

# ALLENDER BUTZKE ENGINEERS INC.

GEOTECHNICAL • ENVIRONMENTAL • CONSTRUCTION Q. C.



Iowa Department of Natural Resources  
Contaminated Sites Section  
Attn: Matthew Graesch  
6200 Park Avenue Suite 200  
Des Moines, Iowa 50321

April 27, 2026

RE: Request for IDNR Review  
Phase I and II Environmental Site Assessment  
Surface Parking Lot  
900 Vine Street  
Des Moines, Iowa  
PN 263109

Dear Mr. Graesch:

The following letter is being submitted to the Contaminated Sites Section of the Iowa Department of Natural Resources (IDNR) on behalf of DMCRE1 LLC. Phase I and Phase II Environmental Site Assessments were recently performed by Allender Butzke Engineers Inc. for the Surface Parking Lot located at 900 Vine Street in Des Moines, Iowa. The Phase I ESA (PN 263109) was prepared on April 9, 2026 and the Phase II ESA (PN 263109B) was prepared on April 24, 2026. The Phase I and Phase II ESA reports were prepared for Sonar Development Partners. The Phase II ESA consisted of four test borings, and it revealed elevated levels of Arsenic in soil and Bis(2-Ethylhexyl) Phthalate and Bis(2-Chloroethyl) Ether in groundwater. The subject property is currently paved, used for surface parking and covers 3.273 acres. A new five-story mixed-use slab-on-grade building is planned for the subject property.

We request that the IDNR review the environmental reports and let us know if any additional assessment is recommended. Contact information for the current property owner is provided below.

DMCRE1 LLC  
Attn: Gordon Glade  
3320 James Road Suite 300  
Grand Island, Nebraska 68803-3348  
Email: gglade33@gmail.com

If you have any questions regarding the Phase I or Phase II ESA reports, please contact our office. I can be reached at (515) 252-1885 or Edds@abengineers.com.

Sincerely,  
ALLENDER BUTZKE ENGINEERS INC.

Donald D. Edds  
Environmental Geologist

Email to Above  
Email to Brian Clark, Sonar Development Partners, brian.clark@sonardp.com  
Email to Gordon Glade, DMCRE1 LLC, gglade33@gmail.com