



**REGION 7**

LENEXA, KS 66219

John Lickteig  
 Straub Marketing  
 2509 Sunset Road  
 Des Moines, Iowa 50321

Re: Lot 46 Valley Gardens Site; CERCLIS ID. No. IAN000705485

Dear: Mr. Lickteig

During the week of January 19, 2026, the U.S. Environmental Protection Agency collected air quality samples from the property listed below.

The EPA collected these samples as part of a vapor intrusion assessment at the Lot 46 Valley Gardens TCE site. Vapor intrusion occurs when gases from contaminated groundwater beneath properties enter indoor spaces and impact occupants. The EPA is performing this assessment to ensure that occupants are not being impacted through the vapor intrusion pathway. The collected samples were analyzed in a laboratory to determine whether contaminants were present.

<b>Sample Results:</b>			<b>PCE (µg/m3)</b>	<b>TCE (µg/m3)</b>
<b>2509 Sunset Road</b>				
<b>Residential Indoor Air Regional Action Level</b>			<b>42</b>	<b>2.0</b>
<b>Residential Sub-Slab Air Regional Action Level</b>			<b>1,400</b>	<b>67</b>
<b>Business Indoor Air Regional Action Level</b>			<b>180</b>	<b>6.0</b>
<b>Business Sub-Slab Air Regional Action Level</b>			<b>5,800</b>	<b>200</b>
Sample Type	Sample ID	Collection Date	PCE Result	TCE Result
Indoor Air (Fall)	2300367-01	09/06/2023	ND (<0.34)	ND (<0.14)
Indoor Air (Spring)	2400132-02	04/30/2024	ND (<0.34)	ND (<0.14)
Indoor Air (Summer)	2400366-03	08/20/2024	6.8	0.22
Indoor Air (Winter)	2600021-04	01/21/2026	ND (<0.34)	ND (<0.14)
Sub Slab Air (Fall)	2300367-21	09/12/2023	0.59	0.27
Sub Slab Air (Spring)	2400132-01	04/30/2024	0.74	0.72
Sub Slab Air (Summer)	2400366-04	08/20/2024	2.1	0.71
Sub Slab Air (Winter)	2600021-05	01/21/2026	1.7	0.34

Notes:

<            **Less Than**  
 ID            **Identification**  
 µg/m3        **Micrograms per cubic meter**

<b>PCE</b>	<b>Tetrachloroethene</b>
<b>TCE</b>	<b>Trichloroethene</b>
<b>ND</b>	<b>Analyte not detected at or above the reporting limit</b>

Based on our evaluation of the sample results, the concentrations of chemicals in the air samples are below levels of health concern. The EPA recommends continued sampling to confirm indoor air concentrations remain below levels of health concern. I will contact you in the near future to schedule the next sampling.

Enclosed with this letter are the sample results. This information is forwarded to you in accordance with the provisions of Section 104(e)(B) of the *Comprehensive Environmental Response, Compensation and Liability Act of 1980*, as amended. This letter is intended to transmit the data received from the laboratory and not to provide a full and detailed analysis of the data.

Please contact me if you have any questions regarding this matter. I can be reached directly at (913) 551-7622 or [mertes.jacob@epa.gov](mailto:mertes.jacob@epa.gov). Thank you for your cooperation in this matter.

Sincerely,

Jacob Mertes  
Remedial Project Manager  
Remediation Branch  
Superfund and Emergency Management Division

cc: Matthew Graesch  
Iowa Department of Natural Resources

**US Environmental Protection Agency**

**Region 7**

v.1.3

**11201 Renner Blvd**

**Lenexa, KS 66219**

2/23/2026

**Sample:** 2600021-04

**Project Name:** Lot 46 Valley Gardens TCE - OU #01 JM

These are the results from the analysis of Air sample number 2600021-04. This sample was collected on 1/21/2026 at the location described as: Can 760. If you have any questions about these results, contact Jacob Mertes at the above address or by calling (913) 551-7622. Correspondence should refer to sample number 2600021-04 for project: Lot 46 Valley Gardens TCE - OU #01 JM.

<b>Analysis / Analyte</b>	<b>Amount Found</b>	<b>Units</b>
<b><u>Volatile Organic Compounds by GCMS</u></b>		
Propene	0.44	Micrograms per Cubic Meter
Dichlorodifluoromethane	2.3	Micrograms per Cubic Meter
Chloromethane	Less Than 0.42	Micrograms per Cubic Meter
1,2-Dichlorotetrafluoroethane	Less Than 1.4	Micrograms per Cubic Meter
Vinyl Chloride	Less Than 0.13	Micrograms per Cubic Meter
1,3-Butadiene	Less Than 0.45	Micrograms per Cubic Meter
Bromomethane	Less Than 0.78	Micrograms per Cubic Meter
Chloroethane	Less Than 0.53	Micrograms per Cubic Meter
Vinyl Bromide	Less Than 0.88	Micrograms per Cubic Meter
Acetone	3600	Micrograms per Cubic Meter
Trichlorofluoromethane	1.2	Micrograms per Cubic Meter
2-Propanol	640	Micrograms per Cubic Meter
1,1-Dichloroethene	Less Than 0.20	Micrograms per Cubic Meter
Methylene Chloride	0.80	Micrograms per Cubic Meter
Allyl Chloride	Less Than 0.32	Micrograms per Cubic Meter
1,1,2-Trichlorotrifluoroethane	Less Than 1.5	Micrograms per Cubic Meter
Carbon Disulfide	Less Than 0.63	Micrograms per Cubic Meter
trans-1,2-Dichloroethene	0.20	Micrograms per Cubic Meter
1,1-Dichloroethane	Less Than 0.82	Micrograms per Cubic Meter
Methyl tert-butyl ether	Less Than 0.73	Micrograms per Cubic Meter
Vinyl Acetate	Less Than 0.72	Micrograms per Cubic Meter
2-Butanone	Less Than 1.9	Micrograms per Cubic Meter
cis-1,2-Dichloroethene	Less Than 0.20	Micrograms per Cubic Meter
Ethyl Acetate	93	Micrograms per Cubic Meter
Hexane	570	Micrograms per Cubic Meter
Chloroform	0.24	Micrograms per Cubic Meter
Tetrahydrofuran	Less Than 0.60	Micrograms per Cubic Meter
1,2-Dichloroethane	0.96	Micrograms per Cubic Meter
1,1,1-Trichloroethane	Less Than 1.1	Micrograms per Cubic Meter
Benzene	1.2	Micrograms per Cubic Meter
Carbon Tetrachloride	0.40	Micrograms per Cubic Meter
Cyclohexane	6.4	Micrograms per Cubic Meter

Sample: 2600021-04 (Continued)

Project Name: Lot 46 Valley Gardens TCE - OU #01 JM

Analysis / Analyte	Amount Found	Units
<b>Volatile Organic Compounds by GCMS (Continued)</b>		
1,2-Dichloropropane	Less Than 0.93	Micrograms per Cubic Meter
Bromodichloromethane	Less Than 1.4	Micrograms per Cubic Meter
1,4-Dioxane	Less Than 0.73	Micrograms per Cubic Meter
Trichloroethene	Less Than 0.14	Micrograms per Cubic Meter
2,2,4-Trimethylpentane	Less Than 1.0	Micrograms per Cubic Meter
Heptane	130	Micrograms per Cubic Meter
cis-1,3-Dichloropropene	Less Than 0.46	Micrograms per Cubic Meter
4-Methyl-2-Pentanone	2.1	Micrograms per Cubic Meter
trans-1,3-Dichloropropene	Less Than 0.46	Micrograms per Cubic Meter
1,1,2-Trichloroethane	Less Than 1.1	Micrograms per Cubic Meter
Toluene	6.2	Micrograms per Cubic Meter
2-Hexanone	Less Than 1.7	Micrograms per Cubic Meter
Dibromochloromethane	Less Than 1.7	Micrograms per Cubic Meter
1,2-Dibromoethane	Less Than 1.6	Micrograms per Cubic Meter
Tetrachloroethene	Less Than 0.34	Micrograms per Cubic Meter
Chlorobenzene	Less Than 0.93	Micrograms per Cubic Meter
Ethyl Benzene	46	Micrograms per Cubic Meter
m and/or p-Xylene	150	Micrograms per Cubic Meter
Bromoform	Less Than 2.1	Micrograms per Cubic Meter
Styrene	7.0	Micrograms per Cubic Meter
1,1,2,2-Tetrachloroethane	Less Than 1.4	Micrograms per Cubic Meter
o-Xylene	37	Micrograms per Cubic Meter
4-Ethyltoluene	Approximately 40	Micrograms per Cubic Meter
1,3,5-Trimethylbenzene	43	Micrograms per Cubic Meter
1,2,4-Trimethylbenzene	140	Micrograms per Cubic Meter
Benzyl Chloride	Less Than 4.2	Micrograms per Cubic Meter
1,3-Dichlorobenzene	Less Than 1.2	Micrograms per Cubic Meter
1,4-Dichlorobenzene	Less Than 1.2	Micrograms per Cubic Meter
1,2-Dichlorobenzene	Less Than 1.2	Micrograms per Cubic Meter
1,2,4-Trichlorobenzene	Less Than 1.5	Micrograms per Cubic Meter
Hexachlorobutadiene	Less Than 2.2	Micrograms per Cubic Meter

**US Environmental Protection Agency**

**Region 7**

v.1.3

**11201 Renner Blvd**

**Lenexa, KS 66219**

2/23/2026

**Sample:** 2600021-05

**Project Name:** Lot 46 Valley Gardens TCE - OU #01 JM

These are the results from the analysis of Air sample number 2600021-05. This sample was collected on 1/21/2026 at the location described as: Can 827. If you have any questions about these results, contact Jacob Mertes at the above address or by calling (913) 551-7622. Correspondence should refer to sample number 2600021-05 for project: Lot 46 Valley Gardens TCE - OU #01 JM.

<b>Analysis / Analyte</b>	<b>Amount Found</b>	<b>Units</b>
<b><u>Volatile Organic Compounds by GCMS</u></b>		
Propene	5.2	Micrograms per Cubic Meter
Dichlorodifluoromethane	13	Micrograms per Cubic Meter
Chloromethane	Less Than 0.42	Micrograms per Cubic Meter
1,2-Dichlorotetrafluoroethane	Less Than 1.4	Micrograms per Cubic Meter
Vinyl Chloride	Less Than 0.13	Micrograms per Cubic Meter
1,3-Butadiene	Less Than 0.45	Micrograms per Cubic Meter
Bromomethane	Less Than 0.78	Micrograms per Cubic Meter
Chloroethane	Less Than 0.53	Micrograms per Cubic Meter
Vinyl Bromide	Less Than 0.88	Micrograms per Cubic Meter
Acetone	34	Micrograms per Cubic Meter
Trichlorofluoromethane	2.3	Micrograms per Cubic Meter
2-Propanol	2.6	Micrograms per Cubic Meter
1,1-Dichloroethene	Less Than 0.20	Micrograms per Cubic Meter
Methylene Chloride	Less Than 0.70	Micrograms per Cubic Meter
Allyl Chloride	Less Than 0.32	Micrograms per Cubic Meter
1,1,2-Trichlorotrifluoroethane	Less Than 1.5	Micrograms per Cubic Meter
Carbon Disulfide	Less Than 0.63	Micrograms per Cubic Meter
trans-1,2-Dichloroethene	Less Than 0.20	Micrograms per Cubic Meter
1,1-Dichloroethane	Less Than 0.82	Micrograms per Cubic Meter
Methyl tert-butyl ether	Less Than 0.73	Micrograms per Cubic Meter
Vinyl Acetate	Less Than 0.72	Micrograms per Cubic Meter
2-Butanone	Less Than 1.9	Micrograms per Cubic Meter
cis-1,2-Dichloroethene	Less Than 0.20	Micrograms per Cubic Meter
Ethyl Acetate	Less Than 1.1	Micrograms per Cubic Meter
Hexane	42	Micrograms per Cubic Meter
Chloroform	0.12	Micrograms per Cubic Meter
Tetrahydrofuran	Less Than 0.60	Micrograms per Cubic Meter
1,2-Dichloroethane	0.15	Micrograms per Cubic Meter
1,1,1-Trichloroethane	Less Than 1.1	Micrograms per Cubic Meter
Benzene	0.17	Micrograms per Cubic Meter
Carbon Tetrachloride	Less Than 0.32	Micrograms per Cubic Meter
Cyclohexane	1.2	Micrograms per Cubic Meter

Sample: 2600021-05 (Continued)

Project Name: Lot 46 Valley Gardens TCE - OU #01 JM

Analysis / Analyte	Amount Found	Units
<b>Volatile Organic Compounds by GCMS (Continued)</b>		
1,2-Dichloropropane	Less Than 0.93	Micrograms per Cubic Meter
Bromodichloromethane	Less Than 1.4	Micrograms per Cubic Meter
1,4-Dioxane	Less Than 0.73	Micrograms per Cubic Meter
Trichloroethene	0.34	Micrograms per Cubic Meter
2,2,4-Trimethylpentane	Less Than 1.0	Micrograms per Cubic Meter
Heptane	2.5	Micrograms per Cubic Meter
cis-1,3-Dichloropropene	Less Than 0.46	Micrograms per Cubic Meter
4-Methyl-2-Pentanone	Less Than 1.7	Micrograms per Cubic Meter
trans-1,3-Dichloropropene	Less Than 0.46	Micrograms per Cubic Meter
1,1,2-Trichloroethane	Less Than 1.1	Micrograms per Cubic Meter
Toluene	Less Than 0.76	Micrograms per Cubic Meter
2-Hexanone	Less Than 1.7	Micrograms per Cubic Meter
Dibromochloromethane	Less Than 1.7	Micrograms per Cubic Meter
1,2-Dibromoethane	Less Than 1.6	Micrograms per Cubic Meter
Tetrachloroethene	1.7	Micrograms per Cubic Meter
Chlorobenzene	Less Than 0.93	Micrograms per Cubic Meter
Ethyl Benzene	2.2	Micrograms per Cubic Meter
m and/or p-Xylene	9.8	Micrograms per Cubic Meter
Bromoform	Less Than 2.1	Micrograms per Cubic Meter
Styrene	Less Than 0.86	Micrograms per Cubic Meter
1,1,2,2-Tetrachloroethane	Less Than 1.4	Micrograms per Cubic Meter
o-Xylene	5.6	Micrograms per Cubic Meter
4-Ethyltoluene	Less Than 4.0	Micrograms per Cubic Meter
1,3,5-Trimethylbenzene	5.1	Micrograms per Cubic Meter
1,2,4-Trimethylbenzene	13	Micrograms per Cubic Meter
Benzyl Chloride	Less Than 4.2	Micrograms per Cubic Meter
1,3-Dichlorobenzene	Less Than 1.2	Micrograms per Cubic Meter
1,4-Dichlorobenzene	Less Than 1.2	Micrograms per Cubic Meter
1,2-Dichlorobenzene	Less Than 1.2	Micrograms per Cubic Meter
1,2,4-Trichlorobenzene	Less Than 1.5	Micrograms per Cubic Meter
Hexachlorobutadiene	Less Than 2.2	Micrograms per Cubic Meter