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12741

ENVIRONMENTAL SITE ASSESSMENT
FOR

Roosevelt Elementary School
200 East Arlington Street
Waterloo, Iowa



Attention:

Company/Branch:

Receiving FAX number:

This message is from:

Date:

Lambert Nnadi
IEDNR - Contaminated Sites
515-281-6794
Gaylen
8-18-04

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SPECIAL INSTRUCTIONS/COMMENTS:

From Roosevelt School
Waterloo, Iowa

2213 LaPorte Road * Waterloo, IA 50702 * 319-232-6591 * 319-232-0373 FAX

"Providing Cost-Effective Solutions to Clients Nationwide"





June 30, 2004

J & T Development, LLC
c/o Jay Trevor
10642 West 115th Street
Overland Park, KS 66210

Re: *Phase I Environmental Site Assessment (ESA)*
Roosevelt Elementary School
200 East Arlington Street
Waterloo, Iowa
Maxim Project #4370178

Dear Mr. Trevor:

Maxim Technologies (Maxim) has performed environmental assessment services for the above referenced site and has enclosed two copies of our environmental assessment report. This report was prepared in accordance with Maxim Proposal No. P-4370173 dated June 14, 2004 and authorized on June 15, 2004.

All of the data accumulated for the assessment will be kept in your project file. The report and information in your file are considered confidential and will not be released without your authorization.

We appreciate the opportunity to have been of service to you on this project. If you have any questions regarding the information presented in the environmental report, or if we can be of additional service, please contact us at 319/232-6591.

Sincerely,

MAXIM TECHNOLOGIES

Angela M. Erhardt / mho

Angela M. Erhardt
Project Scientist

AME/GDH/mho

Gayler D. Hiesterman
Gayler D. Hiesterman
Project Manager

2213 LaPorte Road * Waterloo, IA 50702 * 319-232-6591 * 319-232-0373 FAX

REGULATORY AND TECHNICAL ACRONYMS

ACM	Asbestos-Containing Material
AST	Aboveground Storage Tank
ASTM	American Society for Testing and Materials
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System
EPA	Environmental Protection Agency
ERNS	Emergency Response Notification System
ESA	Environmental Site Assessment
HWS	Hazardous Waste Site
IGS	Iowa Geological Survey
LRST	Leaking Registered Storage Tank
LUST	Leaking Underground Storage Tank
MSD	Minimum Search Distance
NFRAP	No Further Remedial Action Planned
NPL	National Priorities List
PCB	Polychlorinated Biphenyl
PLM	Polarized Light Microscopy
PLP	Permanent List of Priorities
RCRA	Resource Conservation and Recovery Act
RST	Registered Storage Tank
TSD	Treatment, Storage, and Disposal (facilities)
USGS	United States Geological Survey
UST	Underground Storage Tank

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Appendix C	Aerial Photographs
Appendix D	Regulatory Documentation
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Appendix F	Additional Information

ENVIRONMENTAL SITE ASSESSMENT**FOR**

Roosevelt Elementary School
200 East Arlington Street
Waterloo, Iowa

EXECUTIVE SUMMARY

According to Maxim Proposal No. P-4370173 dated June 14, 2004 and authorized on June 15, 2004, Maxim Technologies (Maxim) has performed an Environmental Site Assessment (ESA) of the above-referenced property for J & T Development, LLC.

The site is located in Black Hawk County at 200 East Arlington Street in Waterloo, Iowa. The site was most recently an elementary school in the Waterloo Community School District. This three story school building was originally constructed in 1921 with an addition to the north portion of the school in the mid 1950's. The site also includes an asphalt parking lot located on the west and east sides of the school building plus a grassy playground/ball field on the northern portion of the site. Currently the school is in the process of being sold and is inactive.

Adjacent and surrounding properties consist of commercial and residential properties. Specifically, Members Mutual Oil Company (a wholesaler of various oil/lubricant products) is located north of the subject site and Save-A-Lot Grocery Store is located towards the northwest of the site. Also located towards the north is Hanover Street and railroad tracks owned by Canadian National. Towards the west is Hope Avenue and residential properties; towards the south is East Arlington Street and residential properties and towards the east is Sherman Avenue and residential properties.

The regulatory review conducted by EDR indicates that there are no NPL facilities, no CERCLIS facilities, no RCRIS LQG, no State Solid Waste Disposal facilities, or coal gas manufacturing facilities within the minimum search distances. There is one CORRACTS facility within one mile of the site, three RCRIS Small Quantity Generators within a quarter-mile of the site, four UST facilities within a quarter-mile of the site, and three LUST facilities within a half-mile of the site. Of these facilities located in the site vicinity the Waterloo Service Co. / Member Mutual Oil Co. located adjacent to the site towards the north is identified as a Recognized Environmental Condition (REC) based on the respective distances of these UST facilities from the site, present status, and gradient from the site.

