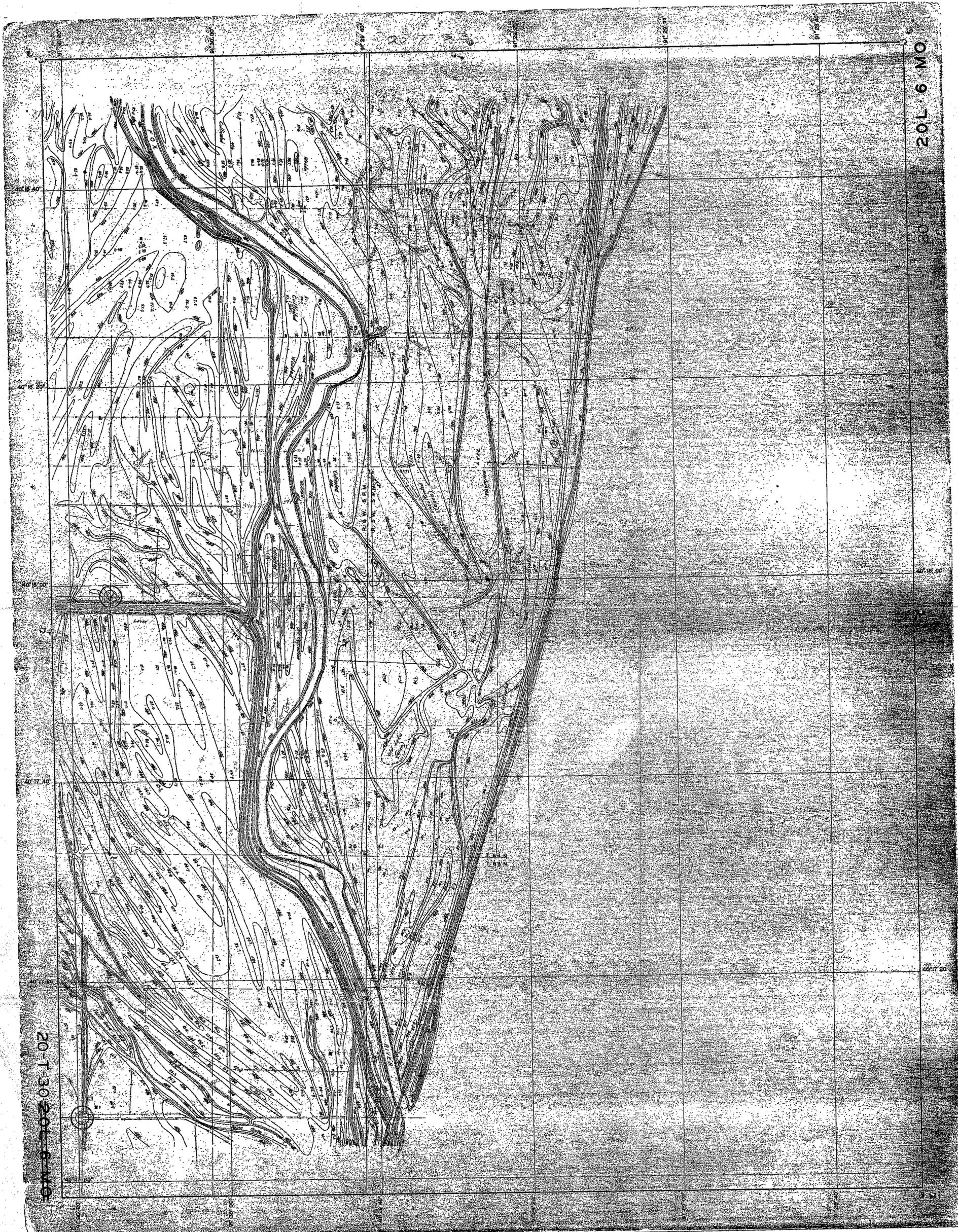
20-T-33

20-T-33



CLARK COUNTY MO.

Plane Table Map, 2 of 3
Fox Island, Clark County, Missouri

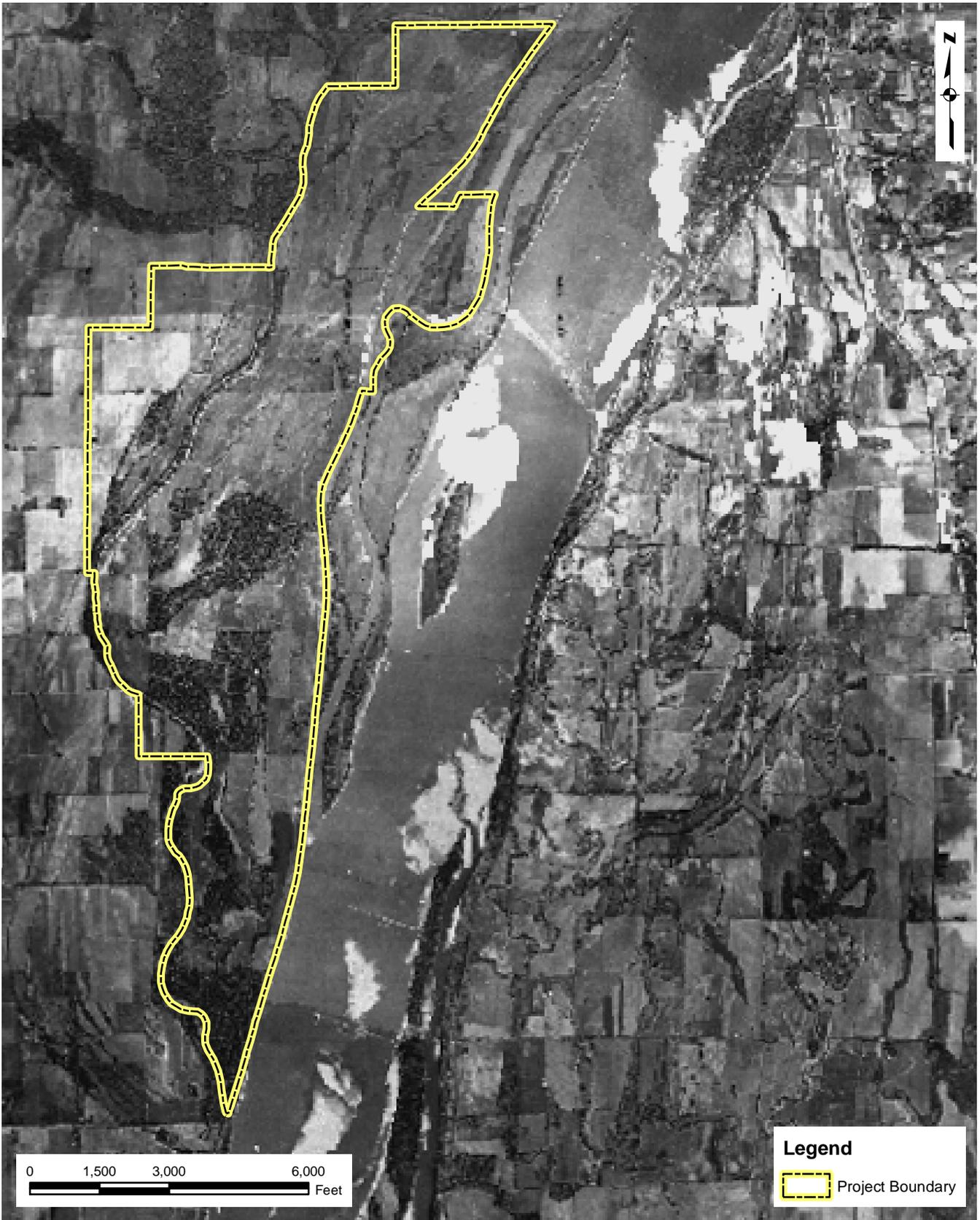


Plane Table Map, 3 of 3
Fox Island, Clark County, Missouri

AERIAL PHOTOS

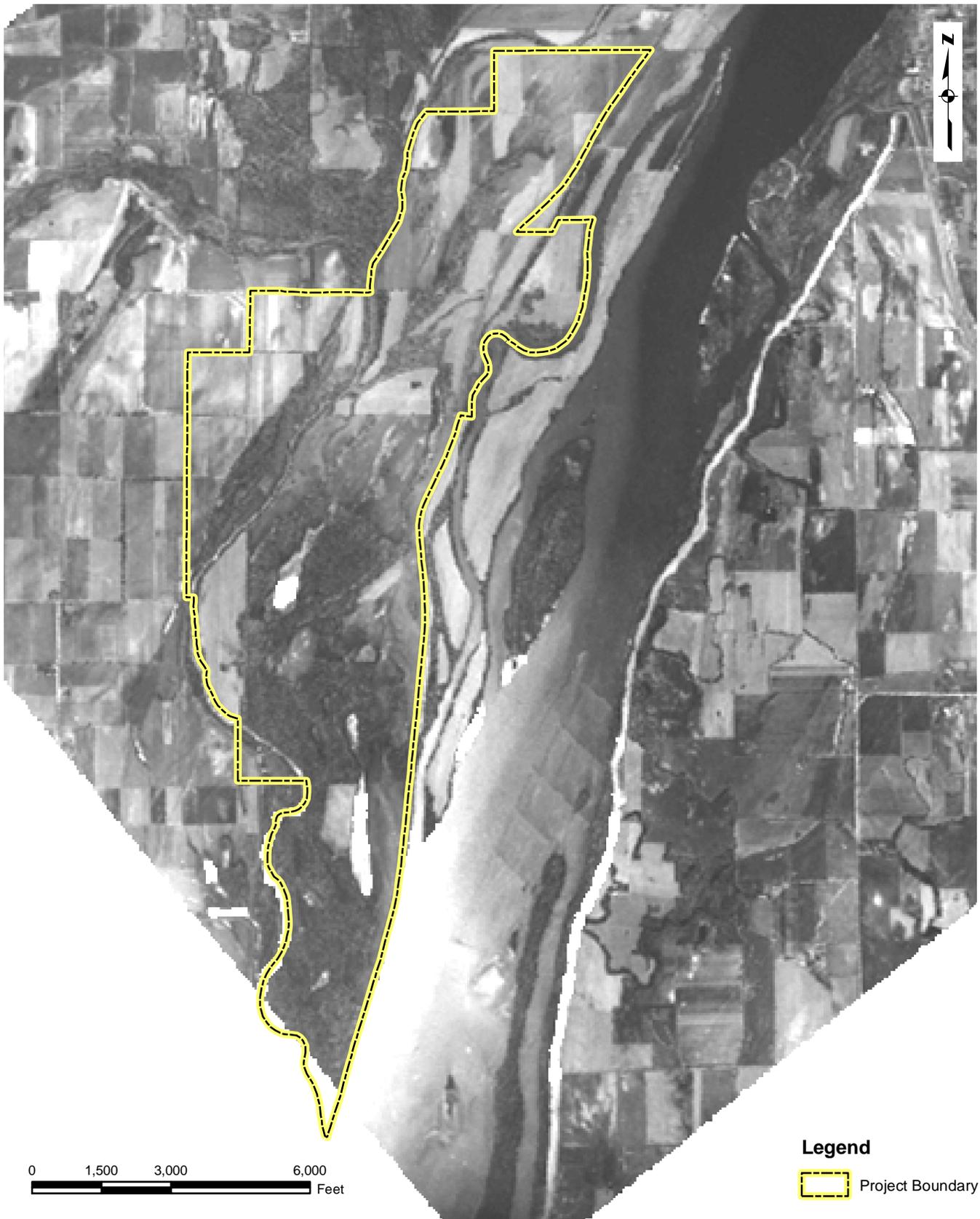
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**US Army Corps
of Engineers**
Rock Island District

