



STATE OF IOWA

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

DEPARTMENT OF NATURAL RESOURCES
CHUCK GIPP, DIRECTOR

July 26, 2016

Keith Crandall
Sapp Bros. Inc.
9915 South 148th Street
Omaha, NE 68138

CON 12-15
Doc #32083

RE: Site Monitoring Report (SMR – date July 8, 2016) for the Sapp Bros. Facility (formerly Consolidate Energy), Le Mars, Iowa

Dear Mr. Crandall,

This letter is to inform you that the IDNR has reviewed the SMR for the above mentioned site located at 1788 18th Street in Le Mars, Iowa. The report was prepared and submitted by GEOTEK Engineering & Testing Services, Inc.

Monthly free product recovery (when present) has been occurring for wells MW5 and MW7. No free product has been detected in MW7 since 6/4/2014 (with the exception of 0.03 feet noted on 5/1/2015). For the most part, free product is noted in MW5 when the static water level depth drops lower than approximately 14 feet below ground surface. A total of 0.26 gallons of free product has been recovered from MW5 since 5/18/2015 with no free product recovery since 1/7/2016. Eight additional monitoring wells have been regularly sampled for BTEX and TEH. The report concludes that the site assessment/monitoring history (since 2010) indicates that the groundwater contamination plume is stable and contaminant migration is not occurring. The report recommends the discontinuance of groundwater sampling and monitoring.

The Iowa DNR concurs that the groundwater contamination has been defined and concentrations are stable/declining. However, benzene, TEH diesel, and TEH waste oil remain in onsite groundwater at concentrations that significantly exceed Tier 1 and Statewide Standards. No vapor intrusion (VI) assessment has been done. When the highest benzene concentration detected in onsite groundwater (869 ug/L in MW7 on 5/18/2015 - **when free product was not present**) is used in EPA's VISL calculator, there is a potential indoor air concentration of 26.1 ug/m³. When this value is used in Iowa's Cumulative Risk Calculator, a value of 0.87 for site resident, non-cancer risk is generated. This value is marginally below an acceptable risk of 1.0.

The Iowa DNR would consider issuing a "comfort letter" for the site that would include discontinued monitoring if an Environmental Covenant (EC) is placed on the property. The EC would include prohibiting access to onsite groundwater and restricting property use to non-residential (for the acceptable template – see attached). A copy of the Microsoft Word© document is available at;

<http://www.iowadnr.gov/Environmental-Protection/Land-Quality/Underground-Storage-Tanks/Leaking-Underground-Tanks/Environmental-Covenant>
under the "CSS Environmental Covenant Model" link

Please submit a brief site closure proposal within 45 days of receipt of this letter. After the department reviews the proposal, a response will be provided.

Please contact me at (515) 725-8338 if you have any questions regarding this decision.

Sincerely,



Hylton Jackson, Iowa DNR

Attached: Iowa Contaminated Site Environmental Covenant template

CC: Amie Davidson, Iowa DNR
Keith DeLange, GEOTEK Engineering, 909 East 50th Street, Sioux Falls, SD
57104
IDNR Field Office # 3

IOWA CONTAMINATED SITE ENVIRONMENTAL COVENANT

This environmental covenant is established pursuant to Iowa Code (IC) chapter 455I entitled Uniform Environmental Covenants Act.

[INSERT name(s) of fee title owners of affected property], hereafter "grantor(s)", *[INSERT name(s) of all holder(s)]*, hereafter "holder(s)," and the Iowa Department of Natural Resources (Department) in its capacity as an agency of Iowa state government enter into this environmental covenant for the purpose of subjecting the affected property described below to certain activity and use limitations in accordance with the terms and conditions as specified and the authorities granted the Department in IC chapter 455I, § 455B.103(7), and Department rules in chapter 567 Iowa Administrative Code (IAC) 133.

1. **Affected Property**. The grantor(s) is/are the fee title owner(s) of the property located at *[INSERT address]*. The property is legally described as: *[INSERT the legal description of the property from the property deed]*.

Hereinafter, the affected property will be referred to as "the property."

2. **Risk Management and Institutional Controls**. *[INSERT name of party]* has performed a soil and groundwater investigation and risk assessment in accordance with 567 IAC 133. The site assessment identified contaminated conditions on the property which may present an unreasonable risk to public health and the environment if certain activities occur on the property. As such, the Director of the Department, pursuant to his authority under IC § 455B.103(7), has determined that an environment covenant is necessary to manage the risk of future exposure to the contamination by limiting specified activities at this property and establishing certain affirmative obligations.

