

CON 12-15

Doc #16891

Soil

	<u>TMW3</u> (ppm)	<u>IDNR</u> <u>Action</u> (ppm)
Benzene	0.553	0.54
Toluene	4.87	42
Ethylbenzene	16.0	15
Xylenes	63.9	NA
Diesel	<10	3,800
Waste Oil	<10	NA

Groundwater

	 <u>TMW3</u> (ppb)	<u>IDNR</u> <u>Action</u> (ppb)
Benzene	3,260	5
Toluene	1,760	1,000
Ethylbenzene	4,000	700
Xylenes	11,400	10,000
Diesel	36,900	1,200
Waste Oil	624	400

Based on analytical results, Seneca recommends that the current owner of the subject property should be advised to report the findings of this audit to Mr. Matt Culp with the Iowa Department of Natural Resources, Contaminated Sites section. The address to which a copy of the report should be forwarded is as follows.

Mr. Matt Culp
Iowa Department of Natural Resources
Wallace State Office Building
502 East 9th Street
Des Moines, Iowa 50319

06680 AUG03'07 PM 3:00

Please do not hesitate to call (515-261-7758) if you have any questions concerning the information presented in the report. We have appreciated the opportunity to perform this investigation.

Sincerely,
Seneca Environmental Services



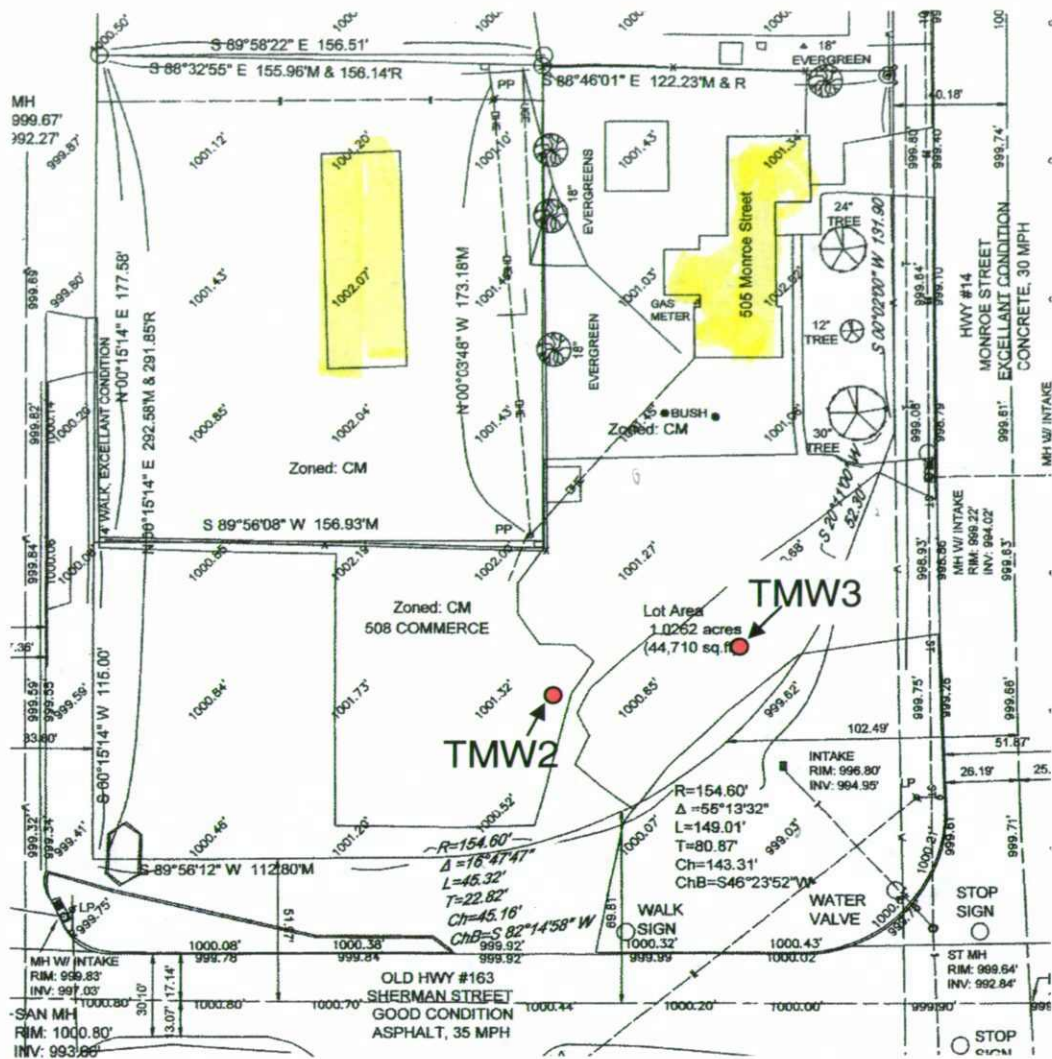
Steve Charlton
Manager, Property Transfer and Compliance



Lisa Coffelt
Project Manager, CGP #1926

Encl: Site Map with Boring locations
Lithologic logs
Laboratory Analytical Results

cc: Darren Binning, Seneca Environmental
J. F. 6291858



Seneca Environmental Services

Seneca Job# 6291858

Date: July 10, 2007

Gramma's Kitchen
S. Commerce and S. Monroe
Monroe, Iowa

Approx.
Scale:
1" = 500'

Site Map with Boring
Locations

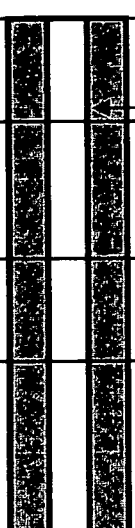
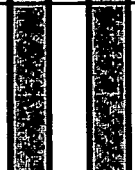
SOIL BORING LOG & MONITORING WELL CONSTRUCTION DIAGRAM