1930 Aerial Photo
Fox Island, Clark County, Missouri



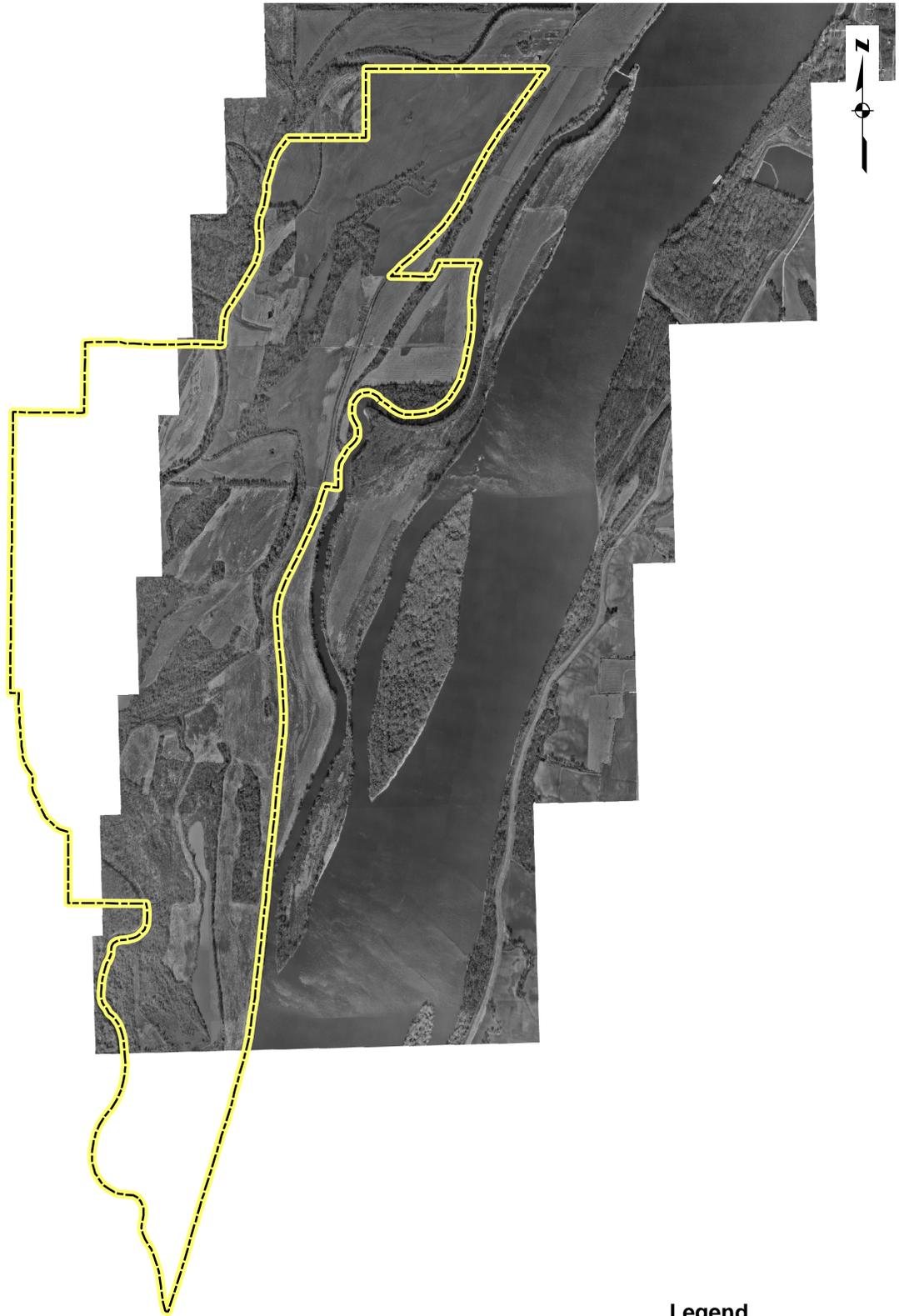
Legend

 Project Boundary



**US Army Corps
of Engineers**
Rock Island District

1964 Aerial Photo
Fox Island, Clark County, Missouri



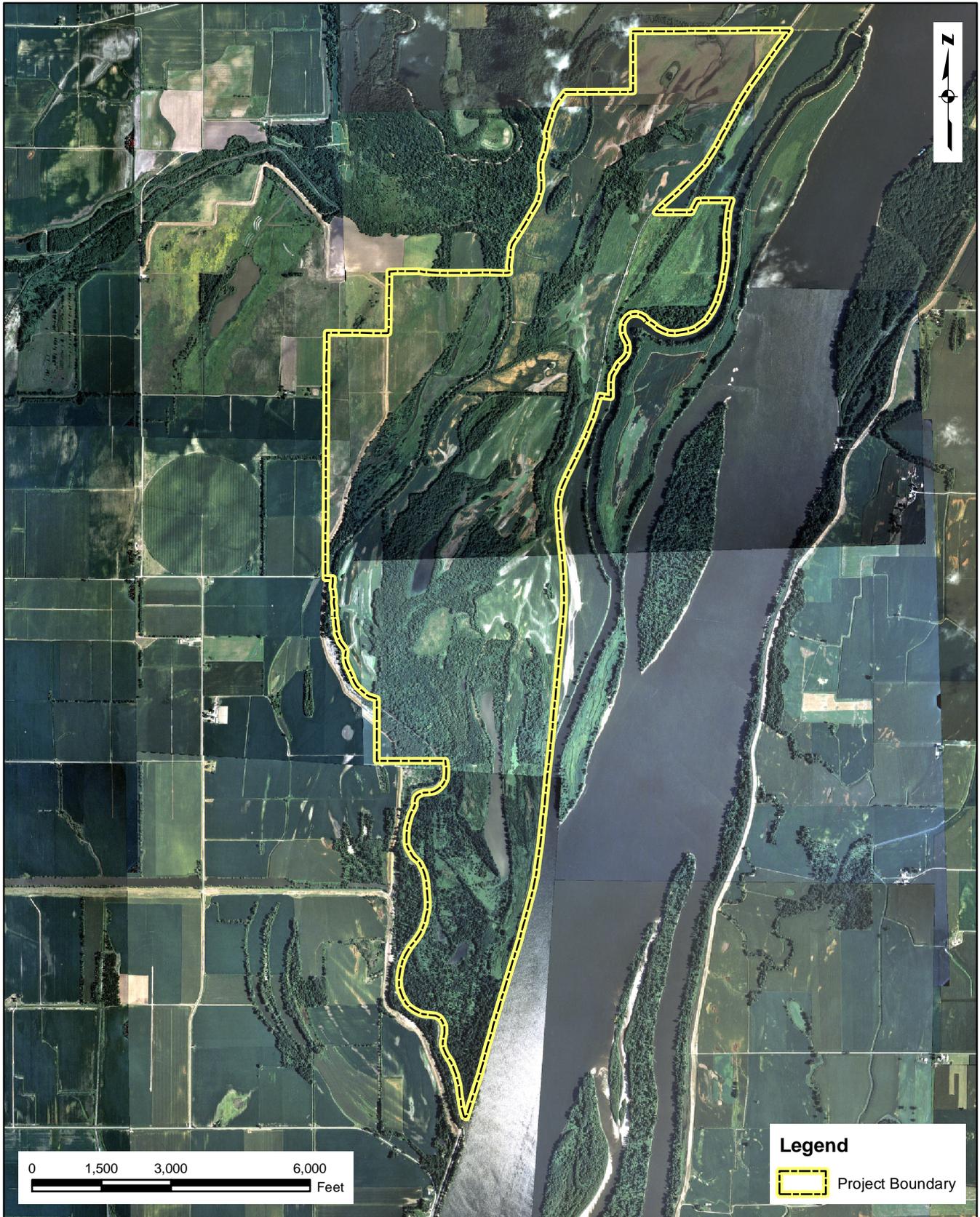
Legend

 Project Boundary



**US Army Corps
of Engineers**
Rock Island District

1995 Aerial Photo
Fox Island, Clark County, Missouri



**US Army Corps
of Engineers**
Rock Island District

2000 Aerial Photo
Fox Island, Clark County, Missouri

LEVEL I SURVEY

**A
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X

E**



IN REPLY REFER TO:

United States Department of the Interior

U.S. FISH AND WILDLIFE SERVICE

Great River National Wildlife Refuge
Clarence Cannon National Wildlife Refuge
P.O. Box 88
Annada, Missouri 63330
573/847-2333 FAX: 573/847-2269
e.mail: dave_ellis@fws.gov



*Celebrating a
Century
of Conservation!*

August 29, 2002

Ms. Rebecca Svatos
Senior Environmental Engineer
Stanley Consultants
2658 Crosspark Road
Suite 100
Coralville, IA 52241

Dear Becky,

Enclosed are copies of six Level I contaminant surveys conducted prior to purchasing of the properties that now comprise the Fox Island Division. Also enclosed is a map that shows the location of these properties. The only survey that I have not been able to locate is for the Holtkamp property which was the first and largest acquisition. I will contact our realty office in our Regional Office to see if they can provide a copy.

The two farmers that are currently farming parts of the refuge under cooperative agreements are:

Alvin Holtkamp
2503 245th Ave.
Ft. Madison, IA 52627
phone # 319-463-7231

John Winkelman
Rt 1, Box 58
Alexandria, MO 63430
phone # 660-754-6696

Regarding the Logsdon property where the abandoned pole barn and well are located, I haven't had contact with Bernard Logsdon for a few years. If you feel you still need to talk with him after reviewing the survey for his former property I will try to get contact information. I believe all of the relatively minor issues that were initially identified were satisfactorily resolved. The Fish and Wildlife Service employee that conducted this survey is Tim Julison. He is at the Port Louisa NWR office in Wapello, IA. His number is 319-523-6982.

Give me a call to discuss any of this after you have reviewed it.

Sincerely,

A handwritten signature in black ink, appearing to read "Dae", written in a cursive style.

David M. Ellis
Refuge Manager

Enclosures

C. Record Searches (Coordinate with Realty, title search, others as appropriate.)

1. Past uses which might indicate potential problems of site (CIRCLE any that are applicable.)

Manufacturing, service stations, dry cleaning, air strip, pipelines, rail lines, facilities with large electrical transformers or pumping equipment, petroleum production, landfills, scrap metal, auto, or battery recycling, military, labs, wood preserving, other describe _____

None

2. Nearby land uses, especially upstream or upgradient, or that might have had waste to dump at site (see list under Past Uses)

Identify: _____ None

3. Known contaminant sites in vicinity: NPL, state sites, candidate sites (check with EPA; State EPA counterpart)

Yes _____

No

4. Interviews on past use: owners, neighbors, County agents and any appropriate Federal authorities: Problems?

Yes _____

No

5. Agricultural drainage history: surface, subsurface drains.

Yes _____

No

D. In acquiring land from another Federal agency, that agency has notified the Department of the past or current presence of a hazardous substance under section 120(h) of CERCLA (Superfund).

Not Applicable

Yes _____

No _____

E. Has a non-Federal entity identified any hazardous materials problems on or near the site surveyed?

Yes _____

No

**F. A Level II study is recommended.
A Level III study is recommended.**

Yes _____

No

Yes _____

No

G. Certification

1. I hereby certify that to the best of my knowledge no contaminants are present on this real estate, and there are no obvious signs of any effects of contamination.

Signed W. Ross Adams Print Name W. Ross Adams

Date 4-30-90 Title Refuge Manager

2. On the basis of the information collected to complete this form it is possible to reasonably conclude that there is a potential for contaminants, or the effects of contaminants, to be present on this real estate.

Signed _____ Print Name _____

Date _____ Title _____

3. The surveyed real estate, or a portion thereof, contains contaminants. The owner of that real estate has/will cleanup the contaminants to bureau specifications. A Level II or Level III Survey is not required.

Signed _____ Print Name _____

Date _____ Title _____

H. Approving Official

I concur with the above recommendation.

