

EXECUTIVE SUMMARY

BARKER LEMAR ENGINEERING CONSULTANTS (BARKER LEMAR) was contracted by the City of Carroll to complete a Phase I Environmental Site Assessment (ESA) for 13 parcels located north of Third Street and between Carroll and Main Streets in Carroll, Iowa, (hereinafter “the site”). The subject site parcels are described per the Carroll County Assessor’s Office as:

Parcel No.	Owner Name	Address	Legal Description
0625128001	Joseph R. & Lisa A. Lampe	326 N. Carroll Street	SECOND ADDITION BLOCK 32 PT OF LOTS 1, 2, 9 & 10 PT OF VAC ALLEY ADJ BEG AT SW COR LOT 9-S 71 DEG 23 MIN E 321 FT ALONG S’LY LINE OF LOTS 9 & 2-N 23 DG 10 MIN E 122.3 FT-N 60 DEG 50 MIN W 130 FT –N 71 DEG 10 MIN W 200 FT-S 19
0625128002	Select Auto, Inc.	306 N. Carroll Street	SECOND ADDITION BLOCK 32 LOTS 7 & 8
0625128005	The Warehouse, Inc.	202 W. 3rd Street	SECOND ADDITION BLOCK 32 LOTS 3, 4 & 5
0625128006	Donald W. Kitt	302 N. Carroll Street	SECOND ADDITION BLOCK 32 W 78 FT OF LOT 6
0625128007	Kitt Plumbing and Heating, Inc.	216 W. 3rd Street	SECOND ADDITION BLOCK 32 LOT 6 EXC W 78 FT
0625129001	Lawrence W & Ethel Lampe	227 N. Adams Street	SECOND ADDITION PT O VAC ADAMS ST LY BTW BLCKS 31 & 32 & PT OF LOTS 1 &, BLOCK 32
0625129007	Cork, Inc.	304 N. Adams Street	SECOND ADDITION BLOCK 31 LOTS 6 & 7
0625129008	Donald W. Kitt	304 N. Adams Street	SECOND ADDITION BLOCK 31 LOT A
0625201001	Dan Overmohle Construction, Inc.	326 N. Main Street	SECOND ADDITON BLOCK 31 W 88 FT OF LOTS 1 & 2 EXC RR ROW
0625201002	Pablo Ramos & Jorge Arellano	323 N. Main Street	SECOND ADDITION BLOCK 31 E 68 FT OF LOTS 1 & 2 EXC RR ROW
0625201003	Dos Rancheros, Inc.	N. Main Street	SECOND ADDITION BLOCK 31 LOT 3
0625201004	Carroll Community Theater	311 N. Main Street	SECOND ADDITION BLOCK 31 LOT 4
0625201005	Carroll County Redemption Center, LLC	301 N. Main Street	SECOND ADDITION BLOCK 31 LOT 5

The sites are situated in Section 25, Township 84 North, and Range 35 West in Carroll County, Iowa.

This scope of work was performed in general accordance with ASTM Standards E-1527-05 for Phase I ESAs, and in the proposal and terms and conditions authorized by the City of Carroll on April 8, 2010.

Below is a summary of **BARKER LEMAR'S** Phase I ESA.

- The assessment was conducted for 13 parcels of land north of 3rd Street between Main and Carroll Streets, Carroll, Iowa. The site is bounded to the north by the Union Pacific Railroad Company (railroad lines).
- The sites, as a whole, are roughly rectangular-shaped and encompass the majority of two city blocks. The sites occupy approximately 212,400 square feet and are developed with commercial/industrial buildings.
- Current site use is characterized by a former transfer warehouse, a small engine repair facility, a vacant industrial warehouse, a heating and plumbing equipment facility and storage, a sanitation company warehouse, an auto repair facility, two construction companies, an apartment, a storage unit facility, a restaurant, a community theater, and a can/bottle recycling storage facility.
- The subject site is zoned as I-2 – General Industrial District.
- The subject properties currently have 15 commercial building throughout the sites, which according to assessor records were constructed between 1905 and 2007.
- Based on aerial photographs, portions of the properties were developed prior to 1938. The first city directory listing for the site was 1971.
- The majority of the subject property was historically occupied by Heider Manufacturing Co. (producing ladders, wagons, and whiffletrees).
- The site property located at 302-304 N. Carroll Street, located on the northeast corner of N. Carroll Street and W. Third Street was historically occupied by a Bulk Oil Station. Six fuel storage tanks depicted on the property on the 1935 Sanborn Map. Three fuel storage tanks were depicted to exist on the 216 W. Third Street portion of the site.
- The site property located at 302 N. Carroll Street was occupied by a gasoline service station between 1971 and 1988; and a body shop between 1993 and 2008.
- The 1915 Sanborn Map depicts gasoline and kerosene underground storage tanks at the east-central portion of the 300-304 N. Adams Street property.
- The site reconnaissance was conducted by Sid Juwarker of **BARKER LEMAR** on April 23 and 26, 2010.

