

ALLENDER BUTZKE ENGINEERS INC.

GEOTECHNICAL • ENVIRONMENTAL • CONSTRUCTION Q. C.



Iowa Department of Natural Resources
Contaminated Sites Section
Attn: Matthew Graesch
6200 Park Avenue Suite 200
Des Moines, Iowa 50321

October 31, 2024

RE: Request for IDNR Review
Limited Phase II Environmental Site Assessment
Vacant Commercial Structure
1675 NE 51st Avenue
Des Moines, Iowa
PN 243169

Dear Mr. Graesch:

The following letter is being submitted on behalf of Troy Strawhecker with Premier Real Estate Services, LLC. A Phase I ESA was prepared by Terracon Consultants, Inc. on August 15, 2024 (PN 08247252) and a Limited Phase II ESA was prepared by Allender Butzke Engineers Inc. on October 30, 2024 (PN 243169) for the property located at 1675 NE 51st Avenue in Des Moines, Iowa. The Limited Phase II ESA consisted of three test borings and laboratory chemical analysis of soil and groundwater samples. The Limited Phase II ESA revealed slightly elevated levels of Arsenic in soil from all three test borings and slightly elevated levels of two PFAS compounds in groundwater from one test boring that exceeded the ILRP statewide standards. The subject property consists of a one-story 128,057 ft.² warehouse built in 1966 on 11.05 acres of land. The proposed future use of the subject property will be warehousing and manufacturing.

We would like for the IDNR to review the environmental reports and let us know if any further action is recommended. The current property owner is:

Premier Real Estate Services, LLC
c/o Troy Strawhecker
2540 73rd Street
Urbandale, IA 50322
Email: troy@jtlogistics.com
Phone: (515) 778-5800

If you have any questions concerning the Limited Phase II ESA report that was prepared by Allender Butzke Engineers Inc. please contact me at (515) 238-2217 or Edds@abengineers.com.

Respectfully,
ALLENDER BUTZKE ENGINEERS INC.

Donald D. Edds
Environmental Geologist

Email to Above
Email Troy Strawhecker, Premier Real Estate Services, LLC