

PHASE I ENVIRONMENTAL SITE ASSESSMENT



**Broderick Property
Outlot Y Multi-Family and Outlot W Single Family
Waukee, Iowa 50263**

Prepared For:

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July 1, 2021

Project Summary

**Broderick Property
Outlot Y Multi-Family and Outlot W Single Family
Waukee, Iowa 50263**

Project Start Date: June 11, 2021

Phase I ESA Expiration Date: December 8, 2021

Report Component	Sec.	REC¹	CREC²	HREC³	De Min⁴	Non-ASTM	Further Action	Comments
Current Property Use	1.0						No	
Adjacent Properties	3.3						No	
Historical Review	5.3	X					Yes	See Sections 1.2 and 5.3
Previous Reports	4.7						No	
User Provided Information	4.0						No	
Regulatory Database Review	5.0						No	
Site Reconnaissance:	6.0						No	
• Hazardous Materials							No	
• Petroleum Materials							No	
Vapor Encroachment Screen	7.0						No	
Interviews	8.0						No	
ASTM Non-Scope:	13.0						No	

¹ *Recognized Environmental Condition* – See Definition in Executive Summary

² *Controlled Recognized Environmental Condition* – See Definition in Executive Summary

³ *Historical Recognized Environmental Condition* – See Definition in Executive Summary

⁴ *De Minimis Condition* – See Definition in Executive Summary

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1.0 EXECUTIVE SUMMARY

1.1 Property Description

Impact7G, Inc. (Impact7G) was retained by Construction Materials Testing and Hubbell Land Development (User) to conduct a Phase I Environmental Site Assessment (ESA), in general conformance with the scope and limitations of ASTM Standard Practice E1527-13 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries ((AAI) (40 CFR Part 312)) for the property located southwest of Northwest Sunrise Drive and 2nd Street (Outlot Y Multi-Family and Outlot W Single Family), Waukee, Dallas County, Iowa (Property). Any exceptions to, or deletions from, this practice are described in Sections 2.4, 6.1 and 12.0 of this report.

The Property is currently owned by Mr. Philip Broderick. The Property is located in a primarily agricultural/commercial area of Waukee, Iowa (Figure 2, Appendix A), and consists of approximately 19.5 acres of agricultural land. There are no existing structures located on the Property.

The Property is described by the Dallas County Assessor's Office website as:

Parcel #	Location	Description(s)
1228300001	W10AC OF NE SW & NW SW /EX RD/	Agricultural land
1228300014	E30AC OF NE SW /EX RD/	Agricultural land

The adjacent properties consist of the following:

Direction From Property	Description(s)
North	Northwest Sunrise Drive followed by a school building and campus area
East	Agricultural land
South	Agricultural land followed by commercial development (former automotive salvage yard)
West	Agricultural land followed by 10 th Street

1.2 Findings/Conclusions

Recognized Environmental Conditions (RECs) are defined by the ASTM Standard Practice E1527-13 as *"the presence or likely presence of any hazardous substances or petroleum products in, on, or at a Property: (1) due to 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."*

- Based on historical documentation, a former automotive salvage yard was historically located approximately 0.10 miles south of the Property in an up-gradient location from circa 1990-2004. Remnants of the automotive salvage yard are currently located at the site. Automotive salvage yards historically stored damaged vehicles containing lubricants, petroleum products, fluids, oils and hazardous materials which may have contained VOCs, waste oils and heavy metals. The historic nearby up-gradient automotive salvage yard is considered to represent a REC and a VEC to the Property at this time.

Controlled Recognized Environmental Conditions (CRECs) are defined by the ASTM Standard Practice E1527-13 as “a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.”

- No CRECs were identified as part of this Phase I ESA.

Historical Recognized Environmental Conditions (HRECs) are defined by the ASTM Standard Practice E1527-13 as “a past release of any hazardous substances or petroleum products that has occurred in connection with the [P]roperty and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the [P]roperty to any required controls.”

- No HRECs were identified as part of this Phase I ESA.

De Minimis Conditions are defined by the ASTM Standard Practice E1527-13 as “a condition that generally does not present a threat to human 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.”

- No De Minimis Conditions were identified as part of this Phase I ESA.

Non-Scope ASTM Considerations are described by the ASTM Standard Practice E1527-13 as “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 Standard Practice E1527-13].”

- No Non-Scope ASTM Considerations were included as part of this Phase I ESA.

1.3 Professional Opinion

Based on data gathered during this Phase I ESA and Vapor Encroachment Screen, Impact7G believes that further investigation is warranted for the Property at this time. Soil, soil gas, and/or groundwater sampling should be conducted on the Property for chemicals of concern and/or petroleum contaminants. Please refer to Figure 2 in Appendix A for the location of the identified REC.

