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STATE OF IOWA

TERRY E. BRANSTAD, GOVERNOR
KIM REYNOLDS, LT. GOVERNOR

DEPARTMENT OF NATURAL RESOURCES
ROGER L. LANDE, DIRECTOR

September 23, 2011

Mr. Eric Isaacs, Brownfields Coordinator
City of Coralville
1512 7th Street
Coralville, Iowa 52241

Subject: Phase II Environmental Site Assessment for Backpocket Brewery, Coralville

Dear Mr. Isaacs:

Thank you for the submittal of the Phase II Environmental Site Assessment (ESA) received on August 31, 2011 for the property referenced above.

The Iowa Department of Natural Resources (IDNR) has reviewed the Phase II ESA for evidence suggesting the existence of a hazardous substance. While contaminants have been found, the DNR has not identified evidence suggesting the likely existence of a hazardous condition, in consideration of the current land use.

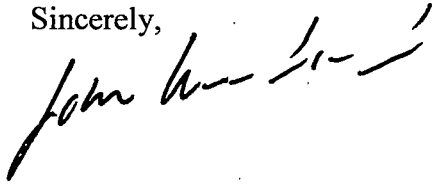
The SVOCs bis(2-chloroethyl)ether and 2,4-dinitrotoluene were detected in groundwater sample MW-4 at concentrations slightly above IDNR Statewide Standards for a Protected Groundwater Source. The RCRA metal arsenic was detected in groundwater samples MW-1, MW-3, MW-4 and MW-5 above the IDNR Statewide Standards for a Protected Groundwater Source.

With consideration of the conditions noted above, the Department does not require any follow-up action based on the Phase II findings. This determination should not be construed to be an endorsement by the DNR that a hazardous condition does not exist on the property. Instead, it is a conclusion by the DNR that available information (without regard to the quality or quantity of that information) does not suggest the likely existence of hazardous condition on the property. Furthermore, this determination does not constitute an endorsement by the DNR as to the appropriateness of any proposed use of the property.

Since there are no regulatory requirements for the conduct of Phase I/II Environmental Assessments, the DNR does not typically approve, reject or otherwise make judgment on the quality or adequacy of Phase I/II Environmental Assessments. Historically, the DNR looks at the information provided in a Phase I/II Environmental Assessment in addition to other generally available information about the property (e.g., geology, well location, land use) for evidence of a potential hazardous condition (as defined in 567 Iowa Administrative Code (IAC) Chapter 131). Hazardous conditions are required to be reported to the DNR (567 IAC Chapter 131).

Please feel free to contact me if there are any questions, comments, or concerns at (515) 281-4117.

Sincerely,

A handwritten signature in black ink, appearing to read "John Woodland", with a stylized flourish at the end.

John Woodland
Environmental Specialist
Contaminated Sites Section
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Cc: Cal Lundberg, Supervisor, Contaminated Sites Section, Iowa Department of Natural Resources
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