



STATE OF IOWA

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

DEPARTMENT OF NATURAL RESOURCES
CHUCK GIPP, DIRECTOR

April 15, 2013

Mr. David Wingo
Director of Risk Management
Terex Corporation
200 Nyla Farms Road
Westport, CT 06880

CON 12-15
Doc #28248

Re; Request for Condition Warranting Remedial Action Determination for Parcel B, Terex Cedarapids Property, Cedar Rapids, Iowa

Dear Mr. Wingo,

The Iowa Department of Natural Resources has reviewed the Phase I and Phase II reports and follow-up reports for the property identified as Terex Cedarapids, Parcel B located at 909 17th Street NE, Cedar Rapids, Iowa. The request was prepared and submitted by WSP Environment and Energy.

A Phase I ESA (dated October 3, 2011) was prepared for the entire site. The results of several activity specific site investigations (dating back to 1988) were reviewed during preparation of the Phase I. Phase II investigations were performed on the entire property in phases that spanned 2010 through 2012. A Phase II environmental assessment of Parcel B was completed in 2012 on behalf of a prospective purchaser. This review shall be limited to the site assessment information that pertains to Parcel B of the Terex Cedarapids facility. The documents examined by the Department for this review include;

- Phase I dated October 3, 2011 – WSP Environment & Energy
- Phase II ESA dated April 4, 2012 – WSP Environment & Energy
- Supplemental Site Characterization Report dated October 15, 2012 – WSP Environment & Energy
- Phase II Site Assessment dated February 10, 2013 – EB Solutions
- Request for Condition Warranting Remedial Action Determination dated March 12, 2013 - WSP Environment & Energy

Arsenic was detected in soil at two locations (one shallow and one deep) at concentrations that exceeded the Statewide Standard. In groundwater, only TCE was detected in one location at a concentration that exceeded both Statewide Standards for Protected and Non-Protected Groundwater. Five metals were detected in groundwater at concentrations that exceeded their respective Statewide Standards for Protected groundwater but were below the Statewide Standards for Non-Protected Groundwater. Currently, the owner plans to sell this site (Parcel B) to a party that will continue to use the property as a commercial/industrial facility. The two onsite water supply wells were not sampled as part of the assessment for Parcel B. The rest of the property (identified as Parcel A) will enroll in the Land Recycling Program and testing the onsite water supply wells will be a requirement of that program. The information pertaining to Parcel B does not indicate a significant threat to human health or the environment. No further assessment or follow-up action will be required at this time to address any issues identified at Parcel B.

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. 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

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) 242-5084.

Sincerely,



Hylton Jackson, Environmental Specialist-IDNR

Cc: Laura M. Tobin, Senior Project Director, WSP Environment and Energy, 4600 South Ulster Street, Suite 930, Denver, CO 80237
Mr. John A. Simon, Director, Gnarus Advisors LLC, 4350 North Fairfax Drive, Suite 830 Arlington, VA 22203
Ed Bertch, EB Solutions, Inc., 1931 E Avenue NW, Cedar Rapids, IA 52405
Cal Lundberg, Contaminated Sites Supervisor-IDNR
IDNR Field Office #1