2.0 INTRODUCTION

Impact7G was retained by Construction Materials Testing and Hubbell Land Development (User) to conduct a Phase I ESA, in general conformance with the scope and limitations of ASTM Standard Practice E1527-13 and the Environmental Protection Agency Standards and Practices for AAI (40 CFR Part 312) for the Property located southwest of Northwest Sunrise Drive and 2nd Street (Outlot Y Multi-Family and Outlot W Single Family), Waukee, Dallas County, Iowa (Property).

According to the Dallas County Assessor, the Property's legal description is as follows:

Parcel #	Location
1228300001	W10AC OF NE SW & NW SW /EX RD/
1228300014	E30AC OF NE SW /EX RD/

2.1 Scope of Services

The purpose of this assessment is to identify potential environmental liabilities in association with hazardous substances and/or petroleum products at or in the vicinity of the Property. The User contracted with Impact7G to conduct a Phase I ESA for the Property. Impact7G performed or attempted to perform the following services:

- Visual inspection of the Property and adjoining properties
- Interviews with past and present owners, operators, and occupants
- Reviews of historical sources
- Reviews of federal, state, tribal, and local government records
- Vapor Encroachment Screen of the Property

2.2 Significant Assumptions

The following assumption was used in the determination of potential RECs at the Property:

- The shallow groundwater table is often a subdued expression of surface topography. Shallow groundwater generally flows from areas of groundwater recharge, such as hills and broad uplands, to areas of groundwater discharge, such as wetlands, rivers, and lakes. Based on the local surface topography, groundwater at the Property is expected to flow towards an unnamed drainage tributary of Little Walnut Creek located approximately 0.36 miles north of the Property. Therefore, groundwater at the Property and adjacent properties is assumed to flow north in the general direction of the tributary and topographically lower elevations.

2.3 Limitations and Exceptions

Any conclusions regarding potential environmental risks or particular events and practices are limited by the quality and quantity of information provided by available historical documents; the visual inspection; available government databases; and interviews with Property owners, Property operators, former Property owners and residents.

Pursuant to Section 13.1.5 of ASTM Standard Practice E1527-13, the following is a list of non-scope considerations that the User may want to assess in connection with commercial real estate transactions. No implication is intended as to the relative importance of inquiry into such non-scope considerations, and this list is not intended to be all-inclusive:

- Asbestos Containing Materials
- Biological Agents
- Cultural and Historic Resources
- Ecological Resources
- Endangered Species
- Health and Safety
- Indoor Air Quality
- Property Condition Assessment
- Archeological Review
- Industrial Hygiene
- Lead-Based Paint
- Lead in Drinking Water
- Mold
- Radon
- Regulatory Compliance
- Wetlands
- Floodplains
- Architectural Review

The information and conclusions presented in this report are based solely on the observations made during the site assessment evaluation and on data provided by others (individuals – entities). Thus, the accuracy of the resulting reporting and conclusions drawn from this information is inherently based on the accuracy of the information that was obtained and provided. The conclusions and opinions stated herein do not represent or warrant that the Property is free from contamination, pollution, or environmental problems. In summary, there is always a possibility that some contamination may be present on the Property of interest which was not discovered or noted during the Phase I ESA activities (walkover inspection, records review) conducted by Impact7G. Therefore, no guarantees or warranties as to the condition of the Property of interest or suitability of Property use for any particular purpose are made or implied by Impact7G.

2.4 Special Terms and Conditions

Contractual terms, conditions, and liability limitations are specified in the contract between the User and Impact7G.

Information used to prepare this report was provided by a number of parties including government agencies, third party vendors, and persons familiar with the site. All information reviewed was not independently verified unless actual knowledge of Property conditions or history indicated obvious inconsistencies or errors.

2.5 User Reliance

This report has been prepared on behalf of and for the exclusive use of Construction Materials Testing and Hubbell Land Development (User) solely for use in evaluating the potential “recognized environmental conditions” and is not intended for any other purpose nor the benefit or use of any other person. This report and the findings contained herein shall not in whole or in part, be disseminated or conveyed to any other party, nor used by any other person, in whole or in part, without the prior written consent of Impact7G, except that the report may be conveyed to persons or groups of persons within Construction Materials Testing and Hubbell Land Development.

3.0 PROPERTY DESCRIPTION

3.1 Location and Legal Description

The Property is currently owned by Mr. Philip Broderick. The Property is located in a primarily agricultural/commercial area of Waukee, Iowa (Figure 2, Appendix A), and consists of approximately 19.5 acres of agricultural land. There are no existing structures located on the Property.

