

Phase I Environmental Site Assessment

Eastern Iowa Grain Inspection
1311 & 1317 Oregon Street
Muscatine, Iowa

Kent Corporation

2905 U.S. Highway 61 North
Muscatine, Iowa



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29243.01

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Summary

The purpose of a Phase I Environmental Site Assessment (ESA) is to meet the requirements of All Appropriate Inquiry (AAI) under the Comprehensive Environmental Response Cleanup and Liability Act (CERCLA), to qualify for the innocent landowner, contiguous property owner or bona fide prospective purchaser limitations. The term recognized environmental condition (REC) is defined as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Stanley Consultant's qualified environmental professional(s) performed this assessment for the benefit of the Kent Corporation (Client). This report is intended only for the use of Client.

The Property consists of two non-contiguous parcels addressed 1311 and 1317 Oregon Street. Melissa's Hair Salon located at 1315 Oregon Street is located between the two parcels and is not included as part of this assessment. The Property is located on the west side of Oregon Street, north of Schley Avenue in Muscatine, Iowa. The 1311 Oregon Street parcel is 0.25 acres and the 1317 Oregon Street parcel is 0.16 acres in size. The 1311 Oregon Street parcel is developed with a multi-use building recently utilized by Eastern Iowa Grain Inspection and a second-floor residential apartment. The 1317 Oregon Street parcel is a vacant lot.

Bill Carrig, an Environmental Professional conducted a site reconnaissance of the Property on July 17, 2019. Photos of the Property are included in Appendix A. Stanley Consultants Inc. has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice ASTM E1527-13 for the site. Any exceptions to, or deletions from, this practice are described in Section 1 of this report.

Conclusion

Stanley Consultants, Inc. has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 for the Property located at 1311 and 1317 Oregon Street in Muscatine, Iowa owned by Eastern Iowa Grain Inspection.

Any exceptions to, or deletions from, this practice are described in Section 1 of this report.

This assessment has revealed the following:

RECs in connection with the property

- Adjacent Railroad Tracks: Railroad tracks dating back to at least the late 1800s are located along the northern boundary of the Property, north of the 1311 Oregon Street parcel. These tracks extend to the Grain Processing Company (GPC) facility to the east of the Property on the east side of Oregon Street. Railroad tracks can involve a variety of hazardous or potentially hazardous materials, as a result, railroad tracks often involve historical surface and subsurface impacts from coal and petroleum-derived products, heavy metals, and other industrial contaminants.
- Historical Property Use: Historical Sanborn maps from 1905, 1912, 1919, 1928, and 1946 indicate that a coal yard was located on the 1311 Oregon Street parcel. Additionally, the adjoining property to the north and upgradient of the Property on the north side of the railroad tracks is listed as being occupied by an Auto Salvage and Junk Yard in the 1946 and 1961 Sanborn maps. City Directories show that 1315 Oregon Street (located between 1311 and 1317 Oregon Street) is listed as being occupied by South Side Motors and Used Cars in 1963, Fluffy Wash and Dry in 1968, 1973, 1978 and Saucedo's Tortilla Factory in 1983. It is unknown if Fluffy Wash and Dry operations included dry cleaning activities/chemical use. Former operations at the 1315 Oregon Street address, historical on-site coal storage and adjoining upgradient auto salvage and junk yard operations represent an REC to the Property.

A Historical Recognized Environmental Condition (HREC) is defined in the ASTM E1527-13 Standard and refers to an environmental condition which in the past would have been considered a REC, but has been satisfactorily addressed in such a manner that it is not considered to be a current REC.

- No HRECs were identified

De minimis conditions generally do not present a material risk of harm to public health or the environment and generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

- No de minimis conditions were identified

A business environmental risk is a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice.

- No business environmental risks were identified

Opinion

It is the opinion of Bill Carrig and Melissa Tiedemann, Environmental Professionals at Stanley Consultants Inc., that the investigation has identified RECs in connection with the Property and a Phase II Environmental Site Assessment is recommended.

Section 1

Introduction

1.1 Purpose

The purpose of a Phase I Environmental Site Assessment (ESA) is to satisfy the All Appropriate Inquiries (AAI) requirement of the Comprehensive Environmental Response Cleanup and Liability Act (CERCLA) innocent landowner defense. To claim protection from liability under CERCLA as an innocent landowner, a contiguous property owner, or a bona fide prospective purchaser, the user must conduct AAI prior to acquiring ownership of the property and comply with all continuing obligations after acquiring the property.

