

January 7, 2025

MS NIEVES CARBALLO ("LENDER")  
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AND

U.S. SMALL BUSINESS ADMINISTRATION ("SBA")

**Re: Random Enterprises Inc (4402 Douglas Avenue, Des Moines, Iowa 50310)**  
**Contaminated Sites Database Site ID No. 2830**  
**Phase I Environmental Site Assessment and Limited Phase II Environmental Site Assessment Reports**

Dear Ms. Carballo:

The Iowa Department of Natural Resources, Solid Waste and Contaminated Sites Section (DNR) has reviewed the October 15, 2024 Phase I Environmental Site Assessment (ESA)([Doc #42221](#)) and the December 6, 2024 Limited Phase II Environmental Site Assessment ([Doc #42199](#)) for the site located in Des Moines, Iowa. The DNR understands that the assessments were conducted to facilitate the purchase of the drive-through coffee shop at the site while ownership of the land will remain the same and be leased to the new owner of the coffee shop.

The reports detail a recognized environmental condition (REC) at the location, as well as soil, groundwater, and soil gas samples collected to investigate that REC. The only REC identified at the site is the adjacent dry cleaning facility located to the south of the site. The site is currently improved with a drive-through coffee shop with associated paved drive-through lane and parking space.

To investigate this REC, four borings were advanced at each corner of the property with a soil sample collected from each boring at the depth interval posing the highest potential for contamination based on field observations and photoionization detector (PID) readings. Following the collection of soil samples, groundwater was collected from three of the four borings with the remaining boring (GW-3 NW) failing to yield groundwater for a sample. All soil and groundwater samples were analyzed for volatile organic compounds (VOCs) via EPA Method 8260B. Additionally, one soil gas sample was collected from the northeast corner of the site and analyzed for VOCs via EPA Method TO-15.

Although multiple VOCs were detected in soil at concentrations exceeding laboratory detection limits, none of the detections exceeded applicable regulatory limits. Additionally, multiple VOCs were detected in groundwater above laboratory detection limits with benzene, ethylbenzene, and 1,2,4-trimethylbenzene detected at concentrations in excess of statewide standards (SWS) for a protected groundwater source. Several VOCs were detected in the soil gas sample collected at the site, but none of the detections exceeded EPA Regional Screening Levels (RSLs).

The chemicals detected at the site are likely residual contamination from the leaking underground storage tank previously addressed at the site. Considering current site use, the reported concentrations do not likely pose a significant risk. However, contaminants in soil and groundwater have the potential to present a health risk if site use changes in the future. An environmental covenant prohibiting residential use, requiring a soil and groundwater management plan, and preventing the use of polyethylene water lines at the site should be enacted to protect human health. As such, the site will remain open in the DNR contaminated sites database until an environmental covenant is recorded at the site or further work is done to address the contamination. Please note that if contaminated soil or groundwater is encountered at the site in the future, DNR should be notified and contaminated materials should be handled and disposed in accordance with all applicable regulations in order to ensure protection of human health and the environment.

The site information and reports have been reviewed as part of the Initial Site Screening (ISS) program. The site has been assigned a **Priority 2**, which constitutes a moderate level of concern.

Please contact me within 30 days to discuss enacting an environmental covenant on this site. If you have any questions or if we may be of further assistance, please contact me at [\(515\) 415-0889](tel:5154150889) or [jake.bucklin@dnr.iowa.gov](mailto:jake.bucklin@dnr.iowa.gov).

Sincerely,

Jake Bucklin  
Environmental Specialist  
Land Quality Bureau

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