

12/7/04

Dear Cal

Per our phone conversation of 12/7/04 I am sending a copy of the Phase II environmental assessment done on my property. Per our conversation if you could expedite a reply noting IDNR position as you expressed would be greatly appreciated. Thanks so much for you & your staff's help in this matter

Thanks

Red Duster

my mailing Address is

1200 East Third St
Anamosa Ia 52205

319-462-3702

DATE STAMP

5977 12/09/04 PM 4:01

Phase II Property Environmental Assessment

**Fisher Property
19751 115th Street
Anamosa, IA**

30 November 2004

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Objective

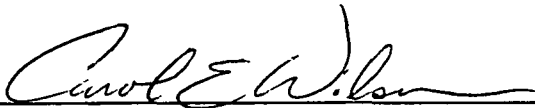
The purpose of the project is to gather information and data concerning the subject site and to provide an opinion of the evidence and/or potential for environmental contamination and associated liabilities, with regard to past or current practices at the property.

This Phase II Environmental Assessment was carried out in accordance with ASTM Standard E 1527-00, which represents the generally accepted practice, degree of care, and skill exercised by the investigator under similar circumstances and conditions. No other warranty is expressed or implied.

The observations, findings, and opinions expressed in this report may not be considered as scientific certainties, but only as opinion based on our judgment concerning the significance of the data gathered during the course of the project. Specifically, *CHEM-ECO* does not and cannot represent that the site contains no hazardous or toxic materials, above-ground or underground storage tanks, asbestos, or other latent condition beyond that which was observed or investigated during the site assessment.

This study and report have been prepared on behalf of and for the exclusive use of Mr. Fred Fisher and his authorized representatives. This report and the findings contained herein shall not, in whole or in part, be disseminated or conveyed to any other party, nor used by any other party, except that the information may be presented to interested buyers and financial institutions in support of a property transaction.

The site visual inspection and sampling, were completed by *CHEM-ECO Environmental, Inc.* The conclusions and opinions stated herein are based in part on the information from persons other than *CHEM-ECO Environmental, Inc.*, including a qualified laboratory. It is impossible to assure the sufficiency or accuracy of all such information.



Carol E. Wilson, President
CHEM-ECO Environmental, Inc.

30 November 2004

1.0 Background

This 20-acre site is a well-maintained farmstead, including a residence and associated outbuildings and bins, surrounded by crop land. The location and vicinity are shown in Figure 1.

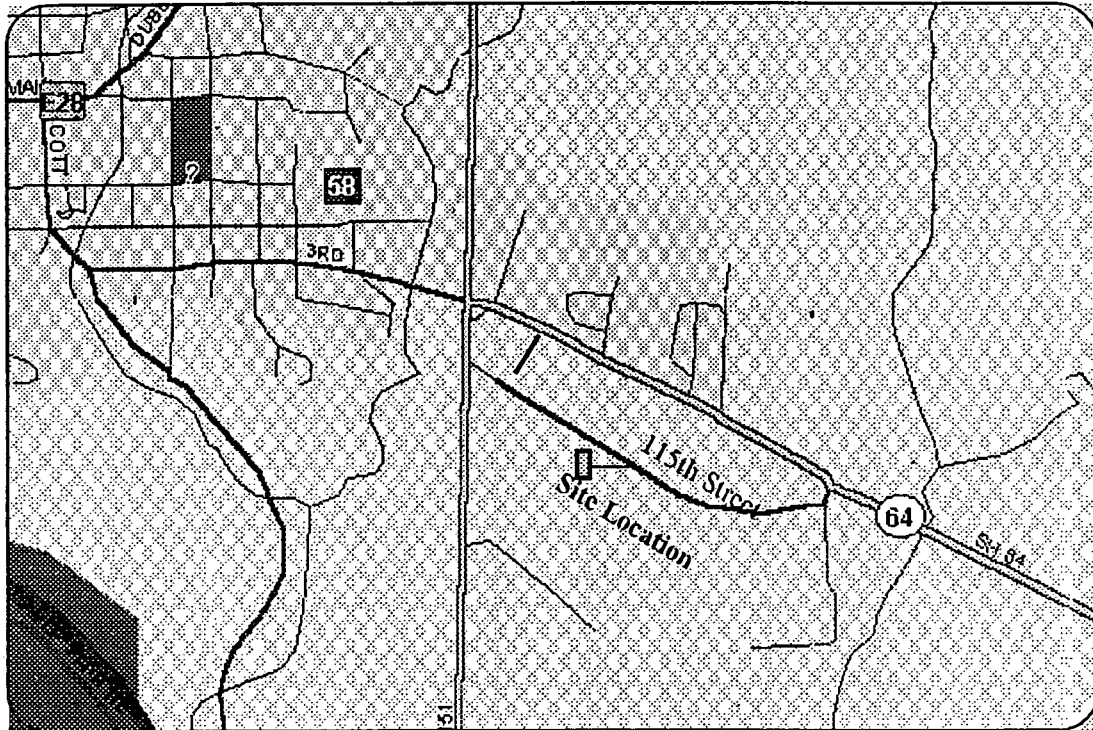


Figure 1
Site Location and Vicinity

The services of *CHEM-ECO Environmental, Inc.* were retained by the property owner in response to a Phase I Property Environmental Assessment commissioned by an interested buyer. The sole issue reported by the Phase I contractor was at the location of elevated diesel tanks used to fuel farm equipment, where a small patch of stain on the surface soil was noted. The objective of the property owner was to demonstrate that the use of the diesel fuel tanks on the property did not result in a release to the environment of petroleum compounds at concentrations of concern.

2.0 Phase II Field Investigation

Prior to the Phase II sampling, the fuel tanks were moved and the soil underlying the tanks was excavated by the property owner to approximate dimensions of 10 ft x 10 ft x 5 ft. The soil was spread at another location on the larger property outside the 20-acre boundary, in accordance with 567 [IAC] Chapter 120.

Fifteen soil samples were collected from the walls and floor of the excavation (three per surface plane) and sealed into plastic bags. A photo-ionizing detector was used to record the relative concentration of organic compounds in the head-space vapor in each bag. The three samples with this highest readings (one sample per 100 square feet of excavation surface area) were selected for laboratory analysis. These sample locations are shown in Figure 2.

The selected samples were each packed into clean, 4-ounce glass jars, sealed, labeled and placed in a cooler at 4°C. Accompanied by a chain-of-custody document, the samples were transported to TestAmerica, Inc. in Cedar Falls, Iowa for analysis. The samples were analyzed for total extractable hydrocarbons by Iowa Method OA-2 and for hazardous petroleum constituents by Iowa Method OA-1.

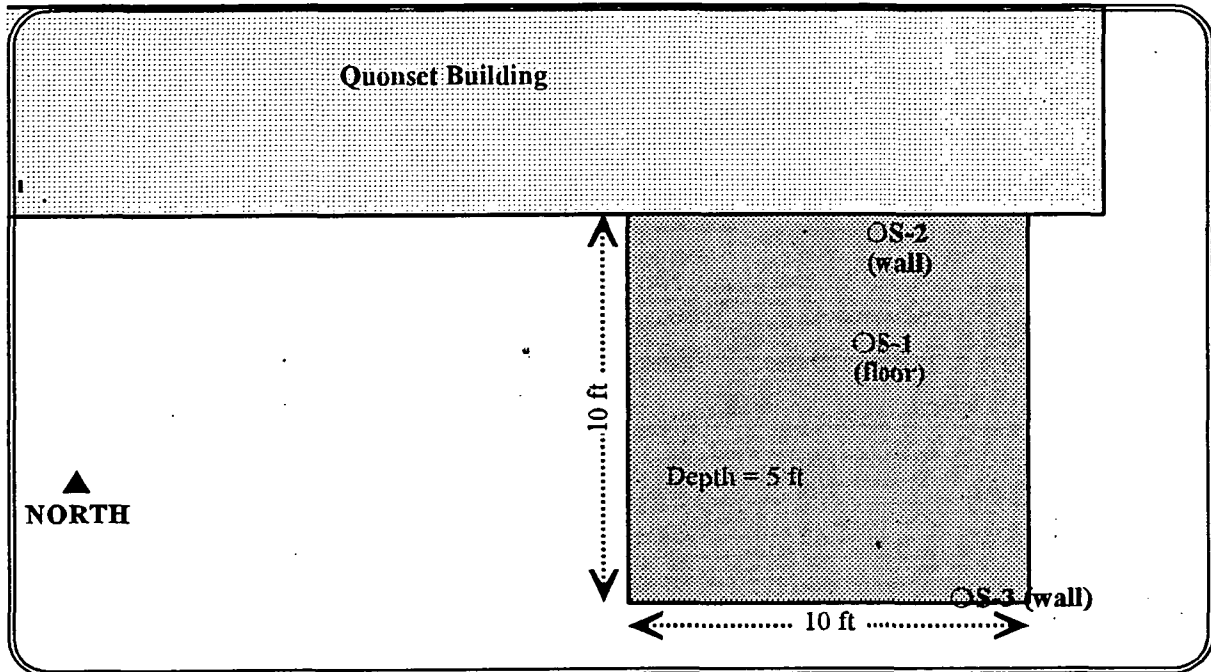


Figure 2
Soil Sample Locations
Excavation Zone

3.0 Analytical Results

Each of three soil samples collected from an open excavation at the former location of elevated diesel fuel tanks was analyzed for benzene, toluene, ethylbenzene, xylene, and total extractable hydrocarbons. The results of the analyses are shown in Table 1. As shown, none of the samples contained petroleum constituents at concentrations exceeding the method detection limit. Using underground storage tank rules as a guideline, the method detection limits were well below the published action levels at which petroleum compounds may represent a potential hazardous condition. A potential hazardous condition may require additional investigation and/or remediation.

Table 1					
Phase II Property Investigation • Analytical Results					
	Benzene	Toluene	Xylene	Ethylbenzene	*TEH
Soil	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
S-1	<0.25	<0.5	<0.5	<0.5	<10
S-2	<0.25	<0.5	<0.5	<0.5	<10
S-3	<0.25	<0.5	<0.5	<0.5	<10
**Guideline	0.54	42	15	NA	3,800

*TEH = total extractable hydrocarbons;
 **567 [IAC] 135 Appendix A: Tier 1 Table; Pathway = soil leaching to groundwater.

4.0 Site Conditions

This site was investigated to address concerns regarding past use and possible on-site release of diesel from elevated tanks used to fuel farm equipment. Representative sampling and analysis in the area underlying the former tank location did not reveal the presence of petroleum hydrocarbons in soil at this site.

TestAmerica Job Number: 04.16519

ATTACHMENTS

Following are the sample receipt log and the chain of custody applicable to this analytical report.

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**.

This data has been produced in compliance with 2002 NELAC Standards (July 2004), except where noted.

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.

This report shall not be reproduced, except in full, without written approval of the laboratory.

For questions regarding this report, please contact the individual who signed the analytical report.

Appendix A
Analytical Reports

ANALYTICAL REPORT

Carol Wilson
CHEM-ECO ENGINEERS, INC.
P.O. Box 367
Anamosa, IA 52205

11/29/2004

TestAmerica Job: 04.16519

Project Number: 04-042
Project: Fisher Property

Enclosed is the Analytical Reports for the following samples submitted to the Cedar Falls Division of TestAmerica Analytical Testing Corporation for analysis.

Sample Number	Sample Description	Date Taken	Date Received
838470	S-1	11/22/2004	11/23/2004
838471	S-2	11/22/2004	11/23/2004
838472	S-3	11/22/2004	11/23/2004

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

Reproduction of this analytical report is permitted only in its entirety.



John R. Paulson
Project Coordinator

ANALYTICAL REPORT

Carol Wilson
 CHEM-ECO ENGINEERS, INC.
 P.O. Box 367
 Anamosa, IA 52205

319-484-2618

11/29/2004

Job Number: 04.16519

Sample Number: 838470

Collected by: R. Kavanaugh

Collectors Phone No.: 319-484-2618

Job Description: FISHER PROPERTY - IOWA
 04-042

Date Taken: 11/22/2004

Sample ID: S-1

Date Received: 11/23/2004

<u>Analyte</u>	<u>Result</u>	<u>Result</u>		<u>Analyst</u>	<u>Date</u>	<u>Method</u>	<u>Quantitation</u>	<u>Matrix</u>
		<u>Units</u>	<u>Flag</u>		<u>Analyzed</u>		<u>Limit</u>	
Extraction Prep, soil	COMPLETE			msr	11/23/2004	IOWA-0A2		SOIL
EXTRACTABLE HYDROCARBONS-SOIL								
Total Extractable Hydrocarbons	<10	mg/kg		ljm	11/24/2004	IA-0A2/S-8015	10	SOIL
Diesel	<10	mg/kg		ljm	11/24/2004	IA-0A2/S-8015	10	SOIL
Gasoline	<10	mg/kg		ljm	11/24/2004	IA-0A2/S-8015	10	SOIL
Motor Oil	<10	mg/kg		ljm	11/24/2004	IA-0A2/S-8015	10	SOIL
VOLATILES - BTEX (NONAQUEOUS)								
Benzene	<0.25	mg/kg		sjg	11/23/2004	IA-0A1	0.25	SOIL
Toluene	<0.5	mg/kg		sjg	11/23/2004	IA-0A1	0.5	SOIL
Ethylbenzene	<0.5	mg/kg		sjg	11/23/2004	IA-0A1	0.5	SOIL
Xylenes, Total	<0.5	mg/kg		sjg	11/23/2004	IA-0A1	0.5	SOIL

All results are calculated on a wet weight basis.

ANALYTICAL REPORT

Carol Wilson
 CHEM-ECO ENGINEERS, INC.
 P.O. Box 367
 Anamosa, IA 52205
 319-484-2618

11/29/2004

Job Number: 04.16519

Sample Number: 838471

Collected by: R. Kavanaugh

Collectors Phone No.: 319-484-2618

Job Description: FISHER PROPERTY - IOWA
 04-042

Date Taken: 11/22/2004

Sample ID: S-2

Date Received: 11/23/2004

<u>Analyte</u>	<u>Result</u>	<u>Units</u>	<u>Result</u>		<u>Date</u>	<u>Method</u>	<u>Quantitation</u>	
			<u>Flag</u>	<u>Analyst</u>			<u>Analyzed</u>	<u>Limit</u>
Extraction Prep, soil	COMPLETE			msr	11/23/2004	IOWA-0A2		SOIL
EXTRACTABLE HYDROCARBONS-SOIL								
Total Extractable Hydrocarbons	<10	mg/kg		ljm	11/24/2004	IA-0A2/S-8015	10	SOIL
Diesel	<10	mg/kg		ljm	11/24/2004	IA-0A2/S-8015	10	SOIL
Gasoline	<10	mg/kg		ljm	11/24/2004	IA-0A2/S-8015	10	SOIL
Motor Oil	<10	mg/kg		ljm	11/24/2004	IA-0A2/S-8015	10	SOIL
VOLATILES - BTEX (NONAQUEOUS)								
Benzene	<0.25	mg/kg		sjg	11/23/2004	IA-0A1	0.25	SOIL
Toluene	<0.5	mg/kg		sjg	11/23/2004	IA-0A1	0.5	SOIL
Ethylbenzene	<0.5	mg/kg		sjg	11/23/2004	IA-0A1	0.5	SOIL
Xylenes, Total	<0.5	mg/kg		sjg	11/23/2004	IA-0A1	0.5	SOIL

All results are calculated on a wet weight basis.

ANALYTICAL REPORT

Carol Wilson
 CHEM-ECO ENGINEERS, INC.
 P.O. Box 367
 Anamosa, IA 52205

319-484-2618

11/29/2004

Job Number: 04.16519

Sample Number: 838472

Collected by: R. Kavanaugh

Collectors Phone No.: 319-484-2618

Job Description: FISHER PROPERTY - IOWA
 04-042

Date Taken: 11/22/2004

Sample ID: S-3

Date Received: 11/23/2004

<u>Analyte</u>	<u>Result</u>	<u>Units</u>	<u>Result</u>		<u>Date</u>		<u>Quantitation</u>	
			<u>Flag</u>	<u>Analyst</u>	<u>Analyzed</u>	<u>Method</u>	<u>Limit</u>	<u>Matrix</u>
Extraction Prep, soil	COMPLETE			msr	11/23/2004	IOWA-0A2		SOIL
EXTRACTABLE HYDROCARBONS-SOIL								
Total Extractable Hydrocarbons	<10	mg/kg		ljm	11/24/2004	IA-0A2/S-8015	10	SOIL
Diesel	<10	mg/kg		ljm	11/24/2004	IA-0A2/S-8015	10	SOIL
Gasoline	<10	mg/kg		ljm	11/24/2004	IA-0A2/S-8015	10	SOIL
Motor Oil	<10	mg/kg		ljm	11/24/2004	IA-0A2/S-8015	10	SOIL
VOLATILES - BTEX (NONAQUEOUS)								
Benzene	<0.25	mg/kg		sjg	11/23/2004	IA-0A1	0.25	SOIL
Toluene	<0.5	mg/kg		sjg	11/23/2004	IA-0A1	0.5	SOIL
Ethylbenzene	<0.5	mg/kg		sjg	11/23/2004	IA-0A1	0.5	SOIL
Xylenes, Total	<0.5	mg/kg		sjg	11/23/2004	IA-0A1	0.5	SOIL

All results are calculated on a wet weight basis.

QUALITY CONTROL REPORT

CHEM-ECO ENGINEERS, INC.
P.O. Box 367
Anamosa, IA 52205

11/29/2004

Job Number: 04.16519

Carol Wilson

Enclosed is the Quality Control data for the following samples submitted to TestAmerica, Inc. - Cedar Falls for analysis:

Sample Number	Sample Description	Date Taken	Date Received
838470	S-1	11/22/2004	11/23/2004
838471	S-2	11/22/2004	11/23/2004
838472	S-3	11/22/2004	11/23/2004

This Quality Control report is generated on a batch basis. All information contained in this report is for the analytical batch(es) in which your sample(s) were analyzed.

Iowa Laboratory Certification number - 7

QUALITY CONTROL REPORT

CHEM-ECO ENGINEERS, INC.
P.O. Box 367
Anamosa, IA 52205

11/29/2004

Carol Wilson

Job Number: 04.16519

	Result	Units	Date Analyzed	Prep Batch Number	Run Batch Number	Analysis Method	Quantitation Limit
838470 S-1			11/22/2004				
Extraction Prep, soil	COMPLETE		11/23/2004	3230		IOWA-OA2	
EXTRACTABLE HYDROCARBONS-SOIL							
Total Extractable Hydrocarbons	<10	mg/kg	11/24/2004	3230	5500	IA-OA2/S-8015	10
Diesel	<10	mg/kg	11/24/2004	3230	5500	IA-OA2/S-8015	10
Gasoline	<10	mg/kg	11/24/2004	3230	5500	IA-OA2/S-8015	10
Motor Oil	<10	mg/kg	11/24/2004	3230	5500	IA-OA2/S-8015	10
N-Octacosane (Surr.)	107	%	11/24/2004	3230	5500	IA-OA2/S-8015	1.0
VOLATILES - BTEX (NONAQUEOUS)							
Benzene	<0.25	mg/kg	11/23/2004		5931	IA-OA1	0.25
Toluene	<0.5	mg/kg	11/23/2004		5931	IA-OA1	0.5
Ethylbenzene	<0.5	mg/kg	11/23/2004		5931	IA-OA1	0.5
Xylenes, Total	<0.5	mg/kg	11/23/2004		5931	IA-OA1	0.5
4-Brcmofluorobenzene (surr.)	92	%	11/23/2004		5931	IA-OA1	1
838471 S-2			11/22/2004				
Extraction Prep, soil	COMPLETE		11/23/2004	3230		IOWA-OA2	
EXTRACTABLE HYDROCARBONS-SOIL							
Total Extractable Hydrocarbons	<10	mg/kg	11/24/2004	3230	5500	IA-OA2/S-8015	10
Diesel	<10	mg/kg	11/24/2004	3230	5500	IA-OA2/S-8015	10
Gasoline	<10	mg/kg	11/24/2004	3230	5500	IA-OA2/S-8015	10
Motor Oil	<10	mg/kg	11/24/2004	3230	5500	IA-OA2/S-8015	10
N-Octacosane (Surr.)	98	%	11/24/2004	3230	5500	IA-OA2/S-8015	1.0
VOLATILES - BTEX (NONAQUEOUS)							
Benzene	<0.25	mg/kg	11/23/2004		5931	IA-OA1	0.25
Toluene	<0.5	mg/kg	11/23/2004		5931	IA-OA1	0.5
Ethylbenzene	<0.5	mg/kg	11/23/2004		5931	IA-OA1	0.5
Xylenes, Total	<0.5	mg/kg	11/23/2004		5931	IA-OA1	0.5

QUALITY CONTROL REPORT

CHEM-ECO ENGINEERS, INC.
P.O. Box 367
Anamosa, IA 52205

11/29/2004

Carol Wilson

Job Number: 04.16519

Result	Units	Date Analyzed	Prep Batch Number	Run Batch Number	Analysis Method	Quantitation Limit
838471 S-2		11/22/2004				
4-Bromofluorobenzene (surr.)	92	%	11/23/2004	5931	IA-OA1	1
838472 S-3		11/22/2004				
Extraction Prep, soil	COMPLETE	11/23/2004	3230		IOWA-OA2	
EXTRACTABLE HYDROCARBONS-SOIL						
Total Extractable Hydrocarbons	<10	mg/kg	11/24/2004	3230	5500 IA-OA2/S-8015	10
Diesel	<10	mg/kg	11/24/2004	3230	5500 IA-OA2/S-8015	10
Gasoline	<10	mg/kg	11/24/2004	3230	5500 IA-OA2/S-8015	10
Motor Oil	<10	mg/kg	11/24/2004	3230	5500 IA-OA2/S-8015	10
N-Octacosane (Surr.)	105	%	11/24/2004	3230	5500 IA-OA2/S-8015	1.0
VOLATILES - BTEX (NONAQUEOUS)						
Benzene	<0.25	mg/kg	11/23/2004		5931 IA-OA1	0.25
Toluene	<0.5	mg/kg	11/23/2004		5931 IA-OA1	0.5
Ethylbenzene	<0.5	mg/kg	11/23/2004		5931 IA-OA1	0.5
Xylenes, Total	<0.5	mg/kg	11/23/2004		5931 IA-OA1	0.5
4-Bromofluorobenzene (surr.)	94	%	11/23/2004		5931 IA-OA1	1

QUALITY CONTROL REPORT CONTINUING CALIBRATION VERIFICATION

CHEM-ECO ENGINEERS, INC.
P.O. Box 367
Anamosa, IA 52205

11/29/2004

Carol Wilson

Job Number: 04.16519

Analyte	Prep	Run	CCV	Concentration Found	Percent Recovery
	Batch Number	Batch Number	True Concentration		
EXTRACTABLE HYDROCARBONS-SOIL					
Diesel		5500	5,000	5,370	107.4
Gasoline		5500	5,000	4,560	91.2
Motor Oil		5500	5,000	5,490	109.8
VOLATILES - BTEX (NONAQUEOUS)					
Benzene		5931	50.0	49.0	98.0
Toluene		5931	50.0	48.8	97.6
Ethylbenzene		5931	50.0	47.5	95.0
Xylenes, Total		5931	100	97.1	97.1
4-Bromofluorobenzene (surr.)		5931	50.0	49.1	98.2

CCV - Continuing Calibration Verification

QUALITY CONTROL REPORT BLANKS

CHEM-ECO ENGINEERS, INC.
P.O. Box 367
Anamosa, IA 52205

11/29/2004

Carol Wilson

Job Number: 04.16519

Analyte	Prep Batch Number	Run Batch Number	Blank Analysis	Units
EXTRACTABLE HYDROCARBONS-SOIL				
Total Extractable Hydrocarbons	3230	5500	<10	mg/kg
Diesel	3230	5500	<10	mg/kg
Gasoline	3230	5500	<10	mg/kg
Motor Oil	3230	5500	<10	mg/kg
VOLATILES - BTEX (NONAQUEOUS)				
Benzene		5931	<0.25	mg/kg
Toluene		5931	<0.5	mg/kg
Ethylbenzene		5931	<0.5	mg/kg
Xylenes, Total		5931	<0.5	mg/kg

QUALITY CONTROL REPORT MATRIX SPIKE/MATRIX SPIKE DUPLICATE

Carol Wilson
CHEM-ECO ENGINEERS, INC.
P.O. Box 367
Anamosa, IA 52205

11/29/2004

Job Number: 04.16519

Analyte	Prep	Run	Sample Result	Units	MS Spike		MSD Spike			RPD	Flag(s)
	Batch No.	Batch No.			Conc. Added	MS Result	MS %Rec.	Conc. Added	MSD Result		
EXTRACTABLE HYDROCARBONS-SOIL											
Diesel	3230	5500	<10	mg/kg	1.0	NA		1.0	NA		
Gasoline	3230	5500	<10	mg/kg	65.9	38.7	59	64.6	21.8	34	56
Motor Oil	3230	5500	<10	mg/kg	0.0	NA	0	1.0	NA		
VOLATILES - BTEX (NONAQUEOUS)											
Benzene		5931	<0.25	mg/kg	12.3	15.5	126	11.5	16.2	141	4.4
Toluene		5931	<0.5	mg/kg	12.3	16.0	130	11.5	16.6	144	3.7
Ethylbenzene		5931	<0.5	mg/kg	12.3	16.0	130	11.5	16.6	144	3.7
Xylenes, Total		5931	<0.5	mg/kg	24.7	32.0	130	23.1	33.2	144	3.7

QUALITY CONTROL REPORT LABORATORY CONTROL STANDARD

Carol Wilson
CHEM-ECO ENGINEERS, INC.
P.O. Box 367
Anamosa, IA 52205

11/29/2004

Job No: 04.16519

Analyte	Prep	Run	LCS		LCS	LCSD	LCS	LCSD	Control	RPD Max.	
	Batch	Batch	Amount	Units	Result	Result	% Rec	% Rec	Limits	RPD	Limit
EXTRACTABLE HYDROCARBONS-S											
Gasoline	3230	5500	66.7	mg/kg	43.7		65.5		42 - 132		20
N-Octacosane (Surr.)	3230	5500	100	%	101		101.0		44 - 134		20
VOLATILES - BTEX (NONAQUEO)											
Benzene		5931	24.1	mg/kg	28.5		118.3		78 - 151		20
Toluene		5931	24.1	mg/kg	28.5		118.3		79 - 151		20
Ethylbenzene		5931	24.1	mg/kg	28.2		117.0		79 - 157		20
Xylenes, Total		5931	48.2	mg/kg	56.0		116.2		76 - 149		20
4-Bromofluorobenzene (surr)		5931	100.	%	93.9		93.9		78 - 124		

Sample Receipt and Temperature Log Form

Client: Chem-Eco

Project: Fisher Property

City: _____

Date: 11-23-04 Receiver's Initials CH

Time (Delivered): 7:30

Temperature Record

Cooler ID# (If Applicable) <u>Client</u>
<u>4° °C</u> 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 checked="" type="checkbox"/> Velocity	<input type="checkbox"/> TA Field Svs
<input type="checkbox"/> FedEx	<input type="checkbox"/> Client
<input type="checkbox"/> DHL	
<input type="checkbox"/> US Postal	<input type="checkbox"/> Other

Temp Blank

Temperature out of compliance

Custody seals present?

Yes

Custody seals intact?

Yes No

Non-Conformance report started

Exceptions Noted

Sample(s) not received in a cooler.

Samples(s) received same day of sampling.

Evidence of a chilling process

Temperature not taken:

Log-In by:

LS MF EM
OT _____