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Wallace State Office Building/5th Floor  
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Des Moines, Iowa 50319-0034

## FAX SHEET

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Oct. 12, 2006

DELIVER TO:

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PHONE:

55281-0363

FAX NUMBER:

515-242-5094

FROM:

Tami Rice ; CONTAMINATED SITES

NUMBER OF PAGES (including this cover sheet):

7

MESSAGE:

I have attached the first seven pages  
of the report which hopefully provides  
you with enough information. Let me know  
if you need anything else. Thanks.

Our Fax Number is: 515/281-8895

Any problems with transmission call: 515/281-8941

Tami R.  
1-4420





*Privileged & Confidential*

July 28, 2006

Ian Ross  
The Edgewater Fund  
900 N. Michigan Avenue  
Suite 1800  
Chicago, Illinois 60611

Re: **Draft - Report of Phase I Environmental Site Assessment and Limited Compliance Review  
Tausch Industries and Equipment Brokers, Inc.  
720 Northwestern Avenue  
Audubon, Iowa  
BB&J Project No. 0208401**

Dear Mr. Ross:

Bradburne, Briller & Johnson, LLC (BB&J) is pleased to submit to The Edgewater Fund this *Report of Phase I Environmental Site Assessment and Limited Compliance Review* for the Tausch Industries and Equipment Brokers, Inc. facility located at 720 Northwestern Avenue, Audubon County, Iowa. This project was performed in accordance with the Scope of Work outlined in BB&J Proposal No. PN6-0150

We appreciate the opportunity to provide The Edgewater Fund with our environmental consulting services. If you have any questions or require additional information, please call.

Sincerely,

**BRADBURNE, BRILLER & JOHNSON, LLC**

Kevin McCartney  
Project Manager

J. Tim Bradburne, P.G.  
Principal

53660 10/11/06 AM 10:49

**REPORT OF  
PHASE I ENVIRONMENTAL SITE ASSESSMENT  
AND  
LIMITED COMPLIANCE REVIEW**

**Trausch Industries and Equipment Brokers, Inc.  
720 Northwestern Avenue  
Audubon, Iowa**

Submitted to:

**The Edgewater Fund**  
Chicago, Illinois

Prepared by:

**Bradburne, Briller & Johnson, LLC**  
Chicago, Illinois

July 28, 2006



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Figure 4	Site Plan of Subject Property

#### APPENDICES

Appendix A	Site Photographs
Appendix B	EDR® Radius Map with GeoCheck

## **EXECUTIVE SUMMARY**

The Edgewater Fund engaged Bradburne, Briller & Johnson, LLC (BB&J) to perform a Phase I Environmental Site Assessment (Phase I ESA) and Limited Compliance Review (LCR) of the Trausch Industries and Equipment Brokers, Inc. facility located at 720 Northwestern Avenue, Audubon County, Iowa (Subject Property).

Trausch Industries and Equipment Brokers, Inc. provided BB&J with copies of the following environmental documents:

- Letter from Iowa Department of Natural Resources (IDNR), dated August 5, 1999, regarding the issuance of air permits for the Subject Property (1999 IDNR Air Permit Letter);
- *2005 Minor Source Emissions Inventory Questionnaire* (MSEIQ), prepared by IDNR, dated May 3, 2006 (2005 MSEIQ);
- *Report of Investigation*, prepared by IDNR, dated May 17, 2006 (2006 IDNR Investigation); and,
- Letter from IDNR, dated July 5, 2006, regarding May 17, 2006 wastewater investigation (2006 IDNR Air Permit Letter).

BB&J conducted a site reconnaissance of the Subject Property on July 18, 2006. Mr. Kevin McCartney and Ms. Amber Cicotte of BB&J were accompanied by Mr. Duane Schulte, Plant Manager for the Subject Property. At the time of BB&J's site reconnaissance, the Subject Property consisted of a facility on approximately 17 acres used for manufacturing, refurbishing, and distribution of commercial refrigeration display units for use in grocery stores. The Subject Property consisted of three primary buildings: the Production Building (approximately 60,000 square feet constructed in the mid 1950s), the Storage Building (approximately 22,500 square feet constructed in 1990), and the Shop Building (approximately 8,500 square feet constructed in the mid 1970s). Additionally, two large sheds were used to store old refrigeration units. The balance of the Subject Property consisted of several gravel driveways and parking lots in the south and north portion of the Subject Property, while outdoor storage of old refrigeration units was located throughout the northern and western portions of the Subject Property. The Subject Property and surrounding properties were located in an area of general residential and agricultural use.

According to Mr. Schulte, the Subject Property was first utilized for industrial use by Emmert Manufacturing in the mid 1950s as a manufacturing facility of farm equipment, specifically metal hog pens. Emmert Manufacturing occupied the Subject Property until the mid 1980s when Wannegar Manufacturing purchased the Subject Property for manufacturing aluminum trailers. Mr. Schulte stated that Wannegar Manufacturing occupied the Subject Property for several years before vacating the Subject Property. The Subject Property remained vacant for several additional years until Trausch Industries and

Equipment Brokers, Inc. purchased the Subject Property in 1989 for its current use as a manufacturing facility of commercial refrigeration display units for use in grocery stores.

**Phase I ESA:** Based on information obtained during the Phase I ESA, BB&J identified the following potential recognized environmental condition (REC) associated with the Subject Property, as defined by the American Society for Testing and Materials (ASTM) 1527-00 Standard Practice for Environmental Site Assessments:

Burn Pits – BB&J observed two burn pits located on the north and southwest portions of the Subject Properties. At the time of the site reconnaissance, both burn pits were burning and unattended. The burn pit on the north portion of the Subject Property was approximately 15 feet by 10 feet in size and was surrounded by an earthen berm on its north, east, and west sides. This burn pit was located in the general area of the outdoor storage of old refrigeration units. The burn pit on the southwest portion of the Subject Property was approximately 10 feet by 10 feet in size and was surrounded by an earthen berm on its north, west, and south sides. This burn pit was also located in the general area of the outdoor storage of old refrigeration units. BB&J observed several wood pallets in the ash of the burn pit as well as a yellowish tint to the ash. Several wood posts were also located near the southwest burn pit. Mr. Schulte stated that wood pallets were burned in the burn pits but he was unsure if anything else was also burned at these locations. BB&J did not observe any staining on the bare soil surrounding the burn pits with the exception of the yellowish tint located in the in the southwest burn pit. Due to the unknown materials incinerated in the burn pits, it is BB&J's opinion that the Burn Pits represent a REC.

Former Lagoon– According to historical records research and an interview with Mr. Schulte, a lagoon was formerly located on the west portion of the Subject Property from at least 1977 to the early 1990s. Based on interviews conducted as part of the *Report for Phase I and II Environmental Site Audits and Asbestos Survey*, prepared by Seneca Environmental Services, dated July 22, 1992 (1992 Seneca Phase I and II ESA, past employees of Emmert Manufacturing Company and TCI stated that the lagoon was used to collect power washing rinse water off the automated paint equipment and the paint typically handled was red paint. In addition, as referenced in the 2006 IDNR Investigation, the lagoon was used by Emmert Manufacturing to “collect all liquid from the site.” Subsequent investigations conducted by the Iowa Department of Natural Resources (IDNR) and Seneca Environmental Services, detected metals at slightly elevated concentrations in samples collected from the banks of the lagoon; however, the samples