On June 16, 2004 Maxim interviewed Marty Metcalf, Director of Operations with the Waterloo Community School District during the site reconnaissance. Mr. Metcalf thought that there might have been an underground storage tank located on site in the past, but did not know when it was installed or if it had been removed. Mr. Metcalf had no knowledge of any chemical spills, hazardous waste disposal or improper waste managements activities occurring at the

elementary school. Furthermore, Mr. Metcalf was not aware of any environmental permits or previous soil/water testing that has been conducted on site.

Currently no ASTs were noted during the site reconnaissance. However there were vent pipes and product lines observed along the boiler room wall (east side of building), which were assumed to have ran from an underground tank that was used on site in the past. Also noted along the exterior of the building (east side), corresponding to the product lines in the basement, was a rectangular patch of asphalt that can be indicative of an underground storage tank. Also noted in the area of the asphalt patch were two vent lines up the side of the building and a manhole cover within the area of the asphalt patch. The suspect UST is considered a REC.

Fifty-five gallon drums were not noted at the facility. However, there were small quantities of chemicals observed during the site reconnaissance. None of the chemicals found present an environmental concern under the conditions that the substance remains contained and stored properly. Maxim did observe minor amounts of interior staining on the floor of the site building (mostly in the boiler room) and exterior surficial staining, which have been considered as *de minimis*. Floor drains were identified in the site building. Of the drains observed during the site reconnaissance, no staining or indications of improper dumping were noted. Currently the school is in the process of being sold and is inactive; therefore, no solid waste is being generated. However on the day of the site visit it was observed that excess furniture, equipment and/or other objects were being moved outside and then transferred off site by personnel with the school district. There were no apparent indications of wastewater discharge from the site during the site reconnaissance. Based on our site visit there are no water wells on-site. The site relies on the municipal water supply system for drinking water. The City of Waterloo also provides the site with sewer service.

An ACM screening was beyond the scope of work detailed for this project. Maxim interviewed Craig Potwin, with the Waterloo Community School District. Mr. Potwin indicated that he was in charge of asbestos management for the school district and did not have any information of former tanks. Upon questioning Mr. Potwin indicated that asbestos is known to exist in the Roosevelt Elementary School building, however the Waterloo Community School District has no plans for future removal and/or abatement. Additionally, Mr. Potwin had no knowledge if lead based paint or radon has ever been tested at the school.

Based on the results of the foregoing assessment, Maxim identified recognized environmental concerns (REC) in association with the site.

- Suspect UST on site (east side of building).
- ACM's identified, as well as potential lead based paint and radon

Additionally, Maxim identified recognized environmental concerns (REC) in association with the site vicinity.

AST at Members Mutual Oil Company (north of site)

ENVIRONMENTAL SITE ASSESSMENT

Roosevelt Elementary School
200 East Arlington Street
Waterloo, Iowa

1.0 INTRODUCTION AND SCOPE OF SERVICE

According to Maxim Proposal No. P-4370173 dated June 14, 2004 and authorized on June 15, 2004, Maxim Technologies (Maxim) has performed an Environmental Site Assessment (ESA) of the above-referenced property (hereinafter, the site) for J & T Development, LLC. A copy of the Scope of Work Maxim performed during this project is included in Appendix A, along with resumes of personnel involved with the project.

This report is an instrument of service of Maxim and includes limited research, a review of specified and reasonably ascertainable listings and a site reconnaissance to identify "recognized environmental conditions" in general accordance with the American Society for Testing and Materials (ASTM) Standard E1527-00; however, this ESA may reflect additional or reduced services or service enhancements requested or authorized by the Client. "Recognized environmental conditions" are defined under the ASTM standard as "the presence or likely presence of any hazardous substances or petroleum products on a site under conditions that indicate an existing release, a past release, or a material threat of release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater or surface water of the property." Maxim's ESA was performed according to generally accepted practices of the profession undertaken in similar studies at the same time and in the same geographical area, and Maxim observed that degree of care and skill generally exercised by the profession under similar circumstances and conditions.

This study and report have been prepared on behalf of and for the exclusive use of J & T Development, LLC solely for its use and reliance in the environmental assessment of this site. J & T Development, LLC is the only party to which Maxim has explained the risks involved and has been involved in the shaping of the scope of services needed to manage those risks satisfactorily, if any, from J & T Development's point of view. Accordingly, reliance on this report by any other party may involve assumptions whose extent and nature lead to a distorted meaning and impact of the findings and opinions related herein. Maxim's findings and opinions related in this report may not be relied upon by any party except J & T Development, LLC. With the consent of J & T Development, LLC and Maxim, Maxim may be available to contract with other parties to develop findings and opinions related specifically to other parties' unique risk management concerns related to the site.

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2.0 OBJECTIVES AND LIMITATIONS OF ASSESSMENT

Maxim has endeavored to meet what it believes is the applicable standard of care for the services performed and, in doing so, is obliged to advise J & T Development, LLC of ESA limitations. Maxim believes that providing information about limitations is essential to help clients identify and thereby manage risks. These risks can be mitigated--but not eliminated--through additional research. Maxim will, upon request, advise J & T Development, LLC of the additional research opportunities available and associated costs.