The Property is described by the Dallas County Assessor's Office website as:

Parcel #	Location	Description(s)
1228300001	W10AC OF NE SW & NW SW /EX RD/	Agricultural land
1228300014	E30AC OF NE SW /EX RD/	Agricultural land

The Property is located within the N ½ of the SW ¼ of Section 28, Township 79 North, Range 26 West in Dallas County, Iowa and is further located at approximately 41° 37' 15.10" North latitude and 93° 53' 10.35" West longitude. Refer to the Property Vicinity Map included in Figure 1, in Appendix A for Property location. Refer to Appendix H for the complete legal description (if provided).

3.2 Current Description(s) of the Property

The Property is comprised of approximately 19.5 acres of agricultural land (see Figure 1 in Appendix A). There are no existing structures located on the Property.

3.3 Current Description(s) of the Adjoining Properties

The adjacent properties consist of commercial development, roadways, a school building and campus area, and agricultural land. The following table summarizes current uses of the parcels adjoining the Property.

Direction From Property	Description(s)
North	Northwest Sunrise Drive followed by a school building and campus area
East	Agricultural land
South	Agricultural land followed by commercial development (former automotive salvage yard)
West	Agricultural land followed by 10 th Street

Information pertaining to the former automotive salvage yard is presented in Section 5.3.

4.0 USER PROVIDED AND REASONABLY ASCERTAINABLE INFORMATION

Information provided by Construction Materials Testing and Hubbell Land Development (User) is reviewed as part of the Phase I ESA process to identify potential RECs associated with the Property. If such information is not provided by the User, Impact7G attempts to review all readily available and easily accessible information. The User Questionnaire is included in Appendix F.

4.1 Title Records

Copies of title documents for the Property were not provided by the User. Additional Property information was obtained from the Iowa Land Records website. A Warranty Deed and Groundwater Hazard Statement are included in Appendix H. No RECs were identified in connection with the current or previous ownership of the Property.

4.2 Environmental Liens or Activity and Use Limitations

Environmental liens or activity and use limitations were not provided by the User. Additional information was obtained online at the Iowa Land Records website. No environmental liens or activity and use limitations were found. A copy of the Warranty Deed is included in Appendix H.

4.3 Specialized Knowledge

According to the User, no specialized knowledge of the Property or surrounding area was brought forward.

4.4 Valuation Reduction for Environmental Issues

The User is unaware of any valuation reductions for environmental issues, and none have been reported to Impact7G.

4.5 Owner, Property Manager, and Occupant Information

The Property is currently owned by Mr. Philip Broderick. There are no managers or occupants currently associated with the Property.

4.6 Reason for Performing Phase I ESA

Pursuant to obtaining innocent landowner, contiguous Property owner, or prospective purchaser limitations under CERCLA liability guidelines, the User contracted Impact7G to complete a Phase I ESA to investigate potential environmental concerns associated with the Property.

4.7 Other

No other sources of information were reviewed by Impact7G as part of this Phase I ESA.

5.0 RECORDS REVIEW

5.1 Standard Environmental Record Sources

The purpose of the records search is to obtain and review data and information that would aid in identifying RECs, CRECs, HRECs, and/or De Minimis Conditions on or in the vicinity of the Property. Federal, state, and tribal environmental record sources were obtained from Environmental Data Resources Inc (EDR) to at least the minimum search distances established in ASTM Standard Practice E1527-13. Impact7G has reviewed the information from the environmental record sources, and has summarized the information from the federal, state, and tribal environmental record sources search in the following sections. The complete environmental records report is included in Appendix D.

Environmental Records Report Summary						
DATABASE	RADIUS (Miles)	PROPERTY LISTED	SITES	REC	VEC	FURTHER ACTION
Federal Environmental Record Sources:						
NPL	1.00	No	0	No	No	No
NPL Delisted	1.00	No	0	No	No	No
CERCLIS	0.50	No	0	No	No	No
NFRAP	0.50	No	0	No	No	No
RCRA COR ACT	1.00	No	0	No	No	No
RCRA TSD	0.50	No	0	No	No	No
RCRA GEN	0.25	No	1	No	No	No
IC/EC	0.50	No	0	No	No	No
ERNS	Property	No	0	No	No	No

Environmental Records Report Summary						
DATABASE	RADIUS (Miles)	PROPERTY LISTED	SITES	REC	VEC	FURTHER ACTION
State/Tribal Environmental Record Sources:						
CERCLIS	1.00	No	0	No	No	No
SWL	0.50	No	1	No	No	No
LTANKS	0.50	No	2	No	No	No
Tanks	0.25	No	0	No	No	No
IC/EC	0.50	No	0	No	No	No
VCP	0.50	No	0	No	No	No
Brownfields	0.50	No	0	No	No	No
Additional Environmental Record Sources:						
US Brownfields	0.50	No	0	No	No	No
Other Haz Sites	Property	No	0	No	No	No
Local Land Records	0.50	No	0	No	No	No
Spills	Property	No	0	No	No	No
Other	Property 0.25 1.00	No	0	No	No	No

5.1.1 Federal NPL Sites

No National Priority List (NPL) sites were identified within the specified search radius.

