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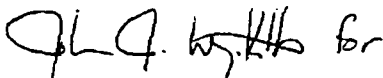
Date: June 14, 2005

To: Mr. David Yahnke
Commercial Federal
105 N. Washington, PO Box 36
Bloomfield, IA 52537

Subject: Phase I for Werts Corporation

Date	Description
June 2005	Enclosed please find two copies of the Phase I Environmental Assessment Report. Based on the site history and observations during the Phase I, we recommend a Phase II assessment. If you have any questions or need any additional information, please call me at 800-707-4248.

Sincerely,
Barker Lemar Engineering Consultants



Christy L. Jaworski, CGWP
Senior Project Manager

BARKERLEMAR
ENGINEERING CONSULTANTS

**Phase I
Environmental Site Assessment
Werts Corp
Bloomfield, IA**

**Project No. COMFD 002
June 2005**

**1801 Industrial Circle, West Des Moines, Iowa 50265
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EXECUTIVE SUMMARY

BARKER LEMAR ENGINEERING CONSULTANTS (BARKER LEMAR) was contracted by Commercial Federal to complete a Phase I Environmental Site Assessment (ESA) for one parcel located at 919 West Chestnut in Bloomfield, Iowa. The property is located in the northwest quarter of the southwest quarter of the southeast quarter of the northwest quarter in Township 69 North, and Range 14 West in Section 25, in Davis County, Iowa and at approximate latitude 40.748600°N and longitude 92.426300°W. Below is a summary of **BARKER LEMAR's** Phase I ESA.

- The subject property consists of two tracts of land approximately 3.16 acres in size. The parcel is an irregular shaped lot and contains two metal buildings and a trailer.
- Adjacent properties include the county fairground, residential parcels, and a former lumber yard.
- The property is zoned heavy industrial.
- Based on reviewed data, the area appears to have been developed prior to 1957. Information prior to 1957 is limited to ownership records, which do not indicate the state of development.
- The site visit was conducted by John Wyciskalla of **BARKER LEMAR** on May 23, 2005.

Several data sources were reviewed and a site visit was conducted to identify recognized environmental conditions (RECs) on the subject property or adjacent properties. A summary of issues is as follows:

- Hazardous materials were handled on site. Empty drums of diesel fuel, methyl ethyl ketone, and xylol were observed on-site outside the site building. Previous handling, storage and disposal of these materials is unknown. Because of the unknown historical handling of these materials, this is considered a recognized environmental concern (REC).
- Large quantities of paint and paint thinner material are stored on site. Some containers appeared to be in a deteriorated condition, which may indicate potential for release of

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material and is a REC.

- Stained areas were noted on the concrete floor in the building. Although, no cracks were observed in the concrete there is the potential for material to have contaminated soil and groundwater below the building floor and is considered a REC.
- Verbal information from county representatives indicate a truck stop may have been located on the site approximately 45 years ago. If a truck stop was located on the site, petroleum products would have been present. Historical records reviewed did not verify or discount this information. The possible past presence of petroleum material on-site is considered a REC. *GPR*
- Piles of construction debris and metal materials were observed on the site.

Off-Site:

- Verbal information from county representatives indicate a truck stop may have been located south of the site approximately 45 years ago. This is believed to be the same truck stop as described as possible located on the subject site. The truck stop may have covered both properties or have been located on one or the other. Historical records reviewed did not verify or discount this information. Petroleum products on the property to the south, which is in a likely upgradient groundwater flow direction from the site, would be considered a REC. *1960*

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1.0 INTRODUCTION

BARKER LEMAR has completed a Phase I environmental site assessment (ESA) for Commercial Federal for the property located at 919 West Chestnut in Bloomfield, Iowa.

The principal objective of the Phase I ESA was to collect and interpret public records and certain historical information to identify existing or recognized conditions or potential recognized environmental conditions associated with the present and historical uses of the subject site and its vicinity.

1.1 PURPOSE

This scope of work was performed in general accordance with ASTM Standards E-1527-00 for Phase I ESAs and pursuant to, and in accordance with; the **BARKER LEMAR** proposal dated May 10, 2005, as authorized by David Yahnke with Commercial Federal on May 11, 2005.

