

## Rice, Tami [DNR]

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**From:** Brian Erickson [berickson@ruhlcommercial.com]  
**Sent:** Tuesday, November 10, 2009 12:32 PM  
**To:** Rice, Tami [DNR]  
**Cc:** mlundberg@ruhlcommercial.com; 'Jamel Kirby'; cmcdonald@valleyb.com; kurt.terrarealty@q.com  
**Subject:** FW: 831 Broadway Report  
**Attachments:** Final GW Report.pdf

Hello Tami,

As we discussed you will find the Apex report on the recent monitoring well water test for the above mentioned site. Please review and forward the documentation we discussed to:

Brian Erickson  
Ruhl & Ruhl Commercial Company  
1701 48<sup>th</sup> Street  
Suite 111  
West Des Moines, Iowa 50266

Thank you!

Brian

**Brian Erickson, CCIM**  
**Vice President**  
**NAI Ruhl & Ruhl Commercial Company**  
Licensed Real Estate Sales Person in the State of Iowa  
direct 515 309 6703  
mobile 515 202 5035  
fax 515 309 4040 Efax 515-864-0462

[berickson@ruhlcommercial.com](mailto:berickson@ruhlcommercial.com)  
[www.ruhldsm.com](http://www.ruhldsm.com)

NAI Ruhl & Ruhl Commercial Company has offices in the Quad Cities, Des Moines and a sister company in Dubuque, Iowa. Our offices complete in excess of \$204,000,000 of annual sales and over \$35,000,000 of development annually. We have over 500 current listings totaling in excess of \$232,500,000 of inventory. NAI is a global real estate service provider with more than 280 offices throughout the United States, Canada, Latin America and the Caribbean, EMEA and Asia Pacific.

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**From:** Jo Forret [mailto:JForret@apexcoss.com]  
**Sent:** Tuesday, November 10, 2009 10:54 AM  
**To:** berickson@ruhlcommercial.com  
**Subject:** 831 Broadway Report

Brian –

Here is a pdf. version of the report per a request from Dave Hruby:

Jo Forret [jforret@apexcoss.com](mailto:jforret@apexcoss.com)

Administrative Assistant  
Apex Companies, LLC.  
10052 Justin Dr., Ste. L  
Urbandale, IA 50322  
515-727-8025  
515-727-8028 (fax)



10052 Justin Dr.  
Suite L  
Urbandale, IA 50322  
Phone: 515-727-0825  
Facsimile: 515-727-8028

November 5, 2009

Mr. Chad McDonald  
Valley Bank  
210 NE Delaware  
Ankeny, IA 50021

Subject: **Groundwater Monitoring Report**  
Former Salvage Yard  
831 Broadway, Des Moines, Iowa  
Apex Job No. 400462.001

Dear Mr. McDonald:

Apex is pleased to submit the following Groundwater Monitoring Report for the above site.

## **BACKGROUND**

Mr. Chad McDonald of Valley Bank contacted Apex Companies, LLC (Apex) and requested a proposal for the installation of a monitoring well and the subsequent collection of a groundwater sample from the northeast corner of the above property. In November 2004, a Phase II assessment was completed on the above site. Two soil borings were advanced to 15' below grade surface (bgs) to assess the soil and groundwater contamination. The soil borings were converted into temporary Monitoring Wells and groundwater samples were collected from each boring. The groundwater samples were analyzed for Iowa Methods OA-1 and OA-2. Each groundwater sample that was collected was below detectable levels (BDL) with the exception of TEH-Waste Oil in the groundwater sample that was collected from B-1. B-1 was located in the northeast corner of the property. The IDNR action level for TEH-Waste Oil in groundwater is 400 µg/L and the groundwater sample collected from B-1 exceeded the IDNR action level with 1,810 µg/L.

## FIELDWORK

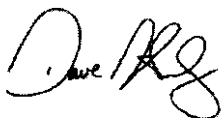
Apex mobilized to the above site on Monday November 2, 2009 to install a monitoring well at the B-1 location at the above site. A site map showing the location of the monitoring well can be found in **Figure 1**. Apex utilized a drill rig with 4 ½" hollow stem augers to advance the boring to 15 feet below grade surface (bgs). The soil from the boring was field screened at one-foot intervals using a photo-ionization detector (PID). The boring was converted to a monitoring well (MW) once a depth of 15 feet bgs was reached. The monitoring well was constructed with 10 feet of 2" diameter PVC Schedule 40 slotted screen and 5 feet of 2" diameter Schedule 40 PVC solid riser. A complete boring log with PID readings can be found in **Appendix A**.

