CON 12-15
Doc # 11120

Site Sampling

January 16, 2003

Location:

423 Court Avenue
Des Moines, Iowa

Prepared For:

Mr. Ted Neuser
Des Moines Police Officers Credit Union
100 East 2nd Street, Suite A
Des Moines, Iowa 50309

Project Number EN236

Lenz Environmental, Inc.

a member of THE COMPLIANCE GROUP

4950 Pleasant Street • West Des Moines, IA 50266-1783
Tel: 515-221-3993 • Fax: 515-225-4193 • Cell: 515-771-4048
http://www.tecenv.com/lenz.htm

Environmental Assessments and Compliance Services

DREHER, SIMPSON AND JENSEN, P.C.
Attorneys and Counselors at Law

The Equitable Building
604 Locust Street □ Suite 222
Des Moines, Iowa 50309-3723
Telephone (515) 288-5000 □ Facsimile (515) 288-7718

Lyle L. Simpson
Dick L. Jensen
Marcus F. Abels
Gary R. Fischer
Michael F. Burger
Samuel I. Kreamer
Jeffrey N. Karch
D. Scott Simpson

Robert E. Dreher *
Walter T. Hart *
Albert L. Harvey *

* Of Counsel

Writer's E-mail •mabels @dreherlaw.com

January 28, 2003

Mr. Carl Lundberg
Contaminated Site Section
Iowa Department of Natural Resources
Wallace State Office Building
502 East 9th Street
Des Moines, Iowa 50319

In Re: 423 Court Avenue, Des Moines, Iowa
Our File No. 40438

Dear Mr. Lundberg:

We represent Charold Realty Co. as the equitable title holder of the above referenced property. Pursuant to our telephone conference of January 23, 2003, I am enclosing a copy of the Lenz Environmental, Inc. site sampling report dated January 16, 2003. The report shows an elevated level of arsenic on the property.

Our client has a purchase agreement with the Des Moines Police Officers Credit Union for the sale of the property. It is my understanding that the Des Moines Police Officers Credit Union intends to redevelope the property by removing the existing improvements and constructing a new credit union building on the property. I expect that their improvements would include a parking area and green space in compliance with City of Des Moines building and zoning ordinances.

We would like to obtain a "no further action" letter from the IDNR relating the reported arsenic levels. The parties would like to obtain a response from the IDNR within the next three weeks to remain on schedule with planning and closing requirements. Any assistance that you may be able to provide in expediting this request is very much appreciated.

Very truly yours,

Marcus F. Abels

MFA/mls
cc: Charold Realty Co.
Iowa Realty Commercial

January 16, 2003

Mr. Ted Neuser
Des Moines Police Officers Credit Union
100 East 2nd Street, Suite A
Des Moines, Iowa 50309

Subject: Site Sampling, 423 Court Ave, Des Moines, Iowa
Project EN236

Dear Mr. Neuser:

This letter provides the results of the soil and asbestos sampling for the above referenced site.

BACKGROUND

The site is an empty lot at the southwest corner of Court Avenue and 5th Street. A building is located on the southwest portion of the lot. You have requested that the soil on site be sampled for Lead and Arsenic, and that suspect materials in the building be sampled for asbestos. The site diagram is included in Figure 1.

FIELD SERVICES

A site visit was made on January 7, 2003 to collect the samples. Two samples were collected from soil on site. Sample #1 was collected from near the northeast corner of the building. Sample #2 was a composite sample from three locations (#2A, #2B, and #2C) collected from a line east west in the center of the property. The sample locations are indicated in Figure 1.

Access was gained to collect samples of material from inside the building for asbestos analysis. The floor was concrete, with the walls concrete block. Insulation was not observed inside the building. The roof was in poor repair with holes and material falling onto the floor. A sample of the roofing material was collected for asbestos analysis.

SAMPING AND ANALYSIS

The soil samples were containerized, placed on ice, and delivered via chain-of-custody procedures to TestAmerica Labs, Cedar Falls, Iowa. The samples were analyzed for Lead and Arsenic. The report of analytical results and chain-of-custody are provided in

this report. The suspect asbestos sample was delivered to Iowa Environmental Services, Inc. for analysis by EPA 600/R-63/116 Method.

