

April 24, 2026

MICHAEL JENSEN  
BIG SPIRIT LAKE HOLDING LLC  
169 HSY 71 N  
ARNOLDS PARK IA 51331

**Re: Okoboji Boat Works (1401 Lakeshore Dr., Okoboji IA 51355)  
Contaminated Sites Database ID No. 1271  
Site Assessment Report Review**

Mr. Jensen:

The Iowa Department of Natural Resources has reviewed the Site Assessment Report ([Doc #43496](#)). Thank you for your submission. The report details soil and groundwater sampling completed at the site post-initial corrective actions which were completed in July 2025 including over-excavation of contaminated soils and high vacuum extraction.

As stated in the report, although being enrolled in the Land Recycling Program (567 IAC 137), assessment for the site will be completed utilizing rules established in 567 IAC 135 – Underground Storage Tanks due to petroleum contamination found during initial assessment. Submission of a Tier 2 Report in accordance with Chapter 135 is recommended to evaluate risk to applicable pathways.

The DNR accepts the Site Assessment Report and finds the recommendations acceptable as written. Please proceed with the proposed scope of work and submit the Tier 2 by August 30, 2026.

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 #3, Spencer, IA  
Michael Sullivan, Iowa DNR, 6200 Park Ave, Ste 200, Des Moines, IA 50321  
Ben Weepie, 1001 Raccoon St, Des Moines, IA 50309, [ben@ecosourceiowa.com](mailto:ben@ecosourceiowa.com)