The AAI process requires inquiry into the previous ownership and uses of the property and to identify recognized environmental conditions (REC). The American Society for Testing and Materials (ASTM) E1527-13 defines a REC as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment (ASTM E1527-13). The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

1.2 Scope of Services

This Phase I ESA was completed in accordance with Stanley Consultants Inc. contract with the Kent Corporation. This Phase I ESA was completed in general conformance with the scope and limitations of ASTM E1527-13 and complies with standards and practices set forth in 40 Code of Federal Regulations (CFR) Part 312 for AAI. The objective of this Phase I ESA is to identify, to the extent feasible pursuant to the process prescribed in, RECs in connection with the property. The Property is described in Section 1.3.

According to ASTM E1527-13, a Phase I ESA shall have four components, described as follows:

- *Records Review* - The purpose of the records review is to obtain and review records that will help identify RECs in connection with the property.
- *Site Reconnaissance* - The purpose of the site reconnaissance is to visually and/or physically observe the property (including structures) and, to the practical extent, the adjoining properties to obtain information indicating the likelihood of identifying RECs in connection with the property.
- *Interviews* - Interviews with present and past owners, operators, and occupants of the property and interviews with state and/or local government officials to the extent they are reasonably available are performed to help identify recognized environmental conditions in connection with the property.
- *Report* - The purpose of the report is to document the activities performed during the assessment and to provide information supporting the findings, opinions and conclusions.

There may be environmental issues or conditions at a property that parties may wish to assess in connection with commercial real estate that are outside the scope of ASTM E1527-13 (non-scope services). Some substances may be present on a property in quantities and under conditions that may lead to contamination of the property or of nearby properties but are not included in CERCLA's definition of hazardous substances or do not otherwise present potential CERCLA liability.

The following activities are not required by ASTM 1527-13 or AAI, and were excluded from the scope of work for this Phase I ESA:

- | | |
|---|--|
| • Asbestos-Containing Building Materials | • Industrial hygiene |
| • Biological agents | • Lead-Based Paint |
| • Cultural and historic resources | • Lead in Drinking Water |
| • Ecological resources | • Mold |
| • Endangered species | • Radon |
| • Health and safety | • Regulatory compliance |
| • Indoor air quality unrelated to releases of hazardous substances or petroleum products into the environment | • Wetlands |
| | • Testing or sampling of materials (e.g. soil, water, air, or building materials). |

1.3 Property Description

The Property consists of two non-contiguous parcels addressed 1311 and 1317 Oregon Street. It is located on the west side of Oregon Street, north of Schley Avenue in Muscatine, Iowa.

The parcels according to information obtained from the Muscatine County Beacon's website on July 23, 2019 are listed in Table 1-1.

Table 1-1 Parcel Information

Property Index Number (PIN)	Address	Brief Tax Description
1310277009	1311 Oregon Street	10-76-2W LOT 3 & PRT S OF RR LOT 4 BLK 18 SMALLEY'S ADD S MUSC
1310277015	1317 Oregon Street	10-76-2W S 50' LOT 1 BLK 18 SMALLEY'S ADD S MUSC

The 1311 Oregon Street parcel is 0.25 acres and is developed with a multi-use building recently utilized by Eastern Iowa Grain Inspection and a second-floor residential apartment. The 1317 Oregon Street parcel is 0.16 acres in size and consists of a vacant, grass-covered lot. The property is shown on Figure 1, Site Location Map and Figure 2, Site Detail Map in Appendix B.

1.4 Limiting Conditions

No limitations were encountered during this assessment:

1.5 Deviations

The following deviations occurred during this assessment:

- Historical resources were not available at five-year intervals for the time period in which the site was developed as discussed in Section 3.4.

1.6 Significant Assumptions

Stanley Consultants Inc. made the following assumptions for this assessment:

Property specific groundwater elevation information was not identified; therefore, the direction of regional groundwater is inferred to follow surface topography.

The Property boundaries were not marked. The Property representative indicated the approximate boundaries of the Property during the site visit.

1.7 Special Terms and Conditions

Stanley Consultants Inc. obtained information regarding practices, conditions, and other data from the client and/or the Property owner/operator during the performance of the Phase I ESA. Stanley Consultants Inc. is relying on the accuracy of this information for the preparation of this report. Stanley Consultants Inc. assumes no liability or responsibility for the accuracy, precision, misrepresentation, or withholding of information by the client and/or Property owner/operator or for items not visible, accessible, or present on-site at the time of investigation.

All recommendations and/or advice presented in this document are Stanley Consultant Inc.'s and the Environmental Professional's opinions of probable project conditions. Project conditions are based on the information and data sources that are readily available to us, input by the owner, and

other reliable sources, all of which are believed to be accurate. Our recommendations and/or advice are made on the basis of our experience and represent our judgment and opinions. We have no control over new and/or non-public information or changed conditions. Therefore, we do not guarantee that actual conditions will not vary from those presented in this report.

The findings set forth in this Phase I ESA Report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed upon services or the time and budgeting restraints imposed by the Client.