The monitoring well MW-1 was developed after construction. The groundwater in MW-1 was purged until visible solids were no longer present. The groundwater was allowed to stabilize and groundwater samples for Iowa Method OA-1 and OA-2 were collected. The OA-1 and OA-2 samples were immediately placed on ice and transported under the proper chain of custody to TestAmerica Laboratories, Inc. in Cedar Falls, IA. The groundwater analytical results from MW-1 were below detectable levels for Iowa Methods OA-1 and OA-2. A summary of the analytical data as compared to the Iowa Tier 1 Look-Up Table can be found in **Table 1**. The complete TestAmerica analytical report can be found in **Appendix B**.

## SUMMARY

Apex mobilized to the site on November 2, 2009 to install MW-1 in the northeast corner of the above property. The total depth of MW-1 was 15 feet bgs and it was constructed 10 feet of 2" PVC Schedule 40 slotted screen with 5 feet of 2" PVC Schedule 40 solid riser. MW-1 was developed by purging the groundwater until visible solids were no longer present. A groundwater sample was collected and analyzed for Iowa Methods OA-1 and OA-2. The groundwater analytical results from MW-1 were below detectable levels for Iowa Methods OA-1 and OA-2. Apex on behalf of Valley Bank recommends No Further Action (NFA) for the above site.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Hruby".

Dave Hruby, ICGP  
Project Manager  
[dhruby@apexcos.com](mailto:dhruby@apexcos.com)

cc: Brian Erickson – Ruhl & Ruhl

**Valley Bank  
831 Broadway  
Des Moines, IA**

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**Table 1  
Analytical Summary**

**Table 1: Groundwater Analytical Results 11-2-09**

831 Broadway  
Des Moines, Iowa

Sample ID	Benzene (ug/L)	Toluene (ug/L)	Ethyl Benzene (ug/L)	Total Xylenes (ug/L)	TEH Diesel (ug/L)	TEH Waste Oil (ug/L)
MW-1	<2.00	<2.00	<2.00	<3.00	<375	<375
Tier 1 Standards	5	1,000	700	10,000	1,200	400

Notes:

IDNR Action Levels based on the Iowa Tier 1 Look-Up Table.

**Valley Bank  
831 Broadway  
Des Moines, IA**

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**Figure 1  
Site Map**

Broadway Ave

MW-1

831  
Broadway



Apex Companies, LLC  
10052 Justin Drive, Suite L  
Urbandale, Iowa 50322

Rev. No.:	Drawing Date:	ACAD File:
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Sheet Title:	Figure 1 Site Map
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Client:	Valley Bank	PA: DH
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Location:	831 Broadway Des Moines, IA	PE/RC:
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Drafted By:	DH	Project No.:	400462.001	Figure:	1
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**Valley Bank  
831 Broadway  
Des Moines, IA**

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**Appendix A  
Boring Log**

# SOIL BORING LOG AND MONITORING WELL CONSTRUCTION DIAGRAM

Boring / Well Number: <b>MW-1</b>		Facility Name: <b>Former Auto Salvage</b>		Facility Street Address: <b>831 Broadway, Des Moines, IA</b>		
Boring Depth (ft) X Diameter (in): <b>15.0 x 7.25</b>				Drilling Method: <b>HSA</b>		
Well Contractor Name: <b>JC Drilling</b>				Logged by: <b>DH</b>		
Registration Number: <b>1967</b>						
Ground Surface Elevation (ASL): <b>100</b>			Top of Casing Elevation (ASL): <b>100</b>			
Date: <b>11/2/09</b>		Date: <b>11/2/09</b>		UST Number:		
Start Time: <b>9:15</b>		End Time: <b>10:00</b>		<b>NA</b>		
				LUST Number: <b>NA</b>		
Depth (feet)	Well Construction Details	Blow Count if applicable	Sample No.	Type*	PID / FID Reading	Rock Formations, Soil, Color and Classifications, Observations (moisture, odor, etc.) <small>First column for USCS</small>
	Flush Mount Manway					Asphalt
	Solid Schedule 40 PVC Riser				<1	GP Light Gray Sand and Gravel, Wet
					<1	
					<1	
5	Schedule 40 PVC Slotted Screen				<1	OL Highly organic dark Gray silty clay, dry
					<1	
					<1	
					<1	
					<1	ML Dark Gray silty clay with very fine sands, Wet
					<1	
10					<1	SC Dark Brown clay with fine sands, Wet
					<1	
					<1	SM Dark Brown sand, Wet
					<1	
					<1	
15					<1	
Total Depth of Monitoring Well: 15 Feet						