5.1.2 Federal NPL Delisted Sites

No NPL Delisted sites were identified within the specified search radius.

5.1.3 Federal CERCLIS Sites

No Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) sites were identified within the specified search radius.

5.1.4 Federal NFRAP Sites

No NFRAP sites were identified within the specified search radius.

5.1.5 Federal RCRA COR ACT Sites

No Resource Conservation and Recovery Act (RCRA) Corrective Action (COR ACT) sites were identified within the specified search radius.

5.1.6 Federal RCRA TSD Sites

No Resource Conservation and Recovery Act (RCRA) Treatment, Storage, and Disposal (TSD) sites were identified within the specified search radius.

5.1.7 Federal RCRA GEN Sites

The Environmental Protection Agency (EPA) maintains the Resource Conservation and Recovery Act (RCRA) Info systems, which provides access to data supporting the RCRA of 1976 and the Hazardous and Solid Waste Amendments (HWSA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous wastes as defined by the RCRA. While sites listed within

this database represent some form of hazardous waste activity, they have a higher associated risk if determined to be out of compliance or to have violations. Hazardous waste generating (GEN) facilities are categorized based on the quantity of waste they produce: Large Quantity Generator (LQG), Small Quantity Generator (SQG), and Very Small Quantity Generator (VSQG). EDR identified one (1) GEN site within the specified search radius.

FAWN MANUFACTURING, identified by EPA ID IAD984566117, is located 0.227 miles southwest of the Property in a cross-gradient location. The site is a Very Small Quantity Generator and has a regulatory status of "No Violations Found." Based on the regulatory status, cross-gradient location and distance from the Property, this GEN site is not considered to represent a REC to the Property at this time.

5.1.8 Federal IC/EC Sites

No Federal Institutional Control/Engineering Control (IC/EC) sites were identified within the specified search radius.

5.1.9 Federal ERNS Sites

No Emergency Response Notification System (ERNS) sites were identified within the specified search radius.

5.1.10 State/Tribal CERCLIS Sites

No State/Tribal CERCLIS sites were identified within the specified search radius.

5.1.11 State/Tribal SWL Sites

The Iowa Department of Natural Resources (IDNR) maintains an inventory of Solid Waste Landfill (SWL) sites within the State of Iowa. These sites may be active or inactive facilities, or open dumps that fail to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites. Inventoried sites are categorized as: Permitted Solid Waste Disposal Facilities (SWF/LF), Closed Landfills Priority List (LCP), or Unpermitted Facilities (UNPERM LF). EDR identified one (1) SWL site within the specified search radius.

SKRAPPERS RECYCLING, identified by Facility ID 25-ADP-04-12, is located 0.384-miles south of the Property in an up-gradient location. The Facility Type is an "Appliance Demanufacturing Permit" and the Permit Stage is "Rescission." Based on the distance from the Property, this SWL site is not considered to represent a REC to the Property at this time.

5.1.12 State/Tribal LTANKS Sites

The IDNR maintains a database inventorying Leaking Tanks (LTANKS) sites. Review of this environmental record source includes Leaking Underground Storage Tank (LUST) records and any available records regarding Leaking Aboveground Storage Tanks (LAST). EDR identified two (2) LTANKS sites within the specified search radius.

KUM & GO #202, identified by Leak Number 7LTY33, is located 0.373 miles south-southeast of the Property in an up-gradient location. A leak was reported on July 1, 1988 and the site was issued a status of "No Action Required" on December 29, 2000. Based on the regulatory status and distance from the Property, this LTANKS site is not considered to represent a REC to the Property at this time.

HEARTLAND COOP, identified by Leak Number 8LTU05, is located 0.490 miles south of the Property in an up-gradient location. A leak was discovered on July 8, 1992 and the site was issued a status of "No Action Required" on May 27, 2010. Based on the regulatory status and distance from the Property, this LTANKS site is not considered to represent a REC to the Property at this time.

5.1.13 State/Tribal Tanks Sites

No Underground Storage Tanks (Tanks) sites were identified within the specified search radius.

5.1.14 State/Tribal IC/EC Sites

No State/Tribal Institutional Control/Engineering Control (IC/EC) sites were identified within the specified search radius.

5.1.15 State/Tribal VCP Sites

No Voluntary Cleanup Program (VCP) sites were identified within the specified search radius.

5.1.16 State/Tribal Brownfields Sites

No State/Tribal Brownfields Sites were identified within the specified search radius.

5.1.17 US Brownfields Sites

No US Brownfields sites were identified within the specified search radius.