This ESA did not include any inquiry with respect to asbestos, lead based paint, radon, methane, formaldehyde, endangered species, wetlands or other services or potential conditions or features not specifically identified and discussed herein. In those instances where additional services or service enhancements are included in the report as requested or authorized by the client, specific limitations attendant to those services are presented in the text of the report.

The findings and opinions conveyed via this ESA report are based upon information obtained at a particular date from a variety of sources enumerated herein, which Maxim believes are reliable. Nonetheless, Maxim cannot and does not warrant the authenticity or reliability of the information sources it has relied upon.

This report represents Maxim's service to J & T Development, LLC as of the report date. In that regard, the report constitutes Maxim's final document, and the text of the report may not be altered in any manner after final issuance of the same. Opinions relative to environmental conditions given in this report are based upon information derived from the most recent site reconnaissance date and from other activities described herein. J & T Development, LLC is herewith advised that the conditions observed by Maxim are subject to change. Certain indicators of the presence of hazardous materials may have been latent or not present at the time of the most recent site reconnaissance and may have subsequently become observable. In similar manner, the research effort conducted for a Phase I ESA is limited. Accordingly, it is possible that Maxim's research, while fully appropriate for a Phase I ESA and according to the scope of service, may not include other important information sources. Assuming such sources exist, their information could not have been considered in the formulation of our findings and conclusions.

This report is not a comprehensive site characterization or regulatory compliance audit and should not be construed as such. The opinions presented in this report are based upon findings derived from a site reconnaissance, a review of specified records and sources and comments made by interviewees. Specifically, Maxim does not and cannot represent that the site contains no hazardous or toxic materials, products, or other latent conditions beyond that observed by Maxim during its site assessment. Further, the services herein shall in no way be construed, designed or intended to be relied upon as legal interpretation or advice.

This ESA was limited by the accuracy of the regulatory review conducted by EDR. Review of adjacent properties were limited by line of sight from the site and/or public streets, roads, and/or alleyways.

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3.0 SITE DESCRIPTION

The site is located in Black Hawk County at 200 East Arlington Street in Waterloo, Iowa. The site was most recently an elementary school in the Waterloo Community School District. This three story school building was originally constructed in 1921 with an addition to the north portion of the school in the mid 1950's. The site also includes an asphalt parking lot located on the west and east sides of the school building plus a grassy playground/ball field on the northern portion of the site. Currently the school is in the process of being sold and is inactive. The general site location is shown on Figure 1. Appendix B. A legal description of the site, as provided to Maxim from the Black Hawk County Assessor's Office is as follows:

Gates Park Place, Block 2

Adjacent and surrounding properties consist of commercial and residential properties. Specifically, Members Mutual Oil Company (a wholesaler of various oil/lubricant products) is located north of the subject site and Save-A-Lot Grocery Store is located towards the northwest of the site. Also located towards the north is Hanover Street and railroad tracks owned by Canadian National. Towards the west is Hope Avenue and residential properties; towards the south is East Arlington Street and residential properties and towards the east is Sherman Avenue and residential properties. For purposes of this ESA, the term "adjoining property," as defined by the ASTM standard means properties that border or are contiguous or partially contiguous with the site or would be so but for a street, road or other public thoroughfare separating them.

4.0 RECORDS REVIEW

4.1 Historical Use Information

Historical use information for the site and adjoining properties was obtained from reviewing reasonably ascertainable historical sources such as ownership information, aerial photographs, city directories, and additional sources listed below. Uses of the site are referenced from the present back to the early 1900's using reasonably ascertainable standard historical sources, as noted below.

4.1.1 Review of Aerial Photographs

Reasonably available aerial photographs depicting development of the site and site vicinity were reviewed at periodic intervals, as summarized below. Evaluation of aerials is controlled by aerial photograph scale and quality. Copies of noteworthy aerials are presented in Appendix C.

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AERIAL PHOTOGRAPH SUMMARY		
Date	Source of Aerial	Photo ID Number
1941	Black Hawk County Engineer's Office Waterloo, Iowa	Aerial 1
The site is located in the lower left corner of the photograph. The southern portion of the school building was constructed on site prior to 1940. Surrounding properties to the south appear to be residential. Adjacent to the site towards the north appears to be a bulk plant or some type of oil company.		
1964	Black Hawk County Engineer's Office Waterloo, Iowa	Aerial 2
The site is located near the center of the photo. The northern portion of the school building has been added since the 1941 aerial photograph. Surrounding properties to the west and east have been developed as residential. Adjacent to the site towards the north is still the bulk plant/oil company.		
1979	Black Hawk County Engineer's Office Waterloo, Iowa	Aerial 3
The site is located near the center of the photograph. No noticeable changes have occurred on site or in the site vicinity since the 1964 aerial photo.		
1994	Black Hawk County Engineer's Office Waterloo, Iowa	Aerial 4
The site is located left of center in the photograph. Again no noticeable changes have occurred on site or in the site vicinity since the 1979 aerial photo. However this photo is of a smaller scale and shows greater details including the parking areas around the school building. Also pictured are the individual tanks and fueling areas at the oil company north of the subject site.		
2002	(USDA Natural Resource Conservation Service and MIT) http://ortho.gis.iastate.edu/	Aerial 5
This most recent aerial photograph shows the site near the center of the picture. Again residential properties are found to the west, south and east of the school building, with the bulk plant/oil company located north of the site.		