User Provided Information

Stanley Consultants interviewed Ms. Brenna Francisko, representative of Eastern Iowa Grain Inspection, to obtain user provided information pertaining to the Property. Ms. Francisko provided answers to questions set forth in Appendix X3: User Questionnaire of ASTM E1527-13. Interview documentation is included as Appendix C of this report.

2.1 Environmental Liens

Stanley Consultants contacted the Muscatine County Recorder on July 25, 2019 inquiring if there are any environmental liens associated with the Property. According to Ms. Sarah Hearst, County Recorder, she was unable to locate information related to environmental liens associated with the Property; however, a detailed search was not completed. A copy of this correspondence is included in Appendix E.

Ms. Francisko was unaware of any environmental liens that are filed or recorded against the Property.

2.2 Activity Use Limitations

Ms. Francisko was unaware of any activity use limitations that are in place on the Property or that have been filed or recorded against the Property.

2.3 Specialized Knowledge

Ms. Francisko has no specialized knowledge of the Property.

2.4 Valuation Reduction for Environmental Issues

Ms. Francisko was unaware of any valuation reduction for environmental issues associated with the Property. As compared to neighboring properties, the Property appears to be valued similarly.

2.5 Commonly Known or Reasonably Ascertainable Information

Ms. Francisko stated that Eastern Iowa Grain Inspection uses the building located at 1311 Oregon Street for grain inspection. Grain is brought to the site and inspected by experts in an office using the naked eye. Laboratory equipment and chemicals are not used at the site. A small residential apartment is located on the second floor of the building addressed 1311 Oregon Street.

2.6 Obviousness of Contamination

Ms. Francisko was unaware of any contamination at the site. During the site visit, there were no visual signs of obvious contamination such as evidence of hazardous materials or petroleum products spills, stressed vegetation, surface staining, etc.

2.7 Title Records

Title records were not provided to Stanley Consultants for review and a chain-of-title was not included as part of this assessment. Ms. Francisko indicated that Eastern Iowa grain Inspection has been in operation at the site since the 1970s and prior to that it was used for residential purposes.

2.8 Owner, Property Manager, and Occupant Information

The Property is owned and occupied by Eastern Iowa Grain Inspection, who uses the building located at 1311 Oregon Street for grain inspection. Grain is brought to the site and inspected by experts in an office using the naked eye. Laboratory equipment and chemicals are not used at the site. A small residential apartment is located on the second floor of the building addressed 1311 Oregon Street. The parcel at 1317 Oregon Street is also owned by Eastern Iowa Grain Inspection and consists of a grass-covered vacant lot.

2.9 Reason for Performing Phase I Environmental Site Assessment

The purpose of this Phase I ESA was to qualify for the landowner liability protections to CERCLA Liability as described in ASTM E1527-13.

2.10 Continuing Obligations

In order to qualify for Landowner Liability Protection (LLP), the User must satisfy a number of statutory requirements that are generally referred to as Continuing Obligations, which are outside the Scope of Services of the Phase I ESA. Examples of Continuing Obligations include providing legally required notices, stopping continuing releases, and complying with land use restrictions. Failure to comply with these and other statutory post-acquisition requirements will jeopardize liability protection.

It is the responsibility of the User to comply with the Continuing Obligations requirements of ASTM E1527-13 and AAI. Anyone seeking LLP protections should take independent action beyond this Phase I ESA to protect their position.

Records Review

3.1 Physical Setting Sources

The Property consists of two non-contiguous parcels addressed 1311 and 1317 Oregon Street. Melissa's Hair Salon located at 1315 Oregon Street is located between the two parcels and is not included as part of this assessment. It is located on the west side of Oregon Street, north of Schley Avenue in Muscatine, Iowa. The 1311 Oregon Street parcel is 0.25 acres and the 1317 Oregon Street parcel is 0.16 acres in size. The Property is owned and occupied by Eastern Iowa Grain Inspection, who uses the building located at 1311 Oregon Street for grain inspection. Grain is brought to the site and inspected by experts in an office using the naked eye. Laboratory equipment and chemicals are not used at the site. A small residential apartment is located on the second floor of the building addressed 1311 Oregon Street. The parcel at 1317 Oregon Street is also owned by Eastern Iowa Grain Inspection and consists of a grass-covered vacant lot.

The adjoining property to the north consists of railroad tracks, followed by residential properties and an office building. Oregon Street followed by GPC and Kent Corporation are located directly east of the Property. Schley Avenue followed by residential properties adjoin the Property to the south. The adjoining property to the west is a public alleyway, followed by residential properties.

Photos of the Property are included in Appendix A.

