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Doc #17645**

PHASE I ENVIRONMENTAL ASSESSMENT REPORT

**Wilson Concrete Weld Shop
600 West Ring Street
Mapleton, Iowa, Nebraska**

October 13, 1999

Nova Client No.: McBRI001/Project No.: C99-0328



1.0 PROJECT DESCRIPTION

1.1 Site Description

Nova Consulting Group, Inc. (Nova) was authorized by McBride Baker & Coles to conduct a Phase I Environmental Assessment (EA) of the property located at 600 West Ring Street, Mapleton, Monona County, Iowa, hereafter referred to as "the Site." The Site is located in the northwest quarter of Section 24, Township 85 North and Range 43 West. The U.S. Geological Survey topographic map of the area, with the Site location marked, is included as Figure 1.

The Site is located in a mixed-use light industrial area southwest of the central business district of the city of Mapleton, Iowa.

The approximately 3.0-acre Site is improved with a multi-story concrete batch mixing facility that consists of the batch office, water heater house, central mixer, portland cement storage, aggregate storage, conveyor system, aggregate scale, cement scale, and wash-down pit. Compacted gravel parking lots and driveways comprise the surface surrounding the batch plant.

1.2 Purpose

The purpose of this EA was to identify the potential for recognized environmental conditions to exist at the Site. The term "recognized environmental conditions" means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions 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.

Nova's Scope of Services for this Phase I EA conforms with the American Society for Testing and Materials (ASTM) due diligence standards detailed in the ASTM document "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" (ASTM designation E1527-97). There were no exceptions to, or deletions from, this practice.

1.3 Scope of Services

Services provided for this project included:

- ◆ A review of readily available topographic, geologic, and hydrogeologic information pertaining to the Site and surrounding area;
- ◆ A review of readily available information regarding historical land use activities at the Site, and interviews with people that have knowledge regarding the past or present uses of the Site;
- ◆ A reconnaissance of the Site to visually and physically observe the Site for evidence of potential recognized environmental conditions; and,
- ◆ A limited review of federal, state, and local regulatory information for reported potential environmental hazards on or in the vicinity of the Site.
- ◆ A review of client provided information.

No sampling or analytical testing was conducted during this assessment. This Phase I EA does not constitute a regulatory compliance audit of the Site; however, any obvious issues of noncompliance are noted in the report.

1.4 User's Responsibilities and Obligations

The Site contact has not reported the existence of any environmental liens encumbering the property. The Site contact has not reported any specialized knowledge or experience which would provide important information regarding previous ownership or use of the Site and which would be material in identifying recognized environmental conditions.

2.0 HYDROGEOLOGIC SETTING

Readily available hydrogeologic information was reviewed to evaluate surface and subsurface characteristics in the vicinity of the Site. This section summarizes the results of the hydrogeologic evaluation. Information reviewed for this project is listed in the Reference section.

2.1 Geologic Setting

The elevation of the Site is approximately 1,120 feet above mean sea level, based on the topographic map reviewed.

Based on published geological information, the potential for subsurface migration of contaminants in the Site vicinity is likely to be moderate. The Site lies in an area characterized by the Kennebec silty loam.

2.2 Area Hydrogeology

Published hydrogeologic maps indicate the first occurrence of ground water is estimated to be approximately 10 feet below the surface. The estimated groundwater flow direction is west-southwesterly, toward the nearby Maple River (approximately 1,500 feet west of the Site), based on topographic indications. Groundwater flow direction is estimated based on a review of published maps, and it is subject to local variations. Site-specific groundwater flow conditions may be impacted by a variety of factors including, but not limited to, local topography, geologic anomalies, nearby wells or sumps, and local drainage patterns. Site-specific groundwater information would require a groundwater investigation, which is beyond the scope of this EA.

2.3 Water Wells

No evidence of potable water wells was observed at the Site. The available historical records, particularly Sanborn fire insurance maps, did not indicate that potable water wells have ever existed at the Site.