The sequence of aerial photographs indicates that the school building was constructed on site prior to 1941. Adjacent properties to the west, south and east have been primarily residential with an oil company / bulk plant located towards the north since before 1941. The review of the aerial photographs revealed no landcars, oil or gas wells, or other surface features on site or on adjacent properties, which may be indicative of mineral production.

4.1.2 City Directories

City directories are published annually by R.L. Polk & Company and include listings of residents, businesses and professional concerns organized both alphabetically by name similar to a telephone book, and alphanumerically by street name then specifically by street address. City directories used in this study were made available through the City of Waterloo Public Library.

Reasonably available listings for the site and site vicinity were reviewed at periodic intervals. Listings were reviewed to identify names of facilities suggesting use, generation, storage, treatment or disposal of potentially hazardous materials or petroleum products. All listings reviewed for the site are summarized below. Please note that dates listed are approximate by year.

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City Directory Listings for 200 East Arlington Street	
Year	Listing Name
2003	Roosevelt Elementary School
2000	Roosevelt Elementary School
1995	Roosevelt Elementary School
1989	Roosevelt Elementary School
1984	Roosevelt Elementary School
1980	Roosevelt Elementary School
1975	Roosevelt Elementary School
1970	Roosevelt Elementary School
1965	Roosevelt Elementary School
1960	Roosevelt Elementary School
1955	Roosevelt Elementary School
1950	Roosevelt Elementary School
1943	Roosevelt Elementary School
1935	Roosevelt Elementary School
1933	Roosevelt Elementary School
1924	Roosevelt Elementary School
1923-1922	Roosevelt Elementary School
1921	No listings for this address
1920	No listings for this address
1912	No listings for this address
1910	No listings for this address
1909	No listings for this address
1905-1904	No listings for this address
1904-1903	No listings for this address

Historical review of the city directories indicated that Roosevelt Elementary School has been at the site address since 1922. No listings prior to 1921 were found for the site address in the city directories reviewed.

Individual city directory listings for the adjacent property north of the site were also reviewed. The property located at 1402 Logan Avenue is currently listed as Members Mutual Oil. During the 1990's this address was listed as both Members Mutual Oil Co. and Waterloo Service Co. Then during the 1980's through 1960's this facility was identified as Co-Operative Service Co. In the 1950's and as early as the 1920's the listing was found under 1354-1364 Logan Avenue and was identified as the Bartles-Shepherd Oil Co. The earliest entry was in 1912 and identified as the Bartles-Sweney Oil Co.

Maxim's search of the city directories for the adjacent property north of the site revealed past owners whose company titles or individual names likely suggest activities that may have been associated with the use, generation, storage or disposal of special and/or potentially hazardous materials. Therefore, Maxim identifies this adjacent property as a recognized environmental concern.

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4.1.3 Sanborn Fire Insurance Maps

In the late nineteenth century, the Sanborn Company began preparing maps for use by fire insurance companies. These maps indicate construction materials of specific structures in developed urban areas. With the advent of retail gasoline service stations, the approximate locations of tanks were noted, often without aboveground storage tank (AST) or underground storage tank (UST) designations. These maps were updated and expanded geographically periodically through the twentieth century. Sanborn Maps are typically published for central business districts.

The Sanborn Fire Insurance Maps for 1885, 1892, 1897, 1910 and 1918 were all reviewed at the Grout Museum of History and Science in Waterloo, Iowa. The site was not depicted in these maps, because the subject property was not located in the central business district during these years.

The 1939 and 1946 Sanborn Fire Insurance Maps updated in 1956 was also reviewed at the Grout Museum of History and Science in Waterloo, Iowa. This map showed the site as an elementary school constructed in 1922. No evidence of aboveground or underground storage tanks were labeled on the map for the subject site. Also observed north of the site was Co-Operative Service Company, a wholesaler of various oil/lubricant products.

Sanborn fire Insurance Maps for 1962 and 1968 were provided from Environmental Data Resources. (EDR). A copy of these maps is included in Appendix D for reference. Again these maps showed the site as an elementary school constructed in 1922. Also pictured is the new addition on the north side of the building added in 1955. No evidence of aboveground or underground storage tanks were labeled on the map for the subject site. Again observed north of the site was Co-Operative Service Company, a wholesaler of various oil/lubricant products. Their property located at 1402 Logan Avenue shows the location of several gasoline tanks, oil storage shed, pump house, a propane tank and other equipment/buildings.

4.1.4 Historical Interviews

Interviews with persons familiar with the site were conducted to obtain information pertinent to the environmental evaluation of the site.

