



**IOWA USTFIELDS PILOT PROJECT
CITY OF DES MOINES
STATUS REPORT
April 2005**



SBS, Inc. (Former Ed Bodensteiner Site), 2201 Forest Avenue, Des Moines, Iowa. Registration Number 198610023, LUST Number 8LTP34.

The City of Des Moines selected the above property as their number one priority in the USTFields Des Moines Pilot Project.

The former owner of this site was Ed Bodensteiner. Mr. Bodensteiner had a long history of non-compliance with state and federal regulations involving the

former gas station. Iowa Administrative Order No. 90-UT-41 was issued to Mr. Bodensteiner on December 17, 1990 requiring him to complete an adequate tank closure at his site. On May 17, 1994, Iowa Administrative Order No. 94-UT-25 was issued to Mr. Bodensteiner requiring him to complete a Site Cleanup Report (SCR) at the site. In investigating this site for possible inclusion in the Iowa USTFields Des Moines Pilot Project, the Iowa DNR discovered that Ed Bodensteiner no longer owned the property. SBS, Inc., an Iowa-based corporation, purchased the property on November 19, 2003. SBS, Inc. is managed by Robyn Stokstad.

Iowa DNR decided that SBS, Inc. could qualify for the State Innocent Landowner Fund (ILO) and also for the Global Settlement Fund. On May 17, 2004, Robyn Stokstad, with the assistance of Iowa DNR, completed and filed claims for both the ILO Fund and the Global Settlement Fund. On May 26, 2004, Robyn Stokstad was determined to be eligible for the ILO Fund and on October 14, 2004, a RBCA Tier 2 report budget was approved for a total of \$20,000. A Tier 2 report was submitted to the Iowa DNR by Barker Lemar on February 22, 2005. Once the Tier 2 is reviewed and the site risk classification determined by the Iowa DNR, the Global Settlement claim can be processed.



Steven Boyt Property, 2208 Forest Avenue, Des Moines, Iowa.

The owner of the above property is Steven Boyt. On January 10, 2004, a property access agreement was signed by Steven Boyt for inclusion in the Iowa USTFields City of Des Moines Pilot Project.

On May 5, 2004, a Site Assessment Report was received by the Iowa DNR from the consultant, Barker Lemar Engineering. Temporary borings and monitoring wells were installed and sampled. Some TEH as gasoline was noted in one soil sample. Benzene, ethylbenzene, and TEH as diesel were measured in one groundwater sample; however, concentrations are below action levels.

It was decided that an electromagnetic (EM) survey would be conducted to determine if tanks are still buried on site. On September 29, 2004, Iowa DNR received a report of the results of the EM survey. Anomalies were reported.

On December 22, 2004, the site was discussed between Elaine Douskey of the Iowa DNR and Christy Jaworski, Barker Lemar. Christy Jaworski talked to Steven Boyt, owner. Mr. Boyt indicated that he bought the property from Shell in the early 1970s. Shell told him there were tanks on site and that they were "legally" filled in place. Mr. Boyt requested that the tanks be removed if money were available. It was agreed between Iowa DNR and the contractor that since

the tanks were properly closed, per the regulations at that time, Steven Boyt would not likely receive state funding to have them removed. Given this information, Iowa DNR will not require geoprobe work be completed at this property. On March 16, 2005, Iowa DNR sent a letter to Steven Boyt stating that a release was not verified at the site and no further action will be required at this time.



**Michael Kelly Property, 2301 Forest Avenue, Des Moines, Iowa.
Registration Number 197910518, LUST Number 9LTL42.**

The owner of the above property is Michael Kelly. On December 31, 2003, Mr. Kelly signed a property access agreement for inclusion in the Iowa USTFields City of Des Moines Pilot Project.

On April 8, 2004, Iowa DNR received a site assessment report from the consultant, Barker Lemar Engineering. The site assessment report revealed a groundwater sample at 20 ppb benzene, which exceeds an action level. Iowa DNR assigned Registration No. 197910518 and LUST No. 9LTL42 to this site. On July 12, 2004, Iowa DNR sent a letter to Michael Kelly requiring a limited Tier 1 assessment be conducted at the site, however, letter is returned marked "unclaimed". On August 16, 2004, Iowa DNR contacted the Polk County

Treasurer's Office and learned that property has a tax sale for delinquent taxes. Since the owner is unresponsive and property is up for tax sale, Iowa DNR instructed Barker Lemar to proceed with well survey and costs will be paid by the USTFields Project. Barker Lemar submitted the results of a well search and Water Supply Notification Form on September 30, 2004. On November 17, 2004, Iowa DNR completed a Tier 1 evaluation and classified the site No Action Required.