1.2 SCOPE OF WORK

This assessment included the following tasks:

- An on-site visual survey of the subject property and observations from right-of-way of adjacent properties to observe for potentially hazardous environmental conditions;
- Interviews with local government officials to obtain information indicating potentially hazardous environmental conditions associated with the subject property;
- Review of various records and databases to help identify recognized environmental conditions relating to the subject property and nearby sites.
- The work was conducted on a standard turn-around of five weeks.

1.3 SIGNIFICANT ASSUMPTIONS

Property boundaries were assumed based on site observation. The subject property is currently owned by Wertz Corporation.

1.4 LIMITATIONS AND EXCEPTIONS

This Phase I ESA was performed in accordance with generally accepted practices of the profession undertaken in similar studies at the same time and in the same geographical area. **BARKER LEMAR** observed the degree of care and skill generally exercised in the profession under similar circumstances and conditions.

The environmental site assessment cannot wholly eliminate uncertainty regarding the potential for recognized environmental conditions concerning the subject site or adjoining properties. No warranty is expressly stated or implied in this report with regard to the condition of substrate and groundwater below the surface of the subject property. This report is not intended, nor does it purport, to encompass every record, report, or document available on the subject site and surrounding property. This report reflects our observations of the subject property's condition on the day of the on-site evaluation only and does not cover any other conditions found on the subject property that were not visible during the survey due to vehicles, snow cover, or other obstructions.

The work was conducted under standard turn-around time.

This assessment did not include:

- Collection, testing, or chemical analysis of any samples of soil, groundwater, surface water, wastewater, building materials, or other material, which was or could have been on site.
- Cultural resources review, asbestos, radon, or mold assessments.
- Evaluation of the potential risks associated with identified concerns from records searches with incomplete address location listings, or sites where no records were available for review.

The property is currently owned by the Werts Corporation. **BARKER LEMAR** was unaccompanied during the site reconnaissance. Reasonable attempts are made to obtain information within the scope and time constraints set forth by the client; however, in some instances, information requested is not received by the issuance date of the report. Consideration of such information is beyond the scope of the assessment. Purchase price data, specialized knowledge or experience of the client, and activities and land use limitations, and environmental lien information were not provided by the client for evaluation unless otherwise specified herein.

BARKER LEMAR has relied upon information furnished by individuals and public agencies noted in the report. **BARKER LEMAR** accepts no responsibility for any deficiency, misstatements, or inaccuracy in this report because of misstatements, omissions, misrepresentations, fraudulent, or inaccurate information or data provided by others.

The conclusions presented in this report are professional opinions based solely upon indicated data described in this report, visual observations of the site and vicinity on

the reconnaissance date, and **BARKER LEMAR'S** interpretation of the available historical information and documents reviewed, as described in this report. The conclusions are intended exclusively for the purposes outlined in this report and for the site locations indicated. The conclusions are not to be construed as legal interpretation or advice.

If additional information concerning site environmental conditions becomes available, the conclusions presented in this report will not be considered valid unless this information is reviewed and the conclusions and recommendations of this report are modified and approved in writing by **BARKER LEMAR**. It is possible additional reports or investigations could alter the conclusions of this assessment.

1.5 USER RELIANCE

This report was prepared for use solely by Commercial Federal for the specific application discussed. This report shall not be relied upon by, or transferred to, any other party without the express written authorization of Commercial Federal and **BARKER LEMAR**.

Reliance on the report by the client and all authorized parties will be subject to the terms, conditions, and limitations stated in the proposal, the report, and **BARKER LEMAR'S** Terms and Conditions. The limitation of liability defined in the Terms and Conditions is the aggregate limit of **BARKER LEMAR'S** liability to the client and all relying parties.

It should be recognized that this assessment was not intended to be a definitive investigation of contamination at the subject property and the conclusions provided are not necessarily inclusive of all the possible conditions. Given that the scope of services for this investigation was limited and that exploratory borings, soil and/or

groundwater sampling or analytical testing was not conducted; it is possible currently unrecognized subsurface contamination might exist at the site.

2.0 SITE AND SURROUNDING AREA DESCRIPTION

The site consists of a two tracts of land totaling approximately 3.16 acres located in the southwest portion of Bloomfield, Iowa. For further site information, see **Section 5.0, SITE RECONNAISSANCE RESULTS**.