On June 16, 2004 Maxim interviewed Marty Metcalf, Director of Operations with the Waterloo Community School District during the site reconnaissance. Mr. Metcalf indicated that this three story school building was originally constructed in 1921 with an addition built on the northern portion of the school in mid 1950's. Mr. Metcalf thought that there might have been an underground storage tank located on site in the past, but did not know when it was installed or if it had been removed. Mr. Metcalf had no knowledge of any chemical spills, hazardous waste disposal or improper waste managements activities occurring at the elementary school. Furthermore, Mr. Metcalf was not aware of any environmental permits or previous soil/water testing that has been conducted on site.

On June 29, 2004 Maxim interviewed Craig Potwin, with the Waterloo Community School District via the telephone. Mr. Potwin indicated that he was in charge of the asbestos issues for all the schools and

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did not have any information of former tanks. Upon questioning Mr. Potwin indicated that asbestos is known to exist in the Roosevelt Elementary School building, however the Waterloo Community School District has no plans for future removal and/or abatement. Additionally, Mr. Potwin had no knowledge if lead based paint or radon has ever been tested at the school.

Maxim contacted Fire Marshall Dave Boesen, Waterloo Fire Department, to determine if there has ever been any fire calls, hazardous materials spilled, or any other documentation for the subject site. As of the report date Mr. Boesen has not returned Maxim's calls.

Maxim also contacted the Black Hawk County Health Department regarding the site and site vicinity. Ms. Marie Wilson could not find any record of public complaints, disturbances or environmental concerns for the site address.

4.2 Physical Setting Information

4.2.1 Topography

The 1963 (photorevised 1972) 7.5 minute United States Geological Survey (USGS) Topographical Quadrangle Map of Waterloo North, Iowa was reviewed. The elevation of the site is approximately 860 feet above mean sea level. The site and adjacent properties are generally flat. General surface runoff is likely affected by paved/graveled areas and open drainage ways on and adjacent to the site. A copy of the topographic map is included as Figure 1, Appendix B.

4.2.2 Soil Conditions

According to the Soil Survey of Black Hawk County, Iowa, United States Department of Agriculture, Soil Conservation Service, December 1978, the site is primarily located on the soils of the Finchford-Flagler-Urban land complex with 0 to 2 percent slopes. This unit is nearly level located on high alluvial benches that have been altered by man for city and urban development. It is about 25 percent Finchford soils, 10 percent Flagler soils, and 60 percent Urban land. Both the Finchford and Flagler soils were formed in moderately coarse and coarse textured alluvium under the influence of grass vegetation. The Urban land part of this unit is covered by streets, parking lots, buildings, and other structures that obscure or alter the soils so that identification is not feasible.

4.2.3 Site Geology

A review of the Iowa Geological Survey's Geologic Map of Iowa (1969) and the publication *Geology of Iowa* (Anderson, 1983), indicated a coarse alluvium overlying limestone bedrock of the Devonian Cedar Valley Formation. This formation is characterized by finely crystalline and clastic limestone in the upper part; brown, dolomitic limestone in the middle part; and grey, argillaceous (silt/clay), fossiliferous limestone in the lower part. Bedrock in the area generally occurs at depths less than 30 feet below grade.

4.2.4 Regional Groundwater Conditions

The principal aquifers in Black Hawk County are alluvium, buried channel deposits, Silurian-Devonian limestone and dolomite, and the Cambrian Jordan Formation. Buried channel deposits occur in pre-glacial or interglacial valleys that were carved into bedrock. The predominant buried channel aquifers are those, which underlie and receive recharge from the alluvium of the Cedar River. The Silurian-Devonian aquifer's near-surface position and ability to yield large quantities of good quality water makes it the most widely used aquifer in Black Hawk County. The Cambrian Jordan Formation aquifer is composed of fine to coarse-grained sandstone, is the most isotropic and homogeneous aquifer and underlies all of Black Hawk County.

In addition to the primary bedrock aquifers, near surface groundwater commonly occurs in the alluvial deposits overlying the bedrock. Depth to this water table system in the study area is highly variable and is highly dependent on the relationship between the water table gradient and the nearby Cedar River. Recharge of the water table system is through precipitation and is also dependent on the river level. Groundwater levels may vary on a seasonal, as well as on an annual basis, and will depend on fluctuations in the river's level.

Flow direction of the near surface groundwater table system in the area of the site is likely towards the south. However, local flow direction in the water table system is highly variable and likely is influenced by Cedar River level. Based on our site visit and review of available records, there are no water wells on-site. The site relies on the municipal water supply system. Fifteen additional water wells were identified within one mile of the site (for further details see Section 4.3.3 Additional Records Sources).

4.2.5 Floodplain and Zoning Information

The Federal Emergency Management Agency Flood Insurance Rate Maps, Community Panel Number 190025 0004 E, dated July 3, 1985 indicates the site occurs in an area designated as Zone B. Zone B is an area between limits of the 100-year flood and the 500-year flood. See Figure 4, Appendix B for a copy of the floodplain map.