Boring/Well Number: TMW3		Facility: Former Gramma's Kitchen		Facility Street Address: S. Commerce and S. Monroe, Monroe, Iowa			
Boring Depth (ft) X Diameter (in): 15' x 6.25"		Drilling Method: HSA					
Well contractor Name: Rewerts		Logged By: Jayson Gunn					
Registration Number: 4715		Seneca Environmental Services					
Ground Surface Elevation (ASL): NA		Top of Casing Elevation (ASL): NA					
Date: 6/29/07		Date: 6/29/07		UST Number:			
Start Time: 0950		End Time: 1030		LUST Number: NA			
Depth (feet)	Well Construction Details Well casing-2" Dia. Sched 40 PVC	Blow Count	Sample No.	Type	PID/FID Reading	USCS Class.	Soil Classification
0		N/A					Overlay Material - concrete
1	The diagram shows a vertical well casing (2" Dia. Sched 40 PVC) with a riser pipe inside. A screen is located at the bottom of the casing. The soil layers are labeled: concrete (0-1 ft), 0-3 Brown Sand (1-4 ft), Olive Silty Clay (4-12 ft), and Brown Silty Clay (12-15 ft). The casing is labeled 'bentonite' and 'riser'.				20	SW	0-3 Brown Sand, loose, dry, slight petroleum odor
2					207		
3					485		
4					399	CL	Olive Silty Clay - dense, damp, firm, moderate petroleum odor
5					407		
6					471		
7					582		
8					739*		
9					610		
10					589		
11					320		
12				172	CL	Brown Silty Clay - dense, damp, firm, slight petroleum odor	
13				52			
14				26			
15				10			
16							
17							
18							
19							
20							
21							
22							
23							
24							
25							

* SS (Split Spoon) HSA (Hollow Stem Auger)

Observations	Date:	6/29/07				
Water Levels (ASL)	Level:	8.25'				
Static Water Level v	Time:	10:40				

SOIL BORING LOG & MONITORING WELL CONSTRUCTION DIAGRAM

Boring/Well Number: TMW2		Facility: Former Gramma's Kitchen		Facility Street Address: S. Commerce & S. Monroe, Monroe, Iowa			
Boring Depth (ft) X Diameter (in): 15' x 6.25"		Drilling Method: HSA					
Well contractor Name:		Logged By: Jayson Gunn					
Registration Number:		Seneca Environmental Services					
Ground Surface Elevation (ASL): NA		Top of Casing Elevation (ASL): NA					
Date: 6/29/07		Date: 6/29/07		UST Number: NA			
Start Time: 10:30		End Time: 11:00		LUST Number: NA			
Depth (feet)	Well Construction Details	Blow Count	Sample No.	Type	PID/FID Reading	USCS Class.	Soil Classification
0		N/A					Overlay Material - grass
1					0	OL	Black Silt - dense, dry, firm, no petroleum odor
2					0		
3					0		
4					0	CL	Brown Silty Clay - dense, damp, firm, moderate petroleum odor
5					0		
6					0		
7					0		
8					0	CL	Olive Silty Clay - dense, damp, firm, moderate petroleum odor
9					2		
10					0		
11					0	CL	Brown Silty Clay - dense, damp, firm, no petroleum odor
12					0		
13					0		
14					0		
15					0		
16							
17							
18							
19							
20							
21							
22							
23							
24							
25							

* SS (Split Spoon) HSA (Hollow Stem Auger)

Observations	Date:	6/29/07				
Water Levels (ASL)	Level:	11.05'				
Static Water Level v	Time:	11:05				

July 10, 2007

JUL 13 2007

Client:

SENECA - DES MOINES
4140 N.E. 14th St.
Des Moines, IA 50313

Work Order: CQF1691
Project Name: Casey's PPA - Monroe, IA
Project Number: 6291858

Attn: Steve Charlton

Date Received: 06/29/07

An executed copy of the chain of custody is also included as an addendum to this report

If you have any questions relating to this analytical report, please contact your Laboratory Project Manager at 1-(800)750-2401

SAMPLE IDENTIFICATION	LAB NUMBER	COLLECTION DATE AND TIME
TMW3	CQF1691-01	06/29/07 10:35
TMW3 8'	CQF1691-02	06/29/07 10:30

Samples were received into laboratory at a temperature of 3 °C.

NELAC states that samples which require thermal preservation shall be considered acceptable if the arrival temperature is within 2 degrees C of the required temperature or the method specified range. For samples with a temperature requirement of 4 degrees C, an arrival temperature from 0 degrees C to 6 degrees C meets specifications. Samples that are delivered to the laboratory on the same day that they are collected may not meet these criteria. In these cases, the samples are considered acceptable if there is evidence that the chilling process has begun, such as arrival on ice.

Please refer to the Temperature and Sample Receipt form that is included with this report for additional information regarding the condition of samples at the time of receipt by the laboratory.

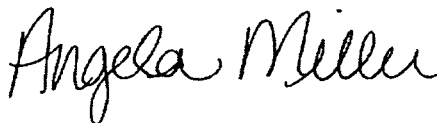
The reported results were obtained in compliance with the 2003 NELAC standards unless otherwise noted.

Iowa Certification Number: 007

Reproduction of this analytical report is permitted only in its entirety. This report shall not be reproduced except in full without the written approval of the laboratory.

TestAmerica Analytical Testing Corporation certifies that the analytical results contained herein apply only to the specific sample analyzed.

Approved By:



Iowa UST Lab Certification No. 007

SENECA - DES MOINES
4140 N.E. 14th St.
Des Moines, IA 50313
Steve Charlton

Work Order: CQF1691

Project: Casey's PPA - Monroe, IA

Project Number: 6291858

Received: 06/29/07
Reported: 07/10/07 12:36

ANALYTICAL REPORT

Analyte	Sample Result	Data Qualifiers	Units	Quan. Limit	Dilution Factor	Date Analyzed	Seq/ Analyst Batch	Method
Sample ID: CQF1691-01 (TMW3 - Ground Water)				Sampled: 06/29/07 10:35			Recvd: 06/29/07 20:00	
Sampled By: Jayson Gunn				Phone		(515) 261-7758		
UST Volatile Compounds by GC								
Benzene	3260		ug/L	20.0	10	07/03/07 20:51	mmk 7070152	OA-1 - 8021B
Toluene	1760		ug/L	20.0	10	07/03/07 20:51	mmk 7070152	OA-1 - 8021B
Ethylbenzene	4000		ug/L	20.0	10	07/03/07 20:51	mmk 7070152	OA-1 - 8021B
Xylenes, total	11400		ug/L	30.0	10	07/03/07 20:51	mmk 7070152	OA-1 - 8021B
Surr: 4-Bromofluorobenzene (75-135%)	106 %							
VOC Preservation Check								
pH	<2.00		units	2.00	1	07/02/07 19:41	dmd 7070073	SW
UST ANALYSIS PARAMETERS								
Total Extractable Hydrocarbons	542000		ug/L	19800	66	07/09/07 14:17	fmk [CALC]	OA-2 - 8015B
Diesel	36900		ug/L	19800	68	07/09/07 14:17	fmk 7070026	OA-2
Gasoline	504000		ug/L	19800	68	07/09/07 14:17	fmk 7070026	OA-2
Motor Oil	624		ug/L	300	1.03	07/05/07 05:29	fmk 7070026	OA-2
Surr: Octacosane (40-135%)	79 %							

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Project: Casey's PPA - Monroe, IA

Project Number: 6291858

ANALYTICAL REPORT

Analyte	Sample Result	Data Qualifiers	Units	Quan. Limit	Dilution Factor	Date Analyzed	Seq/ Analyst Batch	Method
Sample ID: CQF1691-02 (TMW3 8' - Soil)				Sampled: 06/29/07 10:30		Recvd: 06/29/07 20:00		
Sampled By: Jayson Gunn				Phone (515) 261-7758				
UST Volatile Compounds by GC								
Benzene	0.553		mg/kg	0.250	249	07/04/07 06:53	mmk 7070153	OA-1 - 8021B
Toluene	4.87		mg/kg	0.500	249	07/04/07 06:53	mmk 7070153	OA-1 - 8021B
Ethylbenzene	16.0		mg/kg	0.500	249	07/04/07 06:53	mmk 7070153	OA-1 - 8021B
Xylenes, total	63.9		mg/kg	0.500	249	07/04/07 06:53	mmk 7070153	OA-1 - 8021B
Surr: 4-Bromofluorobenzene (65-135%)		138 %	Z6					
UST ANALYSIS PARAMETERS								
Total Extractable Hydrocarbons	78.5		mg/kg	10.0	1	07/07/07 12:49	fmk [CALC]	OA-2 - 8015B
Diesel	<10.0		mg/kg	10.0	0.974	07/07/07 12:49	fmk 7070117	OA-2
Gasoline	78.5		mg/kg	10.0	0.974	07/07/07 12:49	fmk 7070117	OA-2
Motor Oil	<10.0		mg/kg	10.0	0.974	07/07/07 12:49	fmk 7070117	OA-2
Surr: Octacosane (55-120%)		91 %						

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Project: Casey's PPA - Monroe, IA

Project Number: 6291858

SAMPLE EXTRACTION DATA

Parameter	Batch	Lab Number	Wt/Vol Extracted	Extracted Vol	Date	Analyst	Extraction Method
UST ANALYSIS PARAMETERS							
OA-2	7070026	CQF1691-01	970	1	07/02/07 10:44	MDM	SW 3510C GC
OA-2	7070026	CQF1691-01RE1	970	1	07/02/07 10:44	MDM	SW 3510C GC
OA-2	7070117	CQF1691-02	31	3	07/03/07 14:06	SKA	SW 3550B GC
OA-2 - 8015B	[CALC]	CQF1691-01	1	1	07/02/07 10:44		[CALC]
OA-2 - 8015B	[CALC]	CQF1691-02	1	1	07/03/07 14:06		[CALC]

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Received: 06/29/07
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Project: Casey's PPA - Monroe, IA

Project Number: 6291858

LABORATORY BLANK QC DATA

Analyte	Seq/ Batch	Source Spike Result Level	Units	MDL	MRL	Dup Result	% REC	Dup %REC	% REC	RPD Limits	RPD Limit	Q
UST Volatile Compounds by GC												
Benzene	7070152		ug/L	N/A	2.00	<2.00						
Toluene	7070152		ug/L	N/A	2.00	<2.00						
Ethylbenzene	7070152		ug/L	N/A	2.00	<2.00						
Xylenes, total	7070152		ug/L	N/A	3.00	<3.00						
Surrogate: 4-Bromofluorobenzene	7070152		ug/L				105			75-135		
Benzene	7070153		mg/kg	N/A	0.250	<0.250						
Toluene	7070153		mg/kg	N/A	0.500	<0.500						
Ethylbenzene	7070153		mg/kg	N/A	0.500	<0.500						
Xylenes, total	7070153		mg/kg	N/A	0.500	<0.500						
Surrogate: 4-Bromofluorobenzene	7070153		ug/L				106			65-135		
UST ANALYSIS PARAMETERS												
Diesel	7070117		mg/kg	N/A	10.0	<10.0						
Gasoline	7070117		mg/kg	N/A	10.0	<10.0						
Motor Oil	7070117		mg/kg	N/A	10.0	<10.0						
Surrogate: Octacosane	7070117		mg/kg				91			55-120		

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Des Moines, IA 50313
Steve Charlton

Work Order: CQF1691

Received: 06/29/07
Reported: 07/10/07 12:36

Project: Casey's PPA - Monroe, IA

Project Number: 6291858

LCS/LCS DUPLICATE QC DATA

Analyte	Seq/ Batch	Source Result	Spike Level	Units	MDL	MRL	Result	Dup Result	% REC	Dup %REC	% REC Limits	RPD RPD	Limit	Q
UST Volatile Compounds by GC														
Benzene	7070152		48.0	ug/L	N/A	N/A	34.7		72		50-115			
Toluene	7070152		48.0	ug/L	N/A	N/A	39.6		83		65-110			
Ethylbenzene	7070152		48.0	ug/L	N/A	N/A	43.4		90		70-110			
Xylenes, total	7070152		144	ug/L	N/A	N/A	126		88		70-110			
Surrogate: 4-Bromofluorobenzene	7070152			ug/L					102		80-130			
Benzene	7070153		12.2	mg/kg	N/A	0.250	12.0		99		65-135			
Toluene	7070153		12.2	mg/kg	N/A	0.500	12.2		100		65-130			
Ethylbenzene	7070153		12.2	mg/kg	N/A	0.500	12.8		105		65-130			
Xylenes, total	7070153		36.5	mg/kg	N/A	0.500	35.6		98		65-130			
Surrogate: 4-Bromofluorobenzene	7070153			ug/L					104		75-120			
UST ANALYSIS PARAMETERS														
Diesel	7070117		66.7	mg/kg	N/A	10.0	66.5		100		50-140			
Surrogate: Octacosane	7070117			mg/kg					88		60-120			