2.1 LOCATION AND LEGAL DESCRIPTION

Figure 1 is a Site Location Map, which includes portions of the Bloomfield South, Iowa USGS 7.5-minute series topographic maps. A diagram of the Phase I ESA subject property is included as Figure 2 and the site vicinity is shown in Figure 3.

The legal descriptions of the subject property were obtained from the Warranty Deed from the Davis County Recorder. The property legal description is included in Appendix A.

2.2 SITE AND VICINITY GENERAL CHARACTERISTICS

2.2.1 AREA GEOLOGY AND TOPOGRAPHY

Davis County is located in the southeast portion of Iowa. The subject property is located on an upland terrace area comprised largely of drift materials. The subject property is located within the geomorphic region commonly referred to as the Southern Iowa Drift Plain. Large scale erosion of landforms during the Wisconsin glacialiation is thought to be the dominant geologic process which formed the region. Deposits within this region usually consist of thin, discontinuous loess over glacial drift with well-developed dissected uplands. Bedrock in the vicinity of the site has been mapped by the Iowa Geological Survey Bureau as the Cherokee Group of the Des Moinesian

Series of the Lower Pennsylvanian age. The Cherokee Group consists of prominent cyclic deposits of shale, clay, siltstone, sandstone, and thick coal beds.

Soils in the area are of the Armstrong Association and are characterized as loam. This soil association has slow infiltration rates and soil layers impede downward movement of water.

2.2.2 HYDROGEOLOGIC SETTING

In general, groundwater is important to consider in an assessment of a property because environmental impacts from other properties could migrate to the subject site via groundwater. By understanding the hydrodynamics of groundwater at the site and near vicinity, it is possible to assess the potential environmental impact of off-site sources to the site. The determination of current site-specific groundwater flow gradients would require the placement of groundwater wells, which was beyond the scope of this assessment. However, based on a topography map, groundwater flow on-site appears to likely be toward the northwest. Site elevation is approximately 862 feet above sea level according to the EDR report and topographic maps of the area.

Cherokee Group

2.3 CURRENT USE OF THE PROPERTY

The subject property is currently an iron works manufacturing facility.

2.3.1 ZONING

The City of Bloomfield was contacted on May 13, 2005. A copy of the map they provided is included as Figure 4. According to the map the southern portion of the site is zoned M-2 and the northern portion M-1. These are both industrial classifications.

2.3.2 DESCRIPTIONS OF CURRENT USES OF ADJOINING PROPERTIES

North – Low density residential, single family homes and a small restaurant.

East – Low density residential, single family homes.

South – Former lumberyard and Davis County Development office.

West – Davis County fairgrounds.

3.0 USER PROVIDED INFORMATION

3.1 TITLE RECORDS

Title records were provided by Lynch Law Office. A copy of the title search certificated is found in Appendix A. The title search provided does not go back prior to 1995. It shows the property purchased by Werts Corporation in 1995.

Additional information was obtained from the Davis County Recorder. The information provided by the Davis County Recorder is as follows:

Date	Grantor	Grantee	Book/Page
10/25/1995	Werts Corp.	Werts Corp	Book 5/Page 772
3/20/1978	Crane & Janet Barnett & Paul & Lala Archibald	Werts Corp.	Book 1/Page 296
5/14/1957	E.E. Deahl	Crane W. & Janet Barnett & Paul & Lala Archibald	Book 6/Page 120
10/25/1995	Werts Corp.	Werts Corp.	Book 5/ Page 772
3/21/1967	W.C. Werts etal	Werts Corp.	Book XI/ Page 457
5/14/1959	Earl E. Deahl & Lahue F. Deahl	W.C. Werts & D.E. Werts Co.	Book W/ Pate 54

		Partnership	
11/24/1950	Clyde R. & Edith Gates	E. E. Deahl	Book T/ Page 440
11/18/1950	Nora Tharp Estate	Clyde R. Gates	Book S/ Page 444
2/25/1924	J.A. Padget, Widower	Nora Tharp, L.C. Tharp, & Fernando Tharp	Book 59/ Page 354
1/24/1920	Clark & Fay Barton	James A. Padget	Book N/ Page 536

3.2 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

The current site owner is Wert's Corporation. This company does contract metal fabrication. The current site manager is Jerry Stevens.