5.1.18 Other Haz Sites

No Other Hazardous sites were identified within the specified search radius.

5.1.19 Local Land Records

No Local land records sites were identified within the specified search radius.

5.1.20 Spills Sites

No Spills sites were identified within the specified search radius.

5.1.21 Other Sites

No Other sites were identified within the specified search radius.

5.2 Additional Environmental Record Sources

Additional environmental record sources are potentially used to enhance and supplement the standard environmental record sources. The following summarizes information obtained from additional sources.

5.2.1 Public Well Information

The IDNR well search database was searched by Impact7G. No wells were identified within a 1,000-foot radius of the Property.

5.3 Historical Use of Property and Surrounding Area

Historical information for the Property and surrounding area was based on review of reasonably ascertainable historic records. Available historic documentation is included in Appendix C. This information is summarized in the following table:

Approximate Date(s)	Source(s)	Description(s)
1938-1961	Historic aerial photographs	Property: Agricultural land North: Agricultural land East: Agricultural land South: Agricultural land West: Agricultural land followed by 10 th Street
1974-1983	Historic aerial photographs, USGS topographic map	Property: Same as above North: Same as above East: Same as above South: Agricultural land followed by commercial development West: Same as above
1990-2004	Historic aerial photographs, city directories	North: Same as above East: Same as above South: Agricultural land followed by commercial development (automotive salvage yard) West: Same as above
2009-2014	Historic aerial photographs	Property: Same as above North: Same as above East: Same as above South: Agricultural land followed by commercial development (former automotive salvage yard) West: Same as above
2019-Present	Historic aerial photographs, assessor's information, interviews, and Property reconnaissance	Property: Same as above North: Northwest Sunrise Drive followed by a school building and campus development East: Same as above South: Same as above West: Same as above

According to historic aerial photographs, an automotive salvage yard was historically located approximately 0.10 miles south of the Property in an up-gradient location from circa 1990-2004. Remnants of the automotive salvage yard are currently located at the site. Automotive salvage yards historically stored damaged vehicles containing lubricants, petroleum products, fluids, oils and harmful substances which may have contained VOCs, waste oils and heavy metals. The historic nearby up-gradient automotive salvage yard is considered to represent a REC and a VEC to the Property at this time.

5.3.1 Aerial Photographs Information

Impact7G reviewed the following available aerial photographs of the Property and surrounding area:

Date(s)	Property Description(s)	Surrounding Area Description(s)
1938 1950 1961	Agricultural land	North: Agricultural land East: Agricultural land South: Agricultural land West: Agricultural land followed by 10 th Street
1974 1983	Same as above	North: Same as above East: Same as above South: Agricultural land followed by commercial development West: Same as above

Date(s)	Property Description(s)	Surrounding Area Description(s)
1990 2002 2004	Same as above	North: Same as above East: Same as above South: Agricultural land followed by commercial development (automotive salvage yard) West: Same as above
2009 2014	Same as above	North: Same as above East: Same as above South: Agricultural land followed by commercial development (former automotive salvage yard) West: Same as above
2019	Same as above	North: Northwest Sunrise Drive followed by a school building and campus development East: Same as above South: Same as above West: Same as above

5.3.2 USGS Topographic Maps Information

Impact7G reviewed the following available topographic maps of the Property and surrounding area:

Date(s)	Property Description(s)	Surrounding Area Description(s)
1965 1976	Undeveloped land	North: Undeveloped land East: Undeveloped land South: Undeveloped land West: Undeveloped land followed by 10 th Street

5.3.3 City Directories Information

Impact7G reviewed the following available city directories of the Property and surrounding area:

Date(s)	Address	Property Description(s)
Not Identified in Directories	N/A	
Date(s)	Address	Surrounding Area Description(s)
Not Identified in Directories	655 N 10 th Street	North:
Not Identified in Directories	N/A	East:
1992 1995-2000 2005 2010-2017	175 N 10 th Street; 200 6 th Street	South: Not listed; Interstate Automotive Not listed Not listed; Interstate Automotive, residential property Not listed
Not Identified in Directories	250 N 10 th Street	West:

5.3.4 Assessors' Information

Parcel #	Location	Description(s)
1228300001	W10AC OF NE SW & NW SW /EX RD/	Agricultural land
1228300014	E30AC OF NE SW /EX RD/	Agricultural land

6.0 PROPERTY RECONNAISSANCE

6.1 Methodology and Limiting Conditions

The Property reconnaissance was performed on June 16, 2021 by Impact7G. Based on the agricultural/undeveloped nature of the Property, the reconnaissance consisted of walking over the Property in a grid pattern. Agricultural crops covered the majority of the Property, which limited observations of the ground surface. There were no additional limiting conditions for the Property or surrounding area during the visit.