[INSERT the following alternative paragraph if the contamination source is not the property.] In response to a release of *[INSERT contaminant]* on an adjacent property (the source site) located at *[INSERT address of source site]*, *[INSERT name of the party requesting that grantor enter into this covenant]* has requested that the grantor execute this environmental covenant in order to satisfy the regulatory requirements applicable to the source site under 567 IAC 133. This environmental covenant is an institutional control which will allow the source site to obtain the *[No Further Action Classification or low-risk classification]* for the entire site or for certain exposure pathways.

3. Reopening. The signatories acknowledge that in the event that the activity and use limitations provided below fail to serve their intended purpose—including the prevention of exposure to contamination—could result in the Department reopening its review and regulatory oversight of the contaminant condition on the property as provided under the terms of this covenant, IC chapter 455I, and applicable Department administrative rules.

4. Identity of Grantor(s) and Holder(s).

GRANTOR(S): *[INSERT name of each fee title holder]*

HOLDERS: *[INSERT each person signing the covenant as a holder and describe their relationship to the property. A grantor can be a holder as well. Other persons may include contract buyers, lessees, mortgage holders, municipalities, owners of the source site, and other interested parties.]*

AGENCY: Iowa Department of Natural Resources

5. Representations and Warranties. The grantor(s) warrants to the other signatories to this covenant the following:

- a. The grantor[s] is/are the sole fee title owner[s] of the property;
- b. The grantor[s] holds sufficient fee title to the property to grant the rights and interests described in this covenant free of any conflicting legal and equitable claims;
- c. The grantor[s] has/have identified all other persons holding legal or equitable interests, including, but not limited to, contract buyers, mortgage holders, other consensual lienholders and lessees, and secured their consent either by signatures on this covenant or by a separate subordination and consent agreement attached as Exhibit *[INSERT Exhibit]*. *[Consult Department guidance to assure that all contract buyers, mortgagees, lessees and other consensual lienholders either sign this instrument or sign a separate Department approved subordination and consent agreement.]*

6. Running with the Land. This environmental covenant is perpetual and runs with the land as provided in IC § 455I.9 until modified or terminated. The terms of this environmental covenant are binding on the grantors and all successors in interest, assigns and all transferees acquiring or owning any right, title, lien or interest in the property and their heirs, successors, assigns, grantees, executors, administrators and devisees. The term "transferee," as used in this environmental covenant, shall mean any future owner of any interest in the property or any portion thereof, including, but not limited to, owners of an interest in fee simple, contract buyers, mortgagees, easement holders and/or lessees.

7. Activity and Use Limitations and Terms. The property is subject to the following activity and use limitations: *[INSERT and describe specific restrictions, affirmative*

obligations, provisions regarding notice to the Department of breaches of the terms, periodic reporting requirements and persons with specific duties with reference to any guidance and model language developed by the Department.]

[INSERT any discretionary provisions applicable to designated signatories, future fee title owners, contract buyers, lessees and other designated transferees of interests in the property. This may include provisions to establish affirmative obligations to notify the Department regarding changes in use, building permits, etc.]

8. Notice of Non-Compliance. Any property owner or subsequent transferee of an interest in the property shall notify the Department as soon as possible of conditions which would constitute a breach of the activity and use limitations in paragraph seven (7) if they have actual knowledge of these conditions or would reasonably be deemed to have knowledge within the normal course of administration of their property interest.

9. Notice to Lessees. Grantor, any holder with a property interest sufficient to grant a lease of the property, and any subsequent transferee shall incorporate the activity and use limitations of this covenant either in full or by reference to this instrument in any lease, license, or other instrument granting a right to possession of the property.

10. Access to Property. Reasonable access to the property is granted the Department or any authorized representative of the Department, public or private, for the purpose of implementation, monitoring and enforcement of the terms of this environmental covenant. The Department, its authorized representatives or other persons entitled to access shall provide the current owner of the property with reasonable notice, an explanation of the reasons for entry and the scope of onsite activities prior to access. Right of access includes, but is not limited to, the following activities:

- a. repair and maintenance of remedial action equipment, soil caps, groundwater monitoring wells and associated aboveground or subsurface structures,
- b. fencing and other technological controls,
- c. groundwater sampling and monitoring,
- d. additional drilling,
- e. construction of soil boring and/or groundwater monitoring wells, and,
- f. other activities authorized or otherwise directed by the Department.

Access is also granted to *[INSERT name specific persons who are granted access rights and the rationale for allowing access]*.