3.3 REASON FOR PERFORMING PHASE I

This report has been prepared for the exclusive use of our client for the sole purpose of assisting in the evaluation of environmental conditions associated with the site. The purpose of this Phase I is to identify, to the extent possible, pursuant to the scope and limitations of the guidelines set forth in the American Society for Testing and Materials (ASTM) E-1527-00, recognized environmental conditions (as defined by ASTM E-1527-00) in connection with the property.

The findings presented in this report are based upon observations of current site conditions on the date of the site reconnaissance and a review of reasonably ascertainable (as defined by ASTM E-1527-00) standard record sources.

4.0 RECORDS REVIEW

4.1 HISTORICAL RECORDS SEARCH

The historical record search consisted of reviewing historical aerial photographs, historical topographic maps, city directories, and Sanborn fire insurance maps, when available.

4.1.1 SANBORN FIRE INSURANCE MAPS

Sanborn Fire Insurance Maps were produced for urban areas since the late 1800s and were utilized for determining fire hazards. When available, these maps are reviewed for further documentation concerning the historical use of the property and surrounding area. A search was conducted through a national database company for all readily available Sanborn Maps. No Sanborn coverage was available for the site property.

4.1.2 CITY DIRECTORY

City directories are useful for determining previous usage of a site, as well as adjacent properties and development of a particular area. A national database company searched for all available directories, and the library in the City of Bloomfield was contacted. No city directories were available from either source.

4.1.3 HISTORICAL AERIAL PHOTOGRAPHS

Historical aerial photographs are a valuable resource for documenting the prior use of a property and surrounding areas.

Aerial photographs obtained include 1957, 1988, 1990, 1996, and 2000 from the Iowa Department of Transportation. Copies of the aerial photographs are included in Appendix E. Below is a summary review of the aerial photographs:

*don't have
appendix*

Date	Location	Description
1957	Site	The site appears to have two structures on the north central portion and a structure near the south central portion. What appears to be several semi trucks are observed on the southern portion of the property. The most northern portion of the property appears to be a grass covered lot.
	North	The area to the north appears to be residential.
	South	Several large structures are observed on the property to the south and beyond this is what appears to be a railroad spur that may be out of use.
	East	This area appears to be generally grass covered undeveloped land. Further to the east appears to be a railroad right-of-way.
	West	Directly west of the site is Old Highway Road. Beyond this to the west is the Davis County fairgrounds.
1988	Site	A large structure can no longer be observed on the north portion of the site. The buildings on the southern portion of the site now appear to be gone and replaced with a rectangular structure on the south central portion and a parking area to the north of this.
	North	Additional development can be seen in the area to the north and it appears to be mainly residential. A large structure can be seen further to the north between W. Walnut Street and W. Chestnut Street.
	South	A few structures are present to the south. Beyond this is the rail road and then the Meramec River.
	East	Additional structures can be observed on the property directly adjacent to the south.
	West	The area to the west remains relatively unchanged. To the southwest of the fairground a relatively large body of water can be seen that was not present in 1957. To the north of the fairgrounds what appears to be a large salvage yard is now present.
1990	Site	The subject site appears relatively unchanged from 1988.
	North	The area appears relatively unchanged from 1988.
	South	The area appears relatively unchanged from 1988.
	East	The area appears relatively unchanged from 1988.
	West	The area appears relatively unchanged from 1988.

1996	Site	The subject site appears relatively unchanged from 1990.
	North	The area appears relatively unchanged from 1990.
	South	The area appears relatively unchanged from 1990.
	East	The area appears relatively unchanged from 1990.
	West	The area appears relatively unchanged from 1990.
2000	Site	The subject site appears relatively unchanged from 1996.
	North	This area appears relatively unchanged since 1996.
	South	This area appears relatively unchanged since 1996.
	East	This area appears relatively unchanged since 1996.
	West	This area appears relatively unchanged since 1996.

Based on the review of aerials there was development on the property and in the area in 1957. The structures present in 1957 were replaced by other structures by 1988. No discernable REC's were identified in the historical aerial photographs.

4.1.4 HISTORICAL TOPOGRAPHIC MAPS

The only historical topographic map available for the site was for the year 1980.

No readily discernable REC's were identified based on the limited historical topographic map.