Signed _____ Print Name _____

Date _____ Title _____

Landowner Questionnaire

Name of Landowner: Frederick Neuman

Description/Location of Property: Tract # 11, 76 acres more or less in the west 1/2 of the east 1/2 of Section 25, R 6W, T 64N lying east of the Fox River.

Storage Tanks:

- 1) Do you have any underground storage tanks on your property? No
- a. How many are there, what do/did they contain and how old are they? Where are they located?
- b. Did the tanks ever leak? How much?

Spills:

- 2) Have you ever had any gas, oil or other chemical spills on the property (e.g., greater than 10 gallons)? If yes, where? When did they occur? What spilled?

No

Pesticides:

- 3) Have you disposed of or let anyone else dispose of pesticides or pesticide containers on your property? If yes, when, where, how many and for how long?

No

Petroleum/Solvent Products:

- 4) Have you disposed of or let anyone else dispose of petroleum or solvent products on your property (e.g., used oil, hydraulic fluid, old gasoline, diesel fuel, parts cleaners)? If yes, when and where?

No.

Wells:

- 5) Do you have any active or abandoned wells on your property other than your drinking water well? If yes, have you disposed of anything in these wells? If yes, when, and what?

No.

I certify that the answers to the above questions are true to the best of my knowledge.

Landowner Signature: _____ Date: 4-30-90

Telephone Interview with Mr. Neuman by Ross Adams 2/27/90

Level I Survey:
Contaminant Survey Checklist
of Proposed Real Estate Acquisitions

INSTRUCTIONS: Check for each category. Explain briefly where something other than "No," "None," or "Not Applicable" is checked. Discuss whether a Level II or III Survey will be recommended. Describe the distance if nearby is checked and whether there is a known potential pathway for contamination on site. Attach a legal description of the real estate property covered by this Survey.

A. Background Information

Bureau Name U. S. Fish and Wildlife Service
 Site Name Winkelman County Clark State MO
 Date of Survey 6/28/95

ONSITE NEARBY NONE

B. Site Inspection Screen: On-site and nearby

- | | | | |
|---|-----|-----|---|
| 1. Dumps, especially with drums, containers
(Read labels if possible; do not open or
handle! If no labels, note identifying
characteristics) | --- | --- | ✓ |
| 2. Other debris: household, farm,
industrial waste | --- | --- | ✓ |
| 3. Fills: possible cover for dumps | --- | --- | ✓ |
| 4. Unusual chemical odors | --- | --- | ✓ |
| 5. Storage tanks: petroleum products,
pesticides, etc. | --- | --- | ✓ |
| 6. Buildings: Chemical storage, equipment
repair, solvents | --- | --- | ✓ |
| 7. Structures -- evidence of asbestos
sprayed fire proofing, acoustical
plaster | --- | --- | ✓ |
| 8. Vegetation different from surrounding
for no apparent reason, e.g. bare
ground | --- | --- | ✓ |
| 9. "Sterile" or modified water bodies | --- | --- | ✓ |
| 10. Oil seeps, stained ground, discolored
stream banks | --- | --- | ✓ |
| 11. Oil slicks on water, unusual colors
in water | --- | --- | ✓ |
| 12. Spray operation base: air strip,
equipment parking area | ✓ | --- | ✓ |
| 13. Machinery repair areas | --- | --- | ✓ |
| 14. Pipelines; major electrical equipment | --- | --- | ✓ |
| 15. Oiled or formerly oiled roads | --- | --- | ✓ |
| 16. Electric transmission lines: pole
mounted transformers, pad mounted
transformers -- evidence of leakage | --- | --- | ✓ |

see
note

C. Record Searches (Coordinate with Realty, title search, others as appropriate.)

1. Past uses which might indicate potential problems of site (CIRCLE any that are applicable.)

Manufacturing, service stations, dry cleaning, air strip, pipelines, rail lines, facilities with large electrical transformers or pumping equipment, petroleum production, landfills, scrap metal, auto, or battery recycling, military, labs, wood preserving, other describe _____

None _____

2. Nearby land uses, especially upstream or upgradient, or that might have had waste to dump at site (see list under Past Uses)

Identify: _____ None

3. Known contaminant sites in vicinity: NPL, state sites, candidate sites (check with EPA; State EPA counterpart)

Yes _____ No

4. Interviews on past use: owners, neighbors, County agents and any appropriate Federal authorities: Problems?

Yes _____ No

5. Agricultural drainage history: surface, subsurface drains.

Yes No _____

D. In acquiring land from another Federal agency, that agency has notified the Department of the past or current presence of a hazardous substance under section 120(h) of CERCLA (Superfund).

Not Applicable

Yes _____ No _____

E. Has a non-Federal entity identified any hazardous materials problems on or near the site surveyed?

Yes _____ No

F. A Level II study is recommended.
A Level III study is recommended.

Yes _____ No
Yes _____ No

G. Certification

I hereby certify that to the best of my knowledge no contaminants are present on this real estate, and there are no obvious signs of any effects of contamination.

Signed David M. Ellis

Print Name David M. Ellis

Date 1/3/96

Title Reluge Manager

On the basis of the information collected to complete this form it is possible to reasonably conclude that there is a potential for contaminants, or the effects of contaminants, to be present on this real estate.

Signed _____

Print Name _____

Date _____

Title _____

The surveyed real estate, or a portion thereof, contains contaminants. The owner of that real estate has/will cleanup the contaminants to bureau specifications. A Level II or Level III Survey is not required.

Signed _____

Print Name _____

Date _____

Title _____

H. Approving Official

I concur with the above recommendation. *OK* 1/14/96

Signed Wm. A. Swanson

Print Name Wm. A. Swanson

Date 2-22-96

Title Senior Realty Officer

B.12, C.5 Most of the property is currently farmed with associated normal spraying operations and surface drainage. However, there is no evidence of contaminant problems resulting from this farming operation.

C.1. An active railroad line passes through the property however there is no evidence of contamination associated with this railroad.

Level I Survey:
Contaminant Survey Checklist
of Proposed Real Estate Acquisitions

INSTRUCTIONS: Check for each category. Explain briefly where something other than "No," "None," or "Not Applicable" is checked. Discuss whether a Level II or III Survey will be recommended. Describe the distance if nearby is checked and whether there is a known potential pathway for contamination on site. Attach a legal description of the real estate property covered by this Survey.

A. Background Information

Bureau Name U.S. Fish and Wildlife Service
Site Name Krueger County Clark State MO
Date of Survey 6/27/95

ONSITE NEARBY NONE

B. Site Inspection Screen: On-site and nearby

- | | | | |
|--|-----|-----|---|
| 1. Dumps, especially with drums, containers (Read labels if possible; do not open or handle! If no labels, note identifying characteristics) | --- | --- | ✓ |
| 2. Other debris: household, farm, industrial waste | --- | --- | ✓ |
| 3. Fills: possible cover for dumps | --- | --- | ✓ |
| 4. Unusual chemical odors | --- | --- | ✓ |
| 5. Storage tanks: petroleum products, pesticides, etc. | --- | --- | ✓ |
| 6. Buildings: Chemical storage, equipment repair, solvents | --- | --- | ✓ |
| 7. Structures -- evidence of asbestos sprayed fire proofing, acoustical plaster | --- | --- | ✓ |
| 8. Vegetation different from surrounding for no apparent reason, e.g. bare ground | --- | --- | ✓ |
| 9. "Sterile" or modified water bodies | --- | --- | ✓ |
| 10. Oil seeps, stained ground, discolored stream banks | --- | --- | ✓ |
| 11. Oil slicks on water, unusual colors in water | --- | --- | ✓ |
| 12. Spray operation base: air strip, equipment parking area | ✓ | --- | ✓ |
| 13. Machinery repair areas | --- | --- | ✓ |
| 14. Pipelines; major electrical equipment | --- | --- | ✓ |
| 15. Oiled or formerly oiled roads | --- | --- | ✓ |
| 16. Electric transmission lines: pole mounted transformers, pad mounted transformers -- evidence of leakage | --- | --- | ✓ |

see note

C. Record Searches (Coordinate with Realty, title search, others as appropriate.)

1. Past uses which might indicate potential problems of site (CIRCLE any that are applicable.)

Manufacturing, service stations, dry cleaning, air strip, pipelines, rail lines, facilities with large electrical transformers or pumping equipment, petroleum production, landfills, scrap metal, auto, or battery recycling, military, labs, wood preserving, other describe _____

None

2. Nearby land uses, especially upstream or upgradient, or that might have had waste to dump at site (see list under Past Uses) Identify: _____ None

3. Known contaminant sites in vicinity: NPL, state sites, candidate sites (check with EPA; State EPA counterpart)

Yes _____ No

4. Interviews on past use: owners, neighbors, County agents and any appropriate Federal authorities: _____ Problems?

Yes _____ No

5. Agricultural drainage history: surface, subsurface drains.

Yes No _____

D. In acquiring land from another Federal agency, that agency has notified the Department of the past or current presence of a hazardous substance under section 120(h) of CERCLA (Superfund).

Not Applicable

Yes _____ No _____

E. Has a non-Federal entity identified any hazardous materials problems on or near the site surveyed?

Yes _____ No

F. A Level II study is recommended.
A Level III study is recommended.

Yes _____ No
Yes _____ No

G. Certification

I hereby certify that to the best of my knowledge no contaminants are present on this real estate, and there are no obvious signs of any effects of contamination.

Signed David M. Ellis

Print Name David M. Ellis

Date 1/3/96

Title Refuge Manager

On the basis of the information collected to complete this form it is possible to reasonably conclude that there is a potential for contaminants, or the effects of contaminants, to be present on this real estate.

Signed _____

Print Name _____

Date _____

Title _____

The surveyed real estate, or a portion thereof, contains contaminants. The owner of that real estate has/will cleanup the contaminants to bureau specifications. A Level II or Level III Survey is not required.

Signed _____

Print Name _____

Date _____

Title _____

H. Approving Official

I concur with the above recommendation. *OK photo 2/14*

Signed Wm A Swanson

Print Name Wm. A. Swanson

Date 2-22-96

Title Senior Realty Officer

B.12, C.5 Most of this property is currently farmed with associated normal spraying operations and surface drainage. However there is no evidence of contaminant problems resulting from this farming operation.

Level I Survey:
Contaminant Survey Checklist
of Proposed Real Estate Acquisitions

INSTRUCTIONS: Check for each category. Explain briefly where something other than "No," "None," or "Not Applicable" is checked. Discuss whether a Level II or III Survey will be recommended. Describe the distance if nearby is checked and whether there is a known potential pathway for contamination on site. Attach a legal description of the real estate property covered by this Survey.

