



Cook, Dan <dan.cook@dnr.iowa.gov>

Re: Williams South Sioux City Station 3701 South Lewis Boulevard Sioux City Iowa 51106

1 message

Cook, Dan <dan.cook@dnr.iowa.gov>
To: Troy Heitman <theitman@centralbankonline.com>
Bcc: Dan Cook <dan.cook@dnr.iowa.gov>

Thu, Apr 1, 2021 at 10:20 AM

Good Morning Troy,

Your 4 statements/points are basically correct. One caveat for number 2, any contaminated soil disturbed during construction and other site activities must be properly managed according to State and Federal regulation. And, Section 8 of the environmental covenant (Activity and Use Limitations and Terms) must be followed. Construction dewatering activities and petroleum a vapor intrusion assessment for the new building will be the most important provisions to adhere to in the environmental covenant.

The environmental documents for this site can be found in the DNR database at <https://programs.iowadnr.gov/contaminatedsites/Site/Documents/107>

If you have any additional questions please ask,

Dan

My phone number has changed, please note the new number below.



DANIEL COOK | CPM
Environmental Specialist Senior
Solid Waste and Contaminated Sites Section
Iowa Department of Natural Resources
C: 515-537-4025
502 E. 9th Street, Des Moines, IA 50319



On Mon, Mar 29, 2021 at 4:05 PM Troy Heitman <theitman@centralbankonline.com> wrote:

Dan,

My name is Troy Heitman and I am a commercial banker with Central Bank in Sioux City, Iowa. I saw your name in some e-mails relative to this property dating back to 2011 and 2012. Don't know if you are still the person that we should be speaking with relative to this property but thought we would start with you since you have been involved in this property previously. If you aren't the correct person to answer my question, please provide me with the right person so I don't bother you.

We have been asked to look at financing construction of a commercial building on the above referenced property. We are aware the soils were contaminated but a cleanup was undertaken by Williams and a "no further action" certificate was signed on August 22, 2012. After monitoring and further remediation at the site, the IDNR agreed that the removal requirements of the "No further action" certificate had been met and no further environmental actions were required at the site and the site could be closed and the monitoring wells removed. We are also aware of the environmental covenant placed on the property.

What we would like to confirm is the following:

- 1- The responsible party has substantially corrected the risk of the petroleum contaminants to the satisfaction of the DNR.
- 2- The new land owner is considered an innocent land owner under the 1995 Blue Chip Enter vs. Dept. of Nat Res. Ruling provided they do nothing to contribute to new contamination
- 3- There are no new legal decisions that would change the innocent land owner status
- 4- There have been no recent changes to the properties environmental status.

Is there anything else that we should be aware of from a regulatory/liability standpoint relative to this property?

Is there a link where we can find the reports to independently verify the reports provided to us by the current land owner?

Thank you for your time and attention to this matter.

Troy Heitman

Vice President Commercial Loan Officer



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