3.0 HISTORICAL LAND USE REVIEW

3.1 Fire Insurance Maps

Fire insurance maps were created for insurance underwriters and often contain information regarding the use and configuration of structures, as well as the location of fuel or chemical storage tanks that may have existed previously at a property. Nova commissioned Environmental Data Resources, Inc. (EDR) to provide copies of historical Sanborn or other fire insurance maps covering the Site vicinity. EDR reported that no historical fire insurance maps were available for the Site area.

3.2 City Directories

City Directories provide listings, arranged by street address, of businesses and residences for the year in which the directory was published. Nova attempted to review available historical city directory coverage at the Mapleton Public Library. According to a representative of the library, there are no city directories available for the city of Mapleton. As a result, no city directories were reviewed as part of this assessment.

3.3 Aerial Photographs

Nova reviewed historical aerial photography covering the Site vicinity. Historical aerial photographs dated 1949, 1966, 1981, 1990 and 1994 were provided for review by the Monona County Soil Conservation District. A summary of Nova's observations of all the available aerial photographs follows:

1949 (Scale: unknown)

The Site and adjacent property to the west appear to be vacant grass fields used for the Mapleton Municipal Airport. The properties adjacent to the east and south appear to be cultivated agricultural fields. The property to the north appears to consist of a golf course. A railroad line runs parallel to the west of Iowa State Highway 175 on the east side of the Site. Although no environmental conditions are apparent in the photograph, the scale and quality of the photograph do not allow for specific environmental conditions to be discernable.

1966 (Scale: unknown)

The 1966 aerial photograph does not generally differ from the 1949 aerial photograph, except that the adjacent property across Iowa State Highway 175 to the east appears to be undergoing

some development. Due to the quality of the photograph, specific details regarding the condition of the Site or adjacent properties are not discernable.

1981 (Scale: unknown)

The 1981 aerial photograph does not generally differ from the 1966 aerial photograph, except that the Mapleton Municipal Airport and railroad tracks parallel Iowa State Highway 175 are no longer present on or adjacent to the Site. The Site appears to be developed with the existing concrete batch plant and the adjacent properties to the south and west appear to be developed into the current municipal ballparks. Due to the quality of the photograph, specific details regarding the condition of the Site or adjacent properties are not discernable.

1990 (Scale: unknown)

The 1990 aerial photograph does not generally differ from the 1981 aerial photograph. Due to the quality of the photograph, specific details regarding the condition of the Site or adjacent properties are not discernable.

1994 (Scale: unknown)

The 1994 aerial photograph does not generally differ from the 1990 aerial photograph, except that the municipal water treatment facility is now located adjacent to the south.

In general, Nova's review of the foregoing aerial photographs did not identify previous uses of the Site that are expected to result in recognized environmental conditions. The Site appears to have been a grass airstrip from at least 1949 until construction of the concrete batch plant prior to 1981.

3.4 Local Agency Review

3.4.1 Mapleton Building Department

Nova spoke with a representative of the Mapleton Building Department regarding the history of the Site. According to the representative, the concrete batch plant has been there for many years (exact date unknown). Prior to the construction of the concrete batch plant, the Site was part of the grass runway for the Mapleton Municipal Airport. No structures were located in the area of the Site. All airport structures were located further west. The Site is currently zoned A – Agricultural, and the current use as a concrete batch plant is allowed.

3.4.2 Monona County Assessor's Office

A card from the Monona County Assessor's Office noted that the concrete batch plant was constructed in 1975 and 1979. The approximately 4,400 square foot facility is located on an approximately 3.0 acre parcel. The Wilson Concrete Company purchased the Site in 1992. No other information was available from the Assessor's Office.

3.5 Interviews

The following people were interviewed in conjunction with this EA.

