



S.S. PAPADOPULOS & ASSOCIATES, INC.
ENVIRONMENTAL & WATER-RESOURCE CONSULTANTS

July 21, 2015

Jim Cross
CenterPoint Properties Trust
1301 Burlington Ave
North Kansas City, MO 64116

**Subject: Bannister Federal Complex – CenterPoint Due Diligence Investigation
Stage I Data Report**

Dear Jim:

With this letter I am transmitting to CenterPoint the Stage I Data Report for the Bannister Federal Complex Due Diligence Investigation. This report and its appendices contain all of the soil and groundwater analytical results for Stage I, which was completed during the period up to May 6th, 2015.

The report is primarily designed to transmit the information, with minimal data interpretation. Nonetheless, the tables and figures in the main report do illustrate the extent of possible contamination concerns that were found in the “uncontaminated” portions of the site. As we have discussed in the past, the shallow soils below grade exhibit widespread detections of common industrial chemicals. Compounds exceeding current USEPA risk-based screening levels including PCBs, polyaromatic hydrocarbons, petroleum-range hydrocarbons, and at a single location, hexavalent chromium. These detections are far less frequent at depths greater than 5 feet.

The report is in two volumes. The appendices include all final laboratory reports from Eurofins Lancaster Laboratory, the data validation report from EcoChem, Inc., a table of all sample results, and an MS Access database with the validated results.

If you have any questions, please free to phone or email.

Sincerely,

S. S. PAPADOPULOS & ASSOCIATES, INC.

Harvey Cohen, PhD, RG
Associate

cc: Electronic Distribution List via FTP