

Proposed Casey's Due Diligence

Marysville, Kansas - August 2014

Seneca Companies Environmental Services division was contacted by Casey's General Stores and asked to investigate a potential purchase of land located in Marysville, Kansas. Property pre-purchase due diligence investigations are performed for clients to assist in purchasing decisions. In this case, Seneca specifically conducted subsurface testing on the Subject Property to determine if petroleum hydrocarbons had been released or spilled into the soils or groundwater.

Seneca completed a records review, site reconnaissance and conducted interviews to identify the current and historical land usage of the property. The initial historical and geographical information was reviewed prior to site reconnaissance. During the records review, two of the three parcels on the Subject Property were identified as former Leaking Underground Storage sites (LUSTs).

Parcel One

The Sasnak Restaurant was listed as a restaurant from 1996 to 2012. Prior to that time, the site was listed as a gas station rest stop. The site previously had five (5) USTs of varying storage capacities installed in 1961 and removed in 1989. At the time that the USTs were removed, it was determined that product had been released into the backfill and surrounding native soil. The impacted soil was removed and no further action was required. The site LUST is listed as closed.

Parcel Two

The Short Stop was listed as a gas station and convenience store from 1989 to 2013. The site had three (3) 8,000 gallon USTs installed in 1989 and removed in 2013. The site's LUST investigation began in 2013 and is now listed as closed. The Kansas Department of the Health and Environment (KDHE) stated that field screening and observations did not indicate any significant subsurface petroleum impact to the tank basin. Soil concentrations also did not exceed Tier II Risk-Based Non-Residential Screening Levels.

Due to the historic contamination, Seneca conducted a limited subsurface investigation. Six (6) soil borings were installed on the Subject Property. Wells were completed along the down gradient direction of historic USTs and associated systems. Soil samples were collected to delineate extent of contamination. Groundwater samples were not collected due to lack of groundwater. Soil concentrations did not exceed KDHE action levels.

Seneca was able to identify historic sources of contamination and identify baseline contamination on this future gas station site. The two (2) previously mentioned historic UST systems were identified on the Subject Property. While Seneca sampling results did not indicate contamination, localized areas of contamination may be encountered due to the historic fuel system.

Seneca recommended precautions be taken for the proper disposal of contaminated soil and groundwater, should any be encountered during redevelopment activities.



ABOVE: View of a vacant building located on the Subject Property.



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Corporate Headquarters:

4140 E. 14th St. – Des Moines, Iowa 50313 | **800.369.5500** | 515.262.5000

www.senecaco.com