INTERVIEWS		
Contact Name	Affiliation	Date Interviewed
Mr. Doug Patrick	Plant Manager, Wilson Concrete Company	October 13, 1999
Mr. Lynn Hamman	Site Contact, Wilson Concrete Company	October 13, 1999
Mr. Jerry Bumstead	Fire Chief, Mapleton Fire Department	October 13, 1999
Representative	Mapleton Building Department	October 13, 1999
Representative	Monona County Assessor's Office	October 13, 1999
Representative	Monona County Soil Conservation District	October 13, 1999

Mr. Hamman indicated that he has been employed at the Site and previous location for approximately 23 years. Prior to Wilson Concrete Company, the Clark Concrete Company owned the concrete batch plant. Although there was a physical presence on-Site in 1975, the plant did not open for operation until 1979. Operations were moved from the previous plant located approximately 0.25-mile beyond Iowa State Highway 175 to the east.

Additional information from these interviews appears in various sections of this report, depending upon the nature of the information.

3.6 Previous Reports and Proceedings

Both Mr. Patrick and Mr. Hamman were asked if they knew of any existing reports, permits, or other documents as listed in section 9.8 of ASTM E 1527-97. Mr. Hamman indicated that a tank removal had occurred at the Site in approximately 1990. Apparently, the Collier Oil Company, Inc. owned the tanks. Collier Oil was responsible for the tank removal. Copies of the removal reports were not available for review. Mr. Patrick and Mr. Hamman were unaware of any other prior reports or documents of environmental significance.

Mr. Patrick was asked if he knew of any pending, threatened, or past litigation, administrative proceedings, or notices of violations concerning the Site relating to hazardous substances or petroleum products. Mr. Patrick did not identify any regulatory agency proceedings, permits, nor any environmental regulations associated with the Site.

4.0 PRIOR INVESTIGATIONS

Mr. Patrick was not aware of any previous environmental investigations conducted at the Site. According to information available to Nova, reports of previous environmental investigations at the Site either do not exist, or are not available.

5.0 SITE RECONNAISSANCE

Mr. Daniel Krzeczowski, a Nova Technical Manager, conducted a reconnaissance of the Site on October 13, 1999 to identify potential recognized environmental conditions in connection with the Site. A Site plan is attached as Figure 2. Selected photographs taken during the Site reconnaissance are included as Appendix A.

5.1 Site Access and Limitations

Nova was granted access to the Site by Mr. Lynn Hamman, who accompanied Nova during the Site reconnaissance.

Nova visually and physically observed representative areas of the interior of the subject structure. Nova observed the exterior of the subject structure, including the roof. Nova observed Site surfaces outside the subject structure, and noted the use and condition of adjacent properties, as they were visible from the Site.

5.2 Current Operations/Tenants

Wilson Concrete currently occupies and operates the Site as a manufacturer of ready-mix concrete for the construction industry. This process involves the combination of sand, gravel, portland cement, water and concrete ad-mixtures. These materials are combined to produce ready-mix concrete for use off-site. Light mechanical maintenance operations (vehicle oil changes and maintenance) and general office activities are also performed at the Site.

5.3 Hydrologic, Topographic and Surface Conditions

The general Site topography as observed during the reconnaissance was slightly sloped to the west-southwest. Nova did not observe indications that the Site receives surface water runoff from adjacent properties

Nova observed no evidence of excavations, distressed vegetation, stained surface soils, dumping of hazardous materials, old foundations, soil mounds, filled areas or patched pavement.

There are no retention or detention areas, lagoons, impoundments, pits, drywells, ditches or other engineered surface water management features on the Site. No creeks, ponds or other open water was observed on the Site.

5.4 Utilities and Building Systems

The Site is supplied with municipal water and sewers. No evidence of potable water wells or septic systems was observed on the Site.

Heating, ventilating and air conditioning (HVAC) systems are fueled by liquid propane or electricity. Liquid propane is provided to the Site by National Propane. The City of Mapleton provides electricity to the Site. Nova observed no indications of alternatively-fueled building systems or process line systems, such as back-up power generators, engines or boilers.