3.1.1 Topography

According to topographic maps obtained from Environmental Data Resources (EDR), site topography is generally flat, sloping slightly to the east southeast. The regional topography generally slopes to the east southeast towards the Mississippi River, located approximately one quarter of a mile to the east. The site is located at an elevation of approximately 547 feet above Mean Sea Level (MSL). Surface water runoff from the area generally flows in an east southeasterly direction towards municipal storm water drains located along Oregon Street.

3.1.2 Geology and Soils

Based on United States Department of Agriculture Natural Resource Conservation Service (NRCS) soil survey mapping for the area, the dominant soil composition in the area of the Property is Shaffon loam. These soils have moderate infiltration rates and consist of deep and moderately deep, moderately well and well drained soils with moderately coarse textures. The depth of this soil type at the Property is 0 to 59 inches and is comprised of loam and loamy sand.

3.1.3 Hydrogeology

The Property is relatively flat, with a slight slope to the east southeast. Based on regional topography, groundwater flow is assumed to flow to east southeast towards the Mississippi River, located approximately one quarter of a mile to the east. Depth to groundwater at the Property is unknown. According to information in the EDR report (Appendix D), the depth to the water table is expected to be greater than 30 inches. Ms. Francisko was unaware of the depth to ground water at the site; however, indicated that it is likely shallow due to the presence of a foundation dewatering sump in the partial basement of the building at 1311 Oregon Street.

3.2 Standard Environmental Record Sources

Environmental regulatory agency database information was collected for Stanley Consultants by EDR, a firm that specializes in environment records review. The EDR Radius Map Report (EDR Report), included as Appendix D, documents the database search of the federal, state, and tribal database records for sites up to a one-mile radius from the Property.

The search distances for the standard environmental records and findings are included in the EDR report. A summary of all the government records searched and data tracking records are also provided in the EDR Report. The standard environmental federal and state records are presented below.

3.2.1 Federal Records

Standard Federal Records Searched

- National Priorities List - NPL
- Proposed National Priority List Sites - Proposed NPL
- Federal Superfund Liens – NPL LIENS
- National Priority List Deletions - Delisted NPL
- Comprehensive Environmental Response, Compensation, and Liability Information System- CERCLIS
- Federal Facility Site Information Listing – FEDERAL FACILITY
- CERCLIS Superfund Enterprise Management System – SEMS and archive SEMS
- List of handlers with RCRA Corrective Action Activity – CORRACTS
- RCRA-Treatment, Storage and Disposal - RCRA-TSDF
- RCRA – Large Quantity Generators – RCRA-LQG

- RCRA – Small Quantity Generators – RCRA-SQG
- RCRA – Conditionally Exempt Small Quantity Generators – RCRA-CESQG
- Engineering Controls Sites List – US ENG CONTROLS
- Sites with Institutional Controls – US INST CONTROL
- Navy Land Use Controls - LUCIS
- Emergency Response Notification System – ERNS
- Brownfields – US BROWNFIELDS

Federal Records Standard Search Results

Properties identified as potential concerns are listed below along with relevant information. Additional properties within the ASTM radius standards of the Property are listed in the Map Findings of the EDR Radius Report in Appendix D.

- Kent Feeds, Inc., located east of the Property on the east side of Oregon Street is listed on the Federal CERCLIS-NFRAP database. Based on the fact that this site is downgradient of the Property and has No Further Remedial Action Planned (NFRAP) status with the EPA, this listing alone is not indicative of an REC.
- GPC, located east of the Property on the east side of Oregon Street is listed on the RCRA, TSCA, SSTS and other Federal databases. Based on the fact that this site is downgradient of the Property, these listings alone is not indicative of an REC.
- The City of Muscatine Musser Site located approximately 0.6 miles northwest and upgradient of the Property is listed on the CORRACTS and RCRA databases. According to information provided in the EDR report, the status of the site is listed as “Corrective Action Process Terminates, No Further Action”. Based on the No Further Action status of this site coupled with the distance from the Property, it is not indicative of an REC,

3.2.2 State and Tribal Records

State and Tribal Records Searched

- CERCLA/ Uncontrolled Sites File List –IA SHWS/ IL SSU
- Solid Waste Landfills- IA SWF/LF, IL SWF/LF
- Leaking Underground Storage Tank Data – IA LUST/IL LUST
- Leaking Underground Storage Tanks located on Indian Land - INDIAN LUST
- Registered Underground Storage Tanks –IA UST/IL UST
- Aboveground Storage Tank Sites – IA AST/IL AST
- Underground Storage Tanks on Indian Land - INDIAN UST
- FEMA Underground Storage Tank Listing – FEMA UST
- Sites with Engineering Controls – IA ENG CONTROLS/ IL ENG CONTROLS

- Sites with Institutional Controls – IA INST CONTROL/ IL INST CONTROL
- Voluntary Cleanup Priority Listing – IA VCP
- Indian Voluntary Cleanup Priority Listing – INDIAN VCP
- Brownfields – IA BROWNFIELDS/ IL BROWNFIELDS

