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 Linn County Iowa  
 JOAN MCCALMANT RECORDER

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**Type of Document:**

Iowa Department of Natural Resources  
 No Further Action Certificate

**Preparer Information:**

Matthew Culp  
 Iowa Department of Natural Resources  
 Wallace State Office Building  
 502 East 9<sup>th</sup> Street  
 Des Moines, IA 50319  
 (515) 242-5087

**Taxpayer Information:**

City of Cedar Rapids  
 Public Works Building  
 1201 6th Street SW  
 Cedar Rapids, IA 52404

MidAmerican Energy Company  
 666 Grand Avenue  
 Des Moines, IA 50309

**Return Document To:**

Kevin Armstrong  
 MWH  
 11153 Aurora Avenue  
 Des Moines, IA 50322  
 (515) 253-0830

**Grantors:**

Iowa Department of Natural Resources

**Grantees:**

MidAmerican Energy Company

**Legal Description:**

See description on Page 2 of No Further Action Certificate.

**Book and Page Reference:**

Preparer's name	Address	City, State	Tel. #
<u>Matthew Culp</u>	<u>502 E. 9<sup>th</sup> Wallace State</u>	<u>Des Moines, Iowa</u>	<u>(515)242-5087</u>

**IOWA DEPARTMENT OF NATURAL RESOURCES**

**NO FURTHER ACTION CERTIFICATE**

Mid American Energy Company  
Former Manufactured Gas Plant Site  
Cedar Rapids, Iowa

This certificate supersedes the previously issued conditional NFA that required a five year period of ground water gauging and monitoring. This document certifies that all or a portion of the properties described below have satisfied regulatory standards qualifying the affected area for a no further action classification (for ground water, surface water and sediment) under Iowa's Land Recycling Program in accordance with administrative rules contained in chapter 567 Iowa Administrative Code 137. A no further action classification generally means that voluntary participants in this program have identified and assessed certain contaminants of concern and sufficiently addressed them such that the risk to human health, safety and the environment is deemed acceptable according to standards adopted by the Iowa Department of Natural Resources. A comprehensive file is available to the public by contacting the Iowa Department of Natural Resources located at 502 E. 9<sup>th</sup> Street Des Moines, Iowa 50319-0034

A no further action classification applies to an area defined as the "affected area" which encompasses the entire area of the parcels of real estate as legally described below. Exhibit A is a map of the affected properties within the affected area that are prohibited for residential use, the installation of water wells and identifies the monitoring wells used for post closure ground water monitoring. This area is also subject to "institutional controls" in the form of an environmental easement and an environmental covenant intended to restrict certain land uses. Exhibit B is a summary of the assessment of the affected area and regulatory history of the MEC property that resulted in this no further action classification. Exhibit C is a list of the known or suspected contamination provided by the participant.

AFFECTED AREA. The affected area exists within the following parcels legally described as follows:

**Property described in Environmental Protection Easement (Former MidAmerican Service Center):**

The easterly 150 feet of Lots, 1, 2, 3, 4, and 5 of the Fractional Block 9, and all of Lots 1 through 10 of Block 9 and vacated alley therein in the Original Town of Cedar Rapids.

**Property described in Environmental Covenant (owned by City of Cedar Rapids):**

Lots 1 through 5, Fractional Block 10, Original Town, now City of Cedar Rapids, Linn County, Iowa and;  
Lots 1 through 7, Fractional Block 11, Original Town, now City of Cedar Rapids, Linn County, Iowa and;  
Lots 1 through 6 Fractional Block 2, Carpenter's Addition to the Town of Cedar Rapids, Linn County, Iowa and;  
A 100-foot wide street right-of-way located southwesterly of and adjoining Fractional Block 11, Original Town of Cedar Rapids, Iowa, from the southeasterly line of 8<sup>th</sup> Avenue SE, Southeasterly to the northwesterly line of 9<sup>th</sup> Avenue SE and;  
A 20-foot wide alley right-of-way located in Fractional Block 2, Carpenter's 1<sup>st</sup> Addition between 1<sup>st</sup> Street SE and 2<sup>nd</sup> Street SE from the southeasterly line of 8<sup>th</sup> Avenue SE southeasterly to the northwesterly line of 9<sup>th</sup> Avenue SE and;  
A 100-foot wide street right-of-way located southwesterly of and adjoining Block 9, Original Town of Cedar Rapids, Iowa, from the southeasterly line of 7<sup>th</sup> Avenue SE, southeasterly to the northwesterly line of 8<sup>th</sup> Avenue SE and;  
An 80-foot wide street right-of-way located southeasterly of and adjoining Fractional Block 9 and Block 9, Original Town of Cedar Rapids, Iowa, from the Cedar River, northeasterly to the southwesterly line of 2<sup>nd</sup> Street SE.

