



**CON 12-15**  
**Doc #15863**

**The Payne Firm, Inc.**

Environmental Consultants

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January 24, 2000

Metro Wrecking and Excavating, Inc.  
4041 East Sixteenth Street  
Des Moines, Iowa 50313

Attention: Mr. Kurt Pagliai

Reference: Opinion of Environmental Condition  
Contech Property  
1704 East Euclid Avenue  
Des Moines, Iowa 50313  
Project No. 0109.70

Dear Mr. Pagliai:

At your request, The Payne Firm, Inc. (Payne Firm) has prepared this correspondence to summarize our opinion of the environmental condition of the Contech Construction Products, Inc. (Contech) property at 1704 East Euclid Avenue in Des Moines, Iowa 50313. It is our understanding that you are considering purchasing the Contech property and would like additional clarification of the known environmental condition of the property for the purpose of financing. We prepared previous correspondence (dated August 25, 1999) on behalf of legal counsel for Contech to clarify historical information and environmental conditions at the property and an adjacent property with known contamination issues. The previous correspondence and supporting information has been used to prepare the following summary points.

Based on existing information and reports for the Contech property and adjacent contaminated property, it is our opinion that residual low-level contamination detected in soil and ground water beneath the Contech property is attributable to an adjacent property with known petroleum contamination and is not attributable to activities at the Contech property. We base this opinion on the following facts:

- Potential sources (former gasoline underground storage tank (UST) and a separate chemical storage

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- Residual concentrations of total extractable hydrocarbons (TEH, which is the less volatile, non-gasoline fraction of petroleum) were detected in ground water screening samples at both the former gasoline UST and chemical storage building locations on the Contech site; the concurrent lack of TEH soil contamination at these locations suggests the absence of a source at these areas but the possible migration of contamination from another source area.
- January 13, 1995 correspondence from the Iowa Department of Natural Resources notified Contech as being potentially affected by a nearby facility (Grounds Maintenance Facility) with a leaking UST (LUST) and approval of a monitoring-only program for the LUST due to low risk determined by a Site Cleanup Report. The Grounds Maintenance Facility site for the Des Moines Public Schools is immediately across Dixon Street to the east of the Contech property. 8LTU20
- During the initial discovery of the LUST situation in July 1992, a petroleum emulsion, sheen on the water, and diesel odors were identified in monitoring well MW-5 near the diesel UST on the adjacent property. This situation was subsequently postulated by the investigator (Environmental Audit Specialists, Report for Monthly Monitoring Well Sampling, August 9, 1992) to be attributed to an anecdotal surface spill within the preceding 12 months of a small amount of diesel fuel near MW-5 and/or a small fuel leak at the base of a pumping unit that was repaired. To account for their observations in MW-5, they concluded that the release may have entered the flush-mounted well because of site maintenance activities affecting the integrity of the well's flush mount, possibly due to snow removal.
- In the Site Cleanup Report for the adjacent property prepared by Geotechnical Services, Inc., dated August 15, 1994, ground water flow at the adjacent property is depicted as semi-radial with flow to the west toward the Contech site at the diesel UST on the Grounds Maintenance Facility property.
- The Contech property is due west and downgradient of MW-5 at the adjacent LUST site.
- The 1999 results for boring B-1 at the Contech property may be attributed to residual contamination resulting from the situation at well MW-5 on the LUST site. Field screening at B-1 showed no elevated readings other than at the sand/till interface, which would suggest migration of contamination with ground water above the top of the fine-grained till surface.

In summary, the Terracon data indicate that there is residual petroleum contamination, not of gasoline origin, in ground water beneath part of the Contech property. Field screening and analytical testing of soil did not show evidence of a source at the Contech property. However, the adjacent property to the east had a petroleum spill incident and LUST in the early 1990s and is directly upgradient of the Contech property. The Iowa Department of Natural Resources notified Contech as being potentially affected by the nearby facility (Grounds Maintenance Facility). Residual petroleum contamination screening for ground water beneath the Contech property suggests that the property may have been affected, but if so, the conditions are attributed to the non-gasoline spill incident at the adjacent property to the east.

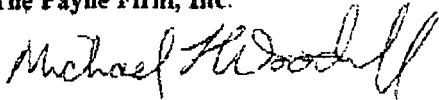
We believe that no further action by the property owner is warranted regarding these environmental conditions at the Contech property.

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The Payne Firm appreciates this opportunity to provide professional services. Please contact the undersigned with questions.

Sincerely,

The Payne Firm, Inc.



Michael L. Woodruff, C.P.G.  
Project Manager



Donald A. Fay, C.P.G.  
Senior Project Manager

MLW.DAF:amu

cc: Mr. James Moyle - Contech Construction Products, Inc.  
Mr. Bob Haskins - Contech Construction Products, Inc.