FINDINGS

The report of analytical results indicated that asbestos-containing material was not present in the sample from the roof material. Based upon these results and the site visit it is unlikely that asbestos material is present on site.

The metal results that were above the method detection limits are indicated in the following table.

Soil Sample Results milligrams/kilogram

Parameter	Sample #1	Sample #2	State Wide Standard	Site Standard Nonresidential Less than 2 feet
Arsenic	***51***	***24***	1.4	2.1
Lead	242	119	400	400

The standards were obtained from the Iowa Administrative Code (IAC) Chapter 137, Standards for Soil, Iowa Land Recycling Program. The Arsenic concentrations are above the land recycling statewide standard of 1.4 milligrams/kilogram (mg/kg). There is also a site specific standard for nonresidential use sites and shallow soil (less than 2 feet) of 2.1 mg/kg.

The soil standards are based on incidental ingestion of soil and dust only. It should be noted that chemical standards at these concentrations may be at or below background levels. The IAC Chapter 137 indicates that background levels are levels that are naturally occurring or are present and not related to a readily identifiable release. The background levels for Arsenic in this area could be above 20 mg/kg.

RECOMMENDATIONS

IAC Chapter 131 indicates that a person manufacturing, storing, handling, transporting, or disposing of a hazardous substance shall report the occurrence of a hazardous condition. A site which is an abandoned or uncontrolled disposal site is considered a hazardous condition. Reporting is considered the responsibility of the landowner.

The redevelopment of this site should take into consideration the presence of the metal concentrations above the statewide standards. Pathways to consider would be worker exposure during construction and occupant exposure related to the end use of the property.

Additional assessment would be required to characterize the extent of metals impact in the soil. Soil characterization to the depth of planned construction operations is recommended. Also groundwater sampling should be considered to determine if the soil impact has leached into groundwater and migrated off site.

GENERAL COMMENTS

The analysis and opinions expressed in this report are based upon data obtained from the sampling performed at the indicated locations and from other information discussed in this report. No other warranty, expressed or implied is made.