**Parcel 3.** The surface water and sediment in the Cedar River in the area marked on Exhibit A.

**Environmental Easement and Environmental Covenant:**

Two institutional controls restricting installation of wells in the form of an environmental easement and an environmental covenant have been imposed on the "affected area" as defined in this no further action certificate.

- Environmental Easement filed with the Linn County Recorder. Document ID 006303910005, Recorded 12/10/2003, Book 5503, Page 250-254
- Environmental Covenant filed with the Linn County Recorder. Document IS: 008232210007, Recorded 2/3/2006, Book 6251, Page 221-227

**State and Federal Permitting Process:**

Some residual contamination is believed to remain along the riverbank adjoining the affected property and in riverfront sediments. The risk assessment concluded that there were no concerns for unreasonable exposures given current land use conditions. The Department believes it is prudent to place an institutional control along the river bank area which would provide adequate notice to the Department of any planned construction or other disturbances along the river bank area. The IDNR and the United States Army Corp of Engineers (Corps) share a joint construction permitting process implemented through State and Federal law. The Department and the Corps have established an electronic database that will track any future permit applications in this area and provide notice to the Contaminated Sites Section. In the event a permit application is made to conduct activities in this area, the IDNR Contaminated Sites Section will be notified, which in turn will notify MidAmerican Energy. The details of the proposed activity would be reviewed to determine if additional assessment and management of construction would be required. The IDNR may reopen regulation of this area and require MidAmerican to conduct further assessment or remediation to prevent release of contamination necessary to protect human health and the environment

**Protected Parties:**

A no further action classification relieves protected parties from future environmental liabilities pursuant to Iowa Code Chapter 455H. The scope of the liability protection generally corresponds to the scope of the environmental conditions that qualifies for the no further action classification. Iowa Code section 455H.301 enumerates certain conditions that could authorize re-opening regulation of the affected area and removal of liability protections to certain protected parties. See also 567 Iowa Administrative Code 137.11. Interested parties should contact the Iowa Department of Natural Resources to obtain more information on the environmental conditions assessed within the affected area and any potential environmental concerns not specifically addressed or associated with areas outside the affected area.

**Enrolled property owner and participant address at the time of filing:**

Mid American Energy Company  
666 Grand Avenue  
Des Moines, Iowa 50309

**Other protected parties in the affected area**

City of Cedar Rapids,  
Owner of properties in the affected area at the time of the filing of the certificate  
Public Works Building  
1201 6<sup>th</sup> Street SW  
Cedar Rapids, IA 52404

**Department file reference:**

CON 12-15 LRP Cedar Rapids FMGP

This certificate does not constitute a warranty or a representation of any kind to any person as to the environmental condition, marketability or value of the above referenced property other than that certification required by Iowa Code section 455H.301 et seq. Interested parties should not rely solely on the representations contained in this certificate.

  
\_\_\_\_\_  
Patricia Boddy, INTERIM DIRECTOR  
IOWA DEPARTMENT OF NATURAL RESOURCES

State of Iowa            )  
                                  ) ss:  
County of Polk         )

Signed or attested before me on this 22<sup>nd</sup> day of November, 2010 by  
Patricia L. Boddy, Interim Director

My commission expires 2/16/2013  
NOTARY PUBLIC, STATE OF IOWA

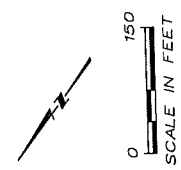


**NO FURTHER ACTION CERTIFICATE**

Mid American Energy Company  
Former Manufactured Gas Plant Site  
Cedar Rapids, Iowa

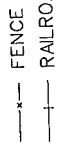
**Exhibit A:**

Map of the affected area and monitoring wells



LEGEND:

- EXISTING MONITORING WELL
- ABANDONED MONITORING WELL



FORMER STRUCTURE



AFFECTED AREA



SEDIMENT SAMPLING LOCATION SD16F

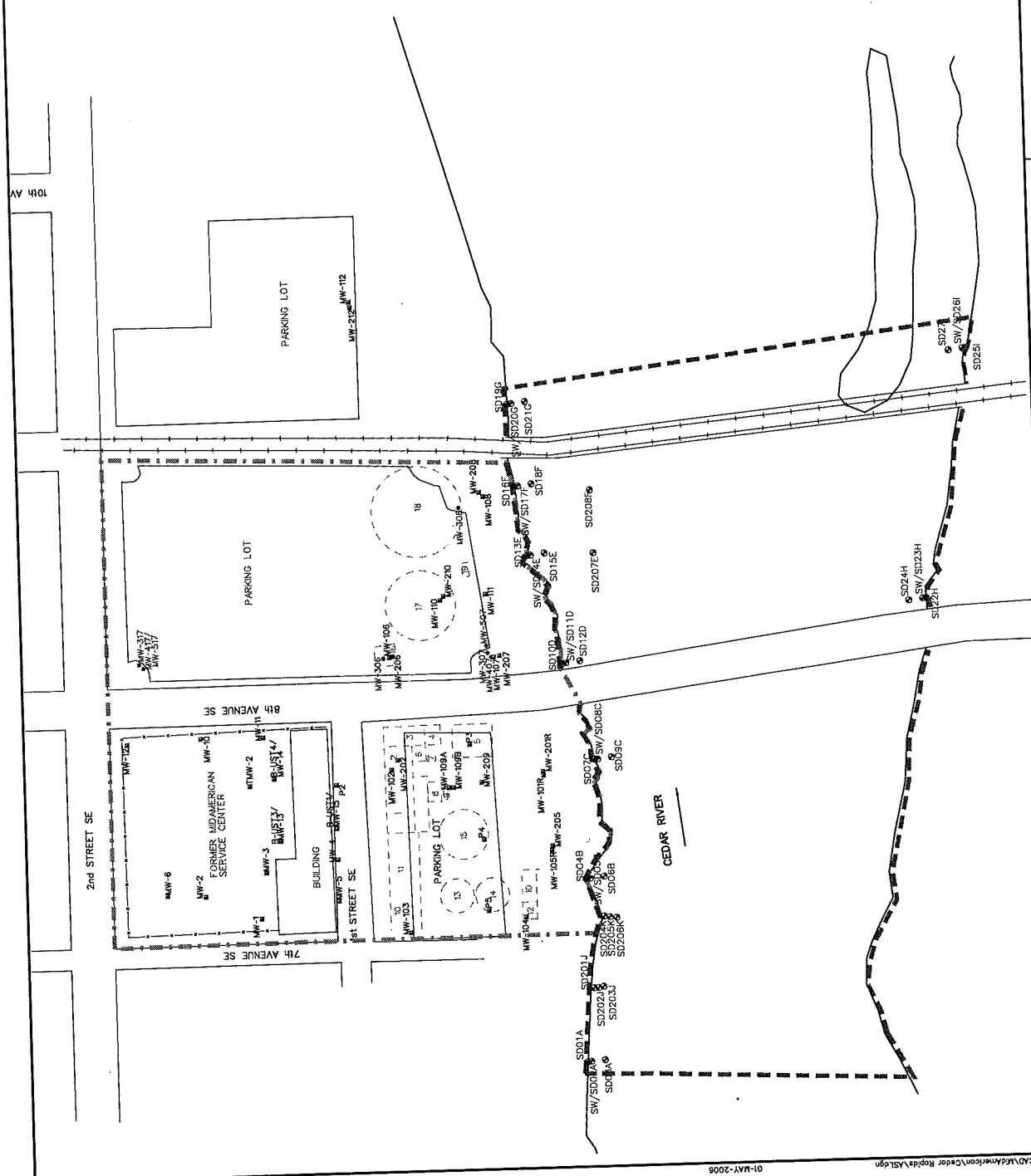


PARCEL 3 AFFECTED AREA



MGE STRUCTURES

1. GAS PLANT RETORTS
2. WATER GAS PLANT
3. CONDENSER/SCRUBBER ROOM
4. METER ROOM/OFFICE
5. PURIFIER
6. PUMP ROOM
7. GAL. WATER TANK
8. TAR PUMP HOUSE
9. STEEL STORAGE BASIN
10. COAL STORAGE
11. METER REPAIR
12. GAS OIL TANK
13. GAS OIL TANK
14. GAS STORAGE
15. GAS STORAGE
16. PUMP STORAGE HOLDER
17. GAS STORAGE HOLDER
18. GAS STORAGE HOLDER
19. OIL TANK



