

**CON 12-15
Doc #17827**

**UPDATED PHASE 1
ENVIRONMENTAL
SITE ASSESSMENT**

**RECYCLING LLC SITE
201 SE 6TH STREET
DES MOINES, IOWA**

MPS

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September 25, 2007

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**UPDATED PHASE I
ENVIRONMENTAL SITE ASSESSMENT**

**BUDDAH, LLC
(RECYCLING, LLC SITE)
201 SE 6TH STREET
DES MOINES, IOWA**

**MPS ENGINEERS PROJECT NO. 1510A
September 25, 2007**

EXECUTIVE SUMMARY

THIS EXECUTIVE SUMMARY DOES NOT FULLY SUMMARIZE FINDINGS AND OPINIONS. MPS ENGINEERS IMPLORES YOU TO EXAMINE THE REPORT IN ITS ENTIRETY. MPS ENGINEERS IS NOT RESPONSIBLE FOR CONCLUSIONS DERIVED SOLELY FROM READING THE EXECUTIVE SUMMARY. THE REPORT HAS BEEN PREPARED SOLELY FOR BUDDAH, LLC OR THEIR AGENTS, AND WE ARE NOT RESPONSIBLE FOR CONCLUSIONS DERIVED BY THIRD PARTIES BASED UPON THIS REPORT.

1. The subject property, is owned by Hamms Des Moines Co., Inc. The subject site is currently as a recycling facility and is zoned as heavy industrial.
2. Our historic search, regulatory search, site visit, and interviews, indicate that the subject site has several "recognized environmental conditions".
3. In the past, the subject property was potentially used as a filling station. The subject site was also listed as a Transportation Company, and a Freight Company. Part of the property housed a manufacturer of wood silos. The property was also used as a truck maintenance shop. These on-site conditions are "recognized environmental concerns".
4. Railroad tracks are located immediately north and south of the subject property. These railroad tracks are a "recognized environmental concern".
5. Several RCRA and LUST sites are located within ¼ mile of the site. These are a "recognized environmental conditions".
6. Several petroleum/ oil companies were located within a block south and south east of the site. These are a "recognized environmental conditions".

7. An above-ground petroleum storage tank site was observed south of the property. This is a "recognized environmental condition".
8. An Iron & Metal Company (also referred to as Rosenfeld Junk Co. with the city directory was located immediately west of the site across SE 6th Street. This is a "recognized environmental condition".
9. A Phase 2 Environmental Assessment was completed at the subject site in 2005. Selenium concentration above the IDNR action levels was detected in one of the groundwater samples collected at this site.
10. During the current assessment phase MPS Engineers updated our research of state and federal databases. Our comparison of 2005 and 2007 findings is presented in this report.

INTRODUCTION

PURPOSE OF THE ASSESSMENT

The goal of the Phase I Environmental Site Assessment (Phase I ESA) is to determine recognized environmental conditions associated with the subject property in accordance with ASTM Practice E 1527-00. "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, groundwater, or surface water of the property."

SPECIAL TERMS AND CONDITIONS

This report has been prepared for the exclusive use of Buddah, LLC or its agents in connection with the lease/purchase of the above-referenced property. The contents of this report may not be copied, provided, or otherwise communicated to any party other than those associated with Buddah, LLC without a prior written consent from MPS Engineers.

LEGAL DESCRIPTION

The legal description of the subject property is as described follows:

"Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 in Block 29, North and South Alley between Southeast 6th Street and Southeast 7th Street extending from North line of Elm Street to South Line of East Market Street in Block 29, and that vacated part of Elm Street right-of-way lying southerly of and adjoining Block 29, and the South 66.0 feet of vacated East Market Street, lying North and adjacent to Lot 10, Block 29, and the South 66.0 feet of vacated East Market Street lying North of and adjoining the vacated North/South alley in said Block 29, all in TOWN OF DES MOINE, an Official Plat, all now included in and forming a part of the City of Des Moines, Iowa."

Copies of the plat maps and legal description obtained from the client are included within the Appendix of this report.

