[illegible] ASSESSMENT

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(Mann Plaza) | Con 12-15

Food | UHW

CON12-15
DOC# 35934

SITE INVESTIGATION REPORT

REVIEW FORM

SITE INFORMATION

OWNER DESIGNATED PRIMARY CONTACT MORRIS PRESTON, PRESTON ENGINEERING, INC., 4156 BRADY ST., DAVENPORT, IA 52806

Property owner Eagle Food Centers, Inc. Mailing address [illegible] V.P. Engineering, Eagle Food Centers, Box 6000, Rock Island, IL 61204 6000 –

Location/Legal description NE corner of Broadway & [illegible] Ave., Iowa City

Report prepared by Allender Butzke Engineers, Inc. Report submitted by Allender Butzke/Snyder Schmitt P.C. (Snyder Inc.) 1/98

Date report submitted March 1, 1996 Areal size of property ~1.3 A Current usage commercial

REPORT INFORMATION SUMMARY

Summarize the data submitted (no., type, depth of soil borings, surface samples, ground water samples, other sampling conducted, analysis performed, contamination identified, etc.)

Report incl. brief summary of at least 3 previous investigations. In this investigation 17 borings/monitoring wells were installed. Soil sampled w/ PID in field w/ highest portion in each boring submitted for lab analysis. In borings [illegible] soil was sampled at levels believed to coincide w/ water table. Soil samples analyzed for OA-1 & OA-2. Borings 15 to 25 ft except 8 to 35 ft. Groundwater samples wells 1-7 for VOCs. Other wells [illegible]. Well 1 also analyzed for SVOCs.

FOR BORINGS 1-9 MEASURED IN PID NOTE & [illegible] SAMPLES ONLY IN 1-3,5,8,9

Summarize the site history (past useages, known or suspected contamination pathways such as tanks, S.W. burial, septic tank/tilefield, lagoon, land application, etc.)

West half site vacated commercial bldgs., east half vacated [illegible] west half businesses included: [illegible] construction & trucking, [illegible] car wash, 7-11 store, restaurants

Report [illegible] notes that gas stations [illegible] existed on NE & SW corners of [illegible] & 1st. The NE corner station would be on site & apparently related to the hydrocarbon contamination in the SW portion of parcel in question.

Summarize other relevant information (include what may have been learned or known from sources other than the report itself, such as DNR files)

ALL VEN 3 LUSTs located [illegible] of property
No [illegible]
Ralston Creek just north of property (report GW data suggests this to be the direction of shallow groundwater flow)

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REVIEW SUMMARY

Summarize your findings and conclusions regarding the contaminants found, their extent and concentrations and relate those values known criteria such as water quality standards, MCLs, established clean up levels, background or any other relevant or useful benchmarks used to determine the sites priority.

Soils B-3 TPH 555ppm, TEH 68ppm; Soils B-5 TPH 37ppm TEH 86ppm; B-8 TPH 182ppm TEH 18ppm; B-9 TPH 84ppm TEH ND
B-10-17 all ND for TPH & TEH UST/LUST CAL for TPH & TEH is 100ppm

Water W-1 VOC & SVOC ND; W-2 VOC ND; W-3 B 585ppb, E 764ppb, T 1910ppb, X 7260ppb, Naphthalene 126ppb;
W-4 VOC ND; W-5 VOC B 88ppb, Naphth 1.8ppb; W-6 VOC ND; W-7 VOC ND; W-8 BTEX ND; W-9 B 1000ppb,
T 1610ppb, E 1590ppb, X 6370ppb; W-10 B 32ppb, T 13ppb, E ND, X ND; W-11 B 1ppb TEX ND;
W-12-17 BTEX ND

Groundwater Action Levels (135) B (Benzene) 1ppb, T (Toluene) 1000ppb, E (Ethylbenzene) 700ppb,
X (Xylenes) 10,000ppb, Naphthalene 20ppb

Two defined areas of contamination. SW corner probably assoc. w/ gas station that's in past. Some groundwater contam — second area appears centrally located, unknown source [illegible]

Summarize the potential or actual impacts of the contamination. What is known about the neighboring area, i. e. are there residences, businesses, public use areas, etc? Are there wells in the area that could be potentially imacted? Are there identified contaminant pathways such as water or sewer lines, drain tiles, or fissures? Identify any other use/location issues that deserve consideration in any priority assignment.

Area has some residential use nearby but neighborhood [illegible]. Review suggests minimal threat to wells, closest wells appear upgradient

Consultant proposes soil removal in central area & 2 yrs groundwater monitoring for SW corner

Summarize any other information, knowledge, or reasoning used in determing your recommendation regarding the priority assigned to this site.

Site might be classed as Pri. 2 based on 1 sample having 1000 ppb Benzene. 3 others are CH 135 action level of 1 ppb but UST/LUST CAL is 5 ppb for benzene. Therefore Pri. 3 probably in view of monitoring to be done.

Person Completing This Form [signature] **Date** 3/15/96

Person(s) Who reviewed this form [signature] **Date** 3/15/96

[signature] 3/15/96

Priority Level Assigned (circle one) 1 2 (3) 4