6.2 General and Physical Source(s) Setting

Physical setting sources provide information about the geologic, hydrogeologic, hydrologic, and topographic characteristics of the Property. Impact7G reviewed a current *USGS 7.5 Minute Topographic Map* of the Property to assess the approximate migration of any potential contaminants from RECs, CRECs, or HRECs. The approximate Property elevation is depicted as 1,020 feet above msl and the topographic gradient across the Property is predominately flat. Information on the topographic gradient is also included in Figure 1 of Appendix A.

The shallow groundwater table is often a subdued expression of surface topography. Shallow groundwater generally flows from areas of groundwater recharge, such as hills and broad uplands, to areas of groundwater discharge, such as wetlands, rivers, and lakes. Based on the local surface topography, groundwater at the Property is expected to flow towards an unnamed drainage tributary of Little Walnut Creek located approximately 0.36 miles north of the Property. Therefore, groundwater at the Property and adjacent properties is assumed to flow north in the general direction of the tributary and topographically lower elevations.

Impact7G also reviewed a Web Soil Survey through the Natural Resources Conservation Service to obtain a depiction of soil at the Property. The survey indicated the majority of the Property is underlain by Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes typified by: poorly drained to well drained loam and loamy till formed on ground moraines. The shallow water table is listed as 12 inches below the surface. The Property consists of approximately 19.5 acres of agricultural land.

The current use of the surrounding area was also observed.

Direction From Property	Description(s)
North	Northwest Sunrise Drive followed by a school building and campus area
East	Agricultural land
South	Agricultural land followed by commercial development (former automotive salvage yard)
West	Agricultural land followed by 10 th Street

Information pertaining to the former automotive salvage yard is presented in Section 5.3.

6.3 Descriptions of Structures, Roads, Other Improvements on the Property

6.3.1 Descriptions of Structures

No structures were located on the Property during reconnaissance.

6.3.2 Descriptions of Roads

The Property is accessed via Northwest Sunrise Drive located to the north.

6.3.3 Heating/Cooling System

No heating/cooling systems were identified on the Property during reconnaissance.

6.3.4 Sewage Disposal

No sewage disposal systems were identified on the Property during reconnaissance.

6.3.5 Source of Potable Water

No potable water systems were identified on the Property during reconnaissance.

6.3.6 Additional Utilities

No evidence of utilities, including electric, city water, city sewer, or natural gas was observed during reconnaissance.

6.4 Interior and/or Exterior Observations at Property

6.4.1 Hazardous Substances or Petroleum Products In Connection With Identified Uses

No hazardous substances or petroleum products were identified on the Property during reconnaissance.

6.4.2 Storage Tanks

No storage tanks were identified on the Property during reconnaissance. One (1) approximately 200-gallon aboveground storage tank was observed on a property located approximately 0.10 miles to the south. The aboveground storage tank is standing on end and is presumed to have been brought to the property along with the surrounding solid waste. The presence of the aboveground storage tank on the nearby property to the south is not considered to represent a REC to the Property at this time.

6.4.3 Odors

No unusual odors were identified on the Property during reconnaissance.

6.4.4 Pools of Liquid

No pools of liquid, not attributed to a recent rain event, were identified on the Property during reconnaissance.

6.4.5 Drums

No drums, ranging from 5-gallons to 55-gallons, were identified on the Property during reconnaissance. One (1) 55-gallon drum was observed on an adjoining property to the west. The drum contained solid waste materials associated with construction processes taking place in the area. The drum on the adjoining property to the west is not considered to represent a REC to the Property at this time.

6.4.6 Hazardous Substances or Petroleum Products Containers (Not Necessarily in Connection With Identified Uses)

No hazardous substances or petroleum product containers were observed on the Property during reconnaissance.

6.4.7 Unidentified Substance Containers

No unidentified substance containers were identified on the Property during reconnaissance.

6.4.8 Polychlorinated Biphenyls (PCBs)

No evidence of equipment likely to contain PCBs was observed on the Property during reconnaissance. One pad mounted transformer was observed on each of the adjacent properties to the north and west and three (3) pole-mounted transformers were observed on an adjacent property to the south. No obvious signs of damage or leaks were evident on the transformers. Therefore, the transformers are not considered to represent a REC to the Property at this time. No other evidence of equipment likely to contain PCBs was observed on the Property.

6.4.9 Pits, Ponds, or Lagoons

No pits, ponds, or lagoons were identified on the Property during reconnaissance.

6.4.10 Stained Soil or Pavement

No stained soil or pavement was observed on the Property during reconnaissance.

6.4.11 Stressed Vegetation

No stressed vegetation was found on the Property during reconnaissance.

