



STATE OF IOWA

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

DEPARTMENT OF NATURAL RESOURCES
CHUCK GIPP, DIRECTOR

April 21, 2014

Bradie Kuehne
Project/Marketing Coordinator
Christensen Development
506 3rd Street, Suite 300
Des Moines, IA 50309
515-650-0921

CON 12-15
Doc #29612

Re: Phase II Environmental Site Investigation, 505 East Grand Avenue, Des Moines, Iowa

Dear Ms. Kuehne:

Thank you for the submittal of the Phase II Environmental Site Assessment (ESA), dated March 31, 2014, conducted on the property referenced above. The ESA was performed by Allender Butzke Engineers.

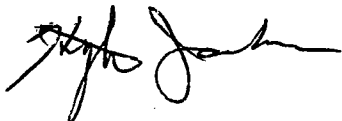
Bis(2-ethylhexyl) phthalate has been detected in groundwater at concentrations that moderately exceed the Statewide Standard for Protected Groundwater but are well below the Statewide Standard for Non-Protected Groundwater. Low concentrations of RCRA Metals and TEH diesel were detected in onsite soil. The data presented in the Limited Phase II ESA does not indicate a significant threat to human health or the environment. No additional assessment will be required at this time.

With consideration of the conditions noted above, the DNR does not require any follow-up action based on the Phase II findings. This determination (based on very limited information) 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 conducting 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,

A handwritten signature in black ink, appearing to read "Hylton Jackson", written in a cursive style.

Hylton Jackson
Contaminated Sites Section
Iowa Department of Natural Resources

Cc: Cal Lundberg, Supervisor, Contaminated Sites Section, Iowa Department of Natural Resources
Jake Christensen, President, 505 East Grand LLC, c/o Christensen Development
506 3rd Street Suite 200, Des Moines, IA 50309
Don Edds, Allender Butzke Engineers, 3660 109th Street, Urbandale, IA 50322
IDNR Field Office #5