A. Background Information

Bureau Name U.S. Fish and Wildlife Service
Site Name JLM Farms County Clark State MO
Date of Survey 6/28/95

ONSITE NEARBY NONE

B. Site Inspection Screen: On-site and nearby

- | | | | |
|--|---|---|---|
| 1. Dumps, especially with drums, containers (Read labels if possible; do not open or handle! If no labels, note identifying characteristics) | — | — | ✓ |
| 2. Other debris: household, farm, industrial waste | — | ✓ | ✓ |
| 3. Fills: possible cover for dumps | — | — | ✓ |
| 4. Unusual chemical odors | — | — | ✓ |
| 5. Storage tanks: petroleum products, pesticides, etc. | — | — | ✓ |
| 6. Buildings: Chemical storage, equipment repair, solvents | — | — | ✓ |
| 7. Structures -- evidence of asbestos sprayed fire proofing, acoustical plaster | — | — | ✓ |
| 8. Vegetation different from surrounding for no apparent reason, e.g. bare ground | — | — | ✓ |
| 9. "Sterile" or modified water bodies | — | — | ✓ |
| 10. Oil seeps, stained ground, discolored stream banks | — | — | ✓ |
| 11. Oil slicks on water, unusual colors in water | — | — | ✓ |
| 12. Spray operation base: air strip, equipment parking area | ✓ | — | ✓ |
| 13. Machinery repair areas | — | — | ✓ |
| 14. Pipelines; major electrical equipment | — | — | ✓ |
| 15. Oiled or formerly oiled roads | — | — | ✓ |
| 16. Electric transmission lines: pole mounted transformers, pad mounted transformers -- evidence of leakage | — | — | ✓ |

see not

C. Record Searches (Coordinate with Realty, title search, others as appropriate.)

1. Past uses which might indicate potential problems of site (CIRCLE any that are applicable.)

Manufacturing, service stations, dry cleaning, air strip, pipelines, rail lines, facilities with large electrical transformers or pumping equipment, petroleum production, landfills, scrap metal, auto, or battery recycling, military, labs, wood preserving, other describe _____

None _____

2. Nearby land uses, especially upstream or upgradient, or that might have had waste to dump at site (see list under Past Uses) Identify: _____ None

3. Known contaminant sites in vicinity: NPL, state sites, candidate sites (check with EPA; State EPA counterpart)

Yes _____ No

4. Interviews on past use: owners, neighbors, County agents and any appropriate Federal authorities: Problems?

Yes _____ No

5. Agricultural drainage history: surface, subsurface drains.

Yes No _____

D. In acquiring land from another Federal agency, that agency has notified the Department of the past or current presence of a hazardous substance under section 120(h) of CERCLA (Superfund).

Not Applicable

Yes _____ No _____

E. Has a non-Federal entity identified any hazardous materials problems on or near the site surveyed?

Yes _____ No

F. A Level II study is recommended.
A Level III study is recommended.

Yes _____ No
Yes _____ No

G. Certification

I hereby certify that to the best of my knowledge no contaminants are present on this real estate, and there are no obvious signs of any effects of contamination.

Signed David M. Ellis Print Name David M. Ellis
Date 1/3/96 Title Refuge Manager

On the basis of the information collected to complete this form it is possible to reasonably conclude that there is a potential for contaminants, or the effects of contaminants, to be present on this real estate.

Signed _____ Print Name _____
Date _____ Title _____

The surveyed real estate, or a portion thereof, contains contaminants. The owner of that real estate has/will cleanup the contaminants to bureau specifications. A Level II or Level III Survey is not required.

Signed _____ Print Name _____
Date _____ Title _____

H. Approving Official

I concur with the above recommendation. *2/14*

Signed Wm. A. Swanson Print Name Wm. A. Swanson
Date 2-22-96 Title Senior Realty Officer

B.12, C.5 Most of this property is currently farmed with associated normal spraying operations and surface drainage. However, there is no evidence of contaminant problems resulting from this farming operation.

B.2 A small illegal dump consisting of household debris occurs along a county road approx. 1/4 mile north of this property. There is no surface drainage connecting these sites and it does not appear this dump is causing a
(OVER)

B.2 (cont)

contaminant problem with this property.

C.1. An active railroad passes through the property however there is no evidence of contamination associated with this railroad.

C. Record Searches (Coordinate with Realty, title search, others as appropriate.)

1. Past uses which might indicate potential problems of site (CIRCLE any that are applicable.)

Manufacturing, service stations, dry cleaning, air strip, pipelines, rail lines, facilities with large electrical transformers or pumping equipment, petroleum production, landfills, scrap metal, auto, or battery recycling, military, labs, wood preserving, other describe _____

None _____

2. Nearby land uses, especially upstream or upgradient, or that might have had waste to dump at site (see list under Past Uses) Identify: _____ None

3. Known contaminant sites in vicinity: NPL, state sites, candidate sites (check with EPA; State EPA counterpart)

Yes _____ No

4. Interviews on past use: owners, neighbors, County agents and any appropriate Federal authorities: Problems?

Yes _____ No

5. Agricultural drainage history: surface, subsurface drains.

Yes No _____

D. In acquiring land from another Federal agency, that agency has notified the Department of the past or current presence of a hazardous substance under section 120(h) of CERCLA (Superfund).

Not Applicable

Yes _____ No _____

E. Has a non-Federal entity identified any hazardous materials problems on or near the site surveyed?

Yes _____ No

F. A Level II study is recommended.
A Level III study is recommended.

Yes _____ No
Yes _____ No

G. Certification

I hereby certify that to the best of my knowledge no contaminants are present on this real estate, and there are no obvious signs of any effects of contamination.

Signed David M. Ellis

Print Name David M. Ellis

Date 1/3/96

Title Relay Manager

On the basis of the information collected to complete this form it is possible to reasonably conclude that there is a potential for contaminants, or the effects of contaminants, to be present on this real estate.

Signed _____

Print Name _____

Date _____

Title _____

The surveyed real estate, or a portion thereof, contains contaminants. The owner of that real estate has/will cleanup the contaminants to bureau specifications. A Level II or Level III Survey is not required.

Signed _____

Print Name _____

Date _____

Title _____

H. Approving Official

I concur with the above recommendation. *OK for use 2/14*

Signed Wm A Swanson

Print Name Wm. A. Swanson

Date 2-22-96

Title Senior Realty Officer

B.12, C.5. Most of this property is currently farmed with associated spraying and surface drainage. However there is no evidence of any contaminant problems resulting from this farming operation.

C.1 An active railroad line³ passes through this property but there is no evidence of contaminant problems associated with this railroad.

7/21/97

Hi Tim,

Here's a copy of what I submitted to Realty for the Bernard Logsdon Level I. You'll notice that I attached the new signature page indicating that the cleanup would primarily be done by Bernard.

I think all of the herbicides, chemicals, solvents + probably the air conditioner should be removed + the oil stain cleanup should be started before we submit the second level. When we want to submit the second Level I, you'll need to sign another signature page (under #1 this time) indicating that there are no hazardous substances present). Give me a call when you feel that Bernard has sufficiently cleaned up the tract - and I'll start the additional paperwork.

Hope this hasn't been too confusing - in cases like this, we need to clearly document what's out there, the cleanup... You've done a great job Tim, hang in there. Give me a call if you have any questions.

Judy



Refuge Manager	
Asst. Ref. Manager	
Admin. Tech.	
Maintenance	
Ref. Op. Spec.	
Bio. Tech.	
File	



IN REPLY REFER TO:

United States Department of the Interior

FISH AND WILDLIFE SERVICE

Route 1, Box 76
Fergus Falls, Minnesota 56537

July 11, 1997

Memorandum

To: Chief, Division of Realty

From: Pre-acquisition Program Coordinator

Subject: Bernard Logsdon Tract (Gregory Landing) Level I Survey submitted April 7, 1997

Attached is the Level I pre-acquisition contaminant survey for the Bernard Logsdon Tract, Clark County, Missouri, submitted on April 7, 1997 by Timothy Julison (Mark Twain NWR, Annada District). The Level I survey, conducted on March 12, 1997, identified the onsite presence of dumps, household and farm debris, agricultural chemicals and chemical odors, and asbestos shingles. The owner of the property, Bernard Logsdon, has agreed to remove and properly dispose of all hazardous wastes (including herbicides and pesticides, asbestos shingles, miscellaneous appliances, and batteries) prior to the acquisition of the property by the U.S. Fish and Wildlife Service. Therefore, a Level II or III survey is not required for this Tract.

After the hazardous wastes have been removed and disposed of properly by Bernard Logsdon, a second Level I survey will be done on the Tract and will be submitted for your signature.

Judy Sefchick Edwards
Judy Sefchick Edwards

Attachment (s)

FWS/ARW/RE

To: Land Acquisition Branch, Twin Cities, MN (RE)
Realty Management Branch, Twin Cities, MN (RE)
Ascertainment and Planning Branch, Twin Cities, MN (RE)

From: *Mark Twain NWR, Annada District*

Subject: Contaminant Survey Data Form

Station completes the following table:

Unit Name: <i>Gregory Landing</i>	County: <i>Clark</i> State: <i>Missouri</i>
Tract Name: <i>Bernard Logsdon</i>	Survey prepared by: <i>Tim Julison</i> Telephone #: <i>(314) 523-6982</i> RO Contact: <i>Betty Jarous</i>
Option Expiration Date: (If available)	Appraisal Date: (If Available)
Is this a new tract or previously surveyed tract that has expired? (Circle) <u>New</u> Expired	Survey Date: <i>3-12-97</i>

Regional Office completes the following table:

<u>Level I Survey Dates</u>	<u>Level II/III Survey Dates</u>
Evaluation Number: <i>2048</i>	Date of Survey:
Date of Survey: <i>03/12/97</i>	Date Sent to TCFO:
Date Sent to TCFO: <i>04/07/97</i>	Date Sent to RD:
Date Sent to RD:	Date RD Approved:
Date RD Approved:	Date Sent to WO:
	Date WO Approve

341 FW 3 ENVIRONMENTAL SITE ASSESSMENT LEVEL I SURVEY CHECKLIST

Instructions: Complete each section. When the answer is "YES" or when no response is given in parts B., C. and D., provide documentation under Part E. Describe the distance if "NEARBY" is checked and whether there is a known potential pathway for hazardous substances and / or other environmental problems on site. Attach a legal description and plat, topographic map, or other identification of the real property covered by this Survey.

Note: Any deletions or omissions from this form will render this Survey invalid.

A. Background Information

Bureau Name U.S. Fish and Wildlife Service	Tract Name Bernard Logsdon	Tract No
Project Name Gregory Landing, Mark Twain NWR, Annada District	County Clark	State MO

B. Interviews

Interview owners, neighbors, county agents, etc. and any appropriate Federal authorities on past and present use, addressing the topics in Parts C. and D. below. (Attach documentation)

C. Site Inspection Screen

Note observations or knowledge of the following on site or nearby with check mark.

1. Dumps, especially with drums or other containers. (Read labels if possible; do not open or handle! If no labels, note identifying characteristics.) very old drums, a few pest. containers	<input checked="" type="checkbox"/> ONSITE	<input type="checkbox"/> NONE	<input type="checkbox"/> NEARBY
2. Other debris: note type (e.g., household, farm, industrial waste, etc.) Household and farm, large bone yard - see photos	<input checked="" type="checkbox"/> ONSITE	<input type="checkbox"/> NONE	<input type="checkbox"/> NEARBY
3. Fills: (note if possible cover for dumps)	<input type="checkbox"/> ONSITE	<input checked="" type="checkbox"/> NONE	<input type="checkbox"/> NEARBY
4. Unusual chemical odors Stong diesel smell near machine shed.	<input checked="" type="checkbox"/> ONSITE	<input checked="" type="checkbox"/> NONE	<input type="checkbox"/> NEARBY
5. Above ground storage tanks: note type (e.g., petroleum products, pesticides, etc.) Estimate tank size. 300 gal. diesel.....	<input checked="" type="checkbox"/> ONSITE	<input type="checkbox"/> NONE	<input type="checkbox"/> NEARBY
6. Chemicals / solvents storage: note where (e.g. barn, residence, etc.) Pesticides; various solvents stored in shed - see narrative	<input checked="" type="checkbox"/> ONSITE	<input type="checkbox"/> NONE	<input type="checkbox"/> NEARBY
7. Evidence of asbestos: note where (e.g., fire proofing, acoustical plaster, siding, or floor tiles) Possibly asbestos shingles in one of the farm/household dumps	<input checked="" type="checkbox"/> ONSITE	<input type="checkbox"/> NONE	<input type="checkbox"/> NEARBY
8. Vegetation different from surrounding areas for no apparent reason (e.g., bare ground) Some very small areas near machine shed.	<input checked="" type="checkbox"/> ONSITE	<input type="checkbox"/> NONE	<input type="checkbox"/> NEARBY
9. "Sterile" or modified water bodies	<input type="checkbox"/> ONSITE	<input checked="" type="checkbox"/> NONE	<input type="checkbox"/> NEARBY
10. Oiled or formerly oiled roads (note if no apparent damage)	<input type="checkbox"/> ONSITE	<input checked="" type="checkbox"/> NONE	<input type="checkbox"/> NEARBY
11. Oil seeps or other stained ground, or discolored stream banks A few very small stained areas near shed and under irrigation pump engine	<input checked="" type="checkbox"/> ONSITE	<input type="checkbox"/> NONE	<input type="checkbox"/> NEARBY
12. Oil slicks on or unusual colors in water	<input type="checkbox"/> ONSITE	<input checked="" type="checkbox"/> NONE	<input type="checkbox"/> NEARBY
13. Spray operation base: note type (e.g., air strip, equipment parking area) see narration	<input checked="" type="checkbox"/> ONSITE	<input type="checkbox"/> NONE	<input type="checkbox"/> NEARBY
14. Machinery / equipment repair areas In and around shed	<input checked="" type="checkbox"/> ONSITE	<input type="checkbox"/> NONE	<input type="checkbox"/> NEARBY
15. Pipelines; major electrical equipment	<input type="checkbox"/> ONSITE	<input checked="" type="checkbox"/> NONE	<input type="checkbox"/> NEARBY

