



August 17, 2020

Eric Sheldahl
Perpetual, LLC
1191 West Marina Drive
Chandler AZ, 85248

RE: Environmental Site Assessment for The Car-X site located at 3632 Merle Hey road, Des Moines, Iowa.

Dear Mr. Sheldahl

Thank you for the submittal of the Phase I and Phase II reports for the site Investigation conducted on the property referenced above. The Iowa Department of Natural Resources (Iowa DNR) has reviewed the Phase II for evidence of a hazardous condition which are required to be reported to the Iowa DNR (567 IAC Chapter 131). The Iowa DNR evaluated the Phase II report along with other generally available information about the property. Review comments on the Phase II are summarized below.

No significant contamination was detected in soil. However, diesel fuel, benzene and ethylbenzene were detected in groundwater at concentrations that exceed Iowa action levels. In addition, TEH as Gasoline was detected at all three soil boring locations and although there is no Iowa action level for TEH as Gasoline in groundwater, the levels at sample location TB-3 is considered extremely elevated. It has been determined that the gasoline contamination originated from an historic on-site UST and the site it is not listed as a LUST site by the Iowa DNR UST/LUST program and no action was required at that the tanks were removed. Therefore, by definition is not a significant threat to public health or the environment although additional groundwater assessment in the vicinity of groundwater sample location TB-3 would probably provide better delineation of the apparent source area (former UST) that was not characterized at the time of the tank removal.

With consideration of the conditions noted above, it is the determination of the Iowa DNR that based on the available information a hazardous condition does not exist on the site and the Iowa DNR will not require any follow-up action based on the Phase II findings. This determination however does not mean that a site is contaminant free and does not constitute an endorsement by the Iowa DNR as to the appropriate 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.

Please contact me at 1-515-2-725-8337 if you have any questions.

Regards,

A handwritten signature in blue ink, appearing to read "Matt Clegg".

CC: Don Edds, Allender Butzke Engineering 3600 109th Street, Urbandale, Iowa 50322
Mark Golder Car – X Tire and Auto 3632 Merle Hay Rd. Des Moines, IA 50310
Brian Vahle, Vision Bank, 925 SE Gateway Drive, Grimes, Iowa 50111
Mike Sullivan, Supervisor Solid Waste and Contaminated Sites Section Iowa DNR
Iowa DNR Field Office, Des Moines, Iowa