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Work Order: CQF1691

Received: 06/29/07
Reported: 07/10/07 12:36

Project: Casey's PPA - Monroe, IA
Project Number: 6291858

MATRIX SPIKE/MATRIX SPIKE DUPLICATE QC DATA

Analyte	Seq/ Batch	Source Spike Result Level	Units	MDL	MRL	Result	Dup Result	% REC	Dup %REC	% REC Limits	RPD RPD	RPD Limit	Q
UST Volatile Compounds by GC													
QC Source Sample: CQF1665-07													
Benzene	7070152	1.46 48.0	ug/L	N/A	N/A	45.0	45.1	91	91	50-115	0	10	
Toluene	7070152	2.41 48.0	ug/L	N/A	N/A	45.9	45.7	91	90	65-110	0	10	
Ethylbenzene	7070152	158 48.0	ug/L	N/A	N/A	180	193	47	73	65-115	7	10	M1
Xylenes, total	7070152	675 144	ug/L	N/A	N/A	780	779	73	72	65-115	0	10	
Surrogate: 4-Bromofluorobenzene	7070152		ug/L					101	103	80-135			
QC Source Sample: CQF1700-01													
Benzene	7070153	<0.0010 11.9	mg/kg	N/A	0.250	9.22	9.48	78	77	55-150	3	40	
Toluene	7070153	<0.0020 11.9	mg/kg	N/A	0.500	9.64	9.89	81	80	55-150	2	35	
Ethylbenzene	7070153	<0.0020 11.9	mg/kg	N/A	0.500	10.1	10.5	85	85	55-150	3	35	
Xylenes, total	7070153	<0.0020 35.6	mg/kg	N/A	0.500	28.7	29.7	81	80	55-150	4	35	
Surrogate: 4-Bromofluorobenzene	7070153		ug/L					103	103	70-130			
UST ANALYSIS PARAMETERS													
QC Source Sample: CQG0006-01													
Diesel	7070117	584 66.3	mg/kg	N/A	10.0	756	490	259	-145	40-135	43	40	MHA,R
Surrogate: Octacosane	7070117		mg/kg					109	99	60-120			

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Work Order: CQF1691

Received: 06/29/07
Reported: 07/10/07 12:36

Project: Casey's PPA - Monroe, IA

Project Number: 6291858

CERTIFICATION SUMMARY

TestAmerica - Cedar Falls, IA

Method	Matrix	Nelac	Iowa
OA-1 - 8021B	Solid/Soil	X	X
OA-1 - 8021B	Water - NonPotable	X	X
OA-2 - 8015B	Solid/Soil		
OA-2 - 8015B	Water - NonPotable		
OA-2	Solid/Soil		X
OA-2	Water - NonPotable		X
SW	Water - NonPotable		

Any abnormalities or departures from sample acceptance policy shall be documented on the 'Sample Receipt and Temperature Log Form' and 'Sample Non-conformance Form' (if applicable) included with this report.

For information concerning certifications of this facility or another TestAmerica facility, please visit our website at www.TestAmericaInc.com

Samples collected by TestAmerica Field Services personnel are noted on the Chain of Custody (COC) and are sampled in accordance with TA-CF SOP CF09-01.

DATA QUALIFIERS AND DEFINITIONS

M1	The MS and/or MSD were outside control limits.
MHA	Due to high levels of analyte in the sample, the MS/MSD calculation does not provide useful spike recovery information
R	Sample duplicate RPD exceeded the laboratory control limit
Z6	Surrogate recovery was outside control limits