State and Tribal Records Standard Search Results

- GPC, located east of the Property on the east side of Oregon Street, is listed on the IA SWF/LF/, IA UST, IA AST, IA SPILLS and other State databases. Based on the fact that this site is downgradient of the Property, these listings alone is not indicative of an REC.
- Kent Feeds, Inc., located east of the Property on the east side of Oregon Street, is listed on the UST database. Based on the fact that this site is downgradient of the Property, these listings alone is not indicative of an REC.
- Casey's General Store. Located just over one-eighth mile north and cross-gradient of the Property is listed on the UST database. Since there are no reported leaks at this location and the site is crossgradient of the Property, this listing alone is not indicative of an REC.
- B & K Trucking, Inc. at 1200 Grandview Avenue, located approximately one-third mile west northwest and upgradient of the Property, is listed on the LUST database. The EDR report indicates that a gasoline release was reported in 1991. The site is listed as having achieved NFR status and is therefore not an REC.
- Muscatine Mustang Market, located approximately one-half mile north and apparently cross-gradient of the site, is listed on the LUST database. This listing indicates a report date of August 22, 1990 with gasoline and oil being released. The current status of this site is not reported. This open LUST site is not expected to be an REC based on its being cross-gradient of the site.
- Bosch Pest Control located at 1224 Grandview Avenue, approximately one-third mile west northwest and upgradient of the site, is listed on the LUST database. A gasoline release was reported on December 4, 1990. The EDR report indicated that this site received No Further Action status on June 2, 2011. Therefore, this site is not an REC.
- Lewis Industrial Services at 931 Grandview Avenue, approximately one-third mile west northwest of the Property, is listed on the US BROWNFIELDS database. The EDR report indicates that the site was historically operated as a repair shop in the late 1940s and was previously occupied by a welding operation. The EDR report does not indicate whether the site has received regulatory closure. Based on a review of documentation available in the Iowa Contaminated Sites database on July 24, 2019, A Phase II Environmental Site Assessment Report conducted by Stanley Consultants in 2011 (located in Appendix G) indicated that minor soil impacts were noted that that no further investigation was recommended. Therefore, this site is not an REC.

- Four additional LUST sites are shown in the EDR report; however, are not considered REC's based on their lower elevations.

Additional Database Records

Additional environmental records that were searched by EDR and the search distances are listed in the EDR Report in Appendix D.

Sites were surveyed for vapor encroachment using EDR's Vapor Encroachment Conditions (VEC) app. A copy of the VEC report is included in Appendix D.

- Kent Feeds located downgradient and east of the Property, on the east side of Oregon Street abutting the Mississippi River, is listed on various Federal and State databases as indicated above. This site is not expected to be an REC due to its downgradient location from the Property.
- B & K Trucking, Inc. at 1200 Grandview Avenue, located approximately one-third mile west northwest of the Property, is listed on the LUST database. The EDR report indicates that a gasoline release was reported in 1991. The site is listed as having achieved NFR status and is therefore not an REC.
- Bosch Pest Control located at 1224 Grandview Avenue, approximately one-third mile west northwest and upgradient of the site, is listed on the LUST database. A gasoline release was reported on December 4, 1990. The EDR report indicated that this site received No Further Action status on June 2, 2011. Therefore, this site is not an REC.
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Stanley Consultants reviewed the US EPA Envirofacts database for the Property on July 24, 2019. There are no records available for the Property addresses. Documentation is provided in Appendix E of this report.

Orphan Sites

No sites were identified as orphan sites in the EDR report. Orphan sites are sites that appeared in database searches within the ASTM search radius but could not be identified in EDR records within the project area.

3.3 Additional Environmental Records

No previous environmental studies were identified for the Property.

3.4 Historical Use Information

Aerial photographs, historical topographic maps, Sanborn maps, and city directories for Oregon Street were obtained from EDR. These records were reviewed by Stanley Consultants. The records review is summarized below, and the records are provided in Appendix F of this report.