5.0 SITE RECONNAISSANCE RESULTS

5.1 METHODOLOGY AND LIMITING CONDITIONS

John Wyciskalla of BARKER LEMAR visited the subject property on May 23, 2005, to visually observe the property. Approximate property boundaries were determined by the visual observation and aerial photographs. The site owner was present but did not accompany Mr. Wyciskalla during the site reconnaissance. Site observations were performed by walking on portions of the subject property. Copies of site photographs

are included in Appendix F and the site reconnaissance form is included in Appendix G.

5.2 GENERAL SITE SETTING

The site consists of one parcel approximately 3.16 acres in size located in the southwest portion of Bloomfield, Iowa. The site is bounded by W. Chestnut Street to the north and Old Highway Road to the west. The area to the east is residential and to the south is commercial property. Three structures are currently present on the property. Adjacent properties in the area consist of low density residential properties and commercial properties.

The facility has city water and sanitary sewer supply.

5.3 EXTERIOR OBSERVATIONS

Exterior observations are described below:

A 14,273 square foot metal building is present on the north portion of the subject site. This building was reportedly built in 1962 and is used as a steel fabrication facility. A small drum storage area was observed on the northwest corner of the fabrication building (photos 24 -26). The area was locked and inaccessible. Labels on the drums observed included diesel, xylol, and methyl-ethyl ketone. These were reportedly used as part of the steel fabrication operation in the past, but are no longer used, and according to the property owner are empty. No visual signs of spills or leaks were observed around the drum area. The floor below the drums was constructed of concrete. No secondary containment was observed. A rectangular metal tank was located on a raised platform on the east side of shop building. According to the site

owner this drum were used as an air tank during the former site owner's operation and is currently not used.

A large steel structure used for raising large metal equipment was observed south of the fabrication shop (photo 15).

A trailer office area is located to the west of the steel fabrication building. The trailer is approximately 672 square feet in size and was built in 1970.

To the southeast of the steel fabrication building is an approximately 1,600 square foot metal building reportedly built in 1962. This building is used for storage of miscellaneous parts and materials. A 55-gallon drum on a raised platform is located on the west side of the building (photo 14). According to the site owner this drum were used as an air tank during the former site owner's operation and is currently not used.

A ditch as observed at the northeast corner of the property that runs to the north into a culvert and storm sewer.

Utilities are reportedly provided by the City, and no water wells were observed on site. The facility is reportedly heated by a natural gas powered infrared heater. A pad mounted transformer was located on the northeast portion of the property (photo 27). No sticker was observed on the transformer. Jason with the City of Bloomfield was contacted on June 6, 2005, and he indicated the transformer did not have PCB and no PCB releases have been reported on the subject site.

Several piles of debris were observed in the southern and eastern portion of the site. These included areas of scrap aluminum metal pieces, an area of scrap wood and railroad ties, an area of scrap wood and concrete, and brush piles (photos 13, 17, 18, and 19).

Property adjacent to the east of the site is residential (photo 16). The west portion of the site property is a gravel parking lot, beyond this is Old Highway Road right-of-way, and beyond this is the fairgrounds. This can be seen in photo 20. Davis County Development is located adjacent to the south (photo 21).

5.4 INTERIOR OBSERVATIONS

The large manufacturing building has a slab on grade concrete floor on the north portion and a dirt floor on the south portion. The area contains metal fabrication equipment including welders. A small loft is located in the northeast portion of the building. Tools and other equipment are stored in this area (photo 10). A small mobile trailer was located in this building and contains paint and paint thinner materials (photo 7).

The concrete floor in the southwest portion of the fabrication area is stained and oil sorbent is present in the area (photos 5 and 6). No cracks were observed in the concrete.

The southern portion of the fabrication building is a loading/distribution area. Cranes, a compressor, and a saw are present in this area (photos 11 and 12). Some minor staining can be observed under the crane.

Relatively large quantities of paint and paint thinner were observed in the storage building. Some of the containers appear to be dented and some leaks and spills can be observed. Photos 30 – 33 show materials in this building. Chemicals observed on site included 5-gallon containers of gasoline, 1-gallon containers of mineral spirits, paint thinners, and antifreeze. A 35-gallon container of motor oil and eight 5-gallon containers of paint were observed.