Tract Name Bernard Logsdon	Tract No	Page 2	
Project Name Gregory Landing, Mark Twain NWR, Annada District		County Clark	State MO
16. Electrical transmission lines; pole mounted transformers, pad - mounted transformers (note evidence of leakage) Power line and one transformer - no leaks		<input checked="" type="checkbox"/> ONSITE <input type="checkbox"/> NEARBY	<input type="checkbox"/> NONE
17. Underground storage tanks, stand pipes, constructed sites for petroleum product storage		<input type="checkbox"/> ONSITE <input type="checkbox"/> NEARBY	<input checked="" type="checkbox"/> NONE
18. Evidence of oil and gas drilling pads or holding ponds		<input type="checkbox"/> ONSITE <input type="checkbox"/> NEARBY	<input checked="" type="checkbox"/> NONE
19. Evidence of strip mining, hard rock mining, or other extractive mineral activity		<input type="checkbox"/> ONSITE <input type="checkbox"/> NEARBY	<input checked="" type="checkbox"/> NONE
20. Other environmental problems: (see 341 FW 3.5 c.) Attach documentation		<input type="checkbox"/> ONSITE <input type="checkbox"/> NEARBY	<input checked="" type="checkbox"/> NONE
D. Remedial Investigation			
Conduct a Remedial Investigation of any "Phase 1" site(s) to determine if there are any "Phase 2" sites. This investigation should be conducted in accordance with the procedures set forth in 341 FW 3.5 c. for the purpose of determining if there are any "Phase 2" sites.			
1. Past uses that might indicate potential hazardous substances or other environmental problems on site (CHECK any that are applicable and document in Section E):		<input checked="" type="checkbox"/> NONE	
<input type="checkbox"/> Manufacturing	<input type="checkbox"/> Pipeline	<input type="checkbox"/> Petroleum Production	<input type="checkbox"/> Military
<input type="checkbox"/> Service Station	<input type="checkbox"/> Rail Line	<input type="checkbox"/> Landfill	<input type="checkbox"/> Lab
<input type="checkbox"/> Dry Cleaning	<input type="checkbox"/> Large Electrical Transformers	<input type="checkbox"/> Scrap Metal	<input type="checkbox"/> Wood Preserving
<input type="checkbox"/> Air Strip	<input type="checkbox"/> Pumping Equipment	<input type="checkbox"/> Auto or Battery Recycling	
Other <u>Atticins carry over on 67 acres of former corn ground...18 month carry-over will eliminate the planting and/or growth of grasses.</u>			
2. Nearby land uses, especially upstream or up gradient, or that might have had waste to dump at site (see above list)		<input checked="" type="checkbox"/> NONE	
Identify: _____			
3. Known hazardous substance sites in vicinity: NPL, state site, or candidate site (check with EPA or state EPA counterpart)		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
4. Agricultural drainage history: surface, and / or subsurface drains		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
5. In acquiring land from another Federal agency, that agency has notified the Department of past or current presence of a hazardous substance under section 120(h) of CERLA (Super fund)		<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> NOT APPLICABLE	
E. Documentation and Analysis (Attached)			
Include all documentation for Parts A, B, C above (e.g., detailed summary of site conditions; description of topography and other site features; list of records search and findings; list of persons interviewed and comments; analysis; photos; etc.). Include conclusions by Environmental Contaminants Specialist, if any.			

Tract Name	Tract No	Page 3	
Project Name		County	State



1. I Certify that to the best of my knowledge, no hazardous substances or other environmental problems are present on this real property, and there are no obvious signs of any effects of such substances or problems.

Signature: _____ Print Name: _____
 Date: _____ Title: _____

2. The surveyed real property, or a portion thereof, contains hazardous substances or other environmental problems as determined by the environmental site assessment. The owner of that real estate has cleaned up or will clean up the hazardous substances or other environmental problems to bureau specifications (documentation of the owner's commitment, ability, and plan to clean up the property is attached). A Level II or Level III Survey is not required.

Signature: Timothy Julison Print Name: Timothy Julison
 Date: 7-10-97 Title: Relief Operations Specialist

3. On the basis of the information collected to complete this form it is possible to reasonably conclude that there is a potential for hazardous substances or other environmental problems, or the effects of hazardous substances or other environmental problems, to be present on this real property.

A Level II Survey is Recommended
 A Level III Survey is Recommended

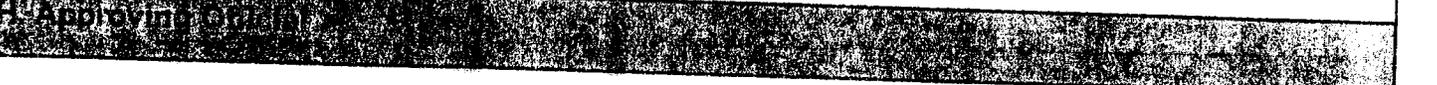
Signature: _____ Print Name: _____
 Date: _____ Title: _____

4. On the basis of the information collected to complete this Survey it is possible to reasonably conclude that there is a potential for hazardous substances or other environmental problems, or the effects of hazardous substances or other environmental problems, to be present on this real property, but there is sufficient information to conclude that a Level II or III Survey is not necessary. The actual or potential remediation or other environmental cleanup costs or other monetary damages on this real property can reasonably expect to be: _____

Signature: _____ Print Name: _____
 Date: _____ Title: _____



Reprogramming will be required Reprogramming will not be required



Signature: _____ Print Name: _____
 Date: _____ Title: _____

Tract Name
Bernard Logsdon

Tract No

Page 4

Project Name
Gregory Landing, Mark Twain NWR, Annada District

County
Clark

State
MO

Narrative

B. Interviews

Interview with Bernard Logsdon on 3-12-87

Bernard said he has owned the property since 1975

I found several containers, some full and some partial, of herbicide in a make shift subground storage pit lined with cinder blocks and boards. Bernard said that none of them had been leaking and that he would move them off-site that day. I could see no evidence of leaking. *(removed by Bernard Logsdon)* OK

He said that there were two sanpoint wells on the property - a 9 ft. near the old trailer and 45 ft. deep well near the irrigation pump. (see map). He also identified a 300 gal septic system with drain field and stand pipe fairly close to the 9' well. *(sanp pt. well + septic system will be removed according to Clark Co. regulations.)*

Bernard said he planned on removing the 3 propane tanks (2-1000 gal. and 1-500 gal.), the entire irrigation system including the pump and all of the old metal junk and vehicle engines from the site prior to selling. He also said that he would try to have the old 12' x 70' trailer removed from the site but I'm doubtful that he'll do it. The irrigation system and 45' well will remain in operation at least through December of 1997 because of Logsdon Ag Use Reservation. *(will salvage trailer + take waste to dump)*

I found several borrow pits near the Fox River that had miscellaneous household and farm junk dumped in them (see item C.2 below). Bernard said he wanted to bury the pits. I told him that it was not advisable at this point because of some of the things I found, but I would get back to him on the issue. He said he had been dumping in the area since 1985. *(removed by Bernard Logsdon)*

✓ He said he had never dumped any oil or other petroleum products, solvents, or chemicals on the property.

C. Site Inspection Screen.

1. A few very old empty 50 gal drums near bldg. site and in dumps near the Fox R. and a few old 1 and 2.5 gal. herbicide containers in household/farm dumps near bldg. site and Fox R. *(will be removed by Bernard Logsdon)*

2. One dump site/burn pile along west side of bldg site with mainly old household goods - a few old solvent and herbicide containers and a few oil filters. Also several small dumps along the Fox R. in borrow pits with TVs, radios, air conditioners, electric stoves, batteries, old barrels, a few solvent containers and oil filters, herbicide containers, roofing shingles, auto batteries etc. (please see photos). The dumps string out about 150 yds. in the various pits. *(removed by Bernard Logsdon)*

6. Herbicides stored in a 3'x4'x4' deep subground pit lined with cinder block sides and plywood bottom near bldg. site. Partial and full containers of Atrazine, Crossbow, poest, Bucril, Basagran, Blazer, Combelt, 2,4-D, Dual, and Roundup. I noticed no leaking or peculiar odors. There is also some herbicides and solvents stored in the repair shed. *(removed by Bernard Logsdon)*

7. Pile of roof shingles that possibly contain asbestos at the Fox R. dump site. *(removed by Bernard Logsdon)*

11. Noticed 2 small areas of oil stained ground each about 2'x2'. One spot was along the north side of the machine/repair shed and the other was under the well pump engine as marked on the air photo. *(will coordinate w/ Missouri DNR regarding cleanup - probably FWS will take care of)*

On 3-21-87 I visited the site to recheck the oil stains. I dug down with a shovel to about 2' at the site near the shed and found little or no evidence of oil soaked soil and scraped only a few inches of soil under the well pump and found very little oil residue. I also noted no petroleum odor on the soil. *(probably machine oil according to Tim)*

13. Herbicide tank filling and mixing operations took place at the bldg. site. *(will coordinate w/ Missouri DNR regarding cleanup)*

✓ 16. Power line runs along the west property line and there is one small transformer near the old trailer. There was no evidence of leakage. *(will be removed by Bernard Logsdon)*

D. Record Searches.

4. One main centrally located surface drainage ditch about 10' deep running north-south the entire length of the property. Ditch was cleaned out in 1996 by Logsdon.

Tract Name Bernard Logsdon	Tract No	Page <u>5</u>	
Project Name Gregory Landing		County Clark	State IA
Narrative B. Interviews continued - On 3-21-97 I suggested to Mr. Logsdon that he remove and properly dispose of the roof shingles, appliances and containers from the dump near the Fox River prior to selling. He said he would make a strong effort to clean up the dump. F. Certification. <i>(removed by Bernard Logsdon)</i> 4. This would be the cost estimate for cleanup if Bernard Logsdon doesn't do it. I'm not sure what needs to be done with the dump sites near the Fox River because of the 12 year history of dumping.			

All that part of Fractional Section Nineteen (19), Township Sixty-four (64), Range Five (5) West lying north and west of Fox River;

The South Half of the Northeast Quarter; the Northeast Fourth of said Northeast Quarter; and all of the Southeast Quarter lying north and west of Fox River; all in Section Twenty-four (24), Township Sixty-four (64), Range Six (6) West; and,

All that part of the Northwest Fourth of the Northeast Quarter of Section Twenty-five (25), Township Sixty-four (64), Range Six (6) West lying north and west of Fox River; all in Clark County, Missouri.

Part B. Interviews and part C. Site Inspection Screen.

Findings during site visit and interview with Bernard Logsdon on 6-18-97:

About 90% of the household junk near the bldg. site and along the west property line has been cleaned up.

All of the herbicides that were stored in the temporary subground cement block storage facility along the west property line had been moved off-site. Bernard said he gave them to other farmers. The temporary storage facility had also been removed.