Table 3-1 Historical Records Reviewed

Years (5-year increments)	Historical Records Reviewed
1880-1884	1883 Sanborn map
1885-1889	1888 Sanborn map
1890-1894	1892 Sanborn map
1895-1899	1899 Sanborn map
1900-1904	Data Gap: No Information Available
1905 - 1909	1905 Sanborn map
1910 - 1914	1912 Sanborn map
1915-1919	1919 Sanborn map
1920-1924	Data Gap: No Information Available
1925-1929	1928 Sanborn map
1930-1934	Data Gap: No Information Available
1935-1939	1938 aerial photograph
1940-1944	Data Gap: No Information Available
1945-1949	1946 Sanborn map, 1948 topographic map
1950-1954	1951 aerial photograph, 1953 topographic map
1955-1959	1958 city directory
1960-1964	1961 Sanborn map, 1963 city directory
1965-1969	1968 city directory, 1969 aerial photograph

1970-1974	1970 topographic map, 1970 aerial photograph, 1973 city directory
1975-1979	1976 aerial photograph, 1978 city directory
1980-1984	1980 topographic map, 1983 city directory, 1984 aerial photograph
1985-1989	1988 city directory
1990-1994	1991 topographic map, 1992 city directory, 1994 aerial photograph
1995-1999	1995 city directory
2000-2004	2000 city directory
2005-2009	2005 city directory, 2008 aerial photograph
2010-2014	2010 city directory, 2011 aerial photograph, 2013 topographic map, 2014 aerial photograph, 2014 city directory
2015-2019 (present)	2017 aerial photograph

Historical Sanborn maps are provided in Appendix F of this report. Sanborn maps from 1883, 1888, 1892, and 1899 do not show specific Property features; however, the railroad tracks are inferred to extend westward adjoining the Property to the north from the Hershey Lumber Company Lumber Yard/South Muscatine Lumber located east of the Property on the east side of Oregon Street. 1905, 1912, 1919, 1928, and 1946 Sanborn maps indicate that a coal yard was located on the 1311 Oregon Street parcel. Additional structures on the Property include a residential dwelling on the 1311 Oregon Street parcel and a residential dwelling with garage is shown on the 1317 Oregon Street parcel. Additionally, the adjoining property to the north and upgradient of the Property on the north side of the railroad tracks is listed as being occupied by South Muscatine Pearl Button Company and adjacent hotel in 1905, W.W. Richards Coal and Button Blank Sawing and an adjacent saloon/billiards hall in 1912, 1919 and 1928. The adjacent property to the north is shown as an Auto Salvage and Junk Yard in the 1946 and 1961 Sanborn maps. The remaining adjoining properties are shown as residential properties in the historical Sanborn maps, with the exception of the industrial site located east of the Property on the east side of Oregon Street which was historically a lumber company/saw mill (currently occupied by GPC).

Topographic maps showing the Property are provided in Appendix F of this report. In general, topographic maps show small structures (likely residential or commercial) on the site in 1953, 1970, and 1980. Railroad tracks are shown to the north, industrial development is shown to the east on the east side of Oregon Street and small structures (likely residential) are shown in the vicinity of the Property. The 1991 and 2013 topographic maps show the Property as being shaded indicating a high density of structures in the vicinity. The railroad tracks are still shown to the north of the Property; however, specific site features are not shown.

Aerial photographs are provided in Appendix F of the report. The aerial photograph from 1969 shows small structures (potentially residential or commercial) on the Property; however, tree cover impedes complete observation of the southern portion of the Property. Residential properties are in the vicinity of the Property. Railroad tracks followed by a commercial/industrial building with outdoor material storage potentially associated with auto salvage/junk yard operations identified in the historical Sanborn maps described above, is located to the north of the Property. A large industrial facility is shown to the east of the Property on the east side of Oregon Street (currently occupied by GPC). The 1970 and 1976 aerial photographs generally show no change from the 1969 aerial photograph; however, due to the quality of the photograph, specific site features cannot be ascertained. The 1984, 1994, 2008, 2011, 2014 and 2017 aerial photographs generally depict the Property and adjoining properties in their current configurations.

City directories are provided in Appendix F of the report. City directories were largely reviewed for gas or filling stations, auto repair shops, dry cleaners, and industries addresses; and confirmation of addresses and development of potential RECs outlined above. City directory listings from 1958 through 1978 generally show residential occupants at the Property. 1311 Oregon Street is shown as being occupied by a restaurant in 1968, 1973, 1978. From 1983 through 2017, Eastern Iowa Grain Inspection is listed as the occupant at 1311 Oregon Street.

City Directories show that 1315 Oregon Street (located between 1311 and 1317 Oregon Street) is listed as being occupied by South Side Motors and Used Cars in 1963, Fluffy Wash and Dry in 1968, 1973, 1978 and Saucedo's Tortilla Factory in 1983. From 1992 to the present, this address has been occupied by a hair salon.

City Directories show that 1301 Oregon Street (located north of the site, directly north of the railroad tracks) was occupied by South End Body Shop and Repair in from 1958 to the present.

Site Reconnaissance

4.1 Methodology

On July 17, 2019, Bill Carrig of Stanley Consultants visited the Property to evaluate present use and to identify observable environmental conditions at the Property. The methodology involved walking the perimeters and accessible interior areas of the Property while noting observed evidence of present and potential environmental concerns.

Photos of the Property are included in Appendix A.

