

**Tami Rice - RE: Olde Towne Village, Iowa City**

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CON 12-15  
doc # 7457

**From:** "Maxwell E Ostby" <mostby@northernenvironmental.com>  
**To:** "Swen T. Larson" <stlframer@mchsi.com>  
**Date:** 6/29/2006 12:33 PM  
**Subject:** RE: Olde Towne Village, Iowa City  
**CC:** "Sarah Swartzendruber" <sswartzendruber@bradleyriley.com>, "Joseph T. Moreland" <moreland@hhbmlaw.com>, "Ben Logsdon" <benl@buildtosuitinc.com>, <lambert.nnadi@dnr.state.ia.us>, <tami.rice@dnr.state.ia.us>

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Hello,

Attached you will find our soil sampling letter report regarding the former Zajicek Salvage property in Iowa City. Given that arsenic was detected at 23.3 ppm in the location of a proposed play area associated with a daycare facility, this is a concern that must be addressed. On Monday, July 5th, I will prepare a description of proposed corrective actions and forward it to Tami Rice and Lambert Nnadi of the IDNR Contaminated Sites Section.

The two proposed options are:

1) Removal of the upper two feet of soil in the proposed play area, to be replaced with native soil from an adjacent, previously undeveloped property.

or

2) Covering the proposed play area with a rubberized surface, eliminating the soil ingestion pathway.

It is our hope that the IDNR will review this correspondence and provide a response prior to July 13, 2006.

Let me know if you have any questions. I will be out of the office and available by cell phone for the remainder of today and tomorrow.

Maxwell E. Ostby, CIE  
Project Geologist  
Northern Environmental Technologies, Inc.  
3349 Southgate Court SW, Ste #102  
Cedar Rapids, Iowa 52404  
Tel: (319)-365-0466  
Fax:(319)-365-0464  
Cel: (319)-330-1565

June 29, 2006  
(JZP11-2200-0469)

Three Bulls, LLC  
c/o Mr. Swen Larson  
2621 Catskill Court  
Iowa City, Iowa 52245

RE: Limited Soil Sampling Report, Former Zajicek Salvage Property, 3405 Rochester Avenue, Iowa City, Iowa

Dear Mr. Larson:

Northern Environmental Technologies, Inc. (Northern Environmental) is pleased to present this limited soil sampling report for the above referenced property (the Site). Soil sampling at the Site was initiated based on our June 22, 2006 telephone correspondence with Mr. Lambert Nnadi of the Iowa Department of Natural Resources (IDNR) Contaminated Sites Section. The subject of our discussion was Northern Environmental's June 8, 2006 correspondence with the IDNR, in which we requested a "No Further Action" (NFA) letter for the Site with regard to elevated arsenic previously identified in soils at the Site. The IDNR raised specific concerns regarding the proposed play area of a daycare, which will be situated on the northeast corner of the Site (Figure 1). The proposed play area is the only area of the Site which was not specifically slated to be covered by an engineered barrier. Given the lack of an engineered barrier and the potential for children to come into regular contact with the soil, Northern Environmental proposed to collect three shallow soil samples (from the zero to one-foot depth interval) from the proposed play area. Our field activities are briefly described below.

### Soil Sampling

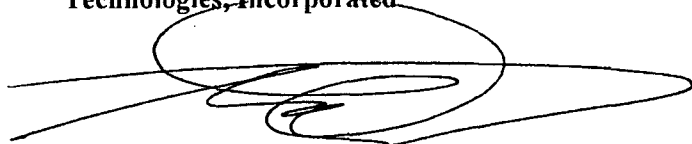
On June 22, 2006, Mr. James Goodrich of Northern Environmental mobilized to the Site in order to collect three shallow soil samples from the former play area. At the time of our Site visit, the former property line was clearly defined. Using a measuring wheel and a scaled diagram of the proposed improvements at the Site (Figure 1), Northern Environmental identified the proposed play area and collected three soil samples from the zero to one-foot depth interval. The soil borings, designated B-5, B-6 and B-7 on Figure 1, were collected using a shovel. The entire depth interval of each sample was placed in sampling containers and delivered directly to TestAmerica of Cedar Falls, Iowa under Chain-of-Custody control. Soil samples were analyzed for total arsenic using the graphite furnace method SW 7060A.

**Analytical Results and Discussion**

Arsenic was detected in soil sample "B-5 0-1' Soil" at a concentration of 6.06 milligrams per kilogram (mg/Kg), in soil sample "B-6 0-1' Soil" at a concentration of 7.41 mg/Kg, and in soil sample "B-7 0-1' Soil" at a concentration of 23.1 mg/Kg. Detected arsenic from sample B-7 exceeds the previous maximum arsenic detected at the Site. Soil analytical datasheets are presented as Attachment A.

On June 29, 2006, Northern Environmental contacted Mr. Lambert Nnadi of the IDNR regarding the analytical results discussed above. Given the elevated arsenic levels detected in B-7 and the proposed use as a play area, the IDNR does consider the soil arsenic levels detected in B-7 to be a concern. Based on our discussions with Mr. Nnadi, Northern Environmental will submit a proposed corrective action for the Site intended to address elevated arsenic levels, with the ultimate goal of receiving an NFA letter for the Site upon completion. Should you have further questions regarding this report, please contact us at 319-365-0466.

Sincerely,  
Northern Environmental  
Technologies, Incorporated



Maxwell E. Ostby, CIE  
Project Geologist

c: Mr. Lambert Nnadi and Ms. Tami Rice  
Iowa Department of Natural Resources  
Contaminated Sites Section  
502 East 9<sup>th</sup> Street  
Des Moines, Iowa 50319

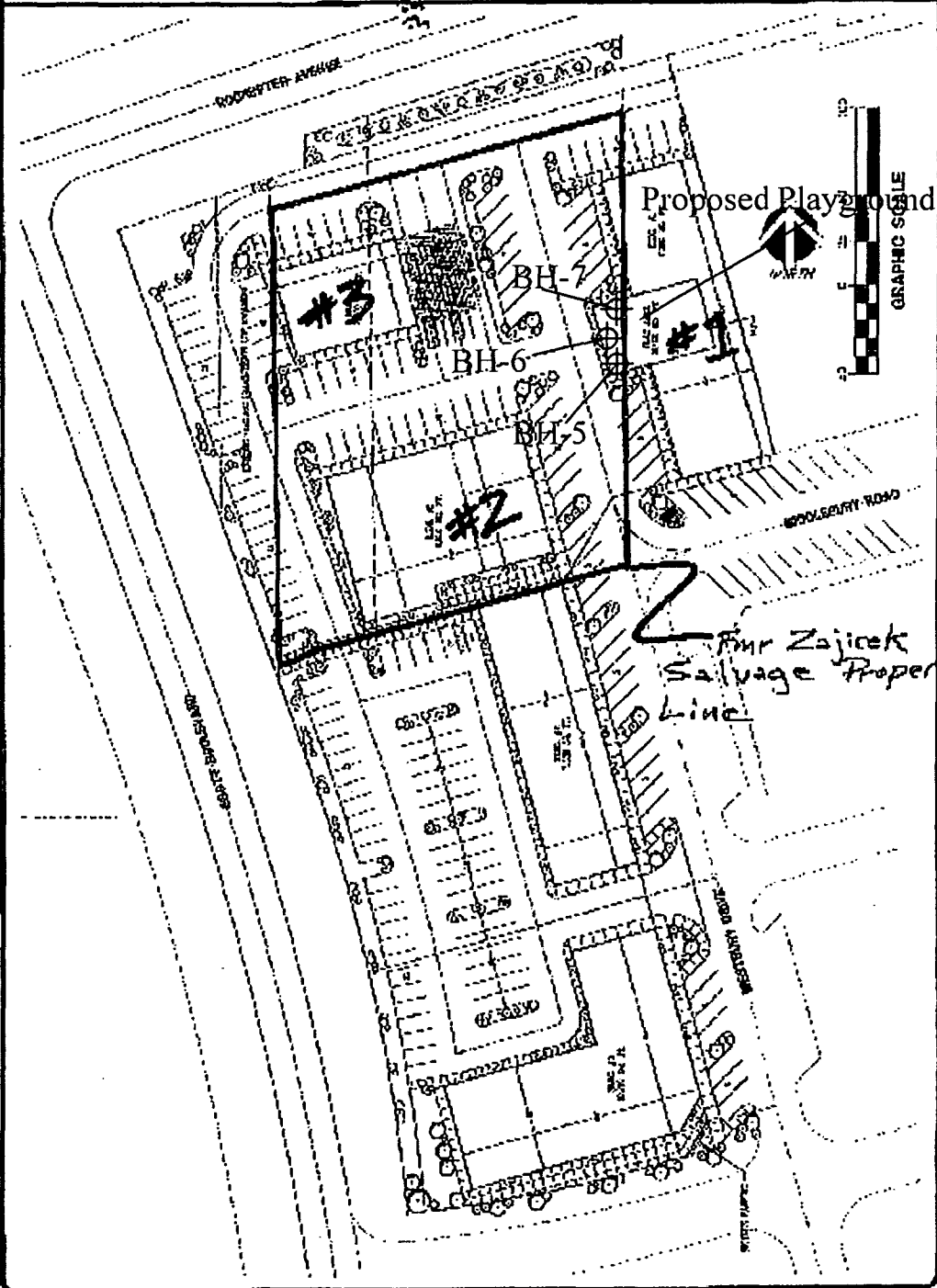
Attachments

**MCCLURE**  
 CENTRAL IOWA SURVEYING  
 1110 1st St. N.E.  
 Cedar Rapids, IA 52402  
 Phone: 319-244-1111  
 Fax: 319-244-1112

CONCEPTUAL PLAN

DATE: 06/29/2006  
 DRAWN BY: JEG  
 SCALE: 1" = 40'

PROJECT NUMBER: CP-01  
 FIGURE: 01/01



**Northern Environmental**  
 Hydrologists • Engineers • Surveyors • Scientists  
 3349 Southgate Court SW, #102, Cedar Rapids, Iowa 52404  
 Phone: 877-855-7470 Fax: 319-365-0464

**Soil Boring Locations Map**

WISCONSIN ▲ MICHIGAN ▲ ILLINOIS ▲ IOWA

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Former Zajicek Salvage  
 3405 Rochester Avenue  
 Iowa City, Iowa

DATE: 06/29/2006 | DRAWN BY: JEG | SCALE: | PROJECT NUMBER: | FIGURE 1

**ATTACHMENT A**  
**ANALYTICAL DATA SHEETS**

June 28, 2006

Client:

NORTHERN ENVIRONMENTAL - CEDAR RAPIDS  
3349 Southgate Court Suite 102  
Cedar Rapids, IA 52404

Work Order: CPF1419  
Project Name: Metals  
Project Number: J2P - Iowa City, IA

Attn: Max Ostby

Date Received: 06/23/06

An executed copy of the chain of custody is also included as an addendum to this report.

If you have any questions relating to this analytical report, please contact your Laboratory Project Manager at 1-(800)750-2401

SAMPLE IDENTIFICATION	LAB NUMBER	COLLECTION DATE AND TIME
B5 0-1'	CPF1419-01	06/22/06 16:20
B6 0-1'	CPF1419-02	06/22/06 16:25
B7 0-1'	CPF1419-03	06/22/06 16:30

Most environmental analytical testing methods require a sample temperature of 4 degrees C +/- 2 degrees C for preservation of the sample constituents prior to analysis. If sample temperatures are outside of this temperature range at the time of sample receipt, results may be impacted. Please refer to the Temperature and Sample Receipt form that is included with this report for additional information regarding the condition of samples at the time of receipt by the laboratory.

The reported results were obtained in compliance with the 2003 NELAC standards unless otherwise noted.

Iowa Certification Number: 007

*Reproduction of this analytical report is permitted only in its entirety. This report shall not be reproduced except in full without the written approval of the laboratory.*

*TestAmerica Analytical Testing Corporation certifies that the analytical results contained herein apply only to the specific sample analyzed.*

Approved By:



TestAmerica Analytical - Cedar Falls  
Kristin M. Clay  
Inorganics Manager

NORTHERN ENVIRONMENTAL - CEDAR RAPIDS  
 3349 Southgate Court Suite 102  
 Cedar Rapids, IA 52404  
 Max Ostby

Work Order: CPF1419  
 Project: Metals  
 Project Number: J2P - Iowa City, IA

Received: 06/23/06  
 Reported: 06/28/06 14:19

## ANALYTICAL REPORT

Analyte	Sample Result	Data Qualifiers	Units	Quan. Limit	Dilution Factor	Date Analyzed	Analyst	Seq/ Batch	Method
<b>Sample ID: CPF1419-01 (B5 0-1' - Soil)</b>						<b>Sampled: 06/22/06 16:20</b>		<b>Recvd: 06/23/06 10:30</b>	
General Chemistry Parameters									
% Solids	78.1		%	0.100	1	06/22/06 16:00	sas	6061134	SM 2540 G
Total Metals by SW 846 Series Methods									
Arsenic	6.06		mg/kg dry	1.28	0.929	06/27/06 16:48	heh	6061092	SW 7060A
<b>Sample ID: CPF1419-02 (B6 0-1' - Soil)</b>						<b>Sampled: 06/22/06 16:25</b>		<b>Recvd: 06/23/06 10:30</b>	
General Chemistry Parameters									
% Solids	81.8		%	0.100	1	06/22/06 16:00	sas	6061134	SM 2540 G
Total Metals by SW 846 Series Methods									
Arsenic	7.41		mg/kg dry	1.22	0.937	06/27/06 16:51	heh	6061092	SW 7060A
<b>Sample ID: CPF1419-03 (B7 0-1' - Soil)</b>						<b>Sampled: 06/22/06 16:30</b>		<b>Recvd: 06/23/06 10:30</b>	
General Chemistry Parameters									
% Solids	82.2		%	0.100	1	06/22/06 16:00	sas	6061134	SM 2540 G
Total Metals by SW 846 Series Methods									
Arsenic	23.1		mg/kg dry	1.22	0.911	06/27/06 16:54	heh	6061092	SW 7060A

NORTHERN ENVIRONMENTAL - CEDAR RAPIDS  
 3349 Southgate Court Suite 102  
 Cedar Rapids, IA 52404  
 Max Ostby

Work Order: CPF1419  
 Project: Metals  
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Received: 06/23/06  
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### LABORATORY BLANK QC DATA

Analyte	Seq/ Batch	Source Result	Spike Level	Units	MDL	MRL	Result	Dup Result	% REC	Dup %REC	% REC Limits	RPD RPD	RPD Limit	Q
<b>Total Metals by SW 846 Series Methods</b>														
Arsenic	6061092			mg/kg wet	N/A	1.00	<1.00							

NORTHERN ENVIRONMENTAL - CEDAR RAPIDS  
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 Cedar Rapids, IA 52404  
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### LABORATORY DUPLICATE QC DATA

Analyte	Seq/ Batch	Source Result	Spike Level	Units	MDL	MRL	Result	% REC	Dup %REC	% REC Limits	RPD RPD	RPD Limit	Q
<b>General Chemistry Parameters</b>													
<b>QC Source Sample: CPF1460-01</b>													
% Solids	6061134	84.2		%	N/A	0.100	85.5				2	20	
<b>QC Source Sample: CPF1460-10</b>													
% Solids	6061134	84.2		%	N/A	0.100	84.0				0	20	
<b>QC Source Sample: CPF1399-04</b>													
% Solids	6061134	87.9		%	N/A	0.100	90.9				3	20	

NORTHERN ENVIRONMENTAL - CEDAR RAPIDS  
3349 Southgate Court Suite 102  
Cedar Rapids, IA 52404  
Max Ostby

Work Order: CPF1419  
Project: Metals  
Project Number: J2P - Iowa City, IA

Received: 06/23/06  
Reported: 06/28/06 14:19

### LCS/LCS DUPLICATE QC DATA

Analyte	Seq/ Batch	Source Result	Spike Level	Units	MDL	MRL	Result	Dup Result	% REC	Dup %REC	% REC Limits	RPD RPD	RPD Limit	Q
Total Metals by SW 846 Series Methods														
Arsenic	6061092		2.00	mg/kg wet	N/A	1.00	1.81		90		80-120			

NORTHERN ENVIRONMENTAL - CEDAR RAPIDS  
 3349 Southgate Court Suite 102  
 Cedar Rapids, IA 52404  
 Max Ostby

Work Order: CPF1419  
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Received: 06/23/06  
 Reported: 06/28/06 14:19

### MATRIX SPIKE/MATRIX SPIKE DUPLICATE QC DATA

Analyte	Seq/ Batch	Source Result	Spike Level	Units	MDL	MRL	Result	Dup Result	% REC	Dup %REC	% REC Limits	RPD RPD	RPD Limit	Q
<b>Total Metals by SW 846 Series Methods</b>														
<b>QC Source Sample: CPF1206-10</b>														
Arsenic	6061092	5.61	4.69	mg/kg dry	N/A	1.25	9.33	9.73	79	87	75-125	4	20	

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Received: 06/23/06  
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## CERTIFICATION SUMMARY

### TestAmerica Analytical - Cedar Falls

Method	Matrix	Nelac	Iowa
SM 2540 G	Solid/Soil		
SW 7060A	Solid/Soil	X	X

*Any abnormalities or departures from sample acceptance policy shall be documented on the 'Sample Receipt and Temperature Log Form' and 'Sample Non-conformance Form' (if applicable) included with this report.*

*For information concerning certifications of this facility or another TestAmerica facility, please visit our website at [www.TestAmericaInc.com](http://www.TestAmericaInc.com)*

*Samples collected by TestAmerica Field Services personnel are noted on the Chain of Custody (COC) and are sampled in accordance with TA-CF SOP CF09-01.*

## DATA QUALIFIERS AND DEFINITIONS

### ADDITIONAL COMMENTS

Results are reported on a wet weight basis unless otherwise noted.



# TestAmerica

704 ENTERPRISE DRIVE • CEDAR FALLS, IA 50613 • 800-750-2401 • 319-277-2425 FAX

ANALYTICAL TESTING CORPORATION

## Sample Receipt and Temperature Log Form

Client: Northern Env. Project: \_\_\_\_\_

City: \_\_\_\_\_

Date: 6/23/06 Receiver's Initials hf Time (Delivered): 10:30

### Temperature Record

Cooler ID# (If Applicable)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ ° C / On Ice

### Thermometer:

- IR - 905085 "A"  
 IR - 809065 "B"  
 CF07-03-T2  
 22126775

### Courier:

<input type="checkbox"/> Airborne	<input type="checkbox"/> Speedy
<input type="checkbox"/> UPS	<input type="checkbox"/> TA Courier
<input type="checkbox"/> Velocity	<input type="checkbox"/> TA Field Svs
<input type="checkbox"/> FedEx	<input checked="" type="checkbox"/> Client
<input type="checkbox"/> DHL	<input type="checkbox"/> Other
<input type="checkbox"/> US Postal	

Temp Blank

Temperature out of compliance

Custody seals present?

Yes

Custody seals intact?

Yes  No

Non-Conformance report started

### Exceptions Noted

<input checked="" type="checkbox"/>	Sample(s) not received in a cooler.
<input type="checkbox"/>	Samples(s) received same day of sampling.
<input type="checkbox"/>	Evidence of a chilling process
<input checked="" type="checkbox"/>	Temperature not taken:

Log-In by:

CW MF EM

OT \_\_\_\_\_

\*Refer to SOP CF01-01 for Temperature Criteria