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STATE OF IOWA

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

DEPARTMENT OF NATURAL RESOURCES
ROGER L. LANDE, DIRECTOR

January 18, 2012

Kevin Digmann
Hodge Construction
711 South Gilbert Street
Iowa City, Iowa 52240

Subject: Sinclair Station, 2611 Muscatine Avenue, Iowa City, Iowa 52240

Dear Mr. Digmann:

Thank you for the submittal of the Phase II Environmental Site Assessment dated December 23, 2011, conducted on the property referenced above.

The Iowa Department of Natural Resources (IDNR) has reviewed the Phase II Environmental Assessment 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.

It should be noted that the Contaminated Sites Section does not regulate releases from underground storage tanks (USTs). While several petroleum constituents were detected in soil and groundwater onsite at concentrations exceeding applicable standards, the Contaminated Sites Section will not comment on the petroleum contamination since there are active USTs located onsite. The site will be referred to the Leaking Underground Storage Tank (LUST) Section for review. You may contact Verne Schrunk at (515) 281-6704 for additional information regarding the LUST review.

As noted in the report, no soil contamination was observed onsite at concentrations which exceed any applicable standards. In addition, a couple VOCs and RCRA metals were detected in groundwater onsite at concentrations below the applicable standards. The only exceedence observed onsite was vinyl chloride in groundwater at a concentration of 5.97 ug/L which slightly exceeded the applicable standard of 2 ug/L.

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 approve, reject or otherwise make judgment on the quality or adequacy of Phase I/II Environmental Assessments. Instead 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).

Feel free to contact me if there are any questions, comments, or concerns at (515) 281-4420.

Sincerely,



Tami S. Rice
Environmental Specialist Senior
Contaminated Sites Section
Iowa Department of Natural Resources

Cc: Cal Lundberg, Supervisor, Contaminated Sites Section, Iowa Department of Natural Resources
Dennis and Charlotte Parrott, 2611 Muscatine Avenue, Iowa City, Iowa 52240
Daniel Green, Terracon, 2640 12th Street SW, Cedar Rapids, Iowa 52404
Field Office 6, 1023 West Madison Street, Washington, Iowa 52353-1623