6.4.12 Solid Waste

No solid waste was identified on the Property during reconnaissance. Solid waste in the form of vehicles and other debris was observed on a property located approximately 0.10 miles to the south. The solid waste is the remnants of a former automotive salvage yard. The presence of the existing solid waste on the nearby property to the south is not considered to represent a REC to the Property at this time.

6.4.13 Waste Water

No evidence of waste water was identified on the Property during reconnaissance.

6.4.14 Wells

No evidence of wells was identified on the Property during reconnaissance.

6.4.15 Septic Systems

No evidence of septic systems was identified on the Property during reconnaissance.

6.4.16 Stains and Corrosion

No areas of stains or corrosion were identified on the Property during reconnaissance.

6.4.17 Drains and Sumps

No evidence of drains or sumps was observed on the Property during reconnaissance.

7.0 VAPOR ENCROACHMENT SCREEN

The goal of conducting a Vapor Encroachment Screen (VES) is to determine if a Vapor Encroachment Condition (VEC) on the Property caused by a release of vapors from contaminated soil or groundwater either on or near the Property. A VES is conducted in general conformance with the scope and limitations of ASTM Standard Practice E2600-10. A VES is not a Vapor Intrusion Assessment, which evaluates whether vapors are intruding into and accumulating in buildings and structures, posing a potential risk to human health. A VES evaluates the potential for vapors to encroach upon the Property. A VES is used to determine whether a vapor intrusion assessment is warranted.

7.1 Vapor Encroachment Screen Process

A VES is conducted in two Tiers. A Tier 1 Screening is used to determine if a VEC exists on the Property using information gathered during this Phase I ESA. If the Tier 1 Screen cannot rule out the possibility of a VEC on the Property, then a Tier 2 Screen can be conducted. A Tier 2 Screen reviews reasonably ascertainable soil, soil gas, and/or groundwater data from previously conducted Phase I, Phase II, and other reports to determine whether a VEC on the Property can be ruled out.

7.2 Vapor Encroachment Screening Decision Models

The VES Decision Model (Appendix E) is a tool used by Impact7G to assist in investigating the likelihood a VEC exists on the Property. In addition to the step-by-step process for both a Tier 1 and a Tier 2 Screen, definitions and typical chemicals of concern are listed. The VES Decision Models are provided in Appendix E.

7.3 Vapor Encroachment Screen Conclusions

In conjunction with Practice E1527-13, Impact7G conducted the Vapor Encroachment Screen in accordance with ASTM Standard Practice E2600-10 for the Property located southwest of Northwest Sunrise Drive and 2nd Street (Outlot Y Multi-Family and Outlot W Single Family), Wauke, Dallas County, Iowa.

This VES has revealed that a Vapor Encroachment Condition (VEC) cannot be ruled out. Based on the historic use of an automotive salvage yard located approximately 0.10 miles south of the Property in an up-gradient location, soil and/or groundwater sampling is being recommended by Impact7G to determine if any chemicals of concern have impacted the Property. If soil and/or groundwater contamination is found onsite, further soil gas sampling may be warranted to determine if a VEC exists.

8.0 INTERVIEWS

8.1 Interviews with Owner

Impact7G spoke with Mr. Tim Broderick, Property Owner, for additional information regarding the Property. Mr. Broderick stated that, to his knowledge, there has never been any structures located on the Property and that it has always been utilized as agricultural land. Mr. Broderick added that he is unaware of any spills, leaking underground or aboveground storage tanks, or environmental concerns associated with the Property or the surrounding properties. In summation, Mr. Broderick is unaware of any RECs associated with the Property. Contact information for Mr. Broderick is included in Appendix F.

8.2 Interviews with Previous Owners

There were no previous owners interviewed as part of this Phase I ESA.

8.3 Interviews with Managers

There were no managers associated with the Property.

8.4 Interviews with Occupants

There were no occupants associated with the Property.

8.5 Interviews with State and Local Government Officials

Impact7G contacted Mr. Ted Trewin, with the Dallas County Health Department, for additional information regarding the Property. Mr. Trewin stated that the Dallas County Health Department does not possess any records of leaking underground storage tanks, spills, or environmental concerns associated with the Property. Contact information for Mr. Trewin is included in Appendix F.

Impact7G contacted Mr. Justin Frederick, with the Waukee Fire Department, for additional information regarding the Property. Mr. Frederick stated that the Waukee Fire Department does not possess any records of leaking underground storage tanks, spills, environmental concerns or emergency response associated with the Property. Contact information for Mr. Frederick is included in Appendix F.

8.6 Interviews with Others

No others were interviewed as part of this Phase I ESA.