ADDITIONAL COMMENTS

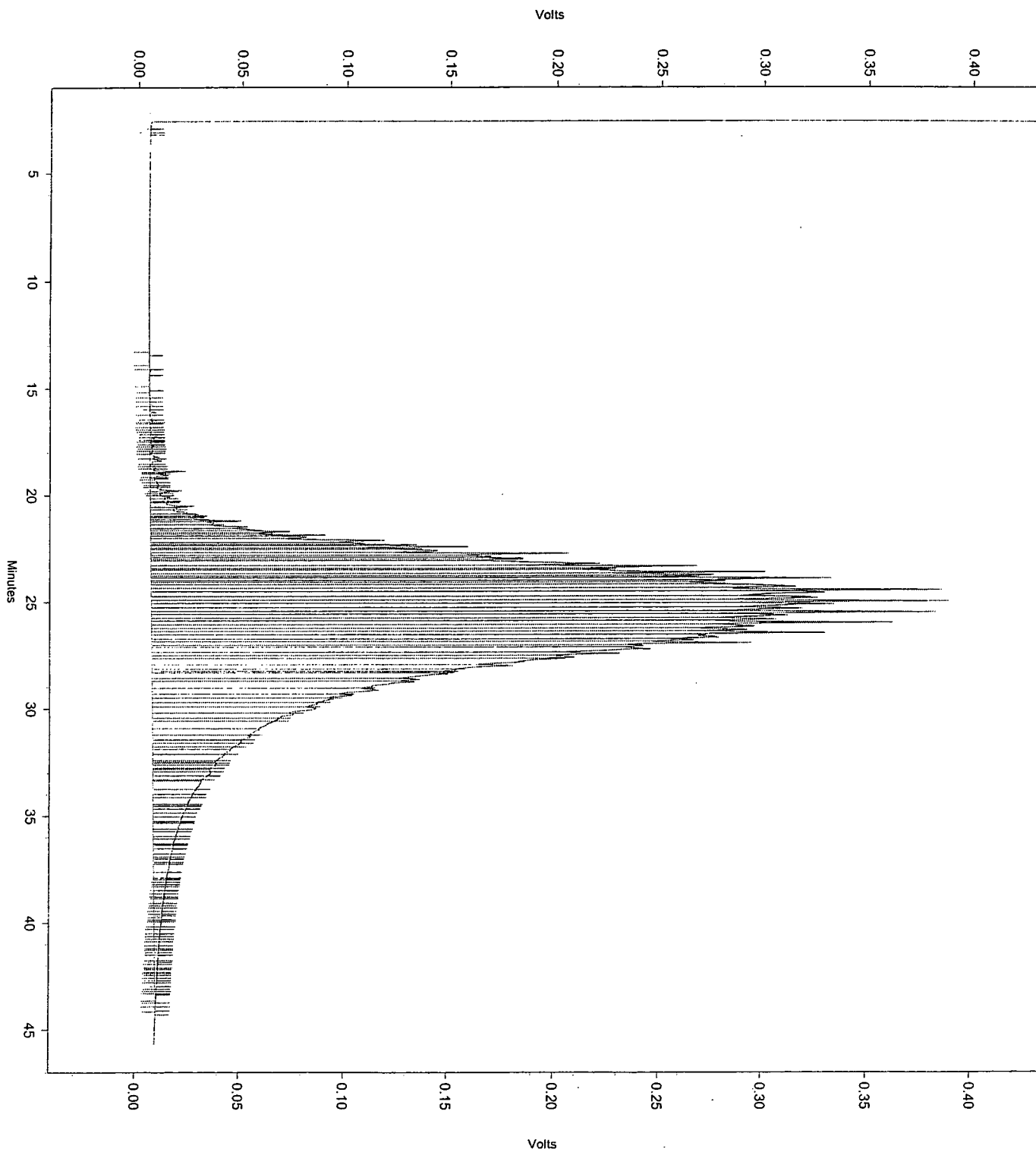
OA-2 Standards

Orange Back

Page 1 of 5 (1)

Area % Report

Data File: D:\Orange Front\07007_ORANGEBACK_049
 Method: C:\EZChrom Elite\Projects\Default\Methods\lob07-05-07.met
 Acquired: 7/8/07 7:12:12 PM Printed: 7/9/07 3:01:36 PM
 Sample id: CCV 1 M 5000-7060575 Analyst: FMK Vial: 98



Orange Back Results

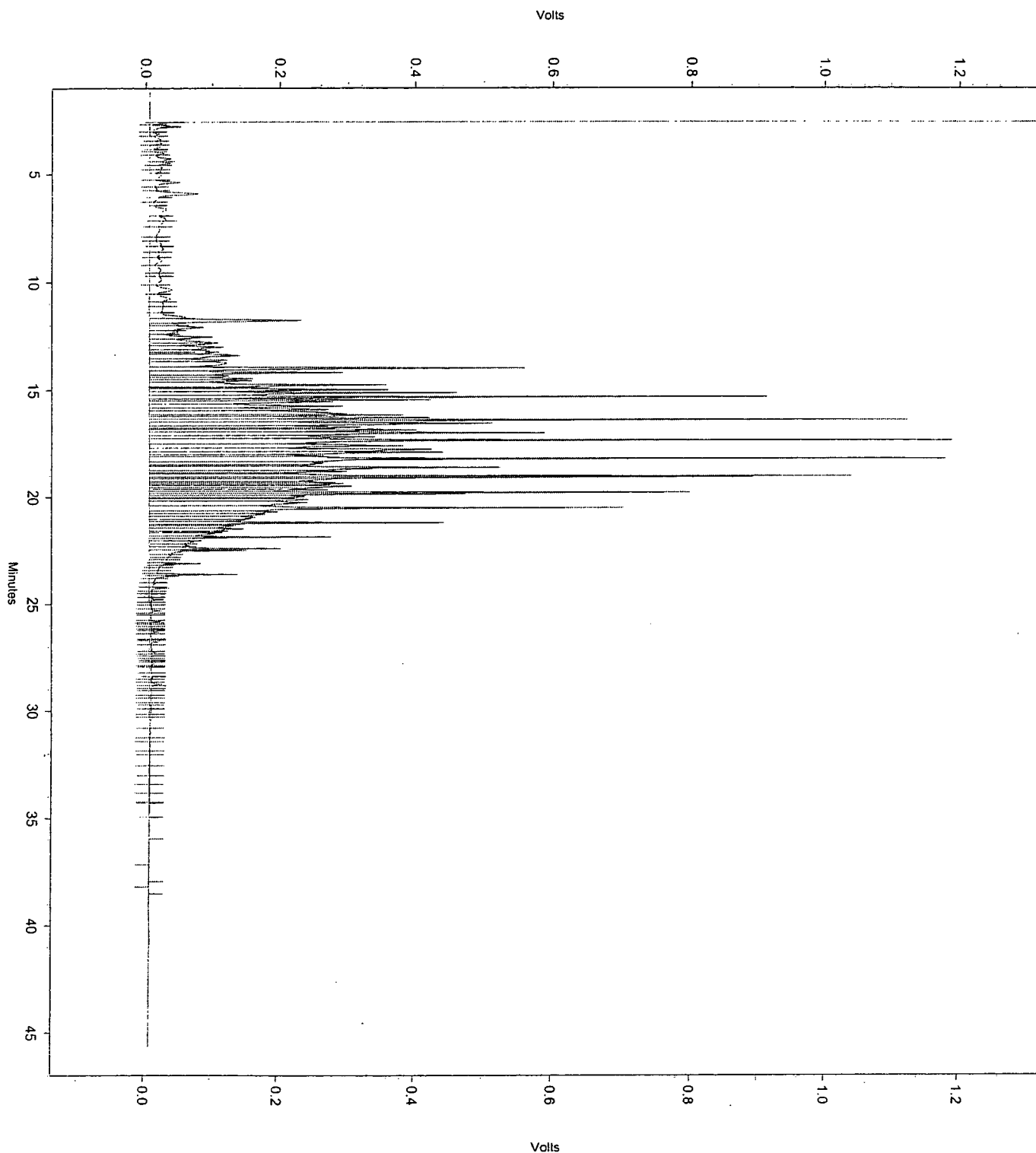
Name	Area	Average RF	ESTD concentration
Gasoline (2.6 - 13.997)	6116	0.00016198	0.991
Diesel (13.997 - 22.507)	7134412	0.00004499	320.985
Motor Oil (22.507 - 46)	104229304	0.00004580	4773.222
Surrogate (25.78 - 25.89)	2124856	0.00004084	86.782