Mr. Hamman indicated that to his knowledge, all of the floor drains in the subject structure are plumbed directly to the municipal sewer. There are reportedly triple basin catch basins in the garage floor connected to the drain discharge system, designed to capture any oils that enter drains and that may clog the system. The garage floor is stained with incidental spills of oil and other automotive liquids in the maintenance area. It is possible that these spills have accessed the floor drain system. According to Mr. Hamman, the floor drain system is cleaned about twice each year. Nova observed one of these catch basins, which showed no visual or olfactory indications of the presence of hazardous materials. The institution of this engineering control does not appear to require a wastewater discharge permit.

No strong, pungent or noxious odors were noted during the Site visit which are not associated with normal operations at the Site. Nova did not observe indications of fueling stations associated with the former railroad bed along the eastern Site boundary. No markers or other indications of petroleum pipelines were observed on the Site.

5.5 Chemical Storage

Nova observed large quantities of chemicals stored at numerous locations inside and outside the subject structure, characterized as follows:

CHEMICAL STORAGE			
Type of Material	Approximate Quantities	Storage Location	Use
WRDA-82 (water reducer)	500-gallon plastic AST	Inside the scale room	Concrete admixture
Duravair (air-entraining)	300-gallon plastic AST	Inside the scale room	Concrete admixture

CHEMICAL STORAGE			
Type of Material	Approximate Quantities	Storage Location	Use
Daracel (accelerator)	500-gallon plastic AST	Inside the scale room	Concrete admixture
Liquid calcium chloride	500-gallon plastic AST	Outside west of concrete batch plant	Concrete admixture
Liquid propane	1,000-gallon metal AST	Outside west of concrete batch plant	Heating for the building
Motor oil	5x 5-gallon plastic buckets	Maintenance area	Vehicle/equipment maintenance
Transmission oil	5-gallon plastic bucket	Maintenance area	Vehicle/equipment maintenance
Anti-freeze	5-gallon plastic bucket	Maintenance area	Vehicle/equipment maintenance
Lube oil	2x 20-gallon metal drums	Maintenance area	Vehicle/equipment maintenance
Air-compressor oil	5-gallon plastic bucket	Maintenance area	Vehicle/equipment maintenance
Diesel fuel	1,000 and 300-gallon metal ASTs	Secondary containment area east of concrete batch plant	Vehicle maintenance
Used oil	6+ 55-gallon metal drums	Secondary containment area east of concrete batch plant and along west fence	Vehicle maintenance
Muratic acid	2x 55-gallon plastic drums	Enclosed area west of concrete batch plant	Concrete cleaning agent
Parts cleaning solvent	30 gallons or less	Safety Kleen parts washing sink in the maintenance shop	Parts washing

In general, the foregoing chemicals appeared to be effectively contained, and Nova did not observe evidence of any large-scale leaks or releases of chemicals. In addition, Mr. Hamman reported that to his knowledge there have been no major spills, leaks or other releases of chemicals. Various minor, incidental spills were evident on the concrete floor and around the secondary containment system for the outdoor aboveground storage tanks (ASTs). No secondary containment devices were noted at any of the other storage areas.

Based on Nova's knowledge of the chemical composition and the commensurately minor hazardous characteristics of the foregoing materials, the various minor and incidental spills do not constitute recognized environmental conditions. The spills are assumed to be new and used automotive fluids and concrete admixtures, since it has been reported to Nova that these are currently used at the Site.

In addition to the chemicals listed above, typical cleaning products, mechanical maintenance products and paints were observed at the Site, stored in quantities that appeared consistent with the size of the structure and the scope of known operations at the Site. Sizes of individual containers were generally five gallons or smaller. No leaks, spills or other releases of any of these materials were noted. The use and presence of these materials at the Site do not constitute a recognized environmental condition, provided all materials remain properly managed, effectively contained and used as intended.