All of the old farm machinery and miscellaneous metal scrap that was piled along the west property line had been removed by a scrap metal dealer.

All of the roof shingles, TVs, radios, miscellaneous appliances, and most of the scrap metal in the borrow pit dumps near the Fox River had been cleaned up. One auto battery and an air conditioner remained. Bernard said that he would remove them. I inspected each pit and noticed that he had cleaned them down to bare soil. A couple of pits still had a few oil filters in the bottom.

There is still a number of full and partially full herbicide containers in the machine shed. Herbicides include Roundup, Buctril, Basagran, Dual, Atrazine, and Bladex. Bernard said that he was going to use some of it this year and give the rest away. There were also 2 old tractors, an old truck and an old car left in the machine shed that Bernard said he was in the process of removing prior to termination of the purchase option.

The old house trailer is still present. Bernard said that he planned on burning it if nobody wants it. In checking with Missouri DNR solid waste regs. burning is no longer allowed. He will have to salvage it and bring the remaining waste to an approved solid waste dump site. On 6-20-97 I left a message with his wife explaining the proper method of disposal.

The sand point well and septic system are still in place. I told Bernard to pull the sand pt. and remove it and the septic system, which is a 500 gal plastic tank, can be crushed and buried on site. These procedures are in accordance with Clark County health ordinances.

I found 3 more oil spots, each about 1.5 ft. square, in the machine shed. The oil spots mainly consist of motor oil with possibly a small amount of diesel and probably began forming in about 1985. My best estimate is that 1 to 2 cubic ft. of soil is soaked in each spot. The soil is composed of almost pure sand.

There are still several farm implements and two 300 gal. herbicide spray tanks in the bone yard near the bldg. site. Bernard said that he intended to sell this equipment.

On 7-08-97 I contacted Pam Hawley at the Missouri Department of Health (1-800-392-7245)

concerning the small oil spots in and around the machine shed. She referred me to Mike at the state hazardous spills office (816-385-2129), who referred me to Norm Brown at Environmental Services (573-526-3374), a private contractor. To test the soil for presence of oil, Norm suggested that we dig down in spot areas and check the soil by site and smell. As far as cleanup he said the easiest and most practical methods allowed under Missouri state regulations are to dig up the soil, spread it on the exposed ground nearby and allow it to evaporate in the sun and break down biologically or transport the contaminated soil to a licensed landfill. He advised that the current landowner be responsible for the cleanup prior to sale.

Norm's alternative to the above methods is a comprehensive phase I site assessment and cleanup contracted out to a private firm. This would be extremely expensive and time consuming.

On 7-08-97 I discussed this latest site visit and cleanup plans and progress with Annada District Manager Dave Ellis.

T. 64 N. - R. 6 W.



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Clark County, Mo.

SEE PAGE 7

HEALTH AND SAFETY PLAN

**A
P
P
E
N
D
I
X
F**



Stanley Consultants INC.

A Stanley Group Company
Engineering, Environmental and Construction Services - Worldwide

September 11, 2002

Heather Anderson ED-DN
Clock Tower Building
P.O. Box 2004
Rock Island, Illinois 61204-2004

Dear Ms. Anderson:

Subject: Safety and Health Plan

Enclosed please find the Safety and Health Plan for the Great River National Wildlife Refuge, Fox Island Division, Alexandria, Missouri. If you have any questions regarding this plan please contact myself or Becky Svatos at (319) 626-3990.

Sincerely,

Stanley Consultants, Inc.

Megan Black
Environmental Technician

Enclosure(s): S & H Plan with map

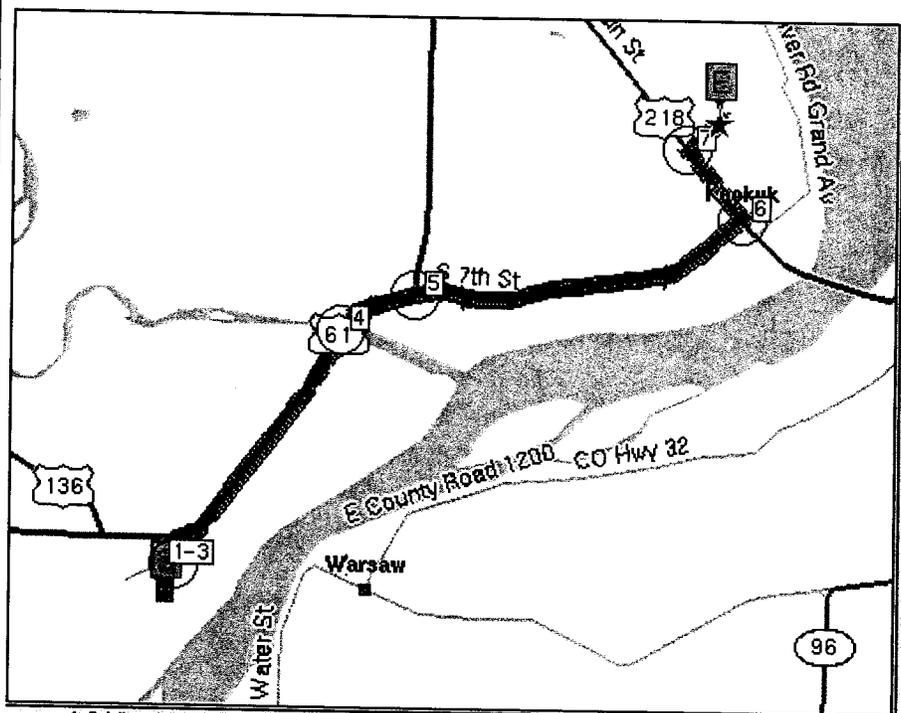
MMB:MMB

SITE SPECIFIC SAFETY AND HEALTH PLAN EMERGENCY CONTACTS & APPROVAL PAGE Rock Island District Corps of Engineers			This SSHP is a part of the Rock Island District HTRW Program, which includes EM 385-1-1 and ER 385-1-92.			
EMERGENCY CONTACTS			EMERGENCY CONTACTS		NAME	PHONE
Water Supply	N/A		Project Manager	Dan Miller	800/553-9694	
Site Telephone	N/A		Safety and Health Manager	Scott Byram	319/626-3990	
EPA Release Report No.	800-424-8802		Industrial Hygienist	N/A		
			Environmental Agency	Missouri DNR		
			State Spill Number	Missouri DNR		
CONTINGENCY PLANS Read and Refer to DM 385-1-2, Appendix H . Enter any additional Site Specific Information and clarifications below:			Fire Department		911	
			Police Department		911	
1. Evacuation Routes will be to the roads that lead away from the site and perpendicular to the alignment.			Poison Control Center	Keokuk Area Hospital	563-524-7150	
2. Personnel will evacuate if there appears to be any conditions that could expose any of the site visitors to an environmental or safety hazard.			Occupational Health Unit	N/A		
3. All accidents will be reported in accordance with DM 385-1-1, Appendix B , including preparing an accident report form ENG 3394, as required by the appendix.			MEDICAL EMERGENCY			
4. The overall plan is to evacuate the site in case of an emergency. In case of a medical emergency, the local EMS will be contacted from the nearest available telephone (resident, business, or mobile phone).			Hospital Name: Keokuk Area Hospital		563-524-7150	
			Hospital Address: 1600 Morgan, St., Keokuk, IA 52632			
HEALTH AND SAFETY PLAN APPROVALS			Name of Contact at Hospital: N/A			
Prepared by: Megan Black	Date: 12 August 2002		Name of 24-Hour Ambulance:		911	
Reviewed by: Rebecca Lance Svatos	Date: 12 August 2002		Route to Hospital (Provide description below and attach map with route to hospital on the following page). The emergency plan is to call 911 from the nearest telephone should there be an emergency. Route map attached.			



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Route Summary	
Start:	Start Point (Chestnut St, Alexandria, MO)
End:	End Point (1600 Morgan St, Keokuk, IA)
Totals:	6.3 miles, 10 minutes, 7 turns (Fastest Route)
Plan Return Route Plan Another Route Delete Route Jump to Turn-by-Turn Directions Redraw Map to Show Full Route Hide Large Map	



PAN BY:

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Turn-by-Turn Directions

For a detailed map of a turn, click on the turn number.
 To see the route in a non-tabular format, [click here](#).

	Go	And Then ...	Total Miles	
Start		Head NORTH on CHESTNUT ST, From Start Point (Chestnut St, Alexandria, MO)	0.0	Replace this column

1	0.3 mi	TURN LEFT onto PINE ST	0.3	with detailed maps for all turns
2	0.2 mi	TURN RIGHT onto US 136+61 (EAST)	0.5	
3	Less than .1 mi	BEAR LEFT onto US 136+61 (NORTH-EAST)	0.5	
4	1.9 mi	FOLLOW as road goes into US 136+61 (EAST)	2.4	
5	0.6 mi	CONTINUE onto US 136 (EAST)	3.0	
6	2.4 mi	TURN LEFT onto US 218 (NORTH-WEST)	5.4	
7	0.6 mi	TURN RIGHT onto N 16TH ST	6.0	
End	0.3 mi	End Point (1600 Morgan St, Keokuk, IA)	6.3	

WARNING: Use these directions at your own risk. Switchboard Incorporated is not responsible for their accuracy or for any losses resulting from their use. **Obey all traffic regulations.**

User Manual Sections: [\[Routes In General\]](#) [\[Turn-by-Turn Directions\]](#) [\[Caveats\]](#)

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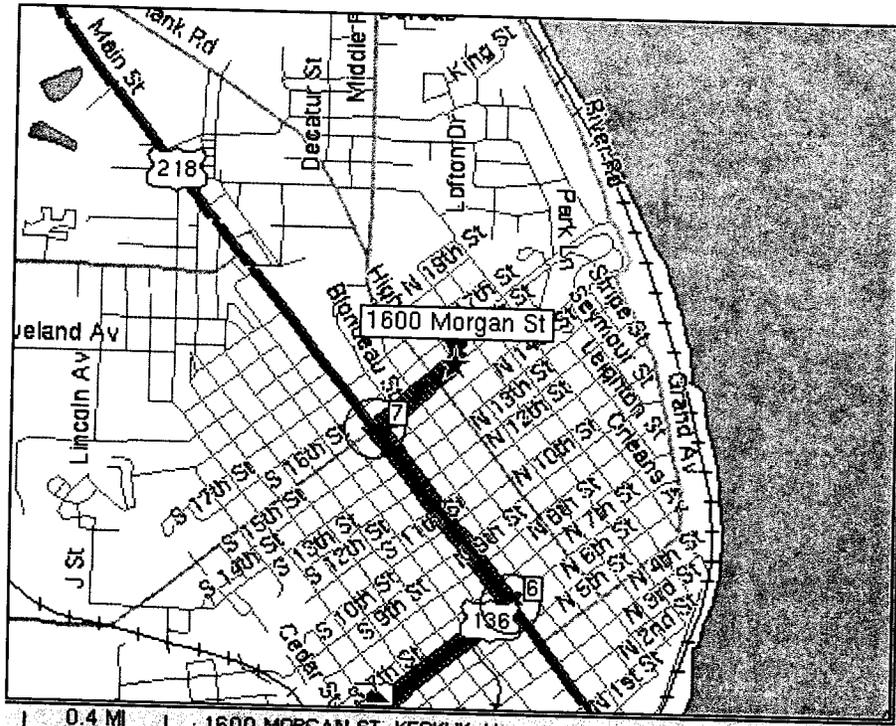
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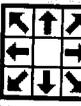
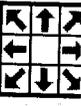
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INTERVIEWS

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Stanley Consultants, Inc. Phase I Environmental Questionnaire

General

Date of Interview – 9/23/02

1. Project Name: COE Fox Island HREP
2. Street Address: N/A
3. Contact Name: Dave Ellis
Title: Great River Refuge Manager
Phone Number: 573/847-2333
4. Person Responsible for Environmental Control: Dave Ellis
Name: _____
Title: _____
Phone Number: _____
5. Has any environmental review, audit, or assessment ever been done on this property?
 YES NO DON'T KNOW

When? 1990-Neuman property; 1995-JLM Farms, Winkelman property, Wright property, Krueger property; 1997-Logsdan property; 1980's-Holtkamp property
By Whom? FWS

For what purpose? Level I survey prior to acquisition of properties for refuge

Is a copy available? YES NO DON'T KNOW

Where? Dave got me copies of all Level I surveys except the Holtkamp property. He needs to contact the real estate office to get that one as it is older. He will do that in the next couple of weeks.

