



STATE OF IOWA

CHESTER J. CULVER, GOVERNOR  
PATTY JUDGE, LT. GOVERNOR

DEPARTMENT OF NATURAL RESOURCES  
RICHARD A. LEOPOLD, DIRECTOR

FOR DIRECTOR'S SIGNATURE

DATE: November 8, 2011  
TO: Roger L. Lande, Director  
FROM: Greg Fuhrmann, Contaminated Sites Section

APPROVALS:

Bill Ehm, Administrator, Environmental Services

Initial and Date: BE 11/8/11

Brian Tormey, Bureau Chief, Land Quality Bureau

Initial and Date: BT 11/8/11

Cal Lundberg, Supervisor, Contaminated Sites Section

Initial and Date: CL 11/8/11

Aaron Brees, Compliance and Enforcement

Initial and Date: AB 11/8/11

PROGRAM MANAGER SUMMARY:

The attached document is a No Further Action Certificate (NFAC) for the former Parr Manufacturing site located at 3001 McKinley Avenue, Des Moines, Iowa. A Phase II environmental assessment was submitted to the department in April 2000. The assessment indicated an area of groundwater contaminated with chlorinated solvents (primarily trichloroethylene) and metals, (primarily chromium). The site was enrolled in the Land Recycling Program in August 2000. Site assessment activities were completed in 2004, which indicated two additional areas of contamination on the property. Chemical injection treatment activities were conducted from April 2006 to January 2008 to remediate areas of contaminated groundwater. Quarterly groundwater sampling from 2004 (before the injection activities) through April 2010 has indicated significant trichloroethylene (TCE) reductions in groundwater. TCE concentrations in groundwater decreased 99.7 % in the building area, 94.9 % in the northwest corner of the property, and 31.2 % in the west central area of the property by April 2010. Chromium groundwater concentrations have decreased below detection limits. Total groundwater contaminant concentrations are stable and/or declining and have not been detected off-site.

The risk evaluation/response action report recommended that an environmental covenant be placed on the property deed with the following restrictions on the property; non-residential use, no water wells may be installed on the property, and that construction of subgrade structures be prohibited. The use restrictions are appropriate for the current use and zoning of the property and were approved by the department. An environmental covenant, with the use restrictions included, was recorded with the property deed on September 12<sup>th</sup>, 2011.

Contaminated Sites recommends signature and approval of the NFAC.

Preparer's name  
Greg Fuhrmann, DNR

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Wallace State Office Building

City, State  
Des Moines, Iowa

Tel. #  
(515) 242-5241

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## IOWA DEPARTMENT OF NATURAL RESOURCES

### NO FURTHER ACTION CERTIFICATE

This document certifies that all of the property described below has satisfied regulatory standards qualifying the area for a no further action classification 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 to levels is deemed acceptable according to standards adopted by the Iowa Department of Natural Resources.

The no further action classification applies to an area within the enrolled property defined as an "affected area" (**Figure 1**) within the parcels of real estate as legally described in **Exhibit A**. **Exhibit B** is a summary of soil and groundwater assessments to which the classification applies. **Exhibit C** is a list of the contaminants of concern that was identified during site assessment activities. The no further action classification applies only to contaminants of concern that the participants identified based on known or suspected sources of contamination.

A classification of no further action grants to "protected parties" protection from future environmental liabilities pursuant to Iowa Code Chapter 455H. The scope of the liability protection generally corresponds to the scope of the environmental condition(s) that qualifies for the no further action classification. Iowa Code section 455H.301 enumerates certain conditions which could authorize re-opening regulation of the affected area and removal of liability protections to certain protected parties. 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.

#### AFFECTED AREA

The affected area exists within the following parcels legally described in **Exhibit A**.

Property owner and enrolled participant address at the time of filing:

Fund A of the Erwin W. Parr Family Trust - Ronald W. Parr Family Trust  
and Fund A of the Erwin W. Parr Family Trust - Catherine L. Brandt  
Family Trust

Department file reference:

Parr Manufacturing,  
3001 McKinley Avenue  
Des Moines, Iowa

### **CONDITIONAL NO FURTHER ACTION CLASSIFICATION:**

The no further action classification and the attendant liability protections for the affected area are subject to the maintenance and continued effectiveness of the following institutional controls:

#### **INSTITUTIONAL CONTROLS:**

An environmental covenant was recorded with the property on September 12, 2011 by the Polk County Iowa Recorder (Doc. # 025107190024). The following activity and use limitations have been placed on the property;

1) No drinking water or non-drinking water wells as defined in Iowa Department of Natural Resources Rule 567 Iowa Administrative Code 135 .2 and as subsequently amended shall be installed within the boundaries of the Property. For purposes of reference, drinking water wells means, "any groundwater well used as a source for drinking water by humans and groundwater wells used primarily for the final production of food or medicine for human consumption in facilities routinely characterized with the Standard Industrial Codes (SIC) group 283 for drugs and 20 for foods (or the North American Industry Classification System (NAICS) Codes of 3254 for drugs and 311 for food)." Non-drinking water wells means, "any groundwater well (except an extraction well used as part of a remediation system) not defined as a drinking water well including a groundwater well which is not properly plugged in accordance with department rules in 567-Chapters 39 and 49".

2) No "confined spaces" as described in Iowa Department of Natural Resources Rule 567 Iowa Administrative Code 135.10(6) (for groundwater vapor) and 135.10(7) (for soil vapor) shall be constructed within the area of the applicable receptor ID plume as specified in DNR rule 135.10(6) (groundwater vapor) or 135.10(7) (soil vapor). Confined spaces include basements in buildings occupied by humans

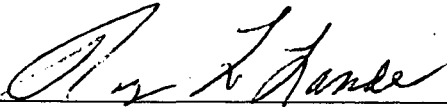
3) Future improvements and/or development of the Property shall be restricted to nonresidential uses only.

#### **PUBLIC NOTICE:**

IN ACCORDANCE WITH IOWA CODE CHAPTER 455H AND DEPARTMENT RULES, PARTICIPANTS IN THE LAND RECYCLING PROGRAM MAY NOT HAVE BEEN REQUIRED TO IDENTIFY AND ADDRESS ALL KNOWN OR SUSPECTED RELEASES OF CONTAMINANTS IN ORDER TO QUALIFY FOR A NO FURTHER ACTION CLASSIFICATION. FOR THE AFFECTED AREA IDENTIFIED IN THIS CERTIFICATE OR THE REAL ESTATE AFFECTED BY THIS RECORDED DOCUMENT, INTERESTED PARTIES MAY CONTACT THE DEPARTMENT TO OBTAIN FURTHER INFORMATION.

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.

FOR THE DIRECTOR, IOWA DEPARTMENT OF NATURAL RESOURCES



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ROGER L LANDE  
DIRECTOR  
IOWA DEPARTMENT OF NATURAL RESOURCES

State of Iowa  
County of Polk

Signed or attested before me on this 10<sup>th</sup> day of November, 2011 by  
Karen Wymaada, My Commission Expires 2012

NOTARY PUBLIC STATE OF IOWA