6.0 INTERVIEWS

6.1 PROPERTY OWNER INTERVIEW

A property owner questionnaire was given to Mr. Jerry Stevens on May 23, 2005. He returned the form to BARKER LEMAR on June 8, 2005. Mr. Stevens indicated he was not aware of any environmental contamination on the property. A copy of the questionnaire is included in Appendix H.

6.2 FIRE DEPARTMENT

Fire Chief Bob Hogeland was contacted on May 13, 2005, and asked if he was aware of any spills or other environmental issues associated with the property. He indicated he was not aware of any spills. The facility has been Werts Corporation for approximately 30 years, according to Mr. Hogeland. He does not believe there are any underground storage tanks on site but thought the site may have been a truck stop previously.

6.3 ZONING

The City of Bloomfield provided zoning information on May 13, 2005. Based on the information provided, the area appears to be zoned M-1 and M-2 (light and heavy industrial).

6.4 UTILITY INFORMATION

The Director of Public Works, Ted Henderson, was contacted on May 13, 2005. According to the Director, the area is served by public water and sewer.

7.0 REGULATORY RECORDS REVIEW

State and federal hazardous site lists were reviewed for the presence of properties whose past and present uses might affect the subject site. Environmental Data Resources, Inc. (EDR), an environmental risk management data firm conducted the records review. The EDR-Radius Map with GeoCheck™ report is included as Appendix I. The minimum search distance (MSD) for each database reviewed in the site vicinity is listed following each database searched.

Mapped sites within the ASTM E-1527-00 search radius around the subject site were not listed on the following databases:

- **NPL** – National Priority List Sites (MSD = 1.0 mile)
- **Proposed NPL** – Proposed National Priority List Sites – (MSD = 1.0 mile)
- **CERCLIS** – Comprehensive Environmental Response, Compensation, and Liability Information System (MSD = 0.5 mile)
- **CERC-NFRAP** – CERCLIS No Further Remedial Action Planned (MSD = 0.25 mile)
- **RCRA-LQG** – Resource Conservation and Recovery Act Information – (MSD = 0.250 mile)
- **RCRA-SQG** – Resource Conservation and Recovery Act Information
- **ERNS** – Emergency Response Notification System (MSD = target property)
- **SHWS** – Registry of Hazardous Waste or Hazardous Substance Disposal Sites
- **SWF/LF** – Permitted Solid Waste Management Facilities – (MSD = 0.5 mile)

- **INDIAN UST** – Underground Storage Tanks on Indian Land
- **VCP** – Identified Sites List
- **CONSENT** - Superfund (CERCLA) Consent Decrees – (MSD = 1.0 mile)
- **ROD** – Records of Decision – (MSD = 1.0 mile)
- **Delisted NPL** – NPL Deletions – (MSD = 1.0 mile)
- **FINDS** – Facility Index System/Facility Identification Initiative Program Summary Report
- **HMIRS** - Hazardous Materials Information Reporting System – (MSD = target property)
- **MLTS** - Material Licensing Tracking System – (MSD = target property)
- **MINES** – Mines Master Index File – (MSD = 0.25 mile)
- **NPL Liens** - Federal Superfund Liens – (MSD = target property)
- **PADS** - PCB Activity Database System – (MSD = target property)
- **FUDS** – Formerly Used Defense Sites (MSD = 1 mile)
- **INDIAN RESERV** – Indian Reservations (MSD = 1 mile)
- **DOD** – Department of Defense Sites (MSD = target property)
- **UMTRA** – Uranium Mill Tailings Sites
- **US ENG CONTROLS** – Engineering Controls Sites List
- **ODI** – Open Dump Inventory
- **RAATS** - RCRA Administrative Action Tracking System – (MSD = target property)
- **TRIS** - Toxic Chemical Release Inventory System – (MSD = target property)
- **TSCA** - Toxic Substances Control Act – (MSD = target property)
- **SSTS** – Section 7 Tracking Systems -(MSD = target property)
- **FTTS INSP** – FIFRA/TSCA Tracking System – FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act/TSCA (Toxic Substances Control Act)
- **AST** – Aboveground Storage Tank Sites – (MSD = target property)

- **SPILLS** – Spills Database – (MSD = target property)
- **LAST** – Leaking Aboveground Storage Tank Sites
- **Coal Gas** – Former Manufactured Gas (Coal Gas) Sites
- **VCP** – Land Recycling Program Sites – (MSD = 0.5 mile)
- **US BROWNFIELDS** – A listing of Brownfields Sites
- **US INST CONTROL** – Sites with Institutional Controls
- **INST CONTROL** – Sites with Institutional Controls

Unmapped, or orphan sites, were not considered in the foregoing analysis. Orphan sites do not have a specific address tied to them to crosscheck, and are usually keyed to a county or a zip code.