9.0 FINDINGS

Based on the available information obtained and reviewed, the findings of this report are as follows:

- One (1) REC was identified as part of this Phase I ESA.
 - Based on historical documentation, a former automotive salvage yard was historically located approximately 0.10 miles south of the Property in an up-gradient location from circa 1990-2004. Remnants of the automotive salvage yard are currently located at the site. Automotive salvage yards historically stored damaged vehicles containing lubricants, petroleum products, fluids, oils and hazardous materials which may have contained VOCs, waste oils and heavy metals. The historic nearby up-gradient automotive salvage yard is considered to represent a REC and a VEC to the Property at this time.
- No CRECs were identified as part of this Phase I ESA.
- No HRECs were identified as part of this Phase I ESA.
- No De Minimis Conditions were identified as part of this Phase I ESA.
- No Non-Scope ASTM Considerations were included as part of this Phase I ESA.

10.0 OPINION

It is the opinion of the environmental professionals that information obtained from the historic research of the Property and surrounding Property uses, government databases, the Property reconnaissance, and interviews indicates that presently there is one (1) REC and one (1) VEC associated with the Property. The scope, type, and/or extent of these RECs represent an environmental impact and/or potential risk to the Property, which warrants additional investigation to detect the potential presence of hazardous substances or petroleum products.

11.0 CONCLUSIONS

Impact7G has performed a Phase I ESA in conformance with the scope and limitations of ASTM Standard Practice E1527-13 of the Property located southwest of Northwest Sunrise Drive and 2nd Street (Outlot Y Multi-Family and Outlot W Single Family), Waukee, Dallas County, Iowa, the Property. Any exceptions to, or deletions from, this practice are described in Sections 2.4, 6.1 and 12.0 of this report. This assessment has revealed evidence of one (1) REC and one (1) VEC in connection with the Property.

Based on data gathered during this Phase I ESA and Vapor Encroachment Screen, Impact7G believes that further investigation is warranted for the Property at this time. Soil, soil gas, and/or groundwater sampling should be conducted on the Property for chemicals of concern and/or petroleum contaminants.

12.0 DEVIATIONS

12.1 Data Failure

As defined by the ASTM Standard Practice E1527-13, a data failure is “*a failure to achieve the historical research objectives...even after reviewing the standard historical sources...that are reasonably ascertainable and likely to be useful.*” Impact7G encountered the following data failures while completing this Phase I ESA:

- Not able to acquire historical records for 1962-1973 or 1984-1989.

12.2 Data Gap

As defined by the ASTM Standard Practice E1527-13, a data gap is “*a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information.*” Impact7G encountered the following data gaps while completing this Phase I ESA:

- Agricultural crops covered the majority of the Property, which limited observations of the ground surface.

Overall, the above data failures, data gaps, and deviations are not expected to alter the opinion of this report.

13.0 NON-SCOPE CONSIDERATIONS

Based on the Scope of Work for this Phase I ESA, the User did not elect to pursue any Non-Scope Considerations.

14.0 REFERENCES

ASTM E 1527-13. Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. ASTM International. 100 Barr Harbor Drive. P.O. Box C700. West Conshohocken, PA.

ASTM E 2600-10. Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions. ASTM International. 100 Barr Harbor Drive. P.O. Box C700. West Conshohocken, PA.

40 CFR Part 312 – Standards and Practices for All Appropriate Inquiries; Final Rule. Federal Register Vol. 70, No. 210. Tuesday, November 1, 2005.

Dallas County Assessor's Website.

<https://www.dallascountyiowa.gov/government/county-government/assessor>

FirstSearch Report, Environmental Database Review, Aerial Photography, Topographic Maps, and Fire Insurance Maps. Environmental Data Resources Inc. 440 Wheelers Farms Road, Milford, CT.

Iowa Department of Natural Resources Contaminated Sites database.

<https://programs.iowadnr.gov/contaminatedsites/Site/Search>.

Iowa Department of Natural Resources Facility Explorer Website.

<https://facilityexplorer.iowadnr.gov/FacilityExplorer/default.aspx?extent=425671.4450276351%2c4607770.374793691%2c426583.57935569773%2c4608239.224215719>

Iowa Department of Natural Resources Storage Tanks Database Website.

<https://programs.iowadnr.gov/tanks/pages/advanced.aspx>

Iowa Land Records Website.

<https://www.iowalandrecords.org/>

Web Soil Survey, Natural Resources Conservation Service.

<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>.

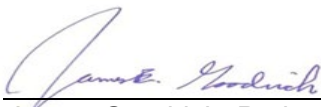
15.0 SIGNATURE(S) OF ENVIRONMENTAL PROFESSIONAL(S)

We declare that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312 and we have the specific qualifications based on education, training, and experience to assess a *Property* of the nature, history, and setting of the *subject site*. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

The signatures of the environmental professionals responsible for this report:



Austin Potthoff, Environmental Specialist II, Report Preparer



James Goodrich, Project Manager, Quality Control / Quality Assurance



Jon Reis, Senior Project Manager, Quality Control / Quality Assurance