

TRANSACTION SCREEN
Of
901 NORTH FREMONT ROAD, OZARK, MO
JUNE 10TH 2021

PREPARED FOR:

AMANDA DONAT

PREPARED BY:

ENVIRONMENTAL SERVICE PROVIDERS LLC

CHRIS JUNGBLUTH

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ASSESSMENT SUMMARY

We have performed transaction screen of the above subject property. An investigation of the surrounding property and the target site was performed. A search of records and aerial photographs was conducted. Interviews with surrounding property owners were elicited. During the time frame of this assessment visual observation and interviews with surrounding property owners revealed no evidence of recognized adverse environmental conditions in connection with the property.

INTRODUCITON

PURPOSE OF THE ENVIRONMENTAL ASSESSMENT

- I. Evaluate any Environmental Liabilities:
 - a. identify the presence or release, or threat of release, of any hazardous substance affecting the property
 - b. determine the level of compliance with current environmental standards, laws, and regulations with respect to the property;
 - c. identify whether any hazardous substance has been stored, released or disposed of on the property; and,
 - d. evaluate any risk to the health and well-being of its agents, employees, and contractors, as well as to the general public;
- II. Provide a basis for valuation of the property
- III. Establish a baseline of liability for historic and comparative purpose;
- IV. Identify the need for additional testing to evaluate the scope, location, source, and nature of any releases or threat of releases of hazardous substance affecting the property.

DETAILED SCOPE OF SERVICES

The assessment consisted of:

- a. A limited records search and review of maps
- b. visual inspection and site reconnaissance of the property, structures and of adjoining properties at the discretion of the Environmental Professional.
- c. interview with owners, operators, and occupants associated with the property
- d. report of findings with the opinions and reasoning of the environmental professional.

SIGNIFICANT ASSUMTPIONS

- I. Accuracy of reporting agencies and owner questionnaires are assumed.

LIMITATIONS AND EXCEPTIONS

- I. The report presents the information discovered during this assessment on the date of the assessment and should be used for its purpose with the time frame listed.
- II. The assessment is limited to the scope of transaction screen.
- III. This practice does not include any testing or sampling or materials (for example, soil, water, air, building materials). Sonar, radar or other subsurface evaluation is not conducted.
- IV. The assessment is limited by the significant assumptions.
- V. The assessment is limited by the data available in the records search.
- VI. List of Additional Issues-Following are several non-scope considerations that persons may want to assess in connection with commercial real estate. No implication is intended as to the relative importance of inquiry into such non-scope considerations, and this list of non-scope consideration is not intended to be all-inclusive: asbestos-containing building materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and

historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, biological agents and mold.

SPECIAL TERMS AND CONDITIONS

- I. The client wished to have a Transaction screen conducted on the property. This method does not comply with the 1525-05 standard but is appropriate for the current and past use of the property as a hay field.

SITE DESCRIPTION

LOCATION AND LEGAL DISCRIPTION

The target property is addressed as 220 East Chestnut Street in Springfield, MO 65806. The legal description is WILLS SUB LOT 2.

SITE AND VICINITY GENERAL CHARACTERISTICS

The site is an approximately 5.86 acre property. The property is rural region between Ozark and Nixa close to OTC and a mixture of farm and commercial properties. A wet weather stream exists west of the target and flooding may impact this section of the property. The land current and past use appears to be a hay field. Hay bails are stored on the eastern border of the property. The farm associated with bilyeu across Fremont road to the east was not inspected but an interview was conducted. They were not aware of any environmental problems in connection with the property or surrounding area. Upgrade and to the North of the property is another hay field with low risk of environmental hazards or problems. South of the property is Highway 14 and more farmland on the other side. A vacant farm house and small cemetery exist to the Southeast. Scott with Pitchfork Landscapes is a lifelong resident and believes the property was always a hayfield for as far back as he can remember.

USER PROVIDED INFORMATION AND INTERVIEWS

Attached in Appendix A, you will find copies of the questionnaires and other information provided by the owner and surrounding property owners and occupants. 1. No issues were noted by the current owner that would indicate an environmental problem at the target property. Interviews were conducted with surrounding property owners and tenants inquiring about environmental problems in the area.

RECORDS REVIEW

No significant problems were noted in the limited review of records.

SITE RECONNAISSANCE

A visual inspection of the grounds, surrounding property and structures was conducted. No significant environmental problems were noted. The following items of interest were investigated if found on the site; hazardous substances and petroleum products related and unrelated to identified uses, storage tanks, odors, pools of liquid, drums, unidentified substance containers, PCB's, heating and cooling systems, stains or corrosion, drains or sumps, pits, ponds, lagoons, stained soil or pavement, stressed vegetation, solid waste, waste water, wells, septic systems or other sources of environmental concern.

FINDINGS, OPINIONS AND CONCLUSIONS

We have performed a Transaction Screen of the property at 901 North Fremont Road in Ozark, Missouri. Any exceptions to or deletion from, this practice are described in Section (Limitations and Exceptions) of this report. This assessment has revealed no evidence of recognized adverse environmental conditions in connection with the property. The assessment did not include sampling of the soil or groundwater.