7.1 CORRACTS

Corracts is a list of handlers with RCRA Corrective Action Activity.

A review of the CORRACTS list, as provided by EDR, and dated 12/15/2005 has revealed there is one (1) Corracts site.

1. **Bloomfield Foundry Inc – 808 Karr Avenue.** This facility is located approximately 1/2 mile south/southeast of the subject site. A site inspection was reportedly conducted by the EPA in November 1985 and the site was assigned a medium corrective action priority.

7.2 RCRAINFO

RCRAInfo is EPA's comprehensive information system providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the

data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS). The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

A review of the RCRA-TSDF list, as provided by EDR, and dated 3/13/05 has revealed that there is 1 RCRA-TSDF site within approximately 1/2 mile of the subject site. The information on this site is as follows:

1. **Bloomfield Foundry Inc – 808 Karr Avenue.** This facility is located approximately 1/2 mile south/southeast of the subject site according to the database search. Several violations are reported with the site and include monetary penalties. Areas of violation included Generator – general, pre-transport, land ban, manifest, and other requirements.

7.3 LUST INFO

The leaking underground storage tank incident reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Natural Resources Underground Storage Tank Data list.

A review of the LUST list, as provided by EDR, and dated 01/25/2005 has revealed that there is 1 LUST site within approximately 0.5 miles of the subject site. The site is as follows:

1. Former Gas Station – 601 W. Jefferson. LUST site 9LTI08. This facility is located approximately 1/2 mile northeast of the subject site. Reportedly all tanks were removed from this site in 1993. In 1999 odors were noted in the sanitary sewer near the northwest corner of the property. A Tier 2 risk-based evaluation was completed for the site in 2001, and 480 cubic yards of soil were removed in 2003. Not all the contaminated soil was removed and a new soil source was identified in 2004. A revised Tier 2 evaluation is currently underway and the site is currently considered a high risk site for groundwater to vapor and plastic water line, and soil leaching to groundwater pathways. The site is likely in a cross gradient direction from the subject site and based on the distance and likely groundwater flow is not expected to impact the subject site. A copy of the file review information is located in Appendix J.

7.4 UST INFO

The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recover Act (RCRA). The data come from the Department of Natural Resources' Underground Storage Tank Data list.

A review of the UST list, as provided by EDR, and dated 01/25/2005 has revealed there is 1 UST site within approximately 1/4 mile of the subject site. The site is as follows:

1. Davis County Highway Dept. – W. Chestnut Street. UST Site 198605214.

This facility is located approximately 1/4 mile northeast of the subject site. One 1000 gallon gasoline tank was reportedly removed from the site in 1990. Sampling during closure did not indicate contamination was present and the site was given a no further action classification in August 1990. This site is not expected to impact the subject site. A copy of the file review information is located in Appendix J.

7.5 DAVIS COUNTY SPILL RECORDS

The Iowa Department of Natural Resources spill files were reviewed on May 20, 2005. No spills were reported on the subject site and reported spills in the area were at least one mile away. Copies of reviewed spill files are included in Appendix J.

7.6 FEDERAL AND STATE WELL DATABASES

No wells were reported on the subject site or adjacent properties.

The Federal USGS Well Information Database identified two USGS well locations within 1/2 to 1 mile of the subject site. One is located to the east/northeast. This well was reportedly constructed in 1900 and the last reported measurement was in 1936. This well was reportedly 1817 feet deep.

The other federal well is located southwest of the site and was reportedly constructed and last sampled in 1960. The well was reportedly 321 feet deep.

One (1) federal public water supply system was identified within 1 mile east/northeast of the subject site. This is identified as owned by Bloomfield Municipal Water Department. The public well has reportedly had notice of violation in 1995 due to cyanazine measured in the well.

Three (3) state database wells were identified within 1/4 of the site. One is located east of the site and two northeast of the site. These wells are reported to be private household wells and are reportedly plugged.