4.2 Limiting Conditions

Findings are based on the Property conditions observed on July 17, 2019. There were no limiting conditions noted.

4.3 General Site Setting

The Property consists of two non-contiguous parcels addressed 1311 and 1317 Oregon Street. Melissa's Hair Salon located at 1315 Oregon Street is located between the two parcels and is not included as part of this assessment. The Property is located on the west side of Oregon Street, north of Schley Avenue in Muscatine, Iowa. The 1311 Oregon Street parcel is 0.25 acres and the 1317 Oregon Street parcel is 0.16 acres in size.

4.4 Exterior Observations

The Property is currently owned by Eastern Iowa Grain Inspection and is used for grain inspection. A building is located on the northern portion that contains a garage. Gravel paved accessways and parking are located to the south and west of the building and the remaining portions of the Property are grass-covered. No signs of distressed vegetation, oil spills, or improper storage of chemicals were observed on the Property.

4.5 Interior Observations

The Property is currently owned by Eastern Iowa Grain Inspection and is used for grain inspection. Grain is brought to the Property addressed 1311 Oregon Street and inspected by experts in an office using the naked eye. Laboratory equipment and chemicals are not used at the site. A garage is connected to the office building and was noted to be largely empty during the site visit. A partial basement and a small vacant residential apartment are located on the second floor of the building addressed 1311 Oregon Street. No signs of surface staining, oil spills, or improper storage of chemicals were observed in interior portions of the Property.

4.6 Surrounding Area

The adjoining property to the north consists of railroad tracks, followed by residential properties and an office building. Oregon Street followed by GPC and Kent Corporation are located directly east of the Property. Schley Avenue followed by residential properties adjoin the Property to the south. The adjoining property to the west is a public alleyway, followed by residential properties. No signs of distressed vegetation, oil spills, or improper storage of chemicals were observed on the adjacent properties observed from public thoroughfares.

Section 5

Interviews

Interviews or limited inquiries of local officials were attempted and are described below. Interview documentation is in Appendix B.

5.1 Present and Past Owners

Present Owner: Eastern Iowa Grain Inspection is the current owner of the Property. Ms. Brenna Francisko, an Eastern Iowa Grain Inspection representative, provided answers to the User Questionnaire of ASTM E1527-13. Information obtained from this interview is provided in applicable sections of this report.

Past Owner: Ms. Francisko reported that Eastern Iowa Grain Inspection has occupied the Property since the 1970 and leased it from individuals until 1987, then they purchased the 1317 Oregon Street parcel and 2014 when they purchased the 1311 Oregon Street parcel. The past Property owners reportedly passed away in the early 2010s and were not available for interview.

5.2 Present and Past Operators

Present Operator: Eastern Iowa Grain Inspection is the current operator of the Property.

Past Operator: Past operators for the Property were not located or available at the time of this investigation.

5.3 Present and Past Occupants

Present Occupant: Eastern Iowa Grain Inspection is the current occupant of the Property.

Past Occupant: No past occupants were available or interviewed as part of this report.

5.4 Local Government Officials

Stanley Consultants contacted the Muscatine Fire Department on June 18, 2019 and requested records pertaining to 1311, 1315 and 1317 Oregon Street. According to a letter from the Muscatine Fire Department dated July 18, 2019, their records indicate that they have not responded to these addressed for any environmental issues. There was an unauthorized burning complaint on April 27, 2010 related to an unauthorized camp fire at 1311 Oregon Street. Documentation is provided in Appendix E of this report.

Stanley Consultants contacted the Muscatine Health Department via telephone on July 24, 2019. According to Ms. Krista Bailey with the Muscatine Health Department, there are no records on file for the addresses 1311 – 1317 Oregon Street in Muscatine, Iowa. A telephone call report is provided in Appendix C of this report.

The Muscatine County Beacon Website was accessed on July 23 for 1311 Oregon Street. According to information provided, the site was sold in 2014 to Eastern Iowa Grain Inspection. Additionally, records show that the on-site building was constructed in 1920 and the pole frame garage was added in 1984. Muscatine County Beacon documentation is provided in Appendix E of this report.

The Muscatine County Beacon Website was accessed on July 23 for 1317 Oregon Street. According to information provided, the site was sold in 1984 to Eastern Iowa Grain Inspection. No site structures are shown. Muscatine County Beacon documentation is provided in Appendix E of this report.

Stanley Consultants contacted the Muscatine County Recorder on July 25, 2019 inquiring if there are any environmental liens associated with the Property. According to Ms. Sarah Hearst, County Recorder, she was unable to locate information related to environmental liens associated with the Property owner; however, a detailed search was not completed. A copy of this correspondence is included in Appendix E.

5.5 Interviews with Others

No others were interviewed in connection with the Property.