\* SS (split spoon) HS (hollow stem auger)

Observations	Date:	<b>11/2/09</b>			
Water Levels (ASL)	Level:	<b>▽ 94.38</b>			
Static Water Level Symbol	Time:	<b>10:00</b>			

**DNR FORM 542-1392**

**Valley Bank  
831 Broadway  
Des Moines, IA**

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**Appendix B  
TestAmerica Analytical Report**

November 04, 2009

Client:

APEX COMPANIES, LLC - URBANDALE  
10052 Justin Drive, Ste. L  
Urbandale, IA 50322

Work Order: CSK0023  
Project Name: Valley Bank  
Project Number: 400462.001

Attn: Dave Hruby

Date Received: 11/02/09

The Chain(s) of Custody, 2 pages, are included and are an integral part of this report.

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

SAMPLE IDENTIFICATION	LAB NUMBER	COLLECTION DATE AND TIME
MW-1	CSK0023-01	11/02/09 10:30

Samples were received into laboratory at a temperature of 1.90 °C.

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

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

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

Iowa Certification Number: 007

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

*TestAmerica Laboratories, Inc. certifies that the analytical results contained herein apply only to the specific sample analyzed.*

Approved By:



Iowa UST Lab Certification No. 007

TestAmerica Cedar Falls  
Angela Muehling  
Project Coordinator

APEX COMPANIES, LLC - URBANDALE  
10052 Justin Drive, Ste. L  
Urbandale, IA 50322  
Dave Hruby

Work Order: CSK0023  
Project: Valley Bank  
Project Number: 400462.001

Received: 11/02/09  
Reported: 11/04/09 15:34

## ANALYTICAL REPORT

Analyte	Sample Result	Data Qualifiers	Units	Quan. Limit	Dilution Factor	Date Analyzed	Analyst	Seq/ Batch	Method
Sample ID: CSK0023-01 (MW-1 - Ground Water)					Sampled: 11/02/09 10:30		Recvd: 11/02/09 18:00		
Sampled By: Dave Hruby		Phone			515-727-8025				
UST Volatile Compounds by GC									
Benzene	<2.00		ug/L	2.00	1	11/03/09 17:55	klb	9110147	OA-1 - 8021B
Toluene	<2.00		ug/L	2.00	1	11/03/09 17:55	klb	9110147	OA-1 - 8021B
Ethylbenzene	<2.00		ug/L	2.00	1	11/03/09 17:55	klb	9110147	OA-1 - 8021B
Xylenes, total	<3.00		ug/L	3.00	1	11/03/09 17:55	klb	9110147	OA-1 - 8021B
Surr: 4-Bromofluorobenzene (75-135%)	88 %								
VOC Preservation Check									
pH	<2.00		units	2.00	1	11/04/09 13:35	klb	9110180	SW
UST ANALYSIS PARAMETERS									
Total Extractable Hydrocarbons	<375		ug/L	375	1	11/03/09 18:20	rdm	[CALC]	OA-2 - 8015B
Diesel	<375		ug/L	375	1.25	11/03/09 18:20	rdm	9110086	OA-2
Gasoline	<375		ug/L	375	1.25	11/03/09 18:20	rdm	9110086	OA-2
Motor Oil	<375		ug/L	375	1.25	11/03/09 18:20	rdm	9110086	OA-2
Surr: Octacosane (55-130%)	104 %								

APEX COMPANIES, LLC - URBANDALE  
10052 Justin Drive, Ste. L  
Urbandale, IA 50322  
Dave Hruby

Work Order: CSK0023  
Project: Valley Bank  
Project Number: 400462.001

Received: 11/02/09  
Reported: 11/04/09 15:34

## SAMPLE EXTRACTION DATA

Parameter	Batch	Lab Number	Wt/Vol Extracted	Extracted Vol	Date	Analyst	Extraction Method
UST ANALYSIS PARAMETERS							
OA-2	9110086	CSK0023-01	800	1	11/03/09 10:24	TJW	SW 3510C GC
OA-2 - 8015B	[CALC]	CSK0023-01	1	1	11/03/09 10:24		[CALC]

