



JANUARY 25, 2021

JIM LIND
LIND LLC
230 E RIDGEWAY AVE.
WATERLOO, IA, 50702

RE: Environmental Assessment of the Jim Lind Service- Waterloo, Iowa

Dear Mr. Lind

This letter is to inform you the Iowa DNR has reviewed the Phase I and Limited Site Inspection (LSI) prepared by Terracon Environmental for the Jim Lind Service facility located at 230 East Ridgeway Avenue Waterloo, Iowa. The Iowa DNR has reviewed the reports for evidence of the existence of a hazardous condition (as defined in 567 Iowa Administrative Code (IAC) Chapter 131). The Iowa DNR also notes that groundwater was sampled from existing monitoring wells that were installed from previous Leaking Underground Storage Tank (LUST) investigations(s) and that no additional soil borings were installed and no subsoil samples were collected. As you know, the site is an open active LUST site investigation (9LTP03) that is currently classified as high risk for contaminated soil to water lines. However, a plan approved by the Iowa DNR Water Supply Section for replacement of the section of water main located within the contaminant plume is scheduled for completion in 2021 to allow reclassification of the site by the UST/LUST program to no action required.

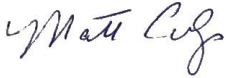
Although this action will relieve the site from further regulatory actions under the UST/LUST program, this most recently completed assessment has also identified, for the first time, a previously unknown groundwater condition. The LSI indicates chlorinated solvents in groundwater at three locations that exceed the Iowa Land Recycling Program Statewide Standards for groundwater and that also poses a potential vapor intrusion concern to the on-site building and surrounding residential structures. Furthermore, the full extent of the solvent groundwater plume is currently undefined and by rule must be adequately delineated.

Therefore, the Iowa DNR directs you to address these concerns by taking the following actions.

- An additional groundwater monitoring well is required to be located on the southwest corner of the existing garage to determine the westerly, down gradient condition of the solvent plume.
- Second, this and all of the other four existing monitoring wells shall be sampled quarterly for a period of one year to provide spatial a temporal definition of the solvent plume. The results of the sampling shall be submitted to the Iowa DNR on a quarterly schedule for review. At the end of this time period (one year) the Iowa DNR will determine what actions (if any) will be required regarding continued monitoring or remediation.

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

Regards

A handwritten signature in blue ink that reads "Matt Culp". The signature is written in a cursive, flowing style.

Matt Culp
Senior Environmental Specialist
Iowa D
NR – Contaminated Sites Section

CC:

- Betty Lou, Inc. Attn: Mr. Dave Mason, Jr., Redfern, Mason, Dieter, Larsen & Moore PLC, 415 Clay St PO Box 627 Cedar Falls, Iowa 50613-2837
- Dave Cleary, Terracon 3105 Capital Way, Suite 5 I Cedar Falls, Iowa 50613
- Mike Sullivan, Section Supervisor Solid Waste and Contaminated Sites Section, Iowa DNR
- Ruth Hummel, Underground Storage Tank Section Iowa DNR Wallace Building, Des Moines, Iowa
- Iowa DNR Field Office Manchester, Iowa