



September 27, 2019

**CON12-15
DOC# 36424**

Angela Powers
Lake Plaza Associates
3408 Woodland Avenue,
Suite 504
West Des Moines, Iowa 50266

Subject: Phase II Environmental Assessment of the Lake Plaza Apartments 20 North 4th Street, Clear Lake, Iowa

Dear Ms. Powers.

Thank you for the submittal of the Phase II Environmental Site Assessment report on the property referenced above. The Iowa Department of Natural Resources (Iowa DNR) has reviewed the report under the authority of the CERCLA Pre-Remedial program for evidence suggesting the existence of a potentially hazardous condition, which are required to be reported to the Iowa DNR (567 IAC Chapter 131). While contaminants have been detected above action levels, the Iowa DNR has not identified evidence suggesting the likely existence of a hazardous condition and is therefore deferring further assessment. Deferral means that contamination has been identified but does not pose a significant threat to human health or the environment. The decision for deferral of additional assessment is based on the extent and concentrations of contaminants documented in the report. If future environmental assessments should reveal more significant contamination, the Iowa DNR could require further evaluation and/or remediation.

The conclusion of the report found no contamination in soil but did find several volatile organic contaminants in groundwater at concentrations which exceed Iowa Statewide Standards (action levels). However, these detections are limited in extent to the vicinity of ground water sample location TW-1 and do not pose an apparent risk to any known sensitive receptors (wells). In addition, the site passed the indoor air vapor intrusion screening for the site resident exposure scenario, which is appropriate for an inhabited apartment building.

To summarize, the Iowa DNR does not require any follow-up action. However, this determination should not be interpreted to mean that a hazardous condition may not exist on the property. Instead, it is a conclusion by the Iowa DNR that the available information does not suggest the likely existence of a hazardous condition. This determination also does not constitute an endorsement by the Iowa DNR as to the appropriate use of the property. If such an endorsement from the Iowa DNR is sought, the property may be enrolled in the Iowa Land Recycling Program (LRP), which would involve a more thorough 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.

Sincerely,

A handwritten signature in black ink, appearing to be the initials 'MC' or similar, written in a cursive style.

Matt Culp
Senior Environmental Specialist
Contaminated Sites Section
Iowa Department of Natural Resources

Cc: IDNR Field Office, Des Moines, Iowa
Chris Slater Premier Real Estate Management, LLC 3120 Gateway Road Brook field, WI 53045
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