Orange Back

Page 1 of 5 (6)

Area % Report

Data File: D:\Orange Front\07007_ORANGEBACK_050
Method: C:\EZChrom Elite\Projects\Default\Methods\ob07-05-07.met
Acquired: 7/8/07 8:07:40 PM Printed: 7/9/07 3:01:56 PM
Sample id: CCV2 D 5000-7050956 Analyst: FMK Vial: 99



Orange Back Results

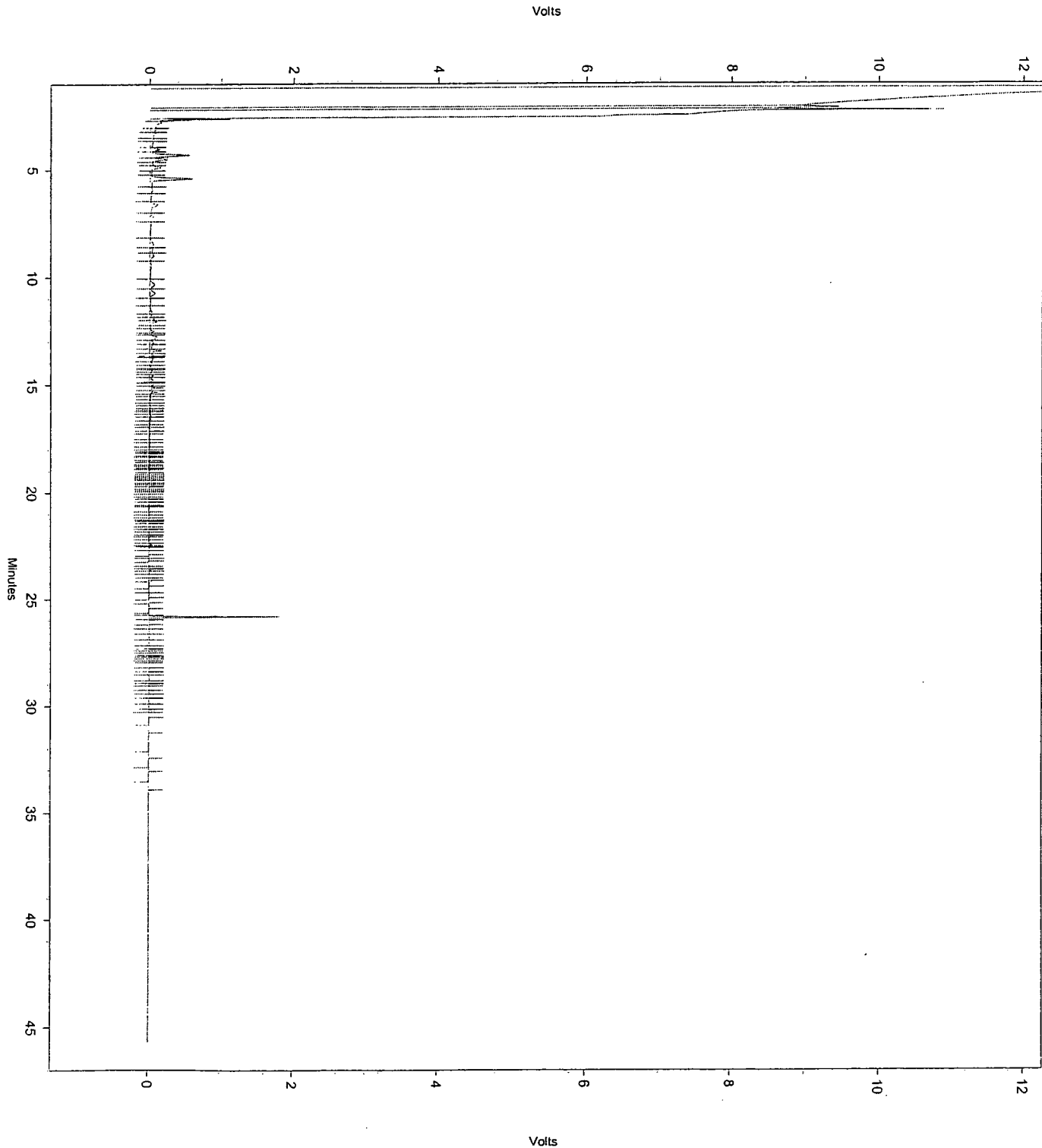
Name	Area	Average RF	ESTD concentration
Gasoline (2.6 - 13.997)	21911696	0.00016198	3549.157
Diesel (13.997 - 22.507)	120638648	0.00004499	5427.668
Motor Oil (22.507 - 46)	3523416	0.00004580	161.356
Surrogate (25.78 - 25.89)	50967	0.00004084	2.082

Orange Back

Page 1 of 5 (11)

Area % Report

Data File: D:\Orange Front\07007_ORANGEBACK_051
Method: C:\EZChrom Elite\Projects\Default\Methods\lob07-05-07.met
Acquired: 7/8/07 9:02:54 PM Printed: 7/9/07 3:02:15 PM
Sample id: CCV3 G 5000-7050955 Analyst: FMK Vial: 100



Orange Back Results

Name	Area	Average RF	ESTD concentration
Gasoline (2.6 - 13.997)	33458142	0.00016198	5419.398
Diesel (13.997 - 22.507)	3948965	0.00004499	177.668
Motor Oil (22.507 - 46)	382560	0.00004580	17.519
Surrogate (25.78 - 25.89)	4332603	0.00004084	176.950