SCOPE OF SERVICES

MPS Engineers was authorized to update the Environmental Site Assessment (ESA) Phase I services on September 17, 2007, by Mr. Marc Beltrame representing Buddah, LLC. The purpose of our Phase I Environmental Site Assessments is to evaluate site conditions that may indicate potential site environmental impacts due to current/ past site or surrounding property conditions. Our Phase I Assessments are not designed to fully delineate environmental concerns at the subject property, since it is beyond the scope of ASTM recommended Phase I assessments. Our scope of work for Phase I Assessments is broadly divided into three tasks:

- Environmental Information Survey
- Site Reconnaissance
- Reporting

This investigation was not an audit for regulatory compliance, structural conditions, or a detailed condition survey for the presence of lead based paint, asbestos, PCBs, radon, or other naturally occurring materials.

LIMITING CONDITIONS AND EXCEPTIONS OF ASSESSMENT

MPS Engineers exercised no known exceptions from the ASTM Practice E 1527-05.

SITE DESCRIPTION

GENERAL

A plat map, and a location map are included as attachments within the Appendix of this report.

Location and Legal Description - The site is situated between SE 6th Street and SE 7th Street and Elm Street and Market Street in Des Moines, Iowa. The site also encompasses a triangular part north of Market Street, in Des Moines, Iowa. The north boundary of the subject property borders Rowat Cut Stone, the eastern boundary adjoins the right-of-way of SE 7th Street, the western boundary adjoins the right-of-way of SE 6th Street, and the southern boundary adjoins railroad tracks.

The legal description for the subject property is:

"Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 in Block 29, North and South Alley between Southeast 6th Street and Southeast 7th Street extending from North line of Elm Street to South Line of East Market Street in Block 29, and that vacated part of Elm Street right-of-way lying southerly of and adjoining Block 29, and the South 66.0 feet of vacated East Market Street,

lying North and adjacent to Lot 10, Block 29, and the South 66.0 feet of vacated East Market Street lying North of and adjoining the vacated North/South alley in said Block 29, all in TOWN OF DES MOINE, an Official Plat, all now included in and forming a part of the City of Des Moines, Iowa.”

Site and Vicinity Characteristics - There is one (1) building on the subject property. This building is used by Recycling, LLC, which recycles cardboard boxes. Several pallets of cardboard were observed on the property. Several 30 gallon empty plastic drums were observed on the property. A compactor/ shredder machine is located within the building for processing cardboard waste.

Railroad tracks were observed north and south of the subject site. Pikes Mechanical is located across SE 7th street, east of the property. City of Des Moines refueling station and City of Des Moines Solid Waste site are located within a block northwest of the subject site. Diamond Oil Company is located to the south across the railroad tracks. An above-ground storage tank petroleum farm was observed on that site. Parker Oil Company, a known site included in the IDNR contaminated site section database is located southeast of the site. Pike mechanical, a documented RCRA small quantity generator is located directly northeast of the site.

Description of Structures, Roads, and Other Improvements on the Site - There is one building on the site that is used to house machinery that recycles cardboard. The subject property can be accessed from SE 6th Street as well as SE 7th Street.

PROPERTY USES

The following information on property uses represents a summary of the information obtained during the records review, interviews and site reconnaissance performed by MPS Engineers of West Des Moines, Iowa. For additional details, refer to the other appropriate sections of and attachments to the report.

Subject Property - Current and Past Uses (to the extent identified) - The subject site is owned by Hamms Des Moines Company, Inc. Historically, the property has passed through some environmentally sensitive businesses such as Polk Oil Company, Bulk Oil Company, Des Moines Transportation Company, and railroad companies.

Adjoining Properties - Current and Past Uses (to extent identified) - Railroad tracks were observed north and south of the subject site. Several RCRA-small quantity waste generators, and leaking underground storage tank (LUST) sites are located within ¼ mile of the subject site. Also, an above-ground petroleum storage tank site is located across the railroad tracks to the south. These sites are a “recognized environmental concern”.

TOPOGRAPHY AND HYDROGEOLOGIC SETTING

General Topographic Setting - The site lies within the flood Plain of the Des Moines River, with relatively flat topography. The surface water drainage is generally in the south-

southeasterly direction, towards the river. A topographic map is included within the Appendix.

Surface Water -Des Moines is located between ¼ and ½ mile south of the subject site.

Groundwater Flow - Based on the topographic relief and the location Des Moines River, MPS Engineers assumes the natural groundwater flow direction to be to the south-southeasterly direction.

Borings or Well Logs - Soil borings from prior geotechnical or environmental investigations for the subject property were not available.

Geologic Deposits - Based on the site location and Iowa Geologic Survey Bureau records, MPS Engineers expects the subsurface stratigraphy to be mainly alluvial consisting of interbedded sand and clay horizons.

