February 18, 2025

MR CHAD PELLEY
SINCLAIR DEVELOPMENT GROUP, LLC.
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MOUNT VERNON IOWA 52314
CHADP@TWENTY40CONCEPTS.COM

Re: Schropp's Property (1735 3rd Street SE, Cedar Rapids, Iowa 52401)
Contaminated Sites Database Site ID No. 2834
Phase I and Phase II Environmental Site Assessment Reports

Dear Mr. Pelley:

The Iowa Department of Natural Resources, Solid Waste and Contaminated Sites Section (DNR) has reviewed the November 18, 2024 Phase I Environmental Site Assessment (ESA)(Doc #42316) and the December 30, 2024 Phase II ESA (Doc #42315) for the Schropp's Property Site located in Cedar Rapids. The DNR understands the assessments were completed to facilitate the purchase of the property.

The reports detail multiple recognized environmental conditions (RECs) at the site, mostly related to historical uses of surrounding properties, as well as soil and groundwater samples collected to investigate those RECs.

To investigate the identified RECs five borings were advanced at the property with a soil sample collected from each boring at the depth interval posing the highest potential for contamination based on field observations. Following the collection of soil samples, each of the five borings were converted to a temporary monitoring well to collect groundwater samples. A total of five soil samples were collected, and four groundwater samples were collected due to one of the monitoring wells (TMW-5 in the northeast corner) not yielding any groundwater. All soil and groundwater samples were analyzed for Volatile Organic Compounds (VOCs) via EPA Method 8260, Resource Conservation and Recovery Act (RCRA) Metals via EPA Method 6010-7474, Semi Volatile Organic Compounds (SVOCs) via EPA Method 8270, and Total Extractable Hydrocarbons (TEH) via Iowa Method OA-2.

Laboratory analysis revealed detections of Arsenic, Barium, Chromium, Lead, and Selenium in soil at concentrations above laboratory detection limits, with Arsenic being the only analyte detected at a concentration in excess of applicable regulatory limits. Although Arsenic was detected at concentrations in excess of Statewide Standards (SWS) in soil, the detected concentrations were only slightly above SWS and were consistent with naturally occurring concentrations typically observed in the area. In groundwater samples collected Barium, Selenium, 1,4-Dichlorobenzene, TEH Diesel, and Naphthalene were all detected at concentrations in excess of laboratory detection limits but below applicable regulatory limits.

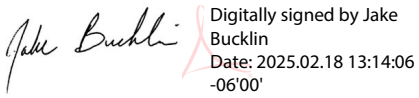
Considering the limited detections in soil and groundwater and the lack of receptor pathways, there does not appear to be a hazardous condition present at the site. As such, ***no additional assessment is required at this time***. Additionally, DNR concurs with your consultant's recommendation that a Soil and Groundwater Management Plan be prepared for the site in case contamination is encountered in soil and/or groundwater. Furthermore, DNR should be contacted if contamination is encountered to ensure that all contaminated

materials are handled and disposed of in accordance with applicable laws and 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 3**, which constitutes a low level of concern.

If you have any questions or if we may be of further assistance, please contact me at (515) 415-0889 or jake.bucklin@dnr.iowa.gov.

Sincerely,



Jake Bucklin
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