JMAC, L.C. Property, 1401 21st Street, Des Moines, Iowa.

JMAC, L.C. is buying the above property on contract from Drake Refinishing, L.C., the titleholder. JMAC, L.C. is managed by John Mike McDonald.

A letter and property access agreement offering inclusion in the Iowa USTFields City of Des Moines Pilot Project was mailed to JMAC, L.C. on January 7, 2004. To date, no signed property access agreement has been received from JMAC, L.C.



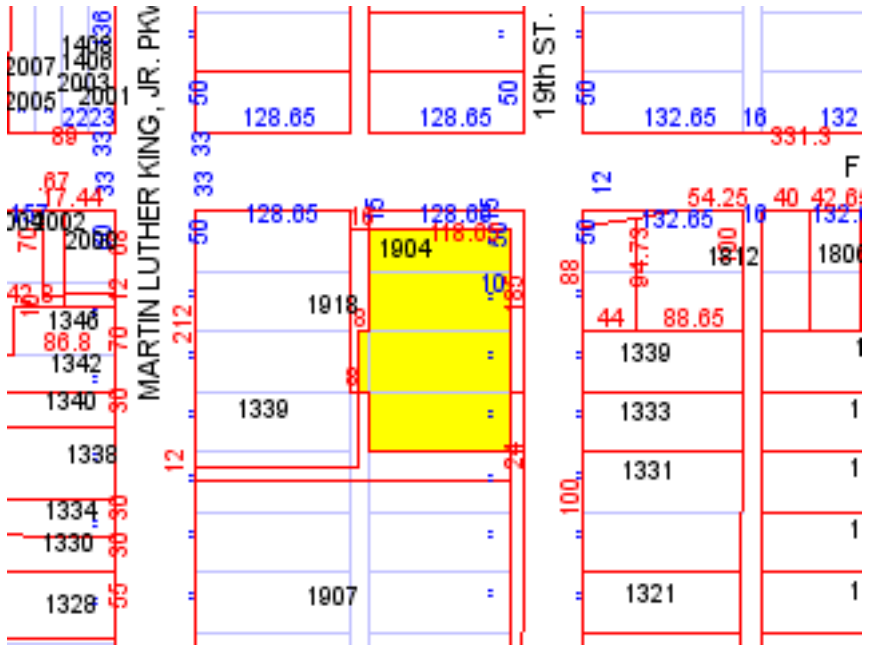
Polk County Property, 1374 21st Street, Des Moines, Iowa.

Polk County owns the property at 1374 12th Street. On January 20, 2004, John Mauro, Chairperson for the Polk County Board of Supervisors, signed the property access agreement for inclusion in the Iowa USTFields City of Des Moines Pilot Project.

Note: the site assessment work being conducted for this site will be incorporated into one site assessment report along with data from the Candy Kitchen Site, located at 2024 Forest Avenue, Registration No. 197910176, LUST No. 9LTB03. The two sites are located on the southwest and southeast corners of the intersection of 21st Street and Forest Avenue.

In February 2004, fourteen geoprobe points were installed in an effort to locate an underground storage tank at this site. No underground storage tank was found. A soil boring was also reinstalled at the toluene source for LUST site 9LTB03 (which was on this property). It came back below contaminant levels. Two monitoring wells on this site were also sampled (one in February and one in April) and this information will be incorporated into one site assessment report for this site and the Candy Kitchen site. On August 30, 2004, this site was determined eligible for funding through the State Innocent Landowner Fund

(ILO). On March 24, 2005, Iowa DNR received a report on the geoprobe work conducted at this site. The report stated that no obstructions were encountered.



Polk County Property, 1904 Forest, Des Moines, Iowa.