APEX COMPANIES, LLC - URBANDALE  
10052 Justin Drive, Ste. L  
Urbandale, IA 50322  
Dave Hruby

Work Order: CSK0023  
Project: Valley Bank  
Project Number: 400462.001

Received: 11/02/09  
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## LABORATORY BLANK QC DATA

Analyte	Seq/ Batch	Source Result	Spike Level	Units	MDL	MRL	Result	Dup Result	% REC	Dup %REC	% REC Limits	RPD RPD	RPD Limit	Q
<b>UST Volatile Compounds by GC</b>														
Benzene	9110147			ug/L	N/A	2.00	<2.00							
Toluene	9110147			ug/L	N/A	2.00	<2.00							
Ethylbenzene	9110147			ug/L	N/A	2.00	<2.00							
Xylenes, total	9110147			ug/L	N/A	3.00	<3.00							
Surrogate: 4-Bromofluorobenzene	9110147			ug/L					90		75-135			
<b>UST ANALYSIS PARAMETERS</b>														
Diesel	9110086			ug/L	N/A	300	<300							
Gasoline	9110086			ug/L	N/A	300	<300							
Motor Oil	9110086			ug/L	N/A	300	<300							
Surrogate: Octacosane	9110086			ug/L					72		55-130			

APEX COMPANIES, LLC - URBANDALE  
10052 Justin Drive, Ste. L  
Urbandale, IA 50322  
Dave Hruby

Work Order: CSK0023  
Project: Valley Bank  
Project Number: 400462.001

Received: 11/02/09  
Reported: 11/04/09 15:34

## LCS/LCS DUPLICATE QC DATA

Analyte	Seq/ Batch	Source Result	Spike Level	Units	MDL	MRL	Result	Dup Result	% REC	Dup %REC	% REC Limits	RPD RPD	Limit	Q
<b>UST Volatile Compounds by GC</b>														
Benzene	9110147		48.0	ug/L	N/A	N/A	40.2		84		50-115			
Toluene	9110147		48.0	ug/L	N/A	N/A	41.3		86		65-110			
Ethylbenzene	9110147		48.0	ug/L	N/A	N/A	42.1		88		70-110			
Xylenes, total	9110147		144	ug/L	N/A	N/A	124		86		70-110			
Surrogate: 4-Bromofluorobenzene	9110147			ug/L					94		80-130			
Surrogate: 4-Bromofluorobenzene	9110147			ug/L					94		80-130			
<b>UST ANALYSIS PARAMETERS</b>														
Gasoline	9110086		2000	ug/L	N/A	300	1240	1080	62	54	20-115	14	35	
Surrogate: Octacosane	9110086			ug/L					88	76	55-130			

APEX COMPANIES, LLC - URBANDALE  
10052 Justin Drive, Ste. L  
Urbandale, IA 50322  
Dave Hruby

Work Order: CSK0023  
Project: Valley Bank  
Project Number: 400462.001

Received: 11/02/09  
Reported: 11/04/09 15:34

## MATRIX SPIKE/MATRIX SPIKE DUPLICATE QC DATA

Analyte	Seq/ Batch	Source Result	Spike Level	Units	MDL	MRL	Result	Dup Result	% REC	Dup %REC	% REC Limits	RPD RPD	RPD Limit	Q
UST Volatile Compounds by GC														
QC Source Sample: CSJ1469-01														
Benzene	9110147	296	48.0	ug/L	N/A	N/A	362	360	138	133	50-115	1	10	MHA
Toluene	9110147	667	48.0	ug/L	N/A	N/A	736	736	146	145	65-110	0	10	MHA
Ethylbenzene	9110147	91.5	48.0	ug/L	N/A	N/A	141	140	102	100	65-115	1	10	
Xylenes, total	9110147	781	144	ug/L	N/A	N/A	929	927	103	101	65-115	0	10	
Surrogate: 4-Bromofluorobenzene	9110147			ug/L					103	101	80-135			

APEX COMPANIES, LLC - URBANDALE  
10052 Justin Drive, Ste. L  
Urbandale, IA 50322  
Dave Hruby

Work Order: CSK0023  
Project: Valley Bank  
Project Number: 400462.001

Received: 11/02/09  
Reported: 11/04/09 15:34

## CERTIFICATION SUMMARY

### TestAmerica Cedar Falls

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

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

*For information concerning certifications of this facility or another TestAmerica facility, please visit our website at [www.TestAmericaInc.com](http://www.TestAmericaInc.com)*

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

## DATA QUALIFIERS AND DEFINITIONS

**MHA** Due to high levels of analyte in the sample, the MS/MSD calculation does not provide useful spike recovery information.

## ADDITIONAL COMMENTS

Company: **APEX COMPANIES, LLC**

Send Report To: DAVE KRUBA

**Address:** 10052 Justin Drive, Suite L

City/State/Zip Code: Urbandale, IA 50322

**Telephone Number: 515-727-8025**

Sampled by: (Print Name)

(Signature)

DAVE HARVEY

1942

Sample ID	Date Sampled	Time Sampled	# of containers shipped	Grab	Composite	Field Filtered	Preservative	Matrix	Analyze For:	
MW-1	11/26/09 10:30	4	X				<input checked="" type="checkbox"/> HNO <sub>3</sub> (Red & White Label) <input checked="" type="checkbox"/> HCl (Blue & White Label) <input checked="" type="checkbox"/> NaOH (Orange & White Label) <input type="checkbox"/> H <sub>2</sub> SO <sub>4</sub> Plastic (Yellow & White Label) <input type="checkbox"/> H <sub>2</sub> SO <sub>4</sub> Glass (Yellow & White Label) <input type="checkbox"/> None (Black & White Label) <input type="checkbox"/> Other (Specify)	<input checked="" type="checkbox"/> Groundwater <input type="checkbox"/> Wastewater <input type="checkbox"/> Drinking Water <input type="checkbox"/> Sludge <input type="checkbox"/> Soil <input type="checkbox"/> Other Specify: Stormwater	<input checked="" type="checkbox"/> OA1 <input type="checkbox"/> OA1 w/MTBE <input checked="" type="checkbox"/> OA2	<input checked="" type="checkbox"/> RUSH TAT (Must call ahead!) <input type="checkbox"/> Standard TAT <input type="checkbox"/> E-mail results <input type="checkbox"/> Fax Results <input type="checkbox"/> Send QC with report

**NOTE:** All turn around times are calculated from the time of receipt at TestAmerica.  
**NOTICE:** Pre-Arrangements must be made AT LEAST 48 Hours in ADVANCE to receive results  
onrush. Rush testing time commitments; additional charges may be assessed.

NOTE: There may be a charge assessed for TestAmerica disposing of sample remainder with RUSH turn around time commitments; additional charges may be assessed for rush turn around time commitments.

Received by	Date	Time	Received by
<i>M</i>			

Shipped Via:	Date	Time
ave	11/2/09	1:15

**Temperature Upon Receipt**

Shipped Via:

NOTES: CALLED and left a message for Linda on 11/8/09 to inform her of the Rust

# TestAmerica

THE LEADER IN ENVIRONMENTAL TESTING

704 ENTERPRISE DRIVE • CEDAR FALLS, IA 50613  
800-750-2401 • 319-277-2425 FAX

## Sample Receipt and Temperature Log Form

Client: Apex Project: \_\_\_\_\_  
City: Urbandale, IA  
Date: 11/2/09 Receiver's Initials: MH Time (Delivered): 1800

### Temperature Record:

<b>Cooler ID# (If Applicable)</b> <u>Apex</u>
<u>1.9</u> °C <u>On Ice</u>

☒ Temp Blank

☐ Temperature out of compliance

### Thermometer:

- ☒ IR - 90876942 'C'  
☐ IR - 61997671 'B'  
☐ IR - 61854108  
☐ 22126775

### Courier:

<input type="checkbox"/> UPS	<input checked="" type="checkbox"/> TA Courier
<input type="checkbox"/> FedEx	<input type="checkbox"/> TA Field Services
<input type="checkbox"/> FedEx Ground	<input type="checkbox"/> Client
<input type="checkbox"/> US Postal Service	<input type="checkbox"/> Other
<input type="checkbox"/> Spee-Dee	

Custody seals present?

☐ Yes

Custody seals intact?

☐ Yes ☐ No

☐ Non-Conformance report started

### Exceptions Noted

<input type="checkbox"/> Sample(s) not received in a cooler.
<input type="checkbox"/> Samples(s) received same day of sampling.
<input type="checkbox"/> Evidence of a chilling process
<input type="checkbox"/> Temperature not taken:

Vials in front

\*Refer to SOP CF-SS-01 for Temperature Criteria

P:\QA Forms & Log Book pgs\Cooler Receipt rev15.doc