Evaluation

6.1 Findings

The following paragraphs summarize the findings from this Phase I ESA.

6.1.1 Petroleum or Hazardous Substances

Petroleum and hazardous substances were not observed during the site visit on July 17, 2019.

6.1.2 Petroleum or Hazardous Substance Containers and Unidentified Containers

Unidentified containers were not observed during the site visit on July 17, 2019.

6.1.3 Storage Tanks

6.1.3.1 Aboveground Storage Tanks (AST)

ASTs were not observed at the Property during the site visit on July 17, 2019. Ms. Francisko was unaware of any prior ASTs at the site and the EDR report and historical sources did not indicate the presence of current or former ASTs.

6.1.3.2 Underground Storage Tanks (UST)

Evidence of USTs was not observed at the Property during the site visit on July 17, 2019. Ms. Francisko was unaware of any prior USTs at the site and the EDR report and historical sources did not indicate the presence of current or former USTs.

6.1.4 Indications of Polychlorinated Biphenyls (PCB's)

During the site visit on July 17, 2019, no indication of PCB containing equipment was observed on the Property. However, one utility-owned pole mounted transformer was observed in the alley directly west of the Property. The transformer appeared intact with no signs of leaks or spills.

6.1.5 Indications of Solid Waste Disposal

During the site visit on July 17, 2019, no evidence of solid waste disposal was observed on the Property.

6.1.6 Releases of Petroleum or Hazardous Substances

Evidence of releases of petroleum or hazardous substances was not observed at the Property during the site visit on July 17, 2019. Ms. Francisko was unaware of any prior releases of petroleum or hazardous substances at the site and the EDR report and historical sources did not indicate prior releases.

6.1.7 Groundwater Wells

Groundwater wells were not observed at the Property during the site visit on July 17, 2019. Ms. Francisko was unaware of any current or former groundwater wells at the site and the EDR report and historical sources did not indicate the presence of current or former groundwater wells.

6.2 Additional Investigations

No additional investigations were performed for this Phase I ESA

6.3 Data Gaps

Data gaps are defined in ASTM E1527-13 as a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information.

The data gaps in this report are the following:

- The previous property owners or occupants were unavailable or could not be located.
- Historical resources were not available at five-year intervals for the entire time period in which the site was developed as discussed in Section 3.4.

These data gaps do not significantly impact the conclusions of this report as the use of the Property during these larger intervals does not appear to significantly change.

6.4 Opinion

It is the opinion of Bill Carrig, Environmental Professional of Stanley Consultants Inc., that the investigation has identified RECs in connection with the Property and a Phase II Environmental Site Assessment is recommended.

6.5 Signatures

The following persons were responsible for the preparation of this report:

Prepared by: _____ Date: _____
Bill Carrig, PMP
Senior Project Manager

Technical Review: _____ Date: _____
Melissa Tiedemann, AICP
Senior Environmental Planner

Section 7

Non-Scope Services

7.1 Recommendations

It is the opinion of Bill Carrig and Melissa Tiedemann, Environmental Professionals at Stanley Consultants Inc., that the investigation has identified RECs in connection with the Property and a Phase II Environmental Site Assessment is recommended.

7.2 Additional Services

No additional services were provided for the Property.

Section 8

References

ASTM E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, American Society of Testing and Materials, 2013.

Environmental Data Resources. The EDR Radius Map Report™ with GeoCheck®. Inquiry Number: 05717584.2r. dated July 16, 2019.

Environmental Data Resources. Historical Topographic Map Report. Inquiry Number: 05717584.4 dated July 16, 2019.

Environmental Data Resources. Certified Sanborn Map Report. Inquiry Number: 05717584.3 dated July 16, 2019.

Environmental Data Resources. The EDR Aerial Photo Decade Package. Inquiry Number: 05717584.8, dated July 16, 2019.

Environmental Data Resources. The EDR City Directory Image Report. Inquiry Number: 05717584.5, dated July 18, 2019.

Telephone Interview, Muscatine Health Department, July 24, 2019.

Muscatine County Beacon Tax Records, 1311 Oregon Street, accessed July 23, 2019

Muscatine County Beacon Tax Records, 1317 Oregon Street, accessed July 23, 2019

Muscatine Fire Department, July 18, 2019 Letter.

Muscatine County Recorder, July 25, 2019 E-mail.

Environmental Protection Agency. Envirofacts database. 1311 Oregon Street, Muscatine, Iowa.
<https://enviro.epa.gov/>, accessed July 24, 2019.

Environmental Protection Agency. Envirofacts database. 1317 Oregon Street, Muscatine, Iowa.
<https://enviro.epa.gov/>, accessed July 24, 2019.

Phase I Questionnaire, Brenna Francisko, Eastern Iowa Grain Inspection Representative, July 17, 2019.