5.6 Waste Generation, Storage, and Disposal

Nova observed the following waste streams at the Site:

WASTE GENERATION, STORAGE AND DISPOSAL			
Type of Material	Source	Storage Location	Disposal
General municipal refuse	General Site activities	Dumpster inside building	Contracted waste hauler
Used parts cleaning solvent	Safety Kleen parts washer	Maintenance area	Safety Kleen, as needed
Used oil	Vehicle/equipment maintenance	6+ 55-gallon metal drums in secondary containment area and along west fence	Licensed disposal/recycling contractor, as needed

Nova observed no indications of spills, leaks, overflows, or potential routes of entry to the subsurface in association with the handling of wastes. Based on the information provided by Mr. Hamman, none of the wastes generated at the Site are RCRA hazardous wastes. The used oils and parts cleaning liquid are special, non-hazardous wastes by chemical composition or by quantity generated. No recognized environmental conditions regarding the generation or handling of wastes at the Site were noted.

Nova observed no hazardous, infectious, or other specially regulated waste on the Site.

5.7 Polychlorinated Biphenyls (PCBs)

Potential PCB-containing equipment identified by visual observation of the Site are listed below:

POLYCHLORINATED BIPHENYLS (PCBs)				
Equipment Type	Owner	Location	Observed Leak?	PCB Containing?
3 pad-mounted transformers	City of Mapleton	Northeast corner of Site	None observed	Possible

No evidence of release of dielectric fluid from the transformers was observed. Markings on the transformers suggest ownership by the local utility company, the City of Mapleton. As owners of the units, the utility company would be responsible to clean up any releases of fluids from the units. These transformers do not appear to be a recognized environmental condition.

No other likely PCB-containing equipment was observed at the Site.

5.8 Storage Tanks

Evidence of storage tanks identified by visual observation at the Site is listed below.

STORAGE TANKS					
Type AST/UST	Size (Gallons)	Tank Contents	Tank Construction	Location	Age (Years)
AST	Approximately 500-gallons	WRDA-82 (water reducer)	Plastic container	Inside the scale room	Unknown
AST	Approximately 300-gallons	Duravair (air-entraining)	Plastic container	Inside the scale room	Unknown
AST	Approximately 500-gallons	Daraccel (accelerator)	Plastic container	Inside the scale room	Unknown
AST	Approximately 500-gallons	Liquid Calcium Chloride	Plastic container	Outside west of concrete batch plant	Unknown
AST	Approximately 1,000-gallons	Diesel fuel	Steel tank	Secondary containment area south of concrete batch plant	Unknown
AST	Approximately 300-gallons	Diesel fuel	Steel tank	Secondary containment area east of concrete batch plant	Unknown

STORAGE TANKS					
Type AST/UST	Size (Gallons)	Tank Contents	Tank Construction	Location	Age (Years)
AST	1,000-gallons	Liquid propane	Steel	Outside west of concrete batch plant	Unknown
UST	1,000-gallons	Removed, previously contained gasoline	Steel	Outside the south wall of concrete batch plant	Approximately 12 years

In general, the chemicals in the aboveground storage tanks (ASTs) appeared to be effectively contained, and Nova did not observe evidence of any large-scale leaks or releases of chemicals. In addition, Mr. Hamman reported that to his knowledge there have been no major spills, leaks or other releases of from the ASTs. Various minor, incidental spills were evident on the concrete floor and around the secondary containment system for the outdoor ASTs. No secondary containment devices were noted at any of the other storage areas.

Based on Nova's knowledge of the chemical composition and the commensurately minor hazardous characteristics of the foregoing materials, the various minor and incidental spills do not constitute recognized environmental conditions. The spills are assumed to be new and used automotive fluids and concrete admixtures, since it has been reported to Nova that these are currently used at the Site.

A gasoline underground storage tank (UST) was located outside the south wall of the concrete batch plant, beneath the current AST location. The tank was used to fuel the vehicle fleet. The tank was reportedly installed in 1979. It was reported that the tank owner, Collier Oil Company, Inc., removed the tank in 1990. Although Mr. Hamman recalled that there was no release associated with the tank removal, there is no documentation of the previous tank closure. As a result, the former UST is a recognized environmental condition.