One (1) state database well was identified within 1/2 mile northeast of the site. This was reported to be a private household well and was reportedly plugged.

Three (3) state database wells were identified within 1 mile of the site. Two are located east of the site and the other northeast of the site. The three wells are reportedly private household wells and two are reported to be plugged and the other is reportedly in active.

7.7 AREA RADON INFORMATION

Radon is a radioactive gas that is naturally formed by the breakdown of uranium in soils. Radon gas can cause lung cancer in humans. There is no known safe level of radon. The average indoor air radon level is 1.3 picoCuries per liter (pCi/L) and the normal outdoor air level is about 0.4 pCi/L. The U.S. Congress has set a long-term goal that indoor radon levels be no more than outdoor levels.

Davis County, Iowa, where the site is located, is reported as being in EPA Radon Zone 1. The indoor average level for Zone 1 is greater than 4 pCi/L.

The State radon database indicates 92 sites in Davis County have been tested for radon. Average readings in the county are 5.1 pCi/L. The maximum reading in this area was 181 pCi/L. The Federal EPA Radon information for zip code 52537 showed 6 sites tested. The average activity in the 1st floor living area was reported to be 3.900

pCi/L. The average basement area radon activity was 6.467 pCi/L.

8.0 FINDINGS AND OPINIONS

On-Site:

- The subject property consists of two tracts of land approximately 3.16 acres in size. The parcel is an irregular shaped lot and contains two metal buildings and a trailer.
- Adjacent properties include the county fairground, residential parcels, and a former lumberyard.
- The property is zoned heavy industrial.
- Based on reviewed data, the area appears to have been developed prior to 1957. Information prior to 1957 is limited to ownership records, which do not indicate the state of development.
- The site visit was conducted by John Wyciskalla of BARKER LEMAR on May 23, 2005.

Several data sources were reviewed and a site visit was conducted to identify recognized environmental conditions (RECs) on the subject property or adjacent properties. A summary of issues is as follows:

On-Site:

- Hazardous materials were handled on site. Empty drums of diesel fuel, methyl ethyl ketone, and xylol were observed on-site outside the site building. Previous handling, storage and disposal of these materials is unknown. Because of the unknown historical handling of these materials, this is considered a recognized environmental concern (REC).
- Large quantities of paint and paint thinner material are stored on site. Some containers appeared to be in a deteriorated condition, which may indicate potential for release of material and is a REC.
- Stained areas were noted on the concrete floor in the building. Although, no cracks were observed in the concrete there is the potential for material to have contaminated

soil and groundwater below the building floor and is considered a REC.

- Verbal information from county representatives indicate a truck stop may have been located on the site approximately 45 years ago. If a truck stop was located on the site, petroleum products would have been present. Historical records reviewed did not verify or discount this information. The possible past presence of petroleum material on-site is considered a REC.
- Piles of construction debris and metal materials were observed on the site.

Off-Site:

- Verbal information from county representatives indicate a truck stop may have been located south of the site approximately 45 years ago. This is believed to be the same truck stop as described as possible located on the subject site. The truck stop may have covered both properties or have been located on one or the other. Historical records reviewed did not verify or discount this information. Petroleum products on the property to the south, which is in a likely upgradient groundwater flow direction from the site, would be considered a REC.

Data Gaps and the associated impact are as follows:

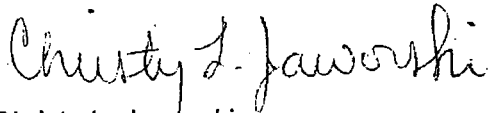
- The location of a former truck stop on the subject site or adjacent to the south of the site could not be confirmed based on interviews and historical records reviewed.
- Previous site use included the handling of hazardous materials, paints and paint thinners. Disposal and handling activities of the previous site owner(s) is unknown.

9.0 CONCLUSIONS

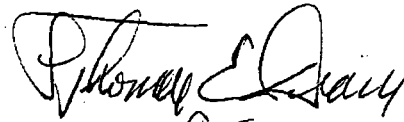
BARKER LEMAR has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-00 for the site located at 919 West Chestnut in Bloomfield, Iowa. Based on observed conditions and historical record review, recognized environmental concerns were identified on the subject site.

Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report.

BARKER LEMAR ENGINEERING CONSULTANTS



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for
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