11. Groundwater Hazard Statement Notice. IC § 558.69 requires submission of a groundwater hazard statement and disclosure if “hazardous waste” exists on the property as defined in IC § 455B.411(3) or if the Department determines that solid waste exists on the property that is potentially hazardous. If hazardous waste is present, the groundwater hazard statement must state that the condition is being managed in accordance with Department rules. The signatories and all subsequent transferees required to submit a groundwater hazard statement under IC § 558.69 shall make

reference to this environmental covenant in substantially the following form—filling in the blanks with the relevant and applicable details:

THE INTEREST CONVEYED IS SUBJECT TO AN ENVIRONMENTAL COVENANT, DATED *(date)*, RECORDED IN THE DEED OR OFFICIAL RECORDS OF THE *(county name)* COUNTY RECORDER ON *(date)* IN *(document, book and page, or parcel number)*.

THE ENVIRONMENTAL COVENANT CONTAINS THE FOLLOWING ACTIVITY AND USE LIMITATIONS: *[INSERT the activity and use restrictions from section seven (7) here.]*

12. Modification and Termination. Modification or termination of the terms of this covenant shall comply with the standards in IC chapter 455I and applicable Department administrative rules. The terms of this environmental covenant may be modified or terminated by written consent of the Director of the Department, the then current fee simple title owner and all original signatories (unless exempted under the provisions of IC § 455I.10(1)“c” in accordance with and subject to the provisions of IC § 455I.10). The termination or modification is not effective until the document evidencing consent of all necessary persons is properly recorded. If not by consent, any modification or termination of this environmental covenant shall be in accordance with IC § 455I.9 and such additional terms as specified in this covenant.

13. Enforcement. The terms of this environmental covenant may be enforced in a civil action for injunctive or other equitable relief by the signatories and those persons authorized by and in accordance with IC § 455I.11. *[DISCRETIONARY PARAGRAPH – Additionally, the signatories to this covenant authorize the following person(s) the right to enforce the terms of this covenant as provided in IC § 455I.11(1)“c”: [INSERT name of any additional parties with enforcement power.]*

14. Severability. If any provision of this environmental covenant is found to be unenforceable in any respect, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired.

15. Governing Law. This environmental covenant shall be governed by and interpreted in accordance with the laws of the State of Iowa.

16. Recordation. Within thirty (30) days after Department approval of this environmental covenant, the grantor[s] shall record the environmental covenant in the same manner as a deed to the property with the *[INSERT name]* County Recorder’s Office.

17. Effective Date. The effective date of this environmental covenant shall be the date upon which the fully executed environmental covenant has been properly recorded with the *[INSERT name]* County Recorder’s Office.

18. **Notice.** Unless otherwise notified in writing by the Department, any document or communication required by this environmental covenant shall be submitted to:

Iowa Department of Natural Resources
Contaminated Sites Section Supervisor
Wallace State Office Building
502 E 9th Street
Des Moines, IA 50319

19. **Subordination and Consent.** By signing this environmental covenant, the signatories knowingly and intelligently acknowledge their consent to the terms of this agreement and agree to subordinate their interest in the property. The following persons have expressly consented and subordinated interests:

[INSERT: Identify persons and entities that are consenting and subordinating their interests such as mortgagees and other consensual lienholders, lessees, etc. Identify the nature of the subordinated interest. If no subordinated interest, enter "None."]

20. *[DISCRETIONARY PARAGRAPH]:* **Notice of Change in Ownership.** Grantor and holder with sufficient property interest to convey a possessory interest in the property and any subsequent transferee with sufficient interest shall reference and incorporate the terms of this agreement into any subsequent instrument which conveys a possessory interest in the property.

ACKNOWLEDGMENTS

GRANTORS

[INSERT signature blocks and appropriate acknowledgements for all grantors. Each signature must be separately notarized.]

HOLDERS:

[INSERT signature blocks and appropriate acknowledgements for all holders. Each signature must be separately notarized.]

AGENCY:

_____ Signed this ____ day of _____, 20__.
Chuck Gipp
Director, Iowa Department of Natural Resources

State of _____)
County of _____) ss.

On this ____ day of _____, 20__, before me personally appeared _____, known to me to be the Director of the Iowa Department of Natural Resources or the lawful designee of the Director who executed the foregoing instrument, and acknowledge that this person executed the same as his/her/their voluntary act and deed.

Notary Public for State of Iowa

SUBORDINATED INTERESTS:

[INSERT signature blocks and appropriate acknowledgements for all subordinated interests – If none then strike this heading and section.]