5.9 Surrounding Property Observations

General observations of properties adjoining the Site were made at the time of the Site reconnaissance and are summarized below:

SURROUNDING PROPERTY OBSERVATIONS		
Direction	Use	Observed Chemical Use/Storage?
North	Golf course	No
East	Former railroad bed followed by Iowa State Highway 175 followed by Anderson Construction warehouse facility	No
South	Municipal water treatment facility and a vacant field undergoing construction	No
West	Municipal baseball fields	No

No evidence of outdoor storage of chemicals or any other obvious visual evidence of environmental concerns was observed on any of the adjoining properties.

6.0 REGULATORY REVIEW

6.1 State/Federal Agency Database Review

Nova reviewed regulatory agency database information compiled by Environmental Data Resources, Inc. (EDR) to identify recognized environmental conditions in connection with the Site. Databases searched and the search distances comply with those required by the ASTM standard. Unless stated otherwise in this section, the scope of Nova's review is limited to review of the information provided by EDR, and does not include review of regulatory agency files pertaining to specific sites that may have been identified.

The results of the review for each database are discussed below. The locations for the facilities discussed in this section are shown on the figures in the EDR report, included as Appendix B.

6.1.1 EPA NPL Sites

The National Priorities List (NPL) is the United States Environmental Protection Agency (USEPA) listing of uncontrolled or abandoned hazardous waste sites which represent a significant threat to public health or the environment and are undergoing various stages of investigation and remediation. These are commonly known as federal Superfund sites. Sites on this list are added and deleted by a specific administrative process.

No NPL sites were identified on or within a 1.0-mile search distance from the subject Site.

6.1.2 EPA CERCLIS Sites

The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) is the EPA database of potential or actual hazardous waste sites. Sites on this list that warrant further investigation or remediation are candidates for further enforcement action under the state and/or federal Superfund programs.

No CERCLIS sites were identified on or within a 0.5-mile search distance from the subject Site.

6.1.3 EPA NFRAP Sites

The No Further Remedial Action Planned (NFRAP) report contains information regarding sites that have been removed from the USEPA's CERCLIS database. NFRAP sites may be sites

where following an initial investigation: no contamination was found, contamination was removed quickly without need for the facility to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.

The subject Site is not identified as a NFRAP site.

6.1.4 Resource Conservation and Recovery Information System (RCRIS)

The Resource Conservation and Recovery Information System (RCRIS) is a database of facilities that generate, treat, store or dispose of EPA-regulated hazardous wastes, or meet other applicable requirements of the Resource Conservation and Recovery Act (RCRA). Inclusion on this database does not imply that mishandling or release of hazardous waste has occurred at the facility. RCRIS categories are as follows:

Small Quantity Generators (SQG). Facilities listed under SQG either generate from 100 kilograms (kg) to 1000 kg of EPA regulated hazardous waste per month, or meet other applicable requirements of RCRA.

The Site and adjacent properties were not identified as a RCRIS-SQG facilities.

Large Quantity Generators (LQG). Facilities listed under LQG either generate more than 1000 kg of EPA regulated hazardous waste per month, or meet other applicable requirements of RCRA.

The Site and adjacent properties were not identified as RCRIS-LQG facilities.

Treatment, Storage, and Disposal Facilities (TSD). Facilities listed under TSD are sites that either treat, store, or dispose of hazardous waste.

No RCRIS-TSD facilities were identified at or within a 0.5-mile search distance from the Site.

Corrective Action Facilities (CORRACTS). Facilities listed under CORRACTS are hazardous waste treatment, storage, and/or disposal facilities at which corrective action(s) activities have been reported, as regulated under RCRA.

No CORRACTS facilities were identified at or within a 1.0-mile search distance from the Site.

6.1.5 ERNS Sites

The Emergency Response Notification System (ERNS) contains over 25,000-spill records and stores information on reported releases of oil and hazardous substances. The data is collected from spills reported to the EPA and Coast Guard National Response Center.