- The south section of the site parcel building located at 326 N. Main Street is used as a paint spray booth.
- The property located at 304 N. Adams Street (south portion) is occupied by an auto repair facility. Three exterior aboveground storage tanks (ASTs) were observed along the north wall of the building. A trench floor drain located within the building appeared to have an oily sheen at the time of the reconnaissance. The discharge location of the sump that the floor drain empties into is unknown.
- The owner of the property located at 304 N. Adams Street (north portion) indicated that vent pipes were present along the west boundary of the property. These were not observed by **BARKER LEMAR** during the site reconnaissance but vent pipes, if present, may suggest the presence of an underground storage tank.
- One rectangular pit was observed in the center of the warehouse building located at 202 W. 3rd Street. The pit appeared to be filled with an unidentified liquid, and the drainage location, if any, is unknown.
- The current owners of the warehouse building located at 202 W. 3rd Street indicated that tanks were located in the northeast corner of the building and have been removed. The owners indicated that the subject parcel was undergoing voluntary monitoring overseen by the IDNR Contaminated Sites Section and restrictions were in place preventing installation of water wells and residential development at the site.
- Two of the subject sites addresses were listed on the Voluntary Cleanup Program (VCP), ALLSITES, and RCRA Non-Gen databases searched.
- Carroll Coolers Facility – 202 W 3rd Street – Site ID 691. A review of the information available on the IDNR Contaminated Sites Database indicated this site was predominately residential from 1888 through 1915 when a poultry and produce shop occupied the site until 1960. In 1960, the site operated as Heider Manufacturing Company, a ladder, wagon, and whiffletree manufacturer, through 1980 at which point it was operated by Carroll Commercial Coolers, manufacturers of walk-in refrigeration units until 1986. From 1986 until at least 1996 the facility was utilized as warehouse space for old refrigeration units. A 1996 Phase I report documented the presence of three USTs, filled in place, and found evidence that a release of toluene, ethylbenzene, xylenes, perchloroethylene (PCE), and trichloroethylene (TCE) had occurred. A subsequent Phase I/II report, completed in August 2006, indicated concentrations of benzo(a)pyrene, benzene(a)anthracene, benzene(b)fluoranthene, and dibenzo(a,h)anthracene in the soil and lead in the groundwater above Iowa Statewide

Standards. This facility was accepted into the Land Recycling Program in March 2007; groundwater monitoring of volatile organic compounds is on going at the site. The most recent monitoring report submitted in August 2009, indicated concentrations of 1,2,4-trimethylbenzene, ethylbenzene, and xylenes above the statewide standard for non-protected groundwater source. Additionally, 1,3,5-trimethylbenzene, naphthalene, and tetrachloroethene were above statewide standards for protected groundwater source.

- A review of the leaking underground storage tanks (LUST) database has revealed that there are fifteen (15) LUST site within approximately 0.5 mile of the subject site.
- The parcel located at the southwest corner of the site (302 N. Carroll Street) is listed on the IDNR LUST database. The site was the location of the Schroeder Oil Company, a bulk fuel plant. The bulk storage plant was abandoned and the site was occupied by a service station with two underground tanks (4,000-gallon and 1,250-gallon) containing gasoline. The IDNR UST database indicates that these tanks were removed in 1988. An additional 8,000-gallon abandoned tank was also located adjacent to the north of the property east of the current Iowa Small Engine Repair building located at 306 N. Carroll Street. Excavation of soil was conducted in April 2003, and impacted groundwater at the site was treated via injection of a chemical oxidation compound. The facility was classified as No Action Required in August 2007.

Based upon the assessment, the ESA has provided evidence suggesting that recognized environmental conditions may affect the site. Therefore, further assessment is warranted.