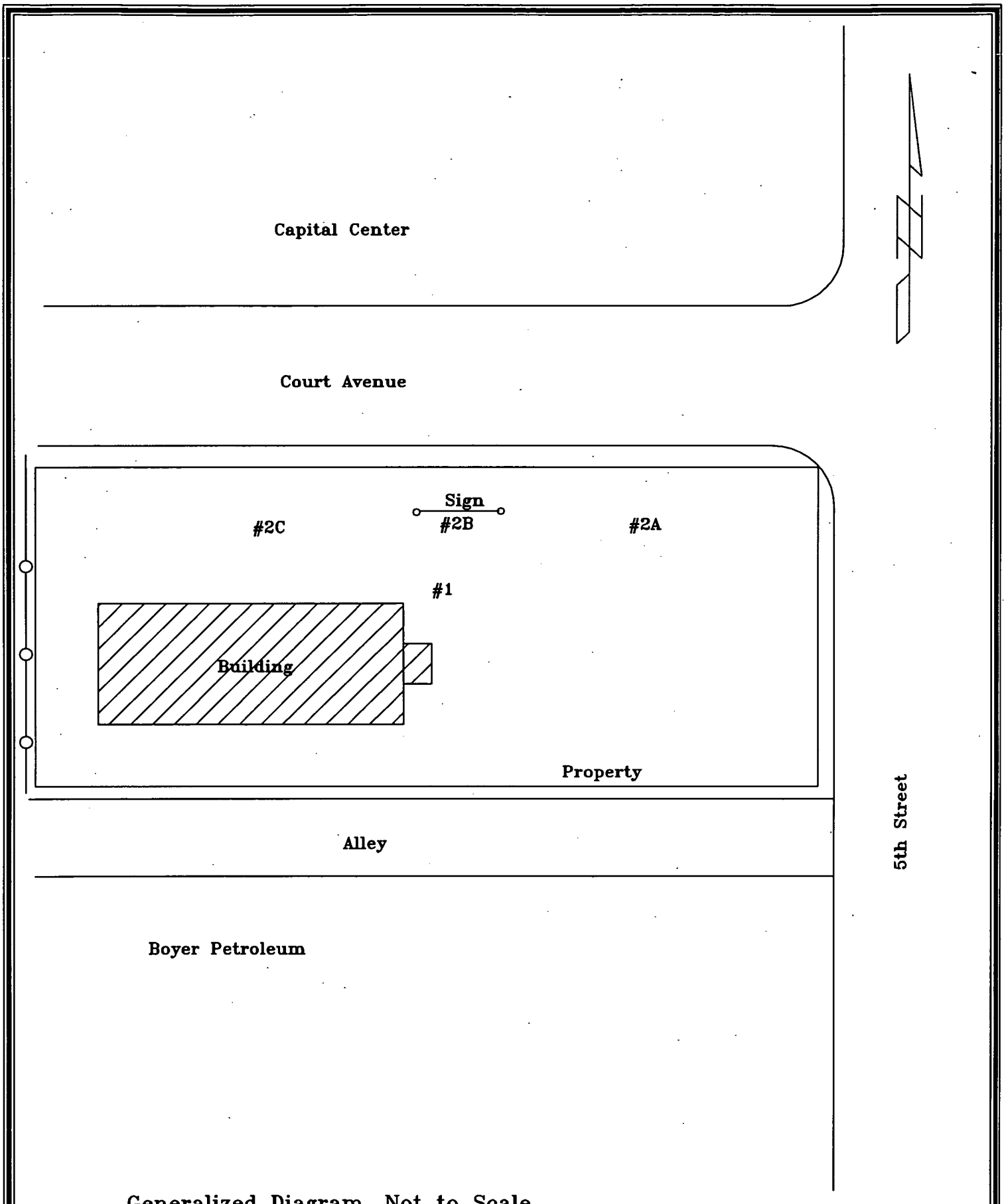
If you have questions about this report please contact me. We appreciate the opportunity to be of assistance to you.

Sincerely,

Brian R. Lenz, C.G.P.
President

e-mail: blenz@tecenv.com

Enclosure



Generalized Diagram, Not to Scale

Lenz Environmental Inc. 4950 Pleasant St West Des Moines, Iowa 50266	Project EN236	423 Court Ave Des Moines, Iowa	Figure 1 Site Diagram

TestAmerica
INCORPORATED

ANALYTICAL AND QUALITY CONTROL REPORT

Brian Lenz
LENZ ENVIRONMENTAL
4950 Pleasant Street
West Des Moines, IA 50266

01/10/2003

Job Number: 03.00202

Enclosed is the Analytical and Quality Control reports for the following samples submitted to the Cedar Falls Division of TestAmerica, Inc. for analysis.

Sample Number	Sample Description	Date Taken	Date Received
715547	S #1 #EN236	01/07/2003	01/08/2003
715548	S #2 #EN236	01/07/2003	01/08/2003

The Quality Control report is generated on a batch basis. All information contained in this report is for the analytical batch(es) in which your sample(s) were analyzed.

TestAmerica, Inc. certifies that the analytical results contained herein apply only to the specific samples analyzed.