The subject Site was not identified as a spill or hazardous material release site.

6.1.6 LUST Sites

The Iowa Leaking Storage Tank (LUST) Report is a comprehensive listing of all reported active and inactive leaking storage tanks located within the state of Iowa.

The following LUST facilities were identified on or within a 0.5-mile search distance from the Site:

Bells Kwik Stop
401 South 4th Street
Mapleton, Iowa 51034

Approximately 3,000 feet east-
southeast of the Site, cross-gradient

City of Mapleton
405 Heisler Street
Mapleton, Iowa 51034

Approximately 3,000 feet northeast of
the Site, up-gradient

Based on distance or gradient direction, the two off-Site facilities do not appear to be recognized environmental conditions.

6.1.7 UST Sites

The Iowa Underground Storage Tank (UST) Report is a comprehensive listing of all registered active and inactive storage tanks located within the state of Iowa.

The following UST facility was identified on or adjacent to the Site:

Clark Concrete Company
600 West Ring Street
Mapleton, Iowa 51034

On-Site

The on-Site 1,000-gallon gasoline tank was located outside the south wall of the concrete batch plant, beneath the current AST containment area. The tank was used to fuel the vehicle fleet. The tank, installed in 1979, was registered as owned by the Collier Oil Company, Inc. In 1990, Collier Oil Company, Inc., removed the tank. Although Mr. Hamman recalled that there was no release associated with the tank removal, there is no documentation of the previous tank closure. As a result, the former UST is a recognized environmental condition.

6.1.8 Solid Waste Facilities

The Iowa Solid Waste Facilities (SWFs) Directory is a comprehensive listing of all active and inactive permitted solid waste landfills and processing facilities operating within the state of Iowa.

No SWFs were identified on or within a 0.5-mile search distance from the Site.

6.1.9 Hazardous Waste Disposal Sites

The Iowa Sites List (HWS database) is a comprehensive listing of properties that are deemed potentially hazardous by the Iowa Department of Natural Resources. This state database is the ASTM equivalent of the state hazardous waste site list.

No HWS facilities were identified on or within a 1.0-mile search distance from the Site.

6.2 Local File Review/Information

6.2.1 Mapleton Fire Department

Nova spoke with Mr. Jerry Bumstead, Fire Chief of the Mapleton Fire Department, regarding environmental concerns affecting the Site. According to Mr. Sander, the Fire Department is unaware of any USTs (current or former) at the Site. In addition, he did not know of any problems with the ASTs on the Site.

Mr. Bumstead did not know of any tanks or other environmental concerns in the area that would affect the Site.

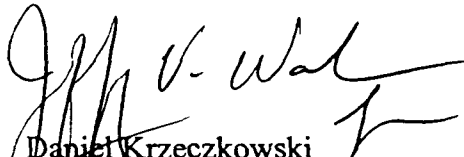
7.0 STANDARD OF CARE

The services performed by Nova Consulting Group, Inc. on this project have been conducted with that level of care and skill ordinarily exercised by reputable members of the profession, practicing in the same locality, under similar budget and time constraints. No other warranty is expressed or intended.

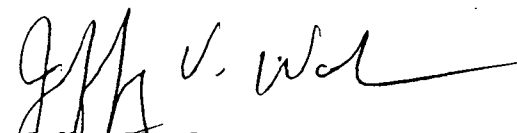
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REFERENCES

GEOLOGICAL REFERENCES

United States Geological Survey. Mapleton, Iowa, 7 ½ minute topographic quadrangle, 1969, photorevised 1982.

United States Department of Agriculture, Soil Conservation Service. *Soil Survey of Monona County, Iowa*, (Not yet published).

HISTORICAL REFERENCES

Aerial Photographs – Monona County Soil Conservation District, 1949, 1966, 1981, 1990 and 1994.

City Directories – None available.

Fire Insurance Maps – None available.