Des Moines Iowa  
 MIDAMERICAN ENERGY COMPANY  
 FORMER MANUFACTURED GAS PLANT  
 CEDAR RAPIDS, IOWA

SITE MAP

FIGURE 1

## NO FURTHER ACTION CERTIFICATE

Mid American Energy Company  
Former Manufactured Gas Plant Site Cedar Rapids, Iowa

### **Exhibit B: Summary of Assessment and Regulatory History**

All LRP activities were completed and approved in accordance with Chapter 137 of the Iowa Administrative Code (IAC), 567 and at this time are in compliance with the requirements necessary to obtain an NFA certificate. Pertinent documents, activities, and associated dates of key completions, commencing with application for entry into the Land Recycling Program (LRP), are included as follows:

<u>Document</u>	<u>Date</u>
LRP Enrollment Application approved by Iowa Department of Natural Resources (IDNR).	09-02
Soil Vapor Sampling Activities Report to IDNR.	09-09-02
Soil Vapor Modeling Report to IDNR.	09-30-02
Work Plan for Additional Bedrock Investigation Activities to IDNR.	10-11-02
Work Plan for Proposed Quarterly Groundwater Monitoring Network to IDNR.	01-27-03
Surface Water and Sediment Investigation Report to IDNR.	02-03-03
Work Plan for Additional Site Investigation Activities to IDNR.	07-14-03
Addendum to Surface Water and Sediment Investigation Report to IDNR.	07-29-03
Environmental Protection Easement recorded for property north of 8 <sup>th</sup> Avenue SE.	12-10-03
Response to Comments – Surface Water and Sediment Investigation Report to IDNR.	04-02-04
Work Plan for Additional Well Sampling Activities to IDNR.	04-14-04
Site Assessment/Risk Evaluation/Response Action Report to IDNR.	05-31-05
Screening Level Ecological Risk Assessment (SLERA) and Qualitative Benthic Macro invertebrate Survey Report to IDNR.	06-03-05
Work Plan for Additional Bedrock Well Installation to IDNR.	07-05-05
SLERA and Qualitative Benthic Macroinvertebrate Survey Report approved by IDNR.	08-11-05
Site Assessment Report to IDNR.	10-24-05
Risk Evaluation/Response Action (RE/RA) Report to IDNR.	10-24-05
Newspaper Public Notice issued.	10-27-05
Site Assessment and RE/RA Reports approved by IDNR.	11-09-05
Notification of Groundwater Contamination to Linn County Public Health Department.	11-23-05
Environmental Covenant signed by the property owner for property south of 8 <sup>th</sup> Ave. SE.	12-21-05

<u>Document</u>	<u>Date</u>
Final report	01-03-06
IDNR Letter Addressing issue of potential of site ground water contamination and future installation of off-site water wells	03-08-06
2006 Annual Report	10-17-06
2007 Annual Report	11-09-07
2008 Annual Report	10-27-08
2009 Annual Report	10-09-09
2010 Annual Report	10-06-10

## **NO FURTHER ACTION CERTIFICATE**

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Cedar Rapids, Iowa

### **Exhibit C**

The contaminants of concern for groundwater included in this no further action classification are:

#### **Volatile Organic Compounds**

Benzene  
Toluene  
Ethylbenzene  
Xylenes

#### **Semivolatile Organic Compounds**

Phenol  
2,4,5-Trichlorophenol  
2,4,6-Trichlorophenol  
2,4-Dichlorophenol  
2,4-Dimethylphenol  
2,4-Dinitrophenol  
2-Chlorophenol  
2-Methyl-4,6,-dinitrophenol  
2-Methylphenol (o-cresol)  
2-Nitrophenol  
4-Chloro-3-methylphenol  
4-Methylphenol (m/p-cresol)  
4-Nitrophenol  
Pentachlorophenol  
Acenaphthene  
Acenaphthylene  
Anthracene  
Benzo(a)anthracene  
Benzo(a)pyrene  
Benzo(b)fluoranthene  
Benzo(g,h,i)perylene  
Benzo(k)fluoranthene  
Chrysene  
Dibenz(a,h)anthracene  
Dibenzofuran  
Fluoranthene  
Fluorene  
Indeno(1,2,3,cd)pyrene  
Naphthalene  
1-Methylnaphthalene  
2-Methylnaphthalene  
Phenanthrene  
Pyrene

#### **Inorganics**

Arsenic  
Lead  
Cyanide