



JANUARY 22, 2019

CON12-15
DOC# 35279

Mr. Dan White
U.S. Cellular
12020 Ridgemont Drive
Urbandale Iowa 50322

Dear Mr. White,

This letter is to inform you that the Iowa Department of Natural Resources (Iowa DNR) has completed review of the Phase II Environmental Site Investigation report for the Proposed US Cellular Tower site located at 301 5th Ave. SW, Oelwein, Iowa.

The Iowa DNR has reviewed the Phase II report for evidence suggesting the existence of a hazardous condition (as defined in 567 Iowa Administrative Code (IAC) Chapter 131). As a result of that review, the Iowa DNR has not identified evidence suggesting the existence of a potentially hazardous soil condition. Specifically, no contamination was observed in soil that exceeded the screening standards. Analytical results for groundwater were compared to Chapter 135 Tier 1 Target Levels for Leaking Underground Storage Tanks and the SWS of the Iowa Land Recycling Program. Chromium and Lead concentrations were observed that exceeded the SWS. Although the origin of these metals is unknown, they could be related to past activities at both the railroad yard and at the Donaldson facility.

Based on the aforementioned review comments the Iowa DNR will not require further assessment. This determination should not be construed to mean that a site is contaminant free and does not constitute an endorsement by the Iowa DNR as to the appropriate proposed use of the property. If such an endorsement is sought, the property may be enrolled in the Iowa DNR Iowa Land Recycling Program (LRP), which would involve additional site investigation and assessment of risks associated with possible uses of the property. Feel free to contact me if there are any questions, comments, or concerns at 1-515-725-8337.

Please contact me if you have any questions at 1-515-725-8337

Matt Culp
Senior Environmental Specialist
Contaminated Site Section
Iowa DNR

CC: Amie Davidson, Supervisor, Iowa DNR Solid Waste and Contaminated Sites Section
Mr. Doug Bryan Premier Real Estate, LLC 101 County Line Rd E. Oelwein, IA 50662
Brad Wade, Project Manager, GSS 3311 109th Street, Urbandale, Iowa 50322
IDNR Field Office, Manchester, Iowa