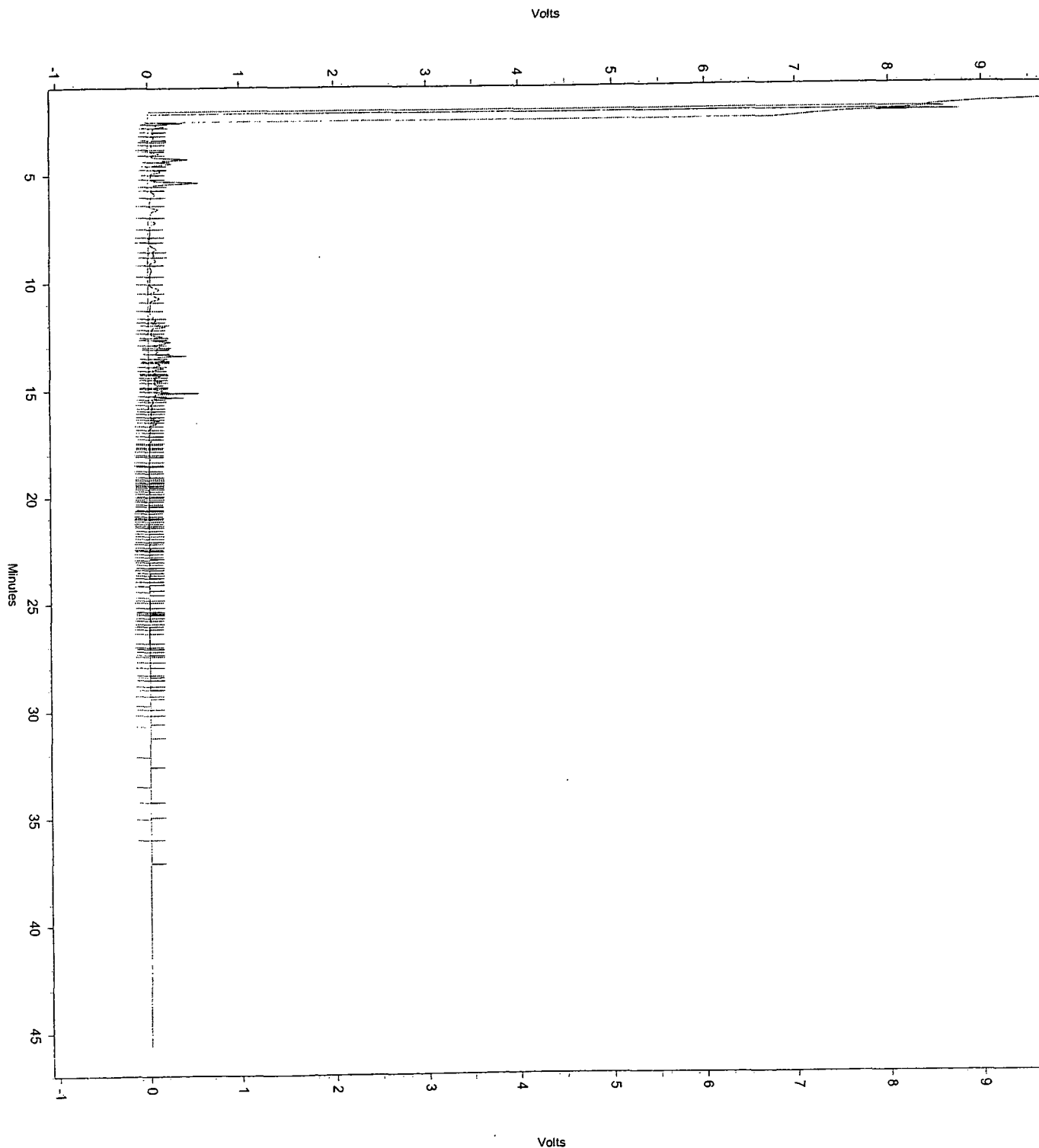
OA-2 Samples

Orange Back

Page 1 of 5 (65)

Area % Report

Data File: D:\Orange Front\07007_ORANGEBACK_070
 Method: C:\EZChrom Elite\Projects\DefaultMethods\lob07-05-07.met
 Acquired: 7/9/07 2:17:02 PM Printed: 7/9/07 3:14:58 PM
 Sample id: CQF1691-01RE1@66 Analyst: FMK Vial: 91



Orange Back Results

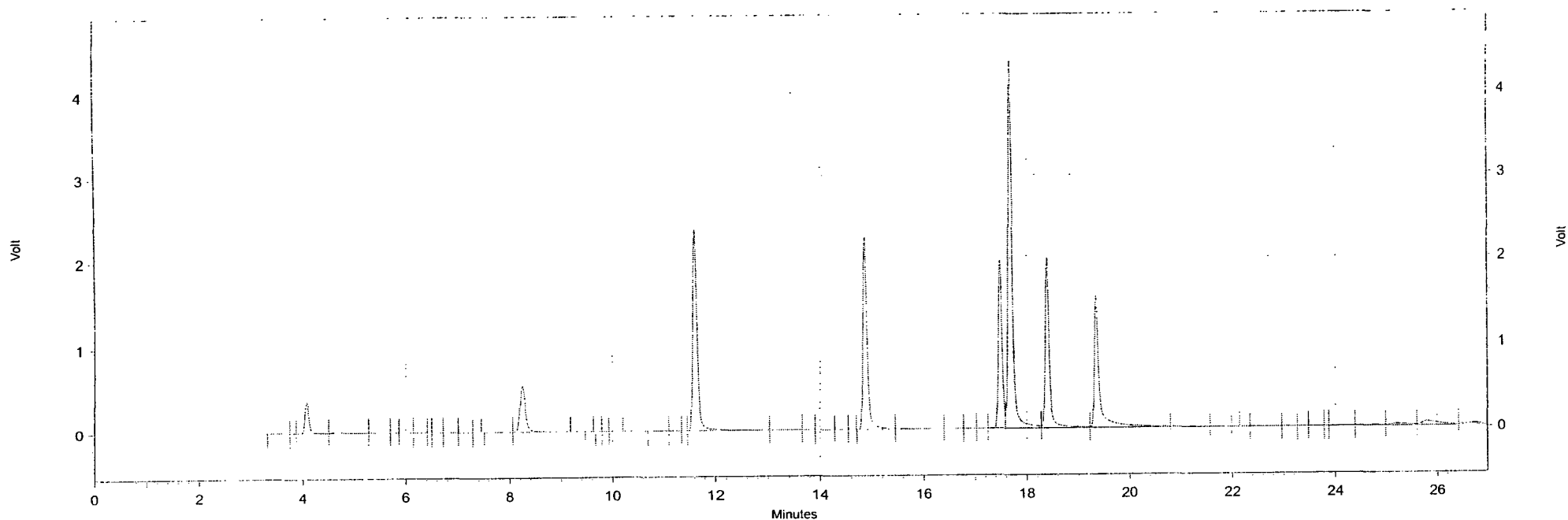
Name	Area	Average RF	ESTD concentration
Gasoline (2.6 - 13.997)	45771320	0.00016198	7413.829
Diesel (13.997 - 22.507)	12041026	0.00004499	541.739
Motor Oil (22.507 - 46)	466093	0.00004580	21.345
Surrogate (25.78 - 25.89)	35510	0.00004084	1.450