According to the City of Waterloo Planning and Zoning Department, the site is zoned residential (R-2).

4.3 Regulatory Review

The purpose of the records review is to obtain and review reasonably ascertainable records that will help identify recognized environmental conditions concerning the site. For this review, records were obtained from Environmental Data Resources. (EDR). Regulatory data collected from this agency is presented in Appendix D. As noted under ASTM, information requested and not received within twenty days after the report date will not be incorporated into this report. The approximate minimum search distance (MSD) for the site vicinity review is noted under each database listed below.

The site was not identified on the databases reviewed by EDR.

EDR identified one orphan facility listed on the LUST database. This facility was not shown on the map because there was insignificant information to map it. Upon review by Maxim, the Young Arena Parking Lot is not located within the applicable minimum search distance and is not expected to impact the subject site.

A summary of the federal and state database information of the site vicinity is as follows.

4.3.1 Federal Database Information

Federal NPL Site List (MSD = 1.0 mile)

The National Priorities List (NPL) database identifies uncontrolled or abandoned hazardous waste sites identified for priority remedial action under the Superfund Program. The NPL was reviewed to identify Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) facilities within a one-mile radius of the site. According to the database no facilities on the NPL List were identified within the search radius.

Federal CERCLIS List (MSD = 0.5 mile)

The CERCLIS list is a compilation of the sites that the Environmental Protection Agency (EPA) has investigated or is currently investigating for a release or threatened release of hazardous substances pursuant to the Comprehensive Response, Compensation and Liability Act (CERCLA) or Superfund Act of 1980. There are no CERCLIS facilities within the minimum search distance.

Federal RCRA List (MSD = 0.5 mile for TSD, Adjoining for generators and transporters)

Facilities listed in the Resource Conservation and Recovery Act (RCRA) database are designated as hazardous waste treatment, storage, and disposal (TSD) facilities, hazardous waste generators or hazardous waste transporters. No RCRA TSD facilities were identified within a one-half mile radius of the site. No adjoining RCRA generators or transporters were identified during this review.

A Large Quantity Generator code indicates a facility that generates 1,000 kg/month or greater of non-acutely hazardous waste, or 1 kg/month of acutely hazardous waste. A Small Quantity Generator code indicates a facility that generates less than 1,000 kg/month, but more than 100 kg/month of non-acutely hazardous waste, and a Conditionally Exempt Small Quantity Generator indicates a facility that generates less than 100 kg/month of non-acutely hazardous waste. A transporter code indicates a facility that is engaged in the off-site transportation of hazardous waste by air, rail, road, and/or water. No RCRIS-LQG were identified within a quarter mile of the site. Three RCRIS-SQG were identified within a quarter mile.

Facility Name/Location	Approximate Distance and Direction from Site	State RCRIS-SQG Facility
Precision Auto Body Center 1405 Logan Ave. Waterloo Iowa, 50703	1/8 to 1/4 miles northwest	No TSDF activities reported No violations found
Former Site of Creaform 1430 Logan Ave. Waterloo Iowa, 50703	1/8 to 1/4 miles northwest	No TSDF activities reported No violations found
Former Site of Chamberlain Mfg. Corp. 550 Esther St. Waterloo Iowa, 50703	1/8 to 1/4 miles northeast	No TSDF activities reported 13 violations exist-all brought to compliance

These three RCRIS-SQG were identified within 1/4 mile of the site. However, due to the present status, these RCRIS-SQG facilities are not expected to impact the site.

Federal CORRACTS List (MSD = 1.0 mile)

A review of the Corrective Action Report (CORRACTS) database was conducted. CORRACTS identifies hazardous waste handlers with RCRA corrective action activity. One facility is located within a mile of the site. The former site of Chamberlain Manufacturing Corp. located at 550 Esther Street was listed in 1992 and assigned a medium corrective action priority. An evaluation has been completed for the facility, but further data is necessary to determine stabilization measures, feasibility or appropriateness. The status of this facility may be changed when data becomes available. Due to the distance and location, this CORRACTS facility is not expected to impact the subject site. Subsurface contamination that may exist or be discovered in the future as a result of nearby CORRACTS facilities sites is the responsibility of the owner/operator.

4.3.2 State Database Information

State CERCLIS List (MSD = 0.5 mile)

The Iowa Registry of Hazardous Waste or Hazardous Substance disposal facilities (HWS) is similar to the State Cerclis list. No state CERCLIS facilities were identified within the search radius.

State Solid Waste Disposal Facility Listings (MSD = 0.5 mile)

No State Solid Waste Disposal facilities were identified within the search radius.

State Registered UST listings (MSD = 0.25 mile)

A total of four (4) UST facilities were identified in the site vicinity.

