

Site Name: Cedar Rapids Metro Economic Alliance, Cedar Rapids

Initial Site Screening (ISS)

Project Manager: Tami S. Quam

Date: December 7, 2012

CON 12-15
Doc # 27782

3931 - Phase II Assessment Review – Brownfield Funded

Phase II submitted as part of standard real estate development, pre-purchase agreement, or other due diligence, not a part of a community grant project, or

3837 - Phase II Assessment – Brownfield Grant Funded

Phase II submitted as part of an EPA grant funded community-wide or targeted assessment project – see Mel Pins if questions on this determination, or

3321 - Phase II Assessment Review – CERCLA Pre-Remedial Funded

Phase II submitted that is not part of a real estate transaction

Location:

Latitude: 41.9745
(Decimal Degree format)

Longitude: -91.6668

County: Linn

USGS Quadrant: _____

Site Size: 0.43

Site Dimension:

Acres

Square Feet

Feet

Square Miles

Miles

Site Alias Name(s): _____

Congressional District: 2

Grant Recipient Name, Address & Contact: NA

Current Owner & Address: c/o 2001 Development Corporation, 200 1st Street SE, 20th Floor, Cedar Rapids, Iowa 52401

Responsible Party Name(s) & Address, if different from current owner:
Unknown at this time

Site Street Address or Tier, Range, Section & Subsections (if street address is unknown)

429 and 501 1st Street SE, Cedar Rapids, Iowa

Directions to site: From Des Moines, take I-80 east and take exit 239B to take I-380 north. Take exit 19A and merge onto 3rd Street SW. Turn right onto 3rd Ave SW and continue onto 3rd Ave Bridge. Turn right onto 1st Street SE and the site will be on the right side of the street at the intersection with 5th Ave SE.

Summarize the site history (past usages, past ownerships, wastes, known or suspected contamination pathways such as tanks, septic tank/tile field, lagoon, land applications, S.W. burial, etc)

The site consists of a 13,430 square foot building currently occupied by the Cedar Rapids Metro Economic Alliance. The site building was constructed in 2000. As noted in the Phase II Report, four recognized environmental conditions (RECs) were observed onsite and in the site vicinity which include aboveground storage tanks (ASTs) and associated pump island previously located onsite, a Phase II Environmental Site Assessment (ESA) conducted in 1997 that identified an elevated concentration of benzo(a)pyrene in one soil sample onsite, Sanborn fire insurance maps that identified historical use of the site as bulk coal storage, and historical use of the area northwest of the site which was used for bulk coal storage with a filling station about 100 feet east of the site. Based on review of aerial photographs, it appears that a railroad line historically crossed the property.

Briefly describe the site assessment that was conducted (number of borings, monitoring wells, number of samples, depth of soil samples and monitoring wells, analysis, etc.)

The site assessment consisted of two soil borings (B-1 and B-2) conducted to depths of 14.5 feet to 15.5 feet which is when bedrock was encountered in the borings. Soil was field-screened using a photo-ionization detector (PID) for the presence of volatile organic compounds (VOCs); however, no elevated PID readings were observed in the borings. One soil sample was collected from each boring for analysis of VOCs, RCRA metals, polycyclic aromatic hydrocarbons (PAHs), and total extractable hydrocarbons (TEH). Groundwater sufficient for sampling was not encountered so groundwater samples were not collected as part of this investigation.

Summarize the findings and conclusions regarding the contaminants found and their extent and concentrations. Relate those values to known criteria such as statewide standards, MCLs, water quality standards, background levels or other benchmarks used to determine site priority.

VOCs, PAHs, and TEH were not detected in soil sample B-2; however, RCRA metals were detected in B-2 at concentrations below the respective standards. VOCs were not detected in soil sample B-1 but concentrations of TEH and RCRA metals were detected at concentrations below the standards. Several PAHs were detected in soil sample B-1 but only concentrations of benzo(a)anthracene, benzo(b)fluoranthene, benzo(a)pyrene, and dibenzo(a,h)anthracene exceeded a soil standard. See Table 1 below for additional information.

Table 1 - Exceedences of Soil Standards (mg/kg)

	B-1	Standard
Benzo(a)anthracene	4.3	3.1
Benzo(b)fluoranthene	4.17	3.1
Benzo(a)pyrene	4.37	0.31
Dibenz(a,h)anthracene	0.62	0.31

Identify on-site or off-site potential and actual targets (e.g., municipal wells, private wells, drinking water intakes). What is known of the neighboring area, i.e., are there residences, businesses, public use areas, etc.? Are there utility lines that could be impacted by site contaminants? Identify any other use/location issues that deserve consideration.

Within a quarter-mile radius of the site there are several plugged wells, six commercial wells ranging in depths from 267 to 1,490 feet, two monitoring wells, a public access well that is 422 feet deep, and a well used for air conditioning that is 1,200 feet deep. Between a quarter-mile radius and a half-mile radius of the site there are 9 commercial wells ranging in depth from 421 to 2,525 feet and 13 public access wells ranging in depth from 120 to 1,462 feet.

The Cedar River is located immediately adjacent, west of the site. The site is not located within a source water protection area.

