

December 10, 2025

MR NATE KAEDING
245 KINGSTON LLC
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**Re: 245 Kingston (1102 W Pleasant St, Knoxville, IA 50138)
Contaminated Sites Database Site ID No. 2869
Limited Site Investigation Report – Initial Site Screening**

Dear Mr. Kaeding:

The Iowa Department of Natural Resources, Solid Waste and Contaminated Sites Section (DNR) has reviewed the January 17, 2019 Phase I Environmental Site Assessment (ESA) ([Doc #43047](#)), the March 5, 2019 Limited Site Investigation Report (LSI) ([Doc #43041](#)), and the April 16, 2019 Soil and Groundwater Management Plan (SGMP) ([Doc #43042](#)) for the 245 Kingston Site located in Cedar Rapids, Iowa. The DNR understands ESA, LSI, and SGMP were completed to facilitate the purchase and development of the property as a multi-story apartment building, which has now been completed.

The reports detail multiple recognized environmental conditions (RECs) at the location, as well as a soil and groundwater samples collected to investigate those RECs. The following RECs were identified at the site:

- REC – The subject property operated as an oil company and filling station from 1929 to 1939 and as an auto repair facility in the 1940s.
- Controlled REC (CREC) – chemicals of concern greater than applicable levels, 128 2nd Ave SW, Contaminated Site #2298.
- CREC – chemicals of concern greater than applicable levels, 200 1st Street SW, Contaminated Site #2304.
- Historic REC (HREC) – chemicals of concern less than applicable levels, 214 1st Street SW, Contaminated Site #1375.
- CREC – presence of petroleum products greater than statewide standards, Pratt Land Co., 210 3rd Ave SW, Contaminated Site #1354.

To investigate these RECs, one boring was advanced at the property with a soil sample collected from the boring at a depth of 2-4 feet below ground surface. Following the collection of the soil sample, the boring was converted to a temporary well and a groundwater sample was collected. The soil and groundwater samples were analyzed for volatile organic compounds (VOCs) via EPA Method 8260, polynuclear aromatic hydrocarbons (PAHs) via EPA Method 8270SIM, and total extractable hydrocarbons (TEH) via Iowa Method OA-2.

Laboratory analysis determined that benzo(b)fluoranthene, fluoranthene, pyrene, and TEH as waste oil were detected in soil at concentrations exceeding laboratory reporting limits but below applicable regulatory levels. Additionally, benzene, sec-butylbenzene, TEH as diesel, and TEH as waste oil were detected in the groundwater sample at concentrations in excess of laboratory reporting limits. Of the contaminants detected in groundwater,

TEH as diesel and waste oil exceeded statewide standards for a protected groundwater source while the other contaminants did not exceed applicable regulations.

Please note that the ESA, LSI, and SGMP should have been submitted to and approved by DNR prior to commencing the redevelopment of the site that has occurred. If these reports are not reviewed and approved by DNR before commencing work at the site, the new owner could be considered responsible for any contamination discovered at the site. Although these reports should have been submitted and reviewed by DNR before beginning work, the results presented in the reports do not indicate the presence of a hazardous condition and DNR accepts the reports as written. As such, ***no additional assessment is required at this time.*** However, given the conditions presented in the reports, the site will require an environmental covenant to prohibit the installation of wells at the property and require a DNR-approved SGMP prior to any future subsurface work at the site before the status of the site will be changed to "closed" on the DNR Contaminated Sites database.

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. Additionally, DNR has completed the Pre-CERCLA Screening Checklist and has completed an Abbreviated Preliminary Assessment (APA) for the site with recommendation to EPA of No Further Remedial Action Planned (NFRAP) under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

A draft environmental covenant for the site will be due by **February 27, 2026**. 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.

Sincerely,

Jake Bucklin
Environmental Specialist
Land Quality Bureau

cc: Zach Schneider
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