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GENERAL CONTRACTORS

May 29, 2002

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Piper J. K. Sullivan
Environmental Specialist
Iowa Department of Natural Resources
Wallace State Office Building
Des Moines, IA 50319

CON 12-15
Doc #15967

RE: Former Dell Oil, 831 Gordon Drive, Sioux City, Iowa.
Spill # 98119-RK-1110

Dear Ms. Sullivan:

I am contacting you in regards to our request (June 12, 2001 Letter, Attached) for your Department to reevaluate the ground water monitoring requirements of your June 6, 2001 letter. (Copy Attached)

Prior to our purchasing this site, we had our consultant (Steffen Engineering & Testing, Inc.) review the file correspondence regarding the petroleum contaminants. Our consultant reported to us in the Spring of 1999 that correspondence from your Department stated that the Risk Based Assessment could be used at this site. (See Attached Letters, August 13, 1998 & October 9, 1997) Steffen Engineering concluded in 1999 that utilizing the Risk Based Assessment option offered by your Department, a "No Further Action" status could be obtained. They stated that to accomplish this we would likely have to remEDIATE the petroleum contaminated soils and obtain institutional controls to prevent ground water ingestion.

In our business plan for this site, we felt it was better to invest the money up front in remediating this site to acceptable levels. Thus, our redevelopment investment in this site would not be encumbered by an environmental issue.

I feel that we have meet the requirements to resolve the petroleum issues as outlined by your Department. Your timely response is requested.

Sincerely,


Lonny Book