UST Facilities within Search Radius with Potential Recognized Environmental Conditions			
Facility Name/Location and Identification Number	Approximate Distance and Direction from Site	Apparent Topographic Gradient from Site	Capacity (Gallons), Contents, Status
Waterloo Service Company 1402 Logan Ave. Waterloo, Iowa 50703 Registration # 8601403	Adjacent to the site towards the north	Up Gradient	1-4,000 gasoline (removed 11/13/89) 1-4,000 diesel (removed 11/13/89) 1-4,000 other (removed 11/13/89) 1-6,000 hazardous (removed 10/27/98)
Members Mutual Oil Co. 1402 Logan Ave. Waterloo, Iowa 50703 Registration # 8603888	Adjacent to the site towards the north	Up Gradient	1 - 12,000 gasoline (removed 9/1/87) 2 - 17,000 gasoline (removed 9/1/87) 1 - 10,000 gasoline (removed 9/1/87) 1 - 1,000 diesel (removed 10/1/87) 1 - 6,000 hazardous (removed 10/31/98)
New Star Mart 1415 Logan Ave. Waterloo, Iowa 50703 Registration # 8602852	1/8 to 1/4 miles to the northwest	Up/Cross Gradient	4 - 12,000 gasoline (removed 9/15/94) 1 - 22,000 gasoline (removed 9/15/94) 2 - 10,000 gasoline (active)
Former Site of Chamberlain Mfg 550 Esther St. Waterloo, Iowa 50703 Registration # 8601774	1/2 to 1/4 miles to the northeast	Up/Cross Gradient	3 - 7,500 heating oil (temp. closed 5/1/78) 1 - 10,500 heating oil (temp. closed 5/1/78) 2 - 10,000 other (removed 12/1/88)

Due to the respective distances of the New Star Mart and Former Chamberlain Mfg from the site, present status, and gradient from the site these two UST facilities are not expected to impact the site. The location of Waterloo Service Co. / Member Mutual Oil Co. adjacent to the site, as well as up gradient, is identified as a Recognized Environmental Condition.

State Registered Leaking UST (LUST) Listings (MSD = 0.5 mile)

Three (3) State Registered LUST facilities were identified within the search radius.

LUST Facilities within Search Radius with Potential Recognized Environmental Conditions			
Facility Name/Location and Identification Number	Approximate Distance and Direction from Site	Apparent Topographic Gradient from Site	Risk Classification; Status
New Star Mart 1415 Logan Ave. Waterloo, Iowa 50703 Registration # 8602852 LUST # 7LTA68	1/8 to 1/4 miles to the northwest	Up Gradient-Cross Gradient	No Action Required NFA Certificate not sent
Duffy's Auto Service 435 W Parker St. Waterloo, Iowa 50703 Registration # 8811135 LUST # 7LTO32	1/4 - 1/2 miles to the west-southwest	Down Gradient	No Action Required NFA Certificate sent 9/2/99

LUST Facilities within Search Radius with Potential Recognized Environmental Conditions			
Facility Name/Location and Identification Number	Approximate Distance and Direction from Site	Apparent Topographic Gradient from Site	Risk Classification; Status
Stokes Mart 1611 E 4 th Street, Waterloo, Iowa 50703 Registration # 8608387 LUST # 8LTV80	¼ - ½ miles to the south-southeast	Down Gradient	No Action Required NFA Certificate not sent

Due to the respective distances of these LUST facilities from the site, present status, identified releases from these LUST facilities are not expected to impact the site. Subsurface contamination resulting from leaking USTs is the responsibility of the tank owner/operator.

Former Manufactured Coal Gas Facilities (MSD = 1.0 mile)

No coal gas sites were identified within the search radius.

4.3.3 Additional Records Sources

United States Geological Survey (USGS)

Three (3) federal water wells were identified within approximately one mile of the site. Twelve (12) state water wells were identified within approximately one mile of the site. For more information on these water wells see pages A6-A11 at the end of the EDR report.

5.0 SITE RECONNAISSANCE

The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying ASTM recognized environmental conditions concerning the site to the extent not obstructed by bodies of water, adjoining buildings, or other obstacles.

5.1 Site Observations

The site and adjoining properties were visually observed on June 16, 2004 by Maxim Environmental Scientist Angela Erhardt. Accompanying Ms. Erhardt through the site reconnaissance was Marty Metcalf, Director of Operations with the Waterloo Community School District. The purpose of the reconnaissance was to note visual evidence of recognized environmental conditions. Additionally, line of sight reconnaissance of adjoining properties was performed to identify land use and associated potential recognized environmental conditions. See site photographs in Appendix E.

5.1.1 Site Overview

The site is located in Black Hawk County at 200 East Arlington Street in Waterloo, Iowa.

5.1.2 Current Uses of Site

The site was most recently an elementary school in the Waterloo Community School District. This three-story school building was originally constructed in 1921 with an addition built on the northern portion of the school in mid 1950's. The site also includes an asphalt parking lot located on the west and east sides of the school building plus a grassy playground/ball field on the northern portion of the site. Currently the school is in the process of being sold and is inactive.