OA-1 Standards

SAMPLE ID: CCV1 @1X BTX
INSTRUMENT NAME: Shemp
USER ID : mmk

RUN TIME: 7/3/2007 6:39:07 AM MMK

METHOD NAME: C:\EZChrom Elite\Projects\Default\Methods\BTEX051807.met
File Name: C:\EZChrom Elite\Projects\Default\Data\070307\0703_SHEMP_002
Sample Amt: 1
Dilution Factor: 1
Multiplication Factor: 1



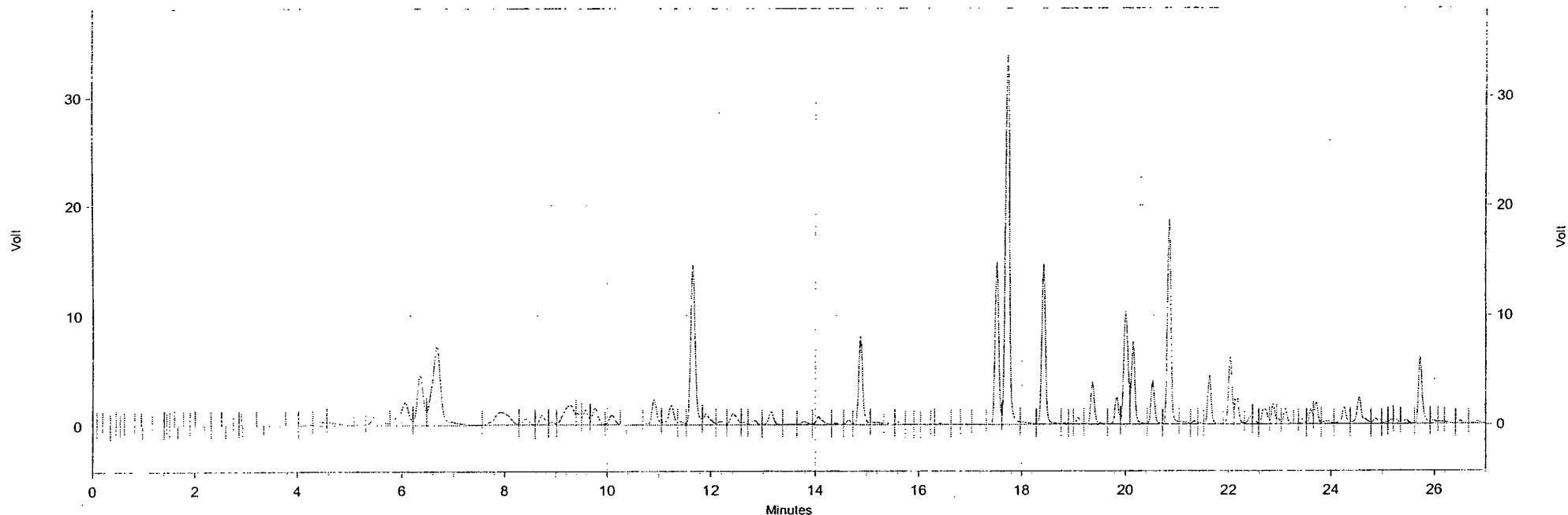
PID Results						
Name	Concentration	Units	Retention Time	Expected RT	Area	Average RF
MTBE	57.701	ppb	8.246	8.250	4099533	0.0000140751
BENZENE	51.256	ppb	11.611	11.633	14156020	0.0000036208
TOLUENE	50.671	ppb	14.862	14.877	12657956	0.0000040031
ETHYLBENZENE	52.816	ppb	17.490	17.500	9715128	0.0000054365
M & P XYLENE	102.015	ppb	17.684	17.700	24359007	0.0000041880
O XYLENE	51.449	ppb	18.396	18.409	11259893	0.0000045692
BFB	55.954	ppb	19.348	19.359	11013012	0.0000050807

OA-1 Samples

SAMPLE ID: CQF1691-01 @10X
INSTRUMENT NAME: Shemp
USER ID : mmk

RUN TIME: 7/3/2007 8:51:20 PM MMK

METHOD NAME: C:\EZChrom Elite\Projects\Default\Methods\BTEX051807.met
File Name: C:\EZChrom Elite\Projects\Default\Data\070307\0703_SHEMP_026
Sample Amt: 1
Dilution Factor: 1
Multiplication Factor: 1



PID Results						
Name	Concentration	Units	Retention Time	Expected RT	Area	Average RF
MTBE	0.000 BDL	ppb		8.250		
BENZENE	326.249	ppb	11.653	11.633	90104732	0.0000036208
TOLUENE	176.467	ppb	14.880	14.877	44082631	0.0000040031
ETHYLBENZENE	399.519	ppb	17.512	17.500	73488039	0.0000054365
M & P XYLENE	802.564	ppb	17.718	17.700	191635457	0.0000041880
O XYLENE	337.744	ppb	18.418	18.409	73917646	0.0000045692
BFB	101.732	ppb	19.363	19.359	20023298	0.0000050807

NOTE: There may be a charge assessed for TestAmerica disposing of sample remainder.									
Relinquished by	Date	Time	Received by	Date	Time	Relinquished by	Date	Time	
	6/22/07	2:30							
Shipped Via:			Comments:			Shipped Via:			
Received for TestAmerica by	Date	Time	Temperature Upon Receipt	Laboratory Comments					
	6/24/07	2000							