



April 12, 2024

JEFF DRISCOLL
BALANCE GROUP
1145 INDUSTRIAL LLC
PO BOX 25
HIAWATHA IOWA 52233

**Re: Fritt Industries (1203 and 1204 9th Street SW, Cedar Rapids, IA 52404)
Contaminated Sites Database Site ID No. 2791
Initial Site Screening Evaluation**

Dear Mr. Driscoll:

The Iowa Department of Natural Resources (DNR) has reviewed a "Phase II", as well as accompanying information for the properties located at 1203 and 1204 9th Street SW, Cedar Rapids, IA 52404 (site). This location is intended to be used for future sale and/or development. The report was prepared, and submitted by EB Solutions, Inc. (Consultant) on behalf of 1145 Industrial LLC. on January 22, 2024 ([Doc #41306](#)). The report details recognized environmental conditions at the location including soil and shallow groundwater. The necessity for the report was determined after a Phase I site assessment conducted on December 8, 2023 ([Doc #41387](#)).

The site information and reports have been reviewed as part of the Initial Site Screening (ISS) program. The site has been assigned a **Priority 3**, which constitutes a low level of concern, but indicates that some health standards may be exceeded.

Arsenic was detected via EPA Method 6010B in soil at a concentration of 7.92 mg/kg in B2, 4.44 mg/kg in B5, and 23.8 mg/kg in B6 which exceed the Iowa Statewide Standard (SWS) of 1.9 mg/kg. Numerous constituents were detected above laboratory minimum detection limits, but did not exceed SWS for soils. Should the need arise to remove and disposed of soil offsite, guidance should be obtained from DNR or the Consultant. Soils known to be elevated above a health standard cannot be removed and reapplied elsewhere without a plan.

Arsenic was detected via EPA Method 7174B in groundwater at a concentration of 0.0438 mg/L in TMW6, 0.0252 mg/L in MW-10, and 0.0309 mg/L in MW11 which exceed SWS of 0.01 mg/L. 1,2,4-Trimethylbenzene was detected via EPA Method 8260B in groundwater at a concentration of 0.253 mg/L in TMW1 which exceeds SWS of 0.07 mg/L, and diesel via total extractable hydrocarbons (TEH) using Iowa Method OA2 in TMW1 at a concentration of 3.83 mg/L exceeding the SWS of 1.2 mg/L. With the City of Cedar Rapids' requirement to be connected to municipal water within city limits, and proposed environmental covenant preventing the installation of drinking water wells on site the limits the route exposure to groundwater.

To obtain an environment covenant (EC) the draft document will need to be submitted to DNR as a separate document.

No additional work is required at *this time based on the known test results and assumed future uses*. Should the conditions on site change due to the discovery of new or additional material, projected use, or any other situation which may have an impact on the environment or human health will likely require further assessment.

If you have any questions or need further information please feel free to contact me at [515-415-1331](tel:515-415-1331) or by email at brad.davison@dnr.iowa.gov.

Sincerely,

Brad Davison
Environmental Specialist
Land Quality Bureau

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