6. What are the current industrial/non-industrial uses of this site?

<u>USE</u>	<u>DATE</u>
Contract farming for FWS (corn and beans)	
Wildlife refuge – some hunting, but not during fall migration.	
Occasional marijuana growing	

7. What are the past industrial/non-industrial uses of this site?

<u>USE</u>	<u>DATE</u>
Farming	Since before 1930's
Residential	Since before 1930's – quite a few residences prior to construction of the dam. Used to be a county road along west side of refuge that a school bus used until the bridge over the Fox River washed out.
Fishing/hunting	Prior to late 1980's, there was public access to Silver Lake for fishing.

8. What are the current surrounding land uses?

<u>USE</u>	<u>DATE</u>
Farming	
Residential – Alexandria is a small town to the north and Gregory Landing is a small town to the south of the refuge.	
Rose Pond Conservation Area	

9. What are the past surrounding land uses?

<u>USE</u>	<u>DATE</u>
Farming	
Residential	

10. Does the site have any environmental permits? Identify agency, dates, and status.

Water: YES NO DON'T KNOW

Air: YES NO DON'T KNOW

Hazardous Waste: YES NO DON'T KNOW

<u>AGENCY</u>	<u>DATE</u>	<u>STATUS</u>
COE – 404 dredge permit for wetland restoration	Late 1980's/early 1990's	expired
Part of Logsdan tract east of levee in Section 24 (about 171 acres) is in Wetlands Reserve Program		Current

11. Do you know of any violations of environmental laws at this site or neighboring sites? YES NO DON'T KNOW

What are they? Past dumping of trash in area

Water

1. Are there any above ground storage tanks? YES NO

Comments on containment and condition of tanks: There was a diesel tank on the Logsdan tract that was removed before the FWS purchased the land in 1997.

2. Are there any underground storage tanks/piping systems on the site?

YES NO

Comments on containment and condition of tanks: _____

3. Is there a ground water monitoring system in place?

YES NO DON'T KNOW

What is its purpose? _____

How many wells? _____ Installed when? _____

Well logs available? YES NO

Monitoring data available? YES NO

(Attach diagram showing well locations.)

4. What is the source of drinking water or other non-potable water, if any, on site?

One irrigation well remains on the Logsdan tract that has not been closed. Dave said they kept it in case they needed it for wetland enhancement. If they don't use it for that, the well can be abandoned.

(Attach a diagram with the location of any wells shown.)

Hazardous Waste

1. Has there been any illegal dumping on the property that you are aware of?

YES NO DON'T KNOW

Logsdan tract and JLM Farms had some trash dumped onsite and some agricultural chemicals. All of the other properties also had some agricultural chemicals onsite.

Has the area been cleaned? YES NO

Were hazardous materials encountered?

YES NO DON'T KNOW (Attach diagram showing dumping locations.)

Pesticides, fuels, oils

2. Were there ever any pits, ponds, or lagoons onsite?

YES NO DON'T KNOW

Where? _____

(Attach diagram showing locations.)

3. Was there ever any solid waste disposal on site?

YES NO DON'T KNOW

Logsdan tract and JLM Farms had some trash dumped onsite, but it has been cleaned up.

4. Have there ever been any spills or releases on or near the property?

YES NO DON'T KNOW

Dave was not aware of the coal railcar spill mentioned by one of the farmers.

5. If yes, how was that spill incident cleaned up and have there been any related actions by regulatory agencies? _____
6. What chemicals were used and/or stored onsite? Agricultural chemicals, fuels, oils, transformers. Dave said they are aware of the pole-mounted transformer still present on the Logsdon tract and it is not in use. He agreed it needs to be removed.

What were they used for? Farming

How were they stored, used, and disposed of? Chemicals were generally stored, used, and disposed in accordance with acceptable practices for agricultural use. Chemicals that were improperly stored or disposed onsite were removed prior to purchase of the property by the FWS.

(Attach a diagram with storage/use/disposal locations.)

7. Were there ever any transformers onsite? Yes

Where? Logsdon tract The transformers along the levee near the Fox River are part of the levee district and not on refuge property.

Follow Up

1. Is there anyone else we should talk to who is familiar with the site?

I told Dave we had spoken with Mr. Holtkamp and Mr. Winkelman, the farmers currently farming the area under contract to the FWS. We had also spoken with the Alexandria Fire Chief and were contacting the Local Emergency Planning Commission regarding spills that might have occurred in the area. In addition, we are contacting the railroad concerning spills. He did not have suggestions on others to contact.

2. Are there other reports/documents we should review with site information?

Holtkamp Level I survey that Dave will try to locate for me.

3. Do you know of any legal proceedings related to environmental issues at this site or neighboring sites?

No



Date: September 20, 2002 **Time:** 1430 **Project No.:** 15845.03.00

To: Rick Gregory **Representing:** Missouri LEPC

Location: Alexandria, Missouri **Phone No.:** (660) 465-7281

From: Megan Black **Representing:** SCI

Location: Coralville, Iowa **Phone No.:** (319) 626-3990

Subject: Hazardous Spills

Spoke with Mr. Rick Gregory representing the Clark County, Missouri, LEPC regarding hazardous spills within or around the project area. Sent two facimilies to Mr. Gregory of the project site, and was told that unless I heard back from him otherwise to note that there have not been any reported spills within the area.



TELEPHONE CALL REPORT

Date: September 11, 2002 **Time:** 1030 **Project No.:** 15845

To: Megan Black **Representing:** SCI

Location: Coralville, Iowa **Phone No.:** (319) 626-3990

From: James Steele **Representing:** Alexandria Fire Department

Location: Alexandria, Missouri **Phone No.:** (660) 754-6118

Subject: Hazardous Waste Spills

Received a return call from Mr. James Steele, Fire Chief, Alexandria Fire Department. Was informed that no spills have been recorded along the railroad running through the Fox Island project area since 1994 when he was instated as chief. All records prior to this time were destroyed in the flood of 1993, but believes there have not been any prior incidents.

Svatos, Becky

From: Black, Megan
Sent: Tuesday, September 24, 2002 10:00
To: Svatos, Becky
Subject: FW: Spill Information

This just in...

-----Original Message-----

From: Cunningham, James M [mailto:James.Cunningham@bnsf.com]
Sent: Tuesday, September 24, 2002 9:59 AM
To: McDonough, Judith M; 'Black, Megan'
Cc: George, Dale W; Girard, Donald G; Magers, Dillon L
Subject: RE: Spill Information

Megan,

I'm not aware of any spills in this location.

Jim Cunningham
BNSF Mgr. Env. Ops. - IA, IL, MN, WI

-----Original Message-----

From: McDonough, Judith M
Sent: Tuesday, September 24, 2002 9:53 AM
To: 'Black, Megan'
Cc: Cunningham, James M; McDonough, Judith M; George, Dale W; Girard, Donald G; Magers, Dillon L
Subject: RE: Spill Information

so far, no one has responded with knowledge of a spill incident.

-----Original Message-----

From: Black, Megan [mailto:blackmegan@stanleygroup.com]
Sent: Monday, September 16, 2002 2:35 PM
To: 'McDonough, Judith M'
Subject: RE: Spill Information

Hi Judith,

Just wanted to let you know that the approximate acreage of the wildlife refuge is 2,000. I hope this sheds a little more light on the subject.

Thanks,
Megan

-----Original Message-----

From: McDonough, Judith M [mailto:Judith.McDonough@bnsf.com]
Sent: Thursday, September 12, 2002 5:20 PM
To: George, Dale W; Girard, Donald G; Magers, Dillon L
Cc: Megan Black (E-mail); McDonough, Judith M
Subject: FW: Spill Information

Good afternoon:

The following email is as information. The Army Corps of Engineers is going to build a wildlife refuge in an area through which our tracks run. The track and refuge run parallel to the Mississippi and what shows to be "Greys Island". The area also includes Silver Lake which is in the lower fourth of the parcel. The Fox River is to the west of the parcel, and meanders to the south east of it. The map doesn't show it but I think the Fox must intercept the tracks right before it discharges to the Mississippi. That point is almost where the refuge will end. I can't tell how big the parcel is but it runs north south from 40 degrees, 21 minutes, 0 seconds by 91 degrees, 28 minutes 30 seconds to 40 degrees, 17 minutes, 6 seconds by 91 degrees, 29 minutes, 40 seconds.

Please let me know if any of you are aware of an environmental impact which may have occurred in this area. Megan faxed a map but I can't tell exactly how big an area the refuge covers.

-----Original Message-----

From: McDonough, Judith M
Sent: Wednesday, September 11, 2002 4:37 PM
To: 'Black, Megan'
Subject: RE: Spill Information

fax: 913.551.3920

-----Original Message-----

From: Black, Megan [mailto:blackmegan@stanleygroup.com]
Sent: Wednesday, September 11, 2002 4:22 PM
To: 'McDonough, Judith M'
Subject: RE: Spill Information

I don't have a specific address due to the fact that the area is so remote, but if you give me your fax number I could send over some maps to give you a better understanding of where the site is.

MB

-----Original Message-----

From: McDonough, Judith M [mailto:Judith.McDonough@bnsf.com]
Sent: Wednesday, September 11, 2002 3:51 PM

To: 'Black, Megan'; McDonough, Judith M
Cc: Magers, Dillon L; Girard, Donald G
Subject: RE: Spill Information

Megan, I'm passing this on. Hopefully we can get you information soon. Meanwhile, is there a more specific locate on this project?

-----Original Message-----

From: Black, Megan [<mailto:blackmegan@stanleygroup.com>]
Sent: Wednesday, September 11, 2002 2:51 PM
To: 'Judith.McDonough@BNSF.com'
Subject: Spill Information

Ms. McDonough,

I am currently working on a project in a remote part of Missouri just south of Alexandria on behalf of the Army Corps of Engineers to redevelop some lands into an wildlife refuge. A section of the BNSF railroad runs through this area and I am trying to gather any information regarding spills that may have occurred in the past. Could you please help me with this, or point me in the direction of the person who can?

Thank you for your time.

Sincerely,

Megan Black
Environmental Technician
Stanley Consultants, Inc.
2658 Crosspark Road Suite 100
Coralville, Iowa 52241
phone: (319) 626-3990 fax: (319) 626-3993
blackmegan@stanleygroup.com

Stanley Consultants, Inc. Phase I Environmental Questionnaire

General

Date of Interview – 9/23/02

1. Project Name: COE Fox Island HREP
2. Street Address: N/A
3. Contact Name: Dave Ellis
Title: Great River Refuge Manager
Phone Number: 573/847-2333
4. Person Responsible for Environmental Control: Dave Ellis
Name: _____
Title: _____
Phone Number: _____
5. Has any environmental review, audit, or assessment ever been done on this property?
 YES NO DON'T KNOW

When? 1990-Neuman property; 1995-JLM Farms, Winkelman property, Wright property, Krueger property; 1997-Logsdan property; 1980's-Holtkamp property
By Whom? FWS

For what purpose? Level I survey prior to acquisition of properties for refuge

Is a copy available? YES NO DON'T KNOW

Where? Dave got me copies of all Level I surveys except the Holtkamp property. He needs to contact the real estate office to get that one as it is older. He will do that in the next couple of weeks.