Polk County owns the above property. On January 20, 2004, John Mauro, Chairperson for the Polk County Board of Supervisors signed the property access agreement for inclusion in the Iowa USTFields City of Des Moines Pilot Project.

On April 14, 2004, the Iowa DNR received a site assessment report from the contractor, Barker Lemar Engineering. The report revealed that minor amounts of waste oil were noted in soil samples but the amount was below action levels.

On July 28, 2004, Iowa DNR approved a cost/activity proposal for Barker Lemar Engineering to conduct an electromagnetic (EM) survey on the site. The EM survey was conducted in September 2004 and anomalies were found.

On November 18, 2004, Iowa DNR sent a letter to Polk County stating a release was not verified and no further action would be required at this time.



Polk County Property, 1619 Keosauqua Way, Des Moines, Iowa.

Polk County owns the property located at 1619 Keosauqua Way. On January 20, 2004, John Mauro, Chairperson, Polk County Board of Supervisors, signed the property access agreement for inclusion in the Iowa USTFields City of Des Moines Pilot Project.

On April 14, 2004, Iowa DNR received a site assessment report from the contractor, Barker Lemar Engineering. The report showed that minor amounts of waste oil were found in soil samples but concentrations were below action levels.

On July 28, 2004, Iowa DNR approved a cost/activity proposal for Barker Lemar Engineering to conduct an electromagnetic (EM) survey to determine if tanks are buried on site. The EM survey was conducted in September 2004 and anomalies were found.

On November 18, 2004, Iowa DNR sent a letter to Polk County stating a release was not verified and no further action would be required at this time.



Des Moines Independent Community School District Property, 1820 Forest, Des Moines, Iowa.

On January 20, 2004, John Mauro, Chairperson, Polk County Board of Supervisors, signed the property access agreement for inclusion in the Iowa USTFields City of Des Moines Pilot Project.

On May 7, 2004, Iowa DNR received a site assessment report from Barker Lemar Engineering. The site assessment report revealed that no contamination was detected in soil or groundwater samples.

In September 2004, it was decided to conduct an electromagnetic (EM) survey to determine if tanks were still buried on site. The results of the EM survey revealed anomalies.

Because this property has potential for redevelopment in the near future, additional investigation was requested/completed to verify USTs were no longer present.

In December 2004, a geoprobe assessment was conducted on this property and obstructions were discovered at borings B1 and B5. In February 2005, it was discovered that Polk County had transferred ownership of the property to the Des Moines Independent Community School District in July 2004 so a new property access agreement was signed by Des Moines Independent Community School District on February 17, 2005. On February 22, 2005, an excavation was conducted at borings B1 and B5 to uncover the obstructions. It was discovered that the obstructions were an old foundation, metal pieces and old fence posts but not underground storage tanks.

On March 18, 2005, Iowa DNR mailed a letter to Duane Van Hemert, Executive Director, Facilities Manager of the Des Moines Independent Community School District. The letter stated that based on all investigation results, DNR records will indicate that no release was verified at the site and no further action will be required.



**Creative Visions Property, 1343 13th Street, Des Moines, Iowa.
Registration Number 197910167, LUST Number 9LTA13.**

Creative Visions owns the property located at 1343 13th Street. Imam Ako Abdul-Samad is the contact person for Creative Visions.

On December 31, 2003, Iowa DNR mailed a letter to Mr. Abdul-Samad explaining the Iowa USTFields City of Des Moines Pilot Project and giving him the option of inclusion in the USTFields Des Moines Project or the State Innocent Landowner Fund (ILO). Iowa DNR requested their selection within 14 days. On February 18, 2004, Iowa DNR e-mailed Mr. Abdul-Samad and recommended that Creative Visions apply for the ILO Fund.

In August of 2004, Iowa DNR assisted Creative Visions in completing the application for the ILO Fund and on August 31, 2004, Creative Visions was determined eligible.

On November 8, 2004, representatives from Iowa DNR and Barker Lemar Engineering met with representatives from Creative Visions to discuss the USTFields project and the role of Creative Visions in the Project. Funding from the ILO Fund and the Global Settlement Fund was also discussed. On October 20, 2004, Iowa DNR assisted Creative Visions in completing the Global Settlement application. On November 23, 2004, a property access agreement was mailed to Creative Visions from Iowa DNR and the agreement was signed by Mr. Abdul-Samad on November 23, 2004. On February 25, 2005, a revised Tier 2 report was submitted by Barker Lemar Engineering to the Iowa DNR. A site classification of No Action Required was recommended. The Tier 2 report is under review.



