



April 7, 2025

DESK LLC (Dennis and Sandra Kale), Todd Kale
301 S Main Street
Osceola, IA 50213

Subject: Notice of Residual Contamination on Property Housing Former Manufactured Gas Plant

As you are aware, environmental investigation and remediation activities were conducted on your property (parcel 12403) adjacent to 301 S Main Street. A former manufactured gas plant historically operated on the northern portion of this property. Operation resulted in the release of contaminants to soil and groundwater. Under the direction of the Iowa Department of Natural Resources (DNR), IPL excavated and removed highly contaminated soil from the site. Subsequent risk assessment and groundwater monitoring show that the overall risk to chemicals in soil is acceptable and the groundwater plume is stable. Reports summarizing these conclusions are available on the DNR website. Chemical concentrations in soil remain at levels exceeding the Iowa Statewide Standards for Soil. These standards are protective of residential populations.

Considering the non-residential use of the property, DNR recommends that an Environmental Covenant (EC) be placed to document the contamination and to restrict it to non-residential use, manage subsurface work, and prevent the installation of drinking water wells.

We kindly request for you to reconsider moving forward with the EC. IPL will gladly work with you to establish the EC. **The EC protects you from liability, as the property owner, by clarifying that IPL is responsible for the historic contamination on the site and the subsequent cleanup. The EC also clarifies that IPL (not yourselves) will be responsible for any MGP related site impacts into the future.** It also documents IDNR concurrence with IPL's actions to address the environmental issues. DNR will issue a closure letter for the site once an EC is established.

If you have any questions or would like to discuss how to move forward with the EC, please let me know. In lieu of placing an EC on the property, a notification letter will be sent annually.

Very truly yours,

Jill Stevens

-Electronic signature-

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