5.1.3 Description of Specific Site Features

Topographic Observations

The elevation of the site is approximately 860 feet above mean sea level. The site and adjacent properties are generally flat. General surface runoff is likely affected by paved/graveled areas and open drainage ways on and adjacent to the site.

Source of Drinking Water

Drinking water for the site is obtained from the City of Waterloo municipal sources.

Sewage Disposal/Septic System

Sewage from the site is disposed through the City of Waterloo sanitary sewer system.

Drums and Other Containers

Fifty-five gallon drums were not noted at the facility. However, there were small quantities of chemicals observed during the site reconnaissance. These chemicals included glass cleaner, a can of paint and a bottle of oil. No staining was noted around the containers. None of the chemicals found present an environmental concern under the conditions that the substance remains contained and stored properly.

Storage Tanks and Associated Equipment

Currently no ASTs were noted during the site reconnaissance. However there were vent pipes and product lines observed along the boiler room wall (east side of building), which were assumed to have ran from an underground tank that was used on site in the past. Also noted along the exterior of the building (east side), corresponding to the product lines in the basement, was a rectangular patch of asphalt that can be indicative of an underground storage tank. Also noted in the area of the asphalt patch were two vent lines up the side of the building and a manhole cover within the area of the asphalt patch. The suspect UST is considered a REC.

Hazardous Substances and Petroleum Products associated with Operations other than Storage Tanks

No hazardous substances or petroleum products were noted during the site visit, except what has been already mentioned in the above "Drums and Other Containers" and "Storage Tanks and Associated Equipment" sections.

Interior and Exterior Surficial Staining or Corrosion and Stressed Vegetation

Maxim did observe minor amounts of interior staining on the floor of the site building (mostly in the boiler room) and exterior surficial staining, which have been considered as *de minimis*. According to the ASTM Standard E 1527-00, *de minimis* conditions are those that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not recognized environmental conditions.

Polychlorinated Biphenyls (PCBs)

Electrical equipment such as transformers may contain PCBs that could present an environmental hazard should a leak develop or a spill occurs. According to U.S. EPA regulations, electrical equipment must be considered PCB contaminated (40-500 parts per million) unless it is tested, or is labeled non-PCB from the factory. Electrical transformers in their current condition that were identified on, or adjacent to, do not pose a REC to the subject property.

Drains and Sumps

No drains, sumps, cisterns, cesspools, or similar receptacles where liquids drain, collect, or are stored were identified as a REC.

Pits, Ponds or Lagoons

No pits, ponds or lagoons were observed on site.

Solid Waste Disposal

Currently the school is in the process of being sold and is inactive; therefore, no solid waste is being generated. However on the day of the site visit it was observed that excess furniture, equipment and/or other objects were being moved outside and then transferred off site by personnel with the school district.

Wastewater Discharges

There are no apparent indications of wastewater discharge from the site during the site reconnaissance.

Wells

No water wells were identified on site.

Roofing Materials

It was observed that heating/ventilation equipment was located on the roof of the existing structure. It should be noted that the condition of the roof, roofing materials and/or associated equipment were not evaluated for this Phase I assessment. Maxim recommends that these items be checked over and/or serviced by a qualified contractor prior to use.

ACM

An ACM screening was beyond the scope of work detailed for this project. Refer to section 4.1.4 for Maxim's conversation with Craig Potwin regarding asbestos issues.

5.1.4 Interviews with Owners and Occupants

Refer to Section 4.1.4.

5.2 Adjoining Property Observations

Adjoining properties were visually examined from public access right-of-ways to make a cursory assessment of the current land use and its potential for recognized environmental conditions that may have an impact on the site. Reconnaissance of adjoining properties was performed by viewing land use from legal boundaries, or by walking upon the adjoining properties that were legally accessible.

Adjacent and surrounding properties consist of commercial and residential properties. Specifically, Members Mutual Oil Company (a wholesaler of various oil/lubricant products) is located north of the subject site and Save-A-Lot Grocery Store is located towards the northwest of the site. Also located towards the north is Hanover Street and railroad tracks owned by Canadian National. Towards the west is Hope Avenue and residential properties; towards the south is East Arlington Street and residential properties and towards the east is Sherman Avenue and residential properties.

Based on Maxim's review, the adjacent property north of the site revealed past owners whose company titles or individual names likely suggest activities that may have been associated with the use, generation, storage or disposal of special and/or potentially hazardous materials. Therefore, Maxim identifies this adjacent property as a recognized environmental concern.

6.0 FINDINGS AND CONCLUSIONS

Maxim has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-00 for J & T Development, LLC at 200 East Arlington Street in

Waterloo, Black Hawk County, Iowa. Any exceptions to, or deletions from, this practice are described in Section 2.0 of this report.

Based on the results of the foregoing assessment, Maxim identified recognized environmental concerns (REC) in association with the site.

- **Suspect UST on site (east side of building).**
- **ACM's identified, as well as potential lead based paint and radon**

Additionally, Maxim identified recognized environmental concerns (REC) in association with the site vicinity.

AST at Members Mutual Oil Company (north of site)