Campus Cleaners Property, 2800 University, Des Moines, Iowa.

The above property is owned by Drake University. Nancy Crittenden, Assistant Treasurer, Drake University is the contact person.

On December 24, 2003, Iowa DNR mailed a letter and property access agreement to Drake University. The letter explained the Iowa USTFields Des Moines Pilot Project and offered inclusion in the project.

On February 11, 2004, Iowa DNR received a letter from Nancy Crittendon, Drake University, declining inclusion in the Iowa USTFields Des Moines Pilot Project.



**Candy Kitchen Property, 2024 Forest, Des Moines, Iowa.
Registration Number 197910176, LUST Number 9LTB03.**

Polk County owns the above property. On December 24, 2003, Iowa DNR mailed a letter and a property access agreement to Jim Elza, Director, Polk County Planning and Development, explaining the Iowa USTFields Des Moines Pilot Project and offering inclusion in the Project.

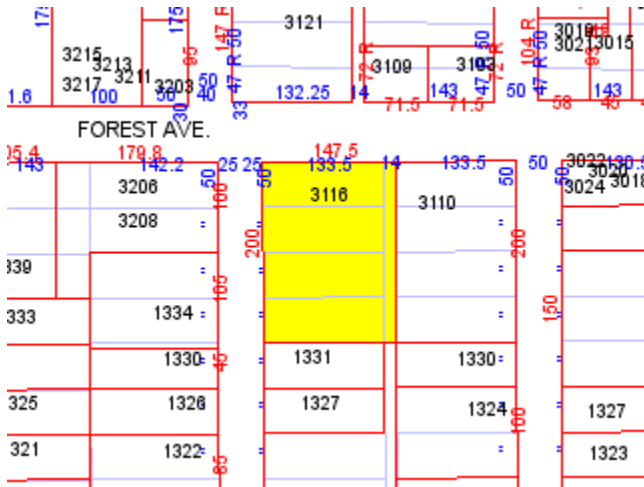
On February 18, 2004, Iowa DNR telephoned Jim Elza to inquire why Polk County had not signed the property access agreement. Jim Elza stated that Polk County had not signed agreement because they did not want to disrupt their leasee, the Candy Kitchen, with any drilling or site assessment work that may take place on the property.

Iowa DNR contacted Barker Lemar Engineering on April 13, 2004 and informed them that Candy Kitchen site could reach a No Further Action status with little or no intrusion to the Candy Kitchen site. On May 4, 2004, Barker Lemar Engineering contacted Bob Raker, Polk County. Barker Lemar explained to Bob that this site was an ongoing LUST investigation and that it could probably reach a no further action status with minimal work on the site. Bob agreed to sign the access agreement for site assessment under the Iowa USTFields City of Des Moines Pilot Project and to also apply for State Innocent Landowner Fund (ILO),

with assistance from Barker Lemar. Bob Raker, Polk County signed the access agreement for inclusion in the Iowa USTFields Des Moines Pilot Project on May 7, 2004.

On August 30, 2004, this site was determined to be eligible for the ILO.

Site assessment activities are underway which include resampling an existing monitoring well in order to evaluate receptors in the area. It is also likely that two soil samples will be required to evaluate the soil to plastic water line pathway.



Drake University Property, 1335 32nd Street, Des Moines, Iowa.

This property is owned by Drake University. Dan Garringer, Drake Real Estate Division, is the contact person for this site.

During World War II, this site operated as a Texaco gas station. Later, the site became a McDonalds restaurant. Three years ago, McDonalds Corporation removed tanks which were pre-1974 tanks. Iowa DNR records contain a closure report for tanks which were removed in 2001. No contamination was found in the closure samples. + limited Phase II assessment was completed by Seneca Environmental Services, Des Moines, Iowa which consisted of one groundwater sample and no soil sample. Iowa DNR reviewed the Phase II assessment and on August 20, 2004, wrote a letter to Dan Garringer stating the site would be classified “no verified release” and no further action would be required.