Groundwater Depth - Based on normal groundwater levels in the Des Moines area, MPS Engineers estimates the groundwater depth to be less than twenty (20) feet below surface grade.

Anticipated Upgradient Migration Area - Based on the surface topography and topographic map information, MPS Engineers anticipates the area approximately one-half (½) mile north-northwest to be upgradient. The upgradient migration source area and nearby areas are the focus of MPS Engineers' historical and environmental records search.

HISTORICAL USE INFORMATION

MPS Engineers reviewed available aerial photographs, topographic maps, city directories, and Sanborn Maps to determine the historical land use of the subject property.

Aerial Photos - Aerial photographs information was obtained by MPS Engineers from the Environmental Data Resources, Inc., Milford, Connecticut. EDRs records indicate that the subject property did not have aerial coverage within their database.

Sanborn Maps - Sanborn Maps for the project site are enclosed within the Appendix of this report. Sanborn Maps for 1884, 1891, 1901, 1920, 1950, 1957, and 1969 were available. The 1884 Sanborn Map shows the presence of some residential structures on the property. Railroad tracks are observed south and north of the site. In fact, railroad tracks were seen north and south of the property on all Sanborn Maps reviewed. The 1891 Sanborn Map shows the presence of some residential and some commercial structures on the property. Consolidated tank line company is located one (1) block west of the subject site. The 1901 Sanborn Map shows a gradual commercial development of the site.

Within the 1920 Sanborn Map, Indiana Silo Company, a manufacturer of Wood Silos was observed on part of the subject property. Liberty Oil Company is observed immediately south of the railroad tracks that adjoin the subject site. Within the 1950 Sanborn Map, in addition to Liberty Oil Company, Mid-Continent Petroleum Company was observed

immediately south of Liberty Oil Company site (still within less than 1 block south from the subject site). Also, Continental Oil Company is located approximately 1 block southeast of the site. Mid-Continent Petroleum Company and Continental Oil Company were also seen on the 1957 Sanborn Map. Subject site shows the presence of three (3) commercial buildings including a truck service building. The 1969 Sanborn Map is similar to the 1957 Sanborn Map.

The railroad tracks, nearby petroleum/ oil companies, and the on-site truck service station are a "recognized environmental concern".

City Directories - City Directory search reveals that the subject site has had the following business listed for 201 SE 6th Street. Des Moines Transportation Company listed for 1946 and 1955. Buckingham Freight Lines for 1960 and 1966. Recycling centers since 1988.

For surrounding properties, within the 1939 City Directory, Eagle Coal Co. (120 SE 6th Street), John Manly Filling Station (217 SE 6th Street - possibly on subject site), Tankar Gas Inc. (220 SE 6th Street), Liberty Oil Company (301 SE 6th Street) and Cohen Bros Iron & Steel (308 SE 6th Street) were listed. Ray Muck Filling Station (217 SE 6th Street - possibly on subject site), and Liberty Oil Company were listed for the 1946 City Directory.

Within the 1955 City Directory, Des Moines Coal Terminal (110 SE 6th Street), and Hy-Test Coal Company (220 SE 6th Street) are listed. Hy-Test Coal Company (220 SE 6th Street) is also listed on the 1960 and 1966 City Directories. Rosenfeld Co Iron & Metal, located at 200 SE 6th Street is listed on the 1966 and 1972 city directories. City Solid Waste Facility, located at 110 SE 6th Street is listed in the 1977, 1982, and 1988 city directories, as is Rosenfeld Co. Junk/ Rosenfeld Iron & metal Co., located at 200 SE 6th Street.

The railroad tracks, nearby petroleum/ oil companies, nearby Iron & metal Company and the possible on-site filling station are a "recognized environmental concern".

Abstract of Title - The abstract of title typically contains names of government agencies, companies, and individuals that have held interest in the subject property since the mid 1800s. Abstract review gives an insight into the names of individuals or any company commonly associated with the manufacture or disposal of hazardous materials.

MPS Engineers reviewed a copy of the abstract provided to us by the client. The abstract indicates the property is currently owned by Hamms Des Moines Company. ***Environmentally sensitive businesses were listed as owning the property within the abstract which was provided to us.*** These include a warranty deed (2220-14), dated November 23, 1948, to George N. Breese and Al Kane, dba Polk Oil Company. Also, a warranty deed from George Breese to Des Moines Transportation Company dated April 17, 1956. There is also evidence that railroad companies have had an ownership interest in this property.

The presence of these environmentally sensitive businesses is a "recognized environmental concern".

ENVIRONMENTAL RECORDS REVIEW

Environmental records from the State of Iowa and the US Environmental Protection Agency (US EPA) were obtained by MPS Engineers from the Environmental Data Resources, Inc., Milford, Connecticut.

This record information is available through the Freedom of Information Act (FOIA). Refer to Attachment "Database Search" within the Appendix for state and federal records documentation. Maps locating sites of potential concern identified in the records search are included within that Attachment.

The database search revealed that the site was not listed for any recognized environmental concerns. However, within radii prescribed by ASTM for Phase I reports, several sites were listed for any recognized environmental concerns.

A comparison of the results of environmental database searched conducted in 2005 and 2007 is presented below:

SEARCH CRITERIA	2005 Search Results	2007 Search Results
RCRA Small Quantity Generator	25	17
RCRA Large Quantity Generator	0	0
RCRA TSD Sites	0	0
CORRATS	1	0
LUST Sites	11	12
UST Sites	15	11
ERNS Sites	0	0
Manufactured Coal Gas Sites	1	4

NPL

A National Priorities List (NPL) of over 1000 sites throughout the country is maintained by the U.S. EPA under the Superfund Program. These sites potentially pose the greatest threat to public health and environment. Sites are placed on NPL because they need large scale investigations and remediation.

- The search revealed no NPL facility/site within approximately one (1) mile of the subject property.

CERCLIS

Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) is the database compilation of the facilities/sites which the EPA has investigated or is currently investigating for a release or a threatened release of hazardous substances pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act of 1980.

- The search revealed no active CERCLIS facility/site within approximately one-half (1/2) mile of the subject property.

RCRA

The Resource Conservation and Recovery Act (RCRA) listing is a compilation by the EPA of reporting facilities that generate, transport, treat, store, or dispose of hazardous waste. The search revealed seventeen (17) RCRA small quantity generator located within one-half (1/2) mile of the subject property. Out of these four (4) were listed within 1/8 mile of the property, and thirteen (13) within ¼ mile. The sites located within 1/8 mile of the subject property are listed below.

RCRA-SQG	LOCATION	DISTANCE/ DIRECTION
City of Des Moines Solid Waste	110 SE 6 th Street	0-1/8 mile NW
Des Moines Forestry Warehouse	216 SE 5 th Street	0-1/8 mile W
United Plating Co., Inc.	416 SE 6 th Street	0-1/8 mile S
Des Moines Public Works	SE 5 th Street & Market	0-1/8 mile W

These RCRA-SQG sites are “recognized environmental concern” for the subject site.

- The search revealed no RCRA large quantity generators (LQG) on the property and on the properties surrounding it.
- The search revealed no RCRA-TSD within one (1) mile of the subject property.
- The search revealed that there is one (1) CORRACTS site located within one (1) mile of the subject property. This site, Iowa Solvents and Chemical Corp, located at 129 SE 18th Street is located approximately one (1) mile from the subject site. ***Based upon the distance from the subject site, this CORRACTS site does not appear to be a “recognized environmental concern” for the subject site.***

LUSTs

The IDNR compiles a listing of known or suspected Leaking Underground Storage Tanks (LUSTs).

- The search revealed Twelve (12) leaking underground storage tank (LUST) sites within approximately one-half (1/2) mile of the property. Out of these eight (8) are listed for within a quarter ¼ mile from the subject property.

These eight (8) sites include:

LUST SITES	LOCATION	DISTANCE/ DIRECTION	RISK CLASSIFICATION
City of Des Moines	110 SE 6 th	0-1/8 mile N	No Action Required

Public Works Capital DX	Street 107 E 6 th Street	1/8-1/4 mile N	Low Risk
Brown Bros Inc.	107 E 5 th Street	0-1/8 mile NNW	No Action Required
DSM City Garage	212 SE Raccoon	1/8-1/4 mile NNW	High Risk
Central Garage Maintenance	113 SE 5 th Street	0-1/8 mile NNW	No Action Required
Jefferson Lines, Inc.	317 Court	1/8-1/4 mile WNW	No Action Required
P J Inc.	525 E Court	0-1/8 mile NNW	No Action Required
Former Station	501 E Court Ave	1/8-1/4 mile NW	No Action Required

These LUST sites are "recognized environmental condition" for the subject site.

REGISTERED USTs

The IDNR compiles a listing of registered Underground Storage Tanks (USTs).

- There is eleven (11) registered UST sites within one-quarter (1/4) mile of the subject property. Out of these five (5) are listed for within 1/8 mile of the subject site.

These four (4) sites include:

UST SITES	LOCATION	DISTANCE/ DIRECTION
City of Des Moines Public Works	110 SE 6 th Street	0-1/8 mile N
Central Maintenance Garage	113 SE 5 th Street	0-1/8 mile NNW
P J Inc.	525 E. Court	0-1/8 mile NNW
Brown Bros. Electrical	107 East Fifth Street	0-1.8 mile NNW
Not Reported	201 SE 7 th Street	0-1/8 mile ENE

These UST sites are "recognized environmental condition" for the subject site.

ERNS

The Emergency Response Notification System (ERNS) is a federal database which contains information on reported releases of oil and hazardous substances. The information is a compilation of information from spill reports made to federal authorities including the EPA, US Coast Guard, the National Response Center, and the Department of Transportation.

- The subject property has not been identified as a ERNS facility

FORMER MANUFACTURED GAS (COAL GAS) SITES

The IDNR compiles a listing of known Coal Gas sites.

- The search revealed that there are four (4) Manufactured Gas (Coal Gas) sites within ½ mile of the site.

SITE	LOCATION	DISTANCE AND DIRECTION
Des Moines Gaslight Co.	SE Elm and SE 2 nd Street	1/8-1/4 mile WSW
Des Moines Gas Company	100 E. Raccoon	¼ - ½ mile WSW
Des Moines Gaslight Co.	201 SE 1 st Street	¼ - ½ mile WSW
Des Moines Gas Co.	101-123 SE 1 st Street	¼ - ½ mile W.

These manufactured coal gas sites are "recognized environmental condition" for the subject site.

BROWNFIELD DATABASE

The IDNR compiles a listing of known sites enrolled in the Contaminated Sites Tracking Database.

- The search revealed that there are eight sites within ½ mile of the site.

SITE	LOCATION	DISTANCE AND DIRECTION
Parker Oil	399 SE 7 th Street	1/8-1/4 mile ESE
Boyer Oil	101 East 5 th Street	1/8 - ¼ mile NNW
WOI Building	300 East Locust	¼ - ½ mile NW
Plain Talk Publishing	511 East 6 th Street	¼ - ½ mile N
Dewey Ford Collision Center	412-414 East Grand	¼ - ½ mile NNW
Dewey Ford/JC Service Co.	251 East Grand	¼ - ½ mile NW
Dewey Ford Used Car Lot	230 East Grand	¼ - ½ mile NW
Hubbel-East Court Ave.	301 East court	¼ - ½ mile NW.

These site listed as Contaminated Site with IDNR are a "recognized environmental condition" for this site.

INTERVIEWS

MPS Engineers contacted the listed individuals for information about the property.

Site Owner/Operator Representative - MPS Engineers interviewed Mr. Scott Johnson, Bankers Trust, representing the owner, regarding the past and present operations at the project site. Mr. Johnson stated that the site is currently used for bundling, processing, an recycling cardboard. He further stated that he has no knowledge, if any environmental malpractices at the site prior to implementation of the environmental regulations in the

1980s. A copy of the questionnaire completed by Mr. Johnson is enclosed within the Appendix of this report.

SITE RECONNAISSANCE

MPS Engineers conducted a site reconnaissance of the property and inspected the exterior of adjoining properties on October 3, 2005. Photographs of the property and the surrounding area are presented in the Appendix (Attachment "Site Visit Photographs"). In summary, the site reconnaissance indicated the following:

On-site Conditions

- There is one (1) building on the subject property. This building is used by Recycling, LLC, which recycles cardboard boxes. Several pallets of cardboard were observed on the property. Several 30 gallon empty plastic drums were observed on the property. A compactor/ shredder machine is located within the building for processing cardboard waste.

The following conditions were not observed at the site:

- Heavily stressed vegetation, unusual odors, wastewater/ hazardous impoundment or lagoons, chemical/waste processing units (except for processing waste cardboard boxes), trenches, pits, unusual mounds or piles, irregular depressions, or large areas of earthen fill.

Adjoining Property Conditions

MPS Engineers performed a visual reconnaissance of the adjoining properties from the site and public right-of-ways. The relevant observations, to the extent defined, were as follows:

Railroad tracks were observed north and south of the subject site. Pikes Mechanical is located across SE 7th street, east of the property. City of Des Moines refueling station and City of Des Moines Solid Waste site are located within a block northwest of the subject site. Diamond Oil Company is located to the south across the railroad tracks. An above-ground storage tank petroleum farm was observed on that site.

FINDINGS

This section presents MPS Engineers' professional opinion of the significance of the records review, interviews, and site reconnaissance.

1. In the past, the subject property was potentially used as a filling station. The subject site was also listed as a Transportation Company, and a Freight Company. Part of the property housed a manufacturer of wood silos. The property was also used as a truck maintenance shop. These on-site conditions are "recognized environmental concerns".

2. Railroad tracks are located immediately north and south of the subject property. These railroad tracks are a "recognized environmental concern".
3. Several RCRA and LUST sites are located within ¼ mile of the site. These are a "recognized environmental concern".
4. Several petroleum/ oil companies were located within a block south and south east of the site. These are a "recognized environmental concern".
5. An above-ground petroleum storage tank site was observed south of the property. This is a "recognized environmental concern".
6. An Iron & Metal Company (also referred to as Rosenfeld Junk Co. with the city directory was located immediately west of the site across SE 6th Street. This is a "recognized environmental concern".

CONCLUSION

Based on the findings of this Phase I ESA for property (legal description enclosed within the Appendix), MPS Engineers has identified several recognized environmental conditions in connection with the property. MPS Engineers has performed this Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-05 of the subject property. Any exceptions to, or deletions from, this practice are described in the introduction of this report.

RECOGNIZED ENVIRONMENTAL CONDITIONS

The following environmental concerns were identified associated with the site:

1. In the past, the subject property was potentially used as a filling station. The subject site was also listed as a Transportation Company, and a Freight Company. Part of the property housed a manufacturer of wood silos. The property was also used as a truck maintenance shop. These on-site conditions are "recognized environmental concerns".
2. Railroad tracks are located immediately north and south of the subject property. These railroad tracks are a "recognized environmental concern".
3. Several RCRA and LUST sites are located within ¼ mile of the site. These are a "recognized environmental concern".
4. Several petroleum/ oil companies were located within a block south and south east of the site. These are a "recognized environmental concern".
5. An above-ground petroleum storage tank site was observed south of the property. This is a "recognized environmental concern".

6. An Iron & Metal Company (also referred to as Rosenfeld Junk Co. with the city directory was located immediately west of the site across SE 6th Street. This is a "recognized environmental concern".

RECOMMENDATIONS

Based on the findings of this Phase I ESA, MPS Engineers is of the opinion that a potential for subsurface contamination exists at the site. We recommend a limited phase 2 assessment to evaluate the potential for environmental impact at the site due to this possible contamination sources.

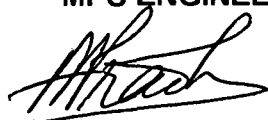
LIMITATIONS

This report is a professional opinion, based in part, on an historical review and regulatory search of the subject property. MPS Engineers has performed services in a manner consistent with the level of care and skill ordinarily exercised by members of the environmental risk assessment profession practicing contemporaneously under similar conditions in the area of the project. Resumes of MPS Engineers key personnel involved in the preparation of this report are included in the Appendix. This includes, but is not limited to, the preliminary investigation and inquiry about previous ownership and uses of the property.

MPS Engineers' conclusions regarding the site are based on observations of existing site conditions and interpretations of site history and site usage information. These conclusions are based, in part, on data obtained from public files of governmental agencies. MPS Engineers accepts no liability for the information obtained from these sources.

The results of this investigation must be qualified in that no borings, soil or groundwater sampling, or chemical analyses have been conducted. Conclusions regarding the condition of the site do not represent a warranty that all areas within the site, and beneath structures, are of the same quality as may be inferred from observable site conditions and readily available site history. If additional information becomes available concerning the site, it should be provided to MPS Engineers so that our conclusions and recommendations may be reviewed and modified, as necessary.

Respectfully Submitted,
MPS ENGINEERS



Amit A. Pradhan, PE
Environmental Engineer