Rate the site on a scale of 1 to 4, in decreasing order of severity or priority.

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Summarize the reasoning, knowledge or any other information used in determining your recommendation regarding the priority assigned to this site.

As noted above, VOCs, PAHs, and TEH were not detected in soil sample B-2; however, RCRA metals were detected in B-2 at concentrations below the respective standards. VOCs were not detected in soil sample B-1 but concentrations of TEH and RCRA metals were detected at concentrations below the standards. Several PAHs were detected in soil sample B-1 but only concentrations of benzo(a)anthracene, benzo(b)fluoranthene, benzo(a)pyrene, and dibenzo(a,h)anthracene exceeded a soil standard. The concentrations of all the PAHs detected in soil sample B-1 were entered into the Land Recycling Program (LRP) Cumulative Risk Calculator to determine the potential risk from exposure. The concentrations pass for the most restrictive exposure scenario (site resident). Therefore, there are no concerns about potential exposure at this time.

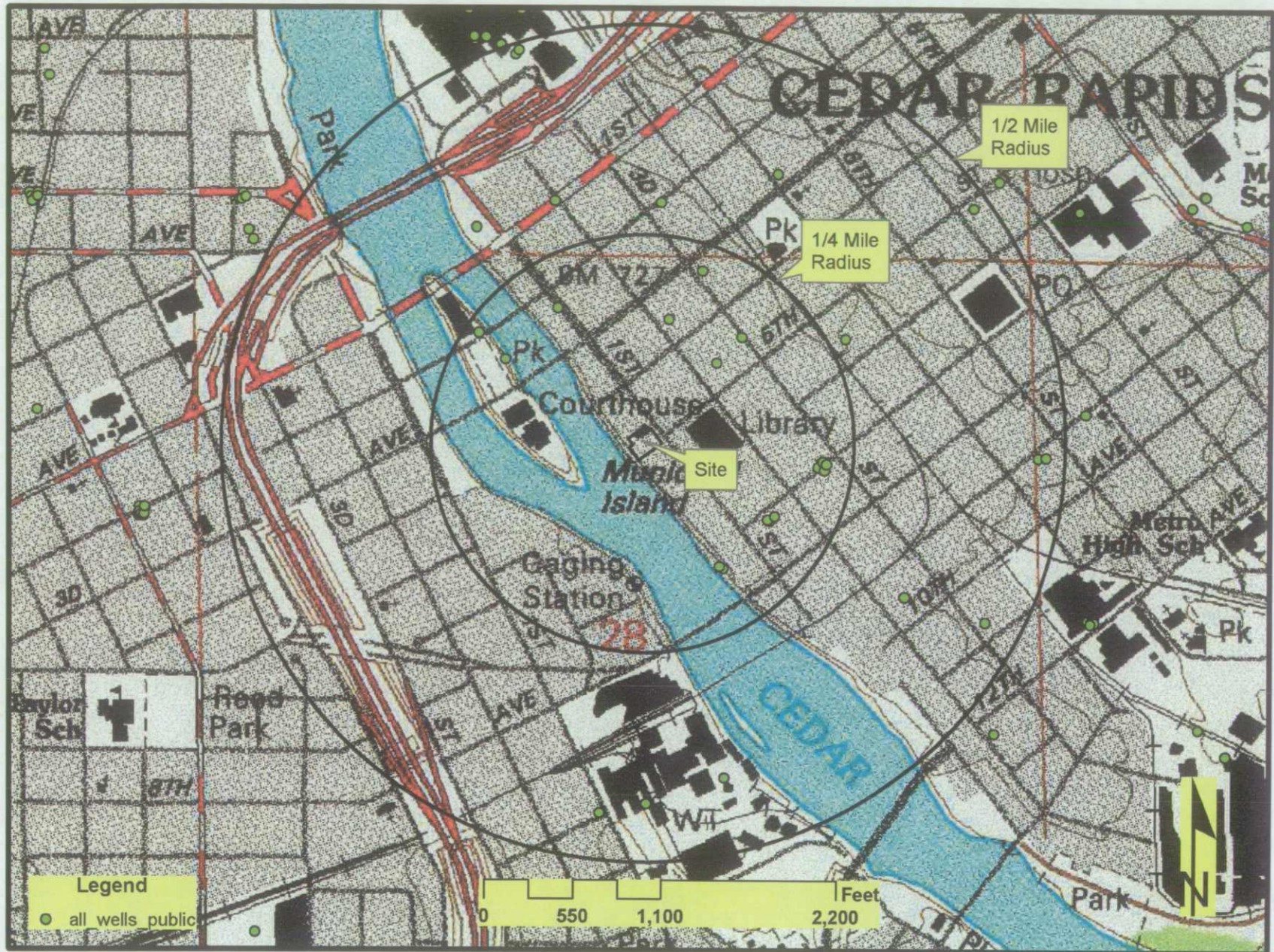
It should be noted that groundwater was not encountered onsite and bedrock appears to have been encountered at depths of 14.5 to 15.5 feet. No further action is required under CERCLA or Iowa Chapter 133 at this time and the site is not a candidate for an ESS.