Kristin Clay
Project Manager

TestAmerica
INCORPORATED

ANALYTICAL REPORT

Brian Lenz
LENZ ENVIRONMENTAL
4950 Pleasant Street
West Des Moines, IA 50266

01/10/2003

Job Number: 03.00202

Client Project ID: Court Avenue #EN236

Analyte	Result	Flag	Units	Quantitation Limit	Date Analyzed	Analyst Initials	Prep Batch No.	Run Batch No.	Method Reference
SAMPLE NO. 715547	**SAMPLE DESCRIPTION S #1 #EN236**								**DATE-TIME TAKEN 01/07/2003**
Solids, Total	94.90		%	0.01	01/09/2003	sas		2274	SM 2540 G
ICP Metals Prep (Solid)	1.002		g		01/09/2003	tdo	1308		
ICP Metals-Solid									
Arsenic, ICP	51		mg/kg dw	4.2	01/09/2003	heh	1308	2250	SW 6010B
Lead, ICP	242		mg/kg dw	5.3	01/09/2003	heh	1308	2260	SW 6010B
SAMPLE NO. 715548	**SAMPLE DESCRIPTION S #2 #EN236**								**DATE-TIME TAKEN 01/07/2003**
Solids, Total	92.70		%	0.01	01/09/2003	sas		2274	SM 2540 G
ICP Metals Prep (Solid)	1.058		g		01/09/2003	tdo	1308		
ICP Metals-Solid									
Arsenic, ICP	24		mg/kg dw	4.3	01/09/2003	heh	1308	2250	SW 6010B
Lead, ICP	119		mg/kg dw	5.4	01/09/2003	heh	1308	2260	SW 6010B

TestAmerica
INCORPORATED

QUALITY CONTROL REPORT
CONTINUING CALIBRATION VERIFICATION

Brian Lenz
LENZ ENVIRONMENTAL
4950 Pleasant Street
West Des Moines, IA 50266

01/10/2003

Job Number: 03.00202

Analyte	Prep Batch No.	Run Batch No.	CCV True Value	Units	CCV Conc Found	CCV % Rec	Flag	Date Analyzed
ICP Metals-Solid								
Arsenic, ICP		2250	5.00	mg/L	5.17	103		01/09/2003
Arsenic, ICP		2250	5.00	mg/L	4.88	98		01/09/2003
Lead, ICP		2260	5.0	mg/L	5.17	103		01/09/2003
Lead, ICP		2260	5.0	mg/L	4.93	99		01/09/2003

TestAmerica
INCORPORATED

QUALITY CONTROL REPORT
BLANKS

Brian Lenz
LENZ ENVIRONMENTAL
4950 Pleasant Street
West Des Moines, IA 50266

01/10/2003

Job Number: 03.00202

Analyte	Prep Batch No.	Run Batch No.	Blank Value	Flag	Units	Quantitation Limit	Date Analyzed
Arsenic, ICP	1308	2260	<0.080		mg/L	4.0	01/09/2003
Lead, ICP	1308	2260	<0.10		mg/L	5.0	01/09/2003

TestAmerica
INCORPORATED

QUALITY CONTROL REPORT
LABORATORY CONTROL STANDARD

Brian Lenz
LENZ ENVIRONMENTAL
4950 Pleasant Street
West Des Moines, IA 50266

01/10/2003

Job Number: 03.00202

Analyte	Prep Batch No.	Run Batch No.	LCS True Conc	Units	LCS Conc Found	LCS % Rec.	Flag	Date Analyzed
Arsenic, ICP	1308	2250	2.00	mg/L	1.94	97		01/09/2003
Lead, ICP	1308	2260	2.0	mg/L	1.96	98		01/09/2003

TestAmerica
INCORPORATED

QUALITY CONTROL REPORT
DUPLICATES

Brian Lenz
LENZ ENVIRONMENTAL
4950 Pleasant Street
West Des Moines, IA 50266

01/10/2003

Job Number: 03.00202

Analyte	Prep Batch No.	Run Batch No.	Sample Result	Duplicate Sample Result	Units	RPD	Flag	Date Analyzed
Solids, Total		2274	1.40	1.40	%	0.0		01/09/2003

TestAmerica
INCORPORATED

QUALITY CONTROL REPORT
MATRIX SPIKE/MATRIX SPIKE DUPLICATE

01/10/2003

LENZ ENVIRONMENTAL
4950 Pleasant Street
West Des Moines, IA 50266

Brian Lenz

Job Number: 03.00202

Analyte	Prep Batch Number	Run Batch Number	Matrix Spike Result	Sample Result	Spike Amount	Units	Percent Recovery	MSD Result	MSD Spike Amount	Units	Percent Recovery	MS/MSD RPD
ICP Metals-Solid												
Arsenic, ICP	1306	2250	185	15	188	mg/kg	90.4	180	180	mg/kg	91.7	2.7
Lead, ICP	1308	2260	185	<10	188	mg/kg	100.0	182	180	mg/kg	101.1	3.2

NOTE: Matrix Spike Samples may not be samples from this job.

RPD = Relative Percent Difference

TestAmerica INCORPORATED

Cedar Falls Division
704 Enterprise Drive
Cedar Falls, IA 50613

Phone: 319-277-2401
Fax: 319-277-2425

To assist us in using the proper analytical methods, is this work being conducted for regulatory purposes?
Compliance Monitoring SITE CHECK

Client Name: LENZ ENVIRONMENTAL Client #:
Address: 4950 PLEASANT ST
City/State/Zip Code: WEST DES MOINES IA 50266
Project Manager: BRIAN LENZ
Telephone Number: 515 221 7493 Fax: 225 4193
Sampler Name: (Print Name) BRIAN LENZ
Sampler Signature: Brian Lenz

Project Name: COURT AVE
Project #: EN 236
Site/Location ID: DES MOINES State: IA
Report To: BRIAN
Invoice To:
Quote #: PO#:

TAT
X Standard
___ Rush (surcharges may apply)
Date Needed: _____
Fax Results: Y N

QC Deliverables
___ None
___ Level 2 (Batch QC)
___ Level 3
___ Level 4
Other: _____

SAMPLE ID	Date Sampled	Time Sampled	G = Grab, C = Composite	Field Filtered	Matrix: SL - Sludge DW - Drinking Water GW - Groundwater S - Soil/Solid WW - Wastewater Specify Other	Preservation & # of Containers: HNO_3	HCl	NaOH	H_2SO_4	Methanol	None	Other (Specify)	Analyze For: LEAD	ARSENIC	REMARKS
SB1	1/7/03		G		S						1		X	X	
SB2	"		C		S						1		X	X	

Special Instructions:

LABORATORY COMMENTS:
Init Lab Temp:
Rec Lab Temp:
Custody Seals: Y N N/A
Bottles Supplied by TestAmerica: Y N
Method of Shipment:

	Date:	Time:		Date:	Time:
Relinquished By:	1/8/03		Received By: Test America	1-8-03	2:35
Relinquished By:	1-8-03	7:35	Received By:	Date:	Time:
Relinquished By:	Date:	Time:	Received By: MARK	Date: 1/8	Time: 19:30

ANALYTICAL REPORT

IOWA ENVIRONMENTAL SERVICES Inc.

4901 GRAND AVENUE, DES MOINES, IA 50312
PHONE: 515-279-8042 FAX: 515-279-1853

Lenz Environmental, Inc.
4950 Pleasant Street
West Des Moines, IA 50266-1783

Lab ID #: 31731
Project No:

Sample Description: Client #: ---
Court Avenue-Tar Material

Date Taken: 1/7/2003

Date Received: 1/7/2003

Asbestos Identification

Sample Color: Black

	Estimated % by volume
Fibrous Asbestiforms	
Actinolite/Tremolite	ND
Amosite	ND
Anthophylite	ND
Chrysotile	ND
Crocidolite	ND
Total Fibrous Asbestiforms	<1%
Other Components	
Cellulose	35
Fibrous Glass	ND
Synthetics	ND
Perlite	ND
Horse Hair	ND
Quartz	ND
Other Fibrous Components	ND
Nonfibrous	65

Analyst Notes:

Analyst: Robert L. Sigmund, Jr.

Date of Analysis: 1/7/2003

IOWA ENVIRONMENTAL SERVICES, INC.

4801 Grand Avenue, Des Moines, Iowa 50322 Ph: 515-279-8042 Fax: 515-279-1853

CHAIN OF CUSTODY RECORD

Client Name: LEVI ENVIRONMENTAL
Address: 4950 PLEASANT
WEST DM IA
50266
PH #: 221.3993
FAX #: 225.4193

Project: COURT AVE
Date Sampled: 1/7/03
Date Submitted:
P.O. #

Collection Date	Sample #	Parameters	Comments/Other Information
1/7/03	#	ASBESTOS	

Relinquished By: Brian [signature] Date: 1-7-03
Received By: [signature] Date: 1-7-03
Relinquished By: Date:
Received By: Date: