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Doc #18199

December 11, 2008

Mr. Matt Culp
Dept. Natural Resources
502 E. 9th St.
Des Moines, IA 50319-0034

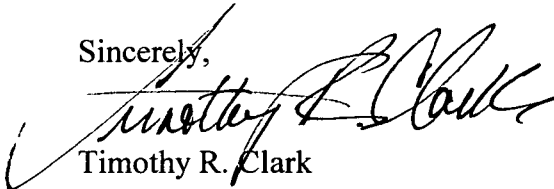
Dear Matt:

In hopes that you remember our conversation a couple weeks ago, I am sending my Phase 1 study site assessment for 107 S. 4th St., Clear Lake. I thank you in advance for assisting me in this endeavor.

Per our conversation previously, we are opening up this property as a real estate company, hopefully, in early January. At the time of our conversation, you said to go ahead and send a summary to you for review. I hope to have some written correspondence from you stating that commercial usage of this property is not concerning. Please feel free to contact me Matt, at any time at 641/529-1467 if you have questions or concerns or need assistance from me.

Thanks much for assistance.

Sincerely,



Timothy R. Clark

23204 DEC12'07 AM10:29

Tim's Copy



**PHASE I ENVIRONMENTAL
SITE ASSESSMENT
COTTAGE CLEANERS
107 S 4TH STREET
CLEAR LAKE, IOWA**

GEOTEK #06-821-5

Prepared By:

**GEOTEK ENGINEERING
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23205 DEC12'07 AM10:30

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**PHASE I ENVIRONMENTAL SITE ASSESSMENT
FORMER COTTAGE CLEANERS
107 SOUTH 4TH STREET
CLEAR LAKE, IOWA**

GEOTEK #06-821

INTRODUCTION

This report presents the results of our work performed at the former Cottage Cleaners in Clear Lake, Iowa. This work was performed in accordance with our July 12, 2006 Contract for Consulting Services. No individual, corporation, or interest other than Tim and Rhonda Clark may rely on this report without prior authorization from GeoTek Engineering & Testing Services, Inc.

PURPOSE AND SCOPE

This Phase I Environmental Site Assessment was conducted during the period of July 26 to August 8, 2006. The purpose of this Phase I Environmental Site Assessment was to evaluate the potential presence of hazardous substances and soil and/or groundwater contamination due to past and/or current land use practices at the site, or from nearby off-site operations. The scope of services for this assessment included the following tasks:

1. Review of information on the geology and hydrogeology of the site vicinity. Review of available information, if any, regarding previous sampling and analysis of soil, groundwater or surface water conducted at the site.
2. Review of the subject property, records, and interviews of individuals associated with the property regarding the present or past existence of suspect asbestos containing materials, environmental permits or licenses, hazardous or potentially hazardous substances, distressed vegetation, stained soil, unusual grade changes, random dumping or on-site disposal, suspect polychlorinated biphenyls (PCBs), and underground/aboveground storage tanks.
3. Conduct a site vicinity reconnaissance to identify adjacent off-site facilities that could potentially impact the subject property.
4. Review of available historical resources such as aerial photographs, fire insurance maps, tax assessor records, recorded land title records, USGS topographic maps, street directories, county atlases, and building department records, to identify, as nearly as possible, past uses of the property.
5. Review of reasonably available regulatory agency information and records. Verbal and/or written communication with federal, state, and local environmental regulatory agencies having jurisdiction to determine compliance with regulations concerning the usage, storage, treatment, and disposal of hazardous substances.

6. Prepare a report presenting our observations, pertinent documents, opinions, and recommendations.

By way of example and not by way of limitation, the scope of Consultant's services did not include collecting or analyzing physical evidence for the presence or lack of contaminants such as asbestos, urea formaldehyde, PCBs, petroleum, radon gas, herbicides, pesticides, fertilizers or other substances unless stated above.

With respect to our review of recorded land title records (if provided by client), we have not provided an opinion as to marketability of title and have not otherwise warranted as to condition of title.

Similarly, an assessment of wetlands, mineral rights investigation, drinking water testing, or environmental audits of operations, environmental practices or management was also not included in the scope of work.

PROJECT PHILOSOPHY AND LIMITATIONS

Information contained herein was obtained through a limited work scope by means of interviews, document research, and on-site observations. Conclusions are based on available information. However, this is not to imply that this is all of the information that exists which may be pertinent to the environmental liabilities of the site. The intent of this study was to identify environmental problems that would be evident to an environmental professional and was not intended to represent an exhaustive research of all potential hazards which may exist.

Furthermore, certain potential environmental hazards reported in this study may require more comprehensive analysis to fully assess their magnitude and financial impact.

This report is representative of present conditions only. Situations or activities which occur subsequent to this report and which result in adverse environmental impacts are not relevant to this study.

SITE DESCRIPTION

The site consists of a former drycleaning business, currently vacant. The property owners of record are Pamela J. Grill and Steven C. Russell. The approximate legal description of the site is the southerly 24' of Lot 2, Block 16, Clear Lake Original Plat. The site is located within the SE¼ NE¼ Section 13, Township 96 North, Range 22 West, Cerro Gordo County, Iowa.

PHYSICAL SETTING REVIEW

Topographic Maps

A review was conducted of available historical topographic maps from various sources. The following pertinent information regarding the subject property and vicinity was observed during the topographic map review.

* 1972 - U.S.G.S. Clear Lake West, Iowa 7.5-Minute Quadrangle

The site is located within an area of building omission tint, indicating several area structures. Streets appear as seen today.

The elevation of the site is approximately 1230' above mean sea level with nearly level topography in the vicinity. Overland flow would be expected to drain to Clear Lake, located 1000' west.

Hydrogeology

The site is located at the east edge of the Altamont end moraine of the Des Moines lobe (Wahl, 1970). The clayey-sand materials in the area are the result of glacio-fluvial sedimentations at a glacier terminus during glacial retreat. Glacial clay (till) soils lie beneath the sands.

Beneath the glacial formations is the bedrock Lime Creek Formation at an elevation of approximately 1150' (Hansen, 1978).

Shallow groundwater beneath the site is considered a protected groundwater source.

The soil on the site is Lester loam, 2-5% slopes. This is a well-drained, moderately permeable soil on glacial till uplands (DeWitt, 1981).

PRESENT SITE CONDITIONS

Site Reconnaissance

On July 26, 2006 we performed a reconnaissance visit to the site to make visual observations of existing site conditions, land use, and nature of businesses.

The site consists of one single story slab-on-grade structure in western Clear Lake, reportedly constructed in 1920. The structure has a brick exterior and flat roof. Drycleaning and clothes pressing equipment remain in the building, although the site has been vacant for several months.

Heat is provided by a natural gas fired boiler. Previous heating systems are not known. The building is reportedly connected to municipal water and sewer systems.

Evidence of water wells, sumps, or cisterns was not observed. Two floor drains were observed within the building. It is unknown if the floor drains are connected to the municipal sewer system. Staining was observed on the floor around and near the drains. Unusual odors or visible liquid were not noted in the drains.

The land of the subject property is rectangular shaped with a land area of approximately 3168 ft². The building is located on the east 2/3 of the lot, with the remainder having a grass and gravel cover. Concrete paved alleys border the site on the south and west, and the Senior Center abuts the structure on the north.

Areas of white staining were observed on the concrete alley south of the building beneath some equipment piping. Evidence of unusual grade changes, on-site waste disposal, or distressed vegetation was not observed.

Asbestos Review

The subject property was surveyed for obvious suspected asbestos containing building materials. Highly suspect materials such as spray-applied fireproofing or thermal system insulations were not observed. Materials which are considered somewhat suspect asbestos containing are plaster/drywall, sheet flooring and mastic, carpet mastic, vinyl floor tile and mastic, ceiling tile, and roofing materials. In addition, ironing covers and heat protection within the clothes pressing equipment has potential to contain asbestos.

Situations that could encounter the suspect asbestos containing building materials are renovation, rebuilding, repair or demolition. Federal NESHAP (National Emission Standard for Hazardous Air Pollutants) under 40 CFR Part 61.150 applies for buildings with asbestos being renovated or demolished. The Iowa Department of Natural Resources (IDNR) rules incorporate the federal standard by reference. The rules require inspections by a certified inspector prior to disturbing materials suspected or known to contain asbestos. There is also a requirement for 10-day prior notification to IDNR before asbestos removal if certain quantities of materials are involved, and prior to all demolitions. Removal of regulated asbestos materials must be conducted by certified persons or firms. There are additional requirements for demolition by fire.

OSHA rules also apply to contractors and employees working with asbestos containing materials. Notification of the existence of suspected and confirmed asbestos building materials is required. Thermal system insulations, spray or trowelled surfacing materials, and asphalt or vinyl flooring must be presumed to contain asbestos in buildings constructed before 1981 unless tested otherwise. For employees such as custodial and maintenance workers, an asbestos awareness course is required in buildings with confirmed or presumed asbestos containing materials.

Historical information has indicated previous site structures, which may indicate a potential for subsurface asbestos-containing debris.

Hazardous or Potentially Hazardous Materials

Hazardous or potentially hazardous substances observed on-site were a 55-gallon drum and two 30 gallon barrels of presumed drycleaning solvents or solvent waste, a 4' diameter by 8' high tank of unknown contents, and a 5-gallon pail of crop oil for lubricating equipment. Staining was observed on the concrete floor around the drycleaning machinery and around two nearby floor drains.

Reporting requirements under the EPA SARA Title III community right to know program for hazardous and toxic chemicals would apply to the site if any substance is present in quantities above 10,000 lbs at one time. There are also lower reporting thresholds (i.e. 1 lb) for many extremely hazardous substances.

The drycleaning business is listed as a hazardous waste generator (see the RCRIS listings).

Fluorescent light bulbs and other lamps may contain mercury, a toxic substance. For small or large quantity generators of hazardous waste, mercury-containing lamps must be shipped to a permitted facility for recycling or disposal. Others may dispose of bulbs as regular solid waste.

A one-time generation of over 220 pounds of lamps (about 344 four foot tubes or 183 eight foot tubes) would also be required to ship mercury-containing lamps to a permitted facility for recycling or disposal, and to notify IDNR as a waste generator.

Lead Review

Lead-based paint is defined as paint containing 0.5% or more lead. Beginning in 1955, voluntary industry standards were 1% or less lead in residential interior paint. In 1971, a federal law prohibited the use of paint with over 1% lead in federal government residences. In 1973, federal law lowered the allowable amount to 0.5%. In 1977, federal law lowered the allowable amount of lead in residential interior paint to 0.06%. Although these percentages apply to residences, it is our opinion that they are representative of paints of the on-site building. Due to the year of construction (1920), there is some potential for lead-based paint. Prior to work involving or potentially disturbing painted surfaces, we recommend they be tested for lead content.

Contractors must comply with OSHA lead exposure rules during construction (29 CFR 1926.62).

Water supply piping may contain lead solder joints, and/or consist of brass fixtures. Older water coolers may also have brass or lead piping. If there is a concern about lead in drinking water, tap water samples could be collected for laboratory analysis.

PCB Review

Three pole-mounted electrical transformers were observed near the southeast property corner. Transformers may contain Polychlorinated Biphenyls (PCBs). Markings on the transformers indicated PCB content has been tested and contains less than 50 part per million PCBs. Evidence of leakage was not noted.

Fluorescent light lamp ballasts located in the building may contain PCBs. If removed during a renovation, PCB small capacitors (<3 lbs fluid or 100 cubic inches) can be discarded as municipal solid waste (40 CFR 761.60).

Underground/Aboveground Storage Tank Review

Evidence of underground storage tanks (USTs) such as fill/vent pipes was not observed on-site.

A 4' diameter by 8' high tank was observed within the structure. The contents of the tank are unknown. There is also chemical storage (5-30 gallon) within the process equipment. Reportedly, drycleaning solvents and solvent waste were transported to and from the site in 55 gallon drums. It is unknown if other tanks were present on-site in the past.

State and federal rules may apply to the storage tanks. We understand the tanks will be removed pending remodeling activities at the site. All site tanks and their contents should be properly disposed. Tanks contents may require testing and licensed disposal.

Site Vicinity Reconnaissance

The site is roughly bounded by the Senior Citizen Center and 1st Avenue South to the north; 4th Street South and a dental clinic to the east; a paved alley and apartments to the south; and a paved alley and auto glass repair shop to the west.

A drive-by survey of the properties within an approximate 500' radius did not indicate items of apparent potential environmental significance (suspect UST locations, potential hazardous waste generators, industrial properties, etc.).

USER PROVIDED INFORMATION

We understand there are no known environmental liens against the subject property or a sale price reduction on the site for environmental reasons. There are no known prior environmental assessments for the site.

RECORDS REVIEW

National Priority List

The U.S. Environmental Protection Agency (EPA) National Priority List (NPL) was reviewed for facilities within an approximate one-mile radius of the subject property. The NPL is a list of federal superfund sites of known releases or threatened releases of hazardous substances, pollutants or contaminants throughout the United States. The NPL serves to identify sites, which appear to warrant remedial actions or investigations.

There were no listed sites within the radius reviewed.

CERCLIS List

The U.S. E.P.A. CERCLIS (Comprehensive Environmental Cleanup Liability Information System) list was reviewed for facilities within an approximate one-half mile radius of the subject property. The CERCLIS list is an automated inventory system used by the EPA to keep record of hazardous sites or potential uncontrolled hazardous sites which may require cleanup based upon state investigation efforts and upon notifications received as provided by the Comprehensive Environmental Response Compensation and Liability Act of 1980 (CERCLA or "Superfund"). An entry does not necessarily imply that an environmental problem exists.

Listed sites within the radius reviewed:

1. South 4th Street PCE Contamination, 107 S. 4th Street (SUBJECT SITE)
2. Clear Lake Coal Gas, 110 1st Avenue South

Additional information has been requested but not yet received regarding the CERCLIS designation for the site (Appendix A). It appears the EPA received a notification of apparent or potential PCE (solvent) impacts to groundwater in May 1999. It is unknown what assessment or cleanup was performed. The file is considered open.

Archive CERCLIS List

The U.S. E.P.A. CERCLIS (Comprehensive Environmental Cleanup Liability Information System) list of NFRAP (no further remedial action planned) sites was reviewed for facilities within an approximate one-half mile radius of the subject property.

Listed sites within the radius reviewed:

1. Battery Exchange, 1604 W. 18th Street
2. Williams Pipeline, E. Main Avenue

RCRIS List

The U.S. E.P.A. Resource Conservation and Recovery Information System (RCRIS) list was reviewed for facilities within an approximate one-fourth mile radius of the subject property (one mile radius for treatment, storage, and disposal facilities or facilities subject to corrective action). The RCRIS site list is a printout of permitted generators and transporters of hazardous waste, and hazardous waste treatment, storage or disposal facilities regulated by the RCRA Act of 1976.

LQG = large quantity generator, generation of over 1000 kilograms (about 2200 lbs)/month of hazardous waste.

SQG = small quantity generator, 100-1000 kg (about 220-2200 lbs)/month of hazardous waste.

CESQG = conditionally exempt small quantity generator, less than 100 kg (about 220 lbs)/month of hazardous waste.

Listed sites within the radius reviewed:

1. Classic Inc. dba Neal Cleaners, 415 1st Ave S.: CESQG
2. Clear Lake Bakery, 20 N. 4th Street: no info.
3. Clear Lake Laboratory, 105½ SE 4th : no info.
4. Former Ruan Leasing, 20 N. 5th Street: no info.
5. South 4th Street PCE Contamination, 107 S. 4th Street: CESQG (SUBJECT SITE)
6. US EPA Clear Lake Coal Gas Site, 203 Main Avenue: no info.

Emergency Response Notification System

This EPA list of reported spills was reviewed for facilities within an approximate one-fourth mile radius of the subject property.

There were no listed sites within the radius reviewed.

Iowa Department of Natural Resources (IDNR)

A. Regulated USTs within an approximate 1/4th mile radius are listed below. The tank status is also given.

1. The Market of Clear Lake, South Shore Drive: 2 tanks removed/filled
2. Clear Lake Bakery, 20 North 4th Street: 2 tanks removed/filled
3. Clear Lake Police Dept., 508 1st Avenue N.: 2 tanks removed/filled
4. No Name, 511 1st Avenue N.: 1 tank removed/filled
5. Clear Lake Bakery, 301 1st Avenue S.: 1 tank removed/filled
6. IDNR, Bayside Patrol Station: 2 active tanks
7. Downtown 66 Inc., 8th & Main Street: 3 tanks removed/filled, 2 active tanks, 2 active hoists

B. Regulated ASTs within an approximate 1/4th mile radius:

The State Fire Marshall's office has not responded to our many previous requests for AST registration records. We do not expect a reply.

C. Leaking Underground Storage Tank Report

Reported leaking underground storage tank (LUST) sites within an approximate 1/2 mile radius are listed below. These sites are in various stages of investigation.

IDNR #7LTB64 Clear Lake Bakery, 20 North 4th Street: No Action Required
IDNR #7LTJ66 The Market of Clear Lake: Active Site
IDNR #8LTG10 Downtown 66 Inc.: Active Site
IDNR #8LTU85 Clear Lake Police Dept., 508 1st Avenue N.: No Action Required

Registry of Hazardous Waste or Hazardous Substance Disposal Sites

This list contains hazardous waste or hazardous substance disposal sites. The list was reviewed for sites within an approximate one-mile radius.

There were no listed sites within the radius reviewed.

Iowa Permitted Solid Waste Management Facilities

This list contains mostly active, but also some closed landfills, and was reviewed for facilities within an approximate one half-mile radius.

There were no listed sites within the radius reviewed.

HISTORICAL SOURCES REVIEW

Aerial Photograph Review

A review was conducted of available historical aerial photographs from various sources. Photographs from the years 1939, 1953, 1958, 1970, 1980, and 1990 were reviewed. The following pertinent information about the site and vicinity was obtained from the review. The photo source and scale are also listed.

* 1939 – USDA NRCS Field Office (Scale: 1" = 660')

There is a structure on-site and on surrounding properties. Streets in the area appear as seen today.

* 1953 – USDA NRCS Field Office (Scale: 1" = 660')

The site and vicinity appear as previously described.

* 1958 – USDA NRCS Field Office (Scale: 1" = 660')

The site and vicinity appear as previously described.

* 1970 – USDA NRCS Field Office (Scale: 1" = 1320')

The site and vicinity appear as previously described.

* 1980 – USDA NRCS Field Office (Scale: 1" = 660')

The site and vicinity appear as previously described.

* 1990 – USDA NRCS Field Office (Scale: 1" = 400')

There are no apparent significant changes from the previous photo.

* 2002 – Cerro Gordo County Assessor (Scale: 1" = 100')

There are no apparent significant changes from the previous photo. There is an addition on the west side of the auto glass repair business.

Fire Insurance Maps

A review was conducted of available fire insurance maps for Clear Lake, Iowa. Sanborn Map Company maps were available for the years 1893, 1899, 1909, 1916, and 1931. Details regarding the site and vicinity are given below.

1893 – The site and vicinity are not shown in detail.

1899, 1909 – The site is vacant. A house is shown at the northeast corner of the block. Land to the east and south is vacant. There is a hotel across 1st Avenue to the north.

1916 – A second house is now present on the block, but appears to not lie on the subject site. There is a livery across the alley to the west and an implement warehouse across the alley to the south. Land to the east has houses and a church.

1931 – The house to the north has been removed and the site remains vacant. The livery to the west is now an ice house. There is a produce company to the south.

County Assessor

Legal Description:	The southerly 24' of Lot 2, Block 16, Clear Lake Original Plat		
Owner:	Pamela J. Grill and Steven C. Russell		
Address:	107 S. 4 th Street		
Improvements:	2160 ft ² structure		
Year Built:	1920		
Land Area:	24' x 132'		
Assessed Value:	Improvements	\$	37,780
	Land	\$	7,200
	Total	\$	44,980

Assessment documents indicate the site structure was constructed in 1920, however this conflicts with City Directory information showing the site as still vacant in 1931. Based on City Directory and aerial photo data, the site was commercially developed in the mid to late 1930's.

Recorded Land Title Records Review

An abstract of title for the subject property was not available for review.

Data Failure

The all appropriate inquiry standard requires that standard historical sources be consulted to develop a history of the previous uses of the site at a minimum of five year intervals. Standard historical sources include aerial photographs, fire insurance maps, property tax files, recorded land title records, local street directories, building department records, zoning/land use records, and other sources. Standard historical sources that are reasonably ascertainable, publicly available, available at reasonable time and cost, and practically reviewable must be reviewed from the present back to the first developed use (which includes agricultural use or placement of fill dirt) or back to 1940, whichever is earlier. Review of standard historical sources may be excluded if they are not reasonably ascertainable or not likely to be sufficiently useful, accurate or complete.

Data failure occurs when all standard historical sources that are reasonably ascertainable and likely to be used have been reviewed, and yet the objective of the research has not been met. Data failure is not uncommon in trying to identify previous uses of property back to 1940 or earlier. If data failure occurs, the report shall document the failure, and if any standard historical resources were excluded, give the reasons for exclusion.

Minor data gaps consisting of a lack of historical information for intervals greater than 5 years were present. Data gaps greater than the required interval ranged from 6 to 15 years. Use prior to and following the data gaps was not significantly different, therefore site use was presumed to be consistent across the gap. Please refer to the time line in Appendix B for a summary of historical site use. Historical use did not specifically define the site business in most cases.

FINDINGS

The following summarizes our professional opinions regarding the Phase I Environmental Site Assessment performed on the subject property based on the information presented in the previous sections of the report.

- * The site was reviewed for evidence of stained surface areas, unusual grade changes, distressed vegetation, or on-site waste disposal. Some white staining was observed on the concrete alley to the south of the building beneath some equipment piping.
- * Suspect asbestos containing building materials were observed on-site.
- * There is potential for lead-based paint on older painted surfaces.
- * Electrical transformers were observed adjacent to the site. Markings indicate the transformers are "non-PCB" containing. Evidence of leaks or snills was not observed.
- * Hazardous or potentially hazardous substances observed on-site were drycleaning solvents and oil. Staining was observed on the floor in the vicinity of the substances.

- * Evidence of underground storage tanks was not observed.
- * An apparent aboveground storage tank was observed inside the building. Drums were also present within the building.
- * Two floor drains were observed in the building. It is unknown if the drains are connected to the city sewer system. If the drain is not connected, there is potential for chemical releases to drain into the subsurface. Staining was observed on the floor around the drains. There were no unusual odors or visible liquids in the drains.
- * There are several IDNR reports of leaks, spills or releases within ½ mile of the site. The releases are at a distance from the site and are not reported to impact the subject property.
- * The site is listed as a generator of hazardous waste and as an active CERCLIS site.
- * There are several other nearby properties on EPA and Iowa regulatory lists for the area. The listings are not considered environmentally significant with respect to the site.

DATA GAPS

A data gap is defined as a lack of or inability to obtain the required information for this report despite a good faith effort; such as the inability to perform the site reconnaissance, interviews, etc. A data gap may not always be considered significant, and data failure of standard historical source review may or may not be considered a data gap. This report must identify and comment on significant data gaps that affect the ability to identify recognized environmental conditions, and identify sources of information that were consulted to address the data gaps (if any).

Significant data gaps were not noted for this report. Minor data gaps consisting of a lack of historical information for intervals greater than 5 years were present.

Data has identified a recognized environmental condition at the site, however the data did not specifically define the year that the condition first began operation at the site. Given the CERCLIS notification of solvent impacts to groundwater, the length of operation of the business would not appear to significantly modify the report conclusions.

In our opinion, there were no additional interviews, records, or data to be reviewed that would be considered likely to be useful within the cost and time frame of this work.

RECOMMENDATIONS

This assessment has revealed evidence of a recognized environmental condition in connection with the property consisting of the following:

1. The site has been operated as a drycleaning business. Drycleaners utilize solvents and generate solvent wastes. Federal database information indicates solvent contamination of groundwater has been indicated in the area, and the site address is listed as the release location.

The outfall of the site floor drains should be determined. If the drains are not connected to the city sewer system, there is potential for subsurface releases of automotive chemicals.

We recommend the EPA CERCLIS documents be reviewed to determine what, if any, assessment or cleanup work has been performed at the site. Additional work may be recommended or required. It is unclear if the EPA has or will seek reimbursement for the site investigation activities and any continuing assessment or cleanup.

An inspection and sampling of suspect asbestos containing building materials is recommended prior to construction, renovation, or demolition activities involving the materials.

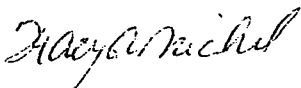
We recommend that contractors comply with OSHA lead exposure rules during work involving potential lead-based paint. Lead safe work practices should be utilized for maintenance activities that will disturb potentially lead-containing painted surfaces.

REMARKS

The conclusions and recommendations contained in this report present our professional opinions. These opinions were arrived in accordance with currently accepted hydrogeological and engineering practices at this time and location. Other than this, no warranty is implied or intended.

GeoTek Engineering and Testing Services, Inc. appreciates the opportunity to provide our services on this project. Please contact us if we can be of further assistance or if you have questions.

Respectfully submitted,



Tracy A. Michel
Project Manager

This report was reviewed by:

Jerald K. Zutz
Project Manager

REFERENCES

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Iowa Department of Natural Resources, Registered USTs and LUST sites, July 31, 2006.

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US Environmental Protection Agency (EPA), Archive CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System), June 9, 2006.

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UP EPA, Emergency Release Notification System (ERNS) list, July 20, 2006.

US EPA Resource Conservation and Recovery Information System (RCRIS) List, June 6, 2006.

US Geological Survey, Clear Lake West, Iowa Quadrangle, 7.5 minute series map, 1972.

Wahl, K.D., and Steinhilber, W.L., Geology and Ground-Water Resources of Cerro Gordo County, Iowa, Iowa Geological Survey Water-Supply Bulletin No. 9, 1970.



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CERCLIS Database

SOUTH 4TH STREET PCE CONTAMINATION

Site Information

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[Actions](#) | [Contaminants](#) | [Site-Specific Documents](#)

Site Name: SOUTH 4TH STREET PCE CONTAMINATION

Street: 107 SOUTH 4TH STREET

City / State / ZIP: CLEAR LAKE, IA 50428

NPL Status: Not on the NPL

Non-NPL Status: Referred to Removal - NFRAP

EPA ID: IASFN0703525

EPA Region: 07

County: CERRO GORDO

Federal Facility Flag: Not a Federal Facility

Incident Category: Groundwater

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CERCLIS Database

Site Documents

Data Element
Dictionary (DED)Order Superfund
Products

CERCLIS Database

SOUTH 4TH STREET PCE CONTAMINATION

Actions

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<u>OU</u>	<u>Action Name</u>	<u>Qualifier</u>	<u>Lead</u>	<u>Actual Start</u>	<u>Actual Completion</u>
00	DISCOVERY		F		05/28/1999
00	PRE-CERCLIS SCREENING		S		05/28/1999
00	REMOVAL ASSESSMENT		F	06/25/1999	03/01/2001
00	INTEGRATED ASSESSMENT	W	F	06/25/1999	03/01/2001
00	COMBINED PRELIMINARY ASSESSMENT/SITE INSPECTION	W	F	06/25/1999	03/01/2001

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URL: <http://cfpub.epa.gov/supercpad/cursites/cactinfo.cfm>
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SITE USE TIME LINE		
Year	Historical Source	Site Use
1893	Sanborn Map	The site is not shown in detail for this year and is presumed vacant.
Data gap greater than 5 years. Significant change in use from previous and following years not suspected.		
1899	Sanborn Map	The site is vacant.
Data gap greater than 5 years. Significant change in use from previous and following years not suspected.		
1909	Sanborn Map	The site is vacant.
Data gap greater than 5 years. Significant change in use from previous and following years not suspected.		
1916	Sanborn Map	The site is vacant.
Data gap greater than 5 years. Significant change in use from previous and following years not suspected.		
1931	Sanborn Map	The site is vacant.
Data gap greater than 5 years. Site use has changed to commercial during this time period.		
1939	Aerial Photo	There is a structure on-site.
Data gap greater than 5 years. Significant change in use from previous and following years not suspected.		
1953	Aerial Photo	The site remains as previously seen.
1958	Aerial Photo	The site remains as previously seen.
Data gap greater than 5 years. Significant change in use from previous and following years not suspected.		
1970	Aerial Photo	The site remains as previously seen.
Data gap greater than 5 years. Significant change in use from previous and following years not suspected.		
1980	Aerial Photo	The site remains as previously seen.
Data gap greater than 5 years. Significant change in use from previous and following years not suspected.		
1990	Aerial Photo	The site remains as previously seen.
Data gap greater than 5 years. Significant change in use from previous and following years not suspected.		
2002	Aerial Photo	The site remains as previously seen.

*DNR. 4244023
Scott*

Listing Summary

Listing #13830	107 S 4th St, Clear Lake, IA 50428	Active (03/31/06) DOM: 75
\$63,900 (LP)	Sq Ft: 2160	Lot Sz: 0.000ac
Price/SqFt: 29.58	Area: CLRLK	Yr: 1920

Remarks

Located in the downtown area of Clear Lake. Would be excellent for retail, restaurant/tavern, auto mechanic; or if you are looking for that Toy Shed to put your boats, cars, workshop....this is it. Heated, bathroom, new membrane roof. Call Dick Hayes

Cinco garage

Picture



See Map

Agent	Dick Hayes (ID: 324000014) Primary: 641-357-6123 Secondary: 641-420-7123		
Office	Lake-IOWA REALTY (ID: 324000002) Phone: 641-357-6123, FAX: 641-357-7604		
Property Type	Commercial	Property Subtype(s)	Commerical
Transaction Type	Sale		
Status	Active (03/31/06)		
Business Type	<u>Real Estate Only</u>		
DOM	75		
Occupant Type	Owner		
Agreement Type	Excl. Right to Sell		
Area	Clear Lake		
Subdivision	Not Used		
Commission	Selling Office 3.50		
County	Cerro Gordo	APN	051328801200
Year Built	1920		
Cross Street			
Listing Date	03/31/06	Expiration Date	03/31/07
Original Price	63,900		
Owner Name	Steve Russell & Pam Grill		
Showing Instructions	Call Realtor		

General Information

Gross Tax	1396.00
Net Tax	1396.00

Basement

Type	Slab
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