

## PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA)

1.779 Acres of Commercial Land  
Harrisburg, Saline County, Illinois

### CLIENT / CONTACT

Wortman-Meyer Properties, LLC.  
1505 W. Main Street  
Teutopolis, Illinois  
Mr. Randy Meyer  
(217) 857-3163

### OWNER

Oolala, LLC., and Mr. Denzil Perkins



The subject site is comprised of two parcels of contiguous land that are currently and have historically been used for commercial purposes and located in Harrisburg, Illinois. The western portion of the site was previously operated between the early 1940s to early 2002 as a service station with underground storage tank (UST) systems for the storage and dispensing of motor fuels.

GEOCON Professional Services, LLC (GEOCON) was retained by Wortman-Meyer Properties, LLC. to conduct a Phase I Environmental Site Assessment (ESA) of the property for their due diligence for the planned property acquisition and commercial redevelopment. Recognized environmental conditions (RECs) were identified for the parcels due to the historic long term property usage for petroleum motor fuel storage and dispensing and for a reported leaking underground storage tank (LUST) release incident.

### Project Highlights:

- GEOCON completed the comprehensive Phase I ESA in a month for the due diligence evaluation.
- Effective communication and coordination with multiple land owners and tenants allowed the assessment to be conducted in a timely manner with no interruption to the existing business operations.
- Evaluation of potential impacts to the property and proposed commercial redevelopment from residual soil and groundwater contamination through a review of numerous electronic documents available from the Illinois Environmental Protection Agency (IEPA) regarding the existing LUST release incident.