Site recommended for:

- No further action
- Additional investigation under state program (activity code 2824)
- Additional investigation under CERCLA (Extended Site Screening)
- Transfer to LUST/UST

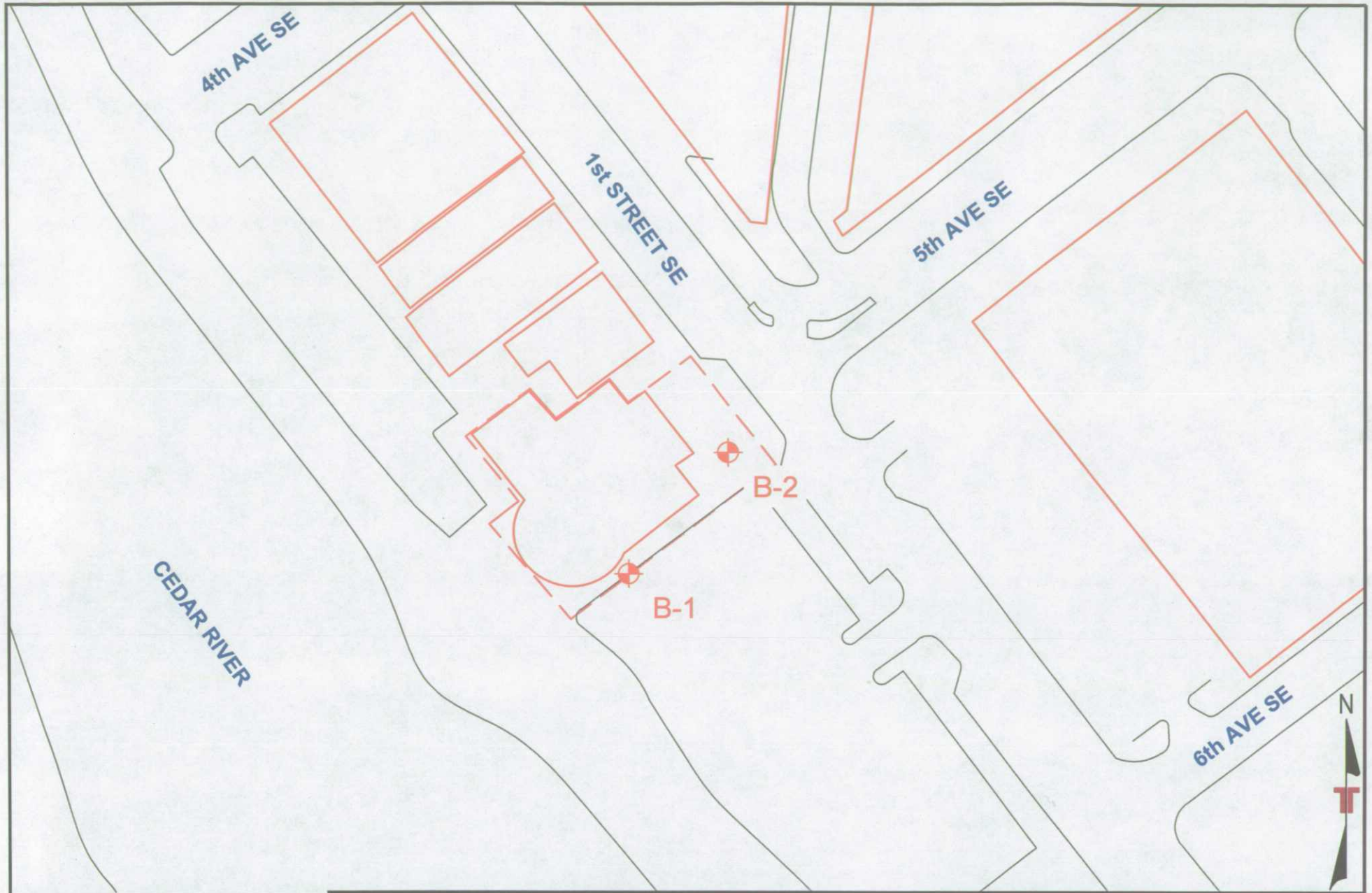
Form Reviewed: Cal Lundberg Date Reviewed: 12/10/12
Revised 11/2012

Cedar Rapids Metro Economic Alliance, Cedar Rapids



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LEGEND	
	- APPROXIMATE SITE BOUNDARY
	- APPROXIMATE BORING LOCATION

DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Project Mng:	DMG
Drawn By:	JLM (41), PC
Checked By:	DMG
Approved By:	DMG

Project No.	06127725
Scale:	NOT TO SCALE
File No.	06127725 Figures.dwg
Date:	DEC 2012

Terracon
 Consulting Engineers and Scientists
 2640 12TH STREET SW CEDAR RAPIDS, IOWA 52404
 PH. (319) 366-8321 FAX. (319) 366-0032

BORING LOCATION PLAN
LSI - FORMER SCIENCE STATION
RYAN COMPANIES US, INC
429 AND 501 1st STREET SE
CEDAR RAPIDS, LINN COUNTY, IOWA

EXHIBIT
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