6. What are the current industrial/non-industrial uses of this site?

<u>USE</u>	<u>DATE</u>
Contract farming for FWS (corn and beans)	
Wildlife refuge – some hunting, but not during fall migration.	
Occasional marijuana growing	

7. What are the past industrial/non-industrial uses of this site?

<u>USE</u>	<u>DATE</u>
Farming	Since before 1930's
Residential	Since before 1930's – quite a few residences prior to construction of the dam. Used to be a county road along west side of refuge that a school bus used until the bridge over the Fox River washed out.
Fishing/hunting	Prior to late 1980's, there was public access to Silver Lake for fishing.

8. What are the current surrounding land uses?

<u>USE</u>	<u>DATE</u>
Farming	
Residential – Alexandria is a small town to the north and Gregory Landing is a small town to the south of the refuge.	
Rose Pond Conservation Area	

9. What are the past surrounding land uses?

<u>USE</u>	<u>DATE</u>
Farming	
Residential	

10. Does the site have any environmental permits? Identify agency, dates, and status.

Water: YES NO DON'T KNOW

Air: YES NO DON'T KNOW

Hazardous Waste: YES NO DON'T KNOW

<u>AGENCY</u>	<u>DATE</u>	<u>STATUS</u>
COE – 404 dredge permit for wetland restoration	Late 1980's/early 1990's	expired
Part of Logsdan tract east of levee in Section 24 (about 171 acres) is in Wetlands Reserve Program		Current

11. Do you know of any violations of environmental laws at this site or neighboring sites? YES NO DON'T KNOW

What are they? Past dumping of trash in area

Water

1. Are there any above ground storage tanks? YES NO

Comments on containment and condition of tanks: There was a diesel tank on the Logsdan tract that was removed before the FWS purchased the land in 1997.

2. Are there any underground storage tanks/piping systems on the site?

YES NO

Comments on containment and condition of tanks: _____

3. Is there a ground water monitoring system in place?
 YES NO DON'T KNOW

What is its purpose? _____

How many wells? _____ Installed when? _____

Well logs available? YES NO

Monitoring data available? YES NO
(Attach diagram showing well locations.)

4. What is the source of drinking water or other non-potable water, if any, on site?
One irrigation well remains on the Logsdan tract that has not been closed. Dave said they kept it in case they needed it for wetland enhancement. If they don't use it for that, the well can be abandoned.

(Attach a diagram with the location of any wells shown.)

Hazardous Waste

1. Has there been any illegal dumping on the property that you are aware of?
 YES NO DON'T KNOW

Logsdan tract and JLM Farms had some trash dumped onsite and some agricultural chemicals. All of the other properties also had some agricultural chemicals onsite.

Has the area been cleaned? YES NO

Were hazardous materials encountered?

YES NO DON'T KNOW (Attach diagram showing dumping locations.)
Pesticides, fuels, oils

2. Were there ever any pits, ponds, or lagoons onsite?
 YES NO DON'T KNOW

Where? _____

(Attach diagram showing locations.)

3. Was there ever any solid waste disposal on site?
 YES NO DON'T KNOW

Logsdan tract and JLM Farms had some trash dumped onsite, but it has been cleaned up.

4. Have there ever been any spills or releases on or near the property?
 YES NO DON'T KNOW

Dave was not aware of the coal railcar spill mentioned by one of the farmers.

5. If yes, how was that spill incident cleaned up and have there been any related actions by regulatory agencies? _____
6. What chemicals were used and/or stored onsite? Agricultural chemicals, fuels, oils, transformers. Dave said they are aware of the pole-mounted transformer still present on the Logsdan tract and it is not in use. He agreed it needs to be removed.

What were they used for? Farming

How were they stored, used, and disposed of? Chemicals were generally stored, used, and disposed in accordance with acceptable practices for agricultural use. Chemicals that were improperly stored or disposed onsite were removed prior to purchase of the property by the FWS.

(Attach a diagram with storage/use/disposal locations.)

7. Were there ever any transformers onsite? Yes

Where? Logsdan tract The transformers along the levee near the Fox River are part of the levee district and not on refuge property.

Follow Up

1. Is there anyone else we should talk to who is familiar with the site?
I told Dave we had spoken with Mr. Holtkamp and Mr. Winkelman, the farmers currently farming the area under contract to the FWS. We had also spoken with the Alexandria Fire Chief and were contacting the Local Emergency Planning Commission regarding spills that might have occurred in the area. In addition, we are contacting the railroad concerning spills. He did not have suggestions on others to contact.
2. Are there other reports/documents we should review with site information?
Holtkamp Level I survey that Dave will try to locate for me.
3. Do you know of any legal proceedings related to environmental issues at this site or neighboring sites?
No

Stanley Consultants, Inc. Phase I Environmental Questionnaire

General

1. Project Name: Great River National Wildlife Refuge, Fox Island Division
2. Street Address: Alexandria, Clark County, Missouri
3. Contact Name: Dan Miller
 Title: Project Manager
 Phone Number: (800) 553-9694
4. Person Responsible for Environmental Control:
 Name: Dave Ellis
 Title: U.S. Fish & Wildlife Service
 Phone Number: (573) 847-2333
5. Has any environmental review, audit, or assessment ever been done on this property?
 YES NO DON'T KNOW N/A
 When? _____ By Whom? _____
 For what purpose? _____
 Is a copy available? YES NO DON'T KNOW
 Where? _____

6. What are the current industrial/non-industrial uses of this site?

<u>USE</u>	<u>DATE</u>
Currently being farmed	Farmed every year for past few decades

7. What are the past industrial/non-industrial uses of this site?

<u>USE</u>	<u>DATE</u>
N/A	

8. What are the current surrounding land uses?

<u>USE</u>	<u>DATE</u>
N/A	

9. What are the past surrounding land uses?

<u>USE</u>	<u>DATE</u>
N/A	

10. Does the site have any environmental permits? Identify agency, dates, and status.

Water: YES NO DON'T KNOW N/A

Air: YES NO DON'T KNOW N/A

Hazardous Waste: YES NO DON'T KNOW N/A

<u>AGENCY</u>	<u>DATE</u>	<u>STATUS</u>
N/A		

11. Do you know of any violations of environmental laws at this site or neighboring sites? YES NO DON'T KNOW N/A

What are they? _____

Water

1. Are there any above ground storage tanks? YES NO

Comments on containment and condition of tanks: _____

2. Are there any underground storage tanks/piping systems on the site?

YES NO

Comments on containment and condition of tanks: _____

3. Is there a ground water monitoring system in place?

YES NO DON'T KNOW

What is its purpose? _____

How many wells? _____ Installed when? _____

Well logs available? YES NO

Monitoring data available? YES NO

(Attach diagram showing well locations.)

4. What is the source of drinking water or other non-potable water, if any, on site?

N/A

(Attach a diagram with the location of any wells shown.)

Hazardous Waste

1. Has there been any illegal dumping on the property that you are aware of?

YES NO DON'T KNOW

Has the area been cleaned? YES NO

Were hazardous materials encountered?

YES NO DON'T KNOW (Attach diagram showing dumping locations.)

2. Were there ever any pits, ponds, or lagoons onsite?

YES NO DON'T KNOW

Where? _____

(Attach diagram showing locations.)

3. Was there ever any solid waste disposal on site?

YES NO DON'T KNOW

4. Have there ever been any spills or releases on or near the property?
 YES NO DON'T KNOW Car load of coal spilled on north side of property, east side of tracks
5. If yes, how was that spill incident cleaned up and have there been any related actions by regulatory agencies? Unsure
6. What chemicals were used and/or stored onsite? None
What were they used for?
How were they stored, used, and disposed of?
(Attach a diagram with storage/use/disposal locations.)
7. Were there ever any transformers onsite? No
Where? _____

Follow Up

1. Is there anyone else we should talk to who is familiar with the site?
N/A
2. Are there other reports/documents we should review with site information?
N/A
3. Do you know of any legal proceedings related to environmental issues at this site or neighboring sites?
N/A

Interview Information

1. Date: September 11, 2002
2. Time: 1430
3. Interviewee: Alvin Holtkamp; Cooperative Farmer
4. Interviewer: Megan Black; Stanley Consultants, Inc.
5. Interview Method: Telephone Interview

Stanley Consultants, Inc. Phase I Environmental Questionnaire

General

1. Project Name: Great River National Wildlife Refuge, Fox Island Division
2. Street Address: Alexandria, Clark County, Missouri
3. Contact Name: Dan Miller
 Title: Project Manager
 Phone Number: (800) 553-9694
4. Person Responsible for Environmental Control:
 Name: Dave Ellis
 Title: U.S. Fish & Wildlife Service
 Phone Number: (573) 847-2333
5. Has any environmental review, audit, or assessment ever been done on this property?
 YES NO DON'T KNOW N/A

When? _____ By Whom? _____

For what purpose? _____

Is a copy available? YES NO DON'T KNOW

Where? _____

6. What are the current industrial/non-industrial uses of this site?

<u>USE</u>	<u>DATE</u>
Currently being farmed	Farmed every year for past few decades; the pesticide Roundup is in use

7. What are the past industrial/non-industrial uses of this site?

<u>USE</u>	<u>DATE</u>
N/A	

--	--

8. What are the current surrounding land uses?

<u>USE</u>	<u>DATE</u>
N/A	

9. What are the past surrounding land uses?

<u>USE</u>	<u>DATE</u>
N/A	

10. Does the site have any environmental permits? Identify agency, dates, and status.

Water: YES NO DON'T KNOW N/A

Air: YES NO DON'T KNOW N/A

Hazardous Waste: YES NO DON'T KNOW N/A

<u>AGENCY</u>	<u>DATE</u>	<u>STATUS</u>
N/A		

11. Do you know of any violations of environmental laws at this site or neighboring sites? YES NO DON'T KNOW N/A

What are they? _____

Water

1. Are there any above ground storage tanks? YES NO

Comments on containment and condition of tanks: _____

2. Are there any underground storage tanks/piping systems on the site?

YES NO

Comments on containment and condition of tanks: _____

3. Is there a ground water monitoring system in place?

YES NO DON'T KNOW

What is its purpose? _____

How many wells? _____ Installed when? _____

Well logs available? YES NO

Monitoring data available? YES NO

(Attach diagram showing well locations.)

4. What is the source of drinking water or other non-potable water, if any, on site?

N/A

(Attach a diagram with the location of any wells shown.)

Hazardous Waste

1. Has there been any illegal dumping on the property that you are aware of?

YES NO DON'T KNOW

Has the area been cleaned? YES NO

Were hazardous materials encountered?

YES NO DON'T KNOW (Attach diagram showing dumping locations.)

2. Were there ever any pits, ponds, or lagoons onsite?

YES NO DON'T KNOW

Where? _____

(Attach diagram showing locations.)

3. Was there ever any solid waste disposal on site?

YES NO DON'T KNOW

4. Have there ever been any spills or releases on or near the property?
 YES NO DON'T KNOW
5. If yes, how was that spill incident cleaned up and have there been any related actions by regulatory agencies?
6. What chemicals were used and/or stored onsite? Roundup

What were they used for? Pesticide

How were they stored, used, and disposed of? Plastic containers
(Attach a diagram with storage/use/disposal locations.)
7. Were there ever any transformers onsite? No

Where? _____

Follow Up

1. Is there anyone else we should talk to who is familiar with the site?
N/A
2. Are there other reports/documents we should review with site information?
N/A
3. Do you know of any legal proceedings related to environmental issues at this site or neighboring sites?
N/A

Interview Information

1. Date: September 10, 2002
2. Time: 1645
3. Interviewee: John Winkelman; Cooperative Farmer
4. Interviewer: Megan Black; Stanley Consultants, Inc.
5. Interview Method: Telephone Interview