REQUIRED QUALIFICATIONS AND SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

Christopher Jungbluth~Microbiologist/Chemist and Industrial Hygiene Technician, GIT

EDUCATION

Bachelors of Science in Microbiology and Molecular Biology with a minor in Chemistry from Missouri State University. Continuing Education with 35 hours of 300 Level Geology Courses including core and prerequisite courses so far.

EXPERIENCE

12-08-Present

Envionmental Service Providers LLC

Industrial Hygiene Technician. Microbiologist/Chemist. Environmental Laboratory Coordinator, Site Inspection and Assessments. Environmental Reporting. Environmental damage assessments. Remediation Design and Oversight. Geologist in Training.

Lee Safety and Environmental Services Incorporated

11-02 to 12-08

Industrial Hygiene Technician. Microbiologist/Chemist. Environmental Laboratory Coordinator, Site Inspection and Assessments. Environmental Reporting. Environmental damage assessments. Remediation Design and Oversight.

Middleton Microbiological and Environmental Testing Laboratory

9-01 to 4-02

Chemist/Biologist

Operate GC-MS to determine levels of organic compounds in water, soil and other environmental samples. Multitasking of numerous other analyses including TCLP metals by ICP, total nitrogen, ZHE, total and fecal coliform, mold and bacteria identification. Provide permit evaluations for clients to determine analyses needed. Prepare environmental sampling kits for clients with correct preservatives and instructions.

City of Springfield, Wastewater Treatment Plant

12-99 to 10-01

Lab Technician, Analytical Laboratory

Perform organic extraction including TCLP for various industrial and environmental samples. Prepare organic samples for analysis on GC-MS. Determine biological oxygen demand, percent chloride, ozone concentration, oxidation reduction potential, dissolved

oxygen, total organic carbon, total dissolved, volatile and suspended solids. Use Excel Spreadsheet, DOS and Access Database to process and submit data. Responsible for guided tours of the plant. Downstream effluent or discharge testing evaluation to ensure groundwater quality. Participated with fathead minnow viability/toxicity testing associated with municipal landfill leachates.

Clariant Life Science Molecules

4-00 to 9-00

Analytical Chemist, Quality Control

Results were obtained from various analytical instruments and processes then reported to production for support. FDA regulated GMP facility. All samples were submitted into LIMS Computer network for documentation and verification. Gas Chromatography was used to determine percent completion of the reaction and levels of impurities in various product samples. Positive Identification of final products with HPLC and IR. Procedures were followed for titration of chloride, percent free bromine and percent water in samples. Determinations of pH, temperature, melting point and loss on drying were performed. Preparation of standards and controls with proper documentation. Supported process development with results from analytical tests. Community alert network (CAN) operator.

Eastridge Biotechnology, Assignment: Biosite Diagnostic

2-99 to 7-99

Production Chemist, Antibody Purification

Ultra filtration and diafiltration of protein solutions. Purification of antibody using dialysis and buffer exchange. Antibody purification by Q-Sepharose chromatography using the Pharmacia Bioprocessor. UV/VIS Spectrographic analysis and ELISA assay to determine concentration of antibody. Final analysis of product using analytical HPLC. Observed Hollow fiber cell culture, 15L and 75L fermentation systems and Microfluidics B-210EH Microfluidizer. GMP production facility.

Lab Support, Assignment: Gen-Probe Incorporated

8-98 to 1-99

Production Chemist, Probe Manufacturing

Synthesis of various synthetic and enzymatic DNA. Conducted oligonucleotide labeling procedures. Performed purification and analytical runs of samples using acrilimide gels and HPLC. Spectrographic and chemiluminescence analysis of purified sample to determine yield and concentration for bulk formulation. Performed dilution, many serological and micropipet motions, precipitation, ultracentrifugation, and quantitative product transfer. Production procedures were followed according to QSR regulations and documented accordingly. Preparation of solutions and requisition of supplies and chemicals. Equipment upkeep and calibration with corresponding documentation. Chemical and labor charges entered into MANMAN network. Class 100,000 clean GMP production environment.

SMSU, Microbiology Research Lab

8-95 to 12-97

Lab Technician-Conducted undergraduate research on yeast viability in successive fermentation. Assisted local brewery with cell counts and viability checks. Maintained stock and stab library of *E. Coli*. Gained valuable experience in PCR, aseptic technique and quantitative procedures. Implemented chemical database with hazard indication.

University of Missouri, Genetics Research Lab

8-93 to 12-94

Lab Technician-Worked with coordinator on research of homozygosity in Clarkia.
Attended hazardous chemicals seminar.

OTHER TRAINING: cGMP and cGLP training courses, safety training courses. SCBA and Respirator fit testing and training.

APPENDIX A...INTERVIEW DOCUMENTATION AND USER PROVIDED INFORMATION

APPENDIX D..... HISTORICAL INFORMATION ABOUT THE SITE