

February 25, 2025

AQUIB ALI  
QUIB PROPERTIES LLC  
1792 APEX AVE  
WEST DES MOINES IA 50266

**Re: World Liquor (111 Duff Ave., Ames, IA 50010)**  
**Contaminated Sites Database Site ID No. 2833**  
**Site Assessment Report Review**

Mr. Ali:

The Iowa Department of Natural Resources (DNR) has received your Phase II Site Assessment for the above referenced property. Thank you for the submission. The DNR has reviewed the report for evidence suggesting the existence of a hazardous condition. While contaminants over Statewide Standards (SWS) have been detected in groundwater, the DNR has not identified evidence suggesting the likely existence of a hazardous condition and is therefore deferring further assessment. The decision to defer assessment at this Site is based on the limited extent and concentrations of contaminants documented in the Phase II Site Assessment.

Based on the report findings, soil samples collected during the assessment were under laboratory detection levels and/or SWS for volatile organic compounds (VOCs), total extractable hydrocarbons (TEH) and lead. Groundwater sampling yielded benzene (VOC) and lead concentrations over protected groundwater source (PGWS) standards. No other VOCs exceeded standards and no TEH concentrations were above laboratory detection levels.

Although groundwater benzene concentrations exceed a SWS, the site has been previously evaluated through Risk Based Corrective Action assessment under the State of Iowa Leaking Underground Storage Tank (LUST) program. The site (LUST# 9LTE28) received a No Further Action (NFA) certificate in 2001. No evidence currently exists for a new petroleum release as the current benzene groundwater concentration (99.8 µg/L) is in line with historic levels. Therefore, the LUST program has declined to reopen assessment at the site. It should be noted the NFA certificate for this site is only related to the historic petroleum release from the underground storage tanks.

As the PGWS lead groundwater standard of 15 µg/L has been exceeded there is potential risk associated with groundwater ingestion at the site. However, while the City of Ames has no DNR approved ordinance restricting well use, Story County has an ordinance ([Chapter 60](#)) which requires a permit for well installation and has been accepted by the DNR for use as an Institutional Control. Site lead groundwater concentrations are below the non-PGWS standard of 75 µg/L.

With consideration of the conditions noted above, the Department does not require any follow-up action based on these findings. This determination should not be construed as an endorsement by the DNR that a hazardous

condition does not exist on the property. Instead, it is a conclusion by the DNR that available information does not suggest the likely existence of hazardous condition on the property based on current usage. If a No Further Action Certificate is sought for this site, enrollment in the LRP may be possible but would require additional assessment.

Since there are no regulatory requirements for the conduct of Phase II reports, the DNR also does not approve, reject or otherwise make judgment on the quality or adequacy of the report. Instead, the DNR evaluates the information provided as well as other available information about the property (e.g., geology, well locations, local land use) for evidence of a potentially hazardous condition as defined in 567 Iowa Administrative Code Chapter 131 ([567 IAC 131](#)).

Please contact me with any questions at [\(515\) 721-7024](tel:5157217024) or by email at [andrew.carver@dnr.iowa.gov](mailto:andrew.carver@dnr.iowa.gov).

Sincerely,

Andrew Carver, CGP  
Environmental Specialist  
Land Quality Bureau

cc: Iowa DNR Field Office #5,  
Des Moines

Michael Sullivan  
Iowa DNR  
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Des Moines, IA 50321