



STATE OF IOWA

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

DEPARTMENT OF NATURAL RESOURCES  
CHUCK GIPP, DIRECTOR

July 6, 2012

JANE MCALLISTER  
AHLERS & COONEY PC  
100 COURT AVENUE SUITE 600  
DES MOINES IOWA 50309

Subject: Broadway Ventures, Council Bluffs, Iowa

Dear Ms. McAllister:

Thank you for the submittal of the Final Report for the Limited Subsurface Investigation dated May 25, 2012, conducted on the property referenced above.

As noted in the report, four temporary monitoring wells (GW-1 through GW-4) were installed in the city right-of-way east and southeast of the property. Groundwater samples were collected and analyzed for volatile organic compounds (VOCs). Two soil vapor samples (SV-1 and SV-2) were conducted with one located near former SB-6 located onsite and one sample located in the right-of-way east of the site. The soil vapor samples were collected from 8 to 9 feet deep which is the general depth of the receptors of concern (sanitary sewer, storm sewer, and basements). The sample tubing was properly purged and samples were collected in 1-liter summa canisters. The vapor samples were also analyzed for VOCs.

The results from the groundwater sampling indicated that the chlorinated solvents (tetrachloroethene [PCE] and trichloroethene [TCE]) appear to have migrated to the south along South 24<sup>th</sup> Street from the site vicinity. To date, the highest PCE and TCE concentrations are at SB-6 located on the east side of the property. The only other exceedences of PCE and TCE were observed in GW-3 and GW-4 located south along South 24<sup>th</sup> Street. While several VOC constituents were observed in the soil vapor analysis, both vapor samples (SV-1 and SV-2) passed for all exposure scenarios when using an attenuation factor of 0.1.

Based on the information presented above, no further action is required at this time. Please note that this judgment is based on information available to the Department at this time and is subject to revision, if additional information indicates such a change is warranted. Furthermore, this determination does not constitute an endorsement by the DNR as to the appropriateness of any proposed use of the property. If such an endorsement is sought, the property may be enrolled in the Iowa Land Recycling Program (LRP), which would involve a thorough investigation and assessment of risks associated with possible uses of the property (<http://www.iowadnr.gov/InsideDNR/RegulatoryLand/ContaminatedSites/LandRecyclingProgramLRP.aspx>). If you have any questions, please contact me at 515-281-4420 or email at [tami.rice@dnr.iowa.gov](mailto:tami.rice@dnr.iowa.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Tami S. Rice". The signature is fluid